



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009735**
From: **Development Department** Bylaw No.: **8499**
Date: **April 13, 2026** Application Date: **August 15, 2024**

Rescission of Bylaw No. 8499 at 809 51 Street and 5140 8A Avenue

The following report has been reviewed and endorsed by the City Manager's Office.

▪ **RECOMMENDATIONS:**

- A. THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025 be rescinded.
 - B. THAT an amended Bylaw No. 8499 be brought forward to Council for consideration subject to public notice requirements.
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▪ **PURPOSE:**

The purpose of this report is to recommend that Council rescind Bylaw No. 8499 (Attachment A). An amended version of the Bylaw with revised regulations to permit a houseplex on each of the four proposed lots would be presented for Council's consideration at a future Regular Meeting of Council subject to public notice requirements.

▪ **DISCUSSION:**

This application includes a request to rescind Bylaw No. 8499 to allow for an amended version to be brought forward for Council's consideration of revised regulations which would enable the subdivision of the subject properties and a portion of 51 Street into four lots, and the construction of a four-unit houseplex on each lot (Attachment B). Each lot would accommodate the construction of a four-unit houseplex with a maximum floor area of 758 m² (8,159 ft²) on each lot. The proposed lots would each be 22.6 m (74 ft) wide with an average lot depth of 56 m (184 ft). The area of each lot would be approximately 1,263 m² (13,595 ft²).

Bylaw No. 8499 was presented for Council's consideration of first, second, and third readings on May 26, 2025. Road Closure and Cancellation Bylaw No. 8477, which would close a portion of 51 Street, was also given first, second and third readings on May 26, 2025. Bylaw No. 8477 is not impacted by the proposed houseplex regulation changes. An excerpt of the meeting minutes from May 26, 2025 Regular Meeting is provided as Attachment C.

The original application was presented to Council with a custom zone (Comprehensive Development Zone No. 57 (CDZ57)) designed specifically for the houseplex proposal. The proposed CDZ57 Zone was modeled after the Single Detached Residential 6 (RS6) Zone, with a few minor differences to accommodate the houseplex form including:

- A maximum Floor Space Ratio of 0.6. This floor space ratio is more than the 0.5 FSR permitted in the RS6 zone. A maximum gross floor area of the lesser of

275 m² and 0.5 FSR is applicable in the RS6 zone, but would not apply in the CDZ57 zone.

- A minimum 3.5 m (11 ft) setback for the interior side setbacks to create an additional buffer and provide outdoor space between lots. This setback would also limit massing next to neighbouring properties.
- A maximum of two storeys to limit massing and convey the appearance of single detached dwellings.
- A maximum 0.6 m (2 ft) projection into the front setback to encourage articulation of the building's frontage with the goal of maintaining the small scale residential character of the neighbourhood.
- A minimum of 15 m² (161 ft²) of private outdoor amenity space for each dwelling unit.
- One enclosed parking space per unit.

The applicant provided renderings and a set of assumptions on which to base the CDZ57 Zone but did not provide final drawings. Following third reading, the applicant undertook detailed design work and found that the application of the floor area exemption regulations in Delta's Zoning Bylaw for attic areas and parking spaces do not apply to houseplexes. The floor area calculations presented to Council in CDZ57 under Bylaw No. 8499 assumed these exemptions applied to houseplexes; as such, an amendment is required to accurately reflect the maximum density of the proposal. CDZ57 is also proposed to be amended to correct a height discrepancy. The project data table in the original Council report noted a proposed height of 2.5 storeys, however, the proposed CDZ57 Zone currently only permits 2 storeys. The applicant is proposing to include attic space for the houseplexes which would be considered a half storey. No change to the maximum peak building height of 9.5 m (31 ft) is proposed.

Should Bylaw No. 8499 be rescinded, staff would prepare notice of Council's consideration of first, second and third readings of revised Bylaw No. 8499 containing amended regulations to accommodate the finalized designs of the houseplex proposal for the subject site.

Implications:

Financial – There are no financial implications to rescinding Bylaw No. 8499.

▪ **CONCLUSION:**

It is recommended that Bylaw No. 8499 be rescinded, and an amended version be presented for Council's consideration at a future Regular Meeting of Council subject to public notice requirements.



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General Manager, Development

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EA/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8499
- B. Original Houseplex Site Plan and Rendering
- C. Excerpt of Minutes from May 26, 2025 Regular Meeting of Council