



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009771**

From: **Development Department**

Bylaw No.: **8490**

Date: **June 4, 2025**

Application Date: **November 4, 2024**

Rezoning for Two-Lot Subdivision at 11233 64 Avenue (Dhillon)

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. 8490.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8490 (Attachment A) to allow subdivision of the property at 11233 64 Avenue into two small-scale residential lots. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located in the community of North Delta. The 937.7 m² (10,093 ft²) lot contains a single detached dwelling with a secondary suite which would be demolished. The site is surrounded by single detached dwellings.

Council Policy:

The Official Community Plan designation for this site is Small Scale Residential (SSR). The purpose of this designation is to enhance residential neighbourhoods and provide gentle density housing options. The designation is intended for residential and limited retail and service uses. Main building types envisaged consist of 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 development is consistent with the SSR designation.

The current zoning of the site is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas. Properties in the general vicinity of the site are zoned Single Detached Residential 1 (RS1).

The Provincial small-scale multi-unit housing (SSMUH) regulations permit up to four units on the subject property. 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. Should the application be approved, the owners could build additional units on each of the proposed lots (up to a total of eight units) without further consideration by Council. Going forward, staff intend to review small lot subdivision regulations to determine appropriate minimum lot dimensions for residential subdivision in light of the new SSMUH regulations.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a rezoning amendment that would allow the subdivision of the subject property from one to two small scale residential lots. Each lot would accommodate the construction of SSMUH up to four units and a maximum floor area of 234.5 m² (2,524 ft²). A single detached dwelling with a secondary suite and detached garden suite is currently proposed on each lot. A project data table is provided in Attachment C.

Community Consultation:

A public notification letter regarding the proposal was sent on January 10, 2025 and a public notice sign was installed on the site on January 9, 2025. To date, two pieces of correspondence have been received. One piece of correspondence referred to concerns regarding street parking and reduced privacy due to increased development and the other noted opposition to the proposal. The proposal is consistent with the parking requirements in “Delta Zoning Bylaw No. 7600, 2017”, complies with the Official Community Plan designation of SSR and the requirements of the RS7 Zone, and would promote housing to support the Provincial Housing Target Order.

A Public Hearing must not be held for Zoning Amendment Bylaw No. 8490, 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 owners wish to rezone the subject property from Single Detached Residential 1 (RS1) to Single Detached Residential 7 (RS7) to permit subdivision into two small scale residential lots. A site plan and subdivision plan are provided in Attachment D. Proposed Lots 1 and 2 would be 12.5 m (41 ft) wide with an average lot depth of 37.5 m (123 ft) and a lot area of 468.9 m² (5,047 ft²). The proposed lots would also have similar average lot depths, but significantly smaller lot areas and narrower lot widths than the surrounding properties along this portion of 64 Avenue and in the area. The proposed lots would be the first Single Detached Residential 7 (RS7) along this portion of 64 Avenue and in the area.

Tree Removal and Replacement:

There are six large trees on the subject property, all of which are proposed to be removed. The applicant would be required to plant replacement trees and/or provide cash-in-lieu of replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021" and plant one new tree in the front yard of each lot as per Section 7.3.2 of "Delta Zoning Bylaw No. 7600, 2017".

Implications:

Financial Implications – The increased taxes from one additional residence would be \$2,000.

Interdepartmental Implications – The owners 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 proposed four net new 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.

▪ **CONCLUSION:**

The owners have applied to rezone the subject property from Single Detached Residential 1 (RS1) to Single Detached Residential 7 (RS7) to permit subdivision into two small scale residential lots. It is recommended that Bylaw No. 8490 be given first, second and third readings.



Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Hayley Burns, Planner
HB/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8490
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan and Subdivision Plan