

CITY OF DELTA

BYLAW NO. 8576, 2026

A Bylaw to amend the "Delta Zoning Bylaw No. 7600, 2017"

The Municipal Council of the City of Delta in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as **"Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ70 – LU009921) Bylaw No. 8576, 2026"**.
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:

- (a) inserting "70 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ70 – LU009921) Bylaw No. 8576, 2026" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and
- (b) The Zoning Maps in Section 22.1 of "Delta Zoning Bylaw No. 7600, 2017," as amended, are hereby further amended to reflect the following rezoning:

Civic: 1050 54A Street

PID: 031-937-217

Legal: Lot 2 Section 10 Township 5 New Westminster District Plan
EPP113092

Being the "Subject Property" as shown in Schedule "A" attached to and forming part of this Bylaw.

From: Comprehensive Development Zone No. 289 (C.D.289)

To: Comprehensive Development Zone 70 (CDZ70)

- (c) inserting the following zone in numerical order in Part 19:

"COMPREHENSIVE DEVELOPMENT ZONE NO. 70"

1. **APPLICATION OF THIS ZONE**
For the purpose of Part 6, Part 7, Part 8 and Part 9, this *zone* shall be considered a residential *zone* and all regulations that reference an RA *zone* shall apply.
2. **PERMITTED USES:**
Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

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PRINCIPAL USES

Apartment building limited to Residential rental tenure

ACCESSORY USES

Community centre

Community services

Home occupation, accessory to apartment building

3. DENSITY

(a) Maximum number of dwelling units: 143

(b) Maximum floor space ratio: 2.2

4. LOT COVERAGE

Maximum lot coverage shall be 45%.

5. SETBACKS

(a) Minimum setbacks shall be:

	<i>Principal Structure</i>	<i>Projection on a Principal Structure</i>	<i>Underground Parking Structure</i>	<i>Accessory Structure</i>
Front (54A Street)	4.0 m	To no closer than 3 m	2.5 m	36.6 m
Interior Side (North)	4.5 m	To no closer than 1.6 m	0 m	5.6 m
Exterior Side (South)	6.5 m	To no closer than 4.8 m	5.7 m	44.6 m
Rear (East)	6.0 m	To no closer than 4.2 m	3 m	13.5 m

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6. HEIGHT

The *maximum height* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
<i>Maximum Storeys</i>	6	1
<i>Maximum height to mid-roof or the top of a flat roof</i>	21 m	Not Applicable
<i>Maximum height to roof ridge for a pitched roof</i>	Not Applicable	3.6 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

(a) Subdivision under the *Land Title Act* or Bare Land Strata Regulations under the *Strata Property Act*:

<i>Lot Area</i>	6000 m ²
<i>Lot Width</i>	45 m
<i>Average Lot Depth</i>	90 m

(b) Subdivision under the *Strata Property Act* is not permitted.

8. OFF-STREET PARKING

(a) Despite Section 4.3.2(b) and Part 8 Off-Street Parking the following minimum number of parking spaces are required:

- (i) 72 residential parking spaces of which,
 - a maximum of 10 small parking spaces, subject to Section 8.5.4.
 - a minimum of 6 accessible parking spaces, including 2 van accessible parking spaces must be provided, subject to Section 8.5.5.
- (ii) 18 residential visitor parking spaces of which,
 - 1 van accessible parking space must be provided, subject to Section 8.5.5.
- (iii) 24 community centre visitor parking spaces which must include,
 - 1 van accessible parking space subject to Section 8.5.5

(b) Despite Section 8.6 Bicycle Parking, a minimum of 23 indoor bicycle spaces is required for the residential units.

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READ A FIRST TIME the day of , 2026.

READ A SECOND TIME the day of , 2026.

READ A THIRD TIME the day of , 2026.

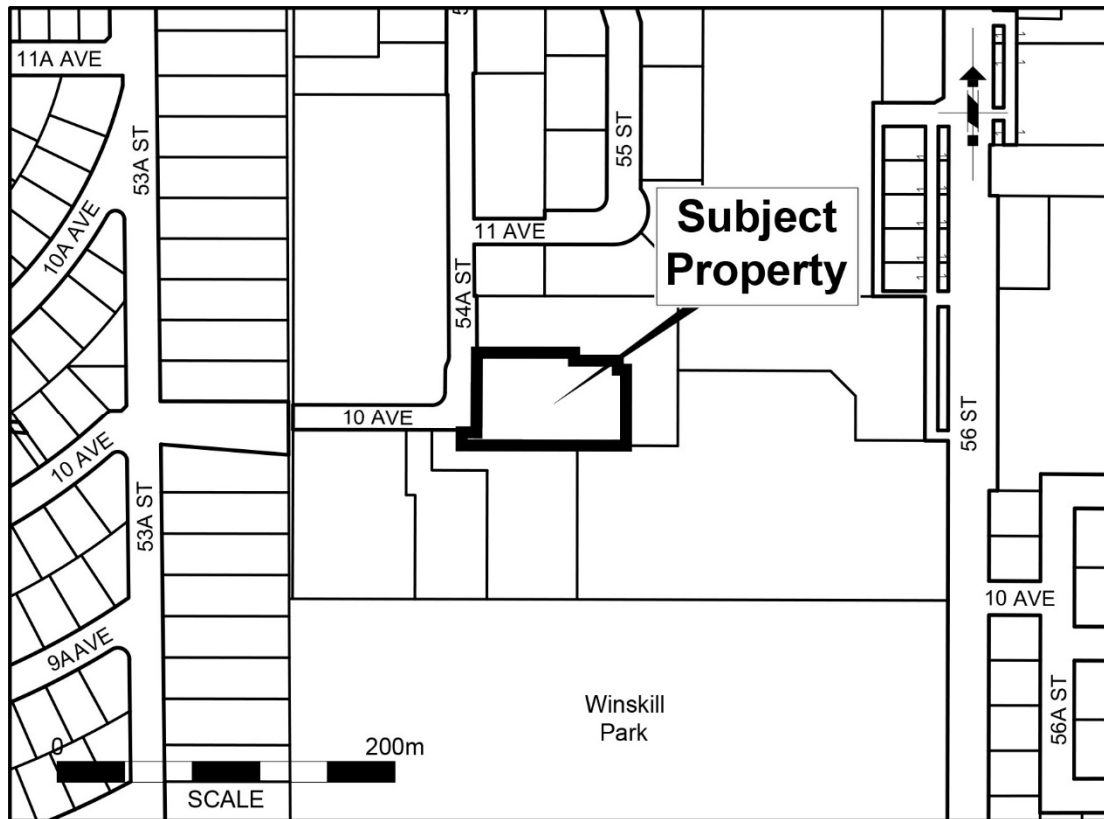
FINALLY CONSIDERED AND ADOPTED the day of , 202 .

George V. Harvie
Mayor

Hanieh Berg
Corporate Officer

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This is Schedule A to “Delta Zoning Bylaw No. 7600, 2017 Amendment
(CDZ70 – LU009921)
Bylaw No. 8576, 2026”