



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009770**
From: **Development Department** Bylaw No. **8565**
Date: **April 27, 2026** Application Date: **October 30, 2024**

Rezoning for a 16-Unit Townhouse Development at 4739 and 4749 60B Street

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

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8565, 2026.
- B. THAT the owner satisfy the following requirements as a condition of final consideration and adoption:
 1. Provide building design and landscape plans to the satisfaction of the General Manager, Development;
 2. Enter into Section 219 covenants and provide associated securities for building design, landscaping, tree retention and replacement, and development servicing;
 3. Provide a statutory right-of-way for a water meter chamber; and
 4. Provide a community amenity contribution of \$16,000 in accordance with the Parks, Recreation and Culture Amenity Contribution policy.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8565 (Attachment A), to allow for a 16-unit townhouse development at 4739 and 4749 60B Street. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject properties are located in the community of East Ladner. The 1,822 m² (19,612 ft²) site includes two lots, each containing a single detached dwelling which would be demolished. The site backs onto Highway 17A to the west and is located across the street from the 68-unit Holly Park townhouse project currently under construction. To the north are single detached and duplex dwellings, and to the south there is one single detached dwelling and Association Park.

Council Policy:

The Official Community Plan (OCP) designation for this site is Mixed Residential (MR). This designation is intended for low density ground-oriented and “missing middle” forms of housing focused on areas close to services and transit. Main building types include houseplexes, townhouses, and rowhouses with a height of up to three storeys. The proposed rezoning is consistent with the MR designation.

The current zoning of the site is Single Detached Residential 2 (RS2). The RS2 Zone is intended for single detached housing with limited nursery, crop and animal raising uses in lower density residential areas, and permits small scale residential development. Properties in the general vicinity of the site are zoned Single Detached Residential 1, 2, and 5 (RS1, RS2, RS5), Townhouse Residential 76 (RT76) and Public Use (P).

The site is located in the Ladner East Urban (LV4) Development Permit Area which establishes guidelines relating to the protection of development from hazardous conditions and for the form and character of commercial, industrial or multi-family residential development.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a zoning bylaw amendment and development permit which would enable the construction of 16 townhouse units in two buildings. All units include four bedrooms and range in size from 129 m² (1,389 ft²) to 179 m² (1,927 ft²). A project data table is provided in Attachment C, and site plan is provided in Attachment D.

Community Consultation:

A public notification letter regarding the proposal was sent on October 16, 2025, a public notice sign was installed on the site on October 17, 2025 and a survey on the Let’s Talk Delta webpage <https://letstalk.delta.ca/lu009770> was available between October 8 and 30, 2025. Staff received seven pieces of correspondence during the consultation period. Overall, the community expressed concerns regarding development in the neighbourhood, density of the project and lack of amenity areas.

A Public Hearing may not be held for Zoning Amendment Bylaw No. 8565, as the bylaw is consistent with the Official Community Plan. Notice of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Rezoning:

The owner wishes to rezone the subject properties from Single Detached Residential 2 (RS2) to Comprehensive Development Zone 65 (CDZ65) to permit construction of a townhouse development. 16 three-storey units in two buildings are proposed. Enclosed parking would be provided from a shared driveway and would include 12 tandem garages and four single car garages. Two visitor parking spaces would also be provided. A site plan is provided in Attachment D.

The proposal is generally compliant with the regulations of the Townhouse Residential 76 (RT76) zone, however a CD Zone is requested in order to allow an increased density. The differences between the CDZ65 and RT76 zones are:

- Density of 88 uph (36 upa), compared to 76 uph (31 upa);
- Floor Space Ratio (FSR) of 1.25, versus 1.2 FSR. The additional FSR is created from adding ground floor living spaces to four units, instead of providing tandem parking spaces which would be excluded from FSR. As the additional floor area improves the livability of the units without impacting the building massing, the request is considered reasonable;
- No common outdoor amenity area, as the site is located less than 30 m (98 ft) from Association Park, and in close proximity to Holly Park, Patterson Park and Ladner Leisure Centre. The private amenity areas meet all Zoning Bylaw requirements and range in size from compact 15.2 m² (164 ft²) yards and balconies for internal units, to generous 40 m² (431 ft²) yards for the end units;
- Reduced landscape strip from 1.5 m (5 ft) to 1.1 m (4 ft) along the north and south sides of the property where the property abuts a single detached residential zone. Both properties to the north and south are also designated MR and could potentially redevelop as townhouses, and 1.1 m (4 ft) landscape strip with 1.8 m (6 ft) tall hedging is considered to provide adequate screening to existing buildings and yards;
- Allowing architectural features to project into the permitted front setbacks by 0.3 m (1 ft). These features are considered to enhance the front elevation of the building facing the street and do not impact the private outdoor amenity areas;
- Maximum site coverage of 55%, which exceeds the 45% site coverage allowed in the RT76 Zone and is created from providing additional building area instead of common outdoor amenity area; and
- A building separation distance of 6.1 m (20 ft), which is less than the 9 m (30 ft) distance generally required under the Zoning Bylaw.

Development Permit:

The proposal features two buildings, each with eight units, arranged along the north and south sides of the site, accessed by a shared driveway from 60B Street. Landscaped yards with hedging and fences would be provided to interface to the adjacent single detached dwellings. The end units facing 60B Street would include a primary facade with landscaping and pedestrian entries directly to ground floor. Building elevations are provided in Attachment E.

Development Permit LU009770 would regulate streetscape, site design, and building character of the proposed development. Approval of the development permit for this application is delegated to the General Manager, Development. Building design, landscaping, and tree retention would also be secured through a Section 219 covenant.

The property immediately to the south (4729 60B Street) was originally part of the application, however the owners of this property requested to withdraw from the project in May 2025. The owners of this lot would have the option of redevelopment of up to four units under existing regulations for small-scale multi-unit residential housing or applying for a rezoning application to allow townhouses or a houseplex. Staff consider that the subject proposal does not isolate the adjacent property from potential future redevelopment.

Tree Retention, Removal, Replacement and Landscaping:

There are 19 trees on the subject properties, 18 of which are proposed to be removed. There are also seven off-site trees and one street tree, all of which would be retained. The owner is proposing to plant 10 on-site replacement trees.

Tree planting and landscaping along all sides of the site would ensure a mix of sun and shade in the private outdoor areas. All units would contain direct access to at-grade private patios. A copy of the landscape plans is provided in Attachment F. Staff will continue to work with the applicant on minor refinements to the landscaping plans to confirm that the requirements for garbage staging and street tree planting are met. The owner would be required to provide landscaping and replacement tree security deposits and cash-in-lieu of tree replacement.

Implications:

Financial Implications – The proposed development would generate an estimated \$32,000 in annual property tax revenue. A community amenity contribution of \$1,000 per unit (\$16,000 total) would be provided in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

Interdepartmental Implications – The owner would be required to comply with the regulations as set out in the “Delta Development and Subdivision Standards Bylaw No. 8288, 2024” and enter into a Development Agreement.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the net new 14 units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028 in order to be counted towards the Housing Target Order.

The Delta School Board estimates that the enrollment yield from the proposed development is estimated to be within the operating capacity of nearby schools.

Approval from the Ministry of Transportation and Transit (MOTT) would be required before final consideration and adoption of Bylaw No. 8565, as the property is located adjacent to Highway 17A. Preliminary comments from MOTT indicate no concerns with the proposal.

▪ **CONCLUSION:**

The owner is proposing a 16-unit townhouse development at 4739 and 4749 60B Street. It is recommended that Bylaw No. 8565 be given first, second and third readings.



Anne Berry, RPP, MCIP
General Manager, Development

Department submission prepared by: Janet Zazubek, Planner
JZ/jl

This report has been prepared in consultation with the following listed department.

| Concurring Department | | |
|-----------------------|------------|-----------|
| Department | Name | Signature |
| Engineering | Steven Lan | SL |

▪ **ATTACHMENTS:**

- A. Bylaw No. 8565
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan
- E. Elevations
- F. Landscape Plans

[https://delta.escribemeetings.com/Reports/Rezoning for a 16-Unit Townhouse Development at 4739 and 4749 60B Street.docx](https://delta.escribemeetings.com/Reports/Rezoning%20for%20a%2016-Unit%20Townhouse%20Development%20at%204739%20and%204749%2060B%20Street.docx) -
Wednesday, April 22, 2026, 12:03:04 PM