



City of Delta

Agenda Regular Council

Monday, July 7, 2025, 7:00 p.m.

Council Chamber, Delta City Hall

4500 Clarence Taylor Crescent, Delta, BC

	Pages
1. CALL TO ORDER	
2. LAND ACKNOWLEDGEMENT	
3. AGENDA ENDORSEMENT	
Recommendation: THAT the Agenda for the July 7, 2025 Regular Council meeting be endorsed.	
4. ADOPTION OF MINUTES	
4.1 Minutes of the June 23, 2025, Regular Council meeting	5 - 16
Recommendation: THAT the Minutes of the June 23, 2025, Regular Council meeting be adopted as circulated.	
5. RECEIPT OF MINUTES	
5.1 Minutes of the June 5, 2025 Diversity, Inclusion and Anti-Racism Committee meeting	17 - 22
Recommendation: THAT the Minutes of the June 5, 2025 Diversity, Inclusion and Anti-Racism Committee meeting be received for information.	
6. ANNOUNCEMENTS	
7. BYLAWS FOR FINAL ADOPTION	
7.1 Final Consideration and Adoption of Council Procedure Bylaw No. 8330, 2023, Amendment No. 8513, 2025	23 - 26
Recommendation: THAT Council Procedure Bylaw No. 8330, 2023, Amendment Bylaw No. 8513, 2025, be finally considered and adopted.	
7.2 Final Consideration and Adoption of Bylaw No. 8506 at 11462, 11470, 11478 and 11488 92 Avenue	27 - 36
Recommendation: THAT Bylaw No. 8506 be finally considered and adopted.	

8.	BYLAWS FOR FIRST, SECOND, & THIRD READING	
8.1	Chisholm Street Mixed-Use Rezoning Application in Ladner Village	37 - 58
	Recommendation: THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8508.	
8.1.1	Two pieces of correspondence refers	59 - 60
9.	CONSENT REPORTS	
9.1	Proposed 72 Avenue Corridor Pre-Zoning	61 - 66
	Recommendation: THAT this report be received for information.	
9.2	New Application Received for Rezoning and 10-Lot Subdivision at 5090 1 Avenue	67 - 70
	Recommendation: THAT this report be received for information.	
10.	ADMINISTRATIVE REPORTS	
10.1	Annieville Park Master Plan Update	71 - 88
	Recommendation: A. THAT the Draft Annieville Park Master Plan, as illustrated in Attachment A, be endorsed generally as presented. B. THAT staff be directed to proceed with the second phase of community engagement to gather feedback to finalize the Master Plan.	
10.2	Development Variance Permit at 1112 Skana Drive	89 - 102
	Recommendation: THAT Development Variance Permit LU009816 be issued.	
10.2.1	Four pieces of correspondence refers	103 - 116
10.3	Agricultural Cold Storage and Processing Facility Amendment	117 - 148
	Recommendation: A. THAT third reading of Zoning Amendment Bylaw No. 7975 be rescinded. B. THAT third reading be given to Zoning Amendment Bylaw No. 7975, as amended. C. THAT the owner secure required approvals from external agencies including the Provincial Ministry of Environment and Parks, Ministry of Transportation and Transit, and Fraser Health Authority, as required.	

- D. THAT the owner provide supporting reports and detailed design specifications, enter into legal agreements, and provide required securities for the following items, to the satisfaction of the General Manager, Development, as a condition of final consideration and adoption of Bylaw No. 7975:
1. Development servicing, including design, construction and ongoing maintenance of the proposed private sewer system;
 2. Acknowledgment that the proposed development relies solely on a private wastewater treatment system and there will be no expectation of future servicing by the City, and saving the City harmless from any liability associated with the private system;
 3. Restoration, environmental management and monitoring plans including design, construction, maintenance and monitoring of the perimeter environmental buffers and wetland, as well as enhancement and mitigation measures for fish and fish habitat, wildlife and vegetation;
 4. Environmental monitoring of vegetation, peat movement, water quality and water levels in the parcel immediately to the north of the subject property
 5. Building design, sustainability, landscaping, tree retention and planting;
 6. Flood proofing;
 7. Road dedication, construction of road improvements, and all statutory rights-of-way or easements for utilities and servicing, drainage, or other public purposes, as required; and
 8. Other legal documents or agreements as identified by Council or staff.
- E. THAT the owner be given one year to complete all of the requirements for final consideration, after which time readings of Bylaw No. 7975 be rescinded should the applicant fail to complete the requirements.

11. MOTIONS ON NOTICE

11.1 Preparation of the City of Delta's 2026 Budget

149 - 150

(Submission from Mayor George V. Harvie)

WHEREAS the City of Delta's financial stability and service delivery depend on receiving additional property taxes through new construction in our residential, commercial and industrial lands;

AND WHEREAS the City has relied on property taxes from new

development growth to fund increases in operating costs and new collective agreements with CUPE, Fire and Police services;

AND WHEREAS it has been well documented that the Development Community in Metro Vancouver is facing an unprecedented challenging financial environment which has resulted in very limited new construction and additional tax revenues;

AND WHEREAS, an efficient and transparent budget process requires early planning and comprehensive analysis of potential efficiencies, operational improvements and revenue strategies.

THEREFORE, BE IT RESOLVED THAT:

As part of the 2026 Budget Process the City Manager have staff undertake the following actions:

- Conduct a thorough review of current departmental budgets with an emphasis on identifying non-essential expenditures and areas where operational efficiencies can be achieved.
- Explore potential new revenue sources, and revenue enhancements that could support budget needs while maintaining service levels.
- Ensuring that Emergency Services funding and staffing for Fire, Police and core City Services are not affected.
- Present the findings of this work as well as any recommendations to Council.

AND THAT this motion promotes a transparent, inclusive, and responsible budget process that balances fiscal prudence with the delivery of essential city services.

12. NOTICE OF MOTIONS

13. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

14. ADJOURNMENT

Recommendation:
THAT the meeting adjourn.

Regular Council

Meeting Minutes

June 23, 2025, 5:00 p.m.

Council Chamber, Delta City Hall

4500 Clarence Taylor Crescent, Delta, BC

Members Present: Mayor George V. Harvie
Councillor Rod Binder
Councillor Daniel Boisvert
Councillor Jessie Dosanjh
Councillor Alicia Guichon
Councillor Jennifer Johal
Councillor Dylan Kruger

Staff Present: Donny van Dyk, City Manager
Marcy Sangret, Deputy City Manager
Michelle Jansson, City Clerk
Guy McKintuck, Fire Chief
Navin Chand, General Manager, Finance
Steven Lan, General Manager, Engineering
Doreann Mayhew, General Manager, Development
Larry Rourke, General Manager, Human Resources
Josh Turner, General Manager, Parks, Recreation & Culture
Mike Brotherston, Director, Corporate Services

1. CALL TO ORDER

2. LAND ACKNOWLEDGEMENT

Mayor Harvie acknowledged that this meeting took place on the shared, traditional, ancestral, and unceded territories of the scəw̓ aθən (Tsawwassen), xʷməθkʷəy̓ əm, (Musqueam) and other Coast Salish Peoples and extended appreciation to these, First Nations for the opportunity to hold this meeting here today.

3. AGENDA ENDORSEMENT

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Johal

THAT the Agenda for the June 23, 2025 Regular Council meeting be endorsed.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the June 9, 2025, Regular Council meeting

MOVED BY: Cllr. Dosanjh

SECONDED BY: Cllr. Kruger

THAT the Minutes of the June 9, 2025, Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

5. ANNOUNCEMENTS

Council provided an update on recent and upcoming events in the community.

6. ITEMS ARISING FROM CLOSED COUNCIL MEETING

At the May 26, 2025, Closed Meeting, Council endorsed the resolutions and approved the public release of the following reports:

6.1 Annual Update on City of Delta's Funding to Social Service Agencies

6.2 2025 / 2026 Tourism Service Agreement

7. BYLAWS FOR FINAL ADOPTION

7.1 Final Consideration and Adoption of Bylaw No. 8469 at 1527 Cliveden Avenue

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Johal

THAT the Memorandum regarding Final Consideration and Adoption of Bylaw No. 8469, 2025 be received for information.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Boisvert

THAT Bylaw No. 8469 be finally considered and adopted.

CARRIED UNANIMOUSLY

7.2 Final Consideration and Adoption of Bylaws No. 7505, 7506, 7507 and 7508, and Issuance of Development Permit LU007445 at 7969 Highway 91 Connector

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Guichon

THAT the Memorandum regarding Final Consideration and Adoption of Bylaw Nos. 7505, 7506, 7507, and 7508, 2025 be received for information.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Johal

THAT Bylaw No. 7505 be finally considered and adopted.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

THAT Bylaw No. 7506 be finally considered and adopted.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Guichon

THAT Bylaw No. 7507 be finally considered and adopted.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

THAT Bylaw No. 7508 be finally considered and adopted.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

THAT Development Permit LU007445 be issued.

CARRIED UNANIMOUSLY

8. BYLAWS FOR FIRST, SECOND, & THIRD READING

8.1 Council Procedure Bylaw Amendment – Meeting Schedule

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

- A. THAT Council Procedure Bylaw No. 8330, 2023, Amendment Bylaw No. 8513, 2025 be given first, second and third readings; and
- B. THAT the start time for the Council Open Houses scheduled for October 29 and 30, 2025 be adjusted to start at 5:00 pm; and
- C. THAT the start time for the Council budget meetings scheduled for October 29 and 30, 2025 be adjusted to start at 7:00 pm; and
- D. THAT public notice of the amendment to the Council Procedure Bylaw be given in accordance with the *Community Charter*.

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Boisvert

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

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Kruger

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8490.

CARRIED UNANIMOUSLY

8.4 Civic and Institutional Building Height Zoning Amendment

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Dosanjh

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8496.

CARRIED UNANIMOUSLY

9. CONSENT REPORTS

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Binder

THAT Items 9.1, 9.2 and 9.3 be adopted on consent.

CARRIED UNANIMOUSLY

9.1 2024 Drinking Water Quality Report

THAT a copy of the 2024 Drinking Water Quality Report be made available on the City of Delta's website.

ADOPTED ON CONSENT

9.2 2024 Statement of Financial Information Report

THAT Council approve the 2024 Statement of Financial Information report pursuant to the *Financial Information Act*.

ADOPTED ON CONSENT

9.3 2025 Playground Renewal Update

THAT this report be received for information.

ADOPTED ON CONSENT

10. ADMINISTRATIVE REPORTS

10.1 2024 Annual Report

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Guichon

THAT the 2024 Annual Report be approved.

CARRIED UNANIMOUSLY

10.2 Development Variance Permit at 6322 Market Avenue

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Binder

THAT Development Variance Permit LU009762 be issued.

CARRIED UNANIMOUSLY

10.3 2025 City of Delta Events Update

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Johal

THAT *Ladders, Lights & Loaders: Delta Fire and Emergency Services, Delta Police, and Engineering Operations Open House* and *DIYAFest* be added to the 2025 City of Delta Events Program.

CARRIED UNANIMOUSLY

10.4 Fraser River Tunnel Project: Environmental Assessment Update

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Johal

THAT the detailed comments in Attachment B be provided to the BC Environmental Assessment Office by the June 25 comment deadline.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Johal

THAT the staff comments on Attachment B regarding Infrastructure, Services and Transportation - Section 7.1(6) be amended to replace the word "include" with "reinstate the promised" which shall read as follows:

“Delta has requested that the Province reinstate the promised River Road Overpass into the scope of the Fraser River Tunnel Project to provide the secondary access from Ladner. It is identified as a priority in Delta’s Official Community Plan as well as key active transportation connection.”

CARRIED UNANIMOUSLY

10.5 2025 UBCM Minister Meeting Requests

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Guichon

THAT the following meeting requests with Cabinet Ministers during the 2025 UBCM Convention be submitted in the following order of preference:

1. Minister of Transportation and Transit
 - a. Second Exit out of Ladner – River Road Overpass (Fraser River Tunnel Replacement Project)
2. Minister of Health
 - a. Delta Hospital Emergency Department
 - b. Creation of an Urgent and Primary Care Centre (UPCC)
3. Minister of Water, Land and Resource Stewardship
 - a. Dredging of the Lower Fraser Secondary Channels
 - b. Water Lot Leases and Float Homes
4. Minister of Housing and Municipal Affairs
 - a. Updates on the Provincial Housing Target Order, Small-Scale Multi-Unit Housing (SSMUH) Requirements, and Federal Infrastructure Investments
 - b. Request for Updates on Legislative Amendments for DCC Deferral and Ash Scattering
 - c. Second Exit out of Ladner – River Road Overpass (Fraser River Tunnel Replacement Project)
5. Minister of Agriculture and Food
 - a. Strengthening Agricultural Land Commission Enforcement Capabilities

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

THAT 3. c. "Water use application approval process for ditch infill", be added to the motion

CARRIED UNANIMOUSLY

Final Motion, as amended:

THAT the following meeting requests with Cabinet Ministers during the 2025 UBCM Convention be submitted in the following order of preference:

1. Minister of Transportation and Transit
 - a. Second Exit out of Ladner – River Road Overpass (Fraser River Tunnel Replacement Project)
2. Minister of Health
 - a. Delta Hospital Emergency Department
 - b. Creation of an Urgent and Primary Care Centre (UPCC)
3. Minister of Water, Land and Resource Stewardship
 - a. Dredging of the Lower Fraser Secondary Channels
 - b. Water Lot Leases and Float Homes
 - c. Water use application process for ditch infill
4. Minister of Housing and Municipal Affairs
 - a. Updates on the Provincial Housing Target Order, Small-Scale Multi-Unit Housing (SSMUH) Requirements, and Federal Infrastructure Investments
 - b. Request for Updates on Legislative Amendments for DCC Deferral and Ash Scattering
 - c. Second Exit out of Ladner – River Road Overpass (Fraser River Tunnel Replacement Project)
5. Minister of Agriculture and Food
 - a. Strengthening Agricultural Land Commission Enforcement Capabilities

CARRIED UNANIMOUSLY

MOVED BY: Mayor Harvie
SECONDED BY: Cllr. Kruger

THAT a letter be sent to the Honourable Ravi Kahlon, Minister of Housing and Municipal Affairs, requesting information regarding the application requirement for water use approval permits, when filling in ditches to complete new residential developments.

CARRIED UNANIMOUSLY

10.6 Chisholm Street Wharf Update

With the aid of a PowerPoint presentation, staff provided an overview of the Chisholm Street Wharf design, which included a phase one engagement summary, and updated detailed designs.

MOVED BY: Cllr. Guichon
SECONDED BY: Cllr. Kruger

- A. THAT the Phase One Community Engagement Summary for the Chisholm Street Wharf be received as information.
- B. THAT staff consult with the community on the updated Chisholm Street Wharf design and report back to Council with a summary of the engagement results.

CARRIED UNANIMOUSLY

11. NOTICE OF MOTIONS

11.1 Preparation of the City of Delta's 2026 Budget submitted by Mayor Harvie

WHEREAS the City of Delta's financial stability and service delivery depend on receiving additional property taxes through new construction in our residential, commercial and industrial lands;

AND WHEREAS the City has relied on property taxes from new development growth to fund increases in operating costs and new collective agreements with CUPE, Fire and Police services;

AND WHEREAS it has been well documented that the Development Community in Metro Vancouver is facing an unprecedented challenging financial environment which has resulted in very limited new construction and additional tax revenues;

AND WHEREAS, an efficient and transparent budget process requires early planning and comprehensive analysis of potential efficiencies, operational improvements and revenue strategies.

THEREFORE, BE IT RESOLVED THAT:

As part of the 2026 Budget Process the City Manager have staff undertake the following actions:

1. Conduct a thorough review of current departmental budgets with an emphasis on identifying non-essential expenditures and areas where operational efficiencies can be achieved.
2. Explore potential new revenue sources, and revenue enhancements that could support budget needs while maintaining service levels.
3. Ensuring that Emergency Services funding and staffing for Fire, Police and core City Services are not affected.
4. Present the findings of this work as well as any recommendations to Council.

AND THAT this motion promotes a transparent, inclusive, and responsible budget process that balances fiscal prudence with the delivery of essential city services.

12. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

None.

13. AGENDA ADDITIONS / DELETIONS OF CLOSED COUNCIL MEETING

None.

14. NOTICE OF CLOSED COUNCIL MEETING

15. AGENDA ENDORSEMENT OF CLOSED COUNCIL MEETING

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Johal

THAT the agenda for the June 23, 2025 Closed Council Meeting be endorsed.

CARRIED UNANIMOUSLY

16. ADJOURNMENT

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Kruger

THAT the meeting adjourn at 6:00 pm.

CARRIED UNANIMOUSLY

George V. Harvie
Mayor

CERTIFIED CORRECT

Michelle Jansson, CMC
City Clerk



**City of
Delta**

Minutes

Diversity, Inclusion and Anti-Racism Committee

Thursday, June 5, 2025

6:00 p.m.

Annacis Room, Delta City Hall

4500 Clarence Taylor Crescent, Delta, BC

Present: Councillor Jennifer Johal Chair
Councillor Dylan Kruger Vice-Chair
Raminderjit Dhami
Nancy Dhillon
Warren Dean Flandez
Carol Johnson
Rajeev Kainth
Corinne Kessel
Michelle Renee

Absent: Tanya Corbet
Jovyl Kumar

Staff: Donny van Dyk City Manager
Larry Rourke General Manager, Human Resources
Guy McKintuck Fire Chief
Michelle Jansson City Clerk
Gwyneth Vaughan-Smith Inspector, Delta Police Department
Pat Ansell Director, Parks, Recreation & Culture
Olga Shcherbyna* Manager, Social Planning
Emily Gray Manager, Planning
Muneesh Sharma Manager, Community & Business Initiatives
Paula Kolisnek Manager, Corporate Events & Initiatives
Alex Callaghan Housing Advisor, Planning
Jessica Gruchey Committee Clerk

By Zoom videoconference*

CALL TO ORDER

The meeting was called to order at 6:00 p.m.

LAND ACKNOWLEDGEMENT

The Chair acknowledged that this meeting took place on the shared, traditional, ancestral, and unceded territories of the scəwáθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to hold this meeting here today.

AGENDA ENDORSEMENT

MOVED By W. D. Flandez,

SECONDED By C. Kessel, THAT the June 5, 2025 Diversity, Inclusion & Anti-Racism Committee meeting Agenda be approved.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Minutes of the September 11, 2024 Diversity, Inclusion and Anti-Racism Committee meeting

MOVED By M. Renee,

SECONDED By R. Kainth, THAT the Minutes of the September 11, 2024 Diversity, Inclusion and Anti-Racism Committee meeting be adopted.

CARRIED UNANIMOUSLY

PRESENTATIONS

2. **Empowering Community Together Report**

Delegates: Shirley-Ann Reid, Delta Housing Be Mine Society
Lorraine Copas, Delta Housing Be Mine Society
Karla Verschoor, InclusionBC*

With the aid of a PowerPoint presentation, representatives of the Delta Housing Be Mine Society (the “Society”) and InclusionBC provided background information on the Society and spoke to two recent events that served as milestones in addressing housing needs for people with intellectual disabilities. Representatives highlighted the need for inclusionary zoning, inclusionary housing and inclusive housing.

Staff provided additional information on initiatives the City is undertaking to address the need for housing for people with intellectual disabilities and referenced the City’s Housing Action Plan and several policy implementations.

MOVED By W. D. Flandez,
SECONDED By R. Kainth, THAT the DIAC recommends to Council that Shirley-Ann Reid of Delta Housing Be Mine Society and Karla Verschoor of InclusionBC present at a future Regular Council meeting regarding Empowering Community Together.

CARRIED UNANIMOUSLY

3. **Council Committees, Terms of Reference and Procedure**

Materials:

- PowerPoint presentation titled “Council Committees, Terms of Reference and Procedure” (On Table)

With the aid of a PowerPoint presentation, staff provided an overview of the Diversity, Inclusion & Anti-Racism Committee’s Terms of Reference, and spoke to the City’s Council Procedure Bylaw, Committee appointment process, the 2026 General Local Election, as it relates to the Committees of Council, as well as current legislation.

MOVED By M. Renee,
SECONDED By C. Kessel, THAT the PowerPoint presentation by Michelle Jansson, City Clerk, regarding Council Committees, Terms of Reference and Procedure be received for information.

CARRIED UNANIMOUSLY

E. Gray, A. Callaghan, and M. Jansson departed the meeting (6:28 p.m.)

4. **City of Delta’s Events Strategy**

Materials:

- Extract of Minutes of the March 3, 2025 Regular Council meeting regarding Diwali / Bandi Chhor Divas Event in Delta

Staff provided a verbal update on the City’s events strategy that was brought forward in 2024, advising that staff are seeking partnerships and collaboration opportunities as they relate to cultural events within Delta.

Feedback was then sought from the Committee with regard to hosting a Diwali event on October 17, 2025 in North Delta.

MOVED By D. Kruger,
SECONDED By W. D. Flandez, THAT the Diversity, Inclusion & Anti-Racism Committee endorse the framework for the Diwali event, as presented by the Manager of Corporate Events and Initiatives.

CARRIED UNANIMOUSLY

P. Kolisnek departed the meeting (6:44 p.m.)

BUSINESS ARISING FROM MINUTES

5. **Space for South Asian Seniors**

Staff provided background information on a request that was received from a group of South Asian seniors for a sheltered place to meet during the winter. A pilot program was undertaken and concluded in May and staff advised that additional options are being sought for the fall. The group was encouraged to utilize the Seniors' Shuttle Bus and Seniors' centers, as staff emphasized the need to sustain the current programming.

MOVED By R. Kainth,

SECONDED By C. Johnson, THAT the verbal update by Muneesh Sharma, regarding Space for South Asian Seniors be received for information.

CARRIED UNANIMOUSLY

M. Sharma and P. Ansell departed the meeting (6:59 p.m.)

VERBAL UPDATES

6. **Pride Month Activities**

Carol Johnson, President, Delta Pride Society, spoke to Pride Month and highlighted several initiatives that are being undertaken, notably, the City's flag raising ceremony, ally pin campaign, an educational session for City staff with the Delta Pride Society, as well as the Delta Pride Picnic.

Staff also highlighted that a pride art project will take place and following its completion, it will be shared at various recreation centers and presented at the Delta Pride Picnic.

MOVED By M. Renee,

SECONDED By W. D. Flandez, THAT the verbal update by Carol Johnson, Delta Pride Society, regarding Pride Month Activities be received for information.

CARRIED UNANIMOUSLY

7. **EDI Framework**

Staff provided an update on the process for developing the City's EDI framework, a suggestion made by Committee members. Staff researched other municipalities who were conducting similar work and found that public engagement and engagement with internal staff was a large component of the work undertaken.

MOVED By C. Kessel,

SECONDED By W. D. Flandez, THAT the verbal update by Olga Shcherbyna, Social Planning Manager, regarding EDI Framework be received for information.

CARRIED UNANIMOUSLY

ROUNDTABLE

8. W. D. Flandez advised that an event will be held on June 22, 2025 in Delta called *Never Dim My Light: A Lapu-Lapu Benefit Concert*; the event will be in recognition of the Lapu Day Festival tragedy that took place on April 26, 2025. Proceeds of the event will support initiatives such as the Filipino BC's Kapwa Centre for Community Resilience.

The Committee Clerk was directed to circulate information regarding the event to the Committee.

NEXT MEETING

The Chair advised that the next meeting would be held in either October or November; the Committee will be advised closer to the date.

ADJOURNMENT

MOVED By R. Kainth,

SECONDED By N. Dhillon, THAT the meeting adjourn (7:20 p.m.).

CARRIED UNANIMOUSLY

Jennifer Johal
Chair

CERTIFIED CORRECT

Jessica Gruchey
Committee Clerk



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **0550-20-06**

From: **Office of the City Clerk**

Bylaw No: **8513**

Date: **June 24, 2025**

**Final Consideration and Adoption of Council Procedure Bylaw No. 8330, 2023,
Amendment No. 8513, 2025**

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

▪ **RECOMMENDATION:**

THAT Council Procedure Bylaw No. 8330, 2023, Amendment Bylaw No. 8513, 2025, be finally considered and adopted.

▪ **BACKGROUND:**

At the Regular Council meeting held on June 23, 2025, Council gave first, second, and third readings to Council Procedure Bylaw No. 8330, 2023, Amendment Bylaw No. 8513, 2025. The Bylaw amendments, as presented, would change the Regular Council meeting commencement time from 5:00 pm to 7:00 pm, and the adjournment time from 8:00 pm to 10:00 pm.

In addition, the Council open houses scheduled for October 29 and 30 during the 2026 Budget engagement process will begin at 5:00 pm and the Council budget meetings will begin at 7:00 pm.

Public notice requirements have been met by publishing the proposed changes to the Bylaw in the North Delta Reporter and Delta Optimist newspapers on June 12, 2025, and June 19, 2025.

▪ **CONCLUSION:**

Staff have not received any comments as of the date of this report and it is recommended that Council give fourth and final reading to Bylaw No. 8513, 2025.

Michelle Jansson, CMC
City Clerk

Department submission prepared by: Leslie Tuerlings, Deputy City Clerk

▪ **ATTACHMENT:**

A: Council Procedure Bylaw No. 8330, 2023, Amendment Bylaw No. 8513, 2025

CITY OF DELTA
BYLAW NO. 8513, 2025

A Bylaw to amend Council Procedure Bylaw No. 8330, 2023

WHEREAS pursuant to section 124 of the *Community Charter*, Council must by bylaw establish rules of procedure to be followed by Council and Committees in conducting their business;

WHEREAS Delta Council wishes to amend the Council Procedure Bylaw No. 8330, 2023.

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

PART ONE CITATION

1.0 This bylaw may be cited for all purposes as “**Council Procedure Bylaw No. 8330, 2023, Amendment Bylaw No. 8513, 2025**”.

PART TWO AMENDMENTS

2.0 “Council Procedure Bylaw No. 8330, 2023”, as amended, is hereby further amended by:

2.1 In section 5.2 (3), delete the commencement time of 5:00 pm and replace it with 7:00 pm; and

2.2 In section 5.2 (4), delete the adjournment time of 8:00 pm and replace it with 10:00 pm; and

2.3 In sections 13.22 and 13.22 (2), delete the adjournment time of 8:00 pm and replace it with 10:00 pm.

PART THREE SEVERABILITY CLAUSE

3.0 If any portion of this Bylaw is found by a court of competent jurisdiction to be invalid, the invalid portion is to be severed and the remainder is to remain valid and enforceable.

READ A FIRST time the **23rd** day of **June,** 2025.

READ A SECOND time the **23rd** day of **June,** 2025.

READ A THIRD time the **23rd** day of **June,** 2025.

FINALLY CONSIDERED AND
ADOPTED the day of , .

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009842**
From: **Development Department** Bylaw No.: **8506**
Date: **June 24, 2025**

**Final Consideration and Adoption of Bylaw No. 8506 at
11462, 11470, 11478 and 11488 92 Avenue**

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

▪ **RECOMMENDATION:**

THAT Bylaw No. 8506 be finally considered and adopted.

▪ **BACKGROUND:**

This application involves a proposal for a zoning amendment for the four subject properties which would enable additional floor area, reduced building setbacks and a larger building footprint for proposed duplex buildings with in-ground basements and secondary suites on each lot.

Bylaw No. 8506 (Attachment A) would rezone the subject properties from Single Detached Residential 6 (RS6) to Comprehensive Development Zone No. 59 (CDZ59) to allow a larger duplex building than currently permitted on each lot.

- First, Second Reading and Third Readings: June 23, 2025

A project data table and an excerpt of the meeting minutes from the June 23, 2025 Regular Meeting are provided as Attachments B and C respectively. The owner has satisfied the requirements for final consideration and adoption of Bylaw No. 8506.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Cody Bator, Planner
CB/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8506
- B. Project Data Table
- C. Excerpt of Minutes from June 23, 2025 Regular Meeting of Council

CITY OF DELTA
BYLAW NO. 8506

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 (CDZ59 – LU008506) Bylaw No. 8506, 2022"**.
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) inserting "59 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ59 – LU008506) Bylaw No. 8506, 2022" 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: 11462 92 Avenue

PID: 032-440-022

Legal: Lot 1 District Lot 440 Group 2 New Westminster District Plan
EPP135342

Civic: 11470 92 Avenue

PID: 032-440-031

Legal: Lot 2 District Lot 440 Group 2 New Westminster District Plan
EPP135342

Civic: 11478 92 Avenue

PID: 032-440-049

Legal: Lot 3 District Lot 440 Group 2 New Westminster District Plan
EPP135342

Civic: 11488 92 Avenue

PID: 032-440-057

Legal: Lot 4 District Lot 440 Group 2 New Westminster District Plan
EPP135342

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

Bylaw No. 8506

- 2 -

From: Single Detached Residential 6 (RS6)

To: Comprehensive Development Zone No. 59 (CDZ59)

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

“COMPREHENSIVE DEVELOPMENT ZONE NO. 59

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a residential *zone* and all regulations that reference an RS *zone*, RD *zone* or RS1 to 7 *zones* shall apply, except for the following:

- (a) Despite Section 6.2.18, not more than 68% of the total area of the lot shall be covered by *impermeable material*, excluding swimming pools.

Subject to Part 6, Part 7 and Part 8 unless otherwise noted, all of the regulations of the Single Detached Residential 6 (RS6) Zone shall apply for except for the following for a *duplex dwelling*:

- (a) Despite Section 6.2.10 (a), window wells may encroach to no closer than 0.6 m from the *interior side lot line*.
- (b) Despite Section 6.2.18, not more than 68% of the total area of the *lot* shall be covered by *impermeable material*, excluding swimming pools.
- (c) Despite Section 11.60.4 (a) and (b), the maximum total *floor area* permitted on a lot and the maximum *gross floor area* of all buildings, less the applicable floor area exclusions pursuant to Section 6.2.17(a) plus any high ceiling floor area counted twice pursuant to Section 6.2.17(b) shall be 344 m².
- (d) Despite Section 11.60.5, the maximum *lot coverage* shall be 46%.
- (e) Despite Section 11.60.6, the minimum *setbacks* for a *principal structure* shall be:

	<i>Principal Structure</i>
Front	6 m
Interior Side	1.2 m
Rear	7.5 m

Bylaw No. 8506

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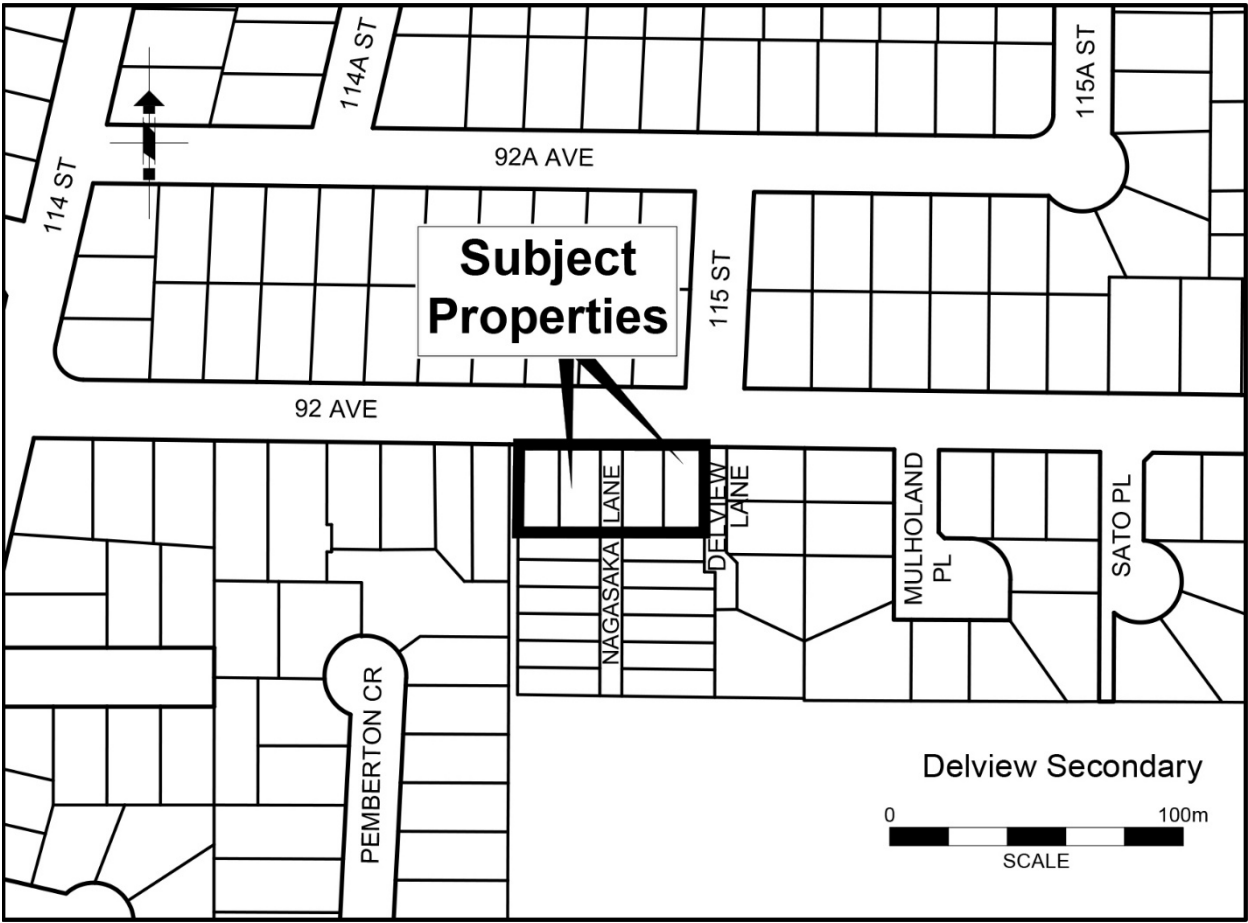
READ A FIRST time the	23rd	day of	June,	2025.
READ A SECOND time the	23rd	day of	June,	2025.
READ A THIRD time the	23rd	day of	June,	2025.
FINALLY CONSIDERED AND ADOPTED the		day of		2025.

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

Bylaw No. 8506

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This is Schedule 8506-1 to
“Delta Zoning Bylaw No. 7600, 2017
Amendment (CDZ59 – LU008506) Bylaw No. 8506, 2025”

Project Data for Each Lot: 11462, 11470, 11478, and 11488 92 Avenue (LU009842)

Owner	1204596 BC Ltd.	
Applicant	Jaspal Cheema	
Application Date	April 9, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 6 (RS6)	Comprehensive Development Zone No. 59 (CDZ59)
No. of Lots	4	No change
Lot Area	420.1 m ² (4,522 ft ²)	No change
Lot Width	14 m (45.9 ft)	No change
Average Lot Depth	30 m (98.4 ft)	No change
	Permitted under RS6 Zone	Permitted under Proposed Comprehensive Development Zone No. 59 (CDZ59)
Maximum Floor Area for a Duplex Dwelling	210 m ² (2,260 ft ²) each lot* *plus additional in-ground basement area, subject to zoning regulations at time of building permit	344 m ² (3,703 ft ²) each lot* *plus additional in-ground basement area, subject to zoning regulations at time of building permit
Maximum No. of Storeys	2.5	No change
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	No change No change
Maximum Lot Coverage	40%	46%
Maximum Impermeable Area	60%	68%
Minimum Setbacks (Principal Structure): Front (92 Avenue) Interior Side Exterior Side Rear	6.5 m (21 ft) 1.5 m (5 ft) 3.5 m (11 ft) 9 m (30 ft)	6 m (21 ft) 1.2 m (4 ft) Not applicable 7.5 m (25 ft)

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Off-street Parking: Single Detached/Duplex Unit	1 space per dwelling unit 1 space per accessory dwelling unit with a floor area greater than 33 m ² (355 ft ²)	2 spaces 2 spaces

G:\Current Development\LU FILES\LU009\LU009842\Council\Final\B - Project Data for 11462 92 Avenue LU009842.docx - Tuesday, June 24, 2025, 10:02:29 AM

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

THAT Development Permit LU007445 be issued.

CARRIED UNANIMOUSLY

8. BYLAWS FOR FIRST, SECOND, & THIRD READING

8.1 Council Procedure Bylaw Amendment – Meeting Schedule

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Boisvert

- A. THAT Council Procedure Bylaw No. 8330, 2023, Amendment Bylaw No. 8513, 2025 be given first, second and third readings; and
- B. THAT the start time for the Council Open Houses scheduled for October 29 and 30, 2025 be adjusted to start at 5:00 pm; and
- C. THAT the start time for the Council budget meetings scheduled for October 29 and 30, 2025 be adjusted to start at 7:00 pm; and
- D. THAT public notice of the amendment to the Council Procedure Bylaw be given in accordance with the *Community Charter*.

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Boisvert

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

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Kruger

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8490.

CARRIED UNANIMOUSLY



City of Delta
COUNCIL REPORT
Regular Meeting

To:	Council	File No.:	LU009745
From:	Development Department	Bylaw No.:	8508
Date:	June 24, 2025	Application Date:	September 17, 2024

Chisholm Street Mixed-Use Rezoning Application in Ladner Village

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. 8508.

▪ **PURPOSE:**

The purpose of this report is to present Zoning Amendment Bylaw No. 8508 (Attachment A) for Council’s consideration. The proposed bylaw would establish a new six-storey mixed-use zone for Ladner Village in Delta’s Zoning Bylaw and rezone the Delta-owned properties at 4940, 4952 and 4958 Chisholm Street, and 4910, 4914, 4918 and 4926 Delta Street to the new zone to allow for future development under the “Getaway Here” Tourism Accommodation project. A location map and aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject site comprises seven properties located in the community of Ladner, bounded by Chisholm Street to the north, Delta Street to the west, Trenant Lane to the south, and Elliott Street to the east. The properties are owned by the City of Delta, and all structures on the lots have been demolished.

Ladner Village Revitalization:

In 2020, following a multi-year process involving community members and local businesses, the Ladner Village Renewal Advisory Committee (LVRAC) provided recommendations to Council for revitalizing Ladner Village. The Committee identified the Delta-owned surface parking lots at 4952 and 4958 Chisholm Street as well as the Delta Museum Annex site at 4910, 4914 and 4918 Delta Street as prime locations for development. In April 2024, the City purchased properties on the block to establish a larger lot for redevelopment and initiated a feasibility study to determine the viability of a tourist accommodation development on the subject site.

The “Getaway Here” project was established to collect public feedback in Summer 2024, inviting residents to share ideas on how the proposed development could fit within the community and complement Ladner Village. Feedback gathered through this process helped shape the criteria for the expression of interest (EOI) for a new tourist accommodation development. The results of the engagement and the EOI were reviewed by Council at the September 23, 2024 Regular Meeting. The subject application was initiated by Delta to streamline the process for the developer who secures the rights to develop the subject site. Five submissions were received in response to the EOI and a shortlist of proponents has been invited to submit detailed proposals by September 15, 2025.

Council Policy:

The Official Community Plan (OCP) designation for this site is Urban Centres (UC). This designation is intended to create vibrant urban centres with the greatest diversity of housing, shopping and other opportunities to meet daily needs in a walkable environment served by transit. Main building types include mid-rise residential and mixed-use buildings with a height of up to six storeys. The proposed zone is consistent with the UC designation.

The current zoning of the subject properties includes Low Impact Industrial (I1), Service Commercial 2 (CS2) and Public Use (P). Properties in the general vicinity of the site are zoned Special Low Impact Industrial (I1S), Core Commercial (C1), Service Commercial 2 (CS2), Public Use (P), Single Detached Residential 1 (RS1), and Comprehensive Development Zone (CD).

The subject site is located within the Ladner Village Core (LVC) Development Permit Area, which establishes guidelines for revitalization, form and character of development, energy and water conservation, greenhouse gas reduction, and protection from hazardous conditions. Any future development would be subject to obtaining a LVC Development Permit. Development Permits are delegated to the General Manager, Development.

DISCUSSION:**Proposal:**

The City of Delta is proposing to consolidate the subject properties into a single lot with a total area of 4,450 m² (47,899 ft²), as shown in the survey (Attachment C), and to rezone the site to a new Mixed-Use Ladner (MUL) Zone. A project data table is provided in Attachment D.

Community Consultation:

This application has undergone consultation with the public as endorsed by Council at the November 4, 2024 Regular Meeting. A public notification letter regarding the proposal was sent on April 24, 2025 and a public notice sign was installed on the site on May 3, 2025. A Public Information Meeting was held on May 8, 2025 where staff met with 13 attendees and received 3 comment sheets. Between April 25 and May 16, 2025, staff received 7 emails and 69 comment forms through the *Let's Talk Delta* website. In addition,

a petition with 87 signatures was submitted on May 16, 2025 opposing the possibility of a tourist accommodation on the subject site.

Key comment themes include preserving the village character, keeping building heights below four storeys, loss of parking and prioritizing affordable residential housing. A consultation summary is provided in Attachment E. Although the City is presently in a process with short-listed proponents for the development of a tourist accommodation at this location, in response to feedback about the need for more housing opportunities, the “mixed use residential building, limited to residential rental tenure” use was added to the proposed MUL Zone. This creates a zone with greater flexibility and could be applied to other properties in Ladner where consistent with the OCP subject to separate rezoning applications.

Zoning Amendment Bylaw No. 8508 is consistent with the OCP, and a Public Hearing is not required. 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 City proposes to rezone the subject properties from Low Impact Industrial (I1), Service Commercial 2 (CS2) and Public Use (P) to a new Mixed Use Ladner (MUL) Zone. The rezoning would allow for a future mixed-use development up to six storeys with a maximum height of 24 m (79 ft). Permitted uses would include, but not limited to, hotel, commercial retail, offices, restaurants, secondary residential, accommodation, assembly halls, childcare and education and related services. A project data table is provided in Attachment D.

The MUL Zone is being introduced as a new zone in the “Delta Zoning Bylaw No. 7600, 2017”. It is intended to support development in Ladner Village by establishing regulations for permitted uses, building height and setbacks for new six-storey mixed-use developments, consistent with the Ladner Village Height Map in the OCP.

Future development of the site would be subject to the form and character guidelines in the Ladner Village Core (LVC) Development Permit Area. The LVC guidelines are intended to help new development achieve the revitalization and transformation of Ladner Village while building on and reinforcing elements of the existing development patterns and historical context. Development permits are delegated to the General Manager, Development.

Traffic and Parking Impacts:

A traffic impact study was prepared by Step One Mobility – Planning and Engineering Ltd. to evaluate the anticipated traffic volumes generated by a proposed development that includes a hotel and a combination of other commercial uses such as a restaurant, fitness studio and spa. The study indicated that the future development is expected to generate 73 net new vehicle trips in the AM peak hour and 57 in the PM peak hour. The “Ladner Village Hotel Trip Analysis and Parking Study” has been accepted by Delta and is available on the Let’s Talk Delta website at <http://letstalk.delta.ca/lu009745>. Final parking requirements for any future development would be evaluated prior to issuance

of a development permit based on current Zoning Bylaw regulations. The traffic impact study would be updated based on the future proposal as part of the development permit application.

Implications:

Financial Implications – Delta would be responsible for the costs required to implement frontage and off-site engineering servicing improvements. A separate report will be provided to Council on funding allocation for these works.

Interdepartmental Implications – Delta is proposing to meet or exceed the off-site engineering servicing requirements set out in “Delta Development and Subdivision Standards Bylaw No. 8288, 2024” which includes providing road dedication (including corner cuts and lane dedication), constructing frontage upgrades along Chisholm Street, Delta Street, Elliott Street and Trenant Lane, undergrounding existing overhead utilities, and upgrading the sanitary sewer along Chisholm Street. The future developer would be required to fund the utility service connections and pave the top lift of asphalt on Trenant Lane along with a decorative surface treatment. As part of the lot consolidation, a flood covenant and agreement outlining the servicing obligations will be registered on title.

Intergovernmental Implications – This application was referred to the Ministry of Environment and Parks due to previous industrial activities on the site. The Ministry requires that prior to final consideration and adoption of Bylaw No. 8508, Delta must either obtain a Certificate of Compliance, Approval in Principle or a release from the Ministry. Site investigation and remediation work in support of an application for a Certificate of Compliance is complete and staff are working with a consultant to advance the application through the Ministry’s process.

The subject site is located within an archaeological buffer area. Delta has engaged a consultant working with local First Nations to conduct a site assessment. Excavation was carried out at multiple locations across the site, and a summary report is currently being prepared. Delta or the future developer would be required to contact the Provincial Archaeological Branch prior to the development commencement to determine if an archaeology permit is required.

▪ **CONCLUSION:**

Delta is proposing to consolidate the subject properties into a single development site and rezone it to a new Mixed-Use Ladner (MUL) Zone. The new zone would allow a future mixed-use development up to six storeys with a range of uses including, but not limited to, hotel, commercial retail, offices restaurants, secondary residential accommodation, assembly halls, childcare and education and related services. Redevelopment of this key site would contribute to the revitalization of Ladner Village.

It is recommended that Bylaw No. 8508 be given first, second and third readings.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development
Department submission prepared by: Katya Morenets, Planner
KM/rl

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Corporate Services	Mike Brotherston	MB
Engineering	Steven Lan	SL

- **ATTACHMENTS:**
 - A. Bylaw No. 8508
 - B. Location Map and Aerial Photo
 - C. Survey Plan
 - D. Project Data Table
 - E. Summary of Public Comments

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CITY OF DELTA

BYLAW NO. 8508

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

As required by the *Local Government Act*, the Council of the City of Delta posted and published notice of its intention to consider first, second and third readings of the Bylaw.

The 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 (LU009745) Bylaw No. 8508, 2025"**.
2. "Delta Zoning Bylaw No. 7600, 2017", as amended, is hereby further amended as follows:
 - (a) In the TABLE OF CONTENTS, PART 15 MIXED USE ZONES by inserting: "15.30 MUL: Mixed Use Ladner Zone" in the correct numerical order.
 - (b) In PART 3 ZONES, by inserting "MUL" and "Mixed Use Ladner Zone" in the correct numerical order in the Mixed Use row of the table in Section 3.3.1.
 - (c) In PART 15 MIXED USE ZONES, by inserting the "MUL: MIXED USE LADNER ZONE" attached hereto as Schedule "A" in the correct numerical order.
3. 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: 4940 Chisholm Street

PID: 005-208-751

Legal: Lot 498 District Lot 106 Group 2 New Westminster District Plan 54591

From: "Low Impact Industrial Zone (I1)"

To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4952 Chisholm Street

PID: 011-004-959

Legal: Lot 4 District Lot 106 Group 2 New Westminster District Plan 3603

From: "Service Commercial 2 Zone (CS2)"

To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4958 Chisholm Street
PID: 011-005-068
Legal: Lot 5 District Lot 106 Group 2 New Westminster District Plan 3603
From: "Service Commercial 2 Zone (CS2)"
To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4910 Delta Street
PID: 011-536-187
Legal: Southerly 24.75 Feet Lot 60 Except:
Firstly: Part Shown on Plan in Absolute Fees Parcel Book Volume 10 Folio 564 No.11357A
Secondly: Part Shown on Plan 3603, District Lot 106 Group 2 New Westminster District Plan 256 having a Frontage on Delta Street and a Uniform Width for the Full Depth of Lot and Adjoining Lot 61
From: "Public Use Zone (P)"
To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4914 Delta Street
PID: 011-536-225
Legal: Lot 60 Except: Firstly: Southerly 24.75 Feet
Secondly: Part on Plan in Absolute Fees Parcel Book Volume 10 Folio 564 No.11357A
Thirdly: Part Shown on Plan 3603, District Lot 106 Group 2 New Westminster District Plan 256
From: "Public Use Zone (P)"
To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4918 Delta Street
PID: 011-536-179
Legal: Lot 59 Except: Part on Plan in Absolute Fees Parcel Book Volume 10 Folio 564 No.11357A, District Lot 106 Group 2 New Westminster District Plan 256
From: "Public Use Zone (P)"
To: "Mixed-Use Ladner Zone (MUL)"

Civic: 4926 Delta Street
PID: 009-088-199
Legal: Lot 179 District Lot 106 Group 2 New Westminster District Plan 29112
From: "Service Commercial 2 Zone (CS2)"
To: "Mixed-Use Ladner Zone (MUL)"

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

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

This is Schedule "A" to
"Delta Zoning Bylaw No. 7600, 2017 Amendment
Bylaw No. 8508, 2025"

PART 15 MIXED USE ZONES

15.30 MUL: MIXED USE LADNER ZONE

15.30.1 INTENT

This *zone* is intended for a wide range of commercial and service *uses* in addition to limited residential *uses*.

15.30.2 PRINCIPAL USES

Animal grooming

Assembly hall

Arts school

Brew pub

Club

Convenience store

Cultural facility

Education facility

Financ

Health care office

Health spa

Home improvement supplies

Hotel

Household goods repair

Indoor recreation facility

Liquor primary establishment

Liquor store, subject to Section 6.1.16

Mixed use residential building limited to *Residential rental tenure*

Movie theatre

Neighbourhood cafe

Office operation

Personal services

Pharmacy

Polyclinic

Restaurant

Retail sales

Secondary residential accommodation

Veterinary clinic

Wine store

See [Section 6.1.17](#)
for *brew pub*
regulations

See [Section 6.1.19](#) for
drug store and pharmacy
location regulations

See [Section 6.1.20](#) for
veterinary clinic
regulations

15.30.3 ACCESSORY USES

- Home occupation* accessory to a *dwelling unit*
- Distillery* accessory to a *liquor primary establishment*
- Outdoor display of goods, subject to Section 6.1.21, accessory to:
 - Convenience store*
 - Garden shop*
 - Retail sales*
- Rental of *motor vehicles*, accessory to a *hotel*

15.30.4 SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>
Front	0 m
Exterior Side	0 m
Interior Side	0 m
Rear	0 m

See [Section 6.2](#)
for additional *setback*
regulations

(b) Despite Section 15.30.4(a) of this *zone* and Section 6.2.10(b), the following *structures* shall be permitted as follows:

- (i) Canopies, awnings and overhangs intended for weather protection may encroach beyond the property line, subject to approval from the *General Manager, Engineering*

15.30.5 HEIGHT

(a) *The maximum height* of a *principal structure* and an *accessory structure* shall be:

	<i>Principal Structure</i>
<i>Maximum Storeys</i>	6
<i>Maximum height to the top of a flat roof</i>	24 m
<i>Maximum height to roof ridge for a pitched roof</i>	24 m

See [Section 6.2.14](#) for additional height regulations

(b) Despite Section 15.30.5(a) of this *zone*, the following shall be permitted to project above the *maximum height*:

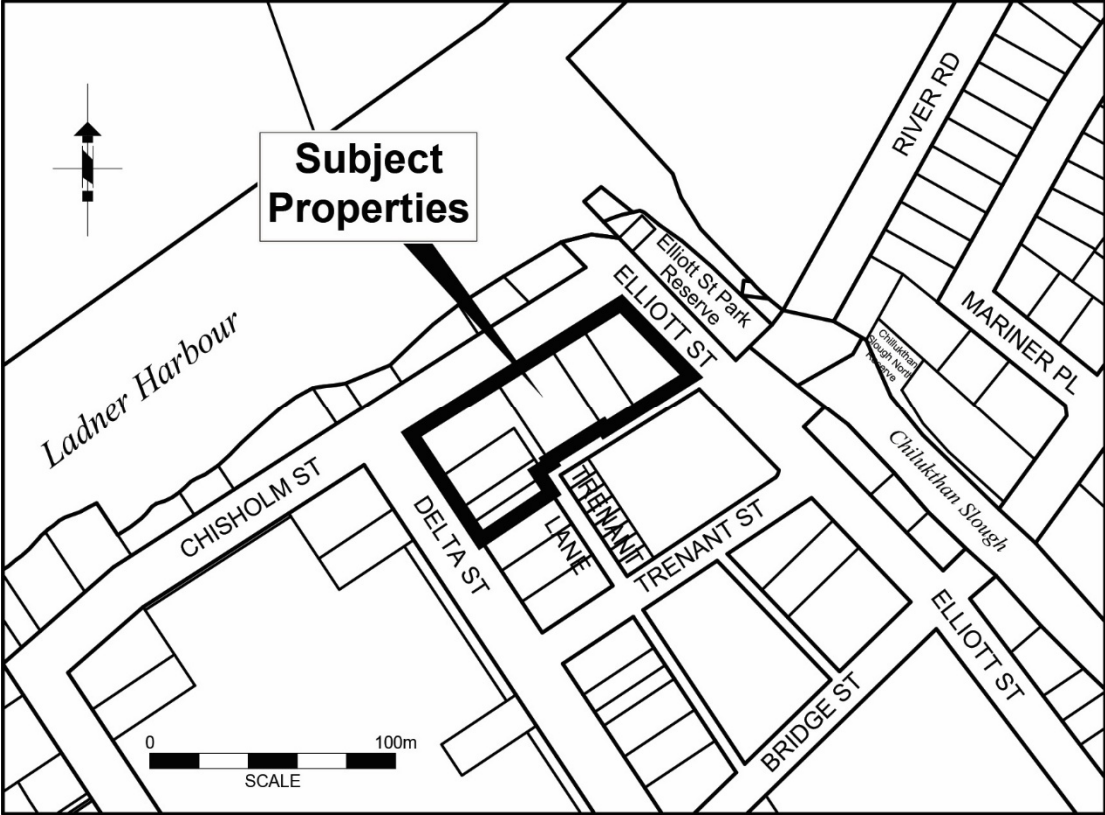
- (i) Railings on rooftop decks that are 1.3 m or less in height
- (ii) Glass panels that are 2 m or less in height
- (iii) Arbors
- (iv) Canopies
- (v) Sun sails
- (vi) Pergolas
- (vii) Cabanas

15.30.6 MINIMUM LOT SIZE FOR SUBDIVISION

The minimum *lot* area for subdivision shall be 550 m²

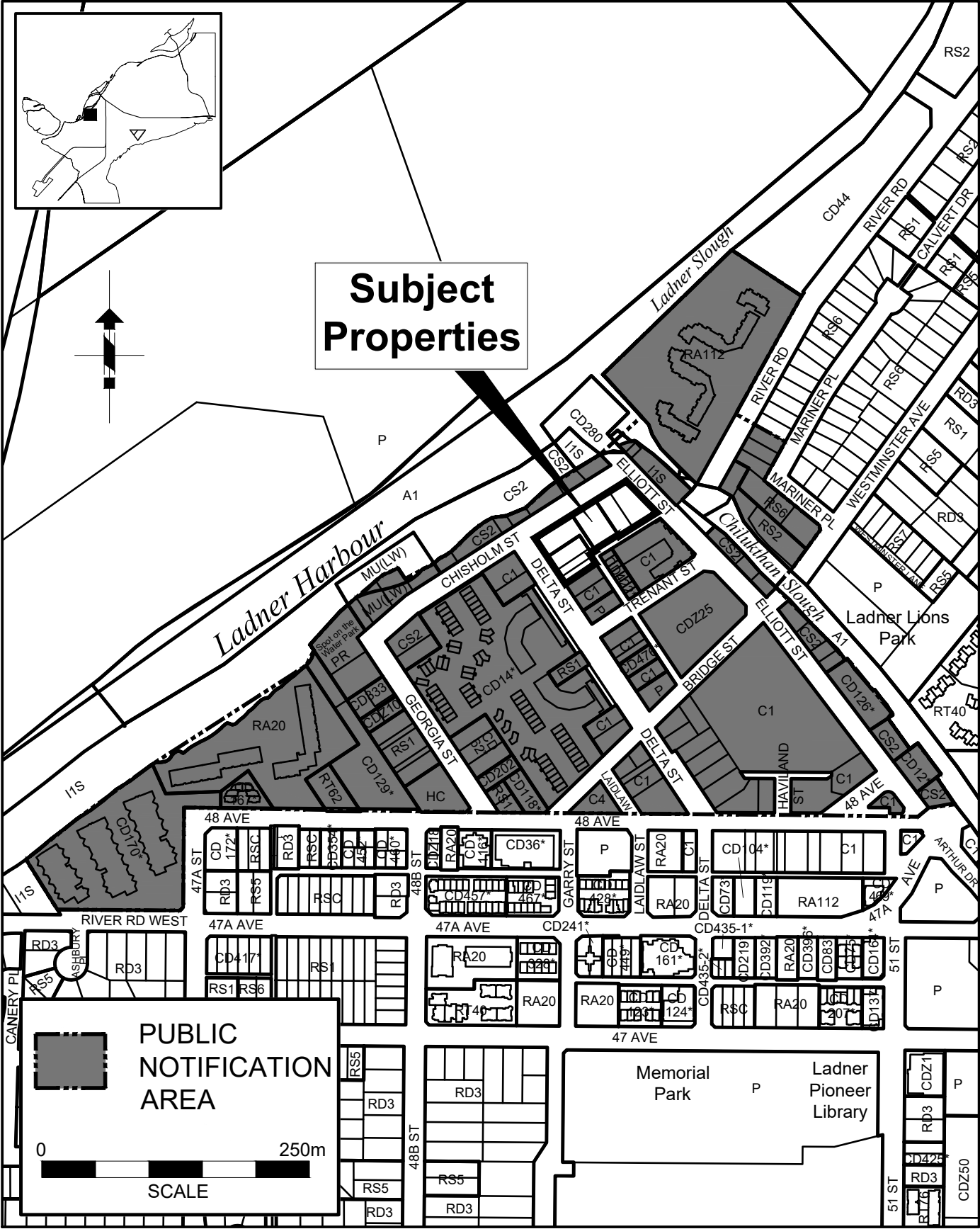
15.30.7 OTHER REGULATIONS

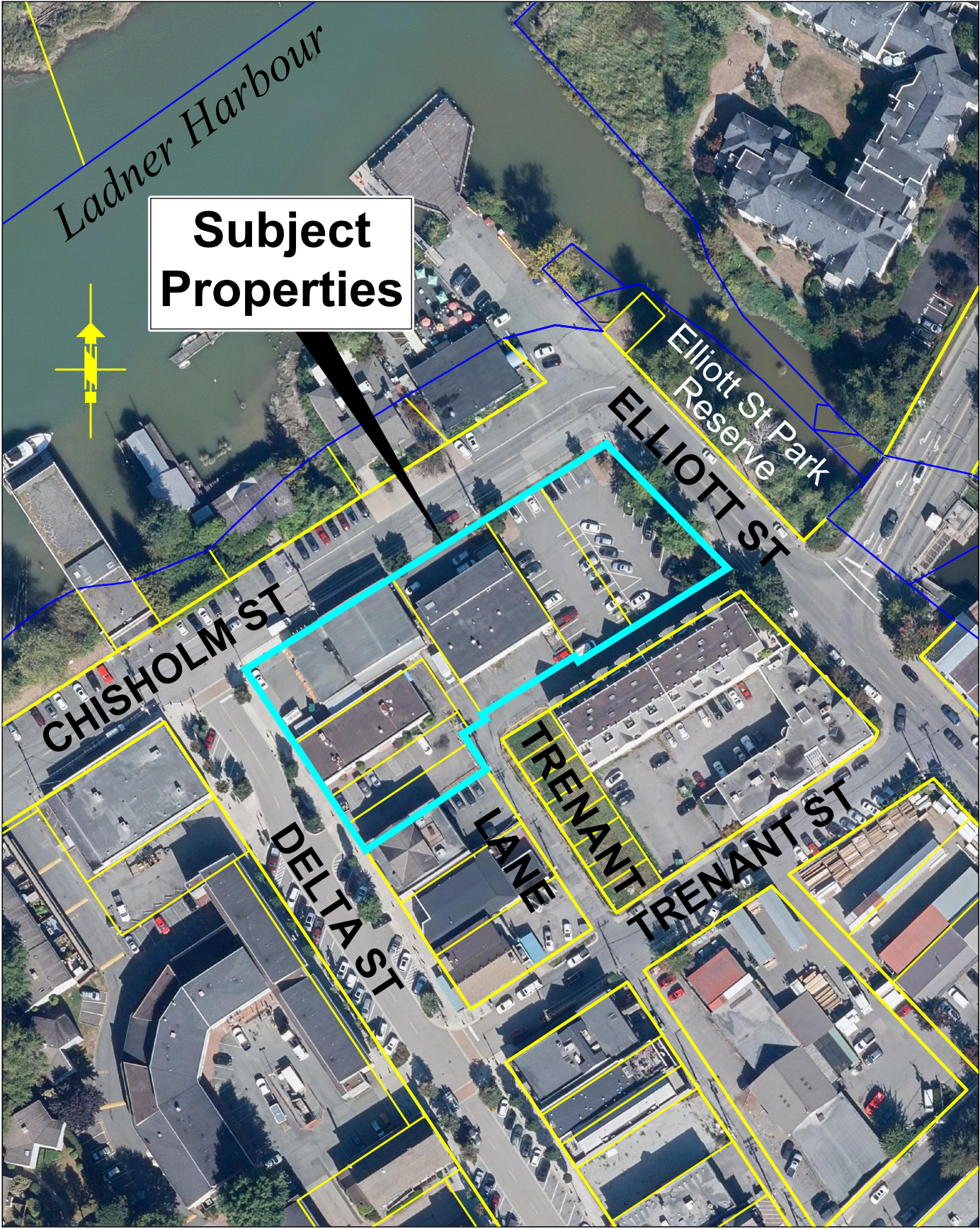
- (a) Any outside storage of garbage must be in a commercial garbage container, which shall be enclosed entirely.
- (b) Residential uses, other than entrance lobbies and exits, shall not be located on the ground floor.
- (c) *A liquor store*
 - (i) shall only be permitted in a *hotel*, a *shopping centre*, or a freestanding *building* in or contiguous to a *shopping centre*,
 - (ii) shall not be located within 1 km from another *liquor store*, and
 - (iii) shall not exceed 186 m² in *floor* area, excluding the area used for ancillary offices, storage, washrooms, and shipping and receiving.

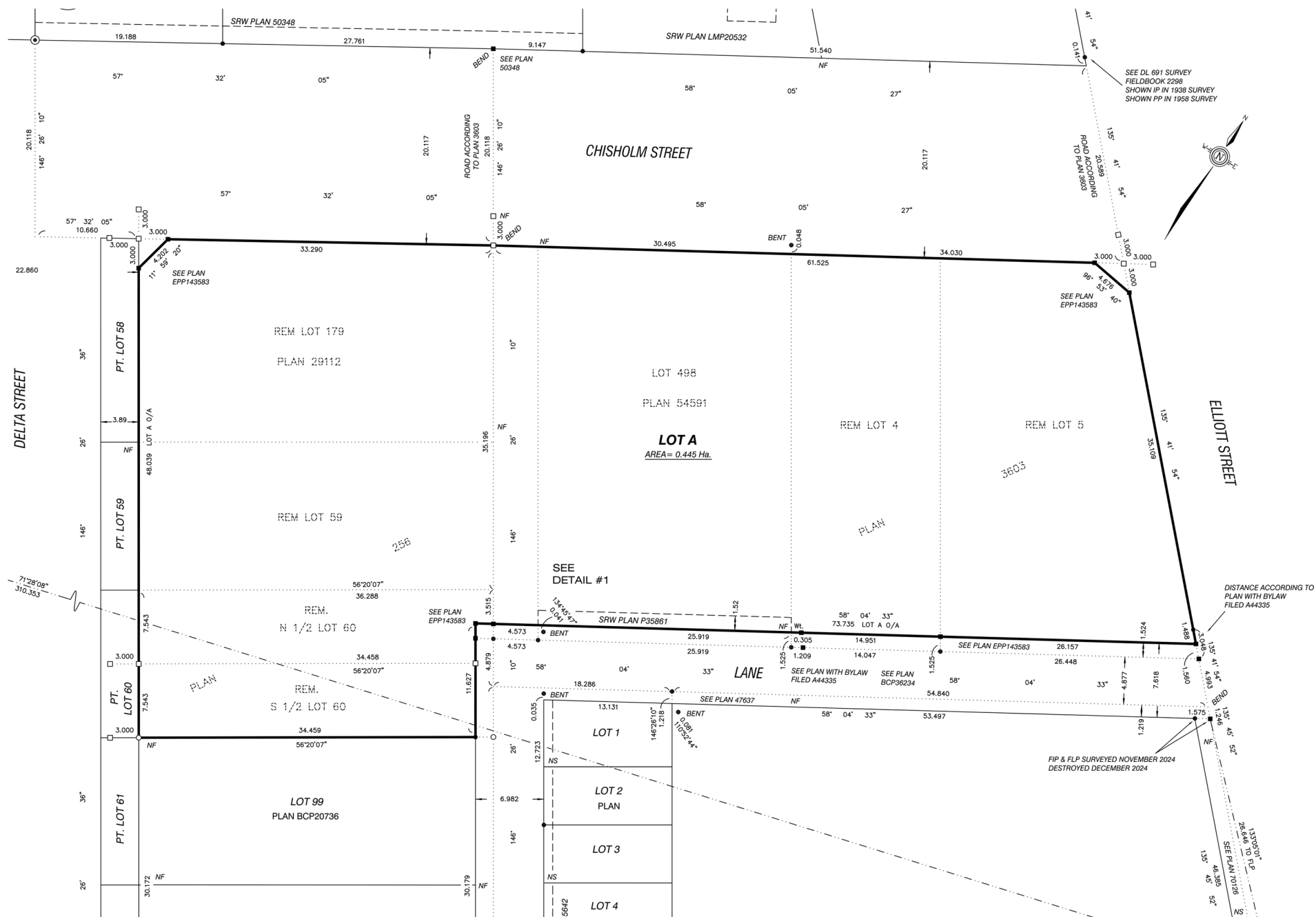


This is Schedule “B” to
“Delta Zoning Bylaw No. 7600, 2017 Amendment (LU009745) Bylaw No. 8508, 2025”

Location Map







CNCL53

Project Data for 4940, 4952 & 4958 Chisholm Street and 4910, 4914, 4918 & 4926 Delta Street (LU009745)

Owner & Applicant	City of Delta	
Application Date	September 17, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Urban Centre (UC)	No change
Development Permit Area	Ladner Village Core (LVC)	No change
Zoning	4940 Chisholm Street: Low Impact Industrial (I1) 4952 & 4958 Chisholm Street and 4926 Delta Street: Service Commercial 2 (CS2) 4910, 4914 & 4918 Delta Street: Public Use (P)	Mixed Use Ladner Zone (MUL)
No. of Lots	7	1
Lot Area	4940 Chisholm Street: 1,002.4 m ² (10,789 ft ²) 4952 Chisholm Street: 612.9 m ² (6,597 ft ²) 4958 Chisholm Street: 908.9 m ² (9,783 ft ²) 4910 Delta Street: 261 m ² (2,809 ft ²) 4914 Delta Street: 268.5 m ² (2,890 ft ²) 4918 Delta Street: 547.7 m ² (5,895 ft ²) 4926 Delta Street: 929.3 m ² (10,003 ft ²)	Gross Lot Area: 4,532.1 m ² (48,783 ft ²) Road Dedication: 82.1 m ² (883 ft ²) Net Lot Area (after dedication): 4,450 m ² (47,899 ft ²)

	Permitted under Current Zone	Permitted under Mixed Use Ladner (MUL) Zone
Maximum No. of Storeys	CS2: 2 P: 3 I1: N/A	6
Maximum Building Height	CS2: 8 m (26 ft) to the top of a structure or to the mid-roof of a pitched-roof structure P: 9.2 m (30 ft) to mid-roof or the top of a flat roof I1: 15 m (49 ft) to the top of a structure or to the mid-roof of a pitched-roof structure	24 m (79 ft)

G:\Current Development\LU FILES\LU009\LU009745\Council\1st, 2nd & 3rd\D - Project Data Table.docx - Tuesday, June 24, 2025, 10:00:18 AM

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 Chisholm Street Mixed Use Rezoning Application in Ladner Village. Delta received 79 comments including 69 through the letstalk.delta.ca application website, 7 from emails and 3 at the public information meeting. Key themes of the feedback include:

1. Economic Development & Revitalization

- Support for a mixed-use development that enhances downtown vitality, attracts tourism, and strengthens local businesses.
- Interest in revitalizing Ladner with more commercial opportunities.

2. Building Height

- Desire to see heights less than six-storeys.
- Preference for a maximum of two to four storeys to preserve the village's historic character and views.

3. Ladner Identity

- Concern that development may threaten Ladner's identity as a heritage village.
- Criticism of the displacement of long-standing businesses and historical architecture.
- Support for development that includes historic-style architecture.

4. Hotel Development

- Mixed comments on the possibility of a tourist accommodation at this location.
- Concern that a hotel is unnecessary and could sit empty as Ladner is not a year-round tourist destination.
- Support for a well-designed hotel that could accommodate events, conferences, and bring activity to the area.

5. Need for Housing

- Emphasis on the urgent need for affordable housing over other uses (e.g., tourist accommodation).
- Desire to see long-term residents' needs for housing prioritized on City-owned land.
- Interest in proposals for co-op housing or mixed-use developments.

6. Parking

- Objection to losing existing public parking, especially for the popular Ladner Village and its seasonal farmers' market.
- Concern that reduced parking would deter shoppers and hurt local businesses.
- Support for development with adequate parking and public parking.

7. Public Consultation

- Suggestions that the process was rushed and that decisions were already made.

8. Environmental and Infrastructure Considerations

- Suggestions to improve green infrastructure and manage stormwater integration.
- Emphasis on maintaining river access and views.

Mayor & Council

From: B YAWORSKI s.22(1) Personal and Confidential
Sent: July 1, 2025 6:10 PM
To: HMA.Minister@gov.bc.ca; Mayor & Council; Mayor George Harvie; Alicia Guichon; Jessie Dosanjh; Dylan Kruger; Daniel Boisvert; Rod Binder; Jennifer Johal; Ian Jacques
Cc: Mike Brotherston; Doreann Mayhew; Kateryna Morenets; sgyarmati
Subject: LU009745 (Bylaw No. 8508) Chisholm & Delta St properties

General
FILE # 6650-20

TYPE: REFERS TO #8.1
DEPT: DEV
A.T. #: 148886
Comments: Regular Council Jul. 7/25

Hello Mayor & Council:

Writing on behalf of over 540 Delta residents as part of a petition by FRIENDS OF LADNER VILLAGE against the Use of Public Land for commercial purposes such as a tourist hotel, we are vehemently against the Rezoning of these 7 Chisholm St & Delta St lots as proposed in LU009745.

Some of our key objections include:

DECREASED PUBLIC ACCESS

Commercial use will restrict public access to this land, potentially limiting housing, recreational opportunities, free public parking (a potential loss of about 50 spaces) and other non-profit uses.

EQUITY CONCERNS

Commercial development on this site will unevenly benefit certain individuals or companies, resulting in a loss of community fairness and equity.

LONG-TERM SUSTAINABILITY

Commercial uses are subject to the "ups and downs" of the fluctuating business cycle of economic activity - which could devalue and risk the long-term sustainability and worth of this public land.

This Rezoning Application has not done a full analysis of the Social, Economic, and Environmental needs of our region. Zoning this as one large 1.2 acre parcel, will also severely limit its further viable success and future "fair" diversity of public uses.

Regards,
Bev Yaworski & Doug Reynolds
for **FRIENDS OF LADNER VILLAGE**
4687 Morgan Place, Delta BC V4K 3R6

Reference: <https://letstalk.delta.ca/lu009745>
<https://www.ipetitions.com/petition/reject-deltas-2024-proposed-ladner-village>

Mayor & Council

From: Donna and Terry Bogyo
Sent: July 2, 2025 7:23 PM
To: Mayor & Council
Subject: LU009745

A genda
FILE # 6650-20

TYPE: REFERS TO #8.1

DEPT: DEV

A.T. #: 148893

Comments: Regular Council Jul. 7/25

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.

My comments relate to the above-mentioned development proposal. I am completely opposed to the plan. Specifically, I am opposed to the removal of much-needed public parking. Aging residents need easy access to Ladner Village. Not all of us are able bodies or own electric bikes!

Should you accept this dramatic change that serves the pockets of developers rather than residents, it will be remembered on civic election day. I can't support any councillor who votes to further erode the character of our community in the name of profit.

Sincerely,
Donna Bogyo
4679 Morgan Place
Ladner



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009876**

From: **Development Department**

Date: **June 18, 2025**

Proposed 72 Avenue Corridor Pre-Zoning

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

▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

The purpose of this report is to advise Council of the proposed City-initiated pre-zoning for the 72 Avenue corridor as part of the Canada Mortgage and Housing Corporation (CMHC) Housing Accelerator Fund (HAF) initiative and to provide information on the consultation process for this proposal.

▪ **DISCUSSION:**

Pre-zoning is a process where a municipality proactively changes the zoning for certain areas to align with desired land use designations, often to encourage certain types of development such as housing. This allows future projects in those areas to apply for permits directly without needing a lengthier rezoning process. Pre-zoning is considered in locations that are consistent with the Official Community Plan (OCP).

As part of the CMHC HAF commitments, the City is reviewing opportunities to allow flexible zoning which would include the opportunity for future townhome projects along the 72 Avenue corridor for those properties shown in Attachment A. Consistent with the Mixed Residential (MR) land use designation in Delta's OCP, three townhouse projects have been constructed along the 72 Avenue corridor since 2018.

Consultation Process:

While pre-zoning to allow for townhouses is consistent with the OCP and a Public Hearing is not permitted to be held, the City is committed to facilitating opportunities both on-line and in-person for individuals to engage in consultation and provide feedback for this initiative.

Under Section 27 of “Development Application Procedures Bylaw No. 8347, 2023”, the General Manager of Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities considered to be affected by an application. In the case of this initiative, the following consultation process will be carried out:

- Sending a notification letter to the surrounding property owners to advise them of the proposed changes. A Public Notification Area map is provided in Attachment B.
- Using posts on the City of Delta’s social media accounts to notify of the proposed change and ask for public feedback.
- Publishing a project webpage on the Let’s Talk Delta platform, including details of the initiative as well as providing an online platform for receiving public comments.
- Hosting an in-person public information meeting to introduce the pre-zoning initiative and receive feedback.
- Sending a letter to residents summarizing the public comments and outlining the proposed zoning regulations changes prior to consideration by Council.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the 72 Avenue pre-rezoning initiative.



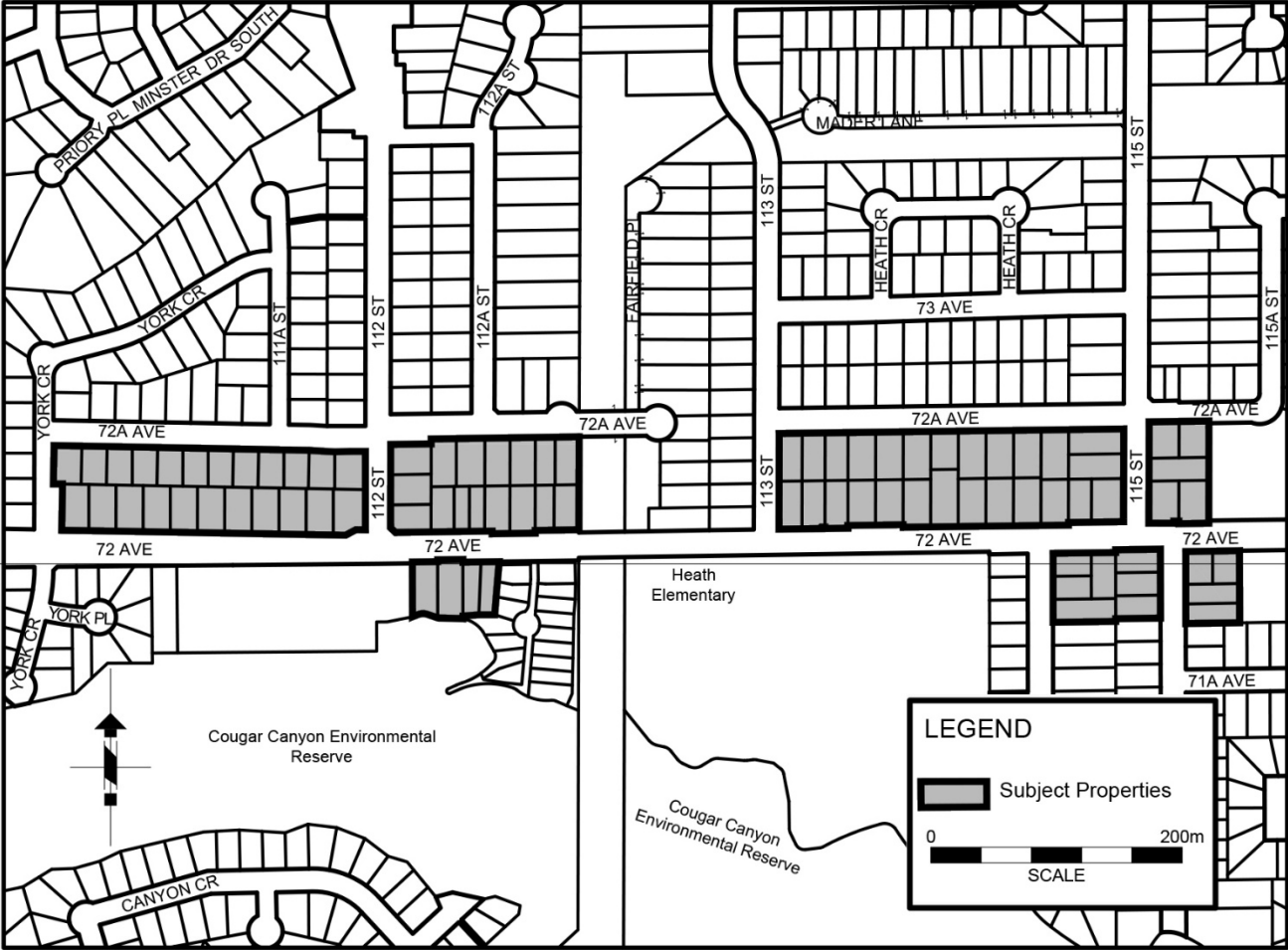
Doreann Mayhew, P.Eng
General Manager, Development

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

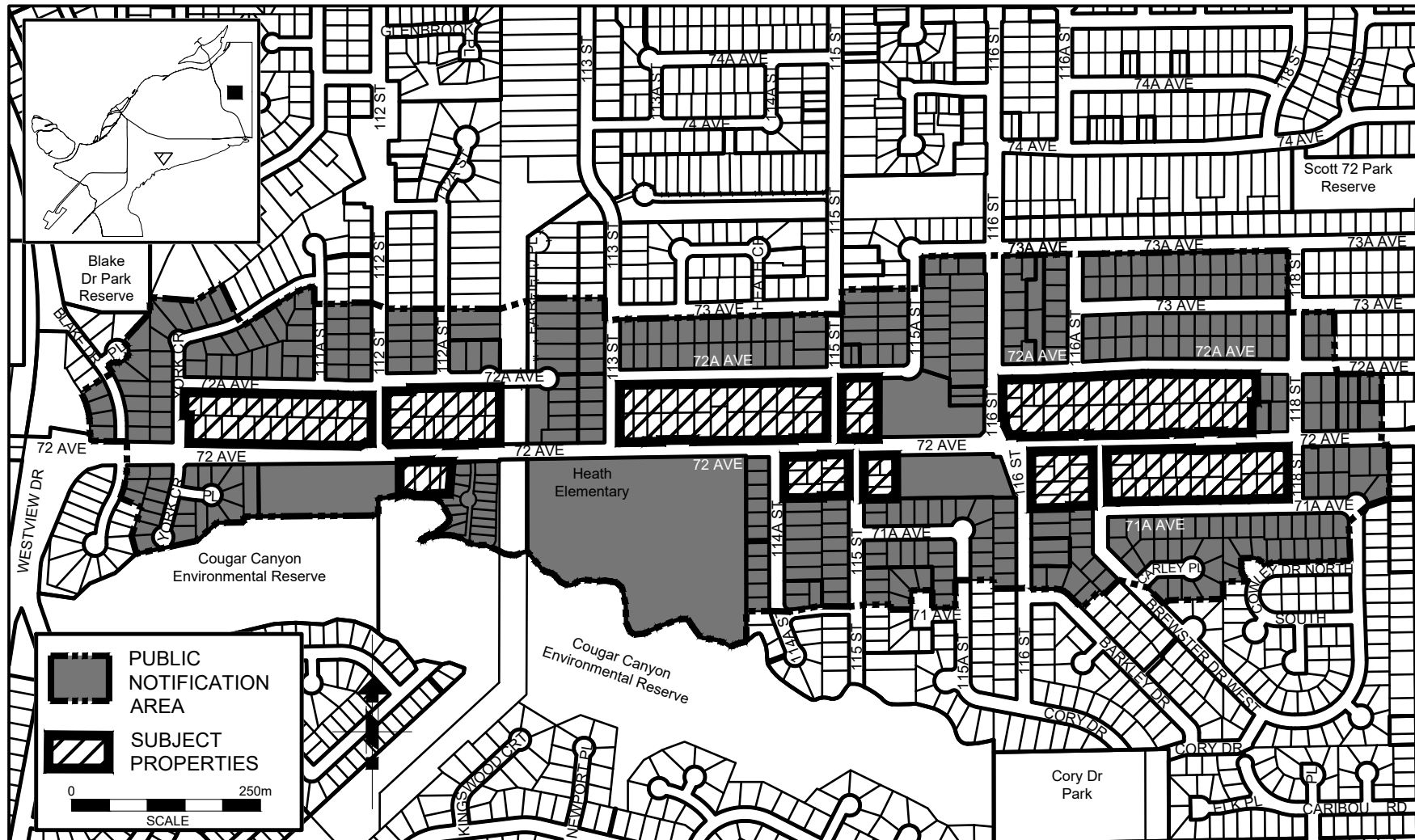
▪ **ATTACHMENTS:**

- A. Subject Properties Maps
- B. Public Notification Area Map

G:\Current Development\LU FILES\LU009\LU009876\Council\New App\LU009876 - New App - 72 Ave Zoning.docx - Thursday, July 03, 2025, 12:29:22 PM



Public Notification Area Map





City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009726**

From: **Development Department**

Date: **June 25, 2025**

**New Application Received for Rezoning and 10-Lot Subdivision
at 5090 1 Avenue**

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

▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

The purpose of this report is to advise Council of a new rezoning and subdivision application that has been received for the property at 5090 1 Avenue and to provide information on the consultation process for this application.

▪ **BACKGROUND:**

The application is for rezoning to permit subdivision of the existing 0.73 ha (1.8 ac) subject property into 10 small-scale residential lots. The proposal is for 5 four-unit plex and 5 three-unit houseplexes for a total of 35 dwelling units. New road dedication would also be required to complete Wallace Avenue and a cul-de-sac at the end of Walker Avenue. A location map and aerial photo are provided in Attachment A.

Although the application is consistent with the Small Scale Residential (SSR) designation in the Official Community Plan and new application reports are typically presented to Council for larger complex projects, the consultation process outlined in this report is being presented to Council due to the unusually large size of the subject property, the number of lots and units proposed, the number of surrounding properties and the existing neighbourhood context which has historically not experienced much infill development.

This application is at a preliminary stage and aspects of the proposal may change in response to detailed staff review and comments received from Council or the community.

Consultation Process:

Under Section 27 of "Development Application Procedures Bylaw No. 8347, 2023", the General Manager, Development is delegated authority to determine the appropriate process to consult with persons, organizations and authorities in consideration of the scale, complexity and potential impact of the proposed development on the community. The following consultation process will be carried out for this application:

- Placing public notice signs on each street frontage of the subject site;
- Sending a notification letter to the surrounding property owners to advise them of the proposed development;
- Posting on the City of Delta's social media platforms to notify of the proposed development and ask for public feedback;
- Circulating the application to internal city departments and external agencies including the Delta School District and the Canadian section of the International Boundary Commission for comments;
- Publishing a project webpage on the Let's Talk Delta platform, including details of the application as well as providing an online platform for receiving public comments; and
- Hosting an in-person public information meeting to introduce the application and the proposal to the public and to receive feedback.

▪ **CONCLUSION:**

As a next step, staff will initiate the public consultation process for the rezoning and subdivision application at 5090 1 Avenue.



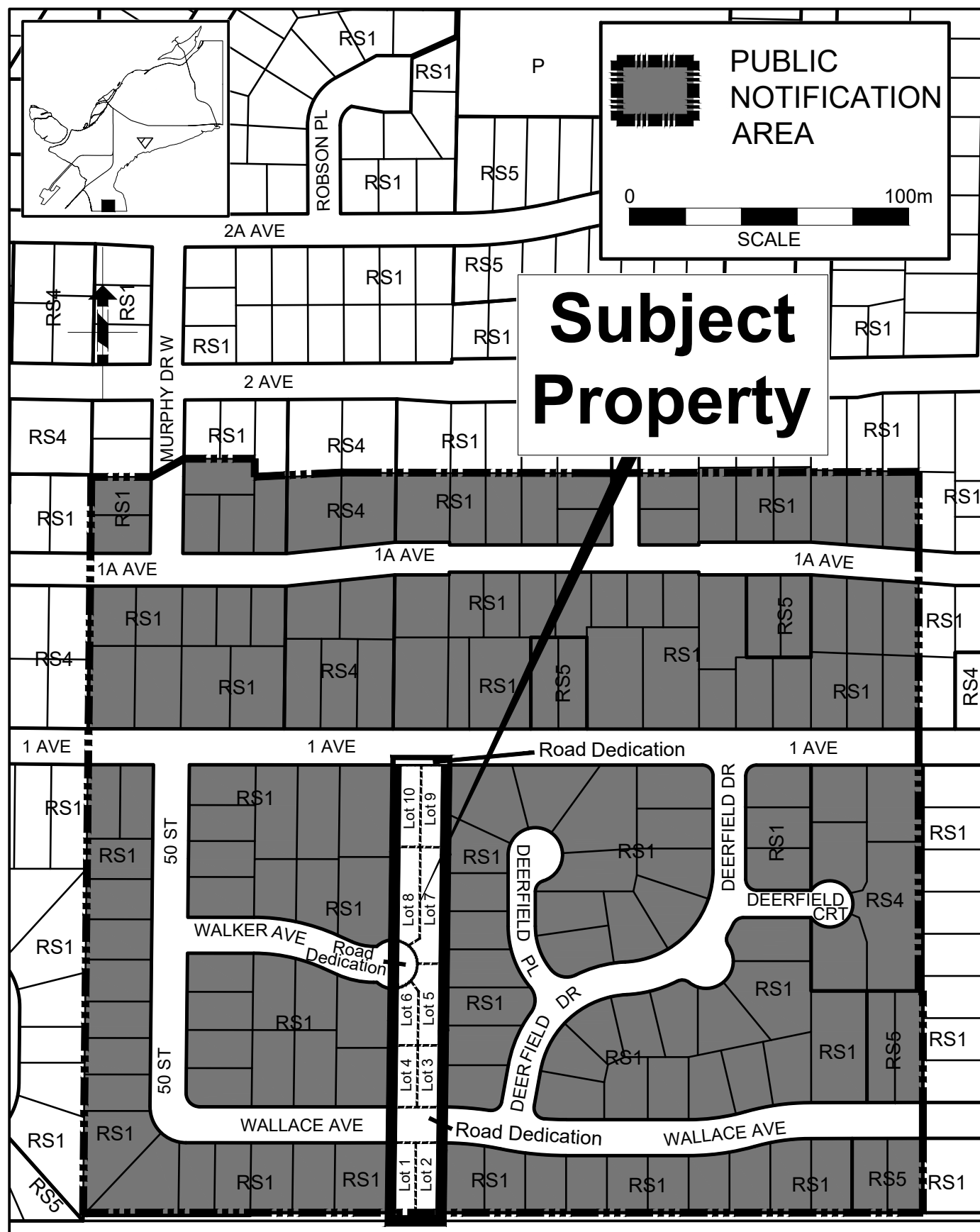
For Doreann Mayhew, P.Eng
General Manager, Development

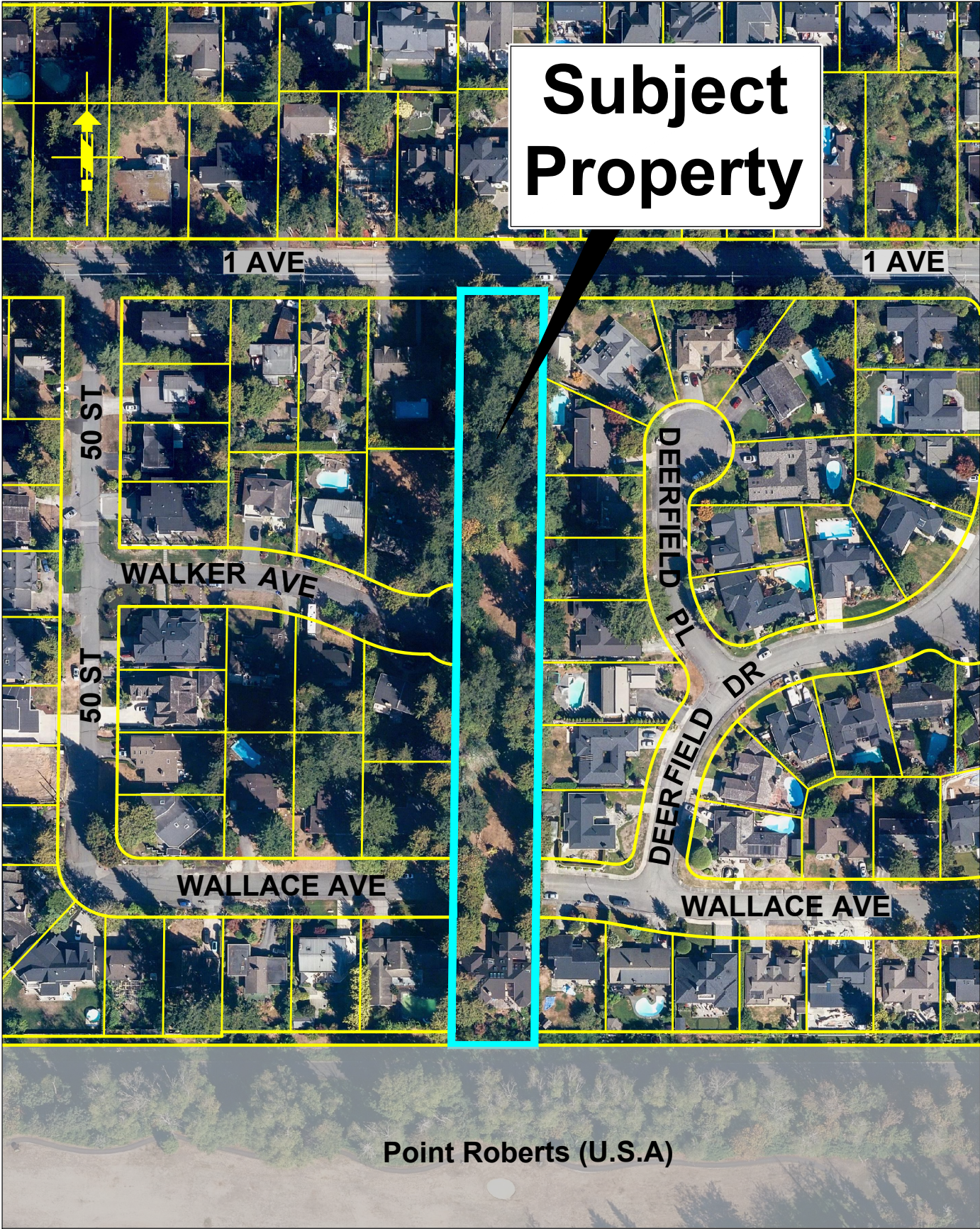
Department submission prepared by: Emily Paterson, Planner
EP/ja

▪ **ATTACHMENT:**

A. Location Map and Aerial Photo

<https://delta.escribemeetings.com/Reports/New Application for 10 Lot Subdivision and Rezoning at 5090 1 Avenue.docx>-
Wednesday, April 19, 2023-10:37:29 AM







City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **6120-02**

From: **Parks, Recreation & Culture
Department**

Date: **June 16, 2025**

Annieville Park Master Plan Update

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

▪ **RECOMMENDATIONS:**

- A. THAT the Draft Annieville Park Master Plan, as illustrated in Attachment A, be endorsed generally as presented.
- B. THAT staff be directed to proceed with the second phase of community engagement to gather feedback to finalize the Master Plan.

▪ **PURPOSE:**

To provide an update on the Draft Annieville Park Master Plan ("Plan") before proceeding with the second phase of community engagement.

▪ **BACKGROUND:**

Annieville Park ("Park") is a cherished community space that has served the historic Annieville neighbourhood for generations. Originally conceived, designed, and developed through local efforts, the Park remains a symbol of community spirit and continues to support the recreational needs of North Delta residents.

Located at 9150 112 Street in North Delta, the Park spans approximately 33,597 square metres within a low-density residential area, adjacent to Annieville Elementary School. It is approximately one kilometre from the emerging high-density Scott Road Corridor, positioning it as a key open space within a rapidly evolving urban landscape. The Park is a popular venue for passive use and family gatherings and is particularly known for its strong connection to local baseball.

The Park features a variety of amenities, including a splash pad, picnic shelter, BBQ facilities, two youth baseball fields, batting cage, two tennis courts, fieldhouse with restrooms, wooded area, concession stand with storage, vehicle parking, and a natural play area. Several of these amenities such as the splash pad and fieldhouse with restrooms are nearing the end of their operational life, requiring replacement.

- **DISCUSSION:**

Annieville Park Master Plan Development Process

The Park master planning process began in the spring of 2024 with a review of the Park's history, site surveys, and technical analysis, followed by the identification of key priorities. The City retained WSP as the primary consultant to assist with development of the Plan and lead the community engagement program. The key priorities to be addressed in the plan include improved accessibility throughout the Park, replacement of aging infrastructure, and enhancing the spray park, sport courts, and passive areas to allow for more flexible use and to better meet the needs of the community.

Two initial conceptual design options were developed focusing on creative design solutions to address these key priorities, while emphasizing accessibility, flexibility and inclusive recreation spaces. These design concepts formed the foundation for Phase One of the community engagement process. A Workbook has been created to summarize the process to date and outline the proposed Plan in more detail (Attachment B).

Community Engagement

In the summer of 2024, the City invited the community to participate in Phase One of the community engagement process for the conceptual Master Plan for the Park. The goal of this community engagement was to assess community needs for the Park's development and ensure that the new design reflects those needs.

Phase One engagement efforts included sending letters to 966 residences within a 400 metre radius of the Park, posting on-site signage, sharing public notices on social media and the readerboard at the North Delta Recreation Centre, and providing feedback forms at two in-person open houses and online at letstalk.delta.ca. The City received 81 responses to the feedback form, submitted either online or during an in-person open house. A total of 64 residents attended the in-person open houses. Additionally, the project team engaged with students and staff at Annieville Elementary School, North Delta Baseball Association, North Delta Lions Club, and Cougar Creek Streamkeepers. In total, Phase One community engagement encompassed feedback from approximately 290 individuals.

Most participants in the community engagement live within 500 metres of the Park and visit it one to three times per week. Top requests for upgrades included better accessibility, more seating, an expanded spray park, washrooms, and a multi-use sports court. There was strong support for improved accessibility and more connected, well-designed recreation areas with varied seating.

Internal Stakeholder Review

Alongside community engagement, Parks, Recreation & Culture, Park Operations, Engineering, Bylaws, and Development provided feedback on the park concept designs. These sessions aimed to assess each concept's alignment with City standards,

operational feasibility, and sustainability goals, ensuring the final design reflects both the community's priorities and the City's vision for the Park.

Draft Park Master Plan

The Plan (Attachment A) integrates infrastructure renewals, while prioritizing the retention of existing trees to enhance site flexibility and accommodate shared uses. Key objectives include improving accessibility, arrival experience, and park connections to ensure an inclusive and user-friendly space. The Plan has been shaped by input from the community and internal stakeholders and seeks to strike a balance between programmed recreational areas and passive green spaces. A description of the key features is provided below:

Central Park Hub

A central park hub is envisioned as the heart of the Park, featuring a new multi-use games area with a fenced sports court that includes four pickleball courts, one tennis court, full basketball court, half basketball court, and spaces for mini-hockey and ball hockey. The area includes outdoor fitness equipment and parkour elements (obstacle course). Adjacent to the multi-use games area, a new fenced spray park and combined washroom and fieldhouse facility will replace aging infrastructure and provide seamless connectivity between key park amenities. Options for re-use of water run-off from the spray park are considered in the Plan.

Community Plaza

A large plaza will link the central park hub to a new overlook deck that provides views onto Bob Bunnett Field. The proposed plaza includes a new picnic shelter, replacing the existing picnic shelter. This plaza may serve as a flexible venue for community programming, such as markets and food trucks, fostering social and recreational engagement.

Baseball Facilities

Key upgrades have been identified to enhance baseball facilities within the Park. Bob Bunnett Field would remain in its current location and be upgraded with a new backstop, bullpens and accessible Challenger dugouts. The upper baseball diamond would undergo improvements to accommodate tournaments, including installation of a new backstop. These upgrades would significantly enhance the functionality of the baseball facilities and ensure the needs of the community are still served.

Accessibility

One of the key components of the Plan will be improving connectivity throughout the Park, creating a more pleasant experience and providing universal access to each of the Park's feature areas. The Plan incorporates a new spray park with wheelchair-accessible play features and inclusive furniture throughout the Park. A new washroom and fieldhouse facility will offer universal accessibility in a modern facility, addressing one of the key barriers in the existing Park. Upgrades to the baseball diamonds will

include accessible Challenger baseball dugouts, offering additional inclusive and wheelchair-accessible opportunities. The Plan also includes a new path connecting the sidewalk on 112 Street to the Park to support ease of access for all users.

Alignment with Parks, Recreation & Culture Master Plan

City of Delta is advancing the development of a Parks, Recreation & Culture Master Plan to inform future priorities and investment throughout Delta. Although the Annieville Park Master Plan precedes the broader City-wide plan, it has been developed with consideration for overarching City goals and existing plans and strategies. The focus for Annieville has been on critical infrastructure renewal, improving vibrancy and animation, and enhancing the inclusivity and accessibility of this well-used park in alignment with City priorities. The baseball diamond renewal has been informed by the Sports Field Needs Assessment, which will be presented at an upcoming Council meeting and will serve as a critical pillar of the upcoming PR&C Master Plan process. Completing the Annieville Park renewal in 2026 will allow future investment to focus on new priorities identified through the City-wide Plan.

Next Steps

If supported by Council, a second round of community engagement will be conducted in the summer of 2025 to inform residents about the Plan and to gather any final input. Included in the second phase of engagement:

- Updates to the project's Let's Talk Delta page with an online feedback form
- Letters to surrounding residences, site signage, newspaper and social media advertisements
- One in-person open house
- Targeted consultation with key interest groups
- Review of the Plan with the City's Mobility and Accessibility Committee for comments

Following the second phase of community engagement, the project team will incorporate community feedback in a finalized plan, and report back to Council.

The Plan is proposed to be implemented in a single phase to support a coordinated and efficient rollout of Park improvements with an estimated construction cost of approximately \$7 million.

Implications:

Financial Implications – There is \$3.8 million available for implementation of the Annieville Park Master Plan through existing Capital Plan allocations. If this Plan is supported, an additional \$3.2 million will be requested through the 2026 Financial Plan process to allow the Plan to commence in 2026 at a total cost of \$7 million.

▪ **CONCLUSION:**

The Draft Annieville Park Master Plan reflects a community-driven vision that replaces critical infrastructure, enhances recreational opportunities, improves accessibility, and supports a variety of active and passive uses. These upgrades will ensure Annieville Park continues to be a vibrant and inclusive space for residents and visitors alike.



Josh Turner
General Manager, Parks, Recreation & Culture

Department submission prepared by: Danielle Rancourt, Park Planner
DR/fb/dc/cd/cv

This report has been prepared in consultation with the following listed departments.

Concurring Departments		
Department	Name	Signature
Communications & Engagement	Deanie Wong	DW
Finance	Navin Chand	NC

▪ **ATTACHMENTS:**

- A. Annieville Park – Draft Master Plan
- B. Annieville Lions Park – Master Plan Development Process

<https://delta.escribemeetings.com/Reports/Annieville Park Master Plan Update.docx> - Thursday, July 03, 2025, 12:25:50 PM

DRAFT MASTER PLAN

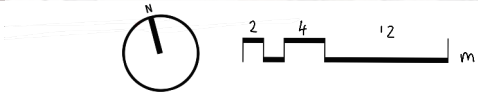


DRAWING NOTES

TREES
A TOTAL OF 2 TREES WILL BE REMOVED, AND 14 NEW TREES WILL BE PLANTED

LEGEND

- EXISTING TREE
- PROPOSED TREE
- PICNIC TABLE
- BENCH
- SKETCH VIEW
- PRECEDENT IMAGERY
- PUBLIC ART/ WAYFINDING
- OPPORTUNITY



MASTER PLAN DEVELOPMENT PROCESS

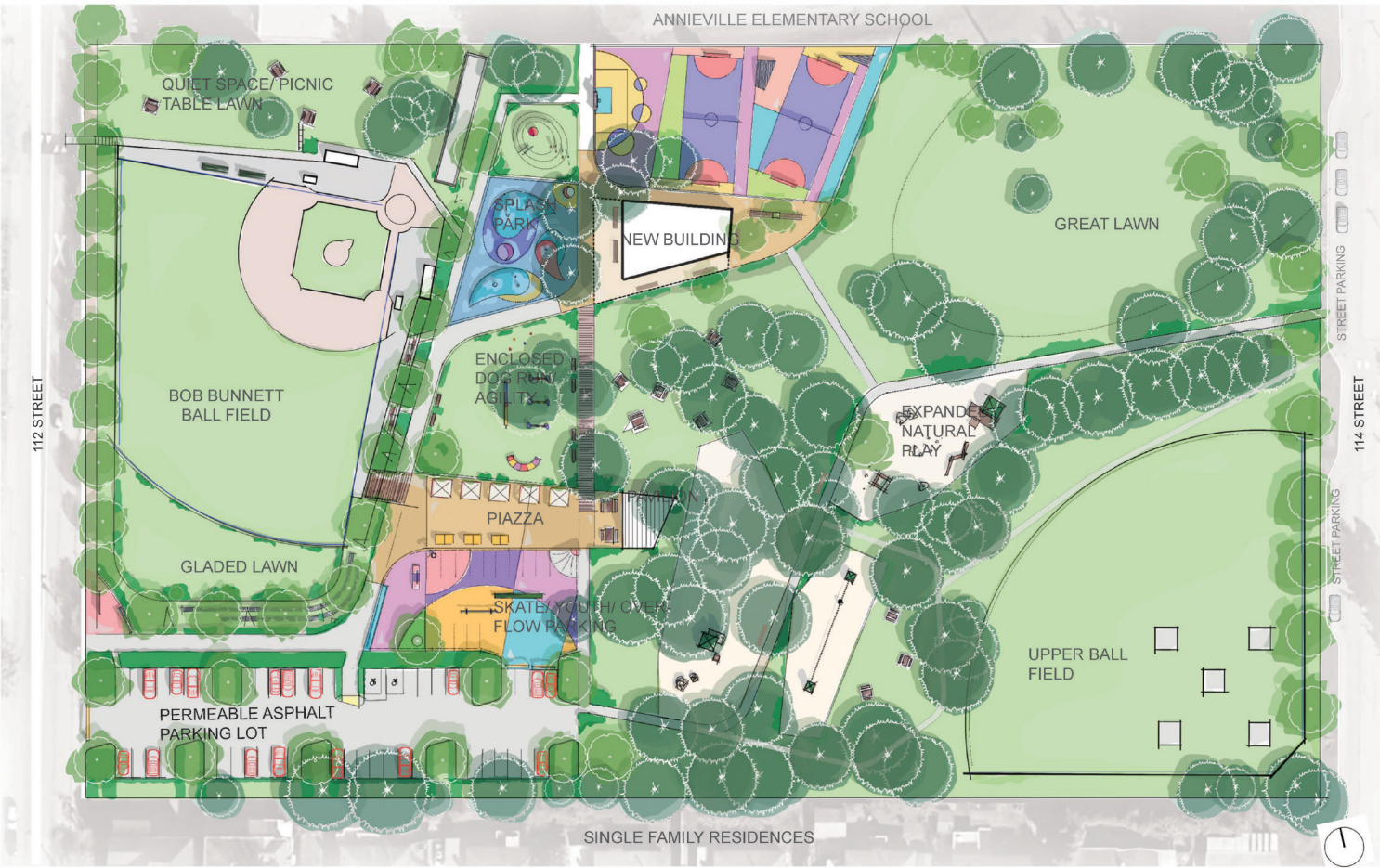
ANNIEVILLE LIONS PARK

Delta **wsp**

1.0 | INITIAL CONCEPTS

Guided by the needs of the community and support from the City of Delta, two concepts were initially designed for Annieville Park, prioritizing accessibility, usability, and inclusive recreational spaces. The two concept designs are presented below.

CONCEPT A | ILLUSTRATIVE PLAN



CONCEPT B | ILLUSTRATIVE PLAN



2.0 | COMMUNITY OUTREACH - FEEDBACK SUMMARY

WHAT WE HEARD

This Summer between July 15 – August 25, 2024, we invited the community to provide feedback on the conceptual master plan for Annieville Lions Park. The goal was to assess community needs for the park’s development and ensure that the new design reflects those needs.

Our outreach efforts included sending letters to 966 residents within a 400-meter radius of the park, posting on-site signage, sharing public notices on social media and the reader board at the North Delta Recreation Centre, and providing feedback forms both at our two in-person sessions and online at letstalk.delta.ca. We received 81 responses to our feedback form, submitted either online or during an in-person session. A total of 64 residents attended our in-person sessions. Additionally, we engaged with students and staff at Annieville Elementary School, the North Delta Baseball Association, the North Delta Lions Club, and Cougar Creek Streamkeepers.

Feedback indicated that most participants live within 500 meters of the park and visit it 1-3 times a week on average. Overall, Concept A emerged as the preferred option with some elements from Concept B being recommended by participants for inclusion.

The top requested additions were:

- Pickleball
- Enclosed Off-leash Dog Area
- Local Market
- Local Event/ Performance Space
- Outdoor Fitness Equipment
- Places to Enjoy Nature

Top Requested Upgrades were:

- Improved Accessibility Throughout the Park
- Additional Seating
- Expanded Spray Park

Additionally, there was a strong desire for improved accessibility and more cohesive recreational spaces throughout the park, including increased provision, and variation of seating areas.



3.0 | INTERNAL FEEDBACK SUMMARY

In developing the plan, we conducted internal consultations with key city departments—Parks, Recreation & Culture (PR&C), Park Operations, Engineering, Bylaws, and Development—to gather feedback on Concept A and Concept B designs for Annieville Lions Park. These sessions aimed to assess each concept’s alignment with city standards, operational feasibility, and sustainability goals, ensuring the final design reflects both community priorities and the city’s vision for the park.

SUGGESTIONS:

✓ PATHWAY ACCESSIBILITY

- Add an east-west pedestrian path for a more direct route across the park and to improve the access between the two baseball fields.
- An accessible route has been created connecting two arrival nodes at 112 and 114 Streets. The path has been aligned to minimise cross-site grades and disturbance to existing tree root zones.
- Ensure main pathways are at least 4 meters wide to accommodate both cyclists and pedestrians.
- Main pathways have been included at 4m width, including the main connection from 112 Street to the new building.
- Include an accessible pathway around the upper field to support future use and accessibility.
- Accessible pathway accessing the edge of the outfield has been included from 114 St. connection to the west of the site has been included, with necessary short sections of slightly steeper grades.
- Avoid dead-end pathways by connecting them throughout the park.
- ‘Dead-end’ paths have been avoided to include a connective network of cross-site and circular routes.

✓ SEATING AND GATHERING SPACE

- Increase seating opportunities along pathways and near areas labeled 16 and 18.
- Seating opportunities have been included to provide a diverse range of options. Pathways connect to key seating areas within the park.
- Add spectator seating in locations with good visibility of the game area, avoiding distant areas beyond the outfield.
- A variety of seating/viewing locations have been included at both ball fields.

✓ SAFETY MEASURES

- Consider adding netting around areas near the baseball field to protect visitors from foul balls.
- Ball stop fence and netting is considered at both ball fields. This would be installed to meet current standards with consideration for site-specific conditions.
- Assess vehicle speed control measures and ensure landscaping at entrances maintains clear sightlines for safety.
- Planting and landscape elements at site entrances are considered with sightlines and safety in mind.

✓ SPLASH PARK REPLACEMENT

- Set the splash park back from the baseball field to minimize foul ball concerns. Place the building closer to the field for potential overhead coverage during games.
- The building and spray park have been located with these considerations in mind

✓ RECREATIONAL FEATURES AND AMENITIES

- Incorporate a mix of adult-oriented exercise equipment (e.g., pull-up bars) and equipment for young children to appeal to various age groups.
- A space has been included within the MUGA (Multi-use Games Area) complex for parkour, bouldering potential, outdoor gym equipment, and warm up for games.
- Add a designated bullpen area on each side of the Bob Bunnett field if space allows, as requested by user groups.
- This will be included where possible with future involvement of the City and NDBA as the design progresses to next stages of design development.

4.0 | DRAFT MASTER PLAN



DRAWING NOTES

TREES
A TOTAL OF 2 TREES WILL BE REMOVED, AND 14 NEW TREES WILL BE PLANTED

LEGEND

- EXISTING TREE
- PROPOSED TREE
- PICNIC TABLE
- BENCH
- SKETCH VIEW
- PRECEDENT IMAGERY
- PUBLIC ART/ WAYFINDING OPPORTUNITY



5.0 | PRECEDENT IMAGERY



Precedent imagery is included to portray the general character and identity of individual spaces, elements or zones of the conceptual design.

Note: Image numbering responds to icons and legend notes on the Concept Plan.

6.0 | SKETCHES

VIEW 01 | BOB BUNNETT PLAZA



Note: Image numbering
responds to icons and
legend notes on the
Concept Plan.

VIEW 03 | SPRAY PARK





VIEW 02 | MULTI-USE GAMES AREA AND VIEWING/ SEATING



7.0 | LIMIT OF SCOPE | CONSTRUCTION PLAN



LEGEND

CONSTRUCTION SCOPE 
BALL DIAMOND UPGRADE 
(Ball Diamond backstop
upgrade, bullpen and dugout
replacement to accessible
challenger dugout)



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009816**

From: **Development Department**

Date: **June 18, 2025**

Development Variance Permit at 1112 Skana Drive

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

▪ **RECOMMENDATION:**

THAT Development Variance Permit LU009816 be issued.

▪ **PURPOSE:**

The purpose of this report is to present Development Variance Permit LU009816 for Council's consideration. This development variance permit would vary the maximum height to the top of a flat roof in "Delta Zoning Bylaw No. 7600, 2017" to permit a rooftop deck within a single detached dwelling that has been constructed contrary to the issued building permit.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located in the community of Tsawwassen. The 854.5 m² (9,198 ft²) property contains a two-and-a-half storey single detached dwelling with an in-ground basement and a secondary suite. The site is surrounded by single detached dwellings. A location map and an aerial photo are provided in Attachment A.

Council Policy:

The Official Community Plan designation for this site is Small Scale Residential (SSR). This designation is intended for residential uses. Main building types include single detached houses, duplexes, and houseplexes, with a height of up to two-and-a-half storeys. The proposed addition to the single detached dwelling is consistent with the SSR designation.

The current zoning of the subject site and surrounding properties is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas.

The authority to issue minor development variance permits is delegated to the General Manager of Development under the "Development Application Procedures Bylaw No. 8347, 2023". Staff advised the applicant at the building permit review stage that the proposed rooftop deck did not meet the height requirements. The

building design was subsequently revised, and the City issued a building permit that met the height requirements. The applicant proceeded to construct the rooftop deck platform contrary to the issued building permit, and has requested that Council consider issuing a height variance to allow the rooftop deck to remain.

Council may pass a resolution to issue a development variance permit when prior notice has been given to surrounding owners and tenants in accordance with the *Local Government Act*.

▪ **DISCUSSION:**

Proposal:

The owner is proposing to complete construction of a 20 m² (215 ft²) rooftop deck at the rear of the two-and-a-half storey single detached dwelling on the subject property. A project data table is provided in Attachment B and an elevation and roof plan are provided in Attachment C. The owner is requesting a development variance permit to vary Section 11.10.7(a) of “Delta Zoning Bylaw No. 7600, 2017” to increase the maximum height to the top of a flat roof from 8 m (26 ft) to 8.3 m (27 ft).

The owner has noted that the rooftop deck would be used as a garden and greenspace. The single detached dwelling and rooftop deck is currently under construction and nearing completion. The rooftop deck platform together with solid guardrail is situated at the rear of the subject property facing northeast. Stairs still need to be constructed for access. The proposed height to the top of the rooftop deck guardrail is 8.3 m (27 ft), which would be 0.3 m (1 ft) higher than currently permitted. Attachment D includes photos of the relevant portion of the dwelling showing the location and current state of construction of the proposed rooftop deck, as well as views looking northeast.

Community Consultation:

In response to the notice of application, two emails were received from the neighbours directly to the rear of the subject property. Both neighbours noted concerns about the impacts on their rear yard privacy if the construction of the rooftop deck is approved to remain.

Notice of Development Variance Permit LU009816 has been provided in accordance with Section 499 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 – There are no financial implications to Delta.

▪ **CONCLUSION:**

The owner of the subject property has applied for a development variance permit to permit completion of a rooftop deck addition to a single detached house which is under construction and nearing completion. Development Variance Permit LU009816 is presented for Council's consideration.



Doreann Mayhew, P.Eng
General Manager, Development

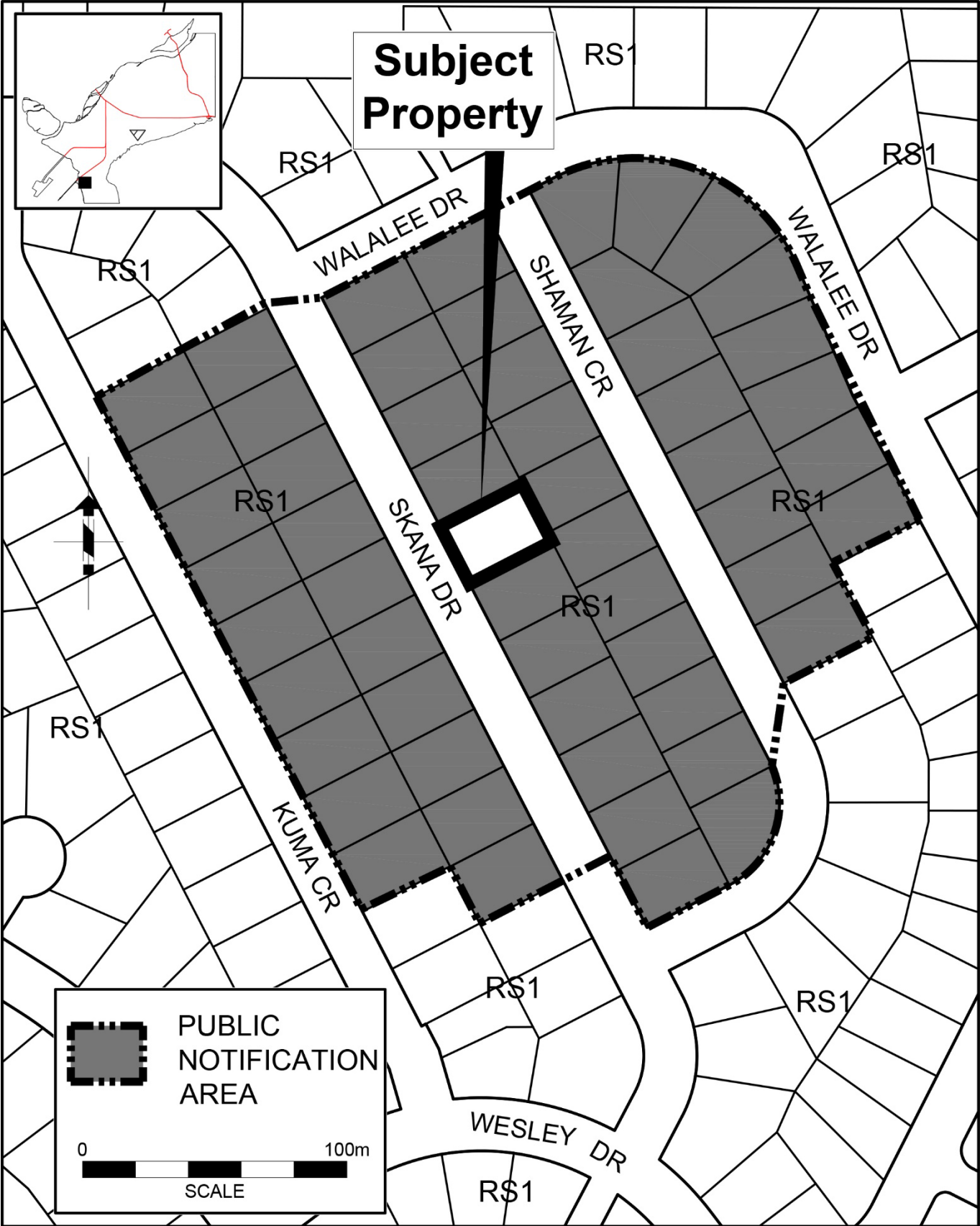
Department submission prepared by: Kathleen Chan, Planning Technician
KC/rl

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Elevation and Roof Plan
- D. Site Photos

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Location Map



Aerial Photo



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Project Data for 1112 Skana Drive (LU009816)

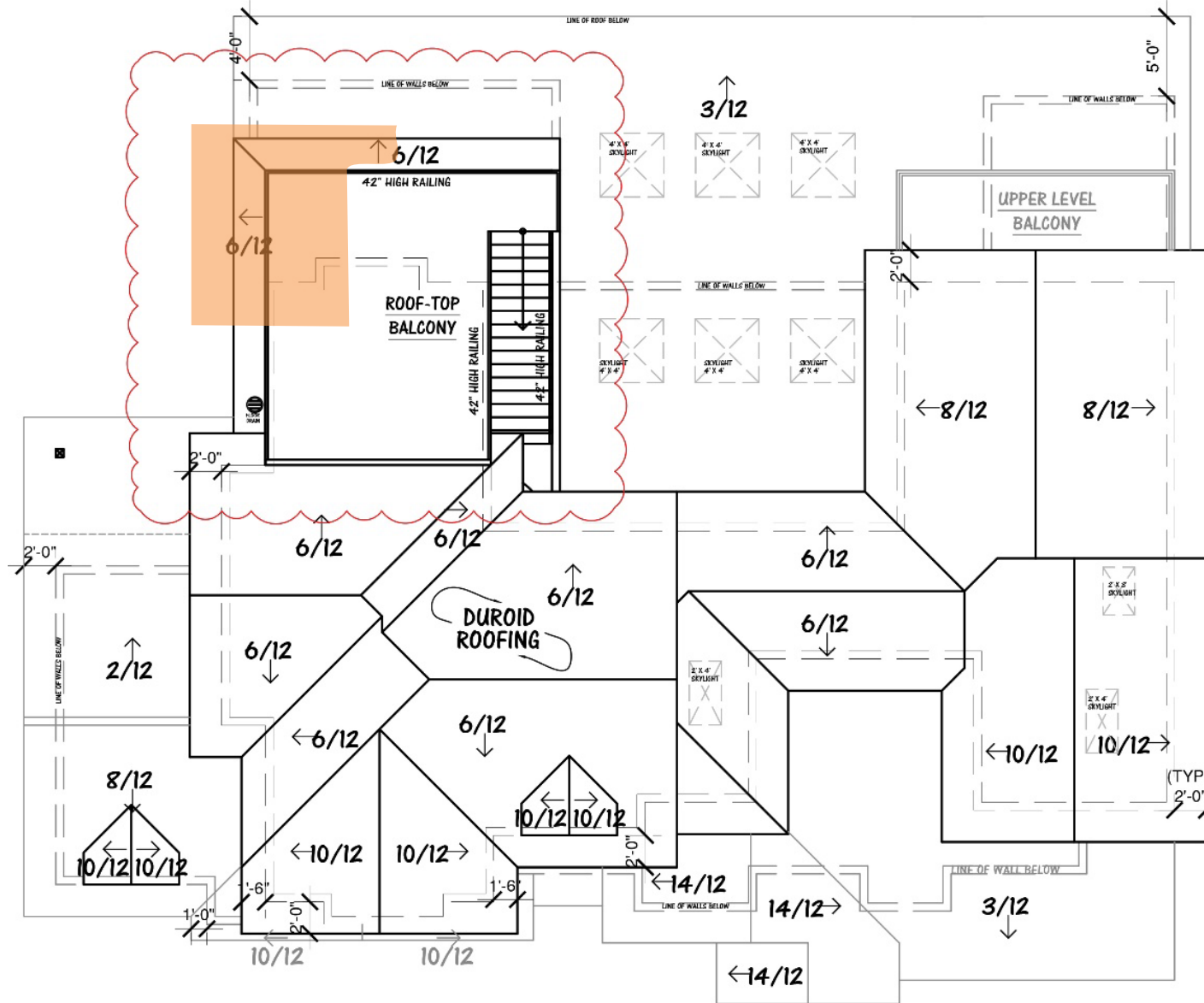
Owner & Applicant	Andrea Stewart	
Application Date	February 18, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	No change
No. of Lots	1	No change
Lot Area	854.5 m ² (9,198 ft ²)	No change
Lot Width	24.4 m (80 ft)	No Change
Average Lot Depth	35 m (115 ft)	No change
	Permitted under RS1 Zone	Proposed under RS1 Zone
Accessory Dwelling Unit	Permitted	Secondary Suite
Maximum Floor Area	349.4 m ² (3,761 ft ²)	348.5 m ² (3,751 ft ²)* *plus additional in-ground basement
Maximum No. of Storeys	2.5	2.5
Maximum Building Height: Roof Ridge: Flat-Roof:	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 8.3 m (27 ft) for a rooftop deck
Maximum Lot Coverage	45%	43%
Variance	Required	Proposed
Zoning Bylaw: Section 11.10.7(a) Maximum height to the top of a flat roof	8 m (26 ft)	8.3 m (27 ft) for a rooftop deck

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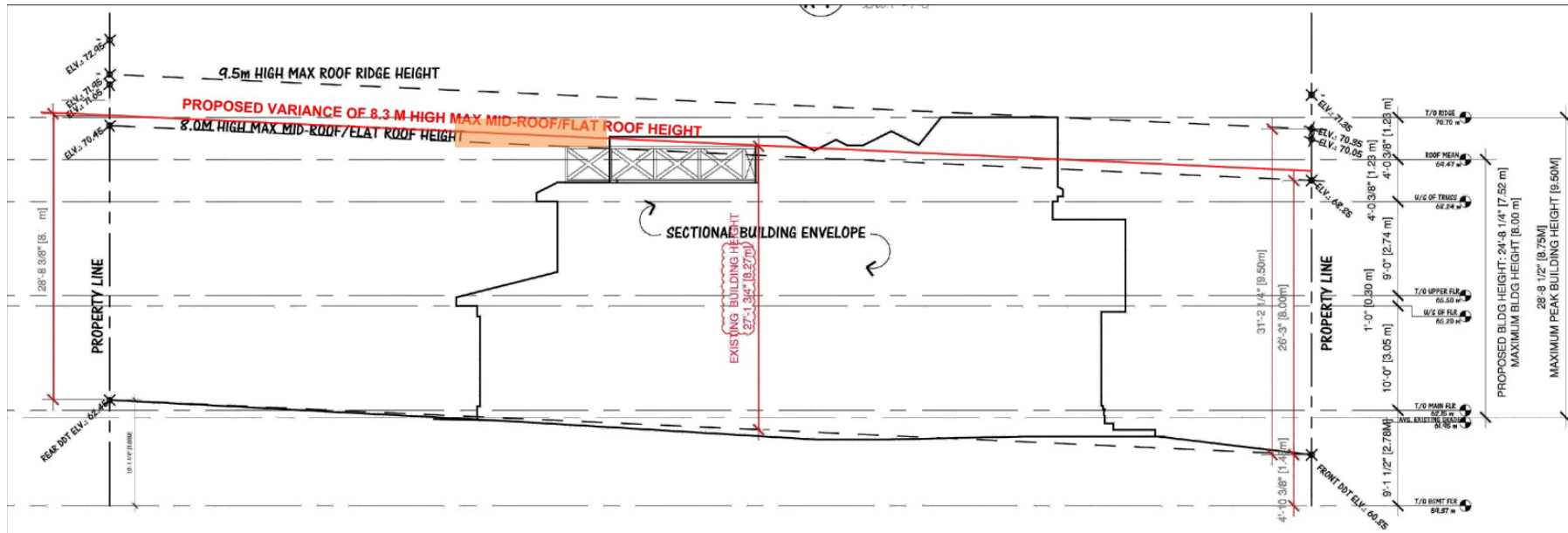
DWELLING HEIGHT TO TOP OF RAILING:
 PERMITTED: 8.00 m
 EXISTING: 7.20 m
 PROPOSED: 8.27m



Roof Plan



Building Height Envelope



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Site Photos from Rear Lot Line



Site Photos from Rooftop Deck Looking Northeast



Mayor & Council

From: John Gillespie s.22(1) Personal and Confidential
Sent: June 30, 2025 12:23 PM
To: Mayor & Council
Subject: File No. LU009816

30 JUN 25 2:33PM
TYPE: REFERS TO #10.2
DEPT: DEV
A.T.#: 148884
Comments:

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.

Good Afternoon The Council,

General
FILE # 3090-20

I reside at 1116 Skana Drive and I am opposed to the development variance applied for on this file number LU 009816.

The house is already at maximum height and is intrusive on privacy.

A roof top deck will only make the invasive nature of this development more unbearable.

Sincerely,
John Gillespie
Resident 1116 Skana Drive Delta BC

ACKNOWLEDGED
JUN 30 2025

Mayor & Council

3 JUL 25 8:43AM

From: juliana nightingale
Sent: July 2, 2025 7:59 PM
To: Mayor & Council; Mayor George Harvie; Rod Binder; Daniel Boisvert; Jessie Dosanjh; Alicia Guichon; Jennifer Johal; Dylan Kruger
Cc: Trevor Nightingale; Kathleen Chan
Subject: Fwd: File No. LU009816 - photos for July 7 Agenda package



agenda
FILE #

3090-20

TYPE: REFERS TO #10.2

DEPT: DEV

A.T. #: 148890

Comments: Regular Council Jul 7/25

Re: File No. LU009816 (a request for a variance permit increase maximum height)

Dear Mayor Harvie and Councillors Binder, Boisvert, Dosanjh, Guichon, Johal, and Kruger:

Attached here please find photos of the rooftop deck (wrapped in Tyvek at the top) that is above the second floor deck at 1112 Skana Drive. Please note the drainage pipes for the rooftop deck are already in place as is the platform and hip height enclosure. The first photo is taken from the interior of our master bedroom.

Should you have any questions about the attached, please feel free to contact us directly.

Thank you,

Juliana & Trevor Nightingale
1103 Shaman Crescent
Delta, BC V4M2L6

s.22(1) Personal and Confidential

Begin forwarded message:

From: s.22(1) Personal and Confidential
Subject: File No. LU009816 - photos for July 7 Agenda package
Date: July 2, 2025 at 7:41:06 PM PDT
To: s.22(1) Personal and Confidential









Mayor & Council

From: juliana nightingale
Sent: July 2, 2025 10:14 AM
To: Mayor & Council; Mayor George Harvie; Rod Binder; Daniel Boisvert; Jessie Dosanjh; Alicia Guichon; Jennifer Johal; Dylan Kruger
Cc: Trevor Nightingale; Kathleen Chan
Subject: File No. LU009816 - For Agenda Package July 7 Council Meeting

s.22(1) Personal and Confidential

A genda
FILE # 3090-20

TYPE: REFERS TO #10.2
DEPT: DEV
A.T. #: 148890
Comments:

Regarding: File No. LU009816 (a request for a variance permit to increase maximum height)

Location: 1112 Skana Drive

Proposal: The application is to construct a rooftop deck in conjunction with a single detached dwelling

On June 27, 2025 we received the Notice of Development Variance Permit File No. LU009816 and our comments are as follows:

Dear Mayor Harvie and Councilors Binder, Boisvert, Dosanjh, Guichon, Johal, and Kruger:

The Delta Mayor and Council should be made aware that the structure and platform of the rooftop deck had already been constructed at the property prior to us receiving both the May 29 Notice of Application and the June 27 Notice of Development Variance Permit being requested.

We are strongly opposed to the variance being requested in the June 27 Notice of Development Variance Permit Notice of Application for the following reasons:

- The rooftop deck platform at 1112 Skana Drive has already been built and by virtue of its elevation offers an unobstructed near vertical view into the yards, pools, and homes of its neighbours' at the rear of the property
- The house already has two outdoor living spaces (decks) on the second floor rear of the dwelling
- If the owner of the house had wanted to put a rooftop deck, they could have accommodated it into their original plan and did it within the height limit if they had planned accordingly and reduced the ceiling heights and style of other floors within the house
- The house is only 10ftsq less than the maximum size allowable and is already at maximum height. At this size it is already considerably larger than all the existing homes that surround it
- There is a discrepancy between the height variance being requested on the May 29 Notice of Application (29ft / 3ft over the max allowed) and on the June 27 Notice of Development Variance

Agenda - Regular Council

Permit (27ft - 1ft over the max allowed) that we received in the mail, despite the fact the deck had already been completed without any changes made to the construction between times of submission.

- The May 29 notice mentions needing the height variance to accommodate a deck and railings. The June 27 notice makes no mention of railings. However, both notices say the permit is for a rooftop deck. We are concerned that the height provided in the June 27 notice is misleading because it excludes the height of the safety railings which are required by the BC Building Code and shown on the most current elevations at the City of Delta Development Department as being at a height of 8.75m (28ft 8in)

We bought our home in July of 2024 and took possession of our home in late September 2024. We were aware of the construction of the home at 1112 Skana Drive at the time of our purchase and assumed that it was at maximum height permissible by zoning bylaws. If they are granted this variance we will lose a significant amount of privacy in our bedrooms, kitchen and outdoor entertainment areas. We don't consider it acceptable to offer them a variance for poor planning that then compromises our privacy and detracts from the value and enjoyment of our property, and that of our neighbours.

We are strongly opposed to the issuance of this proposed variance, in this case the rooftop deck in question having been constructed prior to any permit issuance, as it sets a dangerous precedent and significantly undermines the bylaws that govern our community for the collective benefit of all.

Thank you for considering our concerns and please reach out to us should you require any additional information.

Juliana & Trevor Nightingale
1103 Shaman Crescent
Delta, BC V4M 2L6

s.22(1) Personal and Confidential

File: LU009816

Mayor & Council

To: Jane Macgregor
Cc: Mayor George Harvie; Rod Binder; Daniel Boisvert; Jessie Dosanjh; Alicia Guichon; Jennifer Johal; Dylan Kruger; Ian Macgregor
Subject: RE: File No. LU009816

TYPE: REFERS TO # 10.2
DEPT: DEV
A.T. #: 148894
Comments: Regular Council
Jul. 7/25

From: Jane Macgregor s.22(1) Personal and Confidential

Sent: July 3, 2025 12:22 AM

To: Jane Macgregor <janemacgregor29@gmail.com>

Cc: Mayor & Council <Mayor-Council@delta.ca>; Mayor George Harvie <mayorharvie@delta.ca>; Rod Binder <RBinder@delta.ca>; Daniel Boisvert <DBoisvert@delta.ca>; Jessie Dosanjh <JDosanjh@delta.ca>; Alicia Guichon <AGuichon@delta.ca>; Jennifer Johal <JJohal@delta.ca>; Dylan Kruger <DKruger@delta.ca>; Ian Macgregor
s.22(1) Personal and Confidential

Subject: Re: File No. LU009816

A genda
FILE # 3090.20

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.

Attached are photos from our property regarding the above file request for variance to bylaw. Note that the lot with the new build is physically lower than ours by several feet.

Address: 1109 Shaman Crescent
Delta BC V4M 2L6



From the street



From our pool deck.

The red circle seen on the deck is where the drain is placed and the railing will be an additional 3ft. on top of the Tyvek wrap....when people are standing on the deck the top of the current wall is about waist high and level with the highest roof line.



dining room

from our





from our

kitchen (umbrella purchase to block view of tyvek wrap and provide some privacy)
the laurel hedge is now 18" higher than normal and the cedar hedge is also being grown which will
essentially block most of the afternoon sun.

Jane

Sent from my iPad

On Jul 2, 2025, at 23:41, Macgregor Jane **s.22(1) Personal and Confidential** wrote:

Please find attached letter stating reasons for opposition to this variance request.
<File No. LU009816.pages>

Jane Macgregor



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009040**

From: **Development Department**

Bylaw No.: **7975**

Date: **June 26, 2025**

Agricultural Cold Storage and Processing Facility Amendment

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

▪ **RECOMMENDATIONS:**

- A. THAT third reading of Zoning Amendment Bylaw No. 7975 be rescinded.
- B. THAT third reading be given to Zoning Amendment Bylaw No. 7975, as amended.
- C. THAT the owner secure required approvals from external agencies including the Provincial Ministry of Environment and Parks, Ministry of Transportation and Transit, and Fraser Health Authority, as required.
- D. THAT the owner provide supporting reports and detailed design specifications, enter into legal agreements, and provide required securities for the following items, to the satisfaction of the General Manager, Development, as a condition of final consideration and adoption of Bylaw No. 7975:
 - 1. Development servicing, including design, construction and ongoing maintenance of the proposed private sewer system;
 - 2. Acknowledgment that the proposed development relies solely on a private wastewater treatment system and there will be no expectation of future servicing by the City, and saving the City harmless from any liability associated with the private system;
 - 3. Restoration, environmental management and monitoring plans including design, construction, maintenance and monitoring of the perimeter environmental buffers and wetland, as well as enhancement and mitigation measures for fish and fish habitat, wildlife and vegetation;
 - 4. Environmental monitoring of vegetation, peat movement, water quality and water levels in the parcel immediately to the north of the subject property
 - 5. Building design, sustainability, landscaping, tree retention and planting;
 - 6. Flood proofing;
 - 7. Road dedication, construction of road improvements, and all statutory rights-of-way or easements for utilities and servicing, drainage, or other public purposes, as required; and

8. Other legal documents or agreements as identified by Council or staff.

- E. THAT the owner be given one year to complete all of the requirements for final consideration, after which time readings of Bylaw No. 7975 be rescinded should the applicant fail to complete the requirements.
-

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration a request to expand the land uses permitted for the proposed A4 Agricultural Product Management Zone. Approval of the changes will require rescinding third reading of Zoning Amendment Bylaw No. 7975 (redline version provided in Attachment A) and giving third reading to Bylaw No. 7975, as amended (Attachment B). The proposal, if approved, would enable the development of a cold storage and processing facility for agricultural products on the property at 10555 64 Avenue and an unaddressed parcel P.I.D. 000-985-112. A location map and an aerial photo are provided in Attachment C. Proposal details are in the project data table included as Attachment D.

▪ **BACKGROUND:**

Site Description and Context:

The two subject properties are located west of Highway 91 on the north side of 64 Avenue adjacent to lands which are part of the Agricultural Land Reserve (ALR). The subject properties are not within the ALR, having been excluded in 1986 and 1993, respectively. They were considered to have limited suitability for soil-based agriculture as they were used for machine storage and construction debris following construction of Highway 91 and the Alex Fraser Bridge. The limited capacity of the land for agriculture was reiterated in a Professional Agrologist's study.

Immediately to the east is a vacant parcel owned by the BC Transportation Financing Authority with Highway 91 adjacent. To the west is an un-farmed property within the ALR currently used for residential use only. The Burns Bog Ecological Conservancy Area (BBECA) is located approximately 250 m (820 ft) to the west. To the north is a Delta owned conservation property provided as part of the MKB Delta Lands industrial application. South of 64 Avenue is the Sunshine Woods Golf Course.

The subject properties have a combined area of 6.0 ha (14.8 ac) and are currently vacant. Watercourses are located along the north and east sides of the site, a drainage ditch to the west and an ephemeral wetland on the south-east portion of the site. There is an approximately 77 m (253 ft) wide area with statutory rights-of-way in favour of BC Hydro and Fortis BC, covering approximately 1.4 ha (3.5 ac) of the southern portion of the lot.

Delta Fresh Project History

The original application involved a proposal to develop a cold storage warehouse and processing facility for fruits, vegetables and dairy products on the subject properties. The proposed agro-industrial building would have a total floor area of 27,267 m²

(293,500 ft²), including 1,727 m² (18,589 ft²) of office space. The site would include a parking area, private sanitary system including septic field and constructed wetland. On May 30, 2022, Council gave first and second readings to Bylaw No. 7975 (Attachment A) which would rezone the subject properties from Agriculture (A1) Zone to the new Agricultural Product Management (A4) Zone, to enable cold storage facility. Following a Public Hearing on February 14, 2023, Council gave third reading to Bylaw No. 7975.

Council Policy:

Although not in the ALR, the Official Community Plan (OCP) designation for the subject property is Agricultural which is intended for general and intensive agricultural uses. Uses customarily ancillary to agricultural uses may also be considered provided they meet applicable policies in the OCP. As one of the primary intentions of the development is to support local and regional agricultural uses, the proposed use is consistent with the OCP.

The new Agricultural Product Management (A4) Zone is intended to support agricultural viability by allowing storage, distribution and processing of agricultural products. The zone would also permit the use of the property for farming as defined in “Delta Zoning Bylaw No. 7600, 2017”, subject to the regulations of the A1 Zone.

▪ DISCUSSION:**Proposal:**

The owner has requested amendments to the permitted land uses in the proposed A4 Zone to enable a more inclusive definition of food storage and processing. The owner has provided two agrologist reports to support the application. No changes are proposed to the site layout, building design, environmental buffers or agricultural buffers as part of the amendment request.

Rezoning:

The owner’s rationale letter indicates that a food storage and processing facility could help alleviate the supply chain challenges in BC’s food supply system (Attachment E). Large-scale cold-storage facilities are located mainly in the Fraser Valley or Washington State. The proposed location in Delta would provide easy access to local and regional producers, grocery chains and online shippers, thus mitigating challenges to the current supply chain.

Rather than restricting the storage, warehousing and processing use to fruits, vegetables and dairy, the amended A4 Zone would permit storage, processing and preparation of any agricultural product. Restrictions would remain in place preventing the sale of hot or cold food items for on-site consumption; any composting or soilless medium production; an abattoir or poultry, meat, fish or seafood processing, preparation or packing operation; processing or preparation of any form of cannabis product, cannabis production; or cannabis research and development.

The amended wording for permitted uses in the A4 Zone is available in Attachment B, the red-line version of the bylaw is available in Attachment A. The amended A4 Zone no longer includes a separate definition for “Agriculture Storage and Processing”, “Farm

Product Processing” and “Farm Product Preparation”, but instead relies on the existing defined terms of “Agricultural products”, “Farming” and “Warehousing”.

Development Variance Permit:

The owner is requesting a development variance permit to vary “Delta Zoning Bylaw No. 7600, 2017”, Parking Section 8.4.2 by reducing the minimum requirement for the number of parking spaces from 160 to 133. The total proposed parking spaces for the development have not changed with the new proposal, but the minimum requirements have decreased from 210 to 160 with the Proposed Parking Regulation Amendments to Streamline Development Bylaw 8455, 2025. The previous variance was supported by staff based on research conducted in the original traffic study as well as additional data from two other food storage warehouses. The current request represents a smaller required parking space reduction and is therefore supported. Approval of the development variance permit for this application is delegated to the General Manager, Development.

Environmental:

Watercourses are located along the north and east property lines. The proposed development would be subject to a Streamside Protection and Enhancement Area (SPEA) development permit. Approval of the development permit for this application is delegated to the General Manager, Development.

The owner has submitted an environmental report to assess both the watercourses and associated natural environmental features of the site. It includes recommendations for habitat restoration, monitoring of vegetation in the bog-adjacent area to the north, water quality and water level monitoring, ambient light and noise monitoring.

A buffer is also proposed to provide protection to perimeter watercourses, ditches, bog-adjacent area to the north of the site, and the on-site ephemeral wetland. The buffer on the west side of the site would perform a dual function of protecting the adjacent drainage ditch and ALR land to the west. The ephemeral wetland area in the southeast portion of the site is also protected through the Provincial *Water Sustainability Act*. The owner is proposing to replace the existing wetland to a new location on the property, with a 1,700 m² (18,300 ft²) constructed wetland. The Metro Vancouver Burns Bog Scientific Advisory Panel (SAP), reviewed the proposal on June 16, 2022.

No changes are proposed to the watercourse, buffer or wetland works that were included as part of the original application. The applicant still needs to finalize the environmental buffer construction and stormwater design details and bog water quality and water level monitoring plans and associated legal documents. The watercourse restoration, buffers, wetland and associated monitoring would be secured through covenants and security deposits prior to adoption of the bylaw.

Sanitary Wastewater Management:

An on-site septic and private wastewater treatment system is proposed for the project as the site does not have municipal sanitary mains in close proximity and is located outside of the sanitary sewer area. A wastewater management plan was provided, including details of septic tanks, infiltration field and pumping infrastructure. The plan also identified potential environmental and system failure risks and how risks will be

managed. Staff have accepted the submitted reports and plans received to date. The applicant still needs to finalize the engineering servicing. The servicing and related indemnity agreement for the proposed private sewage treatment system would be secured through legal agreements and security deposits prior to adoption of the bylaw.

Community Consultation:

Community consultation for the original proposal was completed in 2020. Given the minimal scope of the proposed amendment, no new consultation was completed, however the Let's Talk Delta webpage <https://letstalk.delta.ca/lu009040> was updated with the revision request. The owner also provided letters from five regional food production companies supporting the change. Copies of the letters are provided in Attachment F.

Zoning Amendment Bylaw No. 7975 is consistent with the Official Community Plan. Council has the discretion to refer the zoning amendment bylaw to a Public Hearing, as the proposal does not include any residential units. Notice of the original public hearing was provided in 2023 in accordance with the *Local Government Act*. The proposed amendments to the A4 Zone are consistent with the proposal description in the original Public Hearing notice.

Project Timelines:

Since the Public Hearing held in February 2023, no progress has been made on completing the conditions required for final adoption and the property has changed ownership. Subject to Council approval of the requested changes outlined in this report, if the project does not proceed to final adoption within one year staff recommend that no further extensions be provided. The file would be cancelled and the owner would be permitted to submit a new application, which would be reviewed in accordance with current policies at the time.

Implications:

Financial Implications – The proposal is expected to generate \$450,000 in taxes per year.

Interdepartmental Implications – The owner would be required to address engineering and site servicing requirements, provide road dedication, maintain access to the perimeter buffer areas, provide utility statutory rights-of-way, construct an off-site watermain, forcemain and drainage improvements, and widen 64 Avenue. The owner 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 to secure these items.

Intergovernmental Implications – The original application was referred to the following external agencies and organizations: BC Hydro, Fortis BC, Delta Farmers' Institute, Metro Vancouver, Ministry of Agriculture, Ministry of Environment and Parks, Ministry of Transportation and Transit, and the Provincial Agricultural Land Commission. Given the scope of changes, no further circulation was done for the amended proposal. The owner must obtain approval from the Ministry of Environment and Parks, Ministry of Transportation and Transit and Fraser Health prior to final adoption.

Advisory Committee Implications – The original application was reviewed and supported by the Agricultural Advisory Committee (AAC) at their September 2, 2020 Regular Meeting. The proposed amended wording in the A4 Zone has not been presented to the AAC given the focus of the zone remains on agricultural products.

▪ **CONCLUSION:**

The owner is proposing to develop a new agricultural food storage and processing facility at 10555 64 Avenue and unaddressed parcel P.I.D. 000-985-112. The owner has requested an amendment to the permitted uses outlined in the proposed Agriculture Product Management (A4) Zone in order to support potential future users. No other changes to the site layout, building design or environmental or agricultural buffers are proposed.

It is recommended that third reading of Zoning Amendment Bylaw No. 7975 be rescinded, and that third reading be given to Zoning Amendment Bylaw No. 7975, as amended.



Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Janet Zazubek, Planner
JZ/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 7975, Redline Version
- B. Bylaw No. 7975, as Amended
- C. Location Map and Aerial Photo
- D. Project Data Table
- E. Applicant's Rationale Letter
- F. Letters of Support

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CITY OF DELTA

BYLAW NO. 7975

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

The 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 (Delta Fresh – LU009040) Bylaw No. 7975, 2022"**.
2. "Delta Zoning Bylaw No. 7600, 2017", as amended, is hereby further amended as follows:
 - (a) In the TABLE OF CONTENTS, by adding reference to "A4: AGRICULTURE PRODUCT MANAGEMENT ZONE" under PART 10.
 - ~~(b) In PART 2 INTERPRETATION, by inserting the following definitions:~~

~~*Agricultural Storage and Processing* means cold storage, warehousing, distribution and processing of fruit, vegetable and dairy products, excluding mushrooms and any form of cannabis product.~~

~~*Farm product processing* means the transformation of fruit, vegetable and secondary dairy products, by dehydration and sublimation processes, but does not include the processing, preparation or sale of hot or cold food items for on-site consumption, any on-farm composting, on-farm soilless medium production, cannabis production, or cannabis research and development.~~

~~*Farm product preparation* means cleaning, sorting, separating, grading, packing and other methods of preparing fruit, vegetable and dairy products.~~
 - ~~(e)~~ (b) In PART 3 ZONES, by inserting "A4" and "Agriculture Product Management Zone" in the correct numerical order in the table in Section 3.1.1.
 - ~~(d)~~ (c) In PART 10 AGRICULTURE ZONES, by inserting the "A4: AGRICULTURE PRODUCT MANAGEMENT ZONE" attached hereto as Schedule "7975-1" in the correct numerical order.
3. The Zoning Map in Section 22.1 of the "Delta Zoning Bylaw No. 7600, 2017," as amended, is hereby further amended to reflect the following rezoning:

Bylaw No. 7975

- 2 -

Civic: 10555 64 Avenue ~~and an unaddressed parcel~~
PID: 002-253-470 ~~and~~
~~000-985-112~~
Legal: Lot 1 Section 14 Township ~~54~~ New Westminster District Plan 5542
and
Civic: ~~10555 64 Avenue and an Un~~addressed parcel
PID: ~~002-253-470 and~~ 000-985-112
Legal: Lot 2 Except Part on Highway Plan 73154 Section 14 Township 4
New Westminster District Plan 554~~32~~
Being the “Subject Properties” as shown in Schedule 7975-2
attached to and forming part of this Bylaw.
From: A1: Agriculture Zone
To: A4: Agriculture Product Management Zone

READ A FIRST time the 30th day of May, 2022.
READ A SECOND time the 30th day of May, 2022.
PUBLIC HEARING held the 14th day of February 2023.
READ A THIRD time the 14th day of February 2023.
THIRD READING EXTENSION APPROVED the 5th day of March, 2024.
THIRD READING EXTENSION APPROVED the 9th day of May, 2025.
APPROVED BY THE MINISTRY OF TRANSPORTATION AND TRANSIT
the day of , 20 .
FINALLY CONSIDERED AND ADOPTED the day of 20 .

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

Bylaw No. 7975

- 3 -

This is Schedule “7975-1” to
“Delta Zoning Bylaw No. 7600, 2017 Amendment
(Delta Fresh – LU009040) Bylaw No. 7975, 2022”

10.40 A4: AGRICULTURE PRODUCT MANAGEMENT ZONE

10.40.1 INTENT

This *zone* is intended to support agricultural viability by providing for cold storage, warehousing and processing of *agricultural fruits, vegetables and dairy products*.

10.40.2 APPLICATION OF THIS ZONE

Except as they apply to lands in residential *zones*, the regulations of Part 6, Part 7, Part 8 and Part 9 shall apply to this *zone*.

10.40.3 PRINCIPAL USES

Storage of agricultural products, including cold storage, warehousing, and distribution of agricultural products, but excluding any form of cannabis product.

Processing and preparation of agricultural products, including the cleaning, sorting, separating, grading, packing, and transformation by dehydration, sublimation or other process, of agricultural products, but does not include:

- the preparation or sale of hot or cold food items for on-site consumption;*
- any composting or soilless medium production;*
- an abattoir or poultry, meat, fish or seafood processing, preparation or packing operation; or*
- processing or preparation of any form of cannabis product, cannabis production, or cannabis research and development.*

Agricultural Storage and Processing

Farm product processing

Farm product preparation

Farming

Despite Notwithstanding the definition of Farming, this zone does not permit the growing, storage or processing of cannabis.

10.40.4 ACCESSORY USES

Office space accessory to a principal use

Indoor amenity space, accessory to a principal use principal use

Bylaw No. 7975

- 4 -

Where the ~~principal use~~ *principal use* of the property is for *farming*,
uses accessory to *farming* are as permitted in the A1 zone

10.40.5 DENSITY

Maximum *floor space ratio* shall be 0.5.

10.40.6 LOT COVERAGE

Maximum *lot coverage* shall be 50%.

10.40.7 SETBACKS

Minimum *setbacks* shall be:

	<i>Principal Structure</i>
Front	7.5 m
Interior Side	15.0 m
Exterior Side	15.0 m
Rear	15.0 m

See **Section 6.2**
for additional
setback
regulations

10.40.8 HEIGHT

Maximum height shall be:

Maximum <i>Storeys</i>	2
<i>Maximum Height to mid-roof or the top of a flat roof</i>	15 m

See **Section
6.2.14** for
additional height
regulations

For the purpose of this ~~zone-zone~~, ~~maximum height~~ *maximum height* shall be
measured from the 2.9 m Canadian Geodetic Vertical Datum elevation or the
~~existing grade~~ *existing grade*, whichever is greater

10.~~14~~0.9 MINIMUM LOT SIZE FOR SUBDIVISION

- (a) The minimum ~~lot~~ *lot* size that may be created by subdivision is 8
ha subject to approval under the Agricultural Land Commission Act if
applicable.
- (b) Subsection (a) shall not apply to a home site severance in
accordance with the Agricultural Land Commission Act, as amended
from time to time.

10.~~14~~0.10 ADDITIONAL SEPARATION DISTANCE – NON-FARM USE

Bylaw No. 7975

- 5 -

(a) The ~~uses~~ *uses*, activities, ~~buildings~~ *buildings*, and ~~structures~~ *structures* set out in Column 1 shall be no closer in horizontal distance to a ~~natural stream~~ *natural stream*, a ~~channelized stream~~ *channelized stream* or a ~~constructed ditch~~ *constructed ditch* than the distance specified below:

Building or Structure used to support any of the following uses:	Separation Distance to a:		
	Natural Stream <i>Natural Stream</i>	Channelized Stream <i>Channelized Stream</i>	Constructed Ditch <i>Constructed Ditch</i>
Storage, processing or preparation of agricultural products, subject to section 10.40.3 Agricultural Storage and Processing Farm product processing Farm product preparation	30 m	15 m	5 m
For all other farming uses <i>farming uses</i> described in the Agriculture (A1) zone <i>zone</i> , the setbacks <i>setbacks</i> described in that zone <i>zone</i> shall apply			

10.40.11 LANDSCAPING, SCREENING AND AMENITY SPACE

Notwithstanding requirements in Part 7 of Delta Zoning Bylaw No. 7600, 2017 as amended from time to time, ~~landscaping~~ *landscaping*, natural areas and environmental buffers, shall cover not less than 15% of the ~~lot~~ *lot* area on all A4-zoned lands.

A continuous buffer (6 meters in height 8 meters in width) is required for a ~~lot~~ *lot* adjacent to land zoned for agriculture.

10.40.12 USE OF LAND FOR FARMING

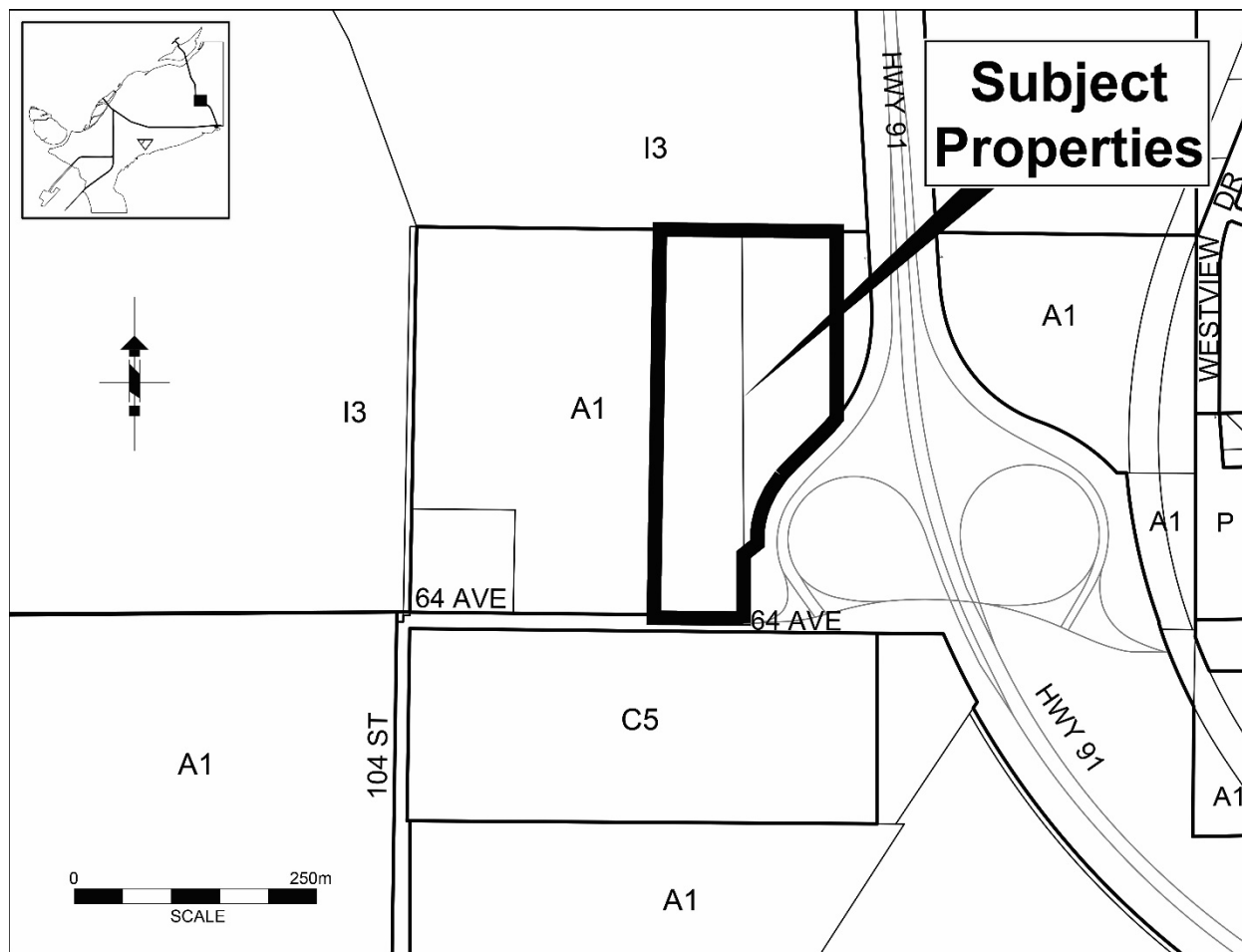
Where the ~~principal use~~ *principal use* of a property in this zone is for *farming* or uses accessory to *farming*, such land may be used for those “Principal Uses” and “Accessory Uses” set out in the A1-Agriculture Zone subject to compliance with all applicable regulations in Section 10.10.

10.40.13 OTHER REGULATIONS

Bylaw No. 7975

- 6 -

No outside storage of goods, materials or garbage shall be permitted in connection with any of the permitted uses, except for *farming*, established in this ~~zone~~ *zone*.



This is Schedule "7975-2" to
"Delta Zoning Bylaw No. 7600, 2017 Amendment
(Delta Fresh – LU009040) Bylaw No. 7975, 2022"

CITY OF DELTA

BYLAW NO. 7975

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

The 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 (Delta Fresh – LU009040) Bylaw No. 7975, 2022**”.
2. “Delta Zoning Bylaw No. 7600, 2017”, as amended, is hereby further amended as follows:
 - (a) In the TABLE OF CONTENTS, by adding reference to “A4: AGRICULTURE PRODUCT MANAGEMENT ZONE” under PART 10.
 - (b) In PART 3 ZONES, by inserting “A4” and “Agriculture Product Management Zone” in the correct numerical order in the table in Section 3.1.1.
 - (c) In PART 10 AGRICULTURE ZONES, by inserting the “A4: AGRICULTURE PRODUCT MANAGEMENT ZONE” attached hereto as Schedule “7975-1” in the correct numerical order.
3. The Zoning Map in Section 22.1 of the “Delta Zoning Bylaw No. 7600, 2017,” as amended, is hereby further amended to reflect the following rezoning:

Civic: 10555 64 Avenue
PID: 002-253-470
Legal: Lot 1 Section 14 Township 4 New Westminster District Plan 5542
and
Civic: Unaddressed parcel
PID: 000-985-112
Legal: Lot 2 Except Part on Highway Plan 73154 Section 14 Township 4
New Westminster District Plan 5542

Being the “Subject Properties” as shown in Schedule 7975-2
attached to and forming part of this Bylaw.

From: A1: Agriculture Zone
To: A4: Agriculture Product Management Zone

- 2 -

George V. Harvie
Mayor

Michelle Jansson, CMC
City Clerk

Bylaw No. 7975

- 3 -

This is Schedule “7975-1” to
“Delta Zoning Bylaw No. 7600, 2017 Amendment
(Delta Fresh – LU009040) Bylaw No. 7975, 2022”

10.40 A4: AGRICULTURE PRODUCT MANAGEMENT ZONE

10.40.1 INTENT

This *zone* is intended to support agricultural viability by providing for cold storage, warehousing and processing of *agricultural products*.

10.40.2 APPLICATION OF THIS ZONE

Except as they apply to lands in residential *zones*, the regulations of Part 6, Part 7, Part 8 and Part 9 shall apply to this *zone*.

10.40.3 PRINCIPAL USES

Storage of *agricultural products*, including cold storage, *warehousing*, and distribution of *agricultural products*, but excluding any form of *cannabis* product.

Processing and preparation of *agricultural products*, including the cleaning, sorting, separating, grading, packing, and transformation by dehydration, sublimation or other process, of *agricultural products*, but does not include:

- the preparation or sale of hot or cold food items for on-site consumption;
- any *composting* or *soilless medium* production;
- an abattoir or poultry, meat, fish or seafood processing, preparation or packing operation; or
- processing or preparation of any form of cannabis product, *cannabis production*, or *cannabis research and development*.

Farming

Despite the definition of *Farming*, this zone does not permit the growing, storage or processing of *cannabis*.

10.40.4 ACCESSORY USES

Office space accessory to a *principal use*

Indoor amenity space, accessory to a *principal use*

Where the *principal use* of the property is for *farming*, uses accessory to *farming* are as permitted in the A1 zone

10.40.5 DENSITY

Maximum *floor space ratio* shall be 0.5.

Bylaw No. 7975

- 4 -

10.40.6 LOT COVERAGE

Maximum *lot coverage* shall be 50%.

10.40.7 SETBACKS

Minimum *setbacks* shall be:

	Principal Structure
Front	7.5 m
Interior Side	15.0 m
Exterior Side	15.0 m
Rear	15.0 m

See **Section 6.2**
for additional
setback
regulations

10.40.8 HEIGHT

Maximum height shall be:

Maximum <i>Storeys</i>	2
<i>Maximum Height to mid-roof or the top of a flat roof</i>	15 m

See **Section 6.2.14**
for additional height
regulations

For the purpose of this zone, *maximum height* shall be measured from the 2.9 m Canadian Geodetic Vertical Datum elevation or the *existing grade*, whichever is greater

10.40.9 MINIMUM LOT SIZE FOR SUBDIVISION

- (a) The minimum *lot* size that may be created by subdivision is 8 ha subject to approval under the Agricultural Land Commission Act if applicable.
- (b) Subsection (a) shall not apply to a home site severance in accordance with the Agricultural Land Commission Act, as amended from time to time.

10.40.10 ADDITIONAL SEPARATION DISTANCE – NON-FARM USE

- (a) The *uses, activities, buildings, and structures* set out in Column 1 shall be no closer in horizontal distance to a *natural stream, a channelized stream* or a *constructed ditch* than the distance specified below:

Bylaw No. 7975

- 5 -

Building or Structure used to support any of the following uses:	Separation Distance to a:		
	<i>Natural Stream</i>	<i>Channelized Stream</i>	<i>Constructed Ditch</i>
Storage, processing or preparation of <i>agricultural products</i> , subject to section 10.40.3	30 m	15 m	5 m
For all other <i>farming uses</i> described in the Agriculture (A1) zone, the <i>setbacks</i> described in that zone shall apply			

10.40.11 LANDSCAPING, SCREENING AND AMENITY SPACE

Notwithstanding requirements in Part 7 of Delta Zoning Bylaw No. 7600, 2017 as amended from time to time, *landscaping*, natural areas and environmental buffers, shall cover not less than 15% of the *lot* area on all A4-zoned lands.

A continuous buffer (6 meters in height 8 meters in width) is required for a *lot* adjacent to land zoned for agriculture.

10.40.12 USE OF LAND FOR FARMING

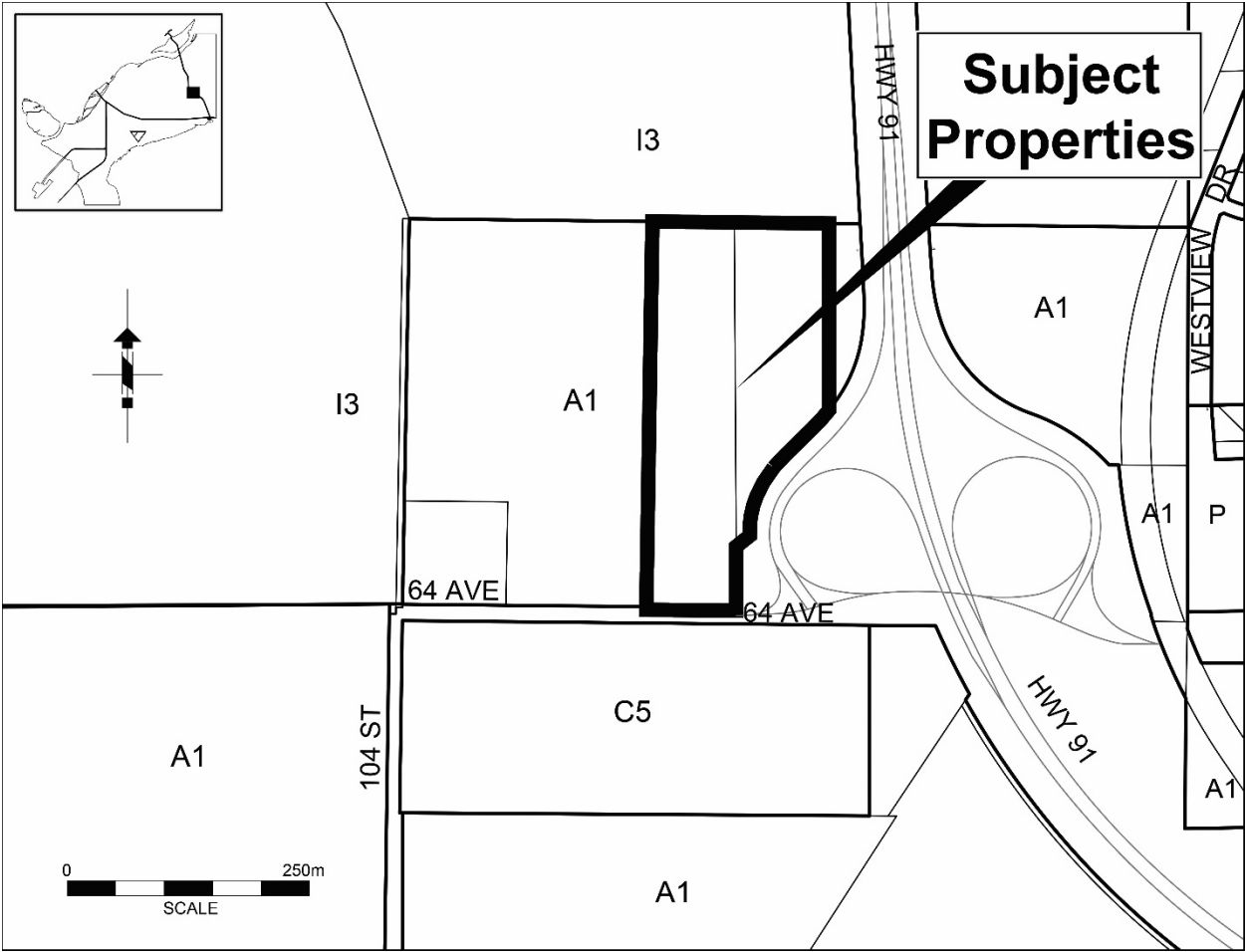
Where the *principal use* of a property in this zone is for *farming* or uses accessory to *farming*, such land may be used for those “*Principal Uses*” and “*Accessory Uses*” set out in the A1-Agriculture Zone subject to compliance with all applicable regulations in Section 10.10.

10.40.13 OTHER REGULATIONS

No outside storage of goods, materials or garbage shall be permitted in connection with any of the permitted uses, except for *farming*, established in this zone.

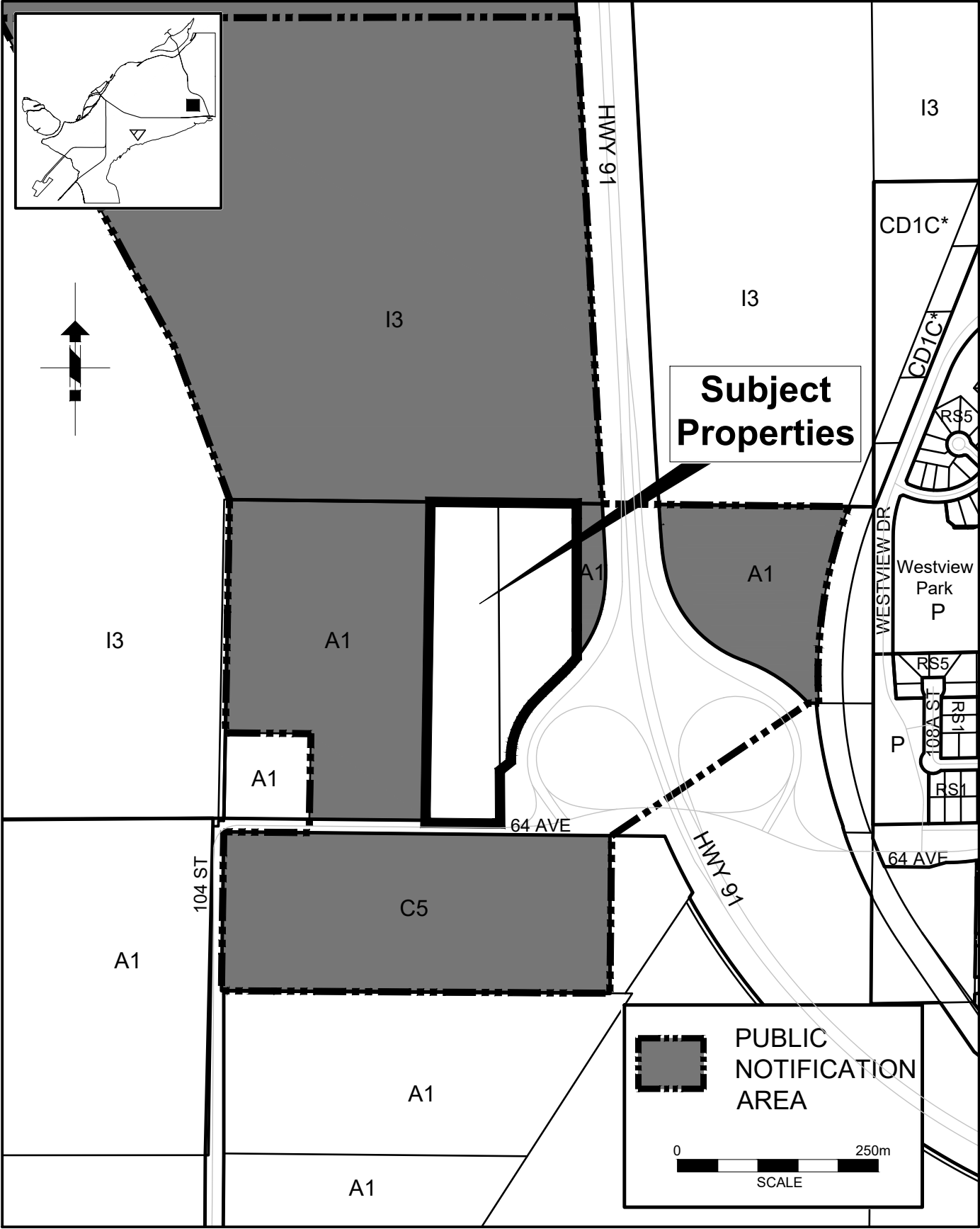
Bylaw No. 7975

- 6 -

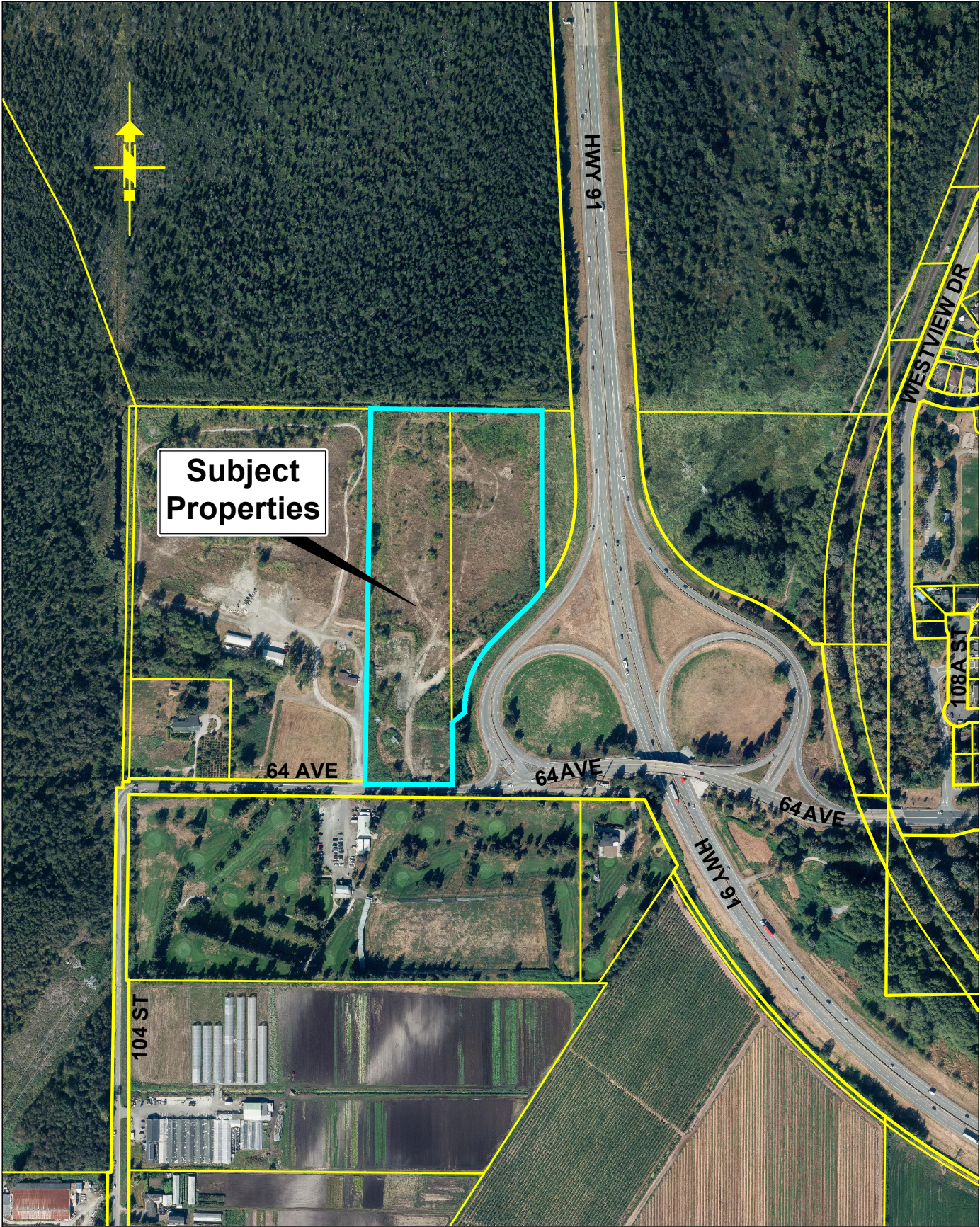


This is Schedule “7975-2” to
“Delta Zoning Bylaw No. 7600, 2017 Amendment
(Delta Fresh – LU009040) Bylaw No. 7975, 2022”

Location Map



Aerial Photo



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Project Data for 10555 64 Avenue and Unaddressed Property P.I.D. # 000-985-112

Owner & Applicant	Overland Capital Canada Inc.	
Application Date	February 3, 2020	
Revised application received	March 3, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	Agricultural	No change
Greater Vancouver Sewer and Drainage District	Outside of Fraser Sewerage Area	No change
OCP Designation:	A Agricultural	No change
Zoning	Agriculture (A1) Zone	Agriculture Product Management (A4) Zone
Development Permit Area	Streamside Protection and Enhancement Area	No change
No. of Lots	2	1
Lot Area	10555 64 Avenue: 3.6 ha (8.9 ac) P.I.D. # 000-985-112: 2.4 ha (5.9 ac) Total: 6.0 ha (14.8 ac)	5.95 ha (14.7 ac) Road dedication: 466 m ² (5,016 ft ²)
Proposed Buildings	Area	
Floor Area	Cold Storage Food processing Operations and office Total	19,550 m ² (210,434 ft ²) 5,990 m ² (64,476 ft ²) 1,727 m ² (18,589 ft ²) 27,267 m ² (293,500 ft ²)
Floor Space Ratio	N/A	0.46
Site Coverage	N/A	44.6%
Total impermeable area (buildings, driveways, parking and loading)	N/A	36,570 m ² (393,636 ft ²) 61%
Maximum Building Height to mid-roof or top of a flat roof	Not defined	15 m (49 ft) measured from minimum flood protection elevation of 2.9 m (9.5 ft)
Front Setback	7.5 m (24.6 ft)	107 m (351 ft)
Side Setback	15 m (49 ft)	18 m (59 ft)
Rear Setback	15 m (49 ft)	33.5 m (110 ft)

Variances	Required (A4 Zone)	Proposed
Zoning Bylaw: Section 8.4.2 Parking Cold storage warehousing; low impact industry Office Total	139 20 160 spaces, including 3 standard accessible parking spaces and 3 van accessible parking spaces	133 spaces, including 3 standard accessible parking spaces and 3 van accessible parking spaces
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 8</u> 3 on-site and 5 off-site 0 municipal trees <u>Trees to be Removed: 3</u> 3 on-site and 0 off-site <u>Trees to be Retained: 5</u> 0 on-site and 5 off-site	<u>Replacement:</u> 7 trees	<u>Replacement:</u> 68 trees to be planted <u>Replacement Security:</u> \$34,000 plus amount identified in an accepted landscape estimate <u>Retention Security:</u> \$12,500
Street Trees	Required	Proposed
One tree for every 9 m (30 ft) of street abutting the property	\$5,200 cash-in-lieu for 10 street trees (\$520 per tree)	\$5,200

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February 18th, 2025

Mayor and Council
CC: Delta Planning Department
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

RE: Rationale Letter for 10555 – 64th Ave Delta (Delta Fresh) Food Processing Facility to be Inclusive of all Food Types

Dear Planning, Mayor and Councillors,

We are writing to provide a rationale letter for our request to allow a more inclusive definition of food storage and processing for the proposed Delta Fresh Cold Storage and proposed 'A4 Zoning' at 10555 64th Avenue, Delta BC.

We believe the facility could benefit a diverse group of farmers, food processors and all types of food, and not just Dairy, Vegetables and Fruit. This type of facility could help alleviate the supply chain challenges in BC's food supply system by encouraging local food storage and producing capabilities.

We have commissioned 2 agrologist reports, gathered letters of support and used the City of Delta's own 2023 Agricultural Plan to support our Request.

The importance of Delta's food production and processing is highlighted in the City's 2023 Agricultural Plan "*Delta is known across Canada and internationally as a leading food-producing hub*". The 2023 Agricultural Report also highlights the fact that there are 177 farms in Delta. The active crops include Vegetables, Fruits, Grains/Cereals (878 hectares in 2016). In addition there are over 6,300 Cows (14 dairy farms, and 12 cattle farms) and poultry operations on 11 farms.

The facility would allow for the opportunity of "Agri-Tech" or the ability to store and have a value added processing facility which would provide local business with more ways to keep it local and capture more of the value creation that would benefit their local business. The City of Delta 2023 Agricultural Plan also highlights the need for regional food processing "*greater demand for larger on farm processing and regional facilities, and this pressure is also being felt by Delta producers.*".

The local demand for food is also highlighted in the City of Delta 2023 Agricultural Plan "*The demand for local food is primarily influenced by BC residents' interest in supporting the local economy, coupled with a desire for food that is fresh and safe to eat. Consumers also value transparency in where their food comes from and prefer products with a positive social impact, such as fair trade and environmentally safe.*"

The Agrologist Reports commissioned have the same findings as the Delta Agricultural Plan and highlight not only the diverse food production in Delta (many types of food) but also the demand and need for local storage and processing facilities.

We would like to propose a more inclusive definition of food that includes all the food uses highlighted in Delta's 2023 Agricultural Plan. We believe a local facility should be very inclusive so that all the farmers and local producers are able to have access to the facility without being excluded for their crop choice.

The Current A4 wording provided below for your reference, excludes many of the local products grown and raised in Delta:

Agricultural Storage and Processing means cold storage, warehousing, distribution and processing of fruit, vegetable and dairy products, excluding mushrooms and any form of cannabis product.

Farm product processing means the transformation of fruit, vegetable and secondary dairy products, by dehydration and sublimation processes, but does not include the processing, preparation or sale of hot or cold food items for on-site consumption, any on-farm composting, on-farm soil/less medium production, cannabis production, or cannabis research and development.

Farm product preparation means cleaning, sorting, separating, grading, packing and other methods of preparing fruit, vegetable and dairy products.

We propose a more inclusive food and processing definition. Our suggested proposed wording is:

Agricultural Storage and Processing means cold storage, warehousing, distribution and processing of fruit, vegetable, dairy products, poultry, cereals/grains and seafood/meats excluding mushrooms cultivation and any form of cannabis product.

Farm product processing means the transformation of fruit, vegetable, dairy products, poultry, cereals/grains and seafood/meats excluding mushrooms cultivation and any form of cannabis product, by dehydration and sublimation processes, and product packaging, but does not include the processing, preparation or sale of hot or cold food items for on-site consumption, any on-farm composting, on-farm soilless medium production, cannabis production, or cannabis research and development.

Farm product preparation means cleaning, sorting, separating, grading, packing and other methods of preparing fruit, vegetable, dairy products, poultry, cereals/grains and meats.

We believe a facility that allows all farmers of Delta to bring their products and store and process them locally will be a benefit not only to the farms of Delta, but the residents of Delta as well.

Thank you for your consideration.

Kind Regards,

Delta Fresh Applicant
C/O Reid Duthie



7330 Churchill Street, Delta, BC V4K 0B4
Phone: (604) 946-3139 Fax: (604) 946-2924
Phone: 1-800-699-6899 Fax: 1-800-881-6022

February 28, 2025

Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC
V4K 3E2

RE: Support for Delta Fresh Cold Storage Warehouse / Food Processing Facility (Food Types)

Dear Mayor and Councillors,

We are writing to add our support to include other types of food uses and food processing for the proposed Delta Fresh Cold Storage and proposed 'A4 Zoning' at 10555 64th Avenue, Delta BC.

We believe the facility could benefit a diverse group of farmers, businesses and food processors and producers, not only in Delta, but across the lower mainland. This type of facility could help alleviate the supply chain challenges in BC's food supply system and establishing local food storage and producing capabilities.

Farmers and local food producers face an increasingly challenging cost environment. Food waste, transportation costs and times and availability of facilities make it difficult for local farmers and business to thrive and serve the local market. Removing some of these challenges and improving our food security in BC should be our focus.

The facility would allow for the opportunity of "Agri-Tech" or value added processes to foods which would provide local business with more ways to keep it local and the value creation that would benefit their local business.

To be sustainable, local businesses and farmers need the support and access of facilities that will allow them to thrive and this will benefit not only local business but the local community with better food supply chain facilities.

Thank you for the opportunity to register our support for this project and the support for all types of locally businesses and food producers.

Thank you,

A handwritten signature in black ink, appearing to read 'Murray', is written over a large, hand-drawn oval. A long horizontal line extends from the right side of the oval.

Murray Driediger
President, BC*fresh*

**Cioffi's Meat Market & Deli Ltd.**

Unit 2, 3153 Thunderbird Crescent Burnaby V5A 3G1

T: 604-294-6328 www.cioffigroup.com

November 14, 2024

Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

RE: Support for Delta Fresh Cold Storage Warehouse / Food Processing Facility (Food Types)

Dear Mayor and Councillors,

Cioffi's would like to add our support to include other types of food uses and processing for the proposed Delta Fresh Cold Storage and proposed 'A4 Zoning' at 10555 64th Avenue, Delta BC.

Cioffi's is a family run business that was founded in 1990 in Burnaby as an Italian meat market and deli offering the freshest cheeses, cold-cuts, and local, free range and organic meats butchered to order. We now have Cioffi's Wholesale that supplies many of the top restaurants in the Lower Mainland with these same fresh and delicious ingredients and have a huge selection of locally sourced, free-range, & organic products.

A temperature-controlled storage and production space that would be accessible to Cioffi's would provide a substantial opportunity for our business to grow. A significant barrier for food businesses in the Lower Mainland is the extremely limited number of facilities with food storage that would accommodate our products.

Cioffi's supports this temperature-controlled storage and food processing facility and the location. The facility would knock down significant barriers for our business and would allow us to better service the Lower Mainland.

We thank you for your consideration and ask your consideration of projects like this as it will benefit not only food businesses, but the customers we serve, and hope to serve as well.

Thank you,

A handwritten signature in black ink, appearing to read "Ian MacKericher".

Ian MacKericher
General Manager
Cioffi's Group



February 28, 25

Mayor and Council
City of Delta
4500 Clarence Taylor Cres.
Delta, BC V4K 3E2

RE: Support for Delta Fresh Cold Storage Warehouse / Food Processing Facility

To the Honourable Mayor and Councilors of Delta,

Fresh4Sunset Farms is a second-generation, family-operated produce company focused on delivering the highest quality food with pure taste and superior nutrition for maintaining a healthy lifestyle. We are growing tomatoes and strawberries in a 40-acre facility in the city of Delta.

We are writing to express our support for the proposed Delta Fresh Cold Storage and proposed 'A4 Zoning' at 10555 64th (temperature-controlled storage and food processing facility). Our city currently has '0' cubic feet of temperature-controlled storage capacity, forcing many producers to transport goods to facilities over kilometers away.

As a grower of strawberries, we face many quality issues where we cannot ship misshapen berries to our regular customers. Currently, our 2nd grade fruit is shipped to a different city to be turned into juice. A local processing facility right next door will create a value-added, consumer product such as dehydrated berries for use in cereals, snack bars, and other high quality consumer goods, creating additional business and employment opportunities within our own city.

We strongly urge you to support this project. Please feel free to contact me if you would like to discuss any aspects of this proposal in greater detail.

Thank you for your consideration.

Sincerely yours,

A handwritten signature in blue ink that reads "Dal Banwait". The signature is fluid and cursive, with the first name "Dal" and last name "Banwait" clearly distinguishable.

Dal Banwait, Projects Manager.

mobile: 778 228 7051

email: projects@fresh4ugroup.ca

November 28, 2024

Mayor and Council

City of Delta

4500 Clarence Taylor Crescent Delta, BC V4K 3E2

RE: Support for Delta Fresh Cold Storage Warehouse / Food Processing Facility (Food Types)

Dear Mayor and Councillors,

Goodness Distributors and City Ave Market would like to express our strong support for expanding the proposed Delta Fresh Cold Storage facility and the inclusion of broader food uses and processing under the proposed 'A4 Zoning' at 10555 64th Avenue, Delta BC.

Goodness Distributors is a BC-owned and operated distributor and a network of neighborhood markets dedicated to serving local communities with a focus on locally produce and organic food. We currently operate four retail stores in the Lower Mainland and pride ourselves on offering the highest-quality products to our customers. In addition to retail, we also manufacture our own products, such as peanut butter, at our 8,000-square-foot facility in Richmond, BC, which we sell both in our stores and wholesale to other quality retailers.

Our business is expanding, but finding appropriate, affordable spaced to meet our needs has become increasingly difficult. Rising costs and travel times emphasize the importance of local, centrally located facilities. A development like Delta Fresh would not only support our operations but also benefit all Lower Mainland communities by providing accessible, cost-effective infrastructure for small businesses.

We firmly believe that centrally located facility like Delta Fresh would address a significant gap in the region and contribute to the success of businesses like ours. Such a facility would allow us, and other small food businesses, to thrive in an increasingly challenging real estate and economic environment.

We strongly support this proposed facility and the location and encourage the City of Delta to consider approving projects like this, which will positively impact small food businesses and the communities we serve.

Sincerely,

Gary Joe



Director

TERRA FOODS

TERRA INTERNATIONAL FOOD INC.

7298 Hume Ave Delta BC Canada V4G 1C5 ph (604) 946 7277 tf (888) 338 3772 f (604) 946 7255

November 18, 2024

Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

RE: Support for Delta Fresh Cold Storage Warehouse / Food Processing Facility (Food Types)

Dear Mayor and Councillors,

Terra International Food Inc. (Terra Foods) would like to add our support to include other types of food uses and processing for the proposed Delta Fresh Cold Storage and proposed 'A4 Zoning' at 10555 64th Avenue, Delta BC.

Terra Foods is a food importer and distributor based in Delta who represent a number of specialty, natural-organic, and everyday grocery products. Terra Foods believes in providing quality products, offering the best service and striving to make the world a better grocery place. Our company has been operating as a local BC business since 1976.

A temperature-controlled storage warehouse with food processing facilities would provide tremendous opportunities for growth at Terra Foods. Currently, our facility is at capacity serving a growing population and are often in search of additional space to contend with the seasonality of food cycles and production.

Terra Foods currently has grocery products manufactured using our own recipes in European countries and we would like to establish the same model locally. Having a food processing facility within Delta would provide our business the opportunity to team up with local farmers and have food manufactured and distributed through our proven channels of distribution into grocery stores.

The largest barrier to expansion of our business is the cost to acquire a larger space. A facility such as Delta Fresh would be a solution for our business and would benefit many users increasing quality grocery supply throughout the lower mainland and BC.

Terra Foods is fully supportive of this facility, and location. We would be supportive of more focused real estate that allowed our business, and other food businesses to thrive in an increasingly challenging environment.

We thank you for your consideration and ask your consideration of projects like this, as it will benefit not only food businesses, but the customers we serve.

Thank you,

A handwritten signature in black ink, consisting of a series of loops and a long horizontal stroke extending to the right.

Jurand Latek
President

jlatek@terrafoods.ca
Tel: (604) 779-7974

MOTION ON NOTICE

Preparation of the City of Delta's 2026 Budget

Submitted by: Mayor Harvie

Date submitted: June 23, 2025

WHEREAS the City of Delta's financial stability and service delivery depend on receiving additional property taxes through new construction in our residential, commercial and industrial lands;

AND WHEREAS the City has relied on property taxes from new development growth to fund increases in operating costs and new collective agreements with CUPE, Fire and Police services;

AND WHEREAS it has been well documented that the Development Community in Metro Vancouver is facing an unprecedented challenging financial environment which has resulted in very limited new construction and additional tax revenues;

AND WHEREAS, an efficient and transparent budget process requires early planning and comprehensive analysis of potential efficiencies, operational improvements and revenue strategies.

THEREFORE, BE IT RESOLVED THAT:

As part of the 2026 Budget Process the City Manager have staff undertake the following actions:

1. Conduct a thorough review of current departmental budgets with an emphasis on identifying non-essential expenditures and areas where operational efficiencies can be achieved.
2. Explore potential new revenue sources, and revenue enhancements that could support budget needs while maintaining service levels.
3. Ensuring that Emergency Services funding and staffing for Fire, Police and core City Services are not affected.
4. Present the findings of this work as well as any recommendations to Council.

AND THAT this motion promotes a transparent, inclusive, and responsible budget process that balances fiscal prudence with the delivery of essential city services.

[See page 2 for staff comments](#)

The City of Delta undertakes a robust annual financial planning process that includes ongoing efforts to identify operational efficiencies and enhance service delivery. Recent efficiency initiatives include the adoption of a Consolidated Fees and Charges Bylaw, the expansion of the eApply platform for development applications and online payments, and implementation of a formalized community grant intake and review program.

If the motion is adopted, staff will report back to Council with potential options for service delivery refinements and revenue opportunities, while continuing to ensure funding for Fire, Police, core City services, and alignment with Council direction and community priorities.