



10 LOT RESIDENTIAL DEVELOPMENT PROPOSAL ON 1 AVENUE

Welcome to the City of Delta's
Public Information Meeting for the
10 Lot Residential Development

Open House – November 27, 2025 Meeting Details



Time: 5:30 PM–7:00 PM



The meeting is drop-in format with numerous display boards available for viewing



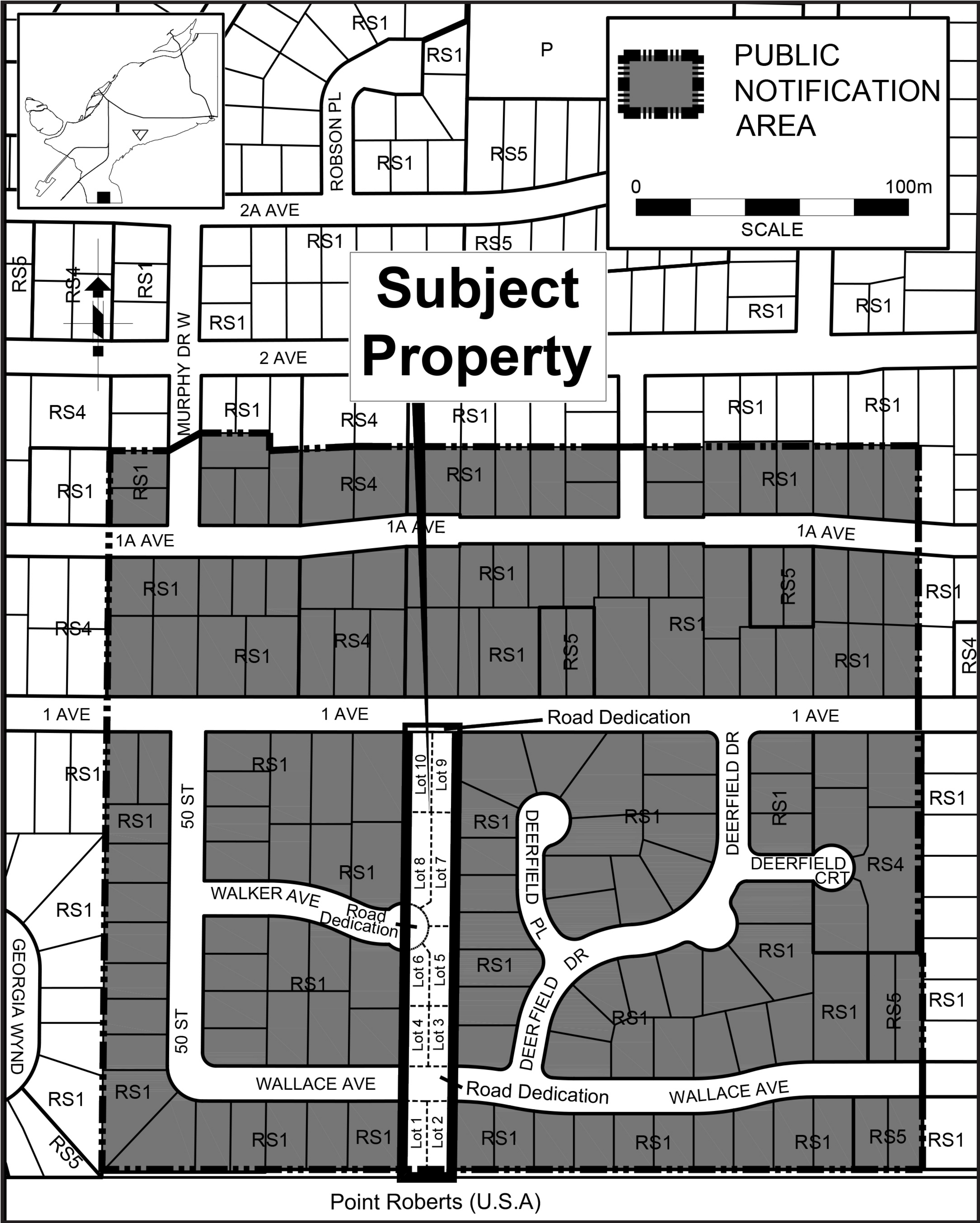
Delta staff as well as representatives from the applicant team are available to answer questions for the duration of the meeting



Comment Sheets are available for you to provide feedback or you may submit online at letstalk.delta.ca/LU009726 until **December 12, 2025**



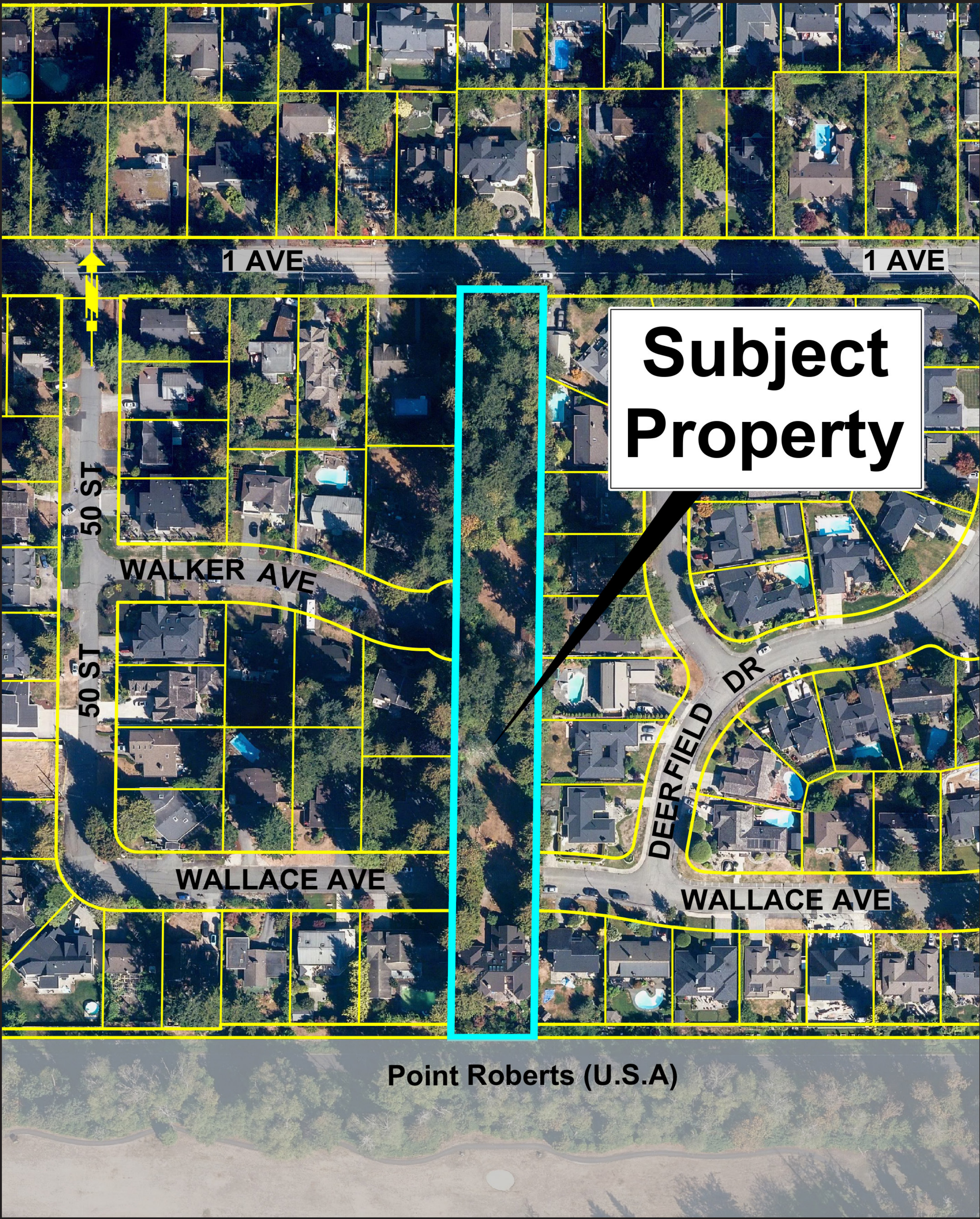
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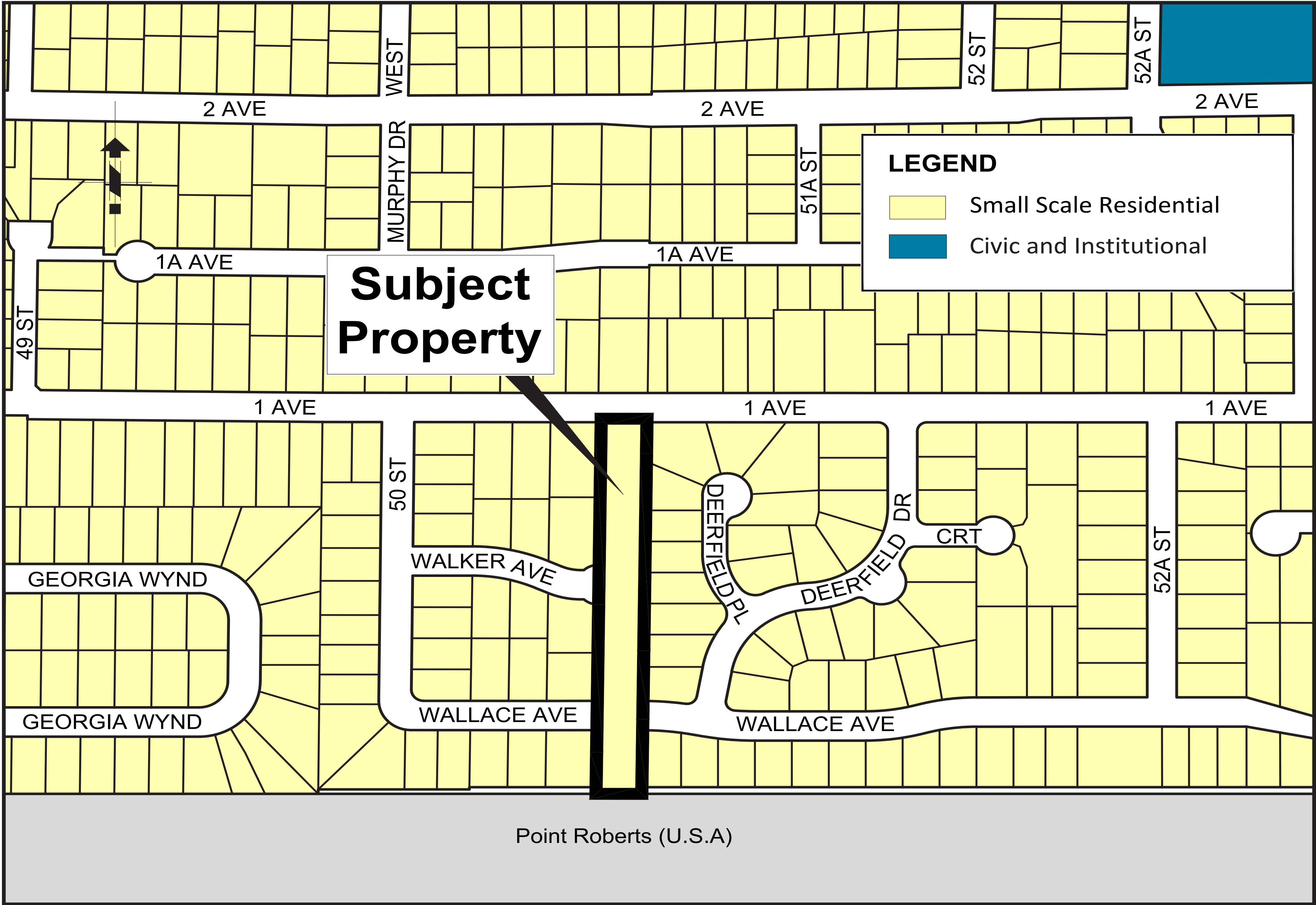
Aerial



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Official Community Plan



SMALL SCALE RESIDENTIAL

Purpose

Enhance existing residential neighbourhoods and provide gentle density housing options. This designation includes the lowest density ground-oriented housing forms.

Main Building Type(s)

- » Single detached houses
- » Duplexes
- » Houseplexes
- » Accessory dwelling units, including secondary suites, coach homes, garden suites
- » Local neighbourhood stores, cafes, childcare

Main Uses

- » Residential
- » Limited retail and services such as local

Height / Density

- » Up to 2.5 storeys
- » Up to 4 units per lot
- » Up to 6 units per lot within 400m of R6 Rapid Bus stations (see [Map 3 Scott Road Height Map](#)) neighbourhood stores, cafes, or commercial childcare facilities

CIVIC AND INSTITUTIONAL

Purpose

Provide public services, with opportunities for residential as a supporting use

Main Building Type(s)

- » Mix of building types

Main Uses

- » Civic facilities
- » Active and programmed parks
- » Schools
- » Places of worship
- » Residential when combined with other permitted use(s)

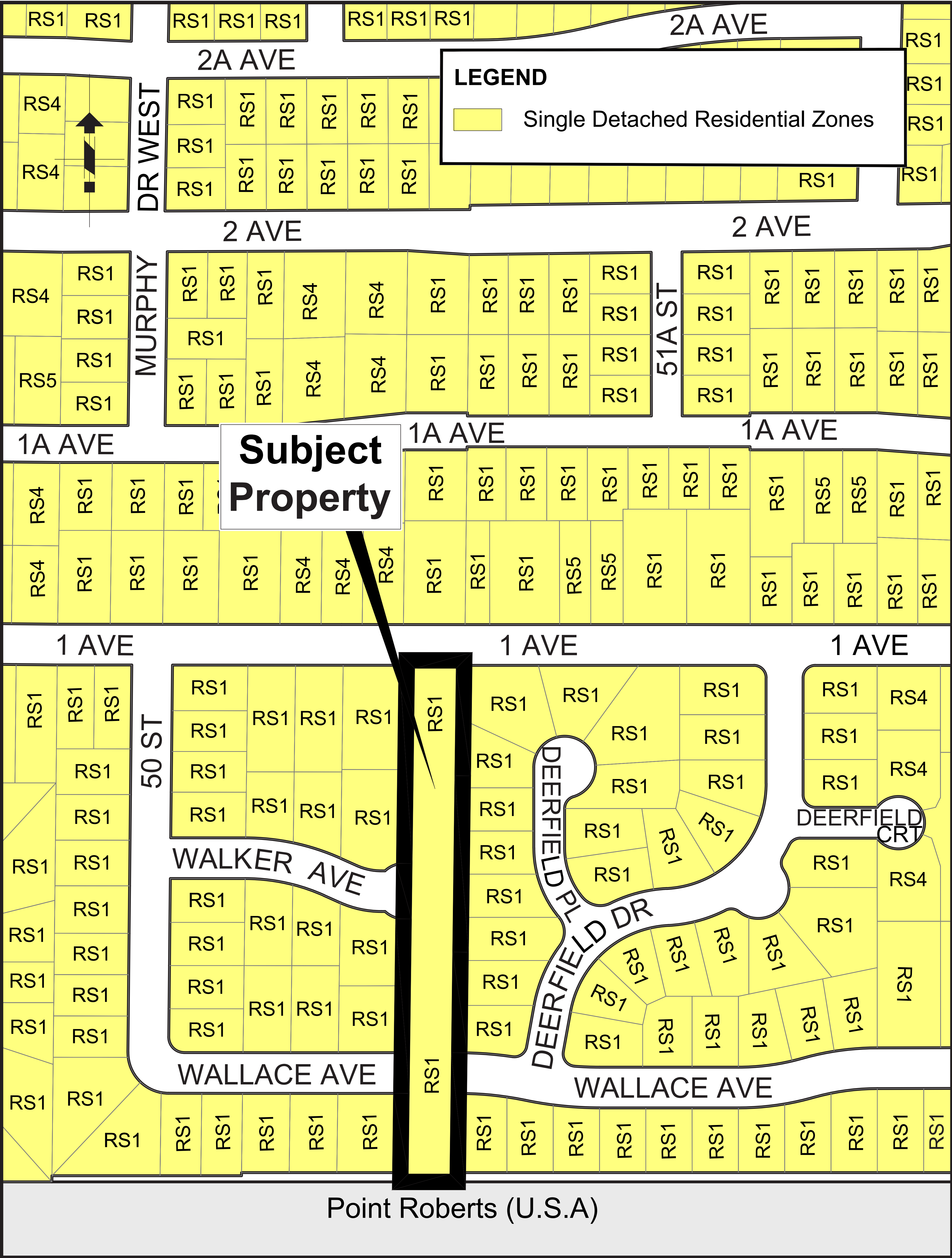
Height / Density

- » For areas with applicable height maps ([Map 3 Scott Road Height Map](#), [Map 4 Ladner Village Height Map](#)), those limitations still apply
- » For other areas, height is regulated through the Zoning Bylaw and is not specified in the OCP

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Zoning



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Key Application Facts:

The following are key aspects of the proposal:

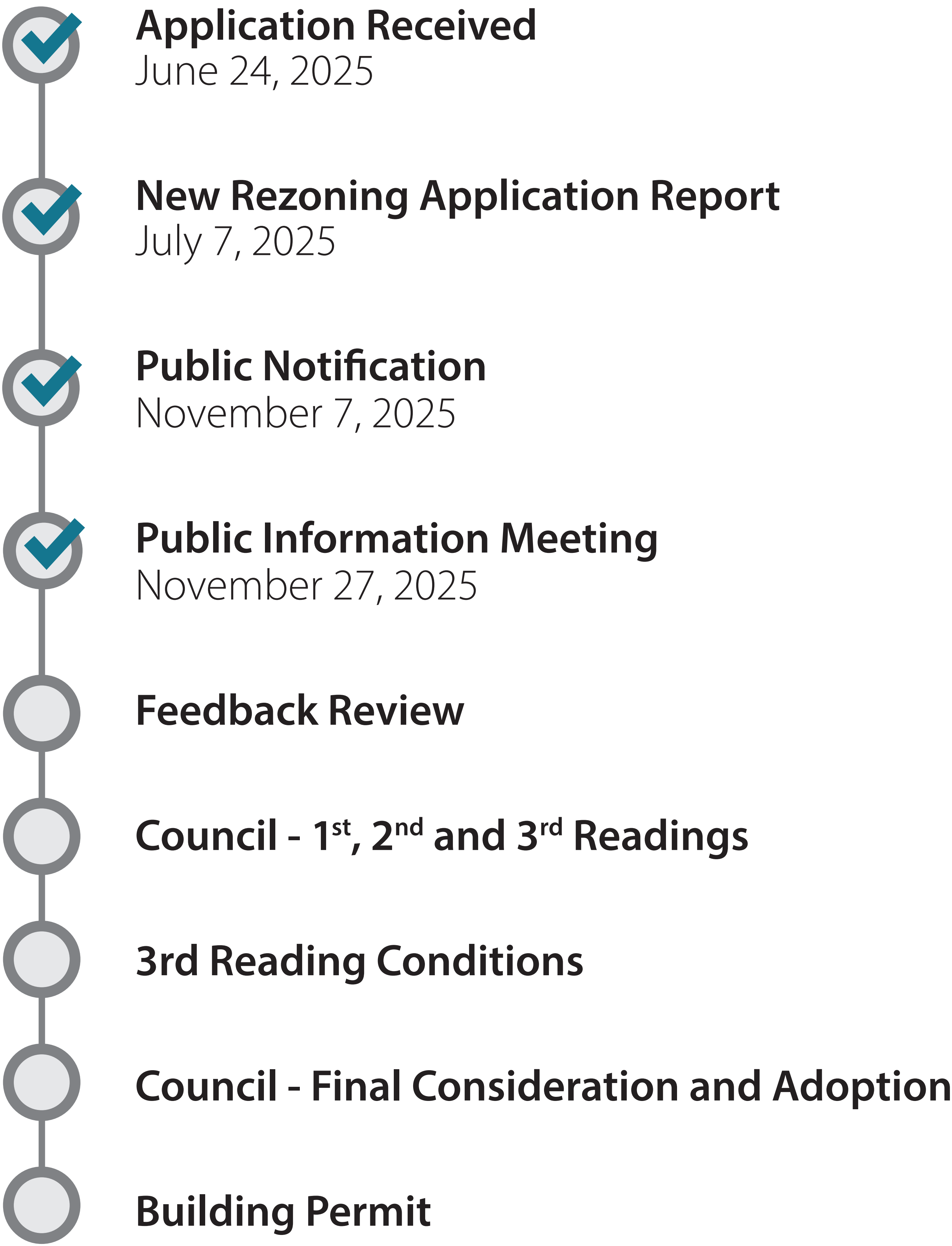
- 10 small scale residential lots
- 5 four-unit and 5 three-unit houseplexes
- Lot sizes ranging from 468 m² to 914 m²
- Maximum allowable floor space ratio ranging from 0.52 to 0.77
- Minimum setbacks per lot
 - Front - 6.5 m
 - Sides - 1.5 m
 - Rear - 7 m
- 35 residential parking spaces, 1 space per dwelling unit
- New road dedication is required to connect the east and west portions of Wallace Avenue and complete the cul-de-sac end of Walker Avenue.

The proposal includes applications for:

1. Rezoning from Single Detached Residential 1 (RS1) to a Comprehensive Development Zone (CDZ).
2. Subdivision from one lot into ten lots.

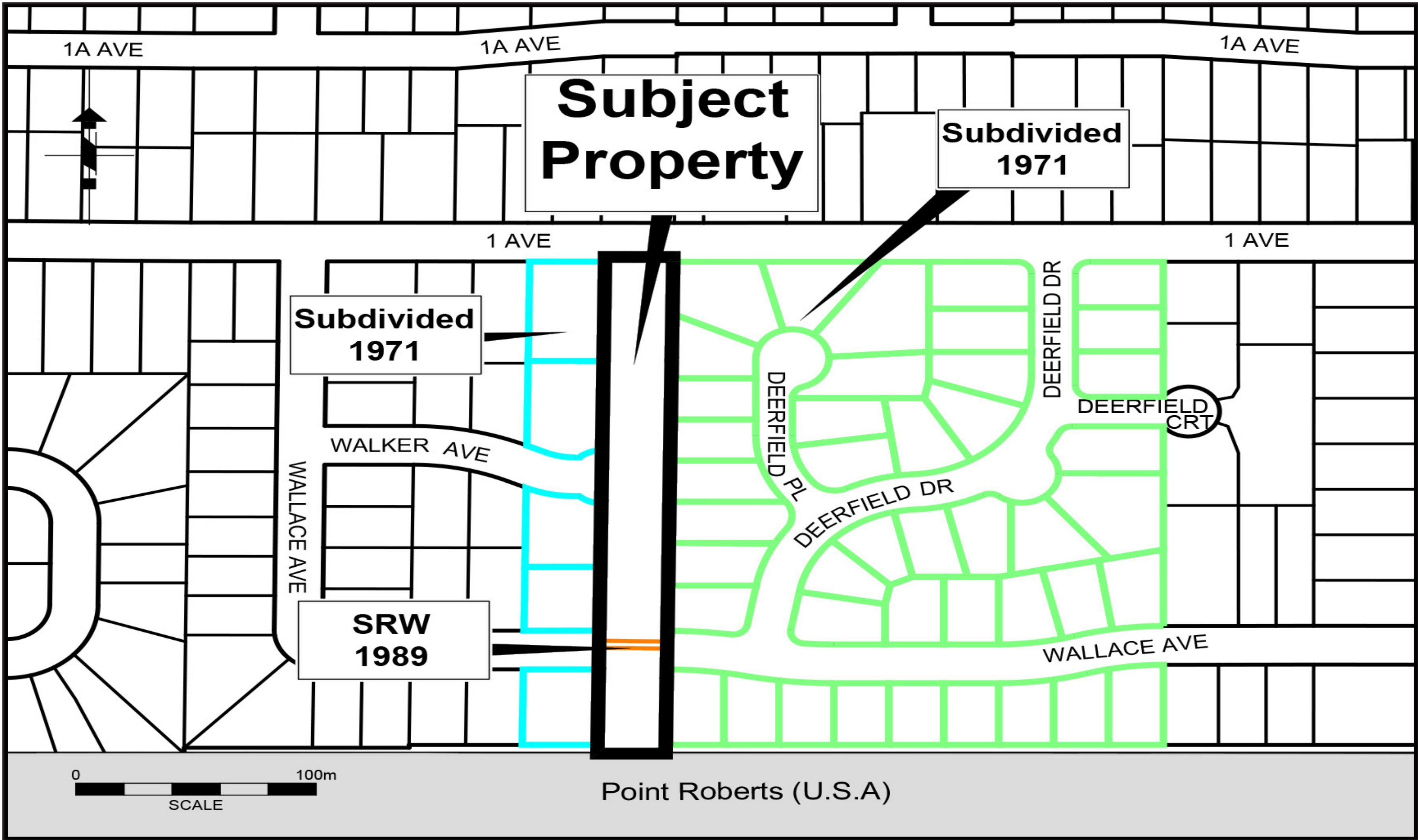
The proposal is consistent with the Small Scale Residential (SSR) land use designation in "City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400, 2024".

Application Process



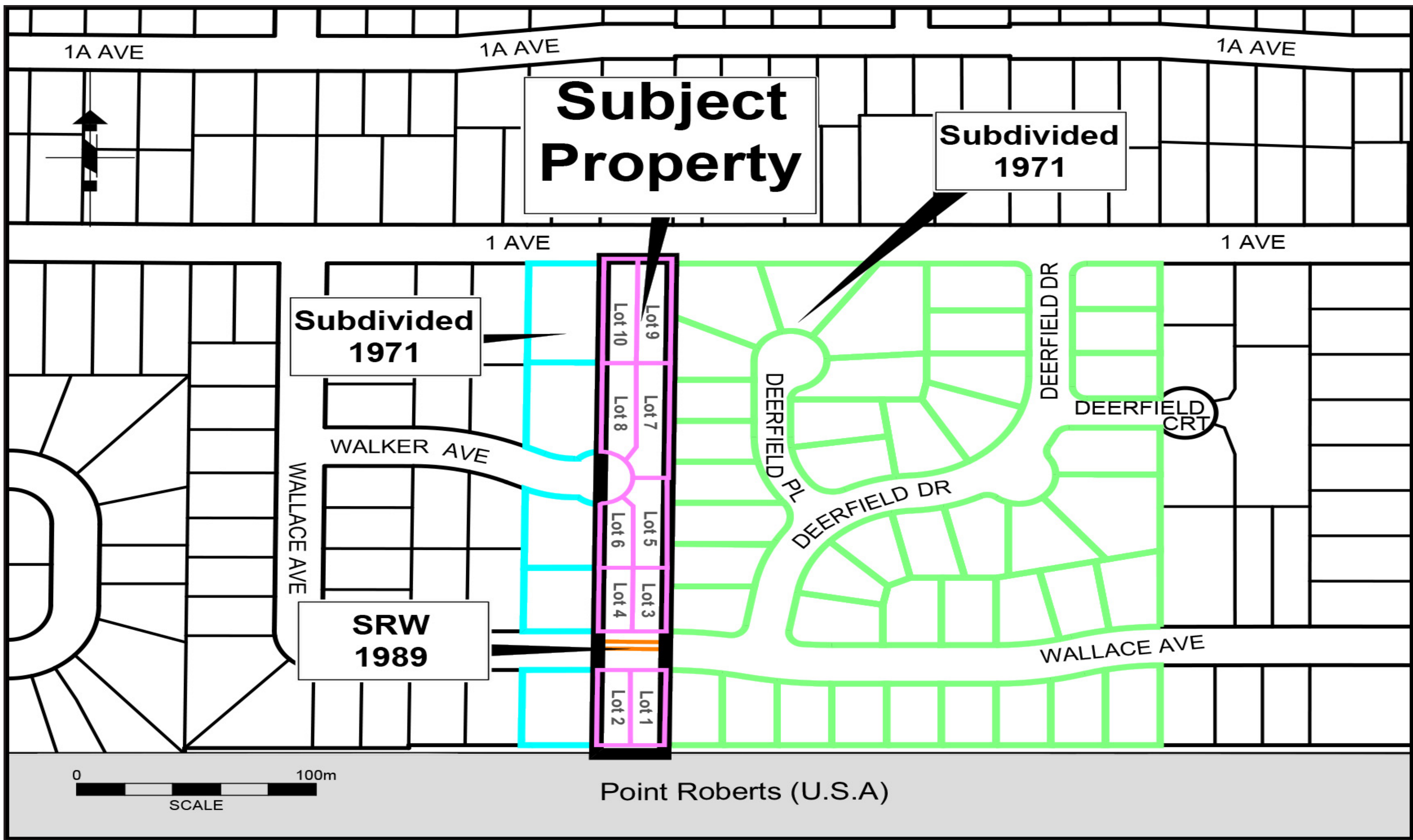
Neighbourhood Development History

Development patterns of the area can be seen on the map below.



Looking back at the surrounding area, most of the subdivision and development began in 1971—over 50 years ago. While the neighboring properties were developed during that time, this lot was not.

Proposed Subdivision



Council Decision Making Parameters

Local Government

When considering an application Council reviews the proposal based on different application components.

- Rezoning is a discretionary power of Council that can allow for the subsequent subdivision of land. In considering a rezoning application, Council may review the following:
 - applicability of the zone;
 - permitted uses;
 - density;
 - lot coverage;
 - setbacks;
 - height;
 - permeability;
 - minimum lot size for subdivision; and
 - parking requirements

Provincial Legislation

Council cannot:

- Limit the number of units to be built on the proposed lots. Small Scale Multi Unit Housing regulations permit up to 4 units on any lot in within the Small Scale Residential land use designation.
- Require protection of trees that would preclude residential development to an extent to which the permitted use or the permitted density would not be possible.
- Hold a Public Hearing on a zoning bylaw amendment that is consistent with the Official Community Plan and if the bylaw is to permit a development that is, in whole or in part, a residential development where at least half of the floor area of all buildings is for residential use.