



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009842**

From: **Development Department**

Bylaw No.: **8506**

Date: **June 5, 2025**

Application Date: **April 9, 2025**

Rezoning for Duplex Development at 11462, 11470, 11478 and 11488 92 Avenue

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

▪ **RECOMMENDATION:**

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8506.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8506 (Attachment A) to rezone the subject properties at 11462, 11470, 11478 and 11488 92 Avenue to allow for the construction of a duplex on each of the lots with unit sizes consistent with the bare land strata duplexes to the rear. A location map and aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

This application follows a previous application (LU009033) which was approved in December 2024 to allow development of 4 small-scale residential lots fronting 92 Avenue and a bare land strata comprised of 12 infill duplex lots to the rear with vehicular access from a private road.

The subject properties are located in the community of North Delta. The four 420.1 m² (4,522 ft²) lots, originally proposed for single family homes with secondary suites, are vacant. The applicant is proposing to develop these lots as duplexes with secondary suites. The properties are surrounded by single detached dwellings to the north, east and west, and infill duplex dwellings to the south currently under construction. The properties are also located near Gibson Elementary School and Delview Secondary School to the south and near Annieville and Delview Park to the west and east.

Council Policy:

The Official Community Plan (OCP) designation for this site is Small Scale Residential (SSR). The purpose of this designation is to enhance residential neighbourhoods and provide gentle density options. This designation is intended for residential and limited retail and service uses. Main building types include single detached houses, duplexes, houseplexes, accessory dwelling units and local

neighbourhood stores, cafes, or commercial childcare facilities with a height up to two-and-a half storeys and density up to four units per lot. The proposed duplex dwelling uses are consistent with the SSR designation.

The current zoning for the four subject properties is Single Detached Residential 6 (RS6). The RS6 Zone is intended for single detached housing lots at least 390 m² (4,198 ft²). Properties in the general vicinity of the site are zoned Single Detached Residential 1 (RS1), Single Detached Residential 5 (RS5), Duplex/Single Detached Residential 3 (RD3) and Infill Duplex Residential (RD4).

The Provincial small-scale multi-unit housing (SSMUH) regulations permit up to four units on the majority of single detached and duplex zoned lots in Delta. SSMUH is intended to expedite approval of multiple units on existing lots by using the building permit application process to replace the need for rezoning or subdivision applications.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a rezoning amendment which would enable additional floor area, reduced building setbacks and a larger building footprint for proposed duplex buildings with an in-ground basement and a secondary suite for each duplex unit. A project data table is provided in Attachment C.

Community Consultation:

A public notification letter regarding the proposal was sent on May 28, 2025 and a public notice sign was installed on the site on May 26, 2025. To date, no comments have been received.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8506, as the bylaw is consistent with the OCP. 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 6 (RS6) to Comprehensive Development Zone No. 59 (CDZ59) to accommodate a duplex building on each lot. A site plan is provided in Attachment D.

Provincial small-scale multi-unit (SSMUH) regulations came into effect after third reading was considered by Council for the previous application (LU009033), which created the existing four RS6 Zoned lots. Under the existing RS6 Zone and SSMUH regulations, a maximum floor area of 210 m² (2,260 ft²) plus applicable exemptions up to 42 m² (452 ft²) for detached accessory dwelling units and four units per lot are permitted.

The owner is requesting a maximum total floor area of 344 m² (3,703 ft²) for a duplex building on each lot, which would allow two proposed side by side duplex units each totalling 172 m² (1,851 ft²). The floor area of the 12 Infill Duplex Residential RD4 zoned lots to the south range between 170.4 m² (1,834 ft²) and 180 m² (1,938 ft²) in area. The RD4 Zoning allows one unit per lot on smaller infill lots in comparison to the proposed CDZ59 zone, which would allow two duplex units per lot on larger lots. The proposed duplex units would be compatible with the infill duplexes being constructed on the smaller infill duplex units and allows a gentle density transition to single detached dwelling housing form in the area.

The owner has indicated that the existing maximum allowable floor area of 210 m² (2,260 ft²) or 105 m² (1,130 ft²) per duplex unit would not be economically viable, nor adequately respond to market demands. The owner also notes that the affordability of single detached homes has declined and the proposed duplex housing would provide a more accessible and affordable housing choice to address Delta's housing needs and result in enhanced livability for each unit.

A comparison of the existing zoning requirements and the changes proposed under CDZ59 is provided in the table below:

Duplex Building	Requirements Under Existing Zoning	Proposed under CDZ59
Maximum Floor Area on a Lot:	210 m ² (2,260 ft ²)	344 m ² (3,703 ft ²);
Maximum Lot Coverage:	40%	46%
Maximum Impermeable Area:	60%	68%
Minimum Setbacks		
Front	6.5 m (21 ft)	6 m (20 ft)
Interior Side	1.5 m (5 ft)	1.2 m (4 ft)
Rear	9 m (30 ft)	7.5 m (25 ft)

Except for the requirements noted above, the proposal meets all Zoning Bylaw requirements including height, parking and landscaping.

Tree Retention, Removal and Replacement:

All trees on the subject properties were removed under a Tree Removal Permit in accordance with the Tree Retention Removal and Replacement Plan approved under the previous application (LU009033) and which would be modified to accommodate the siting of the proposed duplex dwellings. For the lots fronting 92 Avenue, the previous replacement plan indicated 3 replacement trees per lot for a total of 12 trees. The modified replacement plan proposes 4 replacement trees per lot for a total of 16 trees, including one tree in the front yard of each duplex unit (Attachment D). There are 3 municipal trees along 92 Avenue still proposed to be retained. Tree replacement and retention securities and cash-in-lieu of replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021" has been previously collected under LU009033.

Implications:

Financial Implications –There are no financial implications to Delta.

▪ **CONCLUSION:**

The owner has applied to rezone the subject properties from Single Detached Residential (RS6) to Comprehensive Development Zone No. 59 (CDZ59) to permit larger duplexes than permitted with an in-ground basement and a secondary suite for each duplex unit on each lot. It is recommended that Bylaw No. 8506 be given first, second and third readings.



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AC/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8506
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan