



**Monday, October 6, 2025, 7:00 p.m.
Theatre, North Delta Centre for the Arts
11425 – 84 Avenue, Delta, BC**

- 1. CALL TO ORDER**
- 2. LAND ACKNOWLEDGEMENT**
- 3. AGENDA ENDORSEMENT**

Recommendation:
THAT the Agenda for the October 6, 2025 Regular Council meeting be endorsed.
- 4. ADOPTION OF MINUTES**
 - 4.1 Minutes of the September 15, 2025 Regular Council Meeting** 7 - 20

Recommendation:
THAT the Minutes of the September 15, 2025 Regular Council meeting be adopted as circulated.
- 5. ANNOUNCEMENTS**
- 6. ITEMS ARISING FROM CLOSED COUNCIL MEETING**
 - 6.1 At the September 15, 2025, Closed Meeting, Council endorsed the public release of the report dated June 24, 2025 titled "Ladner Waterfront Head Lease Consideration"** 21 - 56
- 7. BYLAWS FOR FINAL ADOPTION**
 - 7.1 Final Consideration and Adoption of Bylaw No. 8514 for a Six-Storey Apartment Building on 55A Street** 57 - 66

Recommendation:
THAT the Report from the Development Department be received for information.

Recommendation:
THAT Bylaw No. 8514 be finally considered and adopted.

7.2	Final Consideration and Adoption of Bylaw No. 8521 (Six-Storey Mixed Use Apartment Zones)	67 - 82
	Recommendation: THAT the Report from the Development Department be received for information.	
	Recommendation: THAT Bylaw No. 8521 be finally considered and adopted.	
7.3	Final Consideration and Adoption of Bylaw No. 8496 (Civic and Institutional Building Height Zoning Amendment)	83 - 90
	Recommendation: THAT the Report by the Development Department be received for information.	
	Recommendation: THAT Bylaw No. 8496 be finally considered and adopted.	
7.4	Final Consideration and Adoption of Bylaw No. 7560, 2017, Amendment No. 8527, 2025 (Development Cost Charges)	91 - 96
	Recommendation: THAT the Report from the Finance Department be received for information.	
	Recommendation: THAT Bylaw No. 7560, 2017, Amendment Bylaw No. 8527, 2025 be finally considered and adopted.	
7.5	Final Consideration and Adoption of Bylaw No. 8515 (Consolidated Fees and Charges)	97 - 146
	Recommendation: THAT the Report from the Finance Department be received for information.	
	Recommendation: THAT Bylaw No. 8515 be finally considered and adopted.	
7.6	Final Consideration and Adoption of Bylaw No. 8526 (Permissive Tax Exemptions)	147 - 168
	Recommendation: THAT the Report from the Finance Department be received for information.	
	Recommendation: THAT Bylaw No. 8526 be finally considered and adopted.	

7.7 Final Consideration and Adoption of Mobile Food and Beverage Vendor Program Bylaws 169 - 178

Recommendation:

THAT the Report from the Corporate Services Department be received for information.

Recommendation:

A. THAT Highways Bylaw Amendment No. 8415, 2025 be finally considered and adopted.

B. THAT Business License Bylaw Amendment No. 8425, 2025 be finally considered and adopted.

8. BYLAWS FOR FIRST, SECOND, & THIRD READING

8.1 Proposed Pre-Zoning of Portions of the 72 Avenue Corridor 179 - 192

Recommendation:

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8533.

8.1.1 One piece of correspondence refers 193 - 194

8.2 Rezoning for Two-Lot Subdivision at 6632 Lambert Crescent 195 - 208

Recommendation:

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8529.

8.2.1 One piece of correspondence refers 209 - 210

8.3 Rezoning for Two-Lot Subdivision at 6456 Cabeldu Crescent 211 - 226

Recommendation:

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8528.

8.4 Rezoning for Conversion of Commercial Area to Residential Area at 4872 Delta Street 227 - 254

Recommendation:

ALTERNATIVE ONE:

A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8517.

B. THAT the owner satisfy the following requirements prior to final consideration and adoption of Zoning Amendment Bylaw No. 8517:

i. Completion of works under a plumbing permit for upgrades to the building's plumbing and mechanical systems; and

ii. Submission of a complete building permit application for the

proposed commercial area conversion that includes an accepted Code Compliance Report from a Certified Code Consultant.

ALTERNATIVE TWO:

THAT the application for a text amendment to Comprehensive Development Zone No. 476 be denied.

9. ADMINISTRATIVE REPORTS

9.1 Tsawwassen Town Centre Mall Application Update 255 - 300

Recommendation:

Option 1:

- A. THAT the response package be received and staff be directed to prepare a Zoning Amendment Bylaw for consideration at a future Council meeting.
- B. THAT the notice required under Section 467 of the *Local Government Act* be provided a minimum of 20 days prior to Council's consideration of the Zoning Amendment Bylaw.

Option 2:

- A. THAT application LU009754 be denied.
- B. THAT the applicant be advised that any future proposals will require a new application and review process.

9.2 Draft 2026 Financial Plan and Next Steps 301 - 394

Presentation by Navin Chand, General Manager, Finance

PowerPoint presentation titled "Draft 2026 Financial Plan"

Recommendation:

- A. THAT the Draft 2026 Financial Plan be received for information.
- B. THAT staff proceed with public consultation on the Draft 2026 Financial Plan.

9.3 Winkill Renewal Project Update 395 - 406

Recommendation:

THAT the Winkill Renewal Project update, including the Class B cost estimate and overall project timelines, be received for information.

Recommendation:

THAT the General Manager of Development send a letter to Innovation, Science and Economic Development Canada (ISED) confirming that the proponent, SLI Towers Inc., has satisfied the public consultation requirements under the federal *Radiocommunication Act* for the proposed telecommunications tower at 2194 Westham Island Road, Delta.

10. MOTIONS ON NOTICE

10.1 Tree Protection in Sunshine Hills submitted by Councillor Kruger

Recommendation:

WHEREAS the Sunshine Hills neighbourhood is defined by its mature tree canopy, which is central to the character, livability, and environmental health of the community;

WHEREAS increasing redevelopment pressures stemming from provincial legislative changes are resulting in the removal of large, mature trees, leading to concerns from residents that the unique character of Sunshine Hills is being eroded;

WHEREAS while Delta has a citywide Tree Protection and Replacement Bylaw, residents of Sunshine Hills have expressed a desire for stronger, neighbourhood-specific protections to preserve their unique tree canopy;

WHEREAS under the current framework of the Community Charter, municipalities cannot use tree bylaws to override the development potential of a property permitted under zoning regulations;

THEREFORE BE IT RESOLVED THAT:

1. Staff be directed to consult with the Sunshine Hills community to develop a Neighbourhood Tree Protection Pilot Program, which may include:
 - Establishing a Heritage Tree designation to protect landmark trees of significant size, age, or community value.
 - Enhanced tree replacement requirements or higher cash-in-lieu contributions within Sunshine Hills to better reflect the value of lost mature trees.
 - A clear opt-in mechanism for neighbourhoods like Sunshine Hills that wish to adopt stronger protections while ensuring consistency within the community.
 - Education and incentive programs for homeowners to preserve large trees during redevelopment.
 - Enhanced reporting on the number of heritage trees

impacted by development and replacement trees required.

2. Staff report back to council on the results of this community engagement by February 28, 2026.
3. The City of Delta write to the Minister of Municipal Affairs requesting amendments to the Community Charter to provide municipalities with greater authority to protect mature trees in established neighbourhoods, even in areas where redevelopment is permitted.

11. CORRESPONDENCE

11.1 Correspondence

427 - 442

Recommendation:

THAT 2 items of external correspondence circulated to Council as of August 28, 2025 be received for information.

12. NOTICE OF MOTIONS

13. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

14. ADJOURNMENT

Recommendation:

THAT the meeting adjourn.



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009876**

From: **Development Department**

Bylaw No. **8533**

Date: **September 17, 2025**

Proposed Pre-Zoning of Portions of the 72 Avenue Corridor

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. 8533.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8533 (Attachment A) to pre-zone portions of the 72 Avenue Corridor to the Townhouse 2 Zone (TH-2) to encourage the development of future townhouse projects. This work is part of Delta's Housing Accelerator Fund (HAF) action plan. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

In January 2025, CMHC announced that the City of Delta would be receiving approximately \$14.2 million HAF funding to be distributed over a period of three years. In order to meet the terms of this funding, the City must undertake seven initiatives to incentivize new housing by speeding up development and approvals, introducing zoning reforms, and incentivizing key housing types. More information on Delta's HAF initiatives can be found in Attachment C.

Initiative 5 of Delta's HAF action plan seeks to make the development of new housing, particularly townhouse and mid-rise apartments, faster and easier to enable the growth of Delta's housing stock. Pre-zoning portions of the 72 Avenue corridor will simplify the development process and minimize the need for site-specific rezoning applications for townhouse proposals in the defined area.

Site Description and Context:

The subject properties are located in the community of North Delta, along the 72 Avenue Corridor. The area currently has a mix of single detached dwellings, duplex dwellings and three large townhouse developments. A majority of the subject properties have frontage on either 72 Avenue, 72A Avenue or 71A Avenue as shown in the map in Attachment B.

Council Policy:

The subject properties are designated Mixed Residential (MR) in the Official Community Plan (OCP). This designation is intended for missing middle uses with ground-oriented access. Main building types include townhouse, houseplex, rowhouse and local commercial with a height of up to three storeys.

The current zoning of the subject area is a mix of single detached and duplex zones which permits up to four units per lot under the small-scale multi-unit housing regulations in Delta's Zoning Bylaw. Existing townhouse properties would retain their current zoning and are not included in the proposed pre-zoning boundary.

The subject properties are located within the Community Corridor (CC) Development Permit Area which establishes guidelines relating to form and character of multiple-family housing, together with streetscape improvements, to create a more pedestrian-friendly and aesthetically pleasing public realm.

▪ **DISCUSSION:**

Bylaw No. 8533 would create a new standard zone to enable comprehensive townhouse projects on consolidated lots. The new Townhouse 2 Zone (TH-2) would be applied to 152 properties along a portion of the 72 Avenue Corridor.

The TH-2 Zone would permit three-storey townhouse developments on consolidated lots with a minimum area of 2,000 m² (21,528 ft²) and minimum width and depth of 42 m (138 ft). These lot dimensions would ensure sufficient space for multi-unit housing while maintaining compatibility with surrounding neighbourhoods. The minimum lot dimensions would also help ensure that vehicle access is provided from the lower classification of road (typically 72A Avenue or 71A Avenue), allowing 72 Avenue to prioritize pedestrians and vehicular movement. Alternative configurations may be considered on a case-by-case basis.

The proposed Townhouse 2 (TH-2) Zone is generally consistent with the existing Townhouse Residential 76 (RT76) Zone in terms of setbacks, lot coverage, height, and permitted uses. However, TH-2 introduces a new minimum lot size and removes maximum density limits, including units per hectare and floor space ratio. Unit density would be determined by the ability to meet other requirements such as building setbacks, parking and private/common amenity area.

Under the TH-2 Zone, new single detached, duplex or detached accessory dwelling units would not be permitted. This will help encourage land assembly for townhouse uses over time, which can be challenging when other forms of housing are newly constructed. However, inclusion of secondary suites as an accessory use within existing single detached and duplex dwellings was included in the proposed Zone after public consultation to accommodate interim uses while encouraging the long-term development of the 72 Avenue corridor for townhouses.

The pre-zoning initiative along the 72 Avenue Corridor is designed to align existing zoning regulations with the City's Official Community Plan (OCP), specifically the Mixed Residential (MR) designation. The primary objective is to enable townhouse

developments in areas already identified for the use, without requiring individual rezoning applications. Properties within the pre-zoned area would require a Community Corridor Development Permit to address building and site design prior to submission of a building permit. Form and character development permits are delegated to the General Manager of Development. Required servicing for townhouse proposals in the pre-zoned area would be addressed at the building permit stage consistent with Section 506 of the *Local Government Act*. This proactive approach is intended to streamline development approvals, reduce delays, and support the delivery of townhouses, which is a missing middle housing type in Delta.

By removing the need for case-by-case rezoning, the City aims to reduce administrative burdens on both developers and staff. The plan also supports more predictable land-use planning for staff, residents and potential developers. Since 2018, similar townhouse developments consistent with the OCP have already been completed along 72 Avenue, demonstrating viability and alignment with community planning goals. Transportation improvements have recently been completed along the 72 Avenue corridor and servicing capacity exists to support growth.

Community Consultation:

On July 15, 2025, a public notification letter was sent to residents in the surrounding area and proposed affected properties regarding the initiative, inviting individuals to the Public Information Meeting on July 29, 2025 at Chalmers Elementary School. Approximately 60 people attended the meeting, with a number of attendees expressing concerns related to traffic, density and redevelopment potential of their properties. Another notice was sent on September 10, 2025, advising of the changes proposed and offering more information to residents. To date, nine comments have been submitted through Let's Talk Delta (and written comment forms). A consultation summary can be found in Attachment D.

A Public Hearing may not be held for Zoning Amendment Bylaw No. 8533 as the bylaw is consistent with the Official Community Plan. Notice of the proposed amendment 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.

Implications:

Financial Implications – The 72 Avenue corridor has been designated for townhouses for many years, and three major townhouse developments have been completed. Given this, staff anticipate that much of the land value increase associated with the potential for a higher use has likely already been incorporated into the market for this area.

In cases where property values within the 72 Avenue corridor increase, the *British Columbia Assessment Act* allows certain residential properties to be assessed based on their current use rather than their potential higher market value, if the property owner qualifies for the special assessment. This provision aims to protect

long-term homeowners who might see a property tax change due to nearby development or rezoning.

▪ **CONCLUSION:**

The proposed pre-zoning and introduction of the TH-2 Zone is consistent with the OCP and supports Delta's housing goals by enabling more efficient delivery of missing middle housing along the 72 Avenue Corridor where infrastructure capacity exists to support growth. The proposed pre-zoning would also represent the completion of a portion of Delta's obligation under the Housing Accelerator Fund. It is recommended that Bylaw No. 8533 be given first, second and third readings.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Madeline Kowalchuk, Senior Planner
MK/rl

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. 8533
- B. Location Map and Aerial Photo
- C. Housing Accelerator Fund Initiatives
- D. Community Consultation Summary

[https://delta.escribemeetings.com/Reports/Proposed-Pre-Zoning-of-Identified-Properties-on-a-Section-of-72-Avenue-Corridor-\(LU009876\).docx](https://delta.escribemeetings.com/Reports/Proposed-Pre-Zoning-of-Identified-Properties-on-a-Section-of-72-Avenue-Corridor-(LU009876).docx) - Wednesday, October 01, 2025, 3:10:28 PM

CITY OF DELTA

BYLAW NO. 8533

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 (Pre-Zoning) Bylaw No. 8533, 2025**".

2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:

(a) inserting "TH-2: Townhouse Residential 2 Zone" in the correct numerical order in Section 13 Multi-Unit Residential Zones in Part 13; 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: Multiple

PID: Multiple

Legal: Multiple

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

From: Various

To: Townhouse Residential 2 Zone (TH-2) under "Delta Zoning Bylaw No. 7600".

(c) inserting the following zone in numerical order in Part 13:

"TH-2: TOWNHOUSE RESIDENTIAL 2 ZONE"

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7, Part 8 and Part 9, this *zone* shall be considered a mixed use *zone* and all regulations that reference a mixed use *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:

PRINCIPAL USES

Townhouse

ACCESSORY USES

Secondary suite, accessory to an existing *single detached dwelling* and existing *Duplex dwelling*

Home occupation

Indoor amenity space

3. DENSITY

No maximum *floor space ratio*

4. LOT COVERAGE

Maximum *lot coverage* shall be 45%

5. SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
6. Front	5 m	5 m
Interior Side	3 m	1 m
Exterior Side	5 m	5 m
Rear	5 m	1 m

7. HEIGHT

The *maximum height* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Maximum Storeys	3	1
Maximum height to mid-roof or the top of a flat roof	11 m	3.75 m
<i>Maximum height to roof ridge for a pitched roof</i>	13 m	4.6 m

8. MINIMUM LOT SIZE

<i>Lot Area</i>	2,000 m ²
<i>Lot Width</i>	42 m
<i>Average Lot Depth</i>	42 m

Bylaw No. 8533

- 3 -

READ A FIRST TIME the day of , 2025.

READ A SECOND TIME the day of , 2025.

READ A THIRD TIME the day of , 2025.

FINALLY CONSIDERED AND ADOPTED the day of , 202.

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

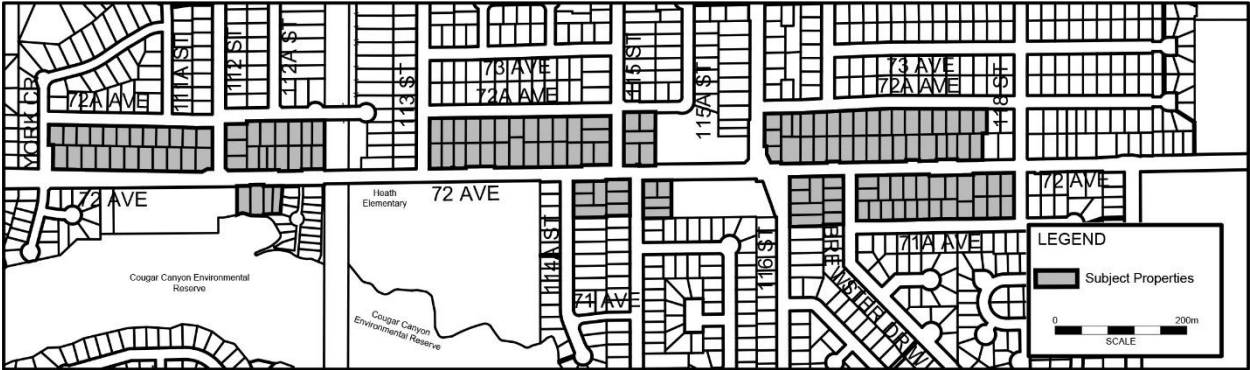
Bylaw No. 8533

- 4 -

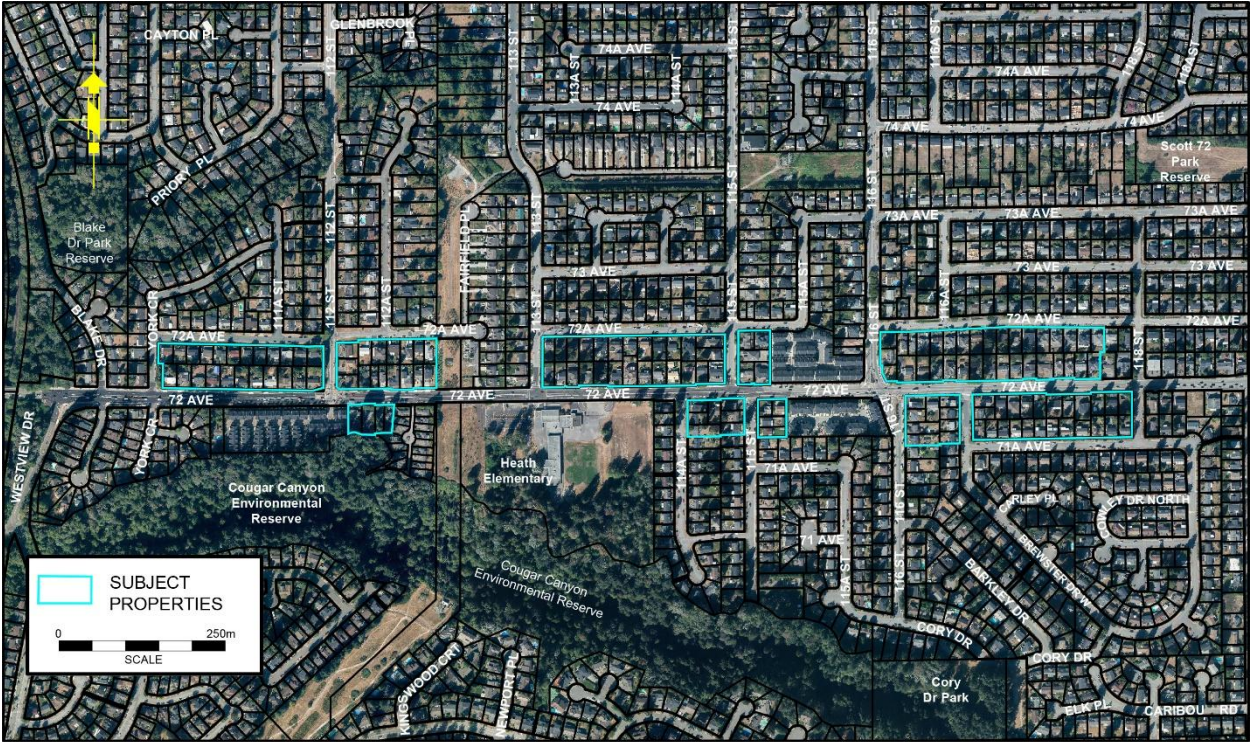
This is Schedule "A" to "Delta Zoning Bylaw No. 7600, 2017
Amendment (Pre-Zoning)
Bylaw No. 8533, 2025"



Location Map



Aerial Photo



HOUSING ACCELERATOR FUND

The Housing Accelerator Fund will help the City continue its work on ensuring that everyone, regardless of need, can find a place to live in Delta. These 7 initiatives focus on opening up new possibilities for more diverse types of housing, to help Delta work towards addressing its housing need. More diverse housing will provide opportunities for existing residents to age-in-place, young families to join the community, and first time buyers or renters to have a place of their own.



1 Development Fees **Completed May 5, 2025**

Establish a development fee incentive program that encourages the construction of new homes and faster.

- Set program parameters and amend fees bylaw
- Allocate funding

Complete

2 eApply & AI **Completed September 15, 2025**

Expand the use of eApply and AI technology to further streamline the development process.

- Designate staff to upgrade eApply software
- Train staff and implement changes

Complete

3 Parking **Completed March 3, 2025**

Reduce parking requirements to increase project viability and encourage reduced greenhouse gas emissions.

- Complete parking utilization study
- Evaluate study results, bring forward zoning bylaw amendments

Complete



4 Civic and Institutional Lands **Site identification underway**

Identify opportunities for non-market housing on civic and institutional lands.

- Inventory civic and institutional lands and identify priority sites
- Create a framework to co-locate community facilities and housing
- Pre-zone and pre-service priority site(s)

Fall 2026

5 Pre-Zoning **New 6-storey mixed-use zones identified**

Create standardized zones and pre-zone.

- Develop standardized zones for townhouse and apartment forms
- Identify priority areas for pre-zoning and engage the community
- Bring forward zoning bylaw amendments

Fall 2025



6 Accessory Dwelling Units (ADUs) **Completed September 16, 2025**

Create a comprehensive ADU program to increase uptake of small-scale multi-unit residential opportunities.

- Establish an accessory dwelling unit concierge service
- Develop a pre-reviewed/standardized design catalogue
- Complete public engagement to support the program

Complete

7 Non-Market Housing **Housing Advisor hired**

Establish strategic partnerships to facilitate non-market housing.

- Create and hire a new position to lead the non-market housing program
- Develop and implement a non-market housing program to partner with non-profit affordable housing

Winter 2026

72 AVE PRE-ZONING INITIATIVE

Consultation Summary



The City of Delta provides residents with the opportunity to learn more about applications to rezone properties for development and offer comments. The feedback received is provided to staff to consider in preparing a recommendation for the application and to Council to inform their decision. The following is a summary of the feedback received for the 72 Ave Pre-Zoning Initiative as part of the Canadian Mortgage Housing Corporation (CMHC) Housing Accelerator Fund (HAF). Delta received nine comments, including three from the letstalk.delta.ca project website and six comment forms from the public information meeting. The Public Information Meeting held on July 29, 2025 had approximately 60 attendees.

Key themes of the feedback include:

1. Parking and Traffic

- Impacts on neighbourhood street parking.
- Lack of sufficient visitor parking for existing townhouse developments.
- Additional vehicular traffic as a result of new townhouse developments.

2. Density

- Additional strain on local amenities such as parks, commercial uses.
- Potential for four-storey mixed-use developments to serve the neighbourhood.

3. Rebuilding Potential

- Existing single detached/duplex cannot be rebuilt.

Refers to Item 8.1

2025-09-29 10:02AM

Mayor & Council

From: Kevin Mann s.22(1) Personal and Confidential
Sent: September 29, 2025 9:45 AM
To: Mayor & Council
Subject: 72 Ave Corridor LU009876

TYPE: REFERS TO #8.1
DEPT: DEV
A.T. #: 149381
Comments: Regular Council
Oct 6/25

Warning: This email came from outside the City of Delta. If the sender is not known, please do not open links or attachments. Contact the Service Desk (3215) if unsure of this email.

I dont understand why my property 11299 72 Ave would be left out of the proposal. The first four lots on 113th St and 112A St should be considered in the proposal.

Address: 11299 72 Ave

6335 Bruce St

A genda
FILE # 3030-20

Kevin Mann
s.22(1) Personal and Confidential

Vancouver, BC, V5P 3M8

Sent from my Mobile

