



Monday, April 27, 2026, 7:00 p.m.
Theatre, North Delta Centre for the Arts
11425 – 84 Avenue, Delta, BC

1. CALL TO ORDER

Recommendation:
THAT the meeting be called to order.

2. LAND ACKNOWLEDGEMENT

3. AGENDA ENDORSEMENT

Recommendation:
THAT the Agenda for the April 27, 2026, Regular Council meeting be endorsed.

4. PRESENTATIONS

4.1 Earth Day Photo Contest Winners

PowerPoint presentation titled "2026 Earth Day Photo Contest"

Fan Favourite - Anhad Dhot

Child 3rd - Reuben Smith

Child 2nd - Raegan Mattei

Child 1st - Egor Sergeyenko

Youth 3rd - Gia Claudio

Youth 2nd - John Spencer

Youth 1st - Bianca Bell

Adult 3rd - Johnny Vantol

Adult 2nd - Shawn Gold

Adult 1st - Karen Pacheco

Grand Prize - Erin Desaulniers

4.2 Seasonal Forecast and Hazard Preparedness Spring – Summer 2026

Presentation by: Jeff Owens, Emergency Program Manager

4.3 Day of Mourning - April 28, 2026

Council will observe a moment of silence, following the presentation.

Presentation by: Sherryann Weber, New Westminster & District Labour Council delegate representing CUPE 1091

Recommendation:

THAT the report titled "Day of Mourning – April 28, 2026" dated April 27, 2026 be received into the record.

5. ANNOUNCEMENTS

6. ITEMS ARISING FROM CLOSED COUNCIL MEETING

Recommendation:

THAT the Items Arising from the April 13, 2026, Closed Council Meeting be received into the record.

6.1 At the April 13, 2026, Closed Meeting, Council endorsed the public release of the report dated April 13, 2026 titled "Mayor's Charity Ball 2026 - Request for Support"

7. CONSENT AGENDA

Recommendation:

THAT Items 7.1 to 7.5 be adopted on consent.

7.1 Minutes: April 13, 2026, Special Council (to Close) Meeting

Recommendation:

THAT the Minutes of the April 13, 2026, Special Council (to Close) meeting be adopted as circulated.

7.2 Minutes: April 13, 2026, Regular Council Meeting

Recommendation:

THAT the Minutes of the April 13, 2026, Regular Council meeting be adopted as circulated.

7.3 Minutes: Delta Council / Delta Board of Education Liaison Committee Meeting

Recommendation:

THAT the Minutes of the March 31, 2026, Delta Council / Delta Board of Education Liaison Committee meeting be received into the record.

7.4 Report: Small-Scale Multi-Unit Housing Phase 2 – Update and Next Steps

Recommendation:

THAT the community engagement summary for small-scale multi-unit housing updates in Attachment E be received into the record.

7.5 Correspondence: Correspondence from Delta Farmers Institute dated April 13, 2026, regarding Marine Operations in Canoe Pass Inlet

Recommendation:

THAT the correspondence from Delta Farmers Institute dated April 13, 2026, regarding marine operations in Canoe Pass Inlet, be received into the record.

8. BYLAWS FOR FINAL ADOPTION

8.1 Final Consideration and Adoption of Bylaw No. 8503 at 7660 116A Street

Recommendation:

THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8503, 2025 be finally considered and adopted.

9. BYLAWS FOR FIRST, SECOND, & THIRD READING

9.1 2026 Annual Tax Rate Bylaws

Recommendation:

- A. THAT Delta Annual Rates and Tax Collection (Municipal) Bylaw No. 5751, 1999 Amendment Bylaw No. 8571, 2026 be given first, second and third readings (Attachment A).
- B. THAT Delta Annual Rates and Tax Collection (Other) Bylaw No. 5752, 1999 Amendment Bylaw No. 8572, 2026 be given first, second and third readings (Attachment B).
- C. THAT Tsawwassen Business Improvement Area Rates Bylaw No. 8573, 2026 be given first, second and third readings (Attachment C).

9.2 Amendment of Bylaw No. 8499 at 809 51 Street and 5140 8A Avenue

Recommendation:

- A. THAT first, second, and third readings be given to "Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8499, 2025, as amended.
- B. THAT the owner satisfy the following requirements as a condition of final consideration and adoption of Bylaw No. 8499, as amended:
 1. Enter into Section 219 Covenant and provide associated securities for building design, landscaping and tree relation; and
 2. Provide an easement to allow reciprocal access over the shared driveways.

9.3 Rezoning for a 16-Unit Townhouse Development at 4739 and 4749 60B Street

Recommendation:

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8565, 2026.
- B. THAT the owner satisfy the following requirements as a condition of final consideration and adoption:
 1. Provide building design and landscape plans to the satisfaction of the General Manager, Development;
 2. Enter into Section 219 covenants and provide associated securities for building design, landscaping, tree retention and replacement, and

development servicing;

3. Provide a statutory right-of-way for a water meter chamber; and
4. Provide a community amenity contribution of \$16,000 in accordance with the Parks, Recreation and Culture Amenity Contribution policy.

9.3.1 4 pieces of correspondence received

10. ADMINISTRATIVE REPORTS

10.1 2026 UBCM Community Excellence Awards

Recommendation:

THAT the City of Delta's applications for the 2026 UBCM Community Excellence Awards for the following initiatives be endorsed by Council:

1. Westham Island Bridge Response – Excellence in Governance; and
2. Barns to Beaches Bike Route – Excellence in Service Delivery.

10.2 Ladner Trunk Road and 62 Street Safety Review

Recommendation:

- A. THAT the traffic safety enhancements recommended in this report be implemented.
- B. THAT a copy of this report be sent to the Delta School District.

10.3 Staff Appointment of Approving Officer

Recommendation:

- A. THAT the previous Approving Officer appointment for City of Delta under Section 77 of the *Land Title Act* for Doreann Mayhew, General Manager, Facilities & Major Projects, be revoked.
- B. THAT Anne Berry, General Manager, Development, be appointed as Approving Officer for City of Delta, pursuant to Section 77 of the *Land Title Act*.

10.4 Heritage Alteration Permit for 4488 Arthur Drive

Recommendation:

THAT Heritage Alteration Permit LU009911 be issued.

11. CORRESPONDENCE

11.1 Correspondence from Metro Vancouver dated March 30, 2026, regarding Metro 2050 Type 2 Proposed Amendment – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)

Recommendation:

THAT staff be directed to advise Metro Vancouver that the City of Delta does not object to the Metro 2050 Type 2 Proposed Amendment – City of Maple Ridge (North 256 Street Industrial Lands Area Plan).

11.2 Correspondence from Metro Vancouver dated March 31, 2026, regarding Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

Recommendation:

THAT staff be directed to advise Metro Vancouver that the City of Delta has no comment regarding the Metro 2050 Type 2 Proposed Amendment - City of Surrey (Hazelmere).

11.3 Correspondence from Delta Gymnastics Society dated April 8, 2026, regarding Request for Support – "Seniors Can Move" Program Funding

Recommendation:

THAT the Mayor, on behalf of Council, provide a letter in support of funding applications for Delta Gymnastics Society's "Seniors Can Move" program.

***11.4 Correspondence from Ministry of Infrastructure dated April 22, 2026, regarding Beedie Long-Term Care Centre in Delta**

Recommendation:

THAT staff arrange a meeting for Council with Minister Ma in response to the Minister's offer to meet to discuss improving healthcare services in Delta.

12. NOTICE OF MOTIONS

13. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

14. ADJOURNMENT

Recommendation:

THAT the meeting adjourn.

Agenda - Regular Council - April 27, 2026



City of Delta

DELEGATION/PRESENTATION

To: Council
From: Corporate Services Department
Date: April 27, 2026
Subject: Earth Day Photo Contest Winners

This presentation is provided for Council's information.

ATTACHMENT:

A. Earth Day Photo Contest Presentation

Agenda - Regular Council - April 27, 2026



Wildlife

2026 EARTH DAY PHOTO CONTEST



Agenda - Regular Council - April 27, 2026

Fan Favourite

Swans in Serenity

By Anhad Dhot





Child 3rd

Salmonberry Flower in the Woods

By Reuben Smith

Child 2nd
Jerry the Groundhog
By Raegan Mattei





Child 1st

Just Woke Up

By Egor Sergeyenko

Youth 3rd
Mysterious Marmot
By Gia Claudio





Youth 2nd
Trumpeter Swans
By John Spencer

Youth 1st

Stare if you Dare

By Bianca Bell



Adult 3rd

What Are You Looking at?

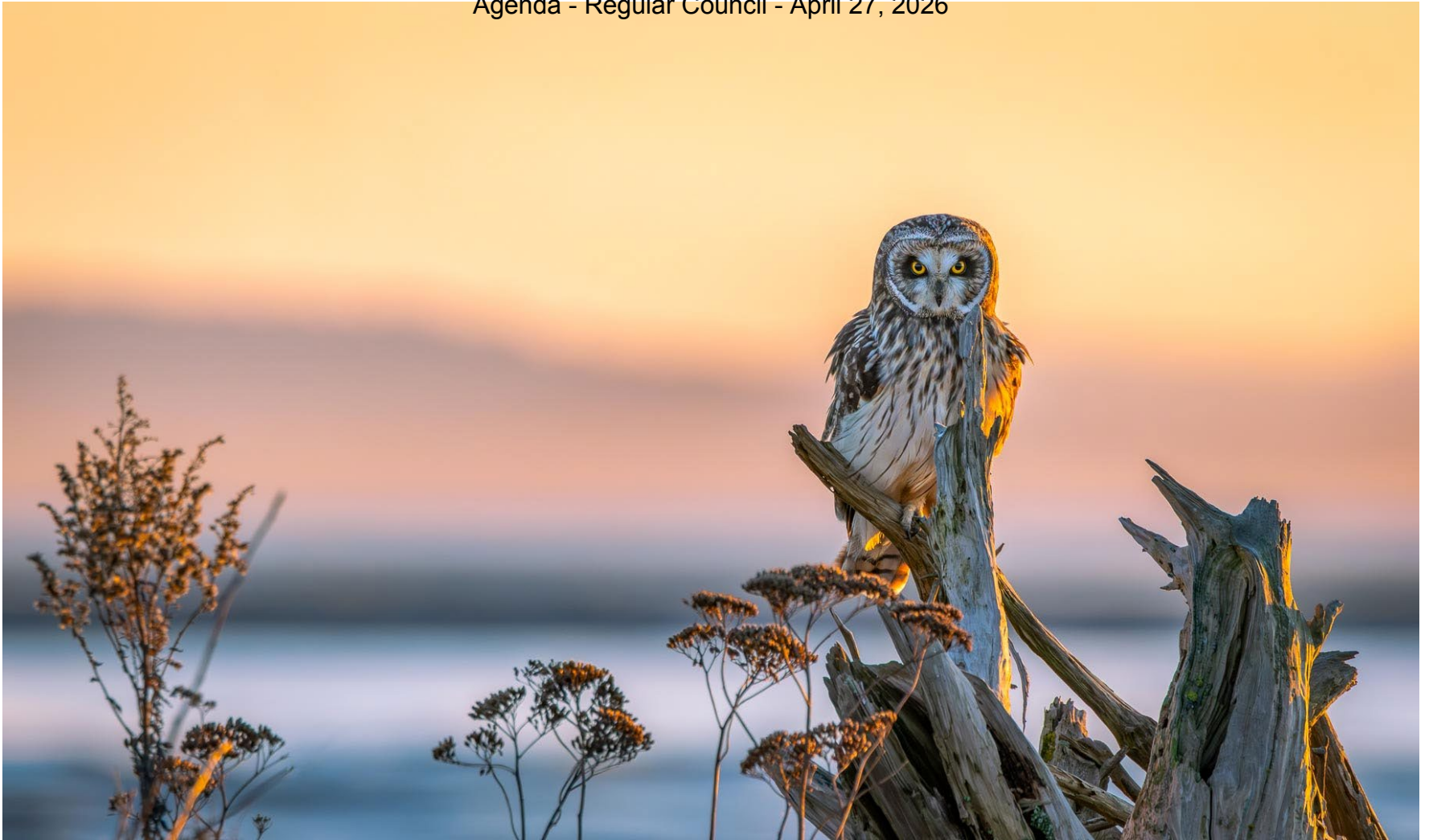
By Johnny Vantol



Adult 2nd

Caring for the Future By Shawn Gold





Adult 1st
Short-Eared Owl at Dusk
By Karen Pacheco



The Gaze of a Hunter
By Daniel Kehl



On the Prowl
By Finn Germaine

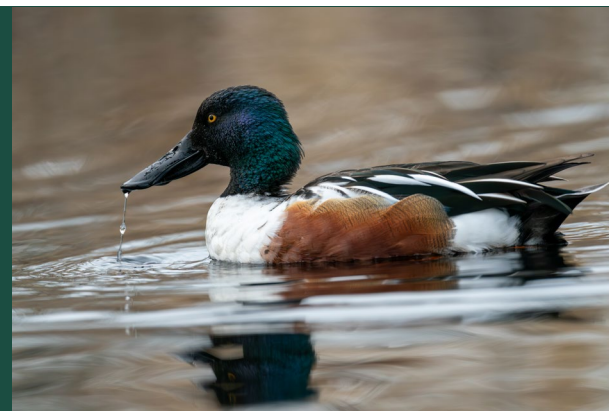


Harrier on the Hunt
By Kate Ostby

Honourable Mentions



The Gaze
By Mahesh Joseph



Draking the Surface
By Varinder Gill



Ruffled
By Natasha Joseph



Grand Prize

All Problems are Big Problems When You're an Inch Tall

By Erin Desaulniers

Agenda - Regular Council - April 27, 2026



City of Delta

DELEGATION/PRESENTATION

To: Council

From: Marcy Sangret, Deputy City Manager

Meeting Date: April 27, 2026

Subject: Seasonal Forecast and Hazard Preparedness Spring – Summer 2026

CC: Steven Lan, General Manager, Engineering
Dave Wood, Fire Chief, Delta Fire & Emergency Services

The following PowerPoint presentation is provided for Council's information.

Marcy Sangret
Deputy City Manager

ATTACHMENT:

- A. Seasonal Forecast and Hazard Preparedness Spring – Summer 2026 Presentation

Agenda - Regular Council - April 27, 2026



Seasonal Forecast & Hazard Preparedness Spring/Summer 2026



Regular Council April 27, 2026



Agenda

Seasonal Forecast

- British Columbia
- Delta

Hazard Preparedness

- Freshet
- Wildfires
- Heat
- Drought

Call Centre



Seasonal Forecast

Environment and Climate Change Canada projections for Summer 2026

British Columbia

- Temperatures are projected to be above normal from April to September

Delta

- Record-breaking heat likely
- Stronger, more frequent heat waves
- Extended dry conditions





Hazard Preparedness - Freshet



British Columbia

- Near-to-Above Normal Snowpack
- Warmer Spring Conditions
- Normal-to-slightly elevated freshet expected
- Extended Freshet Season Possible

Delta

- Water levels expected to be within normal range
- Monitor river levels at the Mission Gauge
- Staged Flood Plan



Hazard Preparedness - Wildfires



- Training & Equipment
- FireSmart Information to Residents
- Fire Danger Rating
- Fuel Treatment



Hazard Preparedness - Heat



- Staged Heat Response Plan
- Heat Response Working Group meetings
- Beat the Heat campaign
- Cooling and clean air site information on [Delta.ca](https://delta.ca)



Hazard Preparedness - Drought

Drought Response & Water Security



Drinking Water

- Drinking Water Conservation Plan
- Aligns bylaws with regional water use regulations
- Manages peak demand with seasonal restrictions (May–Oct)
- Supports a sustainable regional water supply

Irrigation

- Planned second Fraser River intake
- Future upstream location will ensure fresh water during drought
- Reduce impacts of saltwater intrusion
- Reliable irrigation for farmers
- Long-term agricultural resilience



Call Centre

Single point of contact to connect with the City of Delta, providing clear, timely communication and information during critical incidents.



- Dedicated number
- Ready to activate immediately
- Trained staff
- Scalable to handle surge demand
- Infrastructure and systems in place
- Proven historical need based on past incidents

Questions?



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Agenda - Regular Council - April 27, 2026



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Human Resources
Department**

Date: **April 27, 2026**

Day of Mourning - April 28, 2026

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

▪ **RECOMMENDATION:**

THAT the report titled "Day of Mourning – April 28, 2026" dated April 27, 2026 be received into the record.

▪ **PURPOSE:**

The purpose of this report is to inform and update Council on the annual processes in support of the Day of Mourning.

▪ **BACKGROUND:**

Tuesday, April 28, 2026, is the official "*Day of Mourning for Workers Killed and Injured on the Job*". In the past, Delta Council has recognized those who have suffered from workplace injury, accident or disease.

Council Policy:

- All flags will be lowered to half-mast from *dawn to dusk* on April 28 the *National Day of Mourning* for workers killed or injured on the job (as determined in consultation with the Canadian Government Protocol Office).

▪ **DISCUSSION:**

The New Westminster & District Labour Council has requested, as in previous years, that the Council observe one minute of silence at the Regular Meeting on or before April 28. Council recognizes workers killed and injured on the job by holding a minute of silence during the Council session on April 27, 2026. As part of this national memorial event, it is Delta's practice to allow CUPE Local 454 to fly its CUPE Day of Mourning Flag on the Special Flagpole beside Rotary Park at Municipal Hall for the week prior to April 28, which begins on April 21, 2026. All other flags at Municipal Hall will be flown at half-mast from dawn to dusk on April 28, 2026, as per *Delta's Flag Policy*. CUPE 454, in conjunction with Council, will be holding a ceremony on April 28 at 10:45am at Rotary Park to commemorate this day.

Implications:

Financial Implications - there are no financial implications.

▪ **CONCLUSION:**

As part of its recognition, Council will observe a one-minute moment of silence during the Regular Council Meeting on April 27, 2026, in remembrance of workers killed or injured on the job.



Larry Rourke
General Manager, Human Resources

Department submission prepared by: Patricia Santoso, Administrative Assistant
PS/LR



City of Delta
COUNCIL REPORT
Closed Meeting

To: **Council**

From: **Fire & Emergency Services
Department**

Meeting Date: **April 13, 2026**

Mayor's Charity Ball 2026 – Request for Support

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

▪ **RECOMMENDATIONS:**

- A. THAT off-duty firefighters be granted permission to wear their dress tunic uniform.
 - B. THAT Council endorse the use of three fire apparatus at the event.
 - C. THAT City staff assist with communications by promoting the event on City social media and message boards.
 - D. THAT staff be authorized to communicate Council's decision to the Delta Firefighters Charitable Society and that this report be released at the next Regular Meeting of Council.
-

▪ **PURPOSE:**

This matter is being presented to Council for consideration during a Closed Meeting in order to request in-kind support on behalf of the Delta Firefighters Charitable Society, in accordance with Section 90(1)(k) of the *Community Charter*.

▪ **BACKGROUND:**

On May 2, 2026, the Delta Firefighters Charitable Society is hosting their 3rd Annual Mayor's Charity Ball (MCB) event at the North Delta Recreation Centre to raise funds for the Delta Firefighters Healthy Snack Program.

The Healthy Snack Program provides daily nutritious snacks to over 3,000 children across Delta schools, ensuring no child goes hungry. Powered by off-duty firefighters, this initiative relies on community support to thrive.

"We are incredibly excited to bring the 3rd Annual Mayor's Charity Ball to the North Delta Recreation Centre this year. Transitioning from Cascades to this new, larger venue allows us to welcome even more community members to join our cause. Expanding our capacity means we can raise even greater

support for our Healthy Snack Program, ensuring more kids get the nutrition they need. Seeing our off-duty firefighters continue to step up and volunteer truly highlights their dedication to the people we serve.” – Joel Woznikoski

▪ **DISCUSSION:**

The City of Delta will be providing \$5,000 in sponsorship support for this event, consisting of a \$3,000 Facility Rental Grant to offset rental costs at the North Delta Recreation Centre and a \$2,000 Community Grant in recognition of the event’s positive contribution to the community. An additional \$5,000 grant has been awarded to the Delta Firefighters Charitable Society for sponsorship of their annual golf tournament which also raises funds for the Healthy Snack Program.

In-kind Support:

In addition to financial sponsorship, the Delta Firefighters Charitable Society requests the following in-kind support for the 3rd Annual 2026 MCB event:

1. Off-duty firefighters in Delta Fire dress tunic uniform.
2. Three fire apparatus at the front entrance of the venue.
 - a. Tower
 - b. Engine
 - c. Vintage Engine
3. Assistance with communications for the event.

The above in-kind support is consistent with the 2024 and 2025 events and will not have a negative impact on operational efficiency or service delivery.

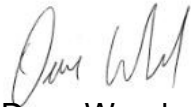
Implications:

Financial Implications – The City of Delta will be providing \$10,000 in sponsorship support to the Delta Firefighters Charitable Society in 2026.

Other Implications – In-kind support comprising off-duty firefighters in Delta Fire dress tunic uniform, three fire apparatus and assistance from communications staff.

▪ **CONCLUSION:**

In-kind support is requested on behalf of the Delta Firefighters Charitable Society who is hosting their 3rd Annual Mayor’s Charity Ball at the North Delta Recreation Centre to raise funds for the Delta Firefighters Healthy Snack Program. It is recommended that the requests be approved and that staff be authorized to convey Council’s decision to the Society and release this report at the next Regular Meeting.



Dave Wood
Fire Chief

Department submission prepared by: Dave Wood, Fire Chief
DW

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

Concurring Departments		
Department	Name	Signature
Corporate Services	Mike Brotherston	MB
Finance	Navin Chand	NC
Parks, Recreation & Culture	Josh Turner	JT

Agenda - Regular Council - April 27, 2026



**Special Council (to Close) Meeting
Meeting Minutes**

**April 13, 2026, 6:30 p.m.
Annacis Room, 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: Peter Weeber, City Manager
Marcy Sangret, Deputy City Manager
Laurie Darcus, Director, Legislative Services
Dave Wood, Acting Fire Chief
Harj Sidhu, Chief Constable
Navin Chand, General Manager, Finance
Steven Lan, General Manager, Engineering
Doreann Mayhew, General Manager, Facilities & Major Projects
Anne Berry, General Manager, Development
Larry Rourke, General Manager, Human Resources
Josh Turner, General Manager, Parks, Recreation & Culture
Mike Brotherston, Director, Corporate Services
Leanne Salmon, Administrative Manager, Mayor & City
Manager's Office
Ian Tait, Chair, Delta Police Board

Legislative Services: Leslie Tuerlings, Deputy City Clerk

1. CALL TO ORDER

MOVED By: Cllr. Binder
SECONDED By: Cllr. Boisvert

THAT the meeting be called to order (6:30 p.m.).

CARRIED UNANIMOUSLY

2. NOTICE OF CLOSED COUNCIL MEETING

Public Notice is hereby given that Council will meet in-camera (Closed) in accordance with Section 90 of the *Community Charter*, as follows:

Item 3.1 - 90(1) (f)

law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment; and

Item 4.1 - 90(1) (k)

negotiations and related discussions respecting the proposed provision of a municipal service that are at their preliminary stages and that, in the view of the council, could reasonably be expected to harm the interests of the municipality if they were held in public; and

Item 4.2 - 90(1) (c)

labour relations or other employee relations.

MOVED By: Cllr. Boisvert

SECONDED By: Cllr. Binder

THAT the meeting be closed to the public in accordance with Section 90 of the *Community Charter* as noted above.

CARRIED UNANIMOUSLY

3. ADJOURNMENT

MOVED By: Cllr. Binder

SECONDED By: Cllr. Boisvert

THAT the meeting adjourn (6:31 p.m.).

CARRIED UNANIMOUSLY



**Regular Council
Meeting Minutes**

**April 13, 2026, 7:00 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: Peter Weeber, City Manager
Marcy Sangret, Deputy City Manager
Laurie Darcus, Director, Legislative Services
Dave Wood, Fire Chief
Anne Berry, General Manager, Development
Navin Chand, General Manager, Finance
Steven Lan, General Manager, Engineering
Doreann Mayhew, General Manager, Facilities & Major Projects
Larry Rourke, General Manager, Human Resources
Josh Turner, General Manager, Parks, Recreation & Culture
Mike Brotherston, Director, Corporate Services

Recorder: Jesleen Sandhu, Committee Clerk, Legislative Services

1. CALL TO ORDER

MOVED by: Cllr. Dosanjh
SECONDED by: Cllr. Guichon

THAT the meeting be called to order (7:02 p.m.).

CARRIED UNANIMOUSLY

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. Guichon

THAT the Agenda for the April 13, 2026, Regular Council meeting be endorsed.

CARRIED UNANIMOUSLY

4. ANNOUNCEMENTS

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

5. ITEMS ARISING FROM CLOSED COUNCIL MEETING

MOVED by: Cllr. Binder

SECONDED by: Cllr. Kruger

THAT the Items Arising from the March 30, 2026 Closed Council Meeting be received into the record.

CARRIED UNANIMOUSLY

5.1 At the March 30, 2026, Closed Meeting, Council endorsed the following resolution regarding Appointees to the Delta Police Board:

- A. THAT Councillor Boisvert be re-appointed as the City Council representative to the Delta Police Board for an additional term of five (5) months to expire October 31, 2026.
- B. THAT the aforementioned resolution be forwarded to the Delta Police Department, for distribution to the Policing and Security Branch of the Province.
- C. THAT this report be released from Closed.

6. CONSENT AGENDA

Council requested that Items 6.3 and 6.4 be pulled for discussion.

MOVED by: Cllr. Binder

SECONDED by: Cllr. Guichon

THAT Items 6.1 and 6.2 be adopted on consent.

CARRIED UNANIMOUSLY

6.1 Minutes: March 30, 2026, Special Council (to Close) Meeting

THAT the Minutes of the March 30, 2026, Special Council (to Close) meeting be adopted as circulated.

ADOPTED ON CONSENT

6.2 Minutes: March 30, 2026, Regular Council Meeting

THAT the Minutes of the March 30, 2026, Regular Council meeting be adopted as circulated.

ADOPTED ON CONSENT

6.3 Report: 2026 Transit Infrastructure Improvements Program

MOVED by: Cllr. Kruger

SECONDED by: Cllr. Johal

THAT the report titled "2026 Transit Infrastructure Improvements Program", dated 13-04-2026 be received into the record.

CARRIED UNANIMOUSLY

6.4 Report: Diversity, Inclusion and Anti-Racism Committee – 2023-2025 Achievements

MOVED by: Cllr. Johal

SECONDED by: Cllr. Binder

THAT the report titled "Diversity, Inclusion and Anti-Racism Committee – 2023-2025 Achievements", dated April 13, 2026 be received into the record.

CARRIED UNANIMOUSLY

7. BYLAWS FOR FINAL ADOPTION

7.1 Final Consideration and Adoption of the Highways Bylaw, Municipal Ticketing Information Bylaw and Bylaw Notice Enforcement Bylaw

MOVED by: Cllr. Boisvert

SECONDED by: Cllr. Dosanjh

- A. THAT "Delta Highways Bylaw No. 8452, 2026" be finally considered and adopted.
- B. THAT "Delta Municipal Ticketing Information Bylaw No. 6639, 2007 Amendment (Highways) Bylaw No. 8453, 2026" be finally considered and adopted.
- C. THAT "Delta Bylaw Notice Enforcement Bylaw No. 7009, 2011 Amendment (Highways) Bylaw No. 8454, 2026" be finally considered and adopted.

CARRIED UNANIMOUSLY

8. BYLAWS FOR FIRST, SECOND, & THIRD READING

8.1 Rezoning for a Nine-Unit Townhouse Development at 4984 45 Avenue

MOVED by: Cllr. Binder

SECONDED by: Cllr. Johal

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8561, 2026.
- B. THAT the application for Development Variance Permit LU009863 be received.
- C. THAT the owner satisfy the following requirements as a condition of final consideration and adoption and permit issuance to the satisfaction of the General Manager, Development:
 - 1. Enter into Section 219 Covenants for servicing, building design, landscaping, flood proofing or other agreements identified by Council and staff in relation to the proposed development;
 - 2. Provide securities for servicing and landscaping based on accepted cost estimates; and
 - 3. Provide a community amenity contribution in the amount of \$9,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

CARRIED
Councillor Guichon Opposed

8.1.1 Five pieces of correspondence received, including one letter with 11 signatures.

8.2 Rescission of Bylaw No. 8499 at 809 51 Street and 5140 8A Avenue

MOVED by: Cllr. Boisvert

SECONDED by: Cllr. Dosanjh

- A. THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025 be rescinded.
- B. THAT an amended Bylaw No. 8499 be brought forward to Council for consideration subject to public notice requirements.

CARRIED UNANIMOUSLY

9. ADMINISTRATIVE REPORTS

9.1 Royal Canadian Legion Branch 61 Request for Support

MOVED by: Cllr. Kruger

SECONDED by: Cllr. Johal

- A. THAT financial and in-kind support for the Royal Canadian Legion Branch 61 (Delta) 100th Anniversary Celebration on July 25, 2026 as described in this report be approved.
- B. THAT the City install two commemorative crosswalks in recognition of Delta's veterans in Ladner and North Delta, subject to the Royal Canadian Legion Branch 61 securing partial funding through Veterans Affairs Canada's Commemorative Partnership Program.
- C. THAT a letter of support be provided from the Mayor, on behalf of Council, for the Royal Canadian Legion's funding application to the Veterans Affairs Canada's Commemorative Partnership Program for the installation of two commemorative crosswalks in Delta.
- D. THAT staff assist with communications by promoting the Royal Canadian Legion Branch 61's July 25, 2026 100th Anniversary Celebration event on City social media and message boards.

CARRIED UNANIMOUSLY

9.2 City of Delta Primary Care Needs Assessment

MOVED by: Mayor Harvie

SECONDED by: Cllr. Dosanjh

- A. THAT the City of Delta continue to advocate to the Ministry of Health for increasing urgent and primary care capacity in Delta, including:
- the expansion of same-day access to urgent and primary care services in North and South Delta;
 - the recruitment and retention of family physicians and primary care teams.
- B. THAT staff explore the longitudinal primary care teaching clinic model with potential medical school partners, Fraser Health, and the Ministry of Health for possible applications for Delta.

amended

AMENDMENT MOVED by: Mayor Harvie

SECONDED by: Cllr. Dosanjh

THAT recommendation “B” be struck and replaced with the following:

THAT copies of this report, and a request to provide comments and recommendations, be sent to:

- South Delta Division of Family Practice; and
- Surrey/Delta Division of Family Practice; and
- Doctors practicing in Delta Hospital and Surrey Hospital Emergency Department; and

FURTHER THAT the following be added as recommendation “C”:

THAT copies of the report be provided to Minister of Health, Fraser Health Authority President and CEO, South Delta MLA Paton and North Delta MLA Kahlon.

CARRIED UNANIMOUSLY

The amendment having carried, the question on the main motion, as amended, was put forward and CARRIED UNANIMOUSLY.

Continued on next page...

FINAL MOTION AS APPROVED

- A. THAT the City of Delta continue to advocate to the Ministry of Health for increasing urgent and primary care capacity in Delta, including:
- the expansion of same-day access to urgent and primary care services in North and South Delta;
 - the recruitment and retention of family physicians and primary care teams.
- B. THAT copies of this report, and a request to provide comments and recommendations, be sent to:
- South Delta Division of Family Practice; and
 - Surrey/Delta Division of Family Practice; and
 - Doctors practicing in Delta Hospital and Surrey Hospital Emergency Department.
- C. THAT copies of the report be provided to Minister of Health, Fraser Health Authority President and CEO, South Delta MLA Paton and North Delta MLA Kahlon.

10. NOTICE OF MOTIONS

None.

11. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

None.

12. ADJOURNMENT

MOVED by: Cllr. Binder

SECONDED by: Cllr. Guichon

THAT the meeting adjourn (7:40 p.m.).

CARRIED UNANIMOUSLY

Agenda - Regular Council - April 27, 2026

Minutes - Regular Council - April 13, 2026

George V. Harvie
Mayor

CERTIFIED CORRECT

Laurie Darcus
(Interim) Corporate Officer



**City of
Delta**

Minutes

Delta Council / Delta Board of Education Liaison Committee

Tuesday, March 31, 2026

3:00 p.m.

**Annacis Room, Delta City Hall
4500 Clarence Taylor Crescent, Delta, BC**

Present: Councillor Daniel Boisvert, Chair
Councillor Jennifer Johal, Vice-Chair
Trustee Val Windsor, Delta Board of Education
Trustee Joe Muego, Delta Board of Education

City of Delta: Marcy Sangret, Deputy City Manager
Josh Turner, General Manager, Parks, Recreation & Culture
Doreann Mayhew, General Manager, Facilities & Major Projects

Delta School Board: Jonathan Duffin, Secretary-Treasurer
Peter McLaughlen, Director of Facilities and Planning
Doug Sheppard, Superintendent
Brad Bauman, Assistant Superintendent
Jane Gray, Assistant Superintendent

Recorder: Jessica Gruchey, Legislative Services

CALL TO ORDER

The Chair called the meeting to order at 3:00 p.m.

LAND ACKNOWLEDGEMENT

The Chair acknowledged that this meeting took place on the shared, traditional, ancestral, and unceded territories of the scəwəθən (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 Trustee Windsor,
SECONDED By Trustee Muego, THAT the March 31, 2026, Delta Council / Delta Board of Education Liaison Committee Agenda be approved as amended with the addition of PowerPoint presentation titled “Major Capital Projects Update” under Item 3; and the removal of Harvest Drive Bus Stop Improvements under Item 4.

CARRIED UNANIMOUSLY

ADOPTION OF MINUTES

1. Minutes of the October 28, 2025, Delta Council / Delta Board of Education Liaison Committee meeting

MOVED By Councillor Johal,
SECONDED By Trustee Windsor, THAT the Minutes of the October 28, 2025, Delta Council / Delta Board of Education Liaison Committee meeting be adopted.

CARRIED UNANIMOUSLY

NEW BUSINESS

2. **Youth Hub**

Brad Bauman, Assistant Superintendent, spoke to the success of the City’s Youth Hub initiative, which has been operating out of the North Delta Recreation Centre, and expressed gratitude to the City for its support in providing the resource; staff are seeing firsthand the positive impacts on the youth utilizing it.

Discussion ensued regarding a subsequent meeting to further discuss the initiative, and it was noted that as per the Council report, staff would be reporting back with information on the initiative’s progress following one year of operation; City staff advised that they would connect with the Delta School Board when preparing their update.

BUSINESS ARISING FROM MINUTES

3. **Track and Field Projects**

Doreann Mayhew, General Manager, Facilities & Major Projects, provided an update on several major capital projects underway across the City of Delta, and highlighted the following:

Seaquam Secondary School – Track and Field Replacement:

The Seaquam Secondary School track and field replacement project involves upgrades to synthetic turf, irrigation and drainage, and long jump facilities; staff anticipate completion at the end of April 2026.

North Delta Track and Field House:

The North Delta Track and Field House is substantially complete and expected to open to the public at the end of April / early May 2026.

South Delta Secondary School Infield:

The South Delta Secondary School Infield involves upgrades to drainage and irrigation for a new turf field, replacement of the existing long jump sand pit with long jump and triple jump pits, replacement of the existing goal posts with new football goals, and movable goals for soccer and rugby. Construction on the project is nearing completion.

Winskill Renewal Project:

The project's new baseball diamonds are nearing completion, and construction on the facility is anticipated to begin in summer 2026 with completion scheduled for spring 2028.

City staff will follow up with Delta School District representatives with regard to (i) tree removal for the Seaquam Secondary School track and field replacement, (ii) audio system at the North Delta Field House, and (iii) the proposed FIFA World Cup watch party schedule.

4. Harvest Drive Bus Stop Improvements

There was no update provided by the Delta School Board.

ROUNDTABLE

5. Road Dedication for Harvest Drive Bus Stop

Marcy Sangret, Deputy City Manager, advised that the City's Real Estate Manager is working on the file with regard to the agreement, which is nearing completion.

ADJOURNMENT

MOVED By Trustee Muego

SECONDED By Trustee Windsor, THAT the meeting adjourn (3:24 p.m.).

CARRIED UNANIMOUSLY

Councillor Daniel Boisvert
Chair

CERTIFIED CORRECT

Jessica Gruchey
Committee Clerk



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **P25-15**

From: **Development Department**

Date: **April 27, 2026**

Small-Scale Multi-Unit Housing Phase 2 – Update and Next Steps

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

▪ **RECOMMENDATION:**

THAT the community engagement summary for small-scale multi-unit housing updates in Attachment E be received into the record.

▪ **PURPOSE:**

The purpose of this report is to share findings of recent engagement on potential zoning amendments to support small-scale multi-unit housing (SSMUH) in Delta, and provide an update on next steps.

Feedback received differed between the general public and the development community. General feedback suggested broader opposition to growth and the pace of recent change, while the development community expressed concern about the impacts of the larger lot size requirement and the maintaining of existing lot coverage regulations. Because of this disparity, staff will continue to monitor how the existing set of regulations supports SSMUH development and will develop a new standalone houseplex zone for future consideration by Council.

▪ **BACKGROUND:**

On June 24, 2024, Council adopted changes to Delta's Zoning Bylaws to permit SSMUH on all single-detached and duplex lots in the city, as required by the Province under Bill 44. These changes allowed developers and homeowners to submit building permit applications for single detached homes, duplexes, secondary suites, detached garden suites, and coach houses without the need for a rezoning application or other Council approvals.

On January 10, 2025, Delta received a letter from the Minister of Housing and Municipal Affairs, urging Delta to reconsider how the Zoning Bylaw could more closely align with the Provincial Site Standards for SSMUH (Attachment A). Concurrently, staff provided Council with an update at the February 3, 2025 Regular Meeting on the progress of SSMUH, as well as laying out future work to be undertaken at Council's direction. This report describes the results of that work to date.

▪ **DISCUSSION:**

The adoption of SSMUH changes was well received by the development community and contributed to a growth in housing applications, in particular with new duplexes, coach houses, and garden suites. From June 25, 2024 to December 31, 2025, Delta issued building permits for 786 SSMUH units:

Single detached dwellings	164 units
Duplex dwellings	138 units
Secondary suites	315 units
Coach houses and garden suites	169 units

Of particular note are the number of permits issued for duplexes, coach houses, and garden suites. Duplex and coach house construction was extremely limited previously, and garden suites were only introduced as a permitted form in June 2024.

Five Key Changes Presented:

Since the adoption of SSMUH regulations, staff identified five key changes to the Zoning Bylaw in response to new provincial direction while also addressing concerns from the community related to livability and neighbourhood impacts. These changes would be limited to properties within the Small Scale Residential (SSR) land use designation in the Official Community Plan (OCP) (identified as subject properties in Attachment B). Making changes to properties in other land use designations would be inconsistent with the OCP. The changes, as presented to the community for feedback, are listed below. Further details about each of the five key changes are provided in Attachment C.

1. Add Houseplexes as a Permitted Use

Under Delta’s current SSMUH regulations, developments are limited to single detached dwellings, duplexes, and accessory dwelling units such as secondary suites, garden suites, and coach houses. Adding houseplexes (three or four principal dwelling units in a single building on a lot) would offer a new path to homeownership while maintaining regulations with respect to height, site coverage, setbacks and parking similar to those for a house or duplex.

2. Increase Height by One Metre

A height increase is presented that would not allow for additional storeys, but would allow for basements to be shallower and brighter with larger windows and fewer stairs, increasing the livability of a basement secondary suite. It would also reduce excavation and pumping costs associated with deeper basements, along with environmental benefits like reduced concrete usage and decreased impacts on groundwater recharge and flows. In areas where basements are impractical (such as Ladner and parts of Tsawwassen), the additional height would allow for extra living space in an attic.

3. Standardize Small Scale Residential Zones

Consolidation into one new standard zone (R1 - SSMUH) would simplify regulations and make it easier to build more housing in Delta’s Small Scale Residential areas. If a proposal meets the regulations described in the zone, an applicant could proceed directly to building permit without the need for rezoning approvals. A draft of this new zone is available in Attachment D.

4. Remove Floor Space Ratio (FSR) Regulations

Floor area rules for SSMUH in Delta are a complex mix of zone-specific floor space ratio (FSR) maximums and exemptions. Achievable FSR is also regulated by height, setback, and lot coverage requirements. Removing FSR would give applicants greater flexibility to design homes that make better use of the site and respond to market demand, while still adhering to established zoning standards – such as setbacks, height limits, and lot coverage – that help maintain neighbourhood character.

5. Increase Minimum Lot Dimensions for Subdivision

The current size of properties permitted through subdivision results in lots that are too small to effectively accommodate the four units required by the Province. The new minimum lot size as presented is intended to better support four-unit developments, allowing for functional site layouts that incorporate on- and off-street parking while preserving space for tree canopy and meaningful landscaping – key elements in maintaining a livable and attractive neighbourhood.

Community Engagement Summary – What We Heard:

Delta conducted a community engagement program to ensure awareness of SSMUH changes being considered and to provide an opportunity for feedback. From November 1 through November 30, 2025, staff received feedback from the public and development community on the presented changes. Staff also held three engagement events in November: two public open houses on November 20 and 26, and one session for developers on November 24. In total, approximately 160 people engaged with staff at these sessions. Further, a survey available at these sessions and online received 448 responses from the general public and 378 from the Delta Insights Panel for a total of 826 responses. A summary of the responses is available in Attachment E.

- **Who Participated** - Participants were predominantly homeowners, making up approximately 90% of respondents. Many participants were long-term residents, with 62% having lived in Delta for more than 20 years.
- **Geographic Representation** - Open feedback responses were largely concentrated in North Delta (74%), likely influenced by recent development concerns in that area. In contrast, the Delta Insights Panel responses were more evenly distributed, with representation from North Delta (38%), Ladner (24%), and Tsawwassen (38%).
- **Interest in SSMUH** - Neighbourhood impacts were the primary area of interest, with over 70% of participants identifying neighbourhood change as their main concern. About half of respondents expressed interest in how SSMUH may affect housing options, while fewer than 10% indicated interest in purchasing or renting a home.
- **Awareness of SSMUH** - Awareness levels were described as moderate to high, with 56% of participants indicating they were somewhat familiar with the province's direction to allow SSMUH and 35% reporting they were very familiar.
- **Attitudes towards SSMUH** - Participants identified several perceived benefits of SSMUH, including the potential to increase housing affordability, support multi-generational living, and create more livable units. However, concerns were more prominent, particularly regarding increased traffic congestion, strain on street parking, and impacts on local services and infrastructure.

- **Preferred Priorities** - Participants indicated that the City should prioritize parking and traffic management, maintaining neighbourhood character, and environmental sustainability when considering SSMUH-related changes.
- **Delta's Approach** - While some participants supported the City's direction, broader concerns about growth and the pace of change influenced overall perceptions. About 39% felt the approach was on the right track or required minor adjustments, while 54% indicated it needs more work.
- **General Comments** - Participants raised several recurring themes, including the need to address infrastructure capacity, strengthen design controls such as height and setbacks, and focus higher density near town centres, major roads, and transit corridors rather than within established residential neighbourhoods. Additional concerns included skepticism about improvements to housing affordability, the importance of retaining mature trees, and the complexity of the proposed changes.
- **Delta Insights Panel** - Responses from the Delta Insights Panel were generally more supportive of the City's approach, with support levels 16% higher than those observed among North Delta respondents. Higher opposition in North Delta is likely linked to recent concerns regarding increasing density and tree retention.

Since the introduction of the provincial housing mandate, Delta has observed an increase in public opposition to new regulations that support additional density in neighbourhoods. General feedback suggests broader opposition to growth, and the pace of recent change influenced many responses. Feedback from the development community generally focused on business impacts of changes to minimum lot sizes for subdivision as small lot development to accommodate single detached dwellings is still desirable in Delta. Developers also commented that the 40% site coverage presented is too restrictive.

During the engagement process, a petition from 35 signatories in the Dawson Crescent area was received, showing support to change the properties in that area from the existing Single Detached Residential 4A Zone (RS4A, a restricted density zone) to the Single Detached Residential 1 Zone (RS1).

Next Steps:

Staff have presented SSMUH updates that meet the Provincial housing mandate while maintaining the livability of Delta neighbourhoods. However, the presented changes were not well received by residents due to broader opposition to growth, and have raised concerns within the development community. With no clear consensus, staff will continue monitoring SSMUH development trends, develop opportunities to increase understanding of current SSMUH regulations, further evaluate feedback received to date, and report back in 2027.

The development of a standardized SSMUH zone that includes a houseplex as a permitted use and the consolidation of Delta's single detached (RS) and duplex (RD) zones are included in the amended Action Plan for Delta's Housing Accelerator Fund (HAF) application. In order to fulfill the requirements of the Action Plan and receive full funding, the SSMUH-related amendments described in Delta's HAF Action Plan must be completed by May 30, 2026. Staff will continue to work closely with Canada

Mortgage and Housing Corporation to ensure the ongoing success of Delta’s HAF program.

To that end, staff will continue to develop a standalone houseplex zone as part of Delta’s HAF obligations. While rezoning would still be required in SSR neighbourhoods, this new standalone zone would provide clear regulations for applicants and more consistent, predictable outcomes to help minimize neighbourhood impacts.

Implications:

Financial Implications – The development of a standardized SSMUH zone and the consolidation of existing single detached and duplex zones is included in Delta’s amended Housing Accelerator Fund application.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. The presented changes would help to encourage new SSMUH developments, thereby contributing to Delta’s Housing Target.

▪ **CONCLUSION:**

Staff developed and completed engagement on a set of five key changes presented to support the development of small-scale multi-unit housing in Delta. Public feedback largely opposed any changes to SSMUH regulations at this time, while developers raised concerns with increasing the minimum lot dimensions for subdivision and maintaining a 40% lot coverage regulation. Given this, staff will continue to monitor how existing SSMUH regulations support new housing development in Delta and will develop a new standalone houseplex zone. It is recommended that the public engagement summary for small-scale multi-unit housing updates in Attachment E be received into the record.



Anne Berry, RPP, MCIP
General Manager, Development

Department submission prepared by: Jeremy Keating, Senior Community Planner
JK/jl

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

Concurring Department		
Department	Name	Signature
Communications & Engagement	JoAnne Kleb	JK

▪ **ATTACHMENTS:**

- A. Letter from Minister Kahlon, dated January 10, 2025
- B. Maps of Subject Properties
- C. The Five Key Changes
- D. Draft R1 Zone
- E. Community Engagement Report

Agenda - Regular Council - April 27, 2026

**BRITISH
COLUMBIA**

January 10, 2025

Reference: 69694

His Worship George V Harvie
Mayor of the City of Delta
4500 Clarence Taylor Crescent
Delta BC V4K 3E2
Email: mayorharvie@delta.ca

Dear Mayor Harvie:

Thank you for your ongoing commitment to address housing needs in your community, and for passing zoning bylaws to support the implementation of small-scale multi-unit housing in your local area. Upon review of your zoning bylaw, I write today to remind you of the legal requirement in Bill 44 that when developing a zoning bylaw, you “must consider the applicable guidelines, if any, under section 582”. The guidelines under section 582 are found in the Small-Scale Multi-Unit Housing Policy Manual and Site Standards, which can be accessed online through the link below. I note that Bill 44 also contains a provision that a local government must not otherwise restrict development within communities.

British Columbia continues to face a housing crisis. While much has been accomplished in the past year to remove restrictive zoning across our communities, we must remain focused on enabling small-scale multi-unit housing. Consistent zoning parameters across communities will provide for the certainty and clarity required to ensure small-scale multi-unit housing becomes a reality across British Columbia.

Allowing up to six units of small-scale multi-unit housing in previously single-family and duplex zones is the essential first step in realizing change on the ground. But we know from the experience of other jurisdictions, and from consultation with both planners, and builders, that flexible site standards including setbacks, building height, lot coverage and parking requirements will help to encourage development and increased housing supply.

Page 1 of 3

The Ministry of Housing and Municipal Affairs worked with planning experts and builders to establish site standards that provide more flexibility for siting new homes on a lot, while retaining outdoor space for other important priorities including tree protection and stormwater management. For zones where 3 to 6 units are permitted, allowing 3 storey buildings and building heights of 11 meters will support the development of houses that are large enough for families. Allowing lot coverages between 40 per cent and 60 per cent, depending on the unit count, enables the creation of livable homes while leaving room for other important features like trees and outdoor amenity space. Lot coverage and flexible setbacks work together: reduced setbacks with modest lot coverage for buildings creates more opportunities to locate housing on a site while retaining open space.

Finally, we know that parking is one of the most important on-site considerations. Paved parking spaces increase impermeable surfaces, limit opportunities for green space, and increase the cost of construction. Parking requirements should be kept to a minimum wherever possible. We also recommend that new small-scale multi-unit housing not be subject to restrictive form and character development permit requirements that slow the approvals process and that restrictive floor area ratios not be used to limit building size. In addition, Local governments should be aware that restricting certain tenure types, for instance, not allowing for strata ownership of new SSMU homes, can impact financial viability where land costs are high.


I appreciate that many local governments worked to ensure the unit-level density requirements in Bill 44 were in place in your community by the June 30th deadline but felt more time was needed to fine tune your site standards. I know from reading the thoughtful reports prepared by your staff and from your conversations at Council that many of you intend to return to your zoning bylaw amendments this fall. I also know that resistance to the requirements in Bill 44 and the Provincial policy recommendations remains in some communities. Section 457.1 of the *Local Government Act* requires that local governments not use authorities to unreasonably prohibit or restrict the use, or density of use, required to be permitted under Section 481.3 [zoning bylaws and small-scale multi-family housing].

The Province will continue monitoring and evaluating the ongoing implementation of this legislation. Our intention is that future infrastructure investment will be prioritized for high growth, high need communities who meet or exceed the Provincial Site Standards.

Mayor George V Harvie
Page 3 of 3

I know that you share our goals and agree on the collective responsibility of all governments to address the housing crisis in our province. But for many local governments the work we asked you to do under Bill 44 is not yet finished. I expect over the next few months you will take another look at your bylaws and consider updates to achieve better alignment with the Provincial Site Standards, to successfully enable development.

Sincerely,

A handwritten signature in black ink, appearing to be 'Ravi Kahlon', written over a light gray rectangular background.

Ravi Kahlon
Minister of Housing and Municipal Affairs

Link: Small-Scale Multi-Unit Housing Provincial Policy Manual and Site Standards
www2.gov.bc.ca/assets/gov/housing-and-tenancy/tools-for-government/local-governments-and-housing/ssmuh_provincial_policy_manual.pdf

CC: Teri Collins, Deputy Minister, Ministry of Housing and Municipal Affairs
Bindi Sawchuk, Assistant Deputy Minister, Ministry of Housing and Municipal Affairs
Donny van Dyk, City Manager, City of Delta
Chad Taylor, Director of Development, City of Delta

Agenda - Regular Council - April 27, 2026

LADNER

Legend



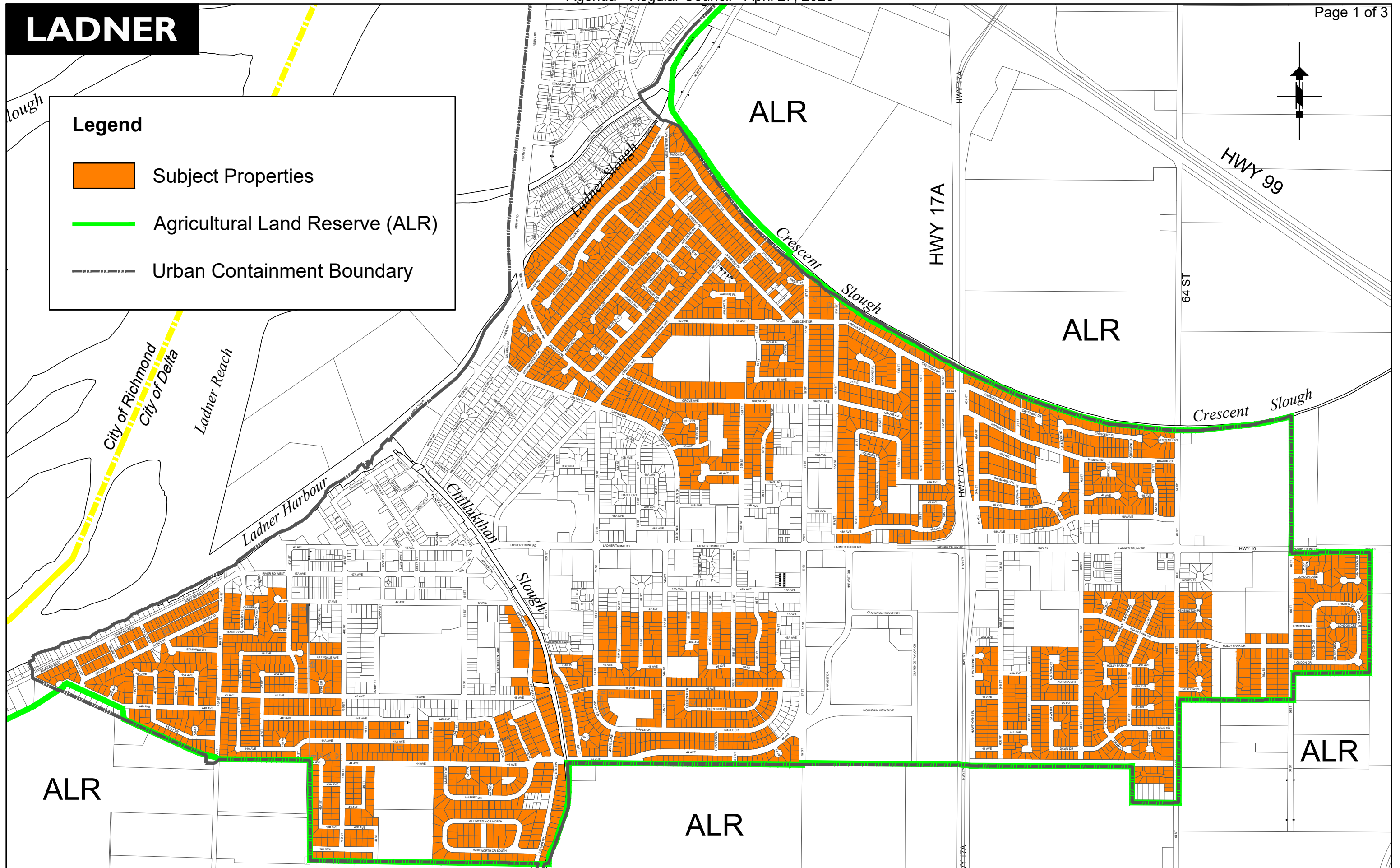
Subject Properties

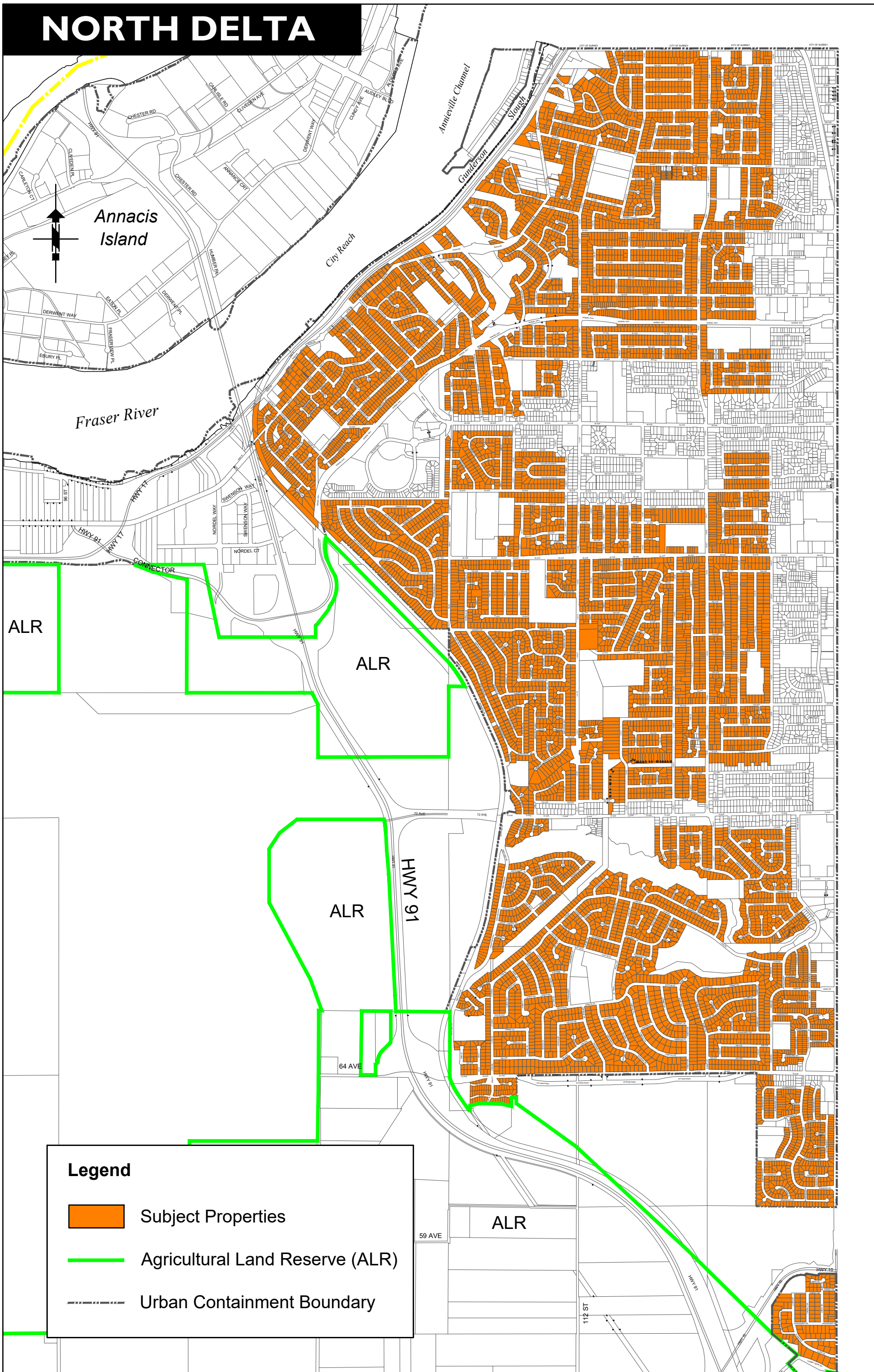


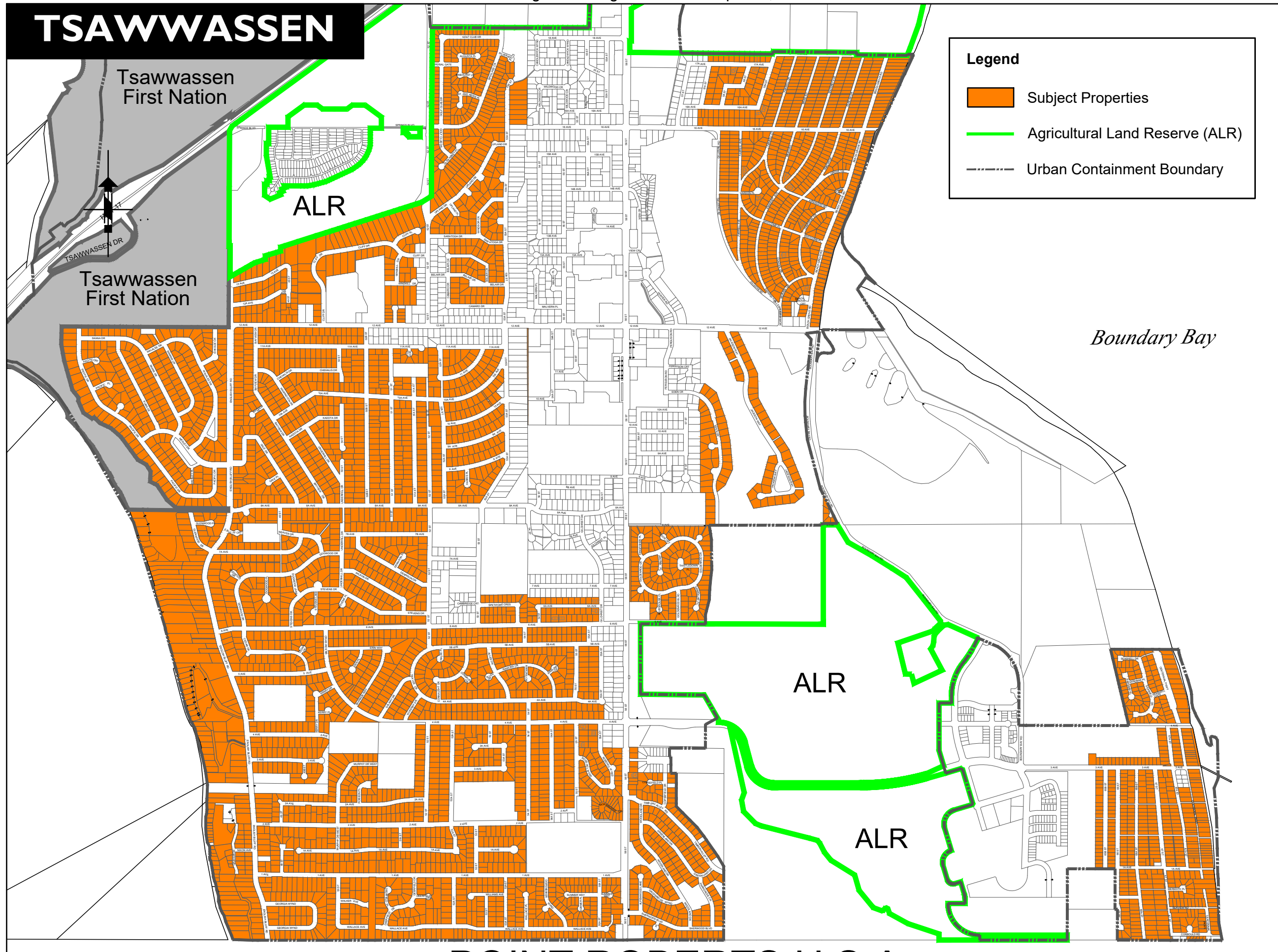
Agricultural Land Reserve (ALR)



Urban Containment Boundary







Agenda - Regular Council - April 27, 2026

The Five Key Changes

1. Add Houseplexes as a Permitted Use

Under Delta's current SSMUH regulations, developments are limited to single detached dwellings, duplexes, and accessory dwelling units such as secondary suites, garden suites, and coach houses.

Houseplexes are a building designed to accommodate three or four principal dwelling units within one building on a single lot, each having their own separate entrances. Houseplexes would differ from townhouses in that they are shorter (2.5 vs 3 storeys with a lower maximum building height), but have the same site constraints (i.e. site coverage, front and rear setbacks, parking requirements, etc) as other SSMUH forms of housing, and could be designed to appear as a large single detached dwelling or duplex. Secondary suites would not be permitted within a houseplex.

Why Permit Houseplexes? Residents have expressed concern that the addition of houseplexes could strain neighbourhood amenities. At the same time, the Province would like Delta to expand housing options. In response, staff have presented the potential to have houseplexes permitted on all SSR properties over 280 m², alongside updates to minimum subdivision standards, building heights, and floor space ratios to ensure new development better fits neighbourhood character. Like townhouses, houseplex units can be stratified and individually owned, offering a new path to homeownership within SSR areas.

2. Increase Height by One Metre

Delta's current regulations include a maximum height of 9.5 m (31.2 ft) for SSMUH developments with pitched roofs. While Provincial Site Standards encourage building heights up to 11 m (36.1 ft) and 3 storeys, staff presented a change to increase this height maximum to 10.5 m (34.4 ft) while keeping the number of storeys limited to 2.5. This increase in height is proposed to be accompanied with a change to the calculation of in-ground basements: currently a minimum of 50% of the basement must be below grade to be considered in-ground and a half-storey. This was presented to be reduced to 33%. Developments with flat roofs would also see an increase in the allowable height to 8.5 m (27.9 ft) from 8.0 m (26.2 ft).

Why Increase Height? A height increase was presented that would not allow for additional storeys but would allow basements to be shallower and brighter with larger windows and fewer stairs that increases the livability of a basement secondary suite. It would also reduce excavation and pumping costs associated with deeper basements, along with environmental benefits like reduced concrete usage and decreased impacts on groundwater recharge and flows. In areas where basements are impractical (such as Ladner and parts of Tsawwassen), the additional height would allow for extra living space in an attic.

3. Standardize Small Scale Residential Zones

Delta’s Zoning Bylaw contains 12 standard single detached (RS) and duplex (RD) zones, as well as 75 comprehensive development (CD) zones, that permit SSMUH forms of development. These zones all have differences in regulations like lot coverage, floor space ratio (FSR), and setbacks. Staff presented changes to consolidate these zones into one new standard zone that would be applied consistently throughout Delta’s Small Scale Residential neighbourhoods. This new zone, called R1 – Small-Scale Multi-Unit Housing Zone (Attachment D), would be applied to the properties shown in Attachment B (approximately 20,000 properties).

Under this option as presented, many of the existing RS and RD zones would remain in the Zoning Bylaw as they apply to properties designated for higher density in the OCP. These zones would be moved to a new part of the Zoning Bylaw called “Legacy Zones”, and would not be used for future rezoning applications. Not all of the CD zones would be able to be rezoned to the new zone either, as some are sufficiently different in their regulations that consolidation would excessively reduce the development rights of those properties.

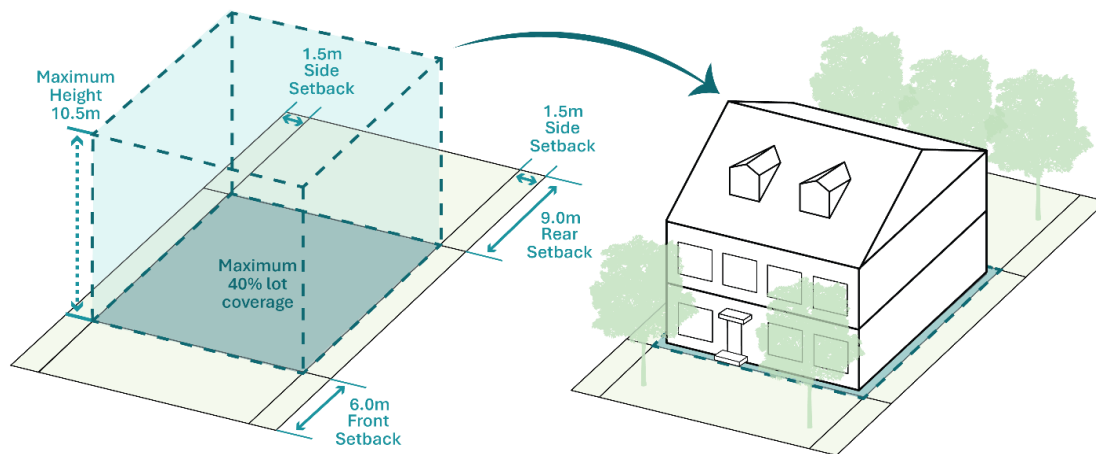
Why Standardize Small Scale Residential Zoning? Consolidation into one new standard R1 - SSMUH zone would simplify regulations and make it easier to build more housing in Delta’s Small Scale Residential areas. If a proposal meets the regulations described in the zone, an applicant could proceed directly to building permit without the need for rezoning approvals.

4. Remove Floor Space Ratio (FSR) Regulations

Floor area rules for SSMUH in Delta are a complex mix of zone-specific floor space ratio (FSR) maximums and exemptions. Achievable FSR is also regulated by height, setback, and lot coverage requirements.

Zone-Specific Floor Area	City-Wide Exemptions
RS1 and RS2: (lot area x 0.3) + 93 m ²	+ Garage exemption
RS3: no maximum	+ In-ground basement or attic exemption
RS4, RS4A, RS5: (lot area x 0.25) + 125 m ²	+ Detached accessory dwelling unit exemption(s)
RS6 and RS7: (lot area x 0.5)	+ Other accessory structure exemptions
RSC: (lot area x 0.65)	
RD1, RD2, RD3: (lot area x 0.25) + 93 m ² OR (lot area x 0.3) + 93 m ²	- Double-counted floor area for tall ceilings

As part of the new R1 zone, staff presented a change to remove FSR as a regulation. Building size would still be regulated by the three-dimensional box created by setbacks, height, and lot coverage. Density maximums and exemptions in the “Legacy Zones” would remain unchanged.



Why Remove FSR? Delta's current FSR regulations are complex to understand and administer. Removal of FSR would provide applicants more flexibility in house designs that best utilizes the site and meets market demands while still working within standard zoning regulations such as setbacks, height limits and lot coverage to help maintain neighbourhood character.

5. Increase Minimum Lot Dimensions for Subdivision

As required by the Province, all properties over 280 m² that permit single detached or duplex forms of housing must permit a minimum of four units. Delta's typical SSMUH development pattern in recent years has involved rezoning and subdividing existing lots to the RS6 or RS7 zones, which require a minimum lot width of 13 or 11 m (49 or 36 ft), respectively. However, in the Delta context, these smaller lots are not able to reasonably accommodate four units particularly as the majority of neighbourhoods do not have laneways. Development proposals for four units on these smaller lots also often seek variances to lot coverage or setbacks, as it is challenging to build four functionally sized units without regulatory relaxations.

Given this, staff modeled different options for minimum lot size regulations. This exercise sought to balance the need to continue developing housing stock in low density areas with tree retention, on- and off-street parking, lot coverage, and setbacks. Based on the analysis, a 15 m (49.2 ft) minimum width with a 450 m² (4,844 ft²) minimum lot area was determined to be a reasonable middle ground to support SSMUH developments while accommodating neighbourhood compatibility goals. These minimum lot dimensions would only apply to projects seeking to subdivide lots. Developments proposed on existing lots without subdivision would not be restricted by this regulation.

Why Increase Lot Dimensions for Subdivision? The current size of properties permitted through subdivision results in lots that are too small to effectively accommodate the four units required by the Province. The new minimum lot size as presented would result in lots that can better support four units of 110 to 135 m² (1,184 to 1,453 ft²) each while maintaining a 40% lot coverage. This would ensure there is

space to sustain tree canopy and landscaping, while also providing sufficient space for both on- and off-street parking.

PART 11 LOW DENSITY RESIDENTIAL ZONES

11.10 R1: SMALL-SCALE MULTI-UNIT HOUSING ZONE

11.10.1 INTENT

This *zone* is intended for *small-scale multi-unit housing on lots* inside the Urban Containment Boundary that are not within the Agricultural Land Reserve.

11.10.2 PRINCIPAL USES

Single detached dwelling

Duplex dwelling

Houseplex

11.10.3 ACCESSORY USES

Accessory dwelling unit

Home occupation

See [Section 6.1.8](#) for accessory dwelling unit regulations

See [Section 6.1.10](#) for home occupation regulations

11.10.4 DENSITY

(a) Maximum of 3 *dwelling units* on *lots* less than or equal to 280 m².

(b) Maximum of 4 *dwelling units* on *lots* greater than 280 m², except *lots* identified in Schedule F, which are permitted a maximum of 6 *dwelling units*.

11.10.5 LOT COVERAGE

Maximum *lot coverage* shall be 40%.

11.10.6 SETBACKS

(a) Minimum *setbacks* shall be

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

	<i>Principal Structure</i>	<i>Detached Accessory Dwelling Unit</i>	<i>Accessory Structure</i>
Front	6 m	No closer than the front face of any <i>principal structure</i>	12 m
Interior Side	1.5 m	1.5 m	1 m
Exterior Side	3.5 m	1.5 m	6 m
Rear	9 m	1.5 m	1 m

(b) Despite Subsection (a), a maximum of 18 metres of *building depth* adjacent to an interior side *lot line* shall have a minimum *setback* of 1.5 metres, with the remainder of the *structure* having a minimum *setback* of 3.5 metres.

- (c) Despite Subsection (a), the front *setback* for a *principal structure* may be reduced to 4 m when the required *parking spaces* for the *lot* are accessed from the rear of the *lot*.

11.10.7 HEIGHT

- (a) Maximum height shall be:

	<i>Principal Structure</i>	<i>Garden Suite</i>	<i>Coach House</i>	<i>Accessory Structure</i>
Maximum Storeys	2.5	1.5	2	1
Maximum height to the top of a flat roof	8.5 m	4 m	6.75 m	3 m
Maximum height to mid-roof	9 m	4 m	6.75 m	3 m
Maximum height to roof ridge for a pitched roof	10.5 m	5.5 m	8 m	3.75 m

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

- (b) Despite Subsection (a), for detached *garages*, the *maximum height to mid-roof* or the top of a *flat roof* shall be 3.75 m and the *maximum height to roof ridge for a pitched roof* shall be 4.6 m.
- (c) Despite Subsection (a), for *coach houses* that are accessed from the rear of the *lot*, the *maximum height to mid-roof* or the top of a *flat roof* shall be 7.3 m, and the *maximum height to roof ridge for a pitched roof* shall be 9.8 m.

11.10.8 MINIMUM LOT SIZE FOR SUBDIVISION

- (a) When the required *parking spaces* for the *lot* are not accessed from the rear of the *lot*:

<i>Lot Area</i>	450 m ²
<i>Lot Width</i>	15 m
<i>Average Lot Depth</i>	30 m

- (b) When the required *parking spaces* for the *lot* are accessed from the rear of the *lot*:

<i>Lot Area</i>	330 m ²
<i>Lot Width</i>	11 m
<i>Average Lot Depth</i>	30 m

11.10.9 OTHER REGULATIONS

- (a) A maximum of 1 *principal structure* (*single detached dwelling, duplex dwelling, or houseplex*) shall

be permitted on each *lot*.

(b) A *houseplex* may not contain a *secondary suite*.

(c) A maximum of 2 detached *accessory dwelling units* shall be permitted on each *lot*.

DRAFT

Agenda - Regular Council - April 27, 2026



SMALL-SCALE MULTI-UNIT HOUSING - ZONING BYLAW AMENDMENTS

"Making Room for More Homes"








Community Engagement Report

January 19, 2026

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəwáθən (Tsawwassen), x^wməθk^wəyám (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

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ChatGPT - Please note that ChatGPT was used to summarize the comments provided on the feedback form.

ENGAGEMENT SNAPSHOT

November 30, 2025

How We Informed



2
Newspaper
Ads

12
Social Media
Posts



1,860
Engagement
Fact Sheet
Impressions

1,519
Let's Talk
Delta Views



1
Newspaper
Article

How We Engaged



3
Engagement
Events

159
Event
Attendees



826
Feedback
Forms

WHO WE HEARD FROM

- Residents
- Development Community

WHAT WE HEARD

Area	Summary
Community Feedback	The City gathered feedback in two ways. Through an open form on letstalk.delta.ca which received 448 responses and through a survey of the newly established Delta Insights Panel - a randomly selected sample of residents – which received 378 responses. The report reflects the combined results and separates the findings where relevant.
Who Participated	Homeowners made up the majority of participants (90%), many of whom have lived in Delta for more than 20 years (62%).
Geographic Representation	Open feedback responses were concentrated in North Delta (74%), likely driven by recent concerns about development. Responses from the Delta Insights Panel provided broader geographic balance with representation from North Delta (38%), Ladner (24%), and Tsawwassen (38%).
Interest in SSMUH	Neighbourhood impacts were the primary interest for most participants, with 76% identifying neighbourhood change as their main concern. About half (46%) did express interest in how this work affects housing options. Less than 10% indicated interest in purchasing or renting a home.
Awareness of SSMUH	Over half of participants (56%) indicated they are somewhat familiar with the province’s direction to allow SSMUH. About 35% said they were very familiar.
Attitudes towards SSMUH	Participants were invited to share what they like about SSMUH and what concerns they have. <ul style="list-style-type: none"> • The top three elements of SSMUH that participants appreciate are the option for multi-generational living (30%), the potential to add more affordable options (32%) and the possibility of more livable units (25%). • The top three concerns of participants include increased traffic congestion (82%), strain on street parking (81%) and impacts on local services and infrastructure (68%).
Preferred Priorities	Participants would like to see the City priorities parking and traffic management (74%), maintaining neighbourhood character (64%) and environmental sustainability (39%).
Delta’s Approach	While participants raised concerns about specific policy elements, feedback suggested broader opposition to growth and the pace of change influenced how many respondents viewed the proposed measures. 39% suggested Delta’s approach was headed in the right direction or could use some adjustments while 54% felt it could use more work.
General Comments	Other comments included: <ul style="list-style-type: none"> • Address infrastructure capacity. • Strengthen design controls (e.g., height, massing, setbacks). • Focus higher density near town centres, main roads, or transit, rather than within interior residential neighbourhoods. • Improvements to housing affordability questionable. • Need to retain mature trees. • Proposed changes were complex and difficult to fully understand.
Delta Insights Panel	Recent concerns in North Delta regarding tree retention and increasing density resulted in a high level of participation and greater opposition to Delta’s approach when compared to the results of the Delta Insights Panel. Delta Insights Panel respondents were 16% more supportive of Delta’s approach compared to residents of North Delta.

6 | City of Delta | Small-Scale, Multi-Unit Housing - Zoning Bylaw Amendments Community Engagement Report

CONCLUSION

The engagement process drew participation primarily from long-term homeowners, many of whom are aged 40 and older, with fewer respondents identifying as currently seeking housing. The City supplemented open community input with a survey of the Delta Insights Panel. While the panel is not fully representative of the community as a whole, it provided more geographically balanced input across North Delta, Ladner, and Tsawwassen and tended to be more supportive of the proposed changes.

Overall, feedback focused on how growth and policy changes may affect neighbourhoods. Concerns centred on neighbourhood change, infrastructure capacity, parking and traffic, and the protection of tree canopy and green space, alongside mixed views on housing affordability. Feedback also suggests that opposition to the proposals was influenced not only by specific policy details, but by broader concern with the volume and pace of development-related changes introduced in a relatively short period. Some participants also noted the complexity of the topic and the need for clearer understanding of how the changes may translate at the neighbourhood level.

1. INTRODUCTION

The City is proposing several changes to the Zoning Bylaw to make it easier to add small-scale, multi-unit housing in response to new direction from the Province. Recognizing that these changes may be experienced in neighbourhoods across the City, an engagement program was conducted to gather feedback from residents on what was proposed.

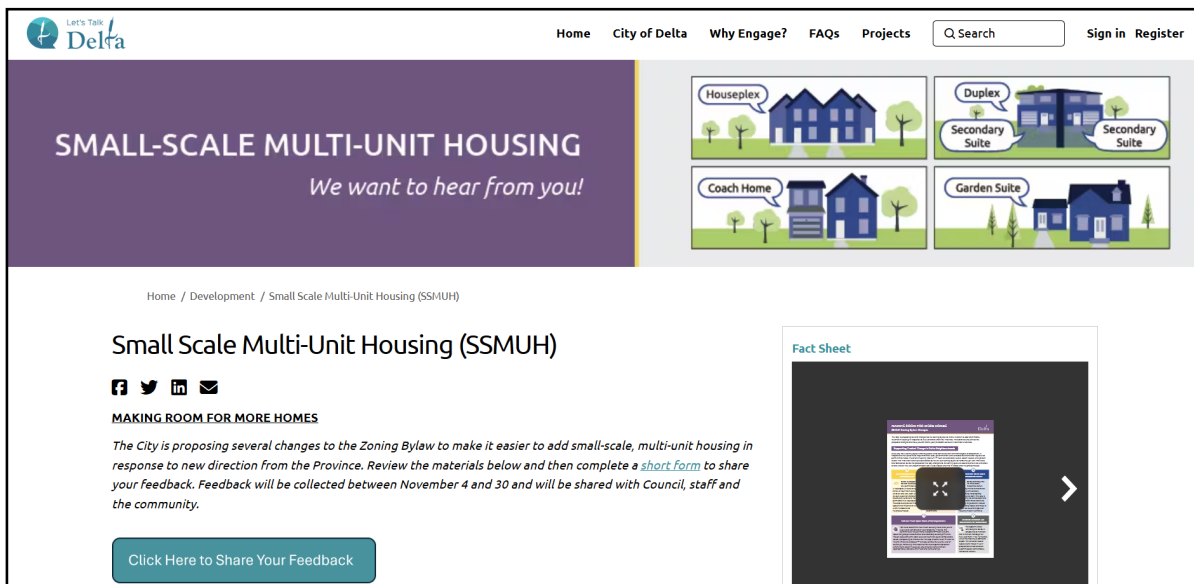
The engagement program for the proposed Zoning Bylaw amendments was held from November 3 to November 30, 2025. During this period, residents were invited to learn more and share their feedback on the proposed changes through the letstalk.delta.ca website as well as in person at engagement events with staff.

2. OUR APPROACH

The following is a description of the key activities undertaken to support awareness and participation in the engagement program.

Let's Talk Delta Webpage

Let's Talk Delta serves as the central hub for all engagement projects in the City and offers residents access to engagement materials, engagement opportunities, and ways to share their feedback.



Newspaper Advertisements

MAKING ROOM FOR MORE HOMES

Proposed Small-Scale, Multi-Unit Housing Zoning Bylaw Changes

Delta

The City is proposing changes to the Zoning Bylaw to support more small-scale, multi-unit housing (SSMUH) in response to new direction from the Province. Residents are encouraged to share their feedback by November 30, 2025.

What This Means For You

Thinking about building? These changes provide more flexibility for you to build your home under standardized rules. These changes would also reduce excavation and servicing costs for basement secondary suites.

Interested in your neighbourhood? The added density may bring some gradual change, but by maintaining setbacks and increasing lot frontage and proposed height limits, the City aims to ensure new homes fit comfortably within established neighbourhoods.

Delta has been tasked to further align our Zoning Bylaw with Provincial Site Standards. Here are the five key changes that are being proposed:

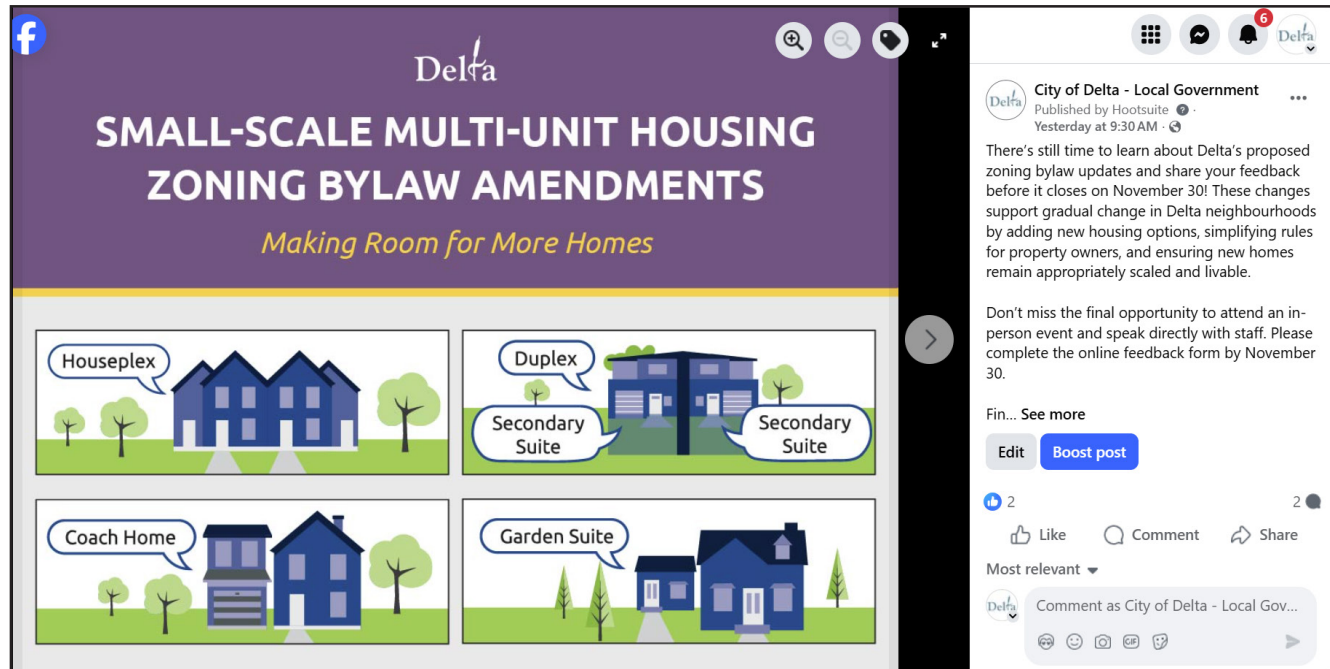
<p style="text-align: center; font-weight: bold;">1</p> <p style="text-align: center; font-size: small;">Add Houseplexes as a Permitted Use</p> <p style="font-size: x-small;">A houseplex is a building designed to accommodate three or four units on a single lot, each having their own separate exterior entrance. Houseplexes provide more options for multi-unit living within established neighbourhoods.</p>	<p style="text-align: center; font-weight: bold;">2</p> <p style="text-align: center; font-size: small;">Increase Maximum Height by 1 Metre</p> <p style="font-size: x-small;">For sloped-roof homes, increasing the height from 9.5 to 10.5 metres to support shallower basements with larger windows and reduced excavation needs. This would not add extra storeys to the property.</p>	<p style="text-align: center; font-weight: bold;">3</p> <p style="text-align: center; font-size: small;">Standardize Small-scale Residential Zones</p> <p style="font-size: x-small;">Consolidating Delta's 12 small-scale zones into a simplified, standardized structure reduces complexity for property owners and streamlines the permitting process.</p>
<p style="text-align: center; font-weight: bold;">4</p> <p style="text-align: center; font-size: small;">Remove Floor Space Ratio (FSR) Rules</p> <p style="font-size: x-small;">Removing FSR simplifies the building process and provides more design flexibility, while overall home size remains controlled through height limits and setback regulations.</p>	<p style="text-align: center; font-weight: bold;">5</p> <p style="text-align: center; font-size: small;">Increase Minimum Lot Frontage For Subdivision</p> <p style="font-size: x-small;">Adjusting frontage from 11 to 15 metres (while maintaining a 30-metre depth) ensures future subdivisions can accommodate comfortable, functional homes.</p>	<p style="text-align: center; font-weight: bold;">Get Involved!</p> <p style="font-size: x-small;">You can learn more about what is proposed by reviewing the materials at letstalk.delta.ca/SSMUH or by attending one of the following events:</p> <ul style="list-style-type: none"> • November 20, 6 – 8 pm Kennedy Seniors Centre (11760 88 Avenue) • November 26, 5 – 7 pm Harris Barn (4140 Arthur Drive)

Complete the feedback form on letstalk.delta.ca/SSMUH by November 30, 2025 to share your comments. Questions? Email development@delta.ca.

To raise awareness about the proposed Zoning Bylaw changes and encourage participation in the engagement process, newspaper advertisements were published in the Delta Optimist and the North Delta Reporter. The ad highlighted the five key changes to the proposed plan and outlined the ways residents could learn more and share their feedback.

Social Media / Digital Readerboards

The City shared four posts across Facebook, Instagram, and X, supported by messaging on the City’s digital readerboards, to raise awareness of the changes and the engagement opportunities available to residents.



E-blast

Three e-blasts were distributed through letstalk.delta.ca to 6,400 subscribers. The e-blasts inform residents about the project and the ways they could participate in the engagement process. The first message introduced the five key changes under consideration. The second encouraged residents to take part in the upcoming engagement events. The final e-blast served as a last reminder to share feedback before the form closed.

Development Community Meeting



Members of the development community were invited to attend a meeting to discuss the proposed Zoning Bylaw Amendments and discuss what it could mean for their industry. The session was attended by 42 participants and offered an opportunity to ask questions, speak directly with staff, and share feedback on the proposal.

Engagement Events



The City hosted two in-person engagement events for residents to learn about the proposed changes to the Zoning Bylaw and speak with staff - one in North Delta and the other in South Delta. The North Delta event was attended by 80 participants, while the Ladner event was attended by 37 participants.

Feedback Forms

Input from residents was gathered through a feedback form that was open from November 3 to 30. The form was offered through two channels.

The first was an open feedback form on letstalk.delta.ca, which was available to the broader community and received 448 responses.

The second was distributed through the Delta Insights Panel, a recently established panel made up of randomly selected residents who are invited to participate in online surveys to help understand public opinion on key topics. This approach received 378 responses. The City is continuing to grow the panel with the goal of supporting demographic weighting over time.

Using both channels provided an opportunity to consider feedback from an open community-wide form alongside responses from a randomly selected group, allowing for a broader understanding of perspectives as part of this engagement program.

3. WHAT WE LEARNED

The following is a summary of the discussions and comments received through the various engagement activities.

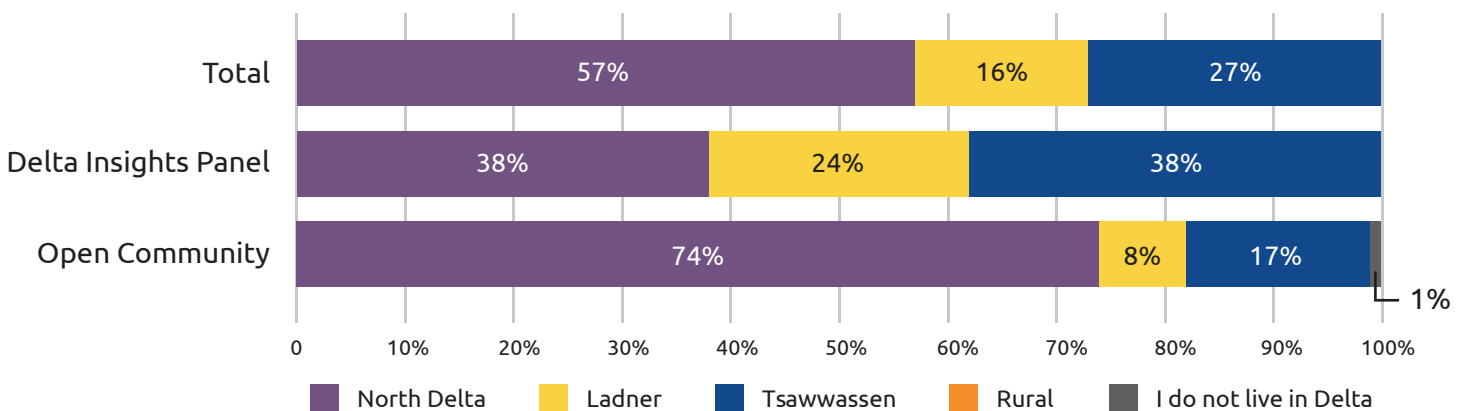
Development Community Meeting

As part of this engagement process, staff met with representatives from the development community to discuss the proposed plans and gather their perspectives. Attendees expressed interest in increased lot coverage, as well as concerns about proposed changes to lot width and size. These comments surfaced at both the developer-focused session and at public events where developers were in attendance.

Feedback Form

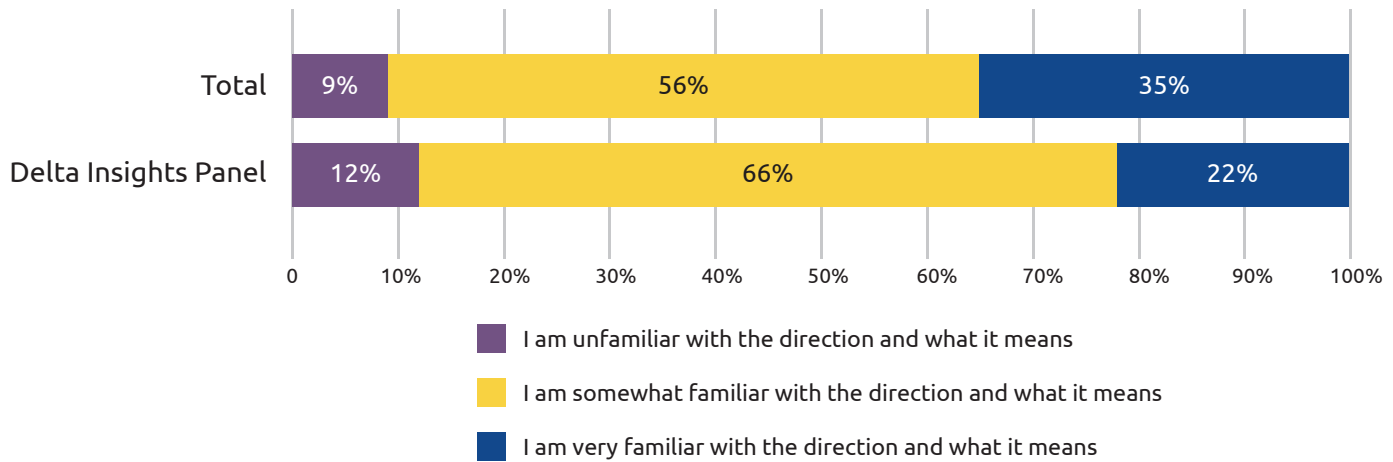
The analysis below presents the combined findings from the feedback form and the Delta Insights Panel and compares these Total results to those of the Delta Insights Panel to support a more complete understanding of community input.

Q1: Which area of Delta do you live in?



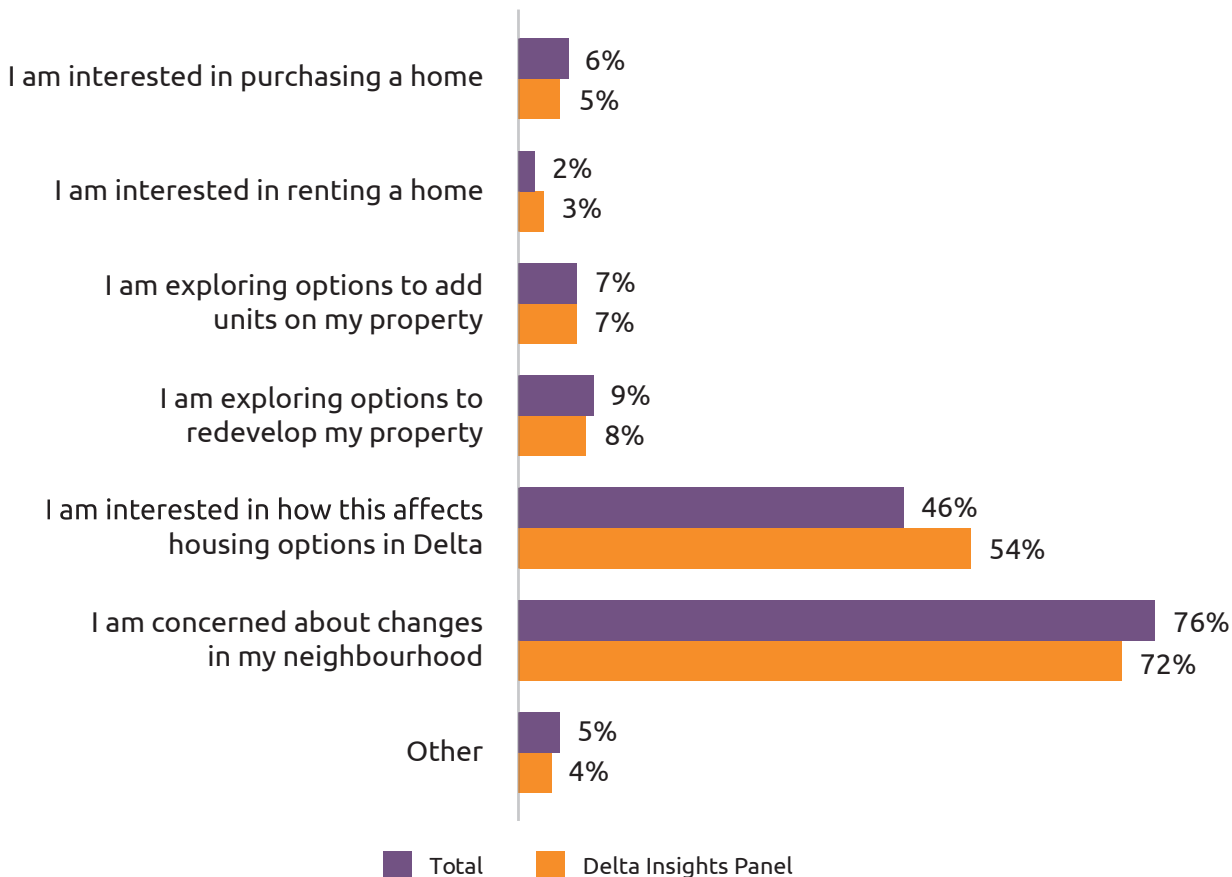
Responses to the open community form were heavily concentrated in North Delta, which accounted for 74% of submissions. This is believed to be related to current concerns about housing development and tree removal in the community. Tsawwassen residents made up a smaller share, while Ladner and rural Delta were minimally represented. The inclusion of the Delta Insights Panel helped balance representation from each community, with responses more evenly distributed across North Delta, Ladner, and Tsawwassen.

Q2: How would you rate your awareness of the Province’s direction to allow SSMUH?



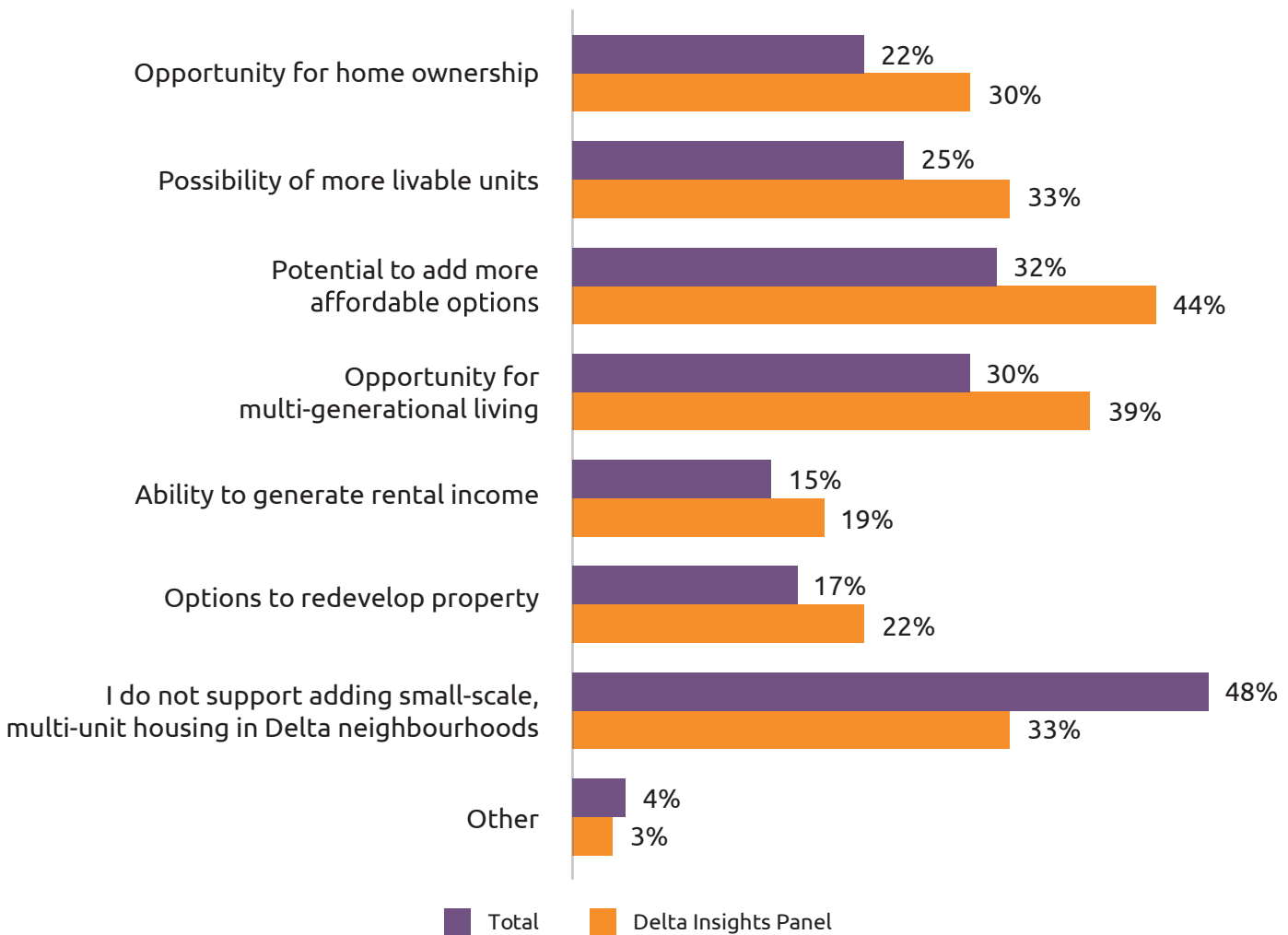
Most respondents reported some level of awareness of the Province’s direction to allow small-scale, multi-unit housing. Delta Community Panel respondents were more likely to describe themselves as less familiar with the direction compared to the total response.

Q3: What is your interest in this survey?



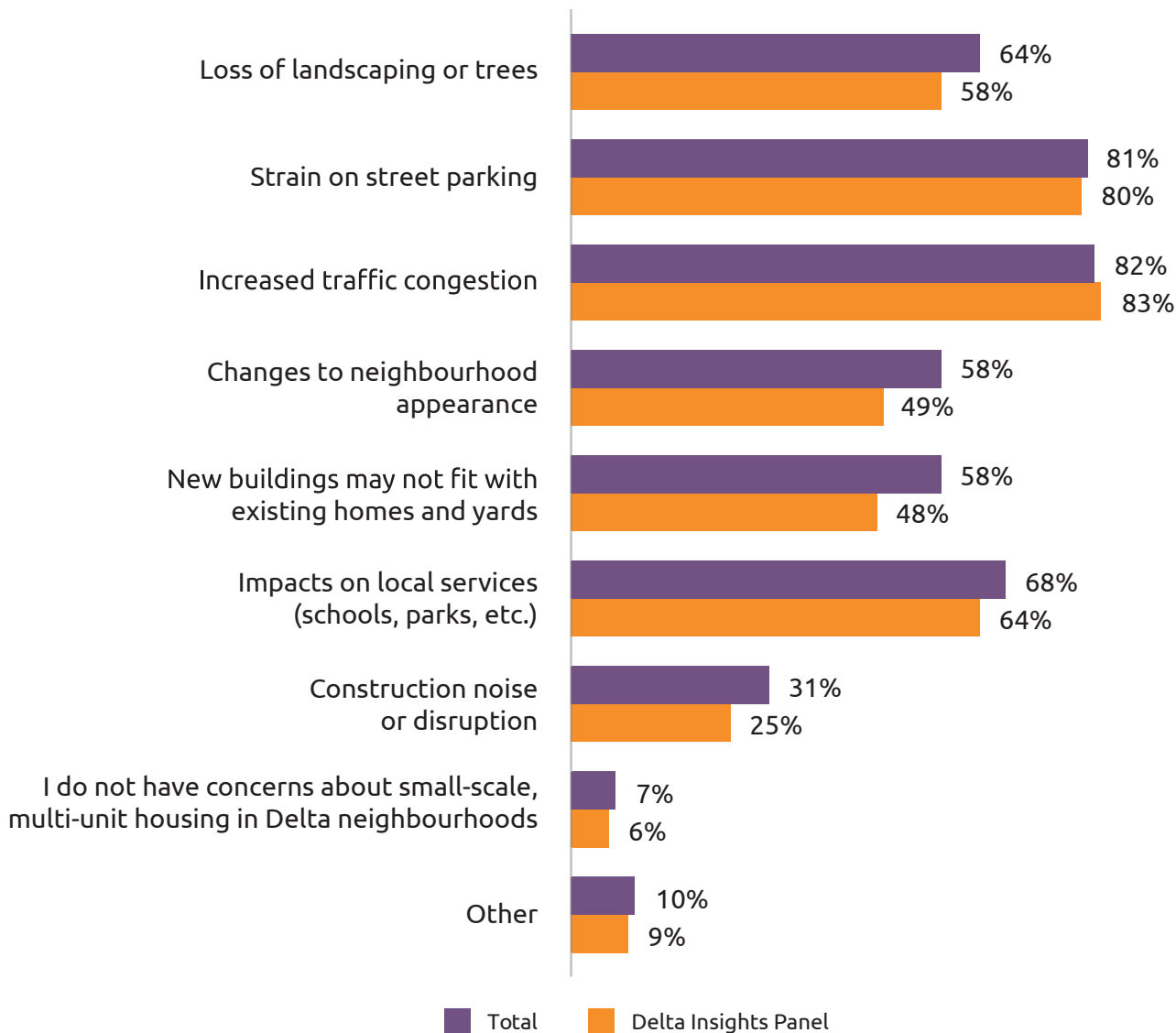
Participants identified neighbourhood change as their primary concern, with more than 70% selecting this option. Very few identified interest in renting or purchasing a home which suggests that residents who are most in need of housing may not be represented in these results.

Q4: What do you like about the addition of small-scale, multi-unit housing in Delta neighbourhoods?



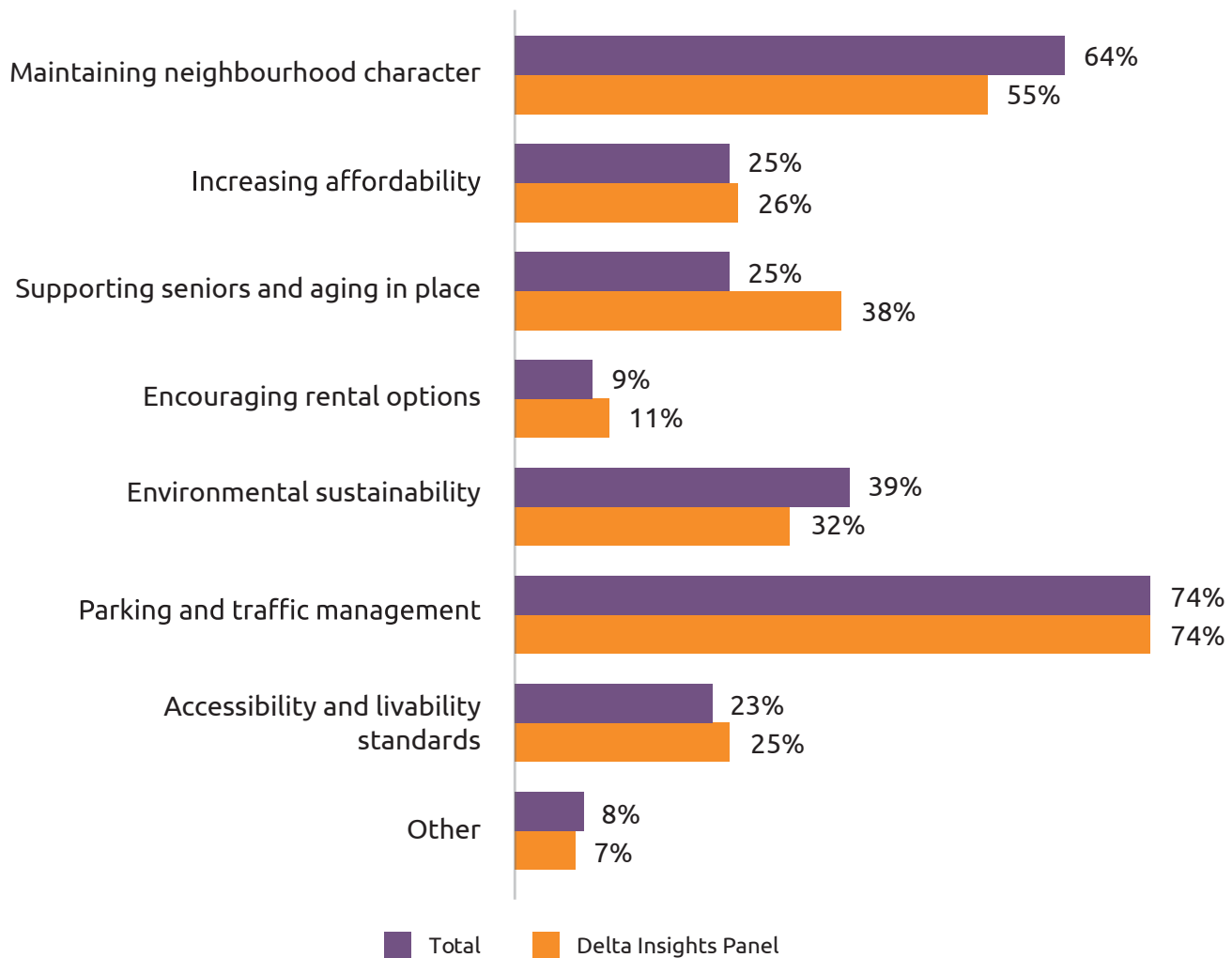
For many participants, the feedback form was an opportunity to express their opposition to the provincial directive with 48% indicating their lack of support when provided with an opportunity share what they like about the addition of small-scale, multi-unit housing. In general, the Delta Insights Panel was more positive, with significantly higher levels of support for the options listed.

Q5: What concerns do you have about the addition of small-scale multi-unit housing in Delta neighbourhoods?



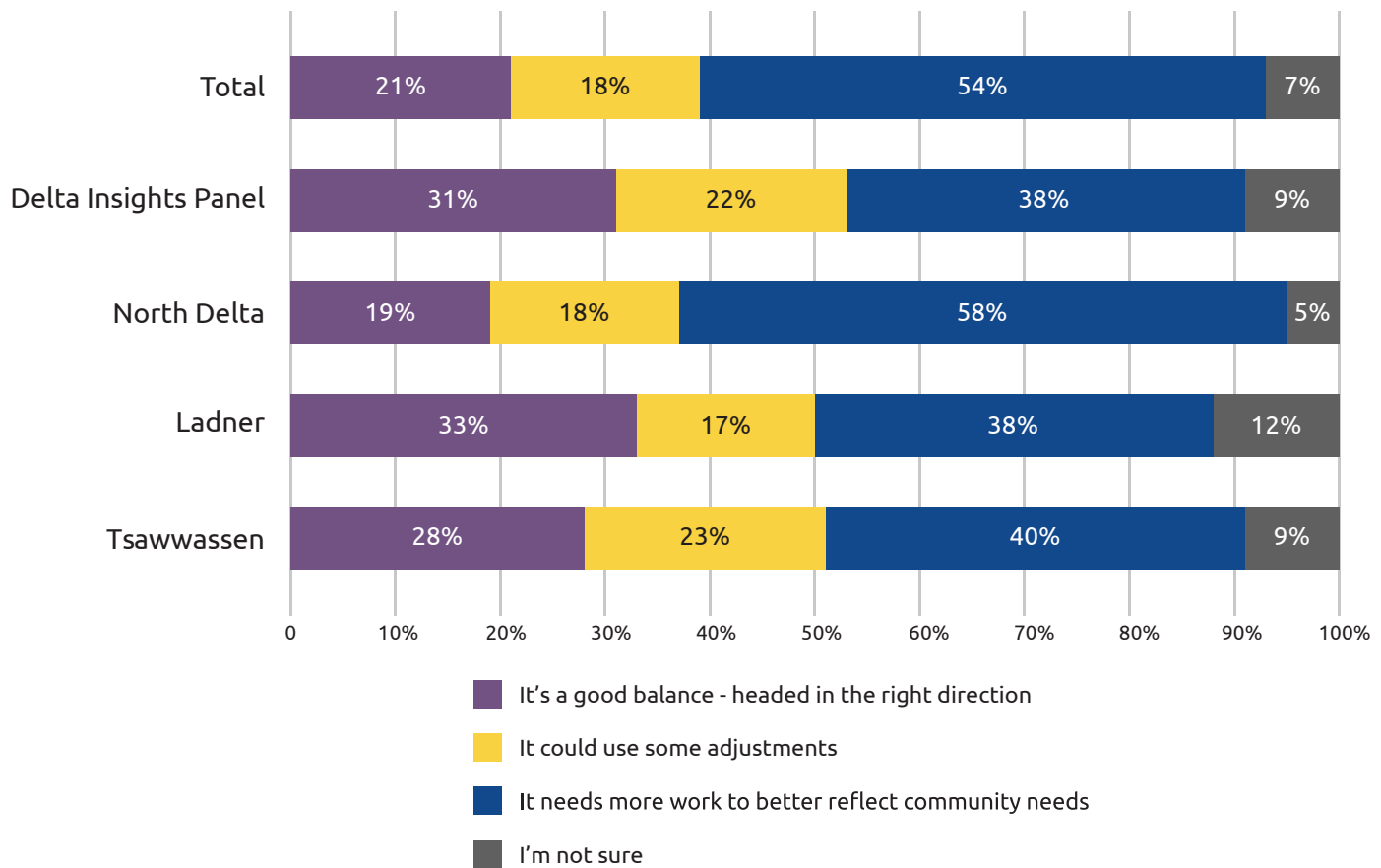
When it came to concerns about the addition of small-scale, multi-unit housing, the results were more consistent with strain on street parking and increased traffic congestion topping the list of concerns.

Q6: What should the City prioritize when considering new small-scale housing?



The results were also consistent for respondents views on priorities for the City with parking and traffic management receiving the highest and the same amount of support from both groups.

Q7: What do you think about Delta’s approach?



Q8: Please provide any comments you would like regarding your answer above.

The following is a summary of the open-ended question which provides insights on the participants’ view of Delta’s approach.

- A frequent concern was that infrastructure is already strained and would not keep pace with additional density, including roads, water/sewer, schools, recreation facilities, emergency services, and health care capacity (family doctors and hospital wait times).
- Traffic congestion was repeatedly cited as already severe, with particular concern in Tsawwassen and Ladner due to limited routes in and out, and in parts of North Delta due to heavily used corridors and neighbourhood cut-through traffic.
- Parking was one of the most common issues raised, with concerns about inadequate on-site parking requirements for multiplexes/suites, spillover street parking, safety for children and pedestrians (especially on streets without sidewalks), and increased conflict between neighbours over parking.
- Many comments described frustration with perceived lack of enforcement of existing bylaws and building code compliance, including illegal suites, parking violations, tree removal, and post-construction issues such as paving over yards and poor property upkeep.
- Many respondents expressed overall opposition to the proposed changes and felt the direction is being imposed rather than community-led.

Continued on next page.

Q8: Please provide any comments you would like regarding your answer above (continued).

- Several comments said the survey questions did not provide enough detail to make an informed decision, were framed too positively, or did not explain trade-offs and rationale for existing rules.
- Respondents frequently raised concerns about loss of mature trees, clear-cutting of lots, reduced green space, habitat loss, heat and drainage impacts, and the view that replacement planting does not compensate for loss of established canopy.
- A number of submissions said redevelopment is changing neighbourhood character, citing “monster homes,” large box-like buildings, height/massing impacts, loss of privacy and sunlight, shadowing, light pollution, and incompatibility with existing housing form.
- Several comments questioned whether the changes would improve affordability, noting that new builds remain expensive, land values may rise with added density, and benefits may accrue mainly to developers and investors rather than first-time buyers.
- Some respondents supported the intent to expand housing options, particularly small-scale multi-unit housing as preferable to towers, and said streamlining/standardization could reduce red tape if paired with appropriate safeguards.
- There were calls for stronger design and form controls (massing, setbacks, landscaping, architectural guidelines, transitions near lower-scale homes) to ensure new buildings fit neighbourhood context.
- Multiple commenters suggested focusing new density near town centres, transit corridors, and main roads rather than within interior residential blocks, while others asked for neighbourhood-by-neighbourhood approaches rather than a one-size-fits-all standard.
- Many comments objected to increasing building height, citing privacy, character, and “walled in” impacts, while a smaller number supported height increases to reduce excavation costs and allow brighter basements or underground parking.
- The proposed increase to minimum lot frontage for subdivision (11 m to 15 m) drew substantial criticism, with respondents saying it is counter to affordability and flexibility, would reduce the ability to create smaller lots, encourage larger homes or assemblies, and limit options for moderate single-family homes.
- Some respondents argued the opposite on lot frontage, supporting larger lots for “livable” unit designs, but still wanting tighter controls on houseplex outcomes.
- Floor Space Ratio (FSR) removal generated mixed reactions: some supported simplifying rules, while many worried it would enable excessive lot coverage, larger houses, and further tree/green space loss without adequate controls.
- Several comments asked for clearer timelines on when changes would take effect and what happens to properties with active or planned applications under current rules.
- Some respondents requested more public engagement and transparency, including reinstating or expanding public input opportunities and providing visuals/examples of what “gentle density” would look like.
- Many comments emphasized protecting established neighbourhoods (often naming Sunshine Hills) for their tree canopy, lot sizes, and character, with calls for special protections or designations.
- A portion of comments raised broader policy concerns about provincial mandates, local autonomy, and fairness across Delta’s communities, including perceptions that impacts are unevenly distributed between North Delta and South Delta.
- A smaller set of submissions proposed complementary measures such as improved transit (including rail), safer walking routes and sidewalks, lighting, permit or timed parking, stricter tree-cutting penalties, and better planning for community amenities (parks, gathering spaces, small local businesses).

Demographics of Total Participants

The following is a summary of the demographics of the total participants.

- About 90% of participants are homeowners.
- Most participants fell within the following age groups: 40-49 (18%), 50-59 (23%) and 65 or greater (30%).
- The majority of participants have lived in Delta for more than 20 years (62%).

Attachment A: Communication and Engagement Timeline

Date	Activity
November 3	Engagement Launch
November 3	News Release
November 3	Let’s Talk Delta webpage
November 3 - 30	Social Media Campaign
November 6 - 30	Readerboards
November 7	E-blast #1
November 13	Newspaper Ad #1
November 14	E-blast #2
November 20	Engagement Event # 1 – North Delta
November 24	Development Community Meeting
November 26	Engagement Event # 2 – South Delta
November 30	Engagement Closes



Mayor & Council

From: Leisa Yee <dfi.leisa@outlook.com>
Sent: April 13, 2026 6:09 PM
To: Iqra Ishtiaq; McKnight, Jill - M.P.
Cc: Steven.MacKinnon@parl.gc.ca; heath.macdonald@parl.gc.ca; Lana.Popham.MLA@leg.bc.ca; AF.Minister@gov.bc.ca; TT.Minister@gov.bc.ca; Kevin Quinn; Mayor George Harvie; Peter.Xotta@portvancouver.com; Mayor & Council; Paton.MLA, Ian; City Manager; Hugh Reynolds; Lydia Ryall; Nancy (telus); Brent Harris; Brent Harris; Nancy Chong
Subject: Delta Farmers Institute Request: Review of Marine Operations in Canoe Pass Inlet, Delta BC - letter enclosed
Attachments: Canoe Pass Westham Is bridge MP McKnight 13Apr 2026 final.pdf

Warning: This email came from outside the City of Delta. links or attachments. Contact the Service Desk (3215)
 Dear Hon. Jill McKnight,

TYPE: REGULAR COUNCIL
 DEPT: CS
 A.T. #: 150576
 Comments: Regular Agenda Apr. 27/26

On behalf of the Delta Farmers Institute enclosed is a letter of request concerning the review of the marine operations in Delta BC's Canoe Pass Inlet.

We appreciate your assistance and thank you for the time you have given to our members affected by the Westham Island bridge closure.

While the swing bridge is closed to marine traffic for the emergency repair period, we look forward to hearing from you on the review process.

A genda
 FILE # 8700-01

Sincerely,

Leisa Yee | Administration
 Delta Farmers Institute | PO Box 18565 Delta, BC V4K 4V7
 Tel/Fax: 604-940-2024 | Toll Free: 1-888-940-2024 | Cell: 604-880-9936 | Email: lyeedfi@telus.net
 Please note my office days: Tuesday - Thursday.
 I may not be able to respond to you immediately. Thank you for your patience.



Staff Recommendation: THAT the correspondence from Delta Farmers Institute dated April 13, 2026, regarding marine operations in Canoe Pass Inlet, be received into the record.



April 13, 2026

Honourable Jill McKnight, Minister of Veteran Affairs, MP, Delta, British Columbia
Constituency office
5064 48th Avenue
Delta, BC V4K 1V8

Via email: igra.ishtiaq.668@parl.gc.ca
Jill.mcknight@parl.gc.ca

Dear Jill McKnight,

Review of marine operations in Canoe Pass Inlet, Delta BC

I am writing to you on behalf of the Delta Farmers Institute (DFI), the representative organization for farmers in Delta, British Columbia. Our members were impacted by the Westham Island bridge closure due to a barge strike on January 20, 2026.

We understand Transport Canada is leading a review on Canoe Pass marine navigation and Westham Island bridge operations and have been advised the review process is being conducted with TransLink and the Vancouver Port Authority.

As a stakeholder, the Delta Farmers Institute wishes to participate in the engagement process and respectfully submits the following requests for consideration:

1. Marine traffic is closed to navigation through the swing span of the bridge until mitigation measures satisfy the needs of the Westham Island farm businesses; this would include restrictions on vessel size and weight allowance, and
2. TransLink implements protective pilings, independent of the bridge, to improve safety and protect the bridge from further vessel impacts.

We recognize the importance of maintaining marine access for First Nations.

Below is information to contextualize our request, including the contribution of Westham Island farms to our provincial economy, and early impacts of the bridge closure. Although the bridge is now open, affected farm businesses will be impacted for the remainder of the growing season and beyond.

Agriculture in Delta and Westham Island, BC

The City of Delta is home to some of the most productive farmland in all of Canada. For more than a century, Delta's multi-generational farm families have grown a wide range of food products. Agriculture in Delta is a vital economic contributor, generating an estimated annual \$300 million in farm gate receipts (or 38% of province's gross receipts) and supports the equivalent of 1,500 persons full-time employment. Over 20,000 acres, or 50% of Delta's total land base, is used for farming.

A key component is Westham Island, an area that contributes 2,500 acres of high value crops generating over \$27 million of agricultural product and retail sales. During the peak season, between 3,000-6,000 consumers travel to farms on the island per week. Farms annually produce approximately 13,000 tons of crops that are transported off the island for distribution, requiring use of the Westham Island bridge.

There is significant investment in the future of Westham Island as an economic driver in the community. The City of Delta is designing new irrigation infrastructure, connecting the mainland's water conveyance system to the island. The cost is estimated between \$10-12 million.

In addition to being a significant supplier of food products, farming on Westham Island also provides several social and ecological benefits such as open space and wildlife habitat, which are highly valued by the urban population. The George C. Reifel Migratory Bird Sanctuary and Alaksen National Wildlife Area provide critical habitat for migratory waterfowl and species at risk. The Alaksen National Wildlife area is an active farm (850 acres), on which DFI members produce a diversity of marketable crops. The George C. Reifel Migratory Bird Sanctuary is open to the public, and records up 100,000 visitors annually.

Westham Island Bridge and January 2026 closure

The single-lane wooden swing bridge built 116 years ago, serves as the only land transportation corridor connecting the island to the mainland. In 1969 and again on January 20, 2026, the bridge was struck by a barge causing full land access closure to the island. In 1969, a Bailey bridge was used as a temporary solution but its use was not possible in 2026. The transportation of materials by barge through the swing bridge is a high-risk operation due to deep water, swift currents and changing tides that inevitably result in risk of damage to the bridge.

There are significant consequences from the January 20 bridge strike, as the closure extended into a 10-week period, leaving farmers without the ability to transport their product via land. This closure had the ability to cause immediate and lasting impacts to our provincial supply chains and food security. Seed suppliers, transporters, and key supporting businesses were impeded, creating a multiplier effect throughout the agricultural sector.

Without the swift action taken by the City of Delta, Translink and the Province of BC to provide commercial barge transport for farm goods, businesses on Westham Island would have ceased to operate. Even with the coordinated efforts of our local and provincial governments, which were greatly appreciated, individual farm operators absorbed additional financial costs for labour and resources to sustain operations.

If the closure had occurred during planting, growing and harvesting season, the consequences to farm operations would have been irreversible, effectively causing operations to shut down, and resulting in market shortages. If crops cannot be planted, harvested and marketed, contracts and customers would be lost and not renewed. The impact to our provincial food security because of closing farm businesses would be acute.

Next Steps

Given the economic contributions of farming on Westham Island and the risk associated with opening the swing span to marine vessels, we believe the future of the Westham Island bridge operations must be prioritized for vehicle traffic. Marine vessels have alternate route options; farmers do not. The assurance of secured land access with the Westham Island bridge has never been more important for supporting food security, the livelihood of families, and sustaining local businesses.

We look forward to an opportunity to participate in the Canoe Pass marine navigation review process in a more formal capacity, and for further discussion on the requests of our members outlined in this submission. Our directors are available to engage with the Ministry of Transport at your earliest convenience.

Sincerely,



Hugh Reynolds
President

CC: Hon. Steven MacKinnon, Minister of Transport Canada
Hon. Health MacDonad, Minister of Agriculture and Agri-Food Canada
Hon. Lana Popham, BC Minister of Agriculture and Food
Hon. Mike Farnworth, BC Minister of Transportation and Transit
Kevin Quinn, CEO TransLink
Peter Xotta, Vancouver Port Authority (Port of Vancouver)
Mayor & Council, City of Delta
Ian Paton, MLA Delta South
Peter Weeber, City Manager, City of Delta

About the Delta Farmers Institute (DFI)

The Delta Farmers Institute (DFI) was established in 1898 and represents over 170 members of the farming community in Delta, BC. Over 90% of our farms are family owned and operated by multi-generational families on large parcels of farmland with some of the best soils and climate for agriculture in Canada.



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009693**

From: **Development Department** Bylaw No.: **8503**

Date: **April 27, 2026**

Final Consideration and Adoption of Bylaw No. 8503 at 7660 116A Street

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

▪ **RECOMMENDATION:**

THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8503, 2025 be finally considered and adopted.

▪ **BACKGROUND:**

This application involves a proposal to rezone the subject property in order to allow subdivision into two small scale residential lots. The proposed lots would each be 11.4 m (37 ft) wide with an average lot depth of 36.6 m (120 ft) and a lot area of 417.3 m² (4,492 ft²).

Bylaw No. 8503 (Attachment A) would rezone the subject property from Duplex/Single Detached Residential 3 (RD3) to Single Detached Residential 7 (RS7).

- First, Second and Third Readings: May 26, 2025

The owners have provided the required fees, security deposits, and executed a development agreement and a covenant to address pumping. A project data table and an excerpt of the meeting minutes from the May 26, 2025 Regular Meeting of Council are provided as Attachments B and C, respectively.

The owners have satisfied the requirements for final consideration and adoption of Bylaw No. 8503.



Anne Berry, RPP, MCIP
General Manager, Development

Department submission prepared by: Katya Morenets, Planner
KM/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8503
- B. Project Data Table
- C. Excerpt of Minutes from May 26, 2025 Regular Meeting of Council

Agenda - Regular Council - April 27, 2026

CITY OF DELTA

BYLAW NO. 8503

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 (LU009693) Bylaw No. 8503, 2025"**.
2. 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: 7660 116A Street

PID: 005-875-439

Legal: Lot 353 Section 24 Township 4 New Westminster District Plan 45058

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

From: "Duplex/Single Detached Residential 3 (RD3)"

To: "Single Detached Residential 7 (RS7)"

READ A FIRST time the **26th** day of **May, 2025.**

READ A SECOND time the **26th** day of **May, 2025.**

READ A THIRD time the **26th** day of **May, 2025.**

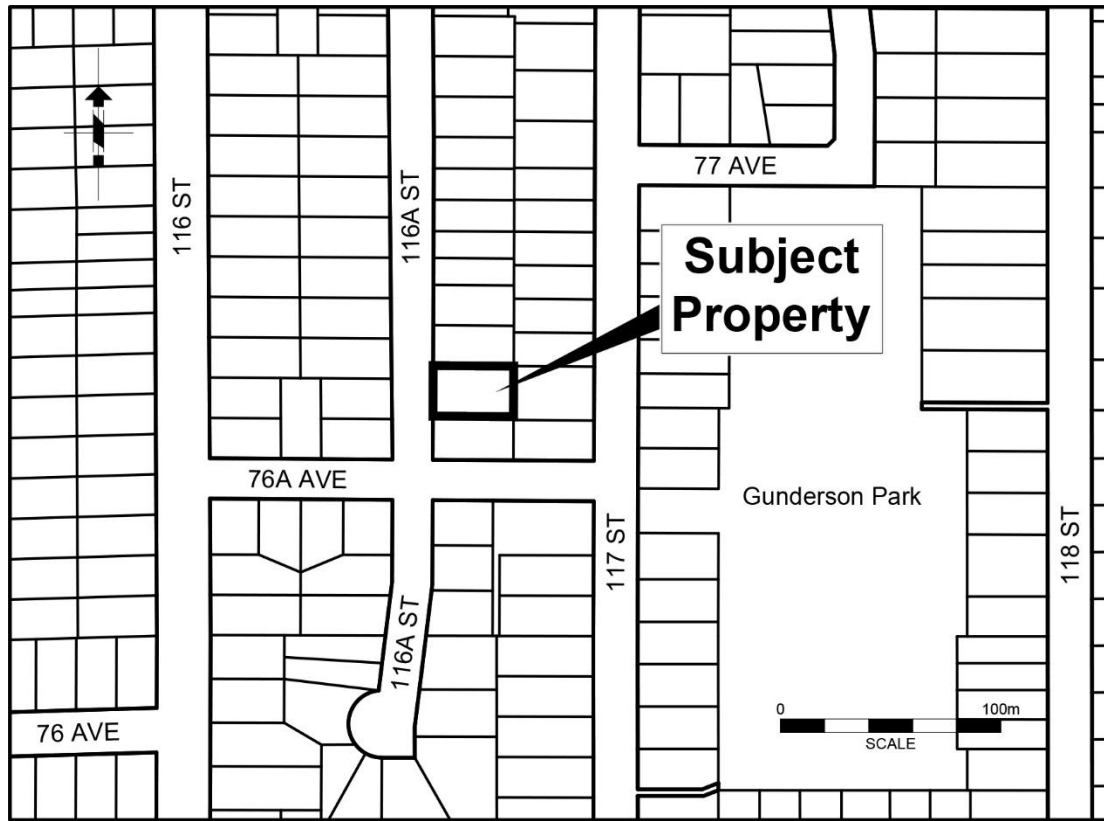
FINALLY CONSIDERED AND
ADOPTED the _____ day of _____, 202

George V. Harvie
Mayor

Laurie Darcus
(Interim) Corporate Officer

Bylaw No. 8503

- 2 -



This is Schedule "A" to
"Delta Zoning Bylaw No. 7600, 2017 Amendment (LU009693) Bylaw No. 8503, 2025"

Project Data for 7660 116A Street (LU009693)

Owners	Kamal Saran and Amandeep Rangri	
Applicant	Kamal Saran	
Application Date	April 28, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Small Scale Residential (SSR)	No change
Zoning	Duplex/Single Detached Residential 3 (RD3)	Single Detached Residential 7 (RS7)
No. of Lots	1	2
Lot Area	834.7 m ² (8,985 ft ²)	Lots 1 & 2: 417.3 m ² (4,492 ft ²)
Lot Width	22.8 m (74 ft)	Lots 1 & 2: 11.4 m (37 ft)
Average Lot Depth	36.6 m (120 ft)	Lots 1 & 2: 36.6 m (120 ft)
	Permitted under RD3 Zone	Permitted under RS7 Zone
Maximum Floor Area	Single Detached Dwelling: 302 m ² (3,251 ft ²)* Duplex Dwelling: 344 m ² (3,703 ft ²)* *plus additional in-ground basement floor area	Lots 1 & 2: 209 m ² (2,250 ft ²)* *plus additional in-ground basement floor area
Maximum No. of Dwelling Units	4 Units per lot	Lots 1 and 2: 4 Units per lot (8 total) Proposed: 3 Units per lot (6 total)
Maximum No. of Storeys	2.5	Lots 1 & 2: 2.5
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	Lots 1 & 2: 9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	40%	Lots 1 & 2: 40%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Off-Street Parking: Single Detached Dwelling Accessory Dwelling Unit	1 space per dwelling unit 1 space per accessory dwelling unit greater than 33 m ² (355 ft ²)	1 space dwelling unit 1 space per accessory dwelling unit greater than 33 m ² (355 ft ²)

Tree Retention, Removal and Replacement	Required	Proposed
<p><u>Total Trees: 10</u> 5 on-site and 3 off-site 2 municipal trees</p> <p><u>Trees to be Removed: 5</u> 3 on-site and 2 municipal trees</p> <p><u>Trees to be Retained: 5</u> 2 on-site trees 3 off-site trees</p>	<p><u>Replacement:</u> On-site: 6 trees OR \$6,300</p> <p>Municipal trees: \$4,200 cash-in-lieu</p>	<p><u>Replacement:</u> On-site: 2 trees to be planted</p> <p>Retention and Replacement Securities to be applied as per "Delta Tree Protection and Regulation Bylaw No. 7969, 2021"</p> <p>Municipal trees: \$4,200 cash-in-lieu</p>
Street Trees	Required	Proposed
<p>One tree for every 9 m (30 ft) of street abutting the property</p>	<p>\$1,560 cash-in-lieu for 3 street trees (\$520 per tree to cover costs for purchase, installation and establishment of trees)</p>	<p>\$1,560</p>

6. ANNOUNCEMENTS

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

7. BYLAWS FOR FIRST, SECOND, & THIRD READING

7.1 Rezoning for Two-Lot Subdivision at 7660 116A Street (Saran & Rangi)

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Dosanjh

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8503.

CARRIED UNANIMOUSLY

7.2 Rezoning, Road Closure and Cancellation and Disposition, Lot Consolidation and Subdivision for Four-Lot Subdivision at 809 51 Street and 5140 8A Avenue (T-Town Developments Ltd.)

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

- A. THAT Zoning Amendment Bylaw No. 8257 and Road Closure and Cancellation Bylaw No. 8256 be abandoned.
- B. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8499.
- C. THAT first, second and third readings be given to Road Closure and Cancellation Bylaw No. 8477.
- D. THAT the Road Transfer and Exchange Agreement provided as Attachment F be received for consideration and that the amount of \$1,005,000 be conditionally accepted for the purchase of the closed road dedication.
- E. THAT public notice of the intention to close and dispose of a 733 m² (7,890 ft²) portion of road dedication as identified in reference plan EPP128656 attached to and forming part of Bylaw No. 8477 be provided in accordance with the Community Charter.
- F. THAT the owner satisfies the following requirements as a condition of final consideration and adoption:
 - 1. Provide a final landscape and tree planting plan;
 - 2. Enter into a Section 219 Covenant and provide associated securities for building design, landscaping and tree retention; and

Agenda - Regular Council - April 27, 2026



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Finance Department**

Bylaw No(s): **8571, 8572, 8573**

Meeting **April 27, 2026**

Date:

2026 Annual Tax Rate Bylaws

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

▪ **RECOMMENDATIONS:**

- A. THAT Delta Annual Rates and Tax Collection (Municipal) Bylaw No. 5751, 1999 Amendment Bylaw No. 8571, 2026 be given first, second and third readings (Attachment A).
 - B. THAT Delta Annual Rates and Tax Collection (Other) Bylaw No. 5752, 1999 Amendment Bylaw No. 8572, 2026 be given first, second and third readings (Attachment B).
 - C. THAT Tsawwassen Business Improvement Area Rates Bylaw No. 8573, 2026 be given first, second and third readings (Attachment C).
-

▪ **PURPOSE:**

The purpose of this report is to seek Council adoption of the 2026 Annual Tax Rate Bylaws. The 2026 Annual Tax Rate Bylaws for Delta, Metro Vancouver Regional District, and the Tsawwassen Business Improvement Area are presented for three readings.

▪ **BACKGROUND:**

The *Community Charter*, Section 197, requires the preparation and adoption of the annual tax rate bylaws after adoption of the Financial Plan, but before May 15 each year. Delta's property tax rates are set each year to enable the City to collect the tax levy that is required in the Financial Plan.

In addition to Delta property taxes, staff also calculate the tax rates for Metro Vancouver Regional District based on their tax requisition and the tax rate charged on behalf of Tsawwassen Business Improvement Association. The tax due date is established as the first working day after July 1 of each year. For 2026, the due date is July 2. A 5% penalty is applied to all outstanding current taxes after July 2, 2026 and a further 5% penalty after September 2, 2026.

▪ **DISCUSSION:**

Bylaw 8571 – Delta Annual Tax Rates

This bylaw reflects a property tax increase that supports the 2026 Financial Plan, which incorporated a property tax increase of 2.9%. The 2026 to 2030 Financial Plan Bylaw was approved on December 8, 2025.

The Community Satisfaction Survey and the budget consultation identified that Delta residents wanted to maintain core service levels for residents and businesses, while incorporating key infrastructure investments in the community. For a typical residential home with a change in assessed value in line with the average, the annual increase in 2026 Delta property taxes is approximately \$90, or \$8 per month.

Bylaw 8572 – Metro Vancouver Regional District Annual Tax Rates

The Metro Vancouver Regional District (MVRD) specified their funding requirements in the MVRD Bylaw 1432, 2025 for their 2026 - 2030 Financial Plan. This bylaw was adopted by the MVRD Board of Directors on October 31, 2025.

Delta determines the necessary tax rates to collect the required funding as requested by MVRD. This tax rate bylaw gives Delta authority to levy and collect property taxes on behalf of the MVRD. For the average home in Delta, the levy will be approximately \$70.

Bylaw 8573 – Tsawwassen Business Improvement Area Annual Tax Rates

These tax rates are calculated in accordance with the Tsawwassen Business Improvement Area Bylaw No. 8555, 2026, which was adopted by Delta Council on March 30, 2026. This tax rate bylaw gives Delta authority to levy and collect property taxes for the Tsawwassen Business Improvement Association. There are 134 properties in the Tsawwassen Business Improvement Area that will be levied \$0.3311 for every \$1,000 in assessment value. As noted in the Tsawwassen Business Improvement Area Bylaw No. 8555, 2026, the total levy to be paid to the Tsawwassen Business Improvement Association in 2026 will be \$159,411.

Collections on Behalf of Other Government Authorities

Included in the Delta property tax notices are the levies collected on behalf of other government authorities. These levies are determined by the respective government authorities and include BC Assessment, Municipal Finance Authority, TransLink and the Province of BC (School Tax).

Distribution of Property Tax Burden

In accordance with the *Community Charter*, before adopting the annual property tax bylaws, all municipalities must consider the proposed tax rates for each property class in conjunction with the objective and policy with respect to the distribution of the tax burden.

As outlined in the 2026 to 2030 Financial Plan Bylaw, property taxes are established on the principle of fairness and equity where the distribution of taxes among property classes is to remain relatively stable over time.

The distribution of taxes among all property classes has remained relatively stable. The following table summarizes the proposed tax burden in 2026 compared to 2025:

Property Class	Tax Burden % 2026	Tax Burden % 2025
1 Residential	52.0%	52.0%
2 Utilities	0.6%	0.7%
4 Major Industry	9.9%	9.5%
5 Light Industry	13.1%	13.9%
6 Business and Other	23.6%	23.1%
8 Recreational Property, Non-Profit Organization	0.2%	0.2%
9 Farm	0.6%	0.6%

Financial Implications - Delta's Annual Tax Rates Bylaw provides authority to levy the taxes required to support the 2026 municipal programs and services approved by Council in the 2026 Financial Plan. Property class, changes in assessed value and class multiples will all have an impact on the actual dollar increase for an individual taxpayer.

▪ **CONCLUSION:**

This report recommends that Council give first, second and third readings to the 2026 Annual Tax Rate Bylaws.



Navin Chand, CPA, CMA
General Manager, Finance

Department submission prepared by: Nancy Hudson, Manager, Revenue Services
NH/ds/eg

▪ **ATTACHMENTS:**

- A. Delta Annual Rates and Tax Collection (Municipal) Bylaw No. 5751, 1999 Amendment Bylaw No. 8571, 2026
- B. Delta Annual Rates and Tax Collection (Other) Bylaw No. 5752, 1999 Amendment Bylaw No. 8572, 2026
- C. Tsawwassen Business Improvement Area Rates Bylaw No. 8573, 2026

Agenda - Regular Council - April 27, 2026

Bylaw No. 8571, 2026

**CITY OF DELTA
BYLAW NO. 8571, 2026**

*A Bylaw to amend Delta Annual Rates and Tax Collection (Municipal)
Bylaw No. 5751, 1999*

WHEREAS Delta Council wishes to amend the *Delta Annual Rates and Tax Collection (Municipal) Bylaw No. 5751, 1999*.

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

PART ONE CITATION

1.1 This bylaw may be cited for all purposes as “**Delta Annual Rates and Tax Collection (Municipal) Bylaw No. 8571, 2026.**”.

PART TWO AMENDMENT

2.1 “Delta Annual Rates and Tax Collection (Municipal) Bylaw No. 5751, 1999”, as amended, is hereby further amended by:

- (1) Deleting all references to the year “2025” and replacing it with “2026”

PART THREE SEVERABILITY CLAUSE

3.1 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.

PART FOUR SCHEDULE

4.1 The following Schedule replaces Schedule 1, and is attached to and forms part of this Bylaw:

- (1) Schedule “1” to Delta Annual Rates and Tax Collection (Municipal) Bylaw No. 5751, 1999.

Bylaw No. 8571, 2026

READ A FIRST time the	day of	,	.
READ A SECOND time the	day of	,	.
READ A THIRD time the	day of	,	.
FINALLY CONSIDERED AND ADOPTED the	day of	,	.

George V. Harvie
Mayor

Laurie Darcus
(Interim) Corporate Officer

Agenda - Regular Council - April 27, 2026

Bylaw No. 8571, 2026

	PROPERTY CLASS	A GENERAL	B NEIGHBOURHOOD ROAD IMPROVEMENTS	C LIBRARY	D DRAINAGE (LAND ONLY)	E ANNACIS DRAINAGE (LAND ONLY)
1	Residential	2.2925	0.0574	0.0566	0.0944	0.0530
2	Utilities	38.1050	0.9541	0.9408	1.5691	0.8809
3	Supportive Housing	2.2925	0.0574	0.0566	0.0944	0.0530
4	Major Industry (Excludes Eligible Port Properties)	20.3712	0.5101	0.5029	0.8388	0.4710
	Major Industry (Eligible Port Properties) Regular Ports Tax Cap	26.1973	0.6559	0.6468	1.0787	0.6057
	New Investment Tax Cap	21.4341	0.5367	0.5292	0.8826	0.4955
5	Light Industry	4.0039	0.1002	0.0989	0.1649	0.0926
6	Business and Other	4.8479	0.1214	0.1197	0.1996	0.1121
8	Recreational Property, Non-Profit Organization	6.0336	0.1511	0.1490	0.2485	0.1395
9	Farm	26.0543	0.6524	0.6433	1.0729	0.6023

Agenda - Regular Council - April 27, 2026

**CITY OF DELTA
BYLAW NO. 8572, 2026**

*A Bylaw to amend Delta Annual Rates and Tax Collection (Other) Bylaw
No. 5752, 1999*

WHEREAS Delta Council wishes to amend the *Delta Annual Rates and Tax Collection (Other) Bylaw No. 5752, 1999*.

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

PART ONE CITATION

1.1 This bylaw may be cited for all purposes as “**Delta Annual Rates and Tax Collection (Other) Bylaw No. 8572, 2026.**”.

PART TWO AMENDMENT

2.1 “Delta Annual Rates and Tax Collection (Other) Bylaw No. 5752, 1999”, as amended, is hereby further amended by:

- (1) By replacing all references to the year 2025 in sections 2 and 3 with the year 2026.

PART THREE SEVERABILITY CLAUSE

3.1 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.

PART FOUR SCHEDULE

4.1 The following Schedule replaces Schedule 1, and is attached to and forms part of this Bylaw:

- (1) Schedule “1” to Delta Annual Rates and Tax Collection (Other), Bylaw No. 5752, 1999.

Schedule "1" to Delta Annual Rates and Tax Collection (Other)
 Bylaw No. 5752, 1999

Tax Rates (dollars of tax per \$1,000 taxable value)

Property Class	Metro Vancouver Regional District
1 Residential	0.0547
2 Utilities	0.1915
3 Supportive Housing	0.0547
4 Major Industry	0.1860
5 Light Industry	0.1860
6 Business and Other	0.1340
8 Recreational Property, Non-Profit Organization	0.0547
9 Farm	0.0547

Agenda - Regular Council - April 27, 2026

CITY OF DELTA
BYLAW NO. 8573, 2026

*A Bylaw to provide the levying of tax rates
for the Tsawwassen Business Improvement Area*

WHEREAS pursuant to a Bylaw entitled "Tsawwassen Business Improvement Area Bylaw No. 8555, 2026", provision was made to impose a rate on the taxable values of land and improvements assessed as Class 5 (Light Industry) and Class 6 (Business and Other);

AND WHEREAS it is now necessary to establish a fixed rate applicable to the "Tsawwassen Business Improvement Area";

NOW THEREFORE the Council of the City of Delta, in open meeting assembled, hereby ENACTS AS FOLLOWS:

1. This Bylaw may be cited for all purposes as **"Tsawwassen Business Improvement Area Rates Bylaw No. 8573, 2026"**.
2. For all real property classified as Light Industry and Business and Other within the Tsawwassen Business Improvement Area, a rate of \$0.3311 per \$1,000 of taxable assessed value.

READ A FIRST time the	day of	,	.
READ A SECOND time the	day of	,	.
READ A THIRD time the	day of	,	.
FINALLY CONSIDERED AND ADOPTED the	day of	,	.

George V. Harvie
Mayor

Laurie Darcus
(Interim) Corporate Officer

Agenda - Regular Council - April 27, 2026



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **LU009735**
From: **Development Department** Bylaw No.: **8499**
Date: **April 27, 2026** Application Date: **August 15, 2024**

Amendment of Bylaw No. 8499 at 809 51 Street and 5140 8A Avenue

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

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to "Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8499, 2025, as amended.
- B. THAT the owner satisfy the following requirements as a condition of final consideration and adoption of Bylaw No. 8499, as amended:
 1. Enter into Section 219 Covenant and provide associated securities for building design, landscaping and tree relation; and
 2. Provide an easement to allow reciprocal access over the shared driveways.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8499, as amended (Attachment A). A redlined version of Bylaw No. 8499, as amended is provided in Attachment B. A location map and an aerial photo are provided in Attachment C.

▪ **BACKGROUND:**

This application includes a request for a zoning bylaw amendment which would enable the subdivision of the subject properties and a portion of 51 Street into four lots, and the construction of a four-unit houseplex on each lot.

Bylaw No. 8499 was presented for Council's consideration of first, second, and third readings on May 26, 2025, to allow subdivision of the properties at 809 51 Street, 5140 8A Avenue, and a portion of 51 Street into four small scale residential lots, rezoning to Comprehensive development Zone 57 (CDZ57), and construction of a four-unit houseplex on each lot for a total of 16 units.

Bylaw No. 8499 was rescinded by Council on April 13, 2026 as the applicant has requested further amendments to the proposed CDZ57 zone. An excerpt of the meeting

minutes from the May 26, 2025 and April 13, 2026 Regular Meetings are provided as Attachments D and E, respectively.

Road Closure and Cancellation Bylaw No. 8477 was also presented for Council's consideration of first, second, and third readings on May 26, 2025. Bylaw No. 8477 remains at third reading pending completion of the statutory requirements for road closure, cancellation and disposition under the *Community Charter*, as previously presented to Council. Bylaw No. 8477 is not impacted by the proposed changes to Bylaw No. 8499.

Site Description and Context:

The subject site is located in the community of Tsawwassen. The 5,054 m² (54,401 ft²) site consists of two small scale residential lots, both of which are vacant following the demolition of a single detached dwelling on each lot in November 2025, along with a 733 m² (7,890 ft²) portion of 51 Street running between the two properties. The site is surrounded by single detached residential lots. Dennison Park, South Delta Secondary School, and South Park Elementary School are located one block east.

Council Policy:

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

The current zoning of the site is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas. Small-scale multi-unit housing (SSMUH) regulations allow up to four units on a lot, including a single detached dwelling or duplex dwelling, and accessory dwelling units. Properties in the general vicinity of the site are zoned RS1, Single Detached Residential 4 (RS4), and Single Detached Residential 5 (RS5).

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a zoning bylaw amendment and road closure and cancellation which would enable the subdivision of the subject site from two lots and a portion of road into four lots. The road closure and cancellation bylaw received third reading on May 26, 2025. This report is for consideration of an amendment to Comprehensive Development Zone 57 (CDZ57) under Bylaw No. 8499, as amended. A project data table is provided in Attachment F.

Community Consultation:

A public notification letter regarding the proposal was sent on November 4, 2024 and a public notice sign was installed on the site on November 7, 2024. Notice of the application was provided in advance of the May 26, 2025 Council meeting, and again in advance of this report 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. Under Section 464 of the *Local*

Government Act, a Public Hearing must not be held for Bylaw No. 8499 as the bylaw is consistent with the OCP.

Rezoning:

The owner wishes to rezone the subject properties from Single Detached Residential 1 (RS1) to proposed Comprehensive Development Zone 57 (CDZ57), which would be further amended to permit subdivision into four small scale residential lots and the construction of a four-unit houseplex on each lot based on the detailed designs presented in this report. These designs were not prepared at the time of readings of Bylaw No. 8499. Although SSMUH regulation does permit up to four units on a lot, "Delta Zoning Bylaw No. 7600, 2017" does not include standard zoning for houseplexes. A site plan and subdivision plan are provided in Attachment G.

The CDZ57 zone is modelled after the Single Detached Residential 6 (RS6) Zone and the proposal would meet or exceed all zoning bylaw requirements with a few minor differences to accommodate the houseplex form. The CDZ57 zone proposed in Bylaw No. 8499, as amended, would include:

- A maximum floor space ratio (FSR) of 0.78.

The CDZ57 zone as originally written contemplated exemptions to the floor area of an attached garage and an attic, which are exempted for single detached or duplex dwellings. It was later determined that these floor area exclusions do not apply to houseplexes under the Zoning Bylaw. As such, the CDZ57 zone requires an amendment to the maximum FSR from 0.6 to 0.78 to accurately reflect the total gross floor area proposed. The requirement for maximum gross floor area would also be deleted for clarity. Although the maximum FSR would increase, the gross floor areas of the houseplexes would be consistent with the total size of maximum permitted single detached or duplex dwelling sizes when exempted floor area for basements, attics and garage spaces are accounted for.

- A maximum height of 2 ½ storeys.

Bylaw No. 8499 originally established a maximum of 2 storeys for a principal structure. The intent of the bylaw was to align as closely to existing standard small-scale residential zones as possible. A clerical error in the bylaw resulted in a height of 2 storeys being included instead of 2 ½ as intended. As such, the maximum storeys for a principal structure would be amended to 2 ½ to be consistent with standard small-scale residential and duplex (RS and RD) zones. The maximum permitted height to the roof ridge and mid-roof would be unaffected.

- A revised definition of houseplex within the zone for added clarity.
- Updated language for the minimum requirement for one enclosed parking space per unit to regulate the form of the proposal more concisely.

The following regulations in the CDZ57 zone would remain unchanged from the zone as originally presented for Council's consideration in May 2025:

- A minimum 3.5 m (11 ft) setback for the interior side setback to create an additional buffer and provide outdoor space between lots.
- A maximum 0.6 m (2 ft) projection into the front setback to encourage articulation of the building's frontage with the goal of maintaining the small scale residential character of the neighbourhood.
- A minimum of 15 m² (161 ft²) of private outdoor amenity space for each dwelling unit.

Building Design:

The proposed building designs are consistent with the designs presented to Council on May 26, 2025. Building massing which is defined by maximum roof height and setbacks would be unaffected by the proposed bylaw amendment.

The proposed houseplexes would be designed to fit within the existing character of the neighbourhood. The units fronting 8A Avenue would be oriented towards the street to create the appearance of single detached dwellings. Each unit has one enclosed parking space. Two driveways are proposed to minimize impacts to street parking. Each driveway would provide shared access to eight units (four per lot) from a center drive aisle. Elevation drawings and renderings are provided in Attachment H. The owner would be required to enter into a design covenant to ensure the plans submitted with a building permit application are consistent with the designs presented to Council in this report.

Tree Retention, Removal, Replacement and Landscaping:

When the application was presented to Council on May 26, 2025, there were 84 on-site trees on the subject properties, four off-site trees, and two city trees. The four off-site trees are to be retained. All the on-site trees and the two city trees have now been removed with the appropriate permits, payments, and securities. The applicant is proposing a combination of 60 replacement trees and cash-in-lieu for the balance of the replacement trees in accordance with the "Delta Tree Protection and Regulation Bylaw No. 7969, 2021." One new tree is required in the front yard of each lot as per Section 7.3.2 of "Delta Zoning Bylaw No. 7600, 2017." Included in the landscaping is surface treatment of the driveways and hardscaped areas to provide variation and definition of pedestrian areas, and to minimize visual impact of the hardscaped areas. The landscape plan is provided in Attachment I.

Implications:

Financial Implications – The addition of 14 net new small scale residential units would result in an increase in the tax base which would generate additional property tax revenue for Delta.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the proposed 14 net new units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028, in order to be counted towards the Housing Target Order.

▪ **CONCLUSION:**

It is recommended that Bylaw No. 8499 as amended, be given first, second and third readings.



Anne Berry, RPP, MCIP
General Manager, Development

Department submission prepared by: Emma Adams, Planner
EA/ja

▪ **ATTACHMENTS:**

- A. Bylaw No. 8499, As Amended
- B. Bylaw No. 8499, As Amended – redlined version
- C. Location Map and Aerial Photo
- D. Excerpt of Minutes from May 26, 2025 Regular Meeting of Council
- E. Excerpt of Minutes from April 13, 2026 Regular Meeting of Council
- F. Project Data Table
- G. Site Plan and Subdivision Plan
- H. Elevations and Renderings
- I. Landscape Plan

Agenda - Regular Council - April 27, 2026

CITY OF DELTA
BYLAW NO. 8499

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 (CDZ57 – LU009735) Bylaw No. 8499, 2025**".
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) adding the following definition to Section 2.1.1 in alphabetical order:

"Houseplex means a building designed to accommodate three or four dwelling units on a single lot, each having their own separate exterior entrance. It includes a modular home, but excludes a mobile home. For the purposes of this bylaw, a houseplex does not include a single detached dwelling, duplex dwelling, accessory dwelling unit, or townhouse."
 - (b) inserting "57 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and
 - (c) 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:
 - (i) Civic: 5140 8A Avenue
PID: 016-282-647
Legal: Lot 7 Section 10 Township 5 New Westminster District Plan 86197
 - (ii) Civic: 809 51 Street
PID: 016-282-621
Legal: Lot 6 Section 10 Township 5 New Westminster District Plan 86197
 - (iii) Civic: N/A
PID: N/A
Legal: Road Dedicated on Plan 86197 and 18734, Section 10 Township 5, New Westminster District

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

From: Single Detached Residential 1 (RS1)

To: Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025”

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

“COMPREHENSIVE DEVELOPMENT ZONE NO. 57

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 where specifically listed below.

2. PERMITTED USES:

Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES

Houseplex

ACCESSORY USES

Home occupation, accessory to a houseplex

3. DENSITY

- (a) Maximum number of *dwelling units*: 4
- (b) Maximum *floor space ratio*: 0.78

4. LOT COVERAGE

Maximum *lot coverage* shall be 41%

5. SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Front	6.5 m	6.5 m
Interior Side	3.5 m	3.5 m
Rear	8 m	1 m

(b) Despite Section 6(a) of this *zone*, up to 33% of the width of the front façade of a *principal structure* may encroach into the minimum front *setback* area by no more than 0.6 m.

6. HEIGHT

The *maximum height* shall be:

	Principal Structure	Accessory Structure
Maximum Storeys	2.5	1
Maximum height to mid-roof or the top of a flat roof	8 m	3 m
Maximum height to roof ridge for a pitched roof	9.5 m	3.75 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	1,250 m ²
Lot Width	22 m
Average Lot Depth	55 m

8. OFF-STREET PARKING

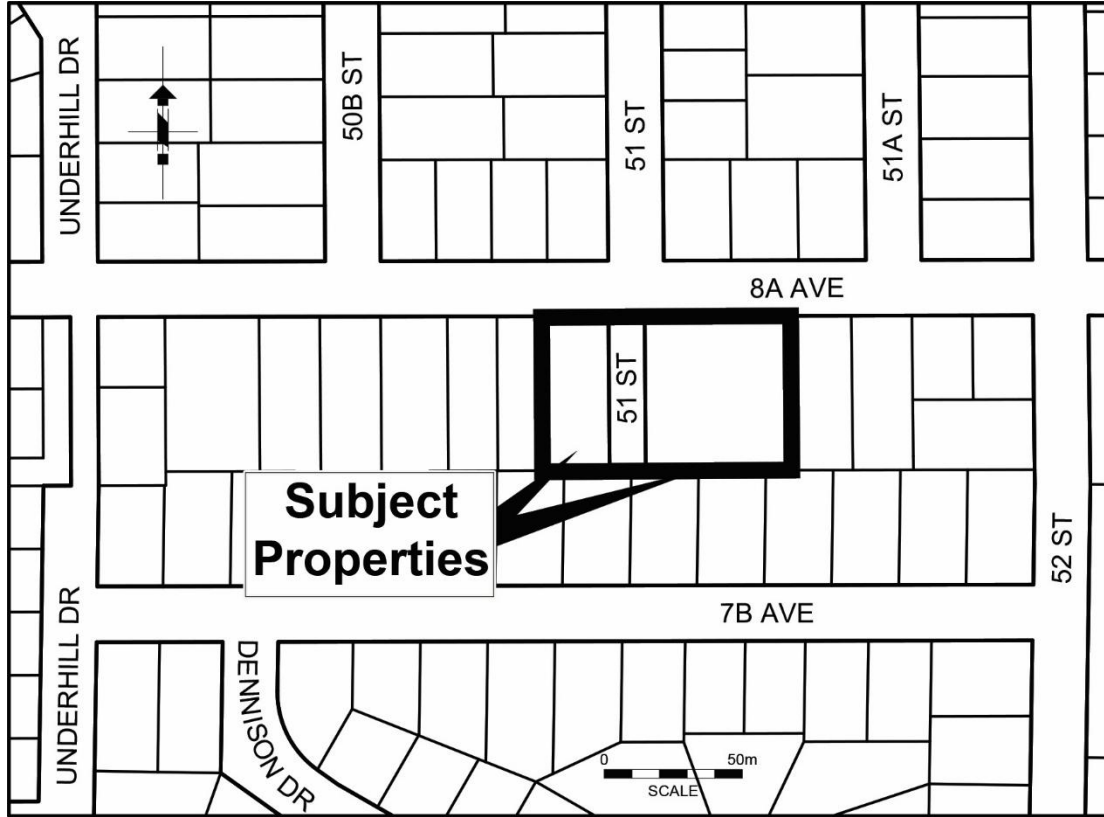
(a) Each dwelling unit shall be provided with a minimum of one enclosed off-street parking space and no more than one enclosed parking space per dwelling unit shall be permitted.”

9. OTHER REGULATIONS

(a) For each *houseplex dwelling unit*, a minimum of 15 m² of *outdoor amenity space* shall be provided for the exclusive private use of each *dwelling unit*. This space shall be located at ground level usable space with no dimension less than 2.5 m, and may include patio surfaces or grass.

Bylaw No. 8499

- 5 -



This is Schedule A to "Delta Zoning Bylaw No. 7600, 2017 Amendment
(CDZ57 – LU009735)
Bylaw No. 8499, 2025"

Agenda - Regular Council - April 27, 2026

CITY OF DELTA
BYLAW NO. 8499

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 (CDZ57 – LU009735) Bylaw No. 8499, 2025**".
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) adding the following definition to Section 2.1.1 in alphabetical order:

"Houseplex means a building designed to accommodate ~~between~~ three ~~or and~~ four dwelling units on a single lot, each having their own separate exterior entrance. It includes a modular home, but excludes a mobile home. For the purposes of this bylaw, a houseplex does not include a single detached dwelling, duplex dwelling, accessory dwelling unit, or townhouse."
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PID: 016-282-621
Legal: Lot 6 Section 10 Township 5 New Westminster District Plan 86197
 - (iii) Civic: N/A
PID: N/A
Legal: Road Dedicated on Plan 86197 and 18734, Section 10 Township 5, New Westminster District

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

From: Single Detached Residential 1 (RS1)

To: Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025”

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

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2. PERMITTED USES:

Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES

Houseplex

ACCESSORY USES

Home occupation, accessory to a houseplex

3. DENSITY

- (a) Maximum number of *dwelling units*: 4
- (b) Maximum *floor space ratio*: ~~0.6~~ 0.78
- ~~(c) Maximum gross floor area: 758 m²~~

4. LOT COVERAGE

Maximum *lot coverage* shall be 41%

5. SETBACKS

(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>	<i>Accessory Structure</i>
Front	6.5 m	6.5 m
Interior Side	3.5 m	3.5 m
Rear	8 m	1 m

(b) Despite Section 6(a) of this *zone*, up to 33% of the width of the front façade of a *principal structure* may encroach into the minimum front *setback* area by no more than 0.6 m.

6. HEIGHT

The *maximum height* shall be:

	Principal Structure	Accessory Structure
Maximum Storeys	2-2.5	1
Maximum height to mid-roof or the top of a flat roof	8 m	3 m
Maximum height to roof ridge for a pitched roof	9.5 m	3.75 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

Lot Area	1,250 m ²
Lot Width	22 m ²
Average Lot Depth	55 m

8. OFF-STREET PARKING

- (a) ~~A maximum of one enclosed parking space shall be permitted per dwelling unit.~~

Each dwelling unit shall be provided with a minimum of one enclosed off-street parking space and no more than one enclosed parking space per dwelling unit shall be permitted.”

9. OTHER REGULATIONS

- (a) For each *houseplex dwelling unit*, a minimum of 15 m² of *outdoor amenity space* shall be provided for the exclusive private use of each *dwelling unit*. This space shall be located at ground level usable space with no dimension less than 2.5 m, and may include patio surfaces or grass.

Bylaw No. 8499

- 4 -

READ A FIRST TIME the day of , 2026.

READ A SECOND TIME the day of , 2026.

READ A THIRD TIME the day of , 2026.

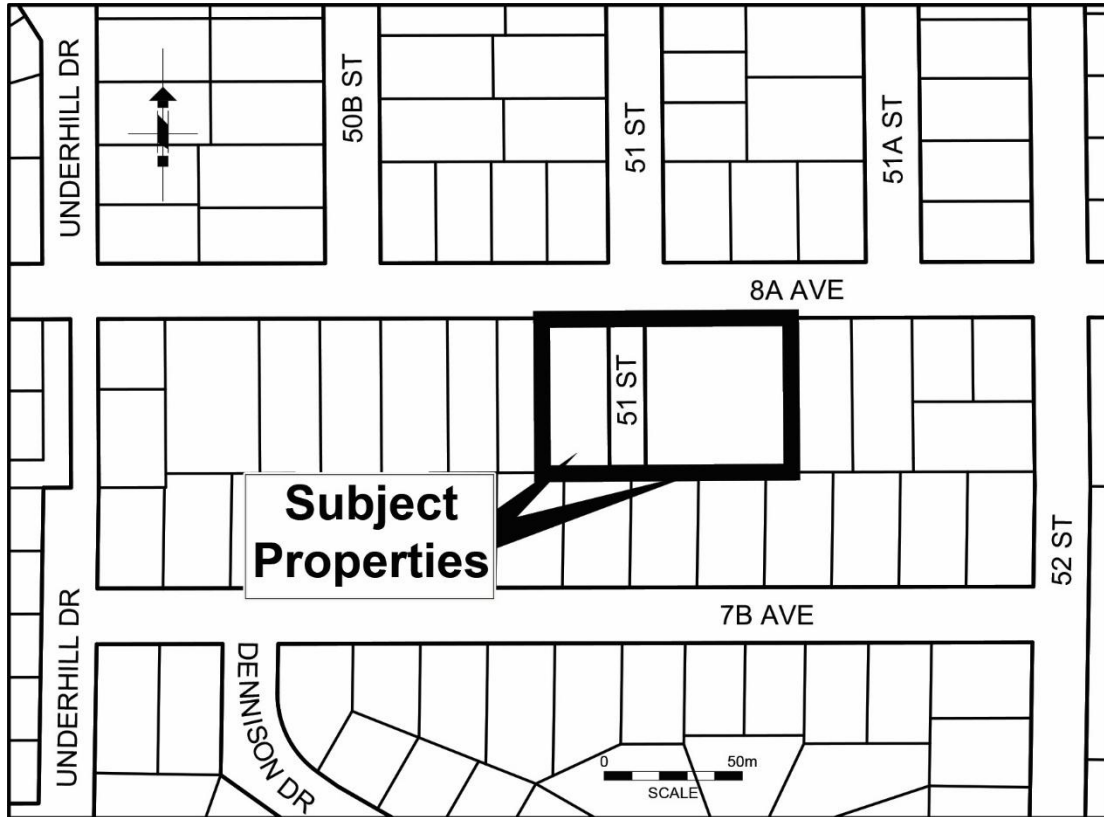
FINALLY CONSIDERED AND ADOPTED the day of , 202 .

George V. Harvie
Mayor

Laurie Darcus
(Interim) Corporate Officer

Bylaw No. 8499

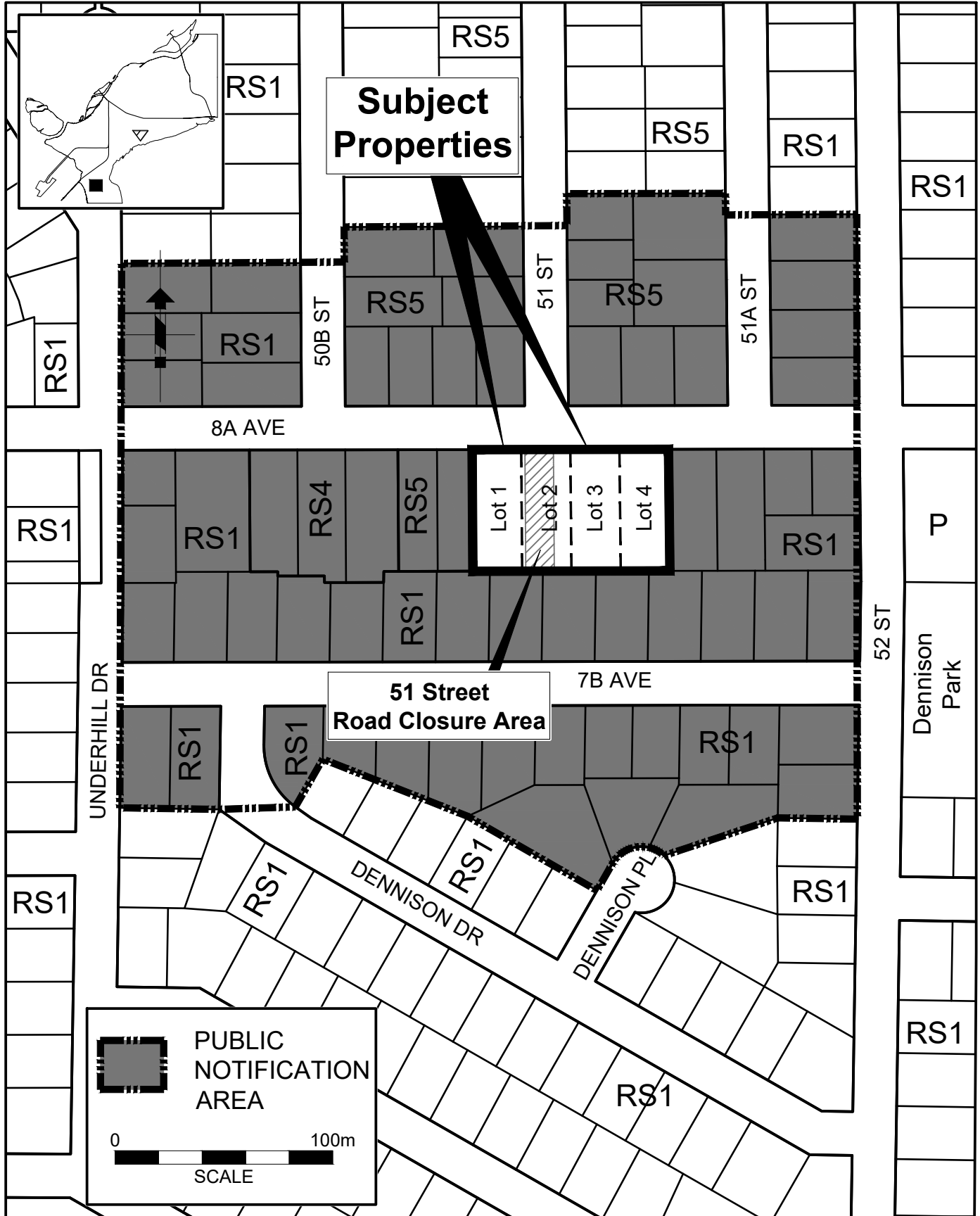
- 5 -



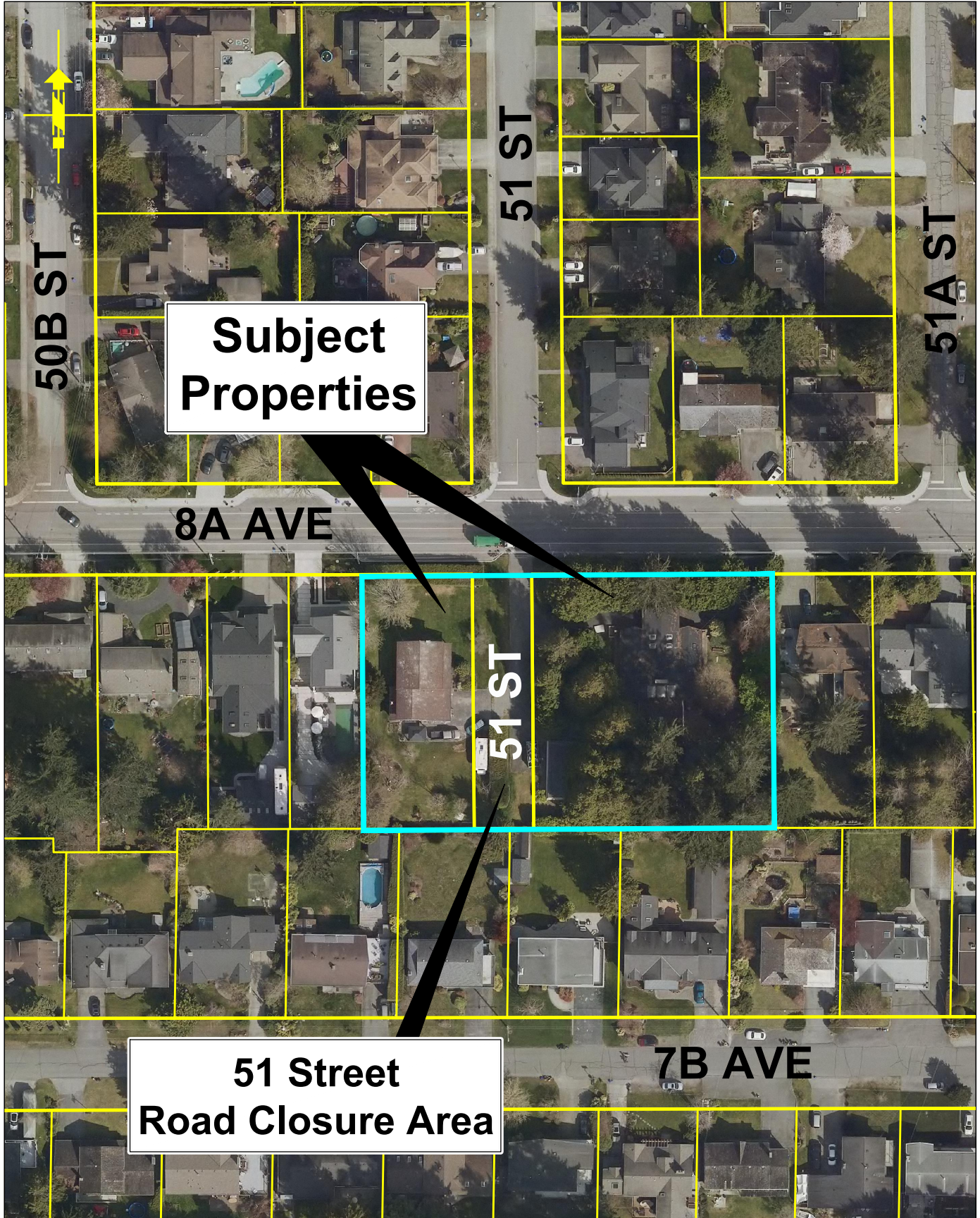
This is Schedule A to "Delta Zoning Bylaw No. 7600, 2017 Amendment
(CDZ57 – LU009735)
Bylaw No. 8499, 2025"

Agenda - Regular Council - April 27, 2026

Location Map



Aerial Photo



6. ANNOUNCEMENTS

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

7. BYLAWS FOR FIRST, SECOND, & THIRD READING

7.1 Rezoning for Two-Lot Subdivision at 7660 116A Street (Saran & Rangi)

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Dosanjh

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8503.

CARRIED UNANIMOUSLY

7.2 Rezoning, Road Closure and Cancellation and Disposition, Lot Consolidation and Subdivision for Four-Lot Subdivision at 809 51 Street and 5140 8A Avenue (T-Town Developments Ltd.)

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

- A. THAT Zoning Amendment Bylaw No. 8257 and Road Closure and Cancellation Bylaw No. 8256 be abandoned.
- B. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8499.
- C. THAT first, second and third readings be given to Road Closure and Cancellation Bylaw No. 8477.
- D. THAT the Road Transfer and Exchange Agreement provided as Attachment F be received for consideration and that the amount of \$1,005,000 be conditionally accepted for the purchase of the closed road dedication.
- E. THAT public notice of the intention to close and dispose of a 733 m² (7,890 ft²) portion of road dedication as identified in reference plan EPP128656 attached to and forming part of Bylaw No. 8477 be provided in accordance with the Community Charter.
- F. THAT the owner satisfies the following requirements as a condition of final consideration and adoption:
 - 1. Provide a final landscape and tree planting plan;
 - 2. Enter into a Section 219 Covenant and provide associated securities for building design, landscaping and tree retention; and

3. Provide an easement to allow reciprocal access over the shared driveways.

CARRIED UNANIMOUSLY

7.3 Applications for Two Four-Unit Townhouse Developments at 11220 and 11230 83 Avenue (Du, Chung and Gomez)

This item was withdrawn by the City Manager.

7.4 Temporary Loan Authorization Bylaw No. 8505, 2025

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

- A. THAT Temporary Loan Authorization Bylaw No. 8505, 2025 (Attachment A) be given first, second and third readings.
- B. THAT the General Manager, Finance and City Manager be authorized to execute all documents required to establish temporary borrowing with the Municipal Finance Authority of B.C.

CARRIED UNANIMOUSLY

7.5 Fire Regulation Bylaw Updates

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

THAT first, second, and third readings be given to Delta Fire Regulation Bylaw No. 5855, 2001 Amendment (Fire Safety Act and Permit Authority) Bylaw No. 8497, 2025.

CARRIED UNANIMOUSLY

8. CONSENT REPORTS

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

THAT Items No. 8.1 and 8.2 be adopted on consent.

CARRIED UNANIMOUSLY

8.1.1 Five pieces of correspondence received, including one letter with 11 signatures.

8.2 Rescission of Bylaw No. 8499 at 809 51 Street and 5140 8A Avenue

MOVED by: Cllr. Boisvert

SECONDED by: Cllr. Dosanjh

- A. THAT “Delta Zoning Bylaw No. 7600, 2017” Amendment (CDZ57 – LU009735) Bylaw No. 8499, 2025 be rescinded.
- B. THAT an amended Bylaw No. 8499 be brought forward to Council for consideration subject to public notice requirements.

CARRIED UNANIMOUSLY

9. ADMINISTRATIVE REPORTS

9.1 Royal Canadian Legion Branch 61 Request for Support

MOVED by: Cllr. Kruger

SECONDED by: Cllr. Johal

- A. THAT financial and in-kind support for the Royal Canadian Legion Branch 61 (Delta) 100th Anniversary Celebration on July 25, 2026 as described in this report be approved.
- B. THAT the City install two commemorative crosswalks in recognition of Delta’s veterans in Ladner and North Delta, subject to the Royal Canadian Legion Branch 61 securing partial funding through Veterans Affairs Canada’s Commemorative Partnership Program.
- C. THAT a letter of support be provided from the Mayor, on behalf of Council, for the Royal Canadian Legion’s funding application to the Veterans Affairs Canada’s Commemorative Partnership Program for the installation of two commemorative crosswalks in Delta.
- D. THAT staff assist with communications by promoting the Royal Canadian Legion Branch 61’s July 25, 2026 100th Anniversary Celebration event on City social media and message boards.

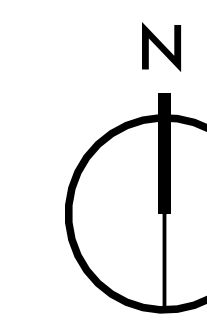
CARRIED UNANIMOUSLY

Agenda - Regular Council - April 27, 2026

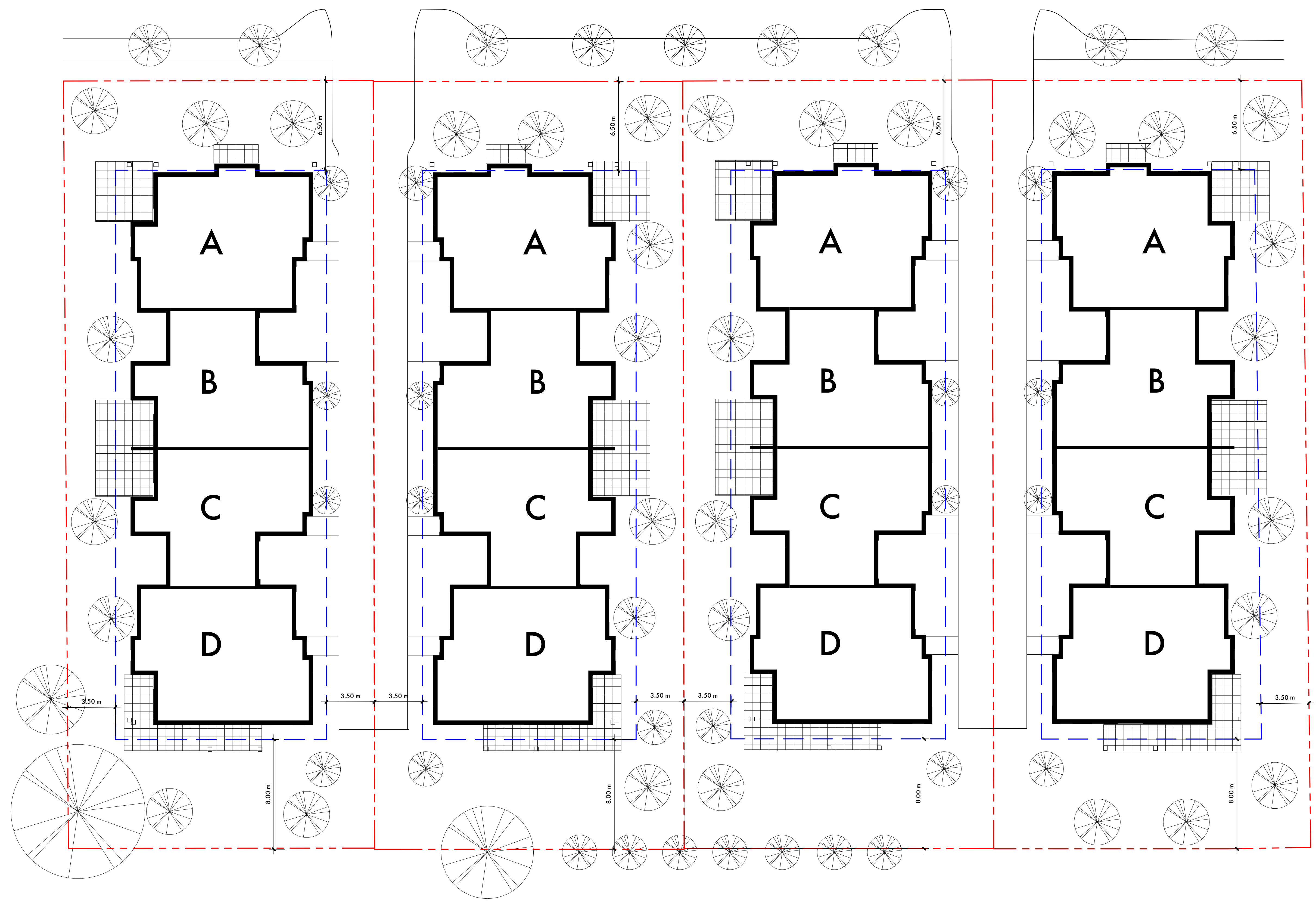
Project Data for 809 51 Street and 5140 8A Avenue (LU009735)

Owner	T-Town Developments Ltd.	
Applicant	Amar Bath, T-Town Developments Ltd.	
Application Date	August 15, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation:	Small Scale Residential (SSR)	No change
Zoning	Single Detached Residential 1 (RS1)	Comprehensive Development Zone No. 57 (CDZ57)
No. of Lots	2	4
Lot Area	809 51 Street: 1,358 m ² (14,617 ft ²) 5140 8A Avenue: 2,963 m ² (31,893 ft ²) Portion of 51 Street: 733 m ² (7,890 ft ²)	Lot 1: 1,264 m ² (13,606 ft ²) Lots 2-4: 1,263 m ² (13,595 ft ²)
Lot Width	809 51 Street: 24 m (79 ft) 5140 8A Avenue: 53 m (174 ft)	Lots 1-4: 22.6 m (74 ft)
Average Lot Depth	809 51 Street & 5140 8A Avenue: 56 m (184 ft)	Lots 1-4: 56 m (184 ft)
	Permitted under RS1 Zone	Permitted under CDZ57 Zone
Maximum Floor Area	809 51 Street: 500 m ² (5,382 ft ²)* 5140 8A Avenue: 982 m ² (10,570 ft ²)* *plus additional exempted floor area, subject to zoning regulations at time of building permit	Lots 1-4: 0.78 FSR Size of units on each lot: 8 units at 255.4 m ² (2,749 ft ²) 8 units at 232.2 m ² (2,499 ft ²)
Maximum Number of Dwelling Units	4 units per lot	4 units per lot
	Permitted under RS1 Zone	Permitted under CDZ Zone
Maximum No. of Storeys	2.5	2.5
Maximum Building Height to: Roof Ridge Mid-Roof	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 8 m (26 ft)
Maximum Lot Coverage	40%	41%
	Required under "Delta Zoning Bylaw No. 7600, 2017"	Proposed
Maximum Impermeable Area	60%	52%

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Off-Street Parking:	1 space per dwelling unit for a single detached or duplex dwelling	1 space (100% enclosed) per houseplex dwelling
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 90</u> 76 on-site plus 2 on-site hedges equivalent to 8 trees 4 off-site 2 municipal trees <u>Trees to be Removed: 86</u> 84 on-site and 2 municipal trees <u>Trees to be Retained: 4</u> 4 off-site trees	<u>Replacement:</u> 190 trees OR \$191,076	Tree Removal Cash-in-lieu: \$140,694 Tree Replacement Security: \$42,000 for 60 trees Tree Retention Security: \$10,000 for 4 trees Landscape Security: \$4,499
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 to cover costs for purchase, installation and establishment of trees)	\$5,200



8A AVENUE



LOT 4

Lot Area : 1250m²
Lot Coverage : 43.5%
Impermeable Area : 52 %

LOT 3

Lot Area : 1263m²
Lot Coverage : 43%
Impermeable Area : 52%

LOT 2

Lot Area : 1265m²
Lot Coverage : 43 %
Impermeable Area : 52 %

LOT 1

Lot Area : 1296m²
Lot Coverage : 42%
Impermeable Area : 52 %

Consultants

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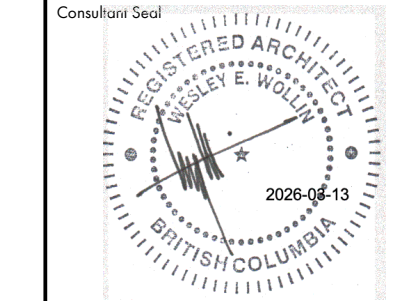
REVISIONS

No.	Date	Notes

DRAWING ISSUES

No.	Date	Notes

Project ID	2406 8ATTWN
Drawn By	ND
Checked By	WW
Date	2026-01-22
Plot Date	2026-03-12 1:47:17 PM



Project Title
**8A AVENUE
MULTIPLEX
HOUSING**
5140 8A Avenue + 809 51 Street,
Delta, BC

Sheet Title
SITE PLAN

Scale
1 : 150

Sheet No.
A100

PLAN OF TOPOGRAPHY OVER LOTS 6 & 7, PLAN 86197 AND
A PORTION OF ROAD SHOWN ON PLANS NWP18734 AND
NWP86197, ALL OF SECTION 10, TOWNSHIP 5,
NEW WESTMINSTER DISTRICT

CIVIC ADDRESSES: #5140 8A AVENUE, DELTA, B.C.
#809 51 STREET, DELTA, B.C.
PART 51 STREET, DELTA, B.C.

SCALE: 1:250

ALL DIMENSIONS ARE METRIC UNLESS SHOWN OTHERWISE
BEARINGS ARE GRID, DERIVED FROM OCM 6874 AND 8990
ELEVATIONS ARE GEODESIC, SHOWN IN METRES AND DERIVED FROM OCM 6874 ELEV. + 25.69m

NOTE: BOUNDARY DIMENSIONS AND AREAS ARE SUBJECT TO CHANGE UPON RE-SURVEY

DL DENOTES PROPERTY LINE
Sq.m. DENOTES SQUARE METRES

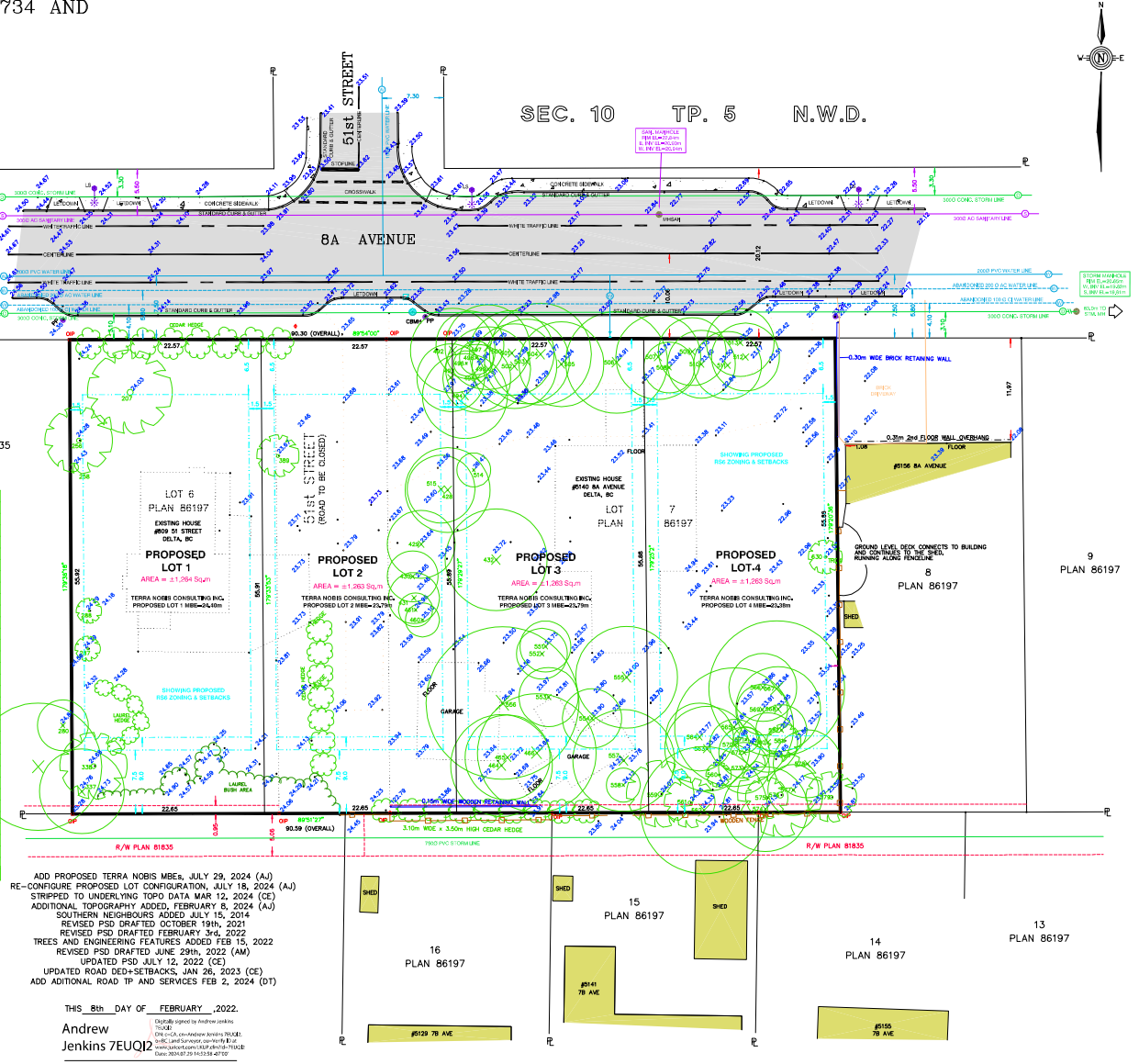
- LEGEND**
- OCM DENOTES CONTROL MONUMENT FOUND.
 - OIP DENOTES IRON BAR POST FOUND.
 - CB DENOTES CATCHBASIN.
 - SANLHM DENOTES SANITARY SEWER MANHOLE.
 - STWLMH DENOTES STORM SEWER MANHOLE.
 - LB DENOTES LAWN BASIN.
 - HYD DENOTES POWERPOLE.
 - HW DENOTES HYDRANT.
 - MV DENOTES WATER VALVE.
 - DV DENOTES GAS VALVE.
 - EB DENOTES ELECTRICAL BOX.
 - LS DENOTES LIGHT STANDARD.
 - DLS DENOTES DITCH/SWALE.

TOTAL SITE AREA: 45505 Sq.m.

CURRENT ZONING IS R1

POINT #	TRUNK Ø (m)	TYPE	CROWN Ø (m)	TAG #
428	1.00	CONIFEROUS	10.0	729
429	0.85	CONIFEROUS	8.0	732
432	0.30	CONIFEROUS	6.0	733
431	0.30	CONIFEROUS	6.0	734
432	1.30	CONIFEROUS	12.0	731
480	0.30	CONIFEROUS	4.0	736
481	0.30	CONIFEROUS	4.0	735
484	0.80	CONIFEROUS	12.0	741
485	0.70	CONIFEROUS	10.0	741
486	1.50	CONIFEROUS	14.0	740
492	0.75	CONIFEROUS	10.0	726
493	0.40	CONIFEROUS	8.0	727
494	0.70	CONIFEROUS	10.0	728
495	0.40	CONIFEROUS	8.0	718
496	0.20	CONIFEROUS	3.0	723
497	0.45	CONIFEROUS	8.0	725
498	0.28	CONIFEROUS	4.0	724
499	(2) 0.25	CONIFEROUS	10.0	722
500	0.45	CONIFEROUS	10.0	720
501	0.45	CONIFEROUS	10.0	721
502	0.45	CONIFEROUS	10.0	---
503	0.50	CONIFEROUS	10.0	719
504	0.70	CONIFEROUS	12.0	717
505	0.70	CONIFEROUS	10.0	716
506	0.75	CONIFEROUS	12.0	715
507	0.60	CONIFEROUS	10.0	714
508	0.40	CONIFEROUS	6.0	713
509	0.50	CONIFEROUS	8.0	712
510	0.50	CONIFEROUS	8.0	711
511	0.50	CONIFEROUS	8.0	710
512	0.55	CONIFEROUS	8.0	709
513	0.55	CONIFEROUS	8.0	708
514	0.25	CONIFEROUS	4.0	730
515	1.50	CONIFEROUS	8.0	729
551	0.85	CONIFEROUS	8.0	737
207	0.70	MAPLE	10.0	802
209	(2) 0.40	BROOK	7.0	---
256	(4) 0.30	MAPLE	8.0	803
258	1.00	STAMP	N/A	---
280	0.40	CEDAR	6.0	815
282	0.60	CONIFEROUS	15.0	814
287	0.25	APPLE	3.0	806
289	0.20	APPLE	3.0	805
337	0.70	CEDAR	10.0	808.1
338	0.50	ALDER	8.0	809
389	0.20	DECIDUOUS	5.0	801

POINT #	TRUNK Ø (m)	TYPE	CROWN Ø (m)	TAG #
552	0.85	CONIFEROUS	8.0	737
553	0.80	CONIFEROUS	7.0	738
554	(2) 0.70	CONIFEROUS	7.0	746/745
555	0.80	CONIFEROUS	12.0	747
556	2.70	CONIFEROUS	18.0	738
557	1.20	CONIFEROUS	12.0	742
558	0.40	CONIFEROUS	4.0	743
559	1.40	DECIDUOUS	8.0	744
560	0.20	DECIDUOUS	3.0	---
561	0.40	DECIDUOUS	6.0	749
562	1.80	CONIFEROUS	15.0	750
563	0.30	CONIFEROUS	10.0	751
564	1.00	CONIFEROUS	8.0	752
565	0.50	CONIFEROUS	14.0	753
566	0.50	CONIFEROUS	8.0	759
567	0.95	CONIFEROUS	16.0	768
568	0.95	CONIFEROUS	10.0	765
569	0.80	CONIFEROUS	6.0	767
570	0.50	CONIFEROUS	5.0	755
571	0.20	CONIFEROUS	3.0	754
572	0.25	CONIFEROUS	6.0	759
573	0.30	CONIFEROUS	6.0	757
574	1.00	CONIFEROUS	10.0	758
575	0.20	DECIDUOUS	8.0	769
576	0.25	DECIDUOUS	10.0	760
577	0.35	CONIFEROUS	6.0	763
578	0.85	CONIFEROUS	8.0	762
579	(10) 0.15	DECIDUOUS	6.0	770
580	0.95	CONIFEROUS	7.0	764
581	(10) 0.10, 10.25	DECIDUOUS	4.0	763
582	0.25	CONIFEROUS	6.0	765
583	(2) 0.18, 10.15	DECIDUOUS	5.0	772
830	0.40	DECIDUOUS	4.0	774



ADD PROPOSED TERRA NOBIS MBEs, JULY 29, 2024 (AJ)
RE-CONFIGURE PROPOSED LOT CONFIGURATION, JULY 18, 2024 (AJ)
STRIPED TO UNDERLYING TOP DATA MAR 12, 2024 (CE)
ADDITIONAL TOPOGRAPHY ADDED, FEBRUARY 8, 2024 (AJ)
SOUTHERN NEIGHBOURS ADDED JULY 15, 2014
REVISED PSD DRAFTED OCTOBER 19TH, 2021
REVISED PSD DRAFTED FEBRUARY 3rd, 2022
TREES AND ENGINEERING FEATURES ADDED FEB 15, 2022
REVISED PSD DRAFTED JUNE 29th, 2022 (AM)
UPDATED ROAD DEW+SETBACKS, JAN 26, 2023 (CE)
ADDED ADDITIONAL ROAD TP AND SERVICES FEB 2, 2024 (D1)

THIS 8th DAY OF FEBRUARY, 2022.
Andrew Jenkins 7EUQJ
ANDREW D. JENKINS (983) B.C.L.S.

WATSON & BARNARD
B.C. LAND SURVEYORS
1524 - 50th STREET
DELTA, B.C. V9L 2A8
TEL: 604-943-7443 FAX: 604-943-2421

FILE#: 23860P0010
PLOT: 2024/07/28
MAP: B-9(S)

BÜRO47
architecture inc

4777 Delta Street
Delta BC V4K 1V7
1 604 943 1213
www.BURO47.com
GVR

TOWN DEVELOPMENTS

Consultant:



WEST (LANE) ELEVATION
Scale: 1 : 60



NORTH (FRONT) ELEVATION
Scale: 1 : 60



SOUTH ELEVATION
Scale: 1 : 60



EAST (YARD) ELEVATION
Scale: 1 : 60

REVISIONS

No.	Date	Notes

DATE/TIME SERIES

No.	Date	Notes

Project ID: 2406 BATTWN

Drawn By: ND

Checked By: WW

Rev: 2026-01-23

Plot Date: 2026-02-25 2:58:09 PM

Consultant Seal:



Project Title:

**8A AVENUE
MULTI-UNIT
HOUSING**

5140 8A Avenue + 809 51 Street,
Delta, BC

Sheet Title:

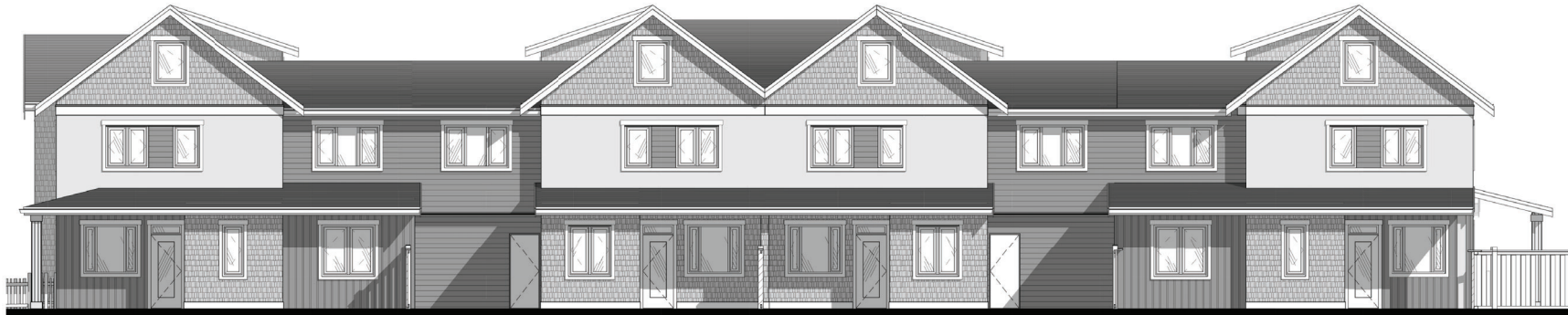
**LOTS 1 & 3
ELEVATIONS**

Scale:

1 : 60

Sheet No.:

A300



WEST (YARD) ELEVATION
Scale: 1 : 60



NORTH (FRONT) ELEVATION (LOT 4 ONLY)
Scale: 1 : 60



NORTH (FRONT) ELEVATION (ALTERNATIVE)
Scale: 1 : 60



SOUTH ELEVATION
Scale: 1 : 60



EAST (LANE) ELEVATION
Scale: 1 : 60

BÜRO47

architecture inc
4777 Delta Street
Delta BC V4K 1V7
1 604 943 1213
www.BURO47.com

Client: TOWN DEVELOPMENTS

Consultant:

REVISIONS

No.	Date	Notes

DATE/NO. CHANGES

No.	Date	Notes

Project ID: 2406 BATTWN

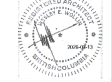
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Checked By: WW

Date: 2026-01-23

File Size: 2026-02-25 2:58:49 PM

Consultant Seal:



Project Title:
**8A AVENUE
MULTI-PLEX
HOUSING**
5140 8A Avenue + 809 51 Street,
Delta, BC

Sheet Title:
**LOTS 2 & 4
ELEVATIONS**

Scale: 1 : 60

Sheet No.:

A301

8A AVENUE MULTIPLEX HOUSING

5140 8A AVENUE + 809 51 STREET, Delta, BC



Street Front View



Suite Entries



8A Avenue Multiplex Housing | Tsawwassen

NOTE: The above image is an Artist's impression of the project concept. It is not intended to be referenced for construction purposes. Nothing depicted here shall be construed to represent instructions for materials, methods, or configuration of the Work. Refer to drawings and specifications.

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Delta BC V4K 1V7
1 604 943 1213
www.BURO47.com

TOWN DEVELOPMENTS

Consultant

REVISIONS

No. Date Description

1 2024/01/01 Initial Issue

2 2024/01/01 Revise

3 2024/01/01 Revise

4 2024/01/01 Revise

5 2024/01/01 Revise

6 2024/01/01 Revise

7 2024/01/01 Revise

8 2024/01/01 Revise

9 2024/01/01 Revise

10 2024/01/01 Revise

11 2024/01/01 Revise

12 2024/01/01 Revise

13 2024/01/01 Revise

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66 2024/01/01 Revise

67 2024/01/01 Revise

68 2024/01/01 Revise

69 2024/01/01 Revise

70 2024/01/01 Revise

NOT FOR CONSTRUCTION

Project ID: 2406 BATTWN

Drawn By: ND

Checked By: WW

Date: 2024/01/01

Print Date: 2026-03-12 1:49:09 PM

Client Name: 8A AVENUE MULTIPLEX HOUSING

Client Address: 5140 8A Avenue + 809 51 Street, Delta, BC

Client File: Cover Sheet

Scale:

Sheet No: A000

Project No:

Client No:

Project Name:

Client Name:

Project Address:

Client File:

Scale:

Sheet No:

Project No:

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Sheet No:

Project No:

Client No:

Project Name:

Client Name:

Project Address:

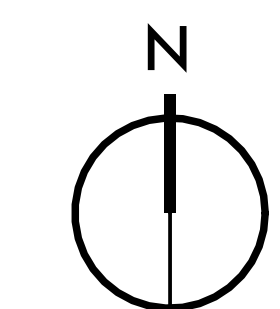
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Project No:

Agenda - Regular Council - April 27, 2026

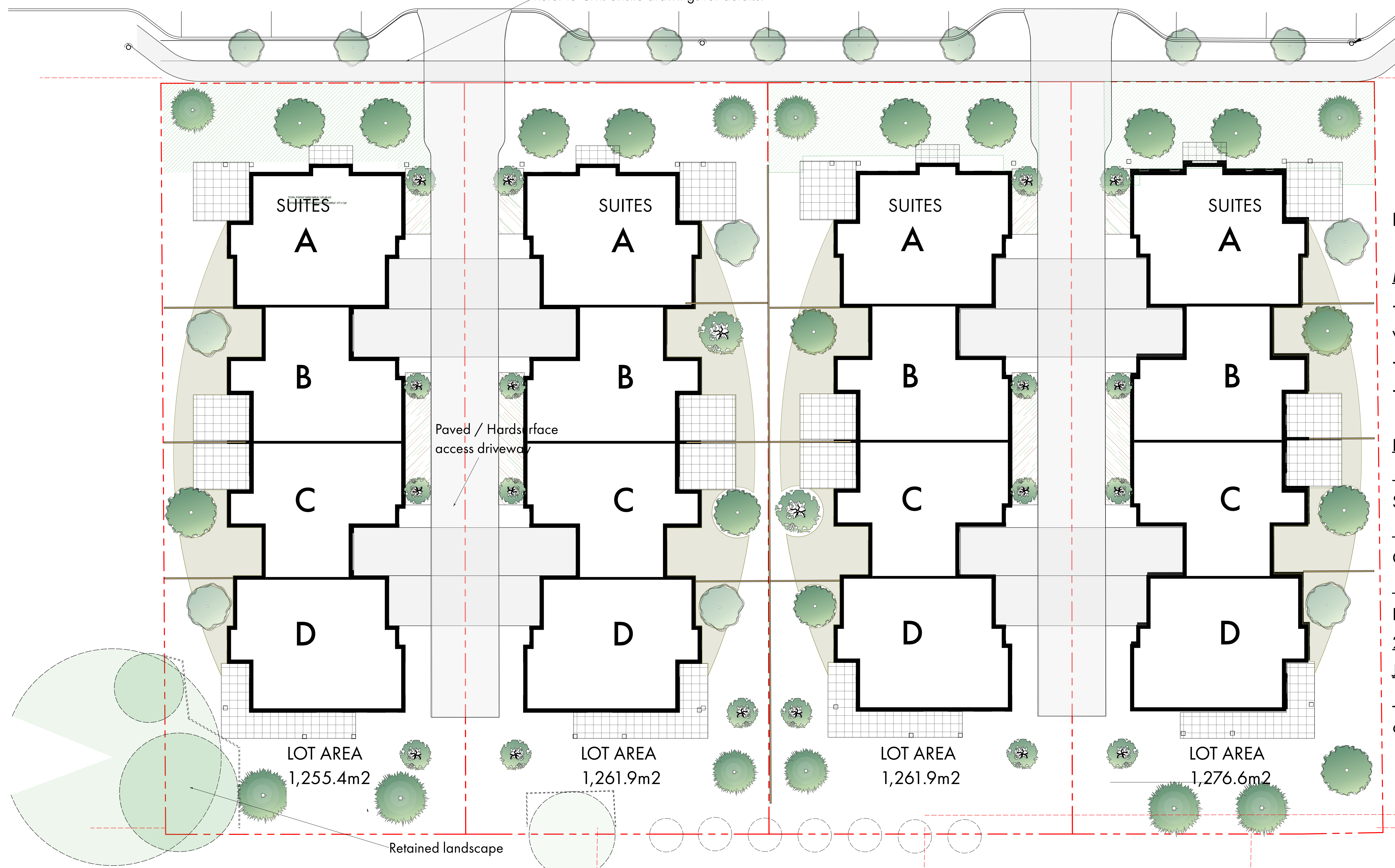


8A AVENUE

CENTERLINE

8A AVENUE
Public Sidewalk, Access and Landscaped boulevard.
Refer to Civil offsite drawings for details.

Existing pole



LOT AREA
1,255.4m²

LOT AREA
1,261.9m²

LOT AREA
1,261.9m²

LOT AREA
1,276.6m²

LOT 4

LOT 3

LOT 2

LOT 1

Retained landscape

Paved / Hardsurface
access driveway

LANDSCAPE DETAILS

MATERIALS

- Asphalt paving / stamped with concrete apron o/pavers
- Mulched planter beds
- Sod Grass (remainder)

PLANTING PLAN

- 15 Japanese Snowbell
- Styrax Japonica
- 15 Dogwood-
- Cornus Kousa
- 10 Spruce/
Picea Omonika
- 20 Blood Good
Japanese Maple

60 tota replacement trees

REVISIONS

No. Date Notes

DRAWING ISSUES

No. Date Notes

Project ID 2406 8ATTWN

Drawn By ND

Checked By WW

Date 2026-01-22

Plot Date 2026-01-23 10:20:08 AM

Consultant Seal

Project Title
**8A AVENUE
MULTIPLEX
HOUSING**
5140 8A Avenue + 809 51 Street,
Delta, BC

Sheet Title
**SITE PLAN
LANDSCAPE PLAN**

Scale
1 : 150

Sheet No.
A100

Agenda - Regular Council - April 27, 2026



City of Delta
COUNCIL REPORT
Regular Meeting

To: Council	File No.:	LU009770
From: Development Department	Bylaw No.	8565
Date: April 27, 2026	Application Date:	October 30, 2024

Rezoning for a 16-Unit Townhouse Development at 4739 and 4749 60B Street

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

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8565, 2026.
- B. THAT the owner satisfy the following requirements as a condition of final consideration and adoption:
 1. Provide building design and landscape plans to the satisfaction of the General Manager, Development;
 2. Enter into Section 219 covenants and provide associated securities for building design, landscaping, tree retention and replacement, and development servicing;
 3. Provide a statutory right-of-way for a water meter chamber; and
 4. Provide a community amenity contribution of \$16,000 in accordance with the Parks, Recreation and Culture Amenity Contribution policy.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8565 (Attachment A), to allow for a 16-unit townhouse development at 4739 and 4749 60B Street. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

Site Description and Context:

The subject properties are located in the community of East Ladner. The 1,822 m² (19,612 ft²) site includes two lots, each containing a single detached dwelling which would be demolished. The site backs onto Highway 17A to the west and is located across the street from the 68-unit Holly Park townhouse project currently under construction. To the north are single detached and duplex dwellings, and to the south there is one single detached dwelling and Association Park.

Council Policy:

The Official Community Plan (OCP) designation for this site is Mixed Residential (MR). This designation is intended for low density ground-oriented and “missing middle” forms of housing focused on areas close to services and transit. Main building types include houseplexes, townhouses, and rowhouses with a height of up to three storeys. The proposed rezoning is consistent with the MR designation.

The current zoning of the site is Single Detached Residential 2 (RS2). The RS2 Zone is intended for single detached housing with limited nursery, crop and animal raising uses in lower density residential areas, and permits small scale residential development. Properties in the general vicinity of the site are zoned Single Detached Residential 1, 2, and 5 (RS1, RS2, RS5), Townhouse Residential 76 (RT76) and Public Use (P).

The site is located in the Ladner East Urban (LV4) Development Permit Area which establishes guidelines relating to the protection of development from hazardous conditions and for the form and character of commercial, industrial or multi-family residential development.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a zoning bylaw amendment and development permit which would enable the construction of 16 townhouse units in two buildings. All units include four bedrooms and range in size from 129 m² (1,389 ft²) to 179 m² (1,927 ft²). A project data table is provided in Attachment C, and site plan is provided in Attachment D.

Community Consultation:

A public notification letter regarding the proposal was sent on October 16, 2025, a public notice sign was installed on the site on October 17, 2025 and a survey on the Let’s Talk Delta webpage <https://letstalk.delta.ca/lu009770> was available between October 8 and 30, 2025. Staff received seven pieces of correspondence during the consultation period. Overall, the community expressed concerns regarding development in the neighbourhood, density of the project and lack of amenity areas.

A Public Hearing may not be held for Zoning Amendment Bylaw No. 8565, as the bylaw is consistent with the Official Community Plan. Notice of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

Rezoning:

The owner wishes to rezone the subject properties from Single Detached Residential 2 (RS2) to Comprehensive Development Zone 65 (CDZ65) to permit construction of a townhouse development. 16 three-storey units in two buildings are proposed. Enclosed parking would be provided from a shared driveway and would include 12 tandem garages and four single car garages. Two visitor parking spaces would also be provided. A site plan is provided in Attachment D.

The proposal is generally compliant with the regulations of the Townhouse Residential 76 (RT76) zone, however a CD Zone is requested in order to allow an increased density. The differences between the CDZ65 and RT76 zones are:

- Density of 88 uph (36 upa), compared to 76 uph (31 upa);
- Floor Space Ratio (FSR) of 1.25, versus 1.2 FSR. The additional FSR is created from adding ground floor living spaces to four units, instead of providing tandem parking spaces which would be excluded from FSR. As the additional floor area improves the livability of the units without impacting the building massing, the request is considered reasonable;
- No common outdoor amenity area, as the site is located less than 30 m (98 ft) from Association Park, and in close proximity to Holly Park, Patterson Park and Ladner Leisure Centre. The private amenity areas meet all Zoning Bylaw requirements and range in size from compact 15.2 m² (164 ft²) yards and balconies for internal units, to generous 40 m² (431 ft²) yards for the end units;
- Reduced landscape strip from 1.5 m (5 ft) to 1.1 m (4 ft) along the north and south sides of the property where the property abuts a single detached residential zone. Both properties to the north and south are also designated MR and could potentially redevelop as townhouses, and 1.1 m (4 ft) landscape strip with 1.8 m (6 ft) tall hedging is considered to provide adequate screening to existing buildings and yards;
- Allowing architectural features to project into the permitted front setbacks by 0.3 m (1 ft). These features are considered to enhance the front elevation of the building facing the street and do not impact the private outdoor amenity areas;
- Maximum site coverage of 55%, which exceeds the 45% site coverage allowed in the RT76 Zone and is created from providing additional building area instead of common outdoor amenity area; and
- A building separation distance of 6.1 m (20 ft), which is less than the 9 m (30 ft) distance generally required under the Zoning Bylaw.

Development Permit:

The proposal features two buildings, each with eight units, arranged along the north and south sides of the site, accessed by a shared driveway from 60B Street. Landscaped yards with hedging and fences would be provided to interface to the adjacent single detached dwellings. The end units facing 60B Street would include a primary facade with landscaping and pedestrian entries directly to ground floor. Building elevations are provided in Attachment E.

Development Permit LU009770 would regulate streetscape, site design, and building character of the proposed development. Approval of the development permit for this application is delegated to the General Manager, Development. Building design, landscaping, and tree retention would also be secured through a Section 219 covenant.

The property immediately to the south (4729 60B Street) was originally part of the application, however the owners of this property requested to withdraw from the project in May 2025. The owners of this lot would have the option of redevelopment of up to four units under existing regulations for small-scale multi-unit residential housing or applying for a rezoning application to allow townhouses or a houseplex. Staff consider that the subject proposal does not isolate the adjacent property from potential future redevelopment.

Tree Retention, Removal, Replacement and Landscaping:

There are 19 trees on the subject properties, 18 of which are proposed to be removed. There are also seven off-site trees and one street tree, all of which would be retained. The owner is proposing to plant 10 on-site replacement trees.

Tree planting and landscaping along all sides of the site would ensure a mix of sun and shade in the private outdoor areas. All units would contain direct access to at-grade private patios. A copy of the landscape plans is provided in Attachment F. Staff will continue to work with the applicant on minor refinements to the landscaping plans to confirm that the requirements for garbage staging and street tree planting are met. The owner would be required to provide landscaping and replacement tree security deposits and cash-in-lieu of tree replacement.

Implications:

Financial Implications – The proposed development would generate an estimated \$32,000 in annual property tax revenue. A community amenity contribution of \$1,000 per unit (\$16,000 total) would be provided in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

Interdepartmental Implications – 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.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the net new 14 units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028 in order to be counted towards the Housing Target Order.

The Delta School Board estimates that the enrollment yield from the proposed development is estimated to be within the operating capacity of nearby schools.

Approval from the Ministry of Transportation and Transit (MOTT) would be required before final consideration and adoption of Bylaw No. 8565, as the property is located adjacent to Highway 17A. Preliminary comments from MOTT indicate no concerns with the proposal.

▪ **CONCLUSION:**

The owner is proposing a 16-unit townhouse development at 4739 and 4749 60B Street. It is recommended that Bylaw No. 8565 be given first, second and third readings.



Anne Berry, RPP, MCIP
General Manager, Development

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

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

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

▪ **ATTACHMENTS:**

- A. Bylaw No. 8565
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Site Plan
- E. Elevations
- F. Landscape Plans

[https://delta.escribemeetings.com/Reports/Rezoning for a 16-Unit Townhouse Development at 4739 and 4749 60B Street.docx](https://delta.escribemeetings.com/Reports/Rezoning%20for%20a%2016-Unit%20Townhouse%20Development%20at%204739%20and%204749%2060B%20Street.docx) -
Wednesday, April 22, 2026, 12:03:04 PM

Agenda - Regular Council - April 27, 2026

CITY OF DELTA

BYLAW NO. 8565, 2026

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

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

1. This Bylaw may be cited for all purposes as **"Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ65 – LU009770) Bylaw No. 8565, 2026"**.
2. "Delta Zoning Bylaw No. 7600, 2017" as amended is hereby further amended by:
 - (a) inserting "65 Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ65 – LU009770) Bylaw No. 8565, 2026" in the correct numerical order in Section 19.2 LIST OF COMPREHENSIVE DEVELOPMENT ZONES AND AMENDMENT BYLAWS in Part 19; and
 - (b) The Zoning Maps in Section 22.1 of "Delta Zoning Bylaw No. 7600, 2017," as amended, are hereby further amended to reflect the following rezoning:

Civic: 4739 60B Street

PID: 010-374-108

Legal: Lot 2 Section 35 Township 5 New Westminster District Plan 18438

Civic: 4749 60B Street

PID: 010-374-116

Legal: Lot 3 Section 35 Township 5 New Westminster District Plan 18438

Being the "Subject Properties" as shown in Schedule "8565-1" attached to and forming part of this Bylaw.

From: Single Detached Residential 2 (RS2)

To: Comprehensive Development Zone 65 (CDZ65)

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

"COMPREHENSIVE DEVELOPMENT ZONE NO. 65

1. APPLICATION OF THIS ZONE

For the purpose of Part 6, Part 7 and Part 8, this *zone* shall be considered a residential townhouse *zone* and all regulations that reference an RT *zone* shall apply.

Bylaw No. 8565

- 2 -

2. PERMITTED USES:
Subject to Section 4.3 Conditional Use of Land, the following uses and no other uses shall be permitted:

PRINCIPAL USES

Townhouse

ACCESSORY USES

Home occupation, accessory to a townhouse

3. DENSITY
(a) Maximum *density* shall be 88 UPH
(b) Maximum *floor space ratio*: 1.25

4. LOT COVERAGE
Maximum *lot coverage* shall be 55%.

5. SETBACKS
(a) Minimum *setbacks* shall be:

	<i>Principal Structure</i>
Front	3.5 m
Interior Side (North)	3 m
Interior Side (South)	3 m
Rear	4.5 m

- (b) Despite Section 6.2.10(b), Permitted Projections Into Required Setbacks, architectural features shall be permitted to project into the front *setback* by no more than 0.3 m.
- (c) Despite Section 6.2.13(a), where vehicular access is provided between buildings, the distance of such *buildings* shall not be less than 7.1 m at *finished* grade, and the distance between projections from such *buildings* above *finished* grade shall not be less than 6.1 m.

Bylaw No. 8565

- 3 -

6. HEIGHT

The *maximum height* shall be:

	<i>Principal Structure</i>
<i>Maximum Storeys</i>	3
<i>Maximum height to mid-roof or the top of a flat roof</i>	10.5 m
<i>Maximum height to roof ridge for a pitched roof</i>	12.5 m

7. MINIMUM LOT SIZE FOR SUBDIVISION

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

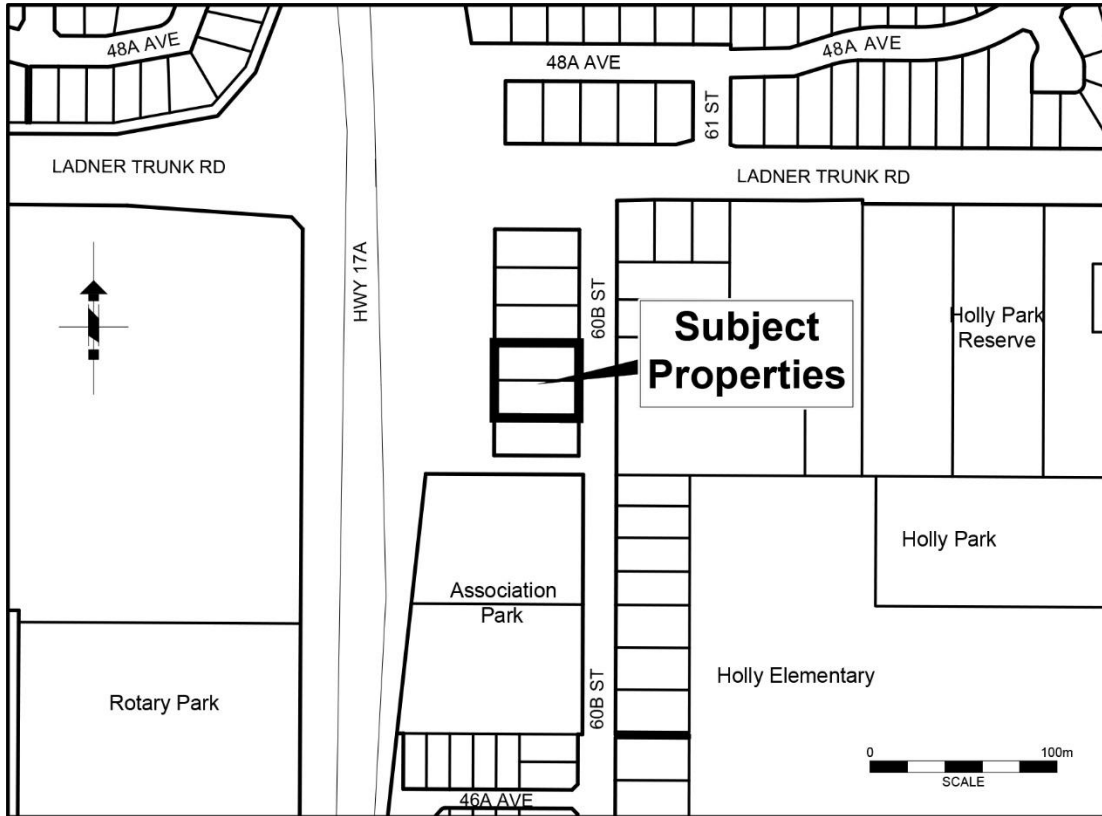
<i>Lot Area</i>	1,500 m ²
<i>Lot Width</i>	30 m
<i>Average Lot Depth</i>	30 m

8. LANDSCAPING, SCREENING AND AMENITY SPACE

- (a) Despite Section 7.3.3(b), a *landscaped* strip, at least 1.1m in width, consisting of a thick hedge of shrubs not less than 1.8 m in height at time of planting and additional lower scale plant material, shall be planted along the north and south *lot* lines to the rear of the front *setback* area.
- (b) Despite Section 7.7.2(b), no common outdoor amenity space shall be required.

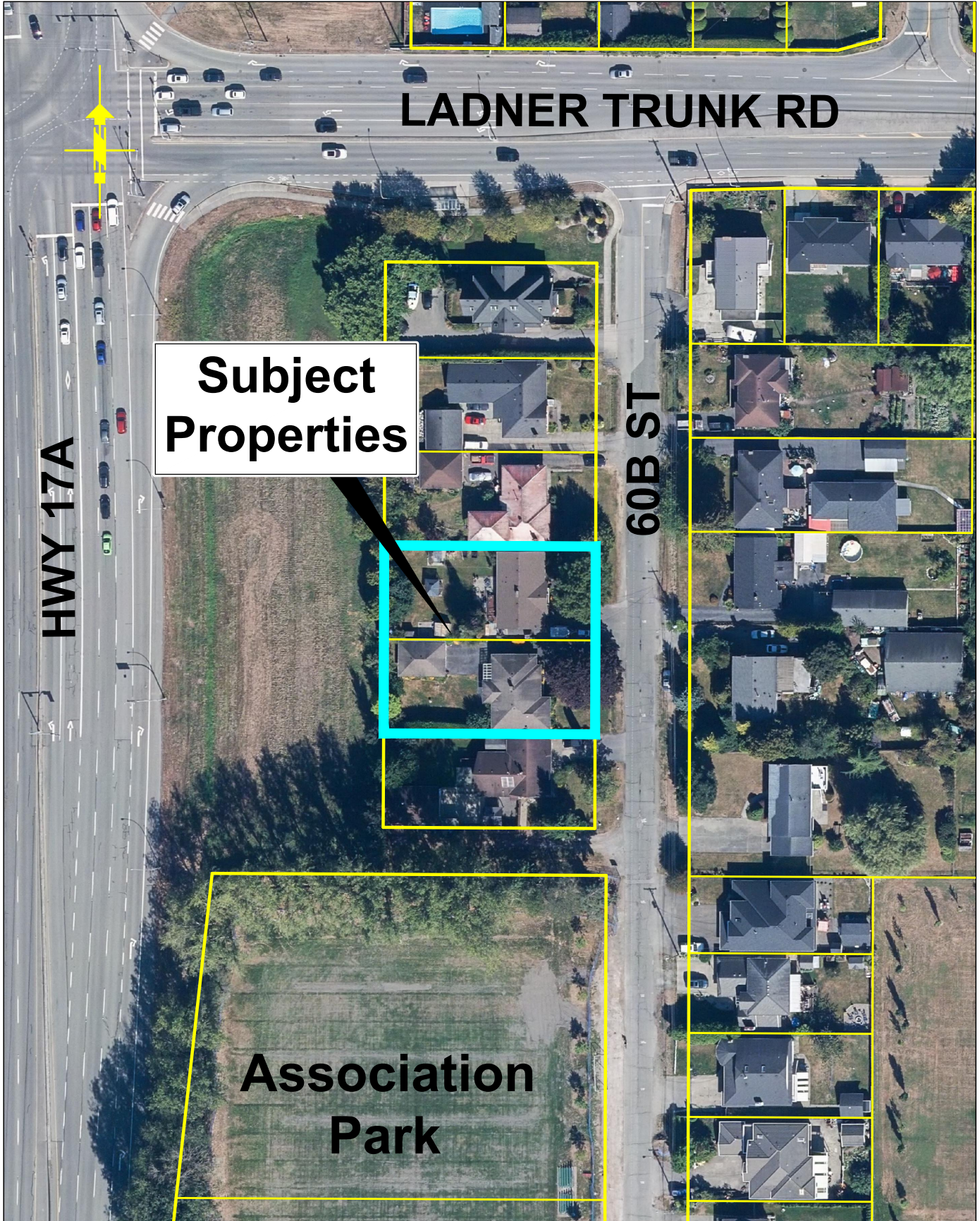
Bylaw No. 8565

- 5 -



This is Schedule 8565-1 to “Delta Zoning Bylaw No. 7600, 2017 Amendment (CDZ65 – LU009770) Bylaw No. 8565, 2026”

Agenda - Regular Council - April 27, 2026



Project Data for 4739 and 4749 60B Street (LU009770)

Owner	1498521 BC Ltd	
Applicant	Hardeep Bassi, Bassi Properties	
Application Date	October 30, 2024	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No change
OCP Designation	Mixed Residential (MR)	No change
Development Permit Area	Ladner East Urban (LV4)	No change
Zoning	Single Detached Residential 2 (RS2)	Comprehensive Development Zone 65 (CDZ65)
No. of Lots	2	1
Lot Area	4739 60B Street: 911.1 m ² (9,807 ft ²) 4749 60B Street: 910.9 m ² (9,805 ft ²)	1,822 m ² (19,612 ft ²)
Lot Width	4739 60B Street: 20.1 m (66 ft) 4749 60B Street: 20.1 m (66 ft)	40.2 m (132 ft)
Average Lot Depth	4739 60B Street: 45.3 m (149 ft) 4749 60B Street: 45.3 m (149 ft)	45.3 m (149 ft)
	Permitted under RS2 Zone	Permitted under CDZ65 Zone
Maximum Floor Area	Single detached or duplex dwelling on each lot: 366 m ² (3,940 ft ²)* *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit	16 four-bedroom units ranging from 129 m ² to 179 m ² (1,389 ft ² to 1,927 ft ²) Total units: 16 Total residential floor area: 2,250 m² (24,219 ft²) Floor Space Ratio: 1.25
Maximum No. of Dwelling Units	4 Units each lot (8 total)	16 Units 88 UPH (36 upa)
Maximum No. of Storeys	2.5	3
Setbacks Front: Interior Side: Rear:	6.5 m (21 ft) 1.5 m (5 ft) 9 m (30 ft)	3.5 m (11.5 ft) 3.0 m (10 ft) 4.5 m (15 ft)
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	11 m (36 ft) 13 m (43 ft)

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed under CDZ65
Lot coverage	45%	55%
Outdoor Amenity Area Common	90 m ² (969 ft ²) total	None
Private	15 m ² (161 ft ²) per unit	Ranging from 15.2 m ² (164 ft ²) to 40 m ² (431 ft ²) per unit
Width of landscape strip abutting a single detached residential zone	1.5 m (5 ft)	1.1 m (4 ft)
Off-street Parking: Townhouse	1.5 space per dwelling unit 424 spaces	28 spaces
Visitor Spaces	2 spaces	2 spaces
Distance between buildings	9 m (30 ft)	6.1 m (20 ft)
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 27</u> 19 on-site and 7 off-site 1 municipal trees <u>Trees to be Removed: 18</u> 18 on-site <u>Trees to be Retained: 9</u> 1 on-site and 7 off-site 1 municipal tree	<u>Replacement:</u> 37 trees OR \$38,499 <i>Note: for proposals that include both on-site replacements and cash-in-lieu (CIL) payment, the CIL rate per the bylaw is \$1,050 for 20-59 cm DBH trees and \$933 for large diameter trees</i>	<u>Replacement:</u> 10 on-site trees to be planted Street trees TBC plus \$28,350 cash-in-lieu <u>Replacement Security:</u> \$7,000 <u>Retention Security:</u> \$15,000

Agenda - Regular Council - April 27, 2026



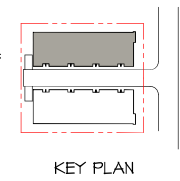
UNIT TYPE 'D1' * UNIT TYPE 'E1' * UNIT TYPE 'D' * UNIT TYPE 'E2' * UNIT TYPE 'D' * UNIT TYPE 'E2' * UNIT TYPE 'D2' * UNIT TYPE 'E1'

BUILDING #1 NORTH ELEVATION
SCALE: 3/16" = 1'-0"



UNIT TYPE 'E1' * UNIT TYPE 'D2' * UNIT TYPE 'E2' * UNIT TYPE 'D' * UNIT TYPE 'E2' * UNIT TYPE 'D' * UNIT TYPE 'E' * UNIT TYPE 'D1'

BUILDING #1 SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



DATE	NO.	DESCRIPTION
2025-03-01	01	ISSUED FOR PERMITS
2025-03-01	02	ISSUED FOR PERMITS
2025-03-01	03	ISSUED FOR PERMITS
2025-03-01	04	ISSUED FOR PERMITS
2025-03-01	05	ISSUED FOR PERMITS
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mail@barnett.com

GROUP 161

SCHEDULE OF FINISHES

- HIGH PROFILE ASPHALT SHINGLE ROOFING
- 1x4 TRIM ON 2x10 FASCIA
- ALUMINUM GUTTER ON 2x10 FASCIA
- FIBER CEMENT HORIZONTAL SIDING
- FIBER CEMENT BOARD 4 BATTON SIDING
- VINYL FRAMED WINDOWS
- 2x10 TRIM
- BRICK VENEER
- FIBER CEMENT SHAKES
- POWDER COATED ALUMINUM RAILING

SCHEDULE OF COLOR

- BM 2136-30 - MOHEGAN SAGE
- BM 2114-30 - BABY SEAL BLACK
- BM 2118-10 - UNIVERSAL BLACK
- SW 7024 - AGREEABLE GRAY
- BRICK - PENTER

PROJECT: **TOWNHOUSE DEVELOPMENT 4739 & 4749, 60B STREET DELTA, BC**

CLIENT: **BASSI PROPERTIES**

DESIGNER: **FSIB**

DATE: **MAR 2025**

SCALE: 3/16" = 1'-0"

JOB NO.: 24006

DATE: MAR 2025

FOR DISCUSSION ONLY

SOUTH & NORTH ELEVATION BUILDING 1

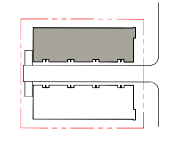
DESIGNED BY: **AC-401**

REVISION NO.

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3 BUILDING #1 WEST ELEVATION
SCALE : 3/16" = 1'-0"



KEY PLAN

DATE	REV	DESCRIPTION
2025-03-21	01	ISSUED FOR APPROVAL
2025-03-21	02	ISSUED FOR APPROVAL
2025-03-21	03	ISSUED FOR APPROVAL
2025-03-21	04	ISSUED FOR APPROVAL

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780-458-7100 | FIDELITY 58-5299
info@barnett.com



4 BUILDING #1 EAST ELEVATION
SCALE : 3/16" = 1'-0"

SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② 1x4 TRIM ON 2x10 FASCIA
- ③ ALUMINUM GUTTER ON 2x10 FASCIA
- ④ FIBER CEMENT HORIZONTAL SIDING
- ⑤ FIBER CEMENT BOARD & BATTON SIDING
- ⑥ VINYL FRAMED WINDOWS
- ⑦ 2x10 TRIM
- ⑧ BRICK VENEER
- ⑨ FIBER CEMENT SHAKES
- ⑩ POWDER COATED ALUMINUM RAILING

SCHEDULE OF COLOR

- EM 2188-30 - MOHEGAN SAGE
- EM 2119-30 - BABY SEAL BLACK
- EM 2118-10 - UNIVERSAL BLACK
- SW 7021 - AGREEABLE GRAY
- BRICK - PEINTER

GROUP 161

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PROJECT
TOWNHOUSE DEVELOPMENT
4739 & 4749, 60B STREET
DELTA, BC

CLIENT
BASSI PROPERTIES

DRAWN: FSB	"FOR DISCUSSION ONLY"
CHECKED: LC	
SCALE: 3/16" = 1'-0"	
DATE: MAR 2025	

EAST & WEST ELEVATION BUILDING 1

DRAWING NO. **AC-402**

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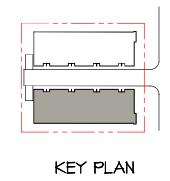
BUILDING #2 SOUTH ELEVATION



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BUILDING #2 NORTH ELEVATION

SCALE = 3/16" = 1'-0"



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mb@barnett.com

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SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② 1x4 TRIM ON 2x10 FASCIA
- ③ ALUMINUM GUTTER ON 2x10 FASCIA
- ④ FIBER CEMENT HORIZONTAL SIDING
- ⑤ FIBER CEMENT BOARD & BATTON SIDING
- ⑥ VINYL FRAMED WINDOWS
- ⑦ 2x10 TRIM
- ⑧ BRICK VENEER
- ⑨ FIBER CEMENT SHAKES
- ⑩ POWDER COATED ALUMINUM RAILING

SCHEDULE OF COLOR

- BM 2138-30 - MOHEGAN SAGE
- BM 2114-30 - BABY SEAL BLACK
- BM 2118-10 - UNIVERSAL BLACK
- SW TO24 - AGREEABLE GRAY
- BRICK - PEPPER

PROJECT
TOWNHOUSE DEVELOPMENT
4739 & 4749, 60B STREET
DELTA, BC

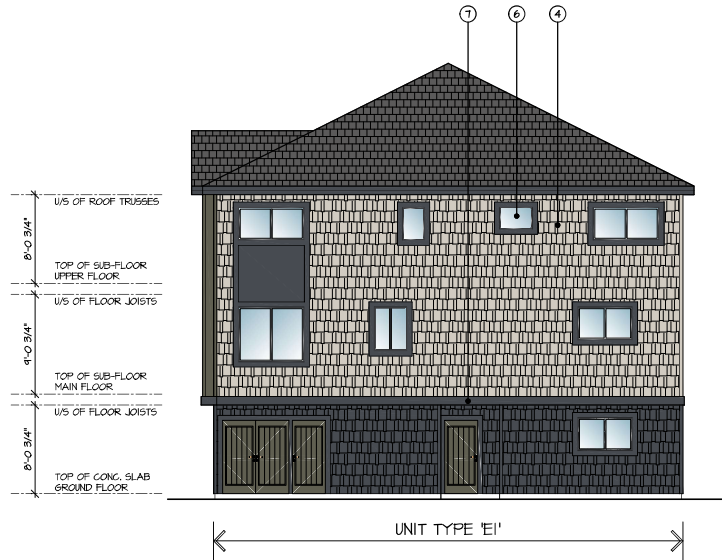
CLIENT
BASSI PROPERTIES

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DATE: MAR 2025	

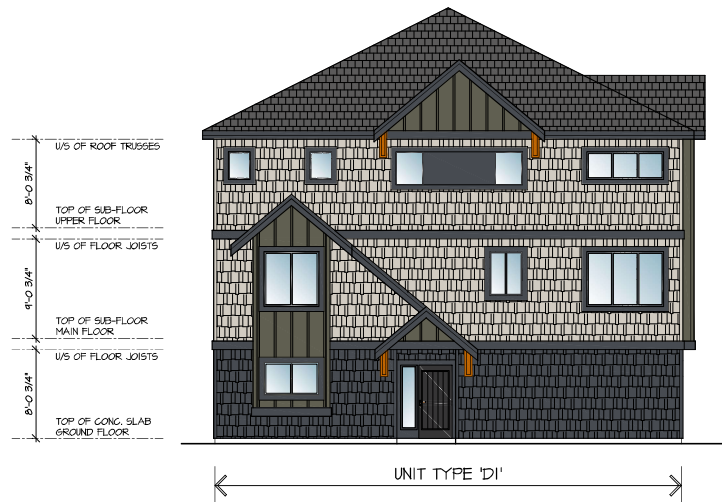
NORTH & SOUTH ELEVATIONS BUILDING 2

AC-403

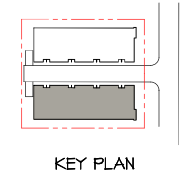
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7 BUILDING #2 WEST ELEVATION
SCALE : 3/16" = 1'-0"



8 BUILDING #2 EAST ELEVATION
SCALE : 3/16" = 1'-0"



NO.	DATE	DESCRIPTION
01	03/20/2025	ISSUED FOR APPROVAL
02	03/20/2025	ISSUED FOR APPROVAL
03	03/20/2025	ISSUED FOR APPROVAL
04	03/20/2025	ISSUED FOR APPROVAL
05	03/20/2025	ISSUED FOR APPROVAL

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SCHEDULE OF FINISHES

- ① HIGH PROFILE ASPHALT SHINGLE ROOFING
- ② 1x4 TRIM ON 2x10 FASCIA
- ③ ALUMINUM GUTTER ON 2x10 FASCIA
- ④ FIBER CEMENT HORIZONTAL SIDING
- ⑤ FIBER CEMENT BOARD & BATTON SIDING
- ⑥ VINYL FRAMED WINDOWS
- ⑦ 2x10 TRIM
- ⑧ BRICK VENEER
- ⑨ FIBER CEMENT SHAKES
- ⑩ POWDER COATED ALUMINUM RAILING

SCHEDULE OF COLOR

- BM 2138-30 - MOHEGAN SAGE
- BM 2114-30 - BABY SEAL BLACK
- BM 2118-10 - UNIVERSAL BLACK
- SW T024 - AGREEABLE GRAY
- BRICK - PEPPER

PROJECT
TOWNHOUSE DEVELOPMENT
4739 & 4749, 60B STREET
DELTA, BC

CLIENT
BASSI PROPERTIES

DRAWN: PSAB	"FOR DISCUSSION ONLY"
CHECKED: LC	
SCALE: 3/16" = 1'-0"	
DATE: MAR 2025	

EAST & WEST ELEVATIONS BUILDING 2

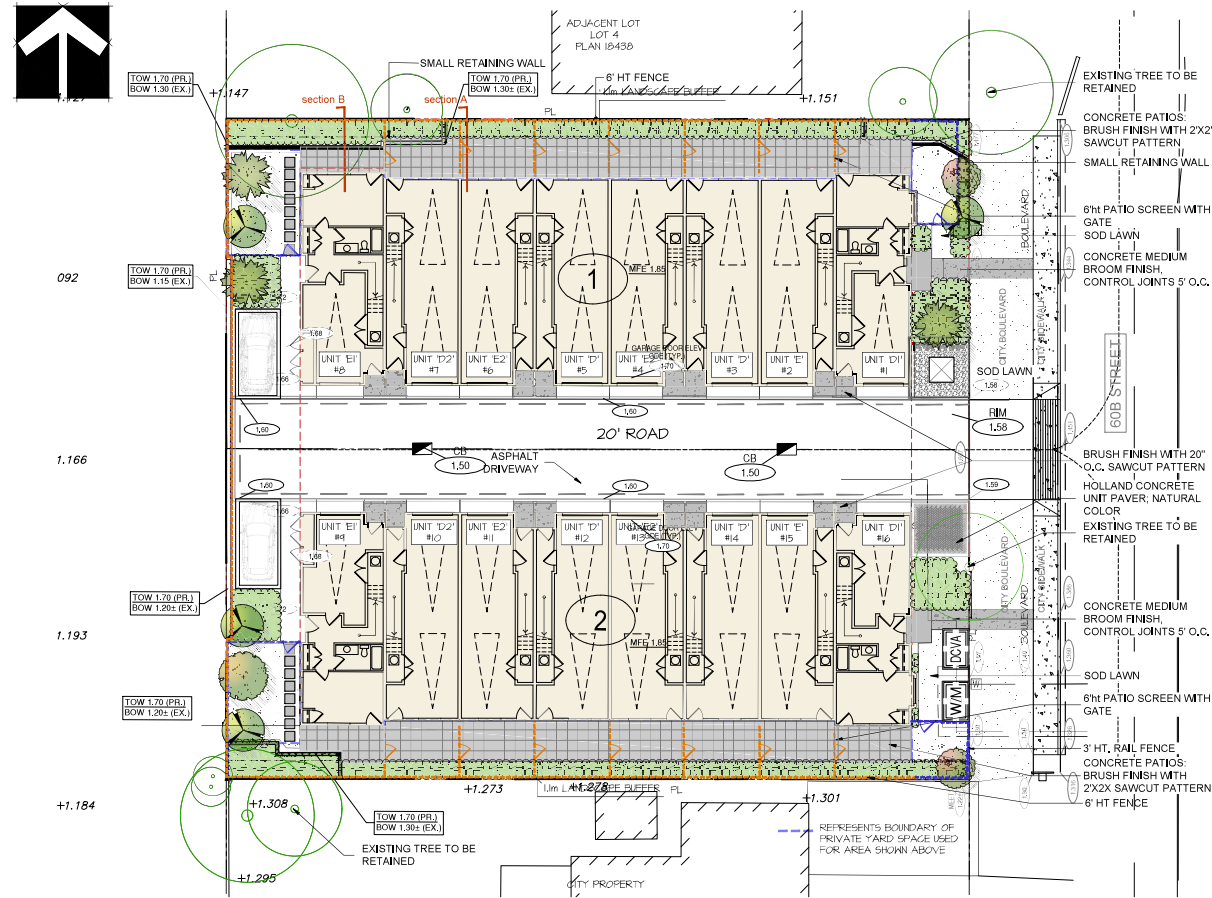
DESIGNED BY:	REVISION NO.:
AC-404	

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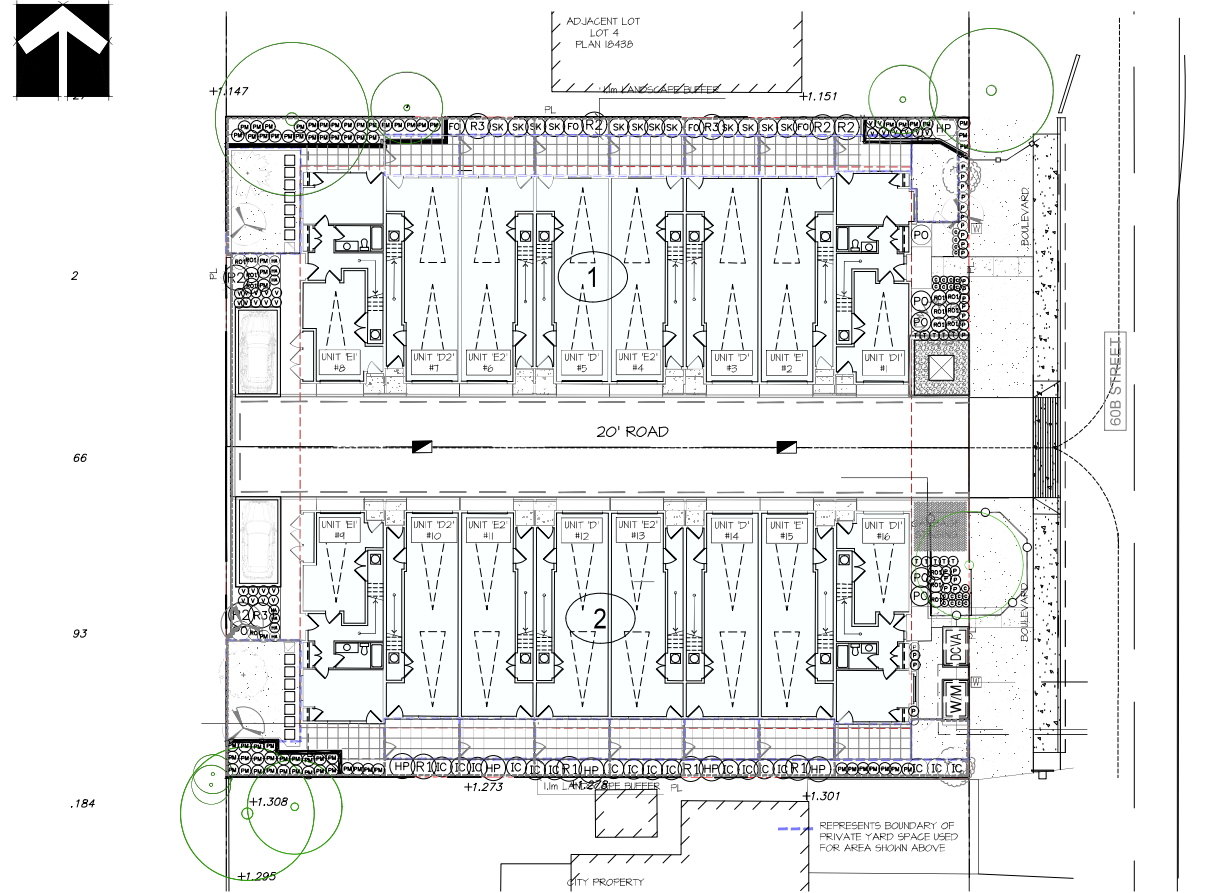
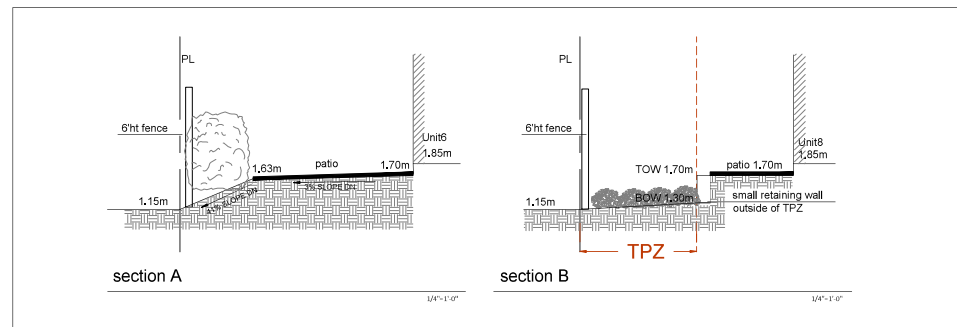


PLANT SCHEDULE				PMG PROJECT NUMBER: 24-154
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	ACER RUBRUM 'OCTOBER GLORY'	OCTOBER GLORY MAPLE	7CM CAL, 1.8M STD, B&B

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

PLANT SCHEDULE				PMG PROJECT NUMBER: 24-154
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
TREE	2	CERCIS CANADENSIS 'FOREST PANSY'	FOREST PANSY REDBUD	7CM CAL, B&B; CLIMATE RESILIENT
	1	GINKGO BILOBA 'PRINCETON SENTRY'	PRINCETON SENTRY MAIDENHAIR	7CM CAL, 2M STD, B&B; CLIMATE RESILIENT
	4	LIQUIDAMBAR STYRACIFLUA 'SLENDER SILHOUETTE'	SLENDER SILHOUETTE SWEETGUM	7CM CAL, B&B; CLIMATE RESILIENT
	3	PICEA OMORICA 'BRUNS'	BRUNS SERBIAN SPRUCE	3.0M HT, B&B; CLIMATE RESILIENT

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.



PLANT SCHEDULE				PMG PROJECT NUMBER: 24-154
KEY	QTY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
SHRUB	4	FOTHERGILLA MAJOR 'MOUNT ARY'	MOUNT ARY FOTHERGILLA	#3 POT, 60CM
	6	HYDRANGEA PANICULATA 'WM'S RED'	FIRE & ICE HYDRANGEA	#3 POT, 60CM
	17	ILEX CRENATA 'CONVEXA'	JAPANESE HOLLY	#3 POT, 50CM
	6	PRUNUS LAURO-CERASUS 'OTTO LUYKEN'	OTTO LUYKEN LAUREL	#3 POT, 50CM
	4	RHODODENDRON 'BOW BELLS'	RHODODENDRON, PINK	#3 POT, 30CM
	5	RHODODENDRON 'HOTEL'	RHODODENDRON, CANARY YELLOW	#3 POT, 50CM
	3	RHODODENDRON 'PURPLE SPLENDOR'	RHODODENDRON, DARK PURPLE; L. MAY	#3 POT, 50CM
	14	ROSA MEDELAND 'BONICA'	MEDELAND ROSE; PINK	#2 POT, 40CM
	12	SKIMMIA JAPONICA (10% MALE)	JAPANESE SKIMMIA	#3 POT, 50CM
	10	TAXUS X MEDIA 'HATFIELDII'	HATFIELD YEW	1.5M B&B
GRASS	21	CAREX OSHIMENSIS 'EVERGOLD'	EVERGOLD JAPANESE SEDGE	#1 POT
	7	HAKONECHLOA MACRA 'AUREOLA'	GOLD VARIEGATED JAPANESE FOREST GRASS	#1 POT
	29	PENNISETUM ORIENTALE	ORIENTAL FOUNTAIN GRASS	#1 POT
GC	70	POLYSTICHUM MUNITUM	WESTERN SWORD FERN	#1 POT, 25CM
	26	VACCINIUM VITIS-IDAEA	LINGONBERRY	#1 POT, 30CM

NOTES: * PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD, LATEST EDITION. CONTAINER SIZES SPECIFIED AS PER CNLA STANDARD, BOTH PLANT SIZE AND CONTAINER SIZE ARE THE MINIMUM ACCEPTABLE SIZES. * REFER TO SPECIFICATIONS FOR DEFINED CONTAINER MEASUREMENTS AND OTHER PLANT MATERIAL REQUIREMENTS. * SEARCH AND REVIEW MAKE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECT AT SOURCE OF SUPPLY. AREA OF SEARCH TO INCLUDE LOWER MAINLAND AND FRASER VALLEY. * SUBSTITUTIONS: OBTAIN WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT PRIOR TO MAKING ANY SUBSTITUTIONS TO THE SPECIFIED MATERIAL. UNAPPROVED SUBSTITUTIONS WILL BE REJECTED. ALLOW A MINIMUM OF FIVE DAYS PRIOR TO DELIVERY FOR REQUEST TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD - DEFINITION OF CONDITIONS OF AVAILABILITY. * ALL LANDSCAPE MATERIAL AND WORKMANSHIP MUST MEET OR EXCEED BC LANDSCAPE STANDARD AND CANADIAN LANDSCAPE STANDARD LATEST EDITION. * ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. * BIO-SOLIDS NOT PERMITTED IN GROWING MEDIUM UNLESS AUTHORIZED BY LANDSCAPE ARCHITECT.

NO.	DATE	REVISION DESCRIPTION	DR.
15	26-MAR-31	ARCH COMMENTS	DD
14	26-MAR-24	NEW SITE PLAN	DD
13	26-MAR-16	NEW CIVIL PLAN	DD
12	26-MAR-12	NEW CIVIL PLAN	DD
11	26-MAR-10	NEW SITE AND CIVIL PLANS & ARBORIST REPORT	DD
10	26-JAN-23	NEW CIVIL PLAN	DD
9	26-JAN-14	NEW SITE PLAN	DD
8	25-SEP-29	NEW SITE PLAN	DD
7	25-AUG-13	NEW SITE PLAN & CITY COMMENTS	DD
6	25-AUG-08	NEW SITE PLAN	DD
5	25-JUL-17	NEW SITE PLAN	DD
4	25-APR-23	NEW SITE PLAN	JL
3	24-OCT-25	CIVIL COORDINATION	JL
2	24-OCT-18	NEW SITE PLAN	JL
1	24-OCT-15	NEW SITE PLAN	JL

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PROJECT:

MULTI RESIDENTIAL
4729, 4739, 4749 60B STREET
DELTA, B.C.

DRAWING TITLE:
LANDSCAPE PLAN

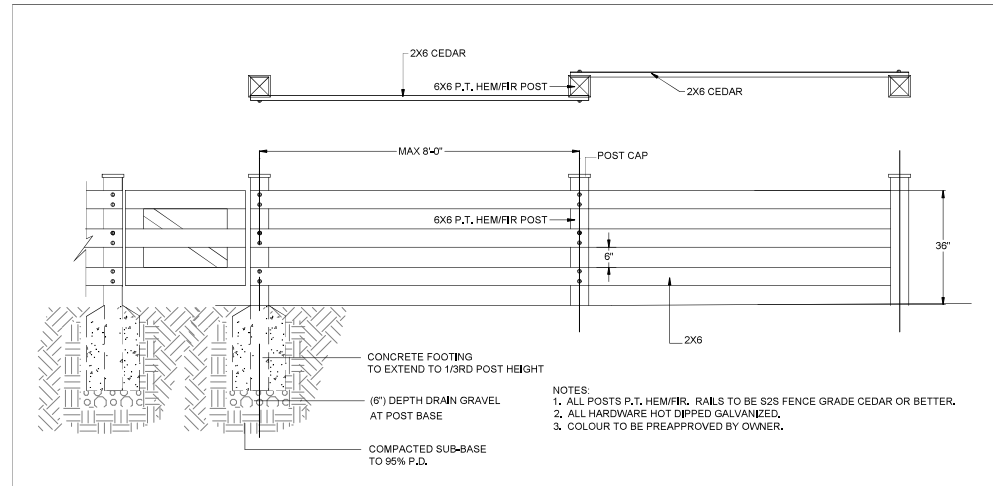
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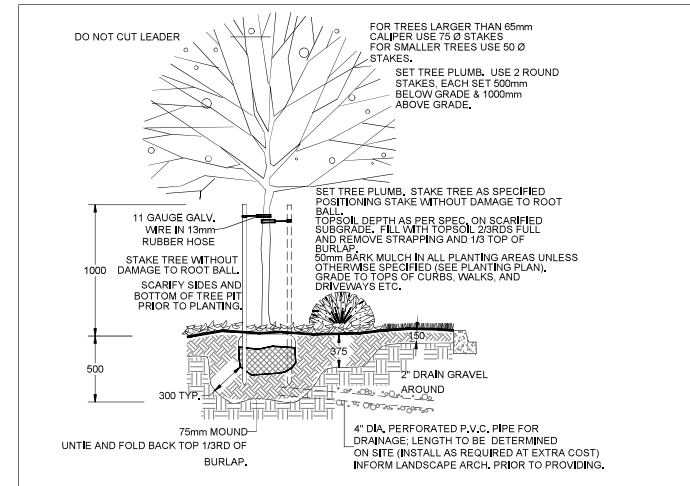
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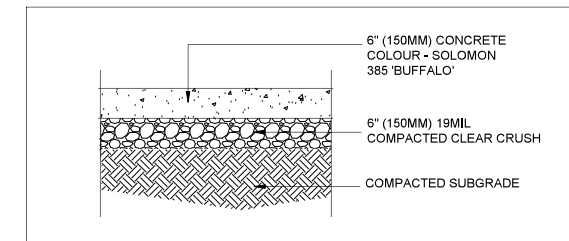
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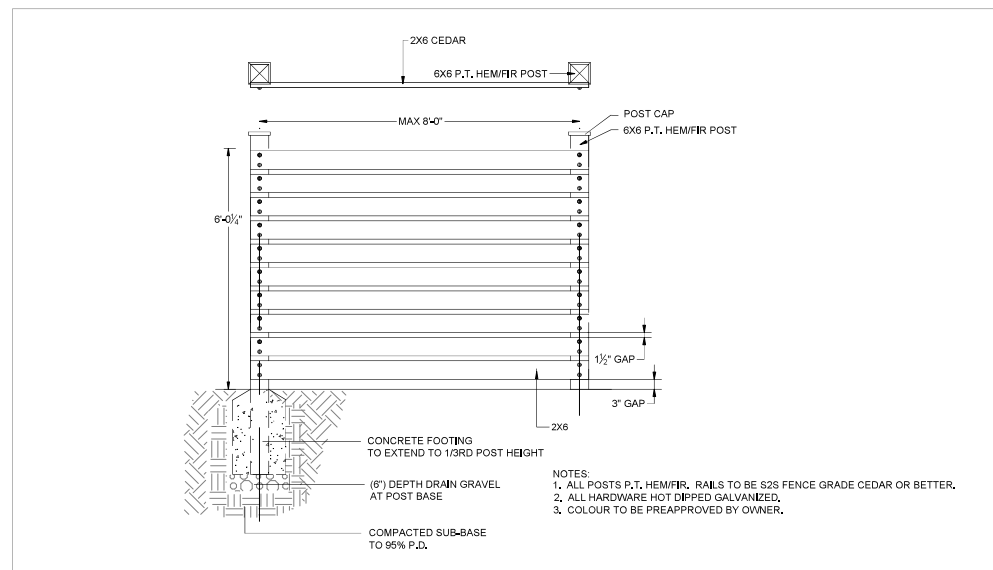
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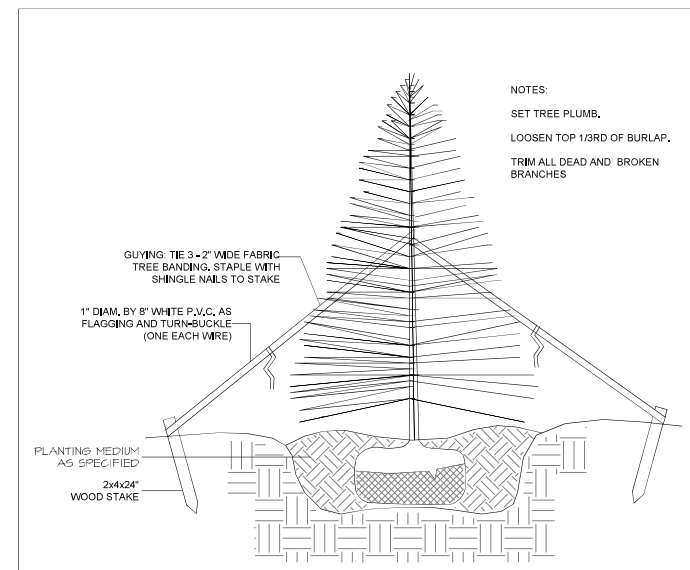
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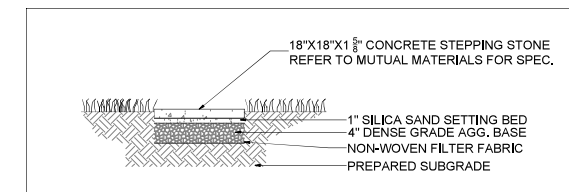
5 CONCRETE PAVING
1/2"=1'-0"



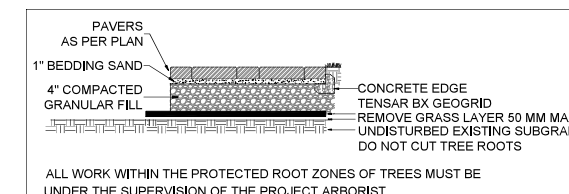
2 6ft HT CEDAR PATIO SCREEN
1/2"=1'-0"



4 CONIFER PLANTING DETAIL
1/2"=1'-0"



6 2' X2' STEPPING STONE
1/2"=1'-0"



7 PAVER DETAIL THROUGH ROOT ZONE
1/2"=1'-0"

NO.	DATE	REVISION DESCRIPTION	DR.
15	26-MAR-31	ARCH COMMENTS	DD
14	26-MAR-24	NEW SITE PLAN	DD
13	26-MAR-16	NEW CIVIL PLAN	DD
12	26-MAR-12	NEW CIVIL PLAN	DD
11	26-MAR-10	NEW SITE AND CIVIL PLANS & ARBORIST REPORT	DD
10	26-JAN-23	NEW CIVIL PLAN	DD
9	26-JAN-14	NEW SITE PLAN	DD
8	25-SEP-29	NEW SITE PLAN	DD
7	25-AUG-13	NEW SITE PLAN & CITY COMMENTS	DD
6	25-AUG-08	NEW SITE PLAN	DD
5	25-JUL-17	NEW SITE PLAN	DD
4	25-APR-23	NEW SITE PLAN	JL
3	24-OCT-25	CIVIL COORDINATION	JL
2	24-OCT-18	NEW SITE PLAN	JL
1	24-OCT-15	NEW SITE PLAN	JL

CLIENT:

PROJECT:

MULTI RESIDENTIAL
4729, 4739, 4749 60B STREET
DELTA, B.C.

DRAWING TITLE:

**LANDSCAPE
DETAILS**

DATE: 24-AUG-26 DRAWING NUMBER:
SCALE:
DRAWN: MM
DESIGN: MM
CHKD: BA

L2

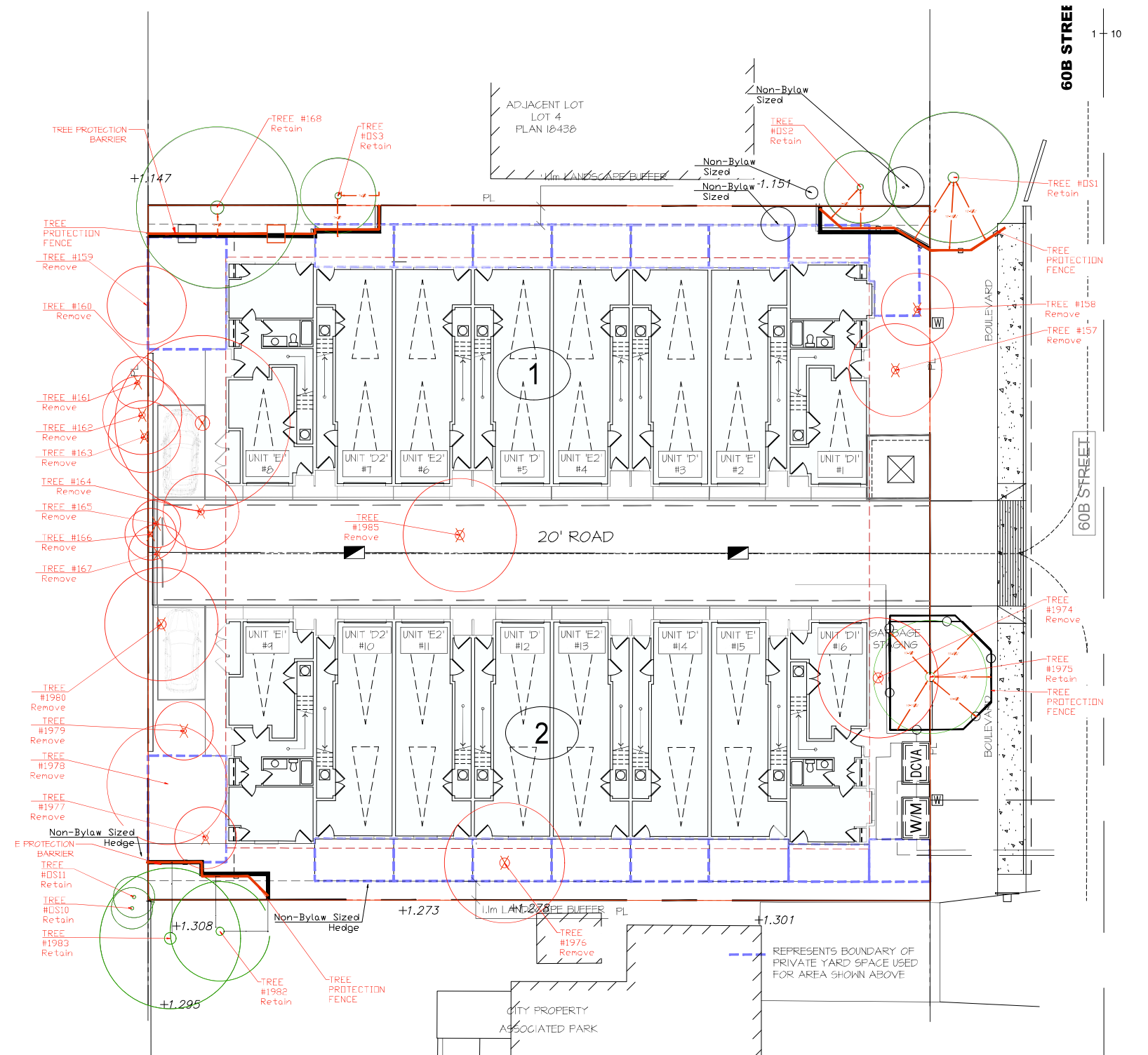
OF 3



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pmg
LANDSCAPE ARCHITECTS
Suite C100 - 4185 Still Creek Drive
Burnaby, British Columbia, V5C 6G9
p: 604 294-0011 ; f: 604 294-0022

SEAL:



NO.	DATE	REVISION DESCRIPTION	DR.
15	26.MAR.31	ARCH COMMENTS	DD
14	26.MAR.24	NEW SITE PLAN	DD
13	26.MAR.16	NEW CIVIL PLAN	DD
12	26.MAR.12	NEW CIVIL PLAN	DD
11	26.MAR.10	NEW SITE AND CIVIL PLANS & ARBORIST REPORT	DD
10	26.JAN.23	NEW CIVIL PLAN	DD
9	26.JAN.14	NEW SITE PLAN	DD
8	25.SEP.29	NEW SITE PLAN	DD
7	25.AUG.13	NEW SITE PLAN & CITY COMMENTS	DD
6	25.AUG.08	NEW SITE PLAN	DD
5	25.JUL.17	NEW SITE PLAN	DD
4	25.APR.23	NEW SITE PLAN	JL
3	24.OCT.25	CIVIL COORDINATION	JL
2	24.OCT.18	NEW SITE PLAN	JL
1	24.OCT.15	NEW SITE PLAN	JL

CLIENT:

PROJECT:

MULTI RESIDENTIAL
4729, 4739, 4749 60B STREET
DELTA, B.C.

DRAWING TITLE:
TREE MANAGEMENT PLAN

DATE: 24.AUG.26 DRAWING NUMBER:
SCALE: 3/32"=1'-0"
DRAWN: MM
DESIGN: MM
CHKD: BA

L3
OF 3

Agenda - Regular Council - April 27, 2026

Mayor & Council

From: Ben Martin s.22(1) Personal and Confidential
Sent: April 16, 2026 3:17 PM
To: Mayor & Council
Subject: RE: Opposition to Development Application LU009770 – 60B Street

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.

A genda
FILE # 0550-20

TYPE: REFERS TO # 9.3
DEPT: DEV to reply
A.T. #: 150601
Comments:

Attention; His Worship Mayor Harvey and Members of Council,

I am writing to formally express my opposition to the proposed development application for 4739 and 4749 60B Street (File No. LU009770).

I have been a resident of this neighbourhood for over 20 years. During that time, I have seen significant changes that have altered the character and safety of our community. What was once a quiet, family-oriented neighbourhood—where children could safely ride their bikes and seniors could walk comfortably in the street due to challenging sidewalk slopes—has increasingly become a corridor for through traffic.

Today, we are experiencing higher vehicle speeds, increased traffic volume, and a noticeable rise in transient foot traffic. These changes have introduced real safety concerns for both children and seniors, and have fundamentally shifted the feel of our neighbourhood from a safe, local street to what is becoming a thoroughfare.

The proposed development—16 townhouse units in two three-storey buildings—will only intensify these issues. Increased density at this scale, without corresponding infrastructure or traffic mitigation, will further strain an already stressed environment.

I would also like to share observations from recent council proceedings. On January 19, I attended a council meeting where Councillor Kruger expressed frustration with the impact of the Official Community Plan on our community. Mayor Harvey echoed these concerns, stating that “enough was enough” and indicating that council would seriously consider a freeze on development.

However, in subsequent meetings, I have witnessed residents take the time to write letters and attend in person, only to leave feeling discouraged and unheard from council, aside from Councillor Guichon. Many feel their concerns are not being meaningfully acknowledged. With limited opportunity for residents to speak at council meetings, there is a growing sense that the community does not have an effective voice in decisions that directly impact their daily lives.

I urge Council to:

1. Reject or pause this development application on 60B Street.

- 2. Reconsider the pace and scale of development in established neighbourhoods.**
- 3. Create more meaningful and accessible avenues for residents to be heard.**

With a municipal election approaching, this is a critical opportunity for Council to demonstrate that it is listening to and representing the concerns of its residents.

Thank you for your consideration.

Sincerely,

**Ben Martin
4632 60B Street
Delta, BC, V4K 3L1**

Mayor & Council

From: s.22(1) Personal and Confidential
Sent: April 21, 2026 11:27 AM
To: Mayor & Council
Subject: File No. LU009770 (Bylaw No 8565)

TYPE: REFERS TO # 9.3
DEPT: DEV
A.T. #: 150615
Comments: Regular Council
Apr. 21/26

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My name is Andrew, my wife Linda and I live in the single family home at 4759 60B St, on the north side of this development proposal.

A genda
FILE # 6700-01

We are writing to oppose this development.

This development will be too close to neighbouring single family homes, squeezing two, three-storey buildings containing 16 units on two small parcels of land. Now the applicant wants to reduce the minimum width of the landscape strip along the north and south sides of the property from 5 ft to 4 ft!

In addition, after conversations with the City Planner in charge of this application it has come to our attention that any development needs to be set back at least 5 ft from the existing drip/spread of any tree on the south line of our property..

The proposed three-storey buildings built so close to our property will cause a significant loss of privacy and livability for us.

We understand the need for more housing but it shouldn't be at the expense of creating an unlivable environment for people already residing in the single family homes in the area.

If this development goes ahead it will put us in a no win situation.

Unlivable environment for ourselves and unable to sell or rent as no one would be happy living next to these 16 townhomes so close to the property.

Bassi's philosophy on their website reads:

"COMMUNITY IS FOR EVERYONE"

"Our commitment to this ethos is reflected in what we build. Each of our developments are authentic to the community, true to the landscape, **and enhance the lives of not just their inhabitants, but also those who surround them.** There is so much that goes into creating spaces where people can thrive, but at Bassi, we're always putting connection at the forefront."

Putting two, three-storey buildings so close to neighbouring single family homes is not enhancing the lives of those who surround them!

Agenda - Regular Council - April 27, 2026

It is also concerning that the applicant has had to request a number of variances in order to squeeze this development on the two properties he has purchased.

If development of this type is to be approved for this area then the applicant should include the single family homes that currently exist in the area and are directly affected by this proposed development instead of trying to squeeze these 16 townhomes on two small parcels of land thereby creating an unlivable environment for the existing residents in the single family homes.

Sincerely,
Andrew Siwicky and Linda Brydon
4759 60 B St,
Delta, BC
V4K 3K9



Virus-free. www.avg.com

Mayor & Council

From: Andre S s.22(1) Personal and Confidential
Sent: April 21, 2026 2:57 PM
To: Mayor & Council
Subject: Fwd: LU009770 - townhouses on 60B Street

TYPE: REFERS TO # 9.3
DEPT: DEV
A.T. #: 150623
Comments:

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A genda
FILE # 0550-20

Date: Tue, 4 Nov 2025 at 19:17
Subject: LU009770 - townhouses on 60B Street
To: Andre S s.22(1) Personal and Confidential

Good afternoon Andre,

Thank you for your feedback regarding the proposed townhouses on 60B Street. Your comments will be reviewed and considered as part of the planning process. A consultation summary of all comments received will be discussed with the applicant as part of the on-going planning process and summarized in a future report to Council.

Please contact me directly if you have any further questions on this proposal.

Sincerely,

Janet Zazubek, MCIP, RPP
Planner | City of Delta



Office: 604-946-3355 |
Email: jzazubek@delta.ca

4500 Clarence Taylor Crescent | Delta, BC | V4K 3E2

Agenda - Regular Council - April 27, 2026

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the sc̓áw̓aθ̓ən (Tsawwassen), x̓m̓əθ̓k̓əy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

From: Andre S s.22(1) Personal and Confidential
Sent: October 30, 2025 9:26 AM
To: Janet Zazubek <JZazubek@delta.ca>
Subject: Fwd: Shared from Delta Optimist: Zoning change to stop 'monster houses' in all of Delta

Good Day Janet,

I had called you 2 times and left a message. Since I have not heard back from you I am sending you this Email voicing our concerns.

I am inquiring about Application LU009770 on 60B street

Last time we spoke you had mentioned that the Developer was to persue his his existing project before he starts any new ones.

With all the glut of unsold townhomes in the lower mainland this not the time or the place to be building this type of housing.

This development in this location seems to be way to large and in our face.

We live at 4759 60B Street and we are **totally apposed to this type of deveopment of 16 town homes on 2 lots @20000 square feet**, it seems to be way out of acceptable density FSR.

When I had asked you about how much I could build on our single lot you had mentioned maybe 4 not 8?

Also we have sent you an article(see below) that we had read in the Optomist concerning this type of situation.

This is not with the vision that Delta had intended with that land use on 60B Street!

The practical way for the density would be to develop the whole block including James House on the end next to the park and all 5 lots or even 6 with the duplex on the end, that would make it more cohesive at the end of the day.

Also he has torn down part of my fence with out Authorization by us that is very unacceptable behavior

Procedure Bylaw Part 20.1(3)

I had approaced him a while back about putting it back and he denied removing it!

Agenda - Regular Council - April 27, 2026

He mentioned that he would put back a metal construction fence ,we mentioned that we want our original fence replaced and to this date it has not been replaced.

Regards

Andrew S & Linda B

https://www.delta-optimist.com/local-news/zoning-change-to-stop-monster-houses-in-all-of-delta-7945381?utm_source=Email_Share&utm_medium=Email_Share&utm_campaign=Email_Share



Virus-free. www.avg.com

ACKNOWLEDGED
DATE 4/27/26
WPC/sgl

Mayor & Council

From: s.22(1) Personal and Confidential
Sent: April 22, 2026 10:45 AM
To: Mayor & Council
Cc: Janet Zazubek; Development
Subject: URGENT OBJECTION & DEFERRAL REQUEST – File LU009770 (4739/4749 60B Street)
Attachments: 1_Official_Letter_of_Objection_Shannon.pdf; 2_Site_Plans_4729_4739_4749_60B_Street_.pdf; 3_Misleading_Context_Photos.pdf; 4_East_Elevation_Proximity.pdf; 5_North_View_Privacy_Loss_Rendering.pdf

TYPE: REFERS TO # 9.3
DEPT: DEV
A.T. #: 150678
Comments: Regular Agenda Apr. 27/26

Warning: This email came from outside the City of Delta. links or attachments. Contact the Service Desk (3215)

To Mayor Harvie, Members of Delta City Council, and the City Clerk,

Please find attached our formal letter of objection and request for deferral regarding **File LU009770 (Bassi Properties)**, currently scheduled for first, second, and third readings on **April 27, 2026**. Included with our signed letter are four supporting documents detailing critical misrepresentations in the applicant's site plans and the extreme privacy loss associated with the requested variances. We kindly request that this correspondence and all attached documents be distributed to Council and included in the official public agenda package for the upcoming meeting. Thank you for your time and attention to this urgent matter.

Sincerely,
 James & Corinne Shannon
 4729 60B Street

A genda
 FILE # 0550-20

SUBJECT: URGENT OBJECTION & DEFERRAL REQUEST – File LU009770 (4739/4749 60B Street) – Orphaned Lot, Equity Destruction, & Misleading Application

To Mayor Harvie and Members of Delta City Council,

We are writing to you as the owners and residents of 4729 60B Street. Our property is a single-story rancher situated directly adjacent to the proposed 16-unit townhouse development under File LU009770 (Bassi Properties), scheduled for first, second, and third readings on April 27, 2026.

We are officially requesting that Council **DEFER all readings** for this application due to the creation of an unviable orphaned lot, severe financial damages, and blatantly misleading application materials.

1. The Creation of an Orphaned Lot and Severe Equity Destruction

Council must understand the history of this site. Our property was part of Bassi's original land assembly. In March 2025, the developer abruptly dropped our property from the project. We had to approach the City ourselves to inform them of this collapse, at which point staff advised us to formally request our removal from the application.

This development should never have been allowed to proceed without our property. By allowing the developer to gerrymander this assembly, the City has permitted the creation of a textbook "orphaned lot." Today, trapped next to a proposed 38-foot wall, our property has been severely devalued. No family wants to purchase a single-story rancher shadowed by high-density townhomes, forcing us to absorb a devastating financial penalty to our retirement equity through no fault of our own.

2. Abandoned Development Plans (Correcting the Planning Narrative)

We anticipate the Planning Department may suggest to Council that the extreme proximity and variances of Bassi's buildings are acceptable because we previously explored developing our own lot. Council must be aware that **this is no longer the case**. Following our removal from the assembly, we took the high road and spent considerable time and money attempting to design a standalone 6-unit project, as well as exploring alternative building forms suggested by City staff. We have recently concluded—and informed the Planning Department—that developing our isolated lot is completely financially unfeasible. We have pulled the plug on all development. We are now strictly a single-family holding property facing the devastating impacts of a massive development next door.

3. Misleading Visuals and Extreme Privacy Loss

Compounding this financial damage, the applicant is requesting extreme variances—such as reducing the landscape buffer to a mere 1.1m (3.6 feet) along our property line—while presenting fundamentally misleading materials to the City to hide the impact:

- **Falsifying Adjacent Land Use:** On the official Concept Site Plan (AC-101), the developer deliberately labeled our privately owned, single-family property as "*CITY PROPERTY ASSOCIATED PARK*." This is a blatant misrepresentation designed to deceive Council into believing this high-density project borders public green space, rather than looming over an existing family home.
- **Obscured Maximum Height:** Building #2 will be built just feet from our property line. The elevation drawings intentionally stop the dimension lines at 10.4m mid-roof, successfully hiding the true 38-foot monolithic massing.
- **Misidentified Context Photos:** In the "Street View" photos, the downward arrow labeled "Subject Site" points directly at *our* private driveway, completely misrepresenting the property lines.

Our Request to Council

City policy should not subsidize developers at the expense of a senior resident's retirement equity. Furthermore, the City should never approve extreme setback variances based on contextual drawings that literally erase adjacent homes and label them as public parks.

We respectfully request that Council **DEFER the readings for LU009770** until the applicant provides accurate, honest contextual drawings to the Planning Department and addressing the severe privacy and valuation impacts on our orphaned property.

Sincerely,



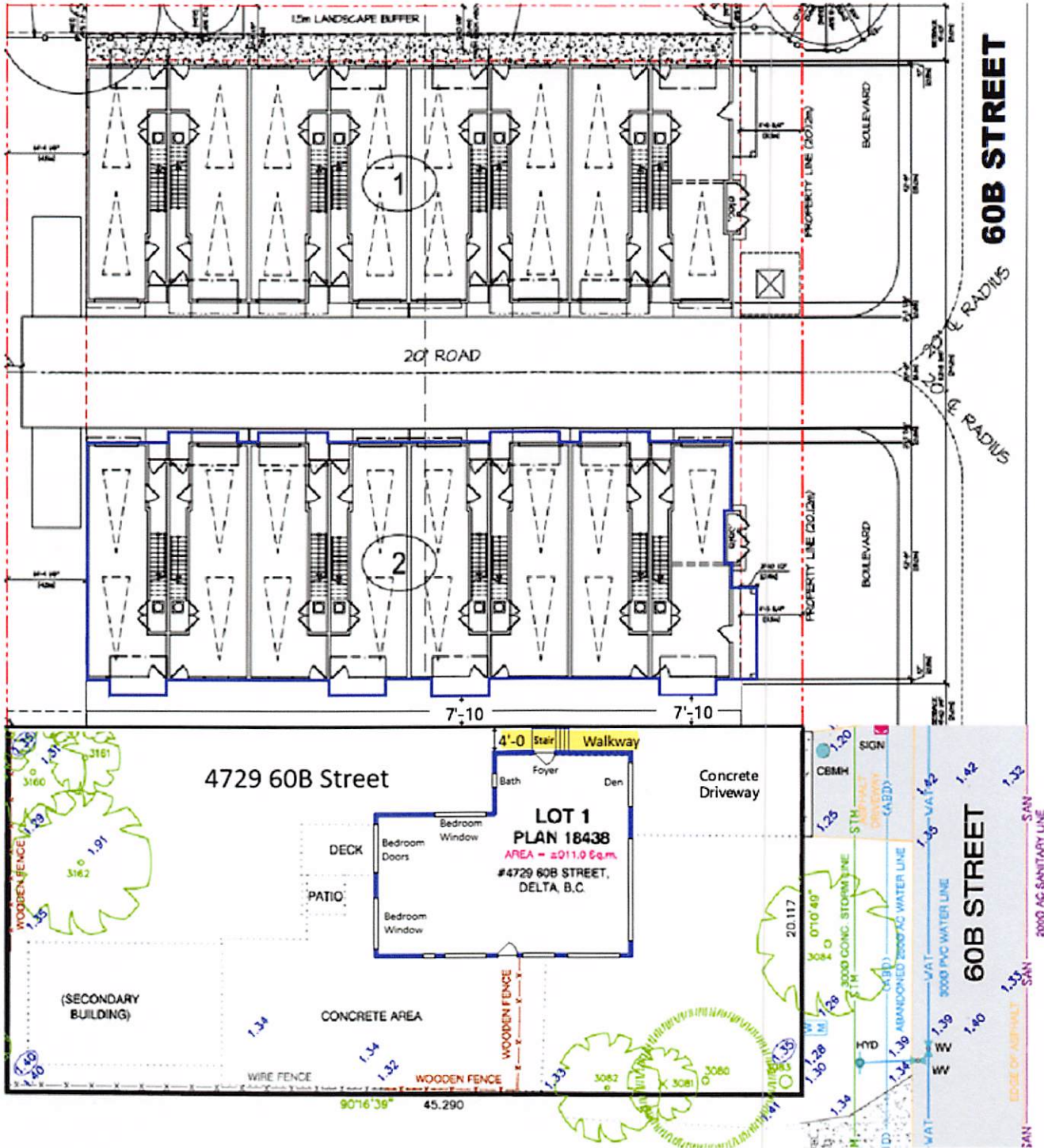
James & Corinne Shannon



4729 60B Street, Delta BC

(Attachments: 4 PDFs detailing Misleading Site Plans, Height Misrepresentations, and Scaled Privacy Loss Renderings)

Our recent site survey (4729 - 60B) is presented here alongside Conceptual Site Plan Drawings AC-101. With our 4-foot setback, the requested 1.1m landscape variance leaves zero room for trees to screen the 3-story building



The East Elevation shown here illustrates the proximity of the balconies to our entranceway. These balconies are positioned 7'-10" from the property line, while our residence is situated 4ft from the property boundary on the north side.



7'-10"
4'-0"

Stair & Walkway

BUILDING #2 EAST ELEVATION
SCALE : 3/16" = 1'-0"



BUILDING #2 EAST ELEVATION
SCALE : 3/16" = 1'-0"

8'-0 3/4"

Neighborhood Transition Failure & Severe Overlook Standard municipal practice requires a sensitive transition (such as orienting a windowless "gable-end") when townhomes border an existing single-family lot. Because our property was orphaned from the assembly, this application instead forces an 8-unit "broadside" directly against our shared property line. This rendering illustrates the resulting severe overlook. Compounding this failure in neighborhood transitioning, the requested 1.1m landscape variance permanently eliminates the physical space required to plant a mature tree canopy to mitigate these sightlines.



Agenda - Regular Council - April 27, 2026



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

From: **Corporate Services Department**

Meeting Date: **April 27, 2026**

2026 UBCM Community Excellence Awards

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

▪ **RECOMMENDATION:**

THAT the City of Delta's applications for the 2026 UBCM Community Excellence Awards for the following initiatives be endorsed by Council:

1. Westham Island Bridge Response – Excellence in Governance; and
 2. Barns to Beaches Bike Route – Excellence in Service Delivery.
-

▪ **PURPOSE:**

To obtain Council's approval of Delta's submission topics for the 2026 UBCM Community Excellence Awards.

▪ **BACKGROUND:**

The annual Community Excellence Awards recognize and celebrate members of the Union of British Columbia Municipalities (UBCM) that have implemented projects or programs demonstrating excellence in meeting the purposes of local government in BC. The awards are intended to highlight promising practices and encourage knowledge sharing among local governments.

For 2026, applications will be accepted from March 18 to May 29, 2026 through the UBCM Awards Online Application Tool. This tool is new for 2026, and applications must now be submitted in two steps: completion of the online application form, followed by submission of an application worksheet and supporting materials by email. Required materials include a completed application, five representative photos, and links to any relevant videos. A Council resolution is also required for the application to be considered complete.

Similar to previous years, the award categories are:

1. Excellence in Governance
2. Excellence in Service Delivery
3. Excellence in Asset Management
4. Excellence in Sustainability

▪ **DISCUSSION:**

For the 2026 Community Excellence Awards, staff are recommending that Delta submit two applications to be considered by UBCM. The programs recommended for submission are:

1. Westham Island Bridge Response – Excellence in Governance
2. Barns to Beaches Bike Route – Excellence in Service Delivery

A description of each application, and summaries of such applications are as follows:

1. Westham Island Bridge Response – Excellence in Governance

Following the January 20, 2026 vessel strike that closed the Westham Island Bridge and cut off primary access to the island, the City of Delta acted quickly to support its farming community and residents. The Emergency Operations Centre (EOC) was activated immediately, coordinating a focused response to maintain emergency services and keep people, goods, and essential services moving.

Shuttle services were introduced without delay, followed by barge operations to transport emergency vehicles, agricultural products, and residents. These measures preserved access, sustained daily farm operations, and reduced impacts on the community. The response was further complicated by damage to a watermain, requiring creative solutions that also considered the island's longer-term needs.

Clear, timely information remained a priority throughout. The City established a dedicated working group with the farming community, supported by a call centre, a centralized website, and regular direct email updates to ensure consistent, reliable communication.

Strong relationships with provincial partners and TransLink were critical to the success of the response. Close collaboration enabled the City to secure funding and support to sustain essential transportation services throughout the disruption, ensuring a stable and reliable response as the situation evolved.

2. Barns to Beaches Bike Route – Excellence in Service Delivery

Completed in January 2026, the Barns to Beaches Bike Route is a 16 km cycling corridor connecting Ladner's historic barns to Tsawwassen's waterfront, linking a range of Delta's key tourism assets including farms, breweries, birding areas, local shops, and restaurants. The route is designed to support riders of all abilities, with branded wayfinding signage that reflects accessibility, including handcycles and recumbents, and interpretive kiosks that highlight Delta's agricultural heritage and natural environment, including its role along the Pacific Flyway.

Situated through an active farming area, the route also incorporates safety signage to support awareness between cyclists and farm vehicles. Funded through the Province’s Destination Development Fund, the project strengthens local tourism, supports active transportation, and enhances the overall visitor experience while contributing to local economic development. Building on this momentum, the City will host the sold-out Barns to Beaches Festival this summer, welcoming 3,000 participants to experience the route firsthand.

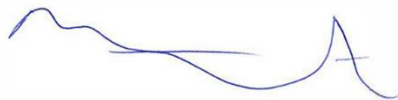
For both applications, in accordance with UBCM Community Excellence Award application requirements, each application must include five representative photos of the project, as well as links to any available videos. Attachment A shares photos, and a screenshot and link to the Westham Island Bridge opening video. These photos and video will be part of the City’s application. In addition to these photos, staff will compile and submit all required materials as part of the application process.

Implications:

Financial Implications - There are no financial implications.

▪ **CONCLUSION:**

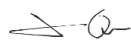
It is recommended that Council endorse Delta’s 2026 UBCM Community Excellence Award applications for the Westham Island Bridge Response and the Barns to Beaches Bike Route.



Mike Brotherston
Director, Corporate Services

Department submission prepared by: Tyson Schofield, Manager of Policy and Intergovernmental Affairs

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

Concurring Departments		
Department	Name	Signature
Communications & Engagement	JoAnne Kleb	JK
Emergency Management	Jeff Owens	

▪ **ATTACHMENT:**

A. 2026 UBCM Community Excellence Awards Application Photos

Agenda - Regular Council - April 27, 2026

A. Barns to Beaches

Photo 1: Map of Route



Photo 2: Information Kiosk



BURNS BOG AND CRANBERRY FARMING

Burns Bog

Burns Bog, spanning approximately 3,000 hectares, is protected and managed under a Conservation Covenant to ensure that it is preserved as a natural ecosystem.

Burns Bog was used extensively by Indigenous peoples for thousands of years, including the Tsawwassen First Nation, Musqueam Indian Band, and other Coast Salish peoples. Visit burnsbog.ca to learn more.

Cranberry Farming

Delta is a hub for cranberry farming, contributing to BC's status as the third-largest producer in the world. The Delta research farm, located approximately 1km from here, evaluates new varieties and growing methods.

Credit: BC Agriculture in the Classroom Foundation



Delta is proudly celebrating the Province's support of the Province of British Columbia through the opening of Burns Bog, Delta, Culture and Sport.



Photo 3: Route Wayfinding Marker



Photo 4: Bike Repair Station



Photo 5: Wayfinding Sign



B. Westham Island Bridge Response

Photo 1: City of Delta staff convening, discussing watermain repairs needed



Photo 2: Barge and tugboat setup as a ferry for residents and businesses to get on and off of the island



Photo 3: Delta staff discussing the City of Delta barge operations



Photo 4: Bridge opening, with thank you posters from residents



Video: Westham Island Bridge Social Media Video

<https://www.facebook.com/share/r/17F6g26DcK/>

Screenshot:





City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **AT#150028**
From: **Engineering Department**
Meeting Date: **April 27, 2026**

Ladner Trunk Road and 62 Street Safety Review

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

▪ **RECOMMENDATIONS:**

- A. THAT the traffic safety enhancements recommended in this report be implemented.
 - B. THAT a copy of this report be sent to the Delta School District.
-

▪ **PURPOSE:**

The purpose of this report is to obtain endorsement by Council to proceed with the traffic safety enhancements recommended in this report.

▪ **BACKGROUND:**

A resident, on behalf of a group of East Ladner parents, submitted a community petition on January 23, 2026 regarding pedestrian safety near Holly Elementary. The petition requests "that the City reassess whether existing pedestrian safety measures at these locations are working effectively in practice and that staff review potential next steps, including enforcement and traffic-calming considerations."

At the February 9, 2026 Regular Council Meeting, the report entitled "Ladner Trunk Road and 62 Street Traffic Concerns" was presented, and the recommendation to conduct a traffic operations and safety review at pedestrian crossings near Holly Elementary was endorsed.

▪ **DISCUSSION:**

To address the concerns raised by the community petition, a traffic operations and safety review at pedestrian crossings near Holly Elementary was completed. A traffic safety consultant (ISL Engineering) was retained to conduct the review. The Delta Police Department has conducted targeted enforcement at the intersection of Ladner Trunk Road and 62 Street, as well as patrols near Holly Elementary during peak school

travel times. Electronic message boards were also placed on Ladner Trunk Road to promote driver awareness of road safety.

The traffic operations and safety review is provided in Attachment A and included:

- Site observations during morning and afternoon peak school pick up and drop off times;
- Consultation with the Holly Elementary Principal;
- Review of the current traffic volumes and speeds in the area;
- Review of the traffic signal timing plan at Ladner Trunk Road and 62 Street;
- Review and analysis of ICBC collision data;
- Review of the road geometry, existing traffic control devices and other human factors that may affect the pedestrian safety; and
- Identification of safety issues and potential mitigation measures.

The study area, as shown in Figure 1, included the intersections of Ladner Trunk Road at 62 Street, and 62 Street at Holly Park Drive.



Figure 1: Study Area

As shown in Figure 2, Ladner Trunk Road at 62 Street is a typical four-legged intersection controlled by a traffic signal and pedestrian phasing on all approaches. Overhead primary and secondary far-side traffic signal heads are provided for all approaches with 300mm lenses and yellow backboards, as well as tertiary signal heads for Ladner Trunk Road. No visibility concerns were noted for the traffic signals, street lighting or pavement markings at this intersection. An adult school crossing guard is provided at this intersection.



Figure 2. Ladner Trunk Road and 62 Street facing east

As shown in Figure 3, the intersection of 62 Street at Holly Park Drive is a 3-legged westbound stop-controlled intersection with a marked raised pedestrian crosswalk on the north leg and provides connectivity to Holly Elementary to the east. The pedestrian crosswalk is equipped with pedestrian actuated rectangular rapid flashing beacons (RRFB). Funding is provided for an adult school crossing guard at this location, but the School District has had difficulties in hiring for this position.



Figure 3: 62 Street at Holly Park Drive facing north

To address the issues identified in the traffic safety review, the following traffic safety enhancements, as illustrated in Figure 4, are recommended:

- **Install speed reader boards along Ladner Trunk Road**

Speed reader boards along both eastbound and westbound of Ladner Trunk Road would provide real-time speed feedback to drivers, encouraging compliance with the posted speed limit. Speed reader boards are effective traffic calming measures that can help reduce operating speeds, particularly near the school zones and with adult school crossing guards, thereby lowering the risk and severity of collisions.
- **Review and extend pedestrian clearance time**

Extending the pedestrian clearance time at the Ladner Trunk Road and 62 Street intersection may improve safety, particularly given the nearby school and the presence of children who may require more time to cross.
- **Extend northbound left storage length**

The northbound left-turn storage could be extended based on the maximum observed queue lengths during student's pick-up and drop-off periods. This would help accommodate peak demand, reduce queue spillback into through lanes, and minimize the risk of rear-end and sideswipe collisions.
- **Relocate "Playground Zone" sign**

The Playground Zone sign could be shifted north to maintain a minimum spacing of 50m from the "Speed Hump" warning sign. This would improve sign visibility and ensure drivers can clearly recognize and respond to both warnings.



Figure 4: Recommended traffic safety enhancements

Implications:

Financial Implications - The estimated cost to implement the proposed traffic safety enhancements is \$25,000 and can be funded under the 2026 Capital Plan from the Ongoing and Emerging Traffic Management budget.

▪ **CONCLUSION:**

A traffic operations and safety review at pedestrian crossings near Holly Elementary was conducted. To enhance pedestrian safety staff recommend proceeding with the recommended traffic safety enhancements along with continued police enforcement.

Steven Lan, P.Eng.
General Manager, Engineering

Department submission prepared by: Hon Yee, Senior Transportation Engineer

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

Concurring Department		
Department	Name	Signature
Delta Police Department	Chief Harj Sidhu	HS

▪ **ATTACHMENT:**

A. Traffic Safety Review



Memorandum



201-8506 200 Street, Langley BC V2Y 0M1, T: 604.371.0091 1

To: **City of Delta** Date: **April 16, 2026**
 Reference: **Holly Elementary Pedestrian Safety Review** Project No.: **34583**
 From: **Borg Chan, M.Sc., P.Eng., PTOE, RSP1 and Varsha Miriam Joseph, M.Eng., E.I.T.**

1.0 Introduction

1.1 Background

The City of Delta (the City) retained ISL Engineering and Land Services (ISL) to undertake a pedestrian safety review for the Holly Elementary School along 62 Street in Ladner, South Delta. The City is commissioning this traffic operations and safety review focusing on pedestrian crossings near Holly Elementary School to evaluate potential enhancements for pedestrian safety.

Holly Elementary School is situated at 62 Street near Ladner Trunk Road (approximately 300 m south). 62 Street functions as a collector road north of Holly Park Drive and continues as a local road south of Holly Park Drive, with one travel lane in each direction. Ladner Trunk Road is classified as an arterial road with two travel lanes in each direction. As part of the 2025/2026 Adult Crossing Guard Program, the City provides funding to the school district for adult crossing guard near Holly Elementary School to enhance safe crossings for students and parents.



Figure 1.1 Study Area and Intersections

1.2 Study Intersections

The study area covers pedestrian crossings at two study intersections: Ladner Trunk Road at 62 Street (a 4-legged intersection controlled by a traffic signal with pedestrian signal phasing at all legs) and 62 Street at Holly Park Drive (a 3-legged, westbound stop-controlled intersection with a marked raised crosswalk at the north leg). It is understood that Rectangular Rapid Flashing Beacons (RRFB) has recently been installed at the marked crosswalk in 2025. **Figure 1.1** illustrates the aerial view of the study intersections.

1.3 Methodology

In order to complete the pedestrian safety review, the following tasks were undertaken:

- Conducted a field review with City staff to confirm the existing configuration and identify current challenges.
- Reviewed intersection collision history for five years (2020-2024) of claim data provided by Insurance Corporation of BC (ICBC).
- Reviewed speed data provided by the City to determine whether speeding issues are prevalent.
- Reviewed signal timing plan at the intersection of 62 Street and Ladner Trunk Road to determine any potential pedestrian safety concerns.
- Identified the potential safety issues and developed proposed feasible improvement measures.
- Completed the technical memo to summarize all study findings.



Memorandum



2.0 Field Review

Field reviews were conducted in the morning of Wednesday, March 11, 2026 and afternoon of Thursday, March 12, 2026, by ISL traffic / road safety engineer and support staff, during the student’s pick-up and drop-off times to observe the existing traffic conditions in the area as well as pedestrian activities with existing transportation facilities. ISL staff also met with the principal of Holly Elementary School (with City staff in attendance) and spoke with the crossing guard to understand any pedestrian safety concerns. **Figure 2.1** presents some site photographs at the study intersections.



Northbound 62 Street at Ladner Trunk Road



Southbound 62 Street at Ladner Trunk Road



Eastbound Ladner Trunk Road at 62 Street



Westbound Ladner Trunk Road at 62 Street



Speed hump along 62 Street (Facing southbound)



RRFB crossing at 62 Street and Holly Park Drive

Figure 2.1 Field Review Photographs (Part 1)

Based on discussions with the school principal, no obvious road safety issues were identified and reported. On the other hand, the crossing guard noted safety concerns regarding vehicle speeding along Ladner Trunk Road and insufficient crossing times across the east and west legs at Ladner Trunk Road are noted during students travelling to and from the school.



Memorandum



From the field review, the following observations were also noted (**Figure 2.2**):

- The student’s pick-up and drop-off zone is located at dedicated area within the school premises, and no associated vehicles were noticed to park or stop along the City’s roads. As a result, the potential traffic and pedestrian safety issues to the nearby road network are minimal.
- Overhead primary and secondary far-side signal heads were installed for all approaches with 300-millimetre lenses and yellow backboards as well as tertiary signal heads for Ladner Trunk Road; therefore, the driver’s visibility to traffic signal should be adequate.
- Northbound left-turn queue at the intersection of 62 Street and Ladner Trunk Road exceeds the available storage length during the student’s pick-up and drop-off times, resulting in queue spillback; however, they can usually be clear in one cycle.
- The pavement markings were clear during the daytime even with the cloudy and rainy conditions.
- Street lighting is provided at the four corners of the signalized intersection and along Ladner Trunk Road and 62 Street. Although no nighttime field review was conducted at this study, it is expected that the lighting conditions should be sufficient.
- The school pathway to 62 Street is not directly aligned with the marked crosswalk and the crosswalk pavement on the east side of 62 Street is located at the corner radius with Holly Park Drive, which may place pedestrians within the path of turning vehicles.



Figure 2.2 Field Review Photographs (Part 2)



Memorandum



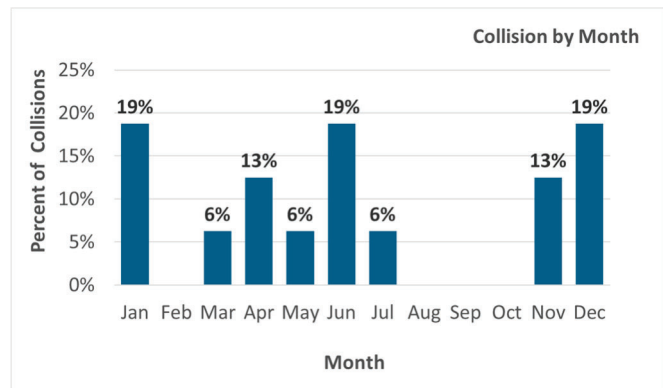
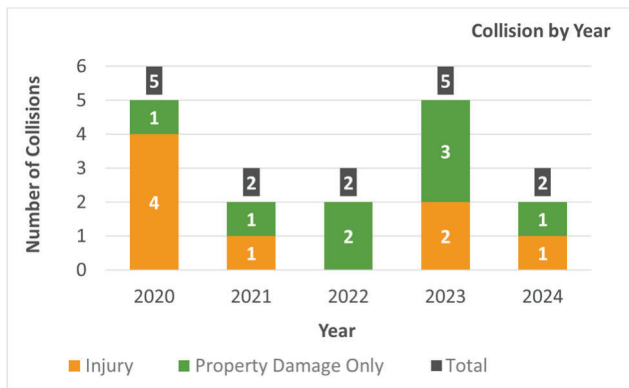
3.0 Collision Analysis

3.1 Ladner Trunk Road and 62 Street

The City provided the information for ICBC claims in the 5-year period between January 1, 2020 and December 31, 2024 for the intersection of Ladner Trunk Road and 62 Street. A total of 18 collisions were recorded at the study intersection for the 5-year period. After a thorough review of the claim descriptions, 16 collisions were determined to be relevant to the purposes of this study, as other two collisions occurred outside the study intersection.

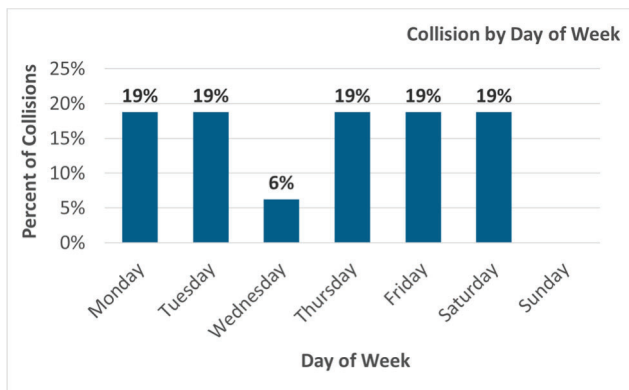
A summary of the findings is presented below, followed by charts illustrating the temporal distribution of collisions (**Figure 3.1**). According to the distributions:

- 50% (8 collisions) resulted in injuries, while the rest 50% (8 collisions) involved property damage only (PDO).
- No fatal collisions occurred during the 5-year study period.
- No pedestrian or cyclist involved collisions occurred during the 5-year study period.

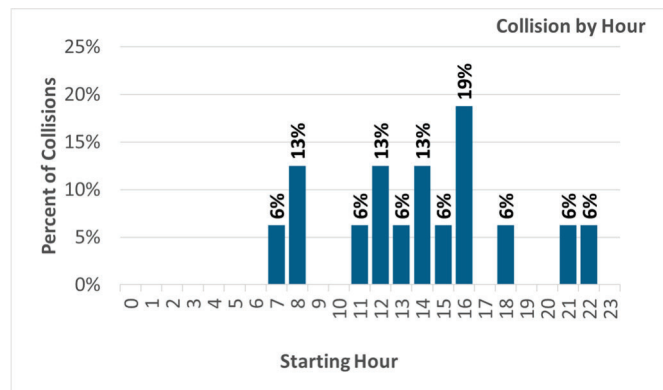


Yearly: The annual collision frequency averaged 3, with 2020 and 2023 both recording the highest numbers of collisions (5). In 2020, 4 of 5 reported collisions resulted in injuries – indicating a notable spike in both collision frequency and severity.

Monthly: Approximately 50% of all collisions occurred during the winter months (November to January). January, June, and December account for the highest monthly share (19%), while no collisions occurred in February and August to October.



Daily: On average, weekdays accounted for 16% of collisions per day, compared to 9% per day on weekends. No collisions occurred on Sundays.



Hourly: During students' pick-up and drop-off times between 7:00 and 9:00, and between 15:00 and 17:00, 19% and 25% of all collisions occurred, respectively.

Figure 3.1 Temporal Distribution of Collisions at the intersection of Ladner Trunk Road and 62 Street

Following a detailed review of each reported ICBC claim, a collision diagram (**Figure 3.2** next page) was prepared to visually depict the type, severity, direction, and location of each incident as well as the distribution of collision types. Key findings from the collision diagram were also discussed.



Memorandum

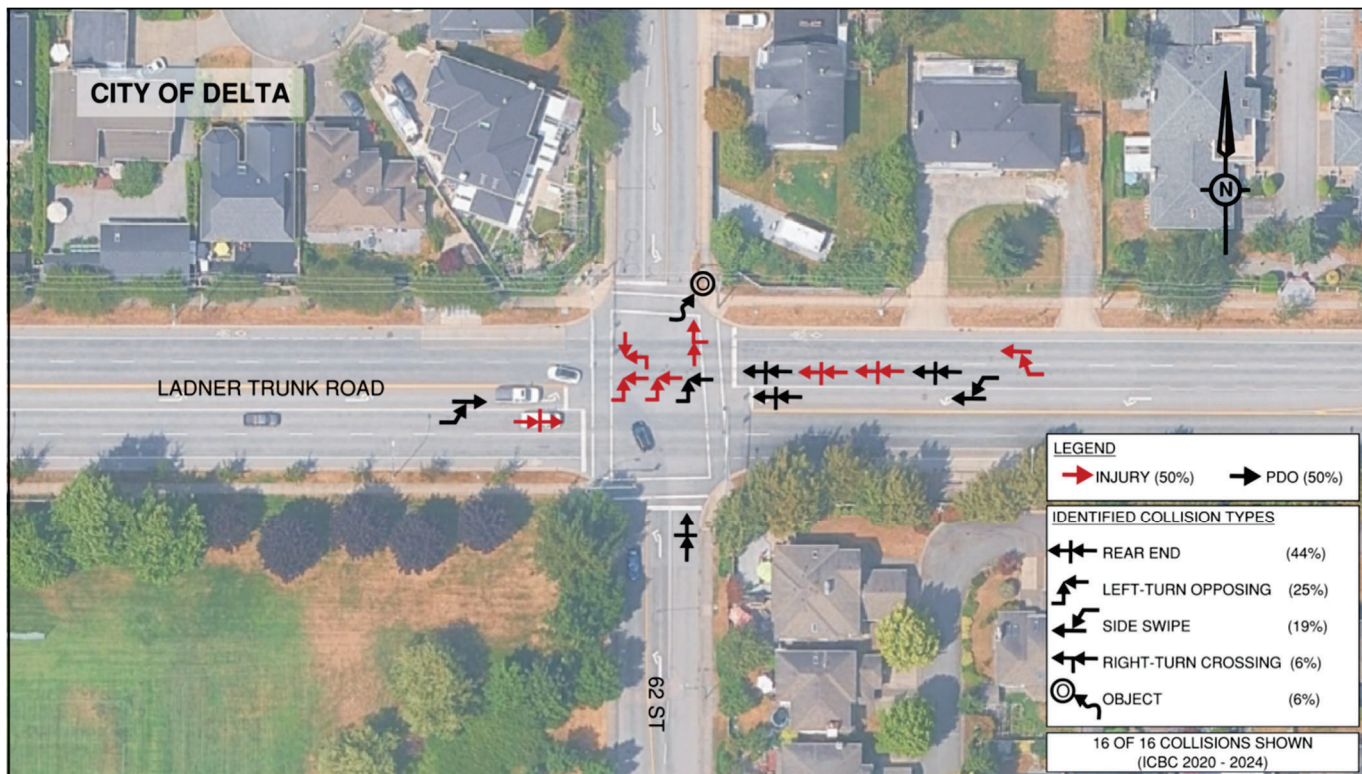


Table 3.1 Collision Diagram (ICBC, 2020-2024)

- **Rear-end collisions** accounted for 44% of all collisions (7 incidents), with approximately 43% of all rear-end collisions resulting in injuries. Five of the rear-end collisions occurred in the westbound direction, and one each in the eastbound and northbound directions. Contributing factors include vehicle speeding and distracted driving along Ladner Trunk Road.
- **Left-turn opposing collisions** were reported as the second most common type (25%), with 4 incidents with 75% resulted in injuries: 3 between eastbound left and westbound through movements, and 1 between northbound left and southbound through movements. Contributing factors include failure to stop at red light or yield to oncoming traffic.
- **Side Swipe collisions** accounted for 19% of all collisions, totaling 3 incidents with 33% resulted in injuries, 2 of which occurred while vehicles changed lanes into the left-turn lane and 1 into the right-turn lane.
- **Other collision types** included one right-turn crossing incident and one hit-an-object collision involving a fire hydrant.

3.2 62 Street and Holly Park Drive

The City also provided the ICBC claims data near the stop-controlled intersection, which only recorded two collisions in 5-year period. The details of these collisions are:

- **Rear-end collision:** A vehicle towing a boat on 62 Street was struck at the rear when the boat became unhitched while going over a speed hump.
- **Cyclist collision:** A vehicle travelling northbound on 62 Street made a left turn into the parking lot adjacent to Holly Park and struck a cyclist travelling on the sidewalk.



Memorandum



4.0 Surveyed Traffic Volumes and Speed Data Review

The City provided surveyed traffic and speed data separately for eastbound and westbound movements along Ladner Trunk Road, and combined data for northbound and southbound movements along 62 Street, and was collected from February 18 to 27, 2026. **Figure 4.1** summarizes the traffic volumes and speed data review, including detector locations and information on total vehicles analyzed, average speed and 85th percentile speed for 10-day survey period. It is expected that higher vehicle operating speed increases the risk and severity of collisions.



Figure 4.1 Traffic Volumes and Speed Data Review

From the traffic volumes and speed data review, the following observations were made:

- Based on the 10-day survey, the average one-way traffic volumes on Ladner Trunk Road are about 2,860 (westbound) and 4,190 (eastbound) vehicles per day while the average two-way traffic volume on 62 Street is 2,380 vehicles per day.
- The eastbound and westbound directions along Ladner Trunk Road exhibited similar average speeds (56 to 57 kilometres per hour – km/h) and 85th percentile speeds (64 km/h). Both surveyed speeds exceeded the posted speed limit of 50km/h.
- Higher operating speeds observed along Ladner Trunk Road could be influenced by its proximity to Highway 17A, west of 62 Street, creating a transition environment where drivers maintain faster speeds as they enter or exit the corridor.
- The average speed (34 km/h) and 85th percentile speed (41 km/h) along 62 Street exceeded the “playground zone” speed limit of 30 km/h. However, the data were collected throughout the day, including time outside the dusk-to-dawn periods when the reduced speed limit may not be in effect, which may bias the results.



Memorandum



5.0 Signal Timing Sheet Review

The City provided the signal timing sheet for the intersection of Ladner Trunk Road and 62 Street to assess the potential safety issues and confirm that suitable time is available for all crossing movements. The signal timing sheet is provided in **Figure 5.1**.

The following features were identified:

- Coordination along the Ladner Trunk Road eastbound–westbound direction with the adjacent intersection (at Highway 17A and 64 Street).
- Protected-permissive left-turn phasing for the eastbound, westbound, and northbound approaches.

SIGNAL TIMING SHEET

DATE ISSUED	4/11/2018		INTERSECTION	LADNER TRUNK ROAD @ 62 STREET				
CONTROLLER TYPE	ECONOLITE ASC3		LOCATION	LADNER				
CABINET TYPE	P44		SHEET NUMBER & REVISION	6421				
SEQUENCE	NEMA DUAL RING		PREVIOUS ISSUE DATE	1/17/2018				

PHASE NUMBER	1	2	3	4	5	6	7	8
PHASE SETTING	ON	ON	ON	ON	ON	ON		ON
DESCRIPTION	LTR WBLT	LTR EB	62 ST NBLT	62 ST SB	LTR EBLT	LTR WB		62 ST NB
FUNCTION								
OVERLAP								
MINIMUM GREEN	6	10	6	7	6	10		20
PASSAGE	4.0	4.0	4.0	4.0	4.0	4.0		4.0
YELLOW	3.5	3.3	3.5	3.3	3.5	3.3		3.3
RED	3.0	3.0	3.0	3.0	3.0	3.0		3.0
VEH EXTENSION	3.0	3.0	3.0	3.0	3.0	3.0		3.0
MAX I/MAX II	6	27	6	25	7	27		38
TOTAL SPLITS (1,2,3,4)	13	34	13	31	13	33		44
MAXPLAN (5,6,7,8)								
WALK	----	7	----	7	----	7		7
PEDESTRIAN CLEAR	----	14	----	18	----	13		18
WALK	----	STEADY	----	STEADY	----	STEADY		STEADY
RECALL	NONE	C-MIN	NONE	NONE	NONE	C-MIN		NONE
MEMORY								
COORDINATION ON PHASE								
FIRST GREEN DISPLAY								
INTERSECTION FLASH								
AWF TIME [s]								
AWF TIME [s] [CH1/CH2]								
DELAY DETECTION TIMING	10 SEC DELAY TIME TO DETECTOR 1 (PHASE 4) AND DETECTOR 10 (PHASE 8)		PROGRAMMING COMMENTS					
			1 COORDINATION ON START OF YELLOW PHASE WESTBOUND/EASTBOUND					
			2 MAX PLAN 3 - MASTER INTERSECTION					
			3					
			4					
PRE-EMPTION TYPE								
DELAY TIME								
PRE-EMPTION TIME								
VOLUME LOGGING & MOES								
SCM			4.					

PED PERMISSIVE	AUTO	CYCLE (1 TO 8)							
		1	2	3	4	5	6	7	8
OFFSET (1 TO 4)		85	85	90					
		0	0	0					

TIME CLOCK SETTINGS						
TIME OF DAY	DAY OF WEEK	MAXPLAN (1 TO 8)	CYCLE (1 TO 8)	OFFSET	SERVICEPLAN	ADDITIONAL TIME CLOCK INFORMATION
00:00-06:00	MON-FRI	2				
06:00-09:00	MON-FRI	3	3	1		
09:00-15:00	MON-FRI	2				
15:00-18:00	MON-FRI	1				
18:00-24:00	MON-FRI	2				

Figure 5.1 Ladner Trunk Road and 62 Street – Signal Timing Sheet

A review of the pedestrian clearance time was conducted using crossing distances measured via aerial photograph and a standard Walking Speed (WS) of 1.2 metres per second (m/s) applied. With a part of walking routes to the school, a lower walking speed of 1.0 m/s will also be applied for children, seniors, and users with accessibility needs and longer pedestrian clearance times could be required. **Table 5.1** presents the minimum pedestrian clearance time required based on a walking speed of 1.2 m/s and 1.0 m/s for each approach.



Memorandum



Table 5.1 Pedestrian Clearance Time at the intersection of Ladner Trunk Road and 62 Street

Approach / Leg	Crossing Distance	Existing Pedestrian Clearance Time	Pedestrian Clearance Time (WS = 1.2 m/s)	Pedestrian Clearance Time (WS = 1.0 m/s)
WB / North	14 m	13 s	11.7 s	14 s
EB / South	16 m	14 s	13.3 s	16 s
NB / East	26 m	18 s	21.6 s	26 s
SB / West	25 m	18 s	20.8 s	25 s

For pedestrian crossing the east and west crosswalks (i.e., NB and SB movements), the pedestrian clearance time may be constrained and inadequate under both 1.2 m/s and 1.0 m/s walking speed assumptions. The pedestrian clearance time for crossing the north and south crosswalks (i.e., EB–WB movements) appears adequate when assuming a walking speed of 1.2 m/s. Under a more conservative walking speed of 1.0 m/s, an extension of approximately 1 to 2 seconds may be beneficial to account for children, seniors, and users with accessibility needs.

6.0 Identified Safety Issues

Potential road safety issues were identified through collision analysis, a review of physical and traffic characteristics, signal timing review, and both desktop and field assessments. These key findings, along with associated photographs are presented below.



Vehicle Speeding

As close to Highway 17A, elevated vehicle speeds were observed from both speed data and field review along Ladner Trunk Road (eastbound and westbound) and 62 Street. High operating speeds increase the risk of collisions, including:

- Rear end collisions
- Right-angle collisions
- Left-turn collisions
- Pedestrian and cyclists involved collisions



Constrained Pedestrian Clearance Time

Based on Signal Timing Sheet review, it was found that pedestrian clearance time may be constrained, particularly when considering children, senior citizens, and users with accessibility needs, increasing the potential for

- Pedestrian involved collisions.



Memorandum

**Northbound left-turn queuing exceeds storage space**

During student's drop-off and pick-up periods, 62 Street northbound left-turn queue at Ladner Trunk Road exceeds the available storage length, resulting in queue spillback. This creates unexpected stopping conditions and limits available space for through traffic between left-turn queues and parked vehicles, increasing collision risks of:

- Side-swipe collisions
- Rear-end collisions

**Signage placed too close to each other**

The southbound "Speed Hump" and "Playground Zone" warning signs are placed in close proximity and do not meet MUTCD spacing guidelines. The placement may result in one sign obscuring the other, reducing driver awareness of the playground and school area and creating unexpected slow-down vehicles to check the sign. This could increase the risk of:

- Rear-end collisions
- Pedestrian involved collisions

7.0 Recommendations

Key recommended safety countermeasures were developed based on the safety issues identified through the field review, speed data and signal timing sheet review and collision analysis, including (**Figure 7.1** next page):

- **Install speed reader boards along Ladner Trunk Road**
Speed reader boards along both eastbound and westbound of Ladner Trunk Road would provide real-time speed feedback to drivers, encouraging compliance with the posted speed limit. Speed reader boards are effective traffic calming measures that can help reduce operating speeds, particularly near the school zones and with adult school crossing guards, thereby lowering the risk and severity of collisions.
- **Review and extend pedestrian clearance time**
Based on the Signal Timing Sheet review in **Section 5.0**, extending the pedestrian clearance time may improve safety, particularly given the nearby school and the presence of children who may require more time to cross.
- **Extend northbound left storage length**
The northbound left-turn storage could be extended based on the maximum (95th percentile) observed queue lengths during student's pick-up and drop-off periods. This would help accommodate peak demand, reduce queue spillback into through lanes, and minimize the risk of rear-end and sideswipe collisions. This extension may result in the removal of few on-street parking spaces adjacent to the extension area.
- **Relocate the "Playground Zone" sign**
The "Playground Zone" sign could be shifted north to maintain a minimum spacing of 50 m from the "Speed Hump" warning sign, in accordance with MUTCD guidelines. This would improve sign visibility and ensure drivers can clearly recognize and respond to both warnings.



Memorandum



Figure 7.1 Recommended Safety Countermeasures

8.0 Closure

We trust this Technical Memorandum fulfils the City of Delta requirements. If there are any questions, please do not hesitate to contact the undersigned.

Yours truly,

Varsha Miriam Joseph, M.Eng., E.I.T.
Transportation Engineer-in-Training



Borg Chan, M.Sc., P.Eng., PTOE, RSP1, FITE
Project Manager and Road Safety Specialist



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **P25-18**
From: **Office of the City Manager**
Date: **April 27, 2026**

Staff Appointment of Approving Officer

▪ **RECOMMENDATIONS:**

- A. THAT the previous Approving Officer appointment for City of Delta under Section 77 of the *Land Title Act* for Doreann Mayhew, General Manager, Facilities & Major Projects, be revoked.
- B. THAT Anne Berry, General Manager, Development, be appointed as Approving Officer for City of Delta, pursuant to Section 77 of the *Land Title Act*.

▪ **PURPOSE:**

The purpose of this report is to seek Council's approval to appoint an additional Approving Officer for the City of Delta.

▪ **BACKGROUND:**

Section 77 of the *Land Title Act* provides for the designation of an Approving Officer by resolution of Council. Deputy Approving Officers can also be appointed. Approving Officers have the authority to review and approve or deny subdivision applications under the *Land Title Act*.

In 2023, Tanya Mitchner, then Manager of Priority Projects, was appointed as Approving Officer, and Doreann Mayhew, then General Manager, Development, was appointed as Deputy Approving Officer. On December 8, 2025, Jimmy Ho, Manager of Development Planning, and Mike Ruskowski, Manager of Priority Projects, were appointed as additional Approving Officers.

▪ **DISCUSSION:**

With the recent staffing changes in the Development Department, Anne Berry, General Manager, Development, is proposed to be appointed as an additional Approving Officer. If this is approved by Council, there would be four designated Approving Officers for the City. This will ensure operational continuity and review of subdivision applications if other Approving Officers are unavailable. Approving Officers are appointed by Council in accordance with Section 77 of the *Land Title Act*, without a need for designation by bylaw.

Implications:

Financial Implications – There are no financial implications.

▪ **CONCLUSION:**

It is recommended that Anne Berry, General Manager, Development, be appointed as Approving Officer for the City of Delta.



Peter Weeber
City Manager

Department submission prepared by: Amy Hsieh, Planner
AH/jl



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.:

LU009911

From: **Development Department**

Date: **April 27, 2026**

Application Date: **August 18, 2025**

Heritage Alteration Permit for 4488 Arthur Drive

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

▪ **RECOMMENDATION:**

THAT Heritage Alteration Permit LU009911 be issued.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration a heritage alteration permit application to allow for the demolition of an existing single detached dwelling and construction of a new duplex dwelling at 4488 Arthur Drive. A location map and an aerial photo are provided in Attachment A.

▪ **BACKGROUND:**

Site Description and Context:

The subject property is located on Arthur Drive in the community of Ladner and backs onto Chilukthan Slough. The 1,255.9 m² (13,518 ft²) lot contains a single detached dwelling which would be demolished. The site is surrounded by one and two storey single detached homes.

Council Policy:

The Official Community Plan designation for this site is Small Scale Residential (SSR). The purpose of this designation is to enhance residential neighbourhoods and provide gentle density housing options. The designation is intended for residential and limited retail and service uses. Main building types envisaged consist of single detached houses, duplexes, houseplexes, accessory dwelling units and local neighbourhood stores, cafes, or commercial childcare facilities with a height up to two-and-a-half storeys and density up to four units per lot. The proposed development is consistent with the SSR designation.

The property is located within the Ladner Heritage Conservation Area 2 (LHCA 2 – Arthur Drive) and, as such, requires a heritage alteration permit for new construction. The existing dwelling is not listed on either the Heritage Register or Inventory and is not protected by a conservation covenant.

The property is located in the Streamside Protection and Enhancement Area Development Permit Area (SPEA) due to its proximity to Chilukthan Slough. This development permit area is intended to preserve, protect, restore and enhance fish and wildlife, and their habitats, in and along streams. The property is also located in

the Chilukthan Slough/Ladner Canal Development Permit Area (LV2), which is intended to prevent damage to the natural environment and to improve development through siting and design controls.

The current zoning of the site is Single Detached Residential 1 (RS1). The RS1 Zone is intended for single detached housing in lower density residential areas. Properties in the general vicinity of the site are zoned Single Detached Residential 1 (RS1). Additionally, there is a large Health Care (HC) zoned property across the street at 4501 Arthur Drive. At this time an application to rezone the subject property to construct 24 three-storey townhouse units is under review.

▪ **DISCUSSION:**

Proposal:

The subject application includes a request for a heritage alteration permit to permit the demolition of the existing dwelling and construction of a new duplex dwelling with secondary suites. A project data table is provided in Attachment B.

Community Consultation:

Public notice signs and public notification letters are not required for the consideration or issuance of heritage alteration permits.

Heritage Alteration Permit:

The issuance of heritage alteration permits is delegated to the General Manager, Development for a variety of scenarios. However, the demolition of non-heritage homes and the construction of new dwellings does not meet the criteria for delegation. Council approval is therefore required.

The objectives of the LHCA 2 – Arthur Drive Heritage Conservation Area are to preserve and enhance the distinctive character elements of Arthur Drive, restore heritage buildings and develop a heritage character when new buildings are being planned or constructed. Heritage alteration permits are reviewed against the LHCA 2 guidelines. The proposal is for a 469.6 m² (5,055 ft²), two-storey duplex dwelling with secondary suites and an attached two car garage for each duplex unit (Attachment C). Proposed units A and B would measure 234.8 m² (2,527 ft²), respectively, and be accessed from Arthur Drive by a single shared driveway. The new duplex dwelling also proposes to relocate the driveway to the center of the lot.

The building façade would include a mix of siding materials including Hardi plank board and batten, Hardi shingle siding, brick, rock and metal accents at entrances and would include an arrangement of windows on the front elevation to balance the overall design and enhance the primary entrance. The design utilizes a simple roofline with steeper slopes and gables at the front that is complementary to the overall design and reflective of similar rooflines that appear along Arthur Drive.

The new dwelling is consistent with the scale of the neighbourhood and the selected building materials are complementary to other houses along Arthur Drive. The proposed development generally complies with the LHCA 2 Development Permit guidelines.

Development Permit:

Protection of the natural environment has been addressed in an environmental report and accepted by Delta as meeting the SPEA Development Permit Area requirements.

The owners have submitted an environmental report from Toth and Associates Environmental Services dated February 25, 2026 to assess both the watercourses and associated natural environmental features of the site. The report concludes that the proposed development would have minimal potential to result in negative environmental impacts. As part of the SPEA DP, a security deposit in the amount of \$10,000 will be held for the protection of trees within the riparian area during construction.

In addition, the proposal is consistent with the objectives of the LV2 Development Permit Area which are to prevent damage to natural environment and to protect development from hazardous conditions by improving development through siting and design controls. The proposal would meet the required minimum building elevation of 1.6 m (5 ft) for new buildings. As part of the application, the owners will be required to enter a restrictive covenant acknowledging that subject site may be subject to flooding and saving the City of Delta harmless from any claims.

Approval of a development permit to address the SPEA and LV2 Development Permit Area guidelines is delegated to the General Manager, Development.

Tree Retention, Removal, Replacement and Landscaping:

There are five trees on the subject property and three off-site trees, none of which are proposed to be removed. The tree retention and planting plan is provided in Attachment D. Landscaping would consist of front yard tree planting, replacement of hedges along Arthur Drive and new lawns and entryway landscaping. There are no works proposed in the environmental protection area and a tree retention security deposit would be taken with the development permit.

Implications:

Financial Implications – There are no financial implications to Delta.

Intergovernmental Implications – Delta is under a Provincial Housing Target Order. Should this application be approved, the three net new units would contribute towards achieving the required 3,607 units. Occupancy must be achieved prior to September 30, 2028, in order to be counted towards the Housing Target Order.

Engineering Implications – Delta Engineering has reviewed the new driveway alignment and requested the applicant relocate catch basins out of the driveway letdown at building permit.

▪ **CONCLUSION:**

The owners have applied for a heritage alteration permit to construct a new duplex dwelling with secondary suites at 4488 Arthur Drive. The proposal is consistent with the guidelines of the LHCA 2 – Arthur Drive Heritage Conservation Area. It is recommended that Heritage Alteration Permit LU009911 be issued.



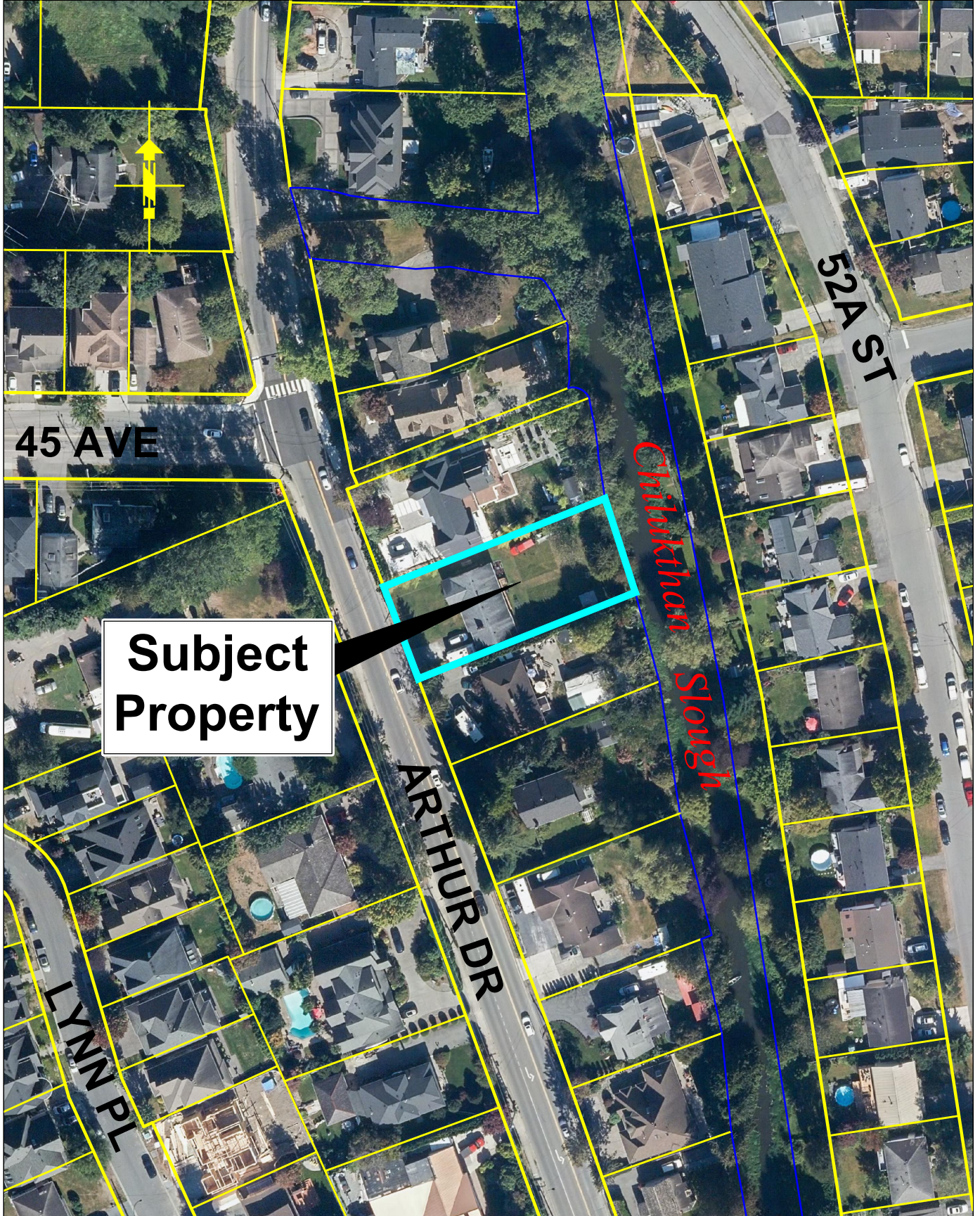
Anne Berry, RPP, MCIP
General Manager, Development

▪ **ATTACHMENTS:**

- A. Location Map and Aerial Photo
- B. Project Data Table
- C. Site Plan and Architectural Plans
- D. Tree Retention and Planting Plan

[https://delta.escribemeetings.com/Reports/Heritage Alteration Permit for 4488 Arthur Drive.docx](https://delta.escribemeetings.com/Reports/Heritage%20Alteration%20Permit%20for%204488%20Arthur%20Drive.docx) - Wednesday, April 22, 2026, 12:01:11 PM



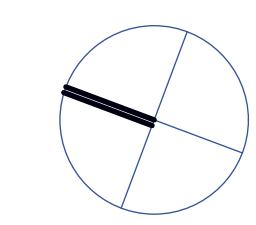
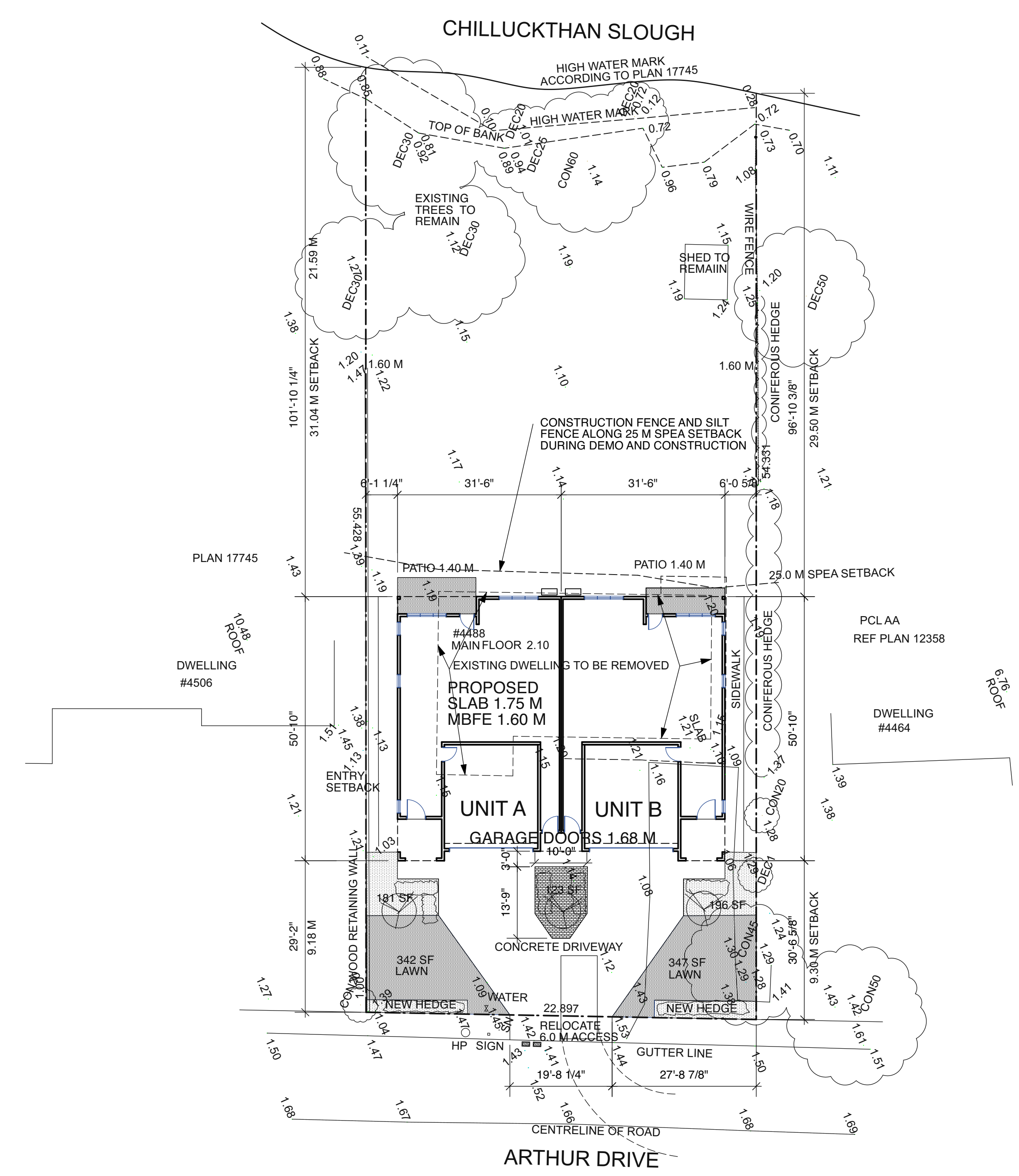


Project Data for 4488 Arthur Drive (LU009911)

Owners	K.S.G Consulting Ltd. Harjeevan Singh Grewal	
Applicant	Ken Grewal	
Application Date	August 18, 2025	
	Existing	Proposed
Regional Growth Strategy Designation	General Urban	No Change
OCP Designation	Small Scale Residential (SSR)	No Change
Development Permit Area	Streamside Protection and Enhancement Area (SPEA) Chilukthan Slough/Ladner Canal (LV2)	Development Permit to protect the natural environment Development Permit to prevent damage to the natural environment and protect development from hazardous conditions
Heritage Conservation Area	Ladner Heritage Conservation Area 2 (LHCA 2 – Arthur Drive)	Heritage Alteration Permit for demolition and new construction
Zoning	Single Detached Residential 1 (RS1)	No Change
No. of Lots	1	No Change
Lot Area	1,255.9 m ² (13,518 ft ²)	No Change
Lot Width	22.9 m (75 ft)	No Change
Average Lot Depth	55.4 m (182 ft)	No Change
	Permitted under RS1 Zone	Proposed under RS1 Zone
Maximum Floor Area	Duplex Dwelling: 469.8 m ² (5,057 ft ²)* *plus additional in-ground basement (or attic if Ladner) floor area, subject to zoning regulations at time of building permit	Duplex Units A and B: 234.8 m ² (2,527 ft ²)* Duplex Dwelling Total: 469.6 m ² (5,055 ft ²)* *No attic space proposed
Maximum No. of Dwelling Units	4 Units per Lot	No Change
	Permitted under RS1 Zone	Proposed Under RS1 Zone
Maximum No. of Storeys	2.5	2
Maximum Building Height to: Roof Ridge: Mid-Roof:	9.5 m (31 ft) 8 m (26 ft)	9.5 m (31 ft) 7.9 m (26 ft)
Maximum Lot Coverage	45%	31%

	Required under “Delta Zoning Bylaw No. 7600, 2017”	Proposed
Off-street Parking: Single Detached/Duplex Accessory Dwelling 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 1 space
Tree Retention, Removal and Replacement	Required	Proposed
<u>Total Trees: 8</u> 5 on-site and 3 off-site trees <u>Trees to be Removed: 0</u> <u>Trees to be Retained: 5</u> 5 on-site and 3 off-site trees	<u>Replacement:</u> No replacement Required	<u>SPEA Development Permit Tree Retention Security:</u> \$10,000

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All work to be done in a prudent manner and to the approval of warranty provider; designer is not responsible for any field review or compliance to codes and/or poor building practices. Designer recommends that owner / builder retain independent inspections to ensure proper design and construction of building envelope.



ZONING RS1
SITE AREA 1255.9 sm (13518 SF)
SITE COVERAGE 4270 SF (31.6%) MAX 45%
SETBACKS
 FRONT YARD 6.5 M REQ / 9.19 M PROV
 SIDE YARD 1.5 M REQ / 1.6 M PROV
 REAR YARD 9.0 M REQ / 29.50 M PROV (SPEA 25.0M)
BUILDING HEIGHT 9.5 M MAX / 9.45 M PROPOSED
MAIN FLOOR
 2039 SF (189.42 SM)
UPPER FLOOR
 3015.5 (280.14 SM)
GROSS BUILDING AREA 5054.5 SF (469.56) PROPOSED
 0.3 + 93 M2(1255.9) = 469.8 SM MAX FLOOR AREA
GARAGE 399 SF X 2 = 798 SF (74.13 SM)
FRONT YARD AREA 2344 SF (217.76 SM)
DRIVEWAY AREA (49.3%)
 1155 SF CONCRETE (107.30 SM)
LANDSCAPE AREA (50.7%)
 1189 SF SOD AND PLANTING (110.46 SM)

SITEPLAN
 SCALE 1/16" = 1'-0"

KSG CONSULTING LTD
 250 755 9437
 UNIT 4
 2535 MCCULLOUGH ROAD
 NANAIMO, B.C. V9S 4M9

DUPLEX
4488 ARTHUR DRIVE
LADNER BC

DRAWING:
SCALE: NOTED
DATE: AUG 15, 2025
DRAWN BY: KEN GREWAL
REVISION: DEC 31 2025
 MARCH 25 2026

SHEET:

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ARTHUR DRIVE ELEVATION

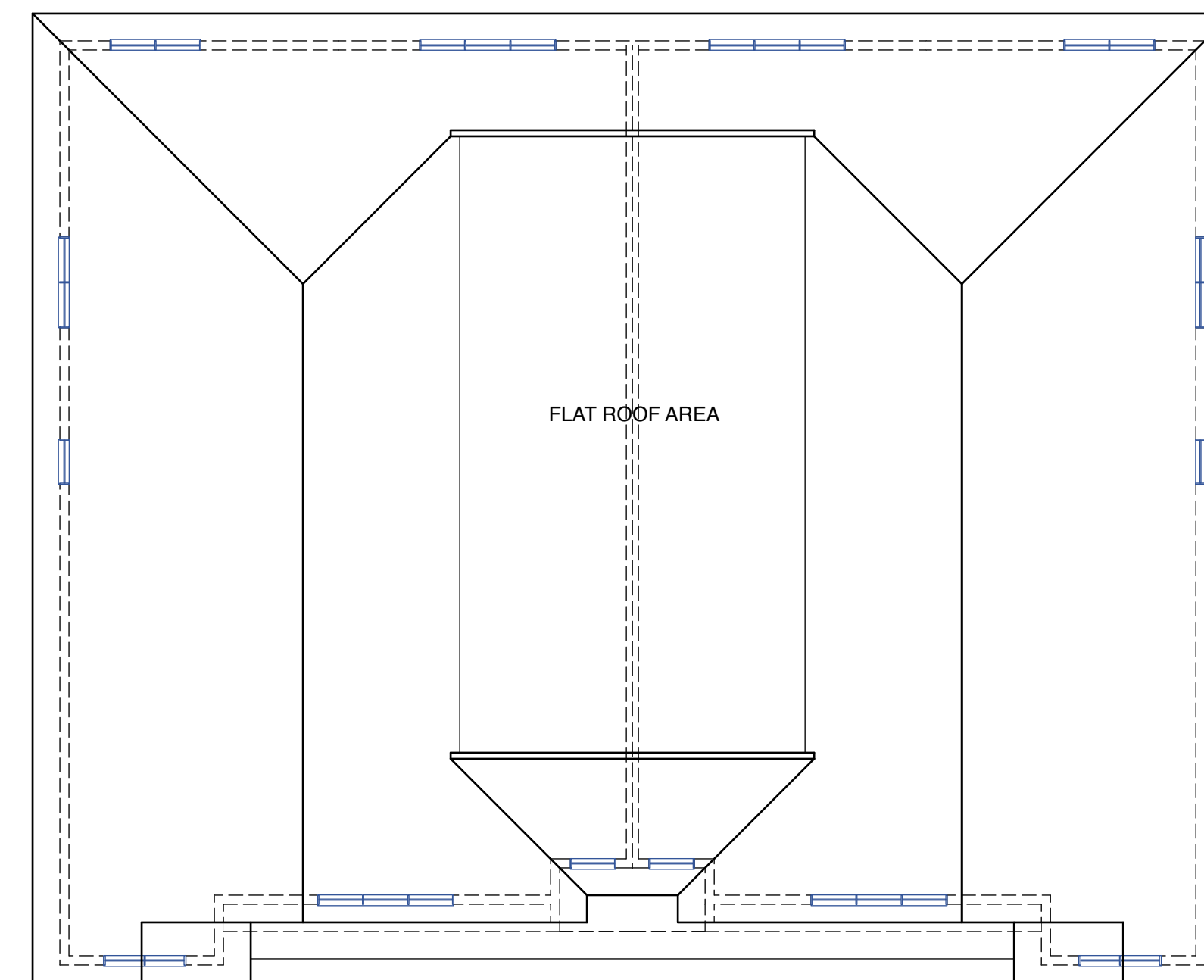


RIGHT SIDE ELEVATION

WALL AREA 1060 SF
MAX PERMITTED OPENINGS 74 SF (7%)
ACTUAL OPENINGS 50 SF (4.7%)



REAR ELEVATION



ROOF PLAN
SCALE 1/8" = 1'-0"



LEFT SIDE ELEVATION

WALL AREA 1060 SF
MAX PERMITTED OPENINGS 74 SF (7%)
ACTUAL OPENINGS 50 SF (4.7%)
ELEVATIONS
SCALE 1/8" = 1'-0"

KSG CONSULTING LTD
250 755 9437
UNIT 4
2535 MCCULLOUGH ROAD
NANAIMO, B.C. V9S 4M9

DUPLEX
4488 ARTHUR DRIVE
LADNER BC

DRAWING:

SCALE: NOTED

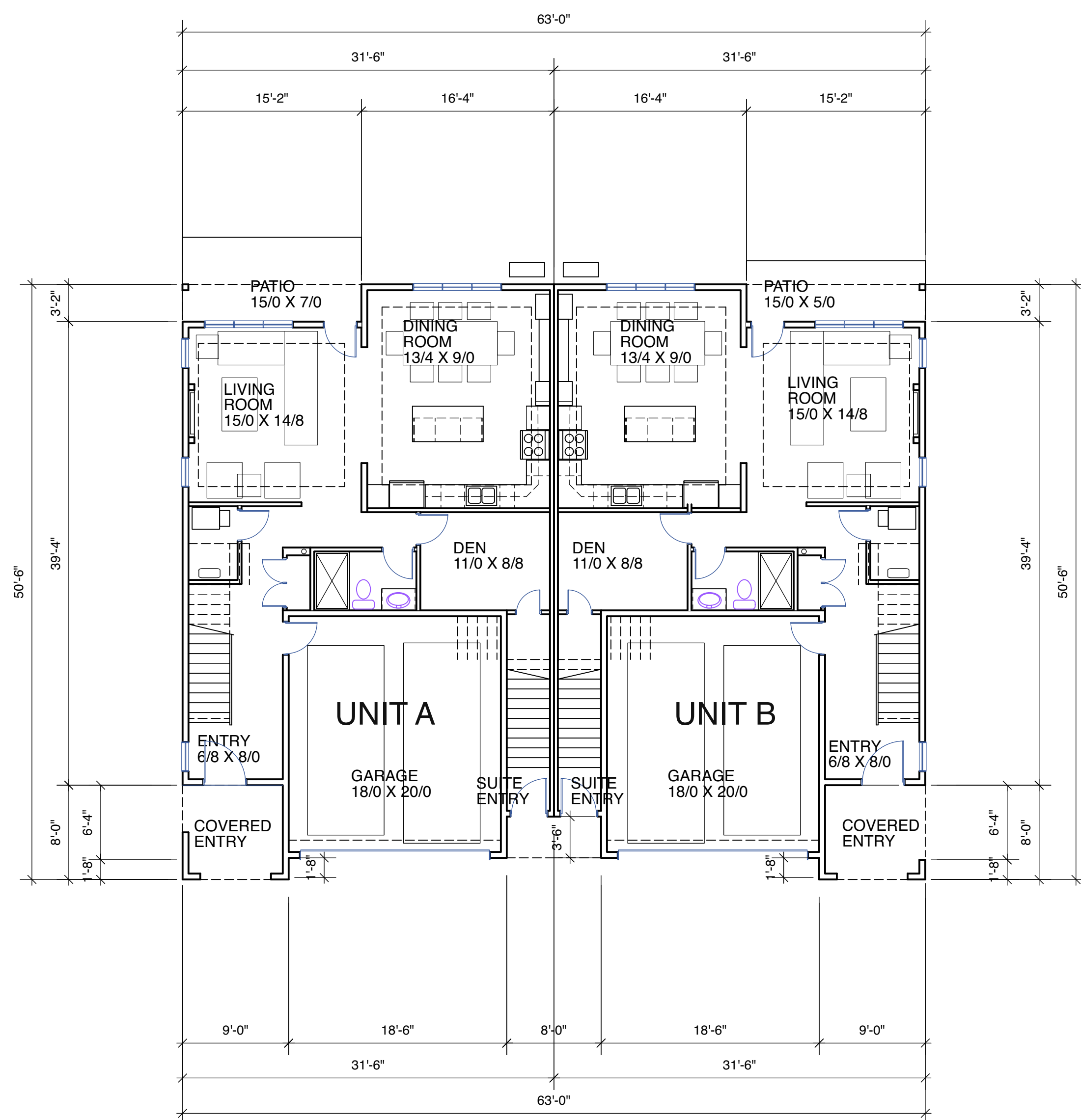
DATE: AUG 15, 2025

DRAWN BY: KEN GREWAL

REVISION: DEC 31 2025
MARCH 25 2026

SHEET:

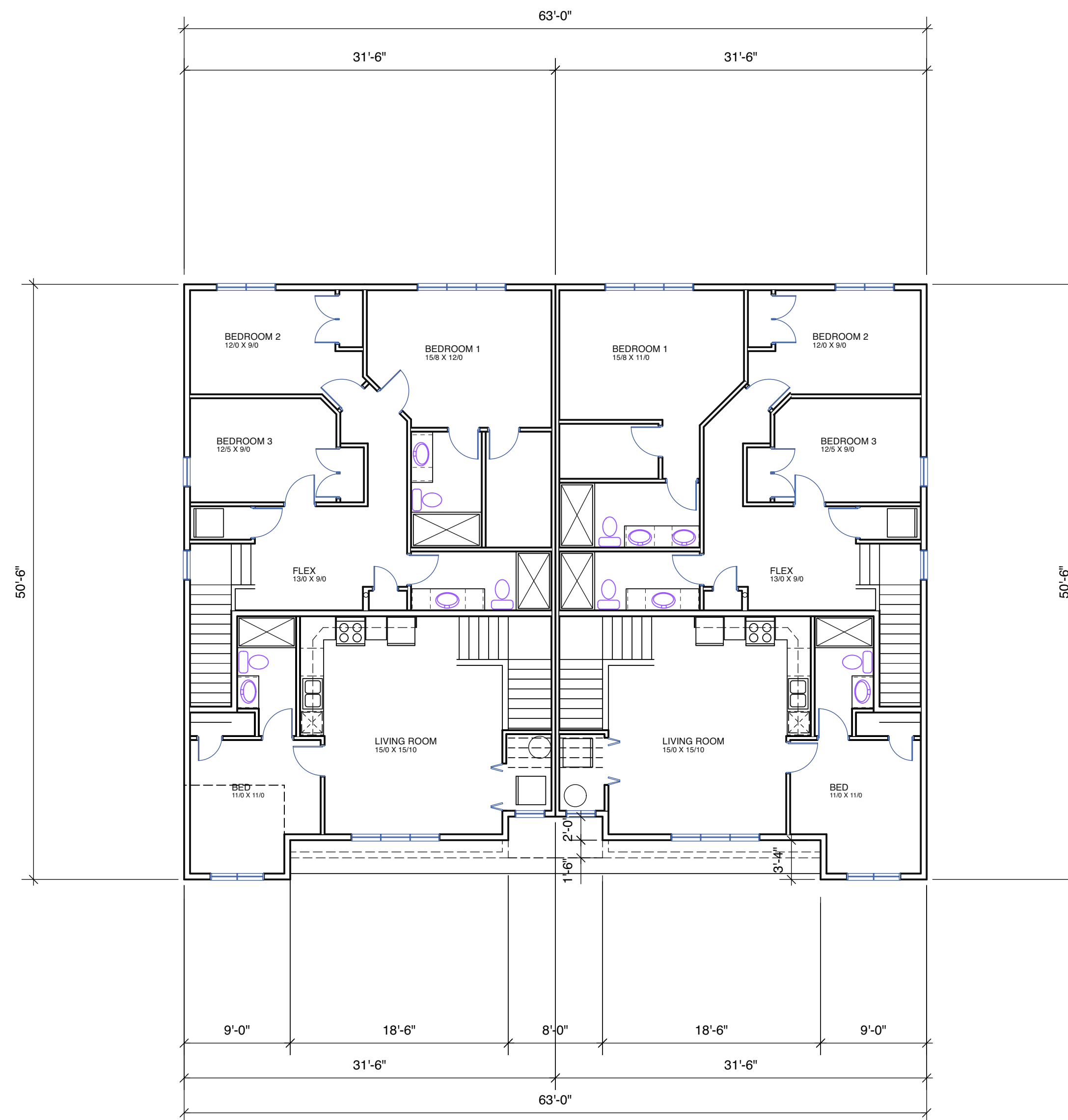
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All work to be done in a prudent manner and to the approval of warranty provider; designer is not responsible for any field review or compliance to codes and/or poor building practices. Designer recommends that owner / builder retain independent inspections to ensure proper design and construction of building envelope.



MAIN FLOOR 2039 SF (189.42 SM)
SCALE 1/8" = 1'-0"

UNIT A 982.8 SF + SUITE 36.7 = 1019.50 SF
GARAGE 399 SF

UNIT B 982.8 SF + SUITE 36.7 = 1019.50 SF
GARAGE 399 SF



UPPER FLOOR 3015.50 (280.14 SM)
SCALE 1/8" = 1'-0"

UNIT A 914.75 SF + SUITE 593 SF = 1507.75

UNIT B 914.75 SF + SUITE 593 SF = 1507.75

KSG CONSULTING LTD
250 755 9437
UNIT 4
2535 MCCULLOUGH ROAD
NANAIMO, B.C. V9S 4M9

DUPLEX
4488 ARTHUR DRIVE
LADNER BC

DRAWING:

SCALE: NOTED

DATE: AUG 15, 2025

DRAWN BY: KEN GREWAL

REVISION: DEC 31 2025
MARCH 25 2026

SHEET:

Agenda - Regular Council - April 27, 2026

Agenda - Regular Council - April 27, 2026



TYPE: REGULAR COUNCIL

DEPT: DEV

A.T. #: 150609

Comments: Regular Agenda - Apr 27/26

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

March 30, 2026

File: CR-07-16
Ref: RD 2026 03 27

A genda
FILE # 3900-01

Mayor George V. Harvie and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

VIA EMAIL: mayorharvie@delta.ca; aguichon@delta.ca; dboisvert@delta.ca; dkruger@delta.ca; jdosanjh@delta.ca; jjohal@delta.ca; rbinder@delta.ca

Dear Mayor George V. Harvie and Council:

Re: Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the Regional Growth Strategy. The City of Maple Ridge is requesting an amendment to *Metro 2050* for a 301-hectare site comprising numerous properties, primarily located along 256 Street, north of 128 Avenue. The proposed amendment would redesignate regional land uses in the area from Rural and Industrial to Industrial and Conservation & Recreation to accommodate a light industrial hub and to expand the Urban Containment Boundary. Roughly half of the subject area is already designated Industrial within *Metro 2050*, and the majority of the subject area is already within the Fraser Sewerage Area. The area contains existing industrial operations and the City notes that industrial lands have long been intended for this area through various industrial and employment lands studies. Regional Planning analysis concluded that, on balance, the proposed amendment is supportable, however, it does involve several trade-offs that were highlighted for MVRD Board consideration.

Staff Recommendation: THAT staff be directed to advise Metro Vancouver that the City of Delta does not object to the Metro 2050 Type 2 Proposed Amendment - City of Maple Ridge (North 256 Street Industrial Lands Area Plan).

83625530

At its March 27, 2026 regular meeting, the Board of Directors of the Metro Vancouver Regional District (MVRD) passed the following resolutions:

THAT the MVRD Board:

- a) *initiate the Metro 2050 amendment process for the City of Maple Ridge's requested amendment from Rural and Industrial to Industrial and Conservation and Recreation for the North 256 Street Industrial Lands Area Plan and to expand the Urban Containment Boundary as described in the report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)";*
- b) *give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1451, 2026";*
- c) *notify affected local governments and post the application on the Metro Vancouver website to provide an opportunity for comment on the proposed amendment as per Section 6.4.2 of Metro 2050; and*
- d) *direct staff to notify local First Nations via referral offices to provide an opportunity for comment on the proposed amendment.*

The proposal would:

- Add 198 net hectares of Industrial designated lands, expanding the regional supply of industrial lands and supporting long-term economic resilience.
- Add 79 hectares of Conservation and Recreation lands, securing mature forested areas that provide ecological services and establishing a buffer between industrial and adjacent rural or agricultural lands.
- Apply Area Plan Development Permit Area (DPA) guidelines to address industrial land edge planning, interface design, buffering, tree planting, and wildfire resilience.

Challenges include:

- The expansion of the Urban Containment Boundary in an area that is not contiguous to the current urban area or transit service will increase pressure on infrastructure.
- The area's location is susceptible to hazards and requires significant infrastructure investment.
- The redesignation of 222 ha of Rural lands to Industrial will potentially increase speculation to convert Rural lands elsewhere in the region, and *Metro 2050* stipulates that Rural lands are not intended to be an Urban Reserve.
- There will be regional tree canopy target and ecosystem connectivity loss as with any conversion of Rural lands to Industrial uses.

Metro 2050 is the regional federation's plan for managing growth coming to the Metro Vancouver region in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of regional utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

Agenda - Regular Council - April 27, 2026

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on Regional Growth Strategy amendment procedures, please refer to Sections 6.3 and 6.4 in *Metro 2050*. Enclosed is a Metro Vancouver staff report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge (North 256 Street Industrial Lands Area Plan)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancover.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/cp

cc: Peter Weeber, City Manager, City of Delta
Michelle Jansson, City Clerk, City of Delta
Jerry W. Dobrovlny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated February 12, 2026, titled "Metro 2050 Type 2 Proposed Amendment, Bylaw No. 1451, 2026 – City of Maple Ridge \(North 256 Street Industrial Lands Area Plan\)" \(pg. 262\)](#)

83625530

Agenda - Regular Council - April 27, 2026



TYPE: REGULAR COUNCIL

DEPT: DEV

A.T. #: 150608

Comments: Regular Agenda
Apr. 27/26

Office of the Chair
Tel. 604-432-6215 or via Email
CAOAdministration@metrovancover.org

March 31, 2026

File: CR-07-16
Ref: RD 2026 03 27

A genda
FILE # 3900-01

Mayor George V. Harvie and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

VIA EMAIL: mayorharvie@delta.ca; aguichon@delta.ca; dboisvert@delta.ca; dkruger@delta.ca;
jdosanjh@delta.ca; jjohal@delta.ca; rbinder@delta.ca

Dear Mayor George V. Harvie and Council:

Re: Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)

You are invited to provide written comments on a proposed amendment to *Metro 2050*, the regional growth strategy. The City of Surrey is requesting an amendment to *Metro 2050* for a 23.7-hectare area known as Hazelmere, for portions of three properties at 18115 – 0 Ave, 18147 – 0 Ave, and 18253 – 0 Ave. The proposed amendment would redesignate the regional land use of the property from Rural to General Urban to accommodate a 145-lot subdivision and extend the Urban Containment Boundary to include the subject property.

The proposed amendment was submitted to Metro Vancouver in 2017 and in 2024. The 2017 proposal was declined at third reading by the MVRD Board. The 2024 application was referred back to the City for additional information on: the implications of new housing legislation, updated information on hydrology and public and First Nation engagement, and clarification regarding the proposed General Urban designation for a portion of the site to be included in the ALR. Surrey responded on December 17, 2025 with additional information and requested that the updated amendment be considered by the MVRD Board.

Staff Recommendation: THAT staff be directed to advise Metro Vancouver that the City of Delta has no comment regarding the Metro 2050 Type 2 Proposed Amendment - City of Surrey (Hazelmere).

83878942

The submitted proposal is largely unchanged, and the staff assessment of the proposal's consistency with *Metro 2050* goals and policies concluded with a recommendation that the MVRD Board decline the application due of the site's location outside the Urban Containment Boundary far from existing urban areas, transit and the Fraser Sewerage Area, concerns about wastewater flows to an already constrained sewer segment increasing pressure on regional infrastructure, increased pressure for conversion of adjacent Rural and Agricultural lands, and the impact of new provincial housing legislation that would permit up to four times the number of homes on the proposed subdivision.

At its meeting on March 5, 2026, the Regional Planning Committee considered the staff report and, notwithstanding the staff recommendation, resolved to recommend that the proposed amendment advance to the Metro Vancouver Regional District Board for consideration.

At its March 27, 2026 regular meeting, the Metro Vancouver Regional District (MVRD) Board passed the following resolution:

THAT the MVRD Board:

- a) initiate the Metro 2050 amendment process for the City of Surrey's requested regional land use designation amendment from Rural to General Urban for the lands located at 18115, 18147 and 18253 – 0 Avenue as described in the report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)";*
- b) give first, second, and third readings to "Metro Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1393, 2026";*
- c) direct staff to notify affected local governments as per section 6.4.2 of Metro 2050; and*
- d) direct staff to commence an enhanced public engagement process, including hosting a regional public information meeting.*

Metro 2050 is the regional federation's plan for managing growth coming to Metro Vancouver in a way that: protects important lands like agricultural, ecologically important and industrial lands; contains growth within an Urban Containment Boundary and directs it to transit oriented locations; and supports the efficient provision of utilities and transit. *Metro 2050* contains six regional and parcel-based land use designations that support those objectives. By signing on to *Metro 2050*, if a member jurisdiction aspires to change the land use designation for a site, then, as part of the process, they have agreed to have the MVRD Board consider the regional implications of the proposed amendment. *Metro 2050* outlines the process for proposed amendments.

The proposed amendment is a Type 2 amendment to *Metro 2050*, which requires that an amendment bylaw be passed by the MVRD Board by an affirmative two-thirds weighted vote. For more information on amendment procedures, please refer to *Metro 2050* Sections 6.3 and 6.4. Enclosed is a Metro Vancouver staff report dated February 3, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey (Hazelmere)" providing background information and an assessment of the proposed amendment regarding its consistency with *Metro 2050*.

Agenda - Regular Council - April 27, 2026

Following the MVRD Board's initial readings, Metro Vancouver staff will notify affected local governments and host a public information meeting to provide the opportunity to comment on the proposed amendment. Feedback will be compiled and brought to the MVRD Board with the opportunity to give final reading and adopt of the amendment bylaw, which must receive at least a two-thirds weighted vote of the MVRD Board.

If you have any questions or wish to comment with respect to the proposed amendment, please contact Jonathan Cote, Deputy General Manager, Regional Planning and Housing Development, by phone at 604-432-6391 or by email at jonathan.cote@metrovancouver.org by **May 18, 2026**.

Yours sincerely,



Mike Hurley
Board Chair

MH/JC/vc

cc: Peter Weeber, City Manager, City of Delta
Michelle Jansson, City Clerk, City of Delta
Jerry W. Dobrovolny, Commissioner/Chief Administrative Officer, Metro Vancouver
Heather McNell, Deputy Chief Administrative Officer, Policy and Planning, Metro Vancouver

Encl: [MVRD Board report dated March 5, 2026, titled "Metro 2050 Type 2 Proposed Amendment – City of Surrey \(Hazelmere\)" \(pg. 313\)](#)

83878942

Agenda - Regular Council - April 27, 2026

Please see page 2 for staff comment

Mayor & Council

From: Mayor George Harvie
Sent: April 8, 2026 2:27 PM
To: Mayor & Council
Cc: Peter Weeber; Marcy Sangret; Mike Brotherston; Mayor-Admin
Subject: FW: Request for Support - Seniors Can Move Program Funding

8 APR 26 3:17 PM

Please circulate to Council.
Leanne

Agenda FILE # 1840-01

TYPE: REGULAR AGENDA
DEPT: CS to reply
A.T.#: 150533
Comments: Regular Agenda
Apr. 27/26

From: Jenn Watts ED <execdirector@deltagymnastics.com>
Sent: April 6, 2026 2:38 PM
To: Mayor George Harvie <mayorharvie@delta.ca>
Subject: Request for Support - Seniors Can Move Program Funding

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.

Dear Mayor George Harvey,

As you are aware, and have been a valued supporter of in the past, our Seniors Can Move program has been successfully delivering free physical literacy programming for older adults in our community for several years through provincial funding. Your previous support has helped strengthen the program's impact, and we are grateful for your ongoing commitment to the well-being of seniors in our community.

This program plays a vital role in helping older adults maintain mobility, independence, and social connection - particularly for those on fixed incomes who would otherwise be unable to participate.

This past year alone, we have been able to provide over 300 free program spots for seniors, many of whom would otherwise face financial barriers to participation.

We were recently informed that our application for provincial funding was not approved. As a result, many seniors will no longer be able to access or afford the program, leading to immediate and significant impacts on their physical health, social connection, and overall quality of life.

Given Council's strong history of supporting seniors initiatives and advocating to the Province on important community priorities, we are reaching out to request your assistance in helping address this situation.

Specifically, we would greatly appreciate your support in:

- Providing a letter of support to the Province advocating for reconsideration of funding
• Considering a formal Council endorsement to strengthen our request
• Sharing any potential municipal or alternative funding opportunities we may be able to pursue

Agenda - Regular Council - April 27, 2026

We would be pleased to provide a brief summary of program outcomes, participant stories, and community impact data to support these efforts.

Thank you again for your continued leadership and support of initiatives that keep our seniors healthy, active, and connected. I would welcome the opportunity to speak with you further at your convenience.

	<p>Jenn Watts Executive Director <i>"Where Kids Are First"</i> 604-943-0460 www.deltagymnastics.com</p>
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Notice

Confidentiality Warning: This message and any attachments are solely for the advice of the intended recipient(s), are confidential, and may be privileged. If you are not the intended recipient, you are hereby notified that any review, retransmission, conversion to hard copy, copying, circulation or other use of this message and any attachments is strictly prohibited. If you are not the intended recipient, please notify the sender immediately by return e-mail, and delete this message and any attachments from your system. Thank you.

It is recommended that the Mayor, on behalf of Council, provide a letter in support of funding applications for Delta Gymnastics Society's Seniors Can Move program. Staff have also followed up with Delta Gymnastics Society to advise them of the upcoming intake for applications for a Delta Community Grant.

Jenn Watts
4/27/26

Please see page 2 for staff comment



TYPE: REGULAR COUNCIL
DEPT: CS
A.T. #: 150633
Comments: Regular Agenda
Apr. 27/26

April 22, 2026
Our Ref. 27222

Their Worship George V. Harvie
Mayor
City of Delta
4500 Clarence Taylor Crescent
Delta BC V4K 3E2

Email Address: mayorharvie@delta.ca

Dear Mayor Harvie:

Thank you for your letter of March 31, 2026, addressed to the Honourable David Eby, Premier, regarding the new Beedie Long-Term Care Centre in Delta. It was a pleasure to meet with you on March 27, 2026, along with representatives from the Delta Hospital and Community Health Foundation. As your enquiry falls under the purview of the Ministry of Infrastructure, I appreciate the opportunity to respond on behalf of Premier Eby to the issues you have raised.

I recognize the importance of ensuring seniors can access the health care services and supports they need. Since 2017, the Province has completed 16 long-term care projects and has six more underway, with much more to do, including in communities like yours.

Like other governments across Canada, British Columbia is facing fiscal pressures that require careful choices. Construction costs continue to rise, pushing the price of building long-term care homes beyond sustainable levels. With some project estimates reaching \$1.8m per bed, it is necessary for a different approach to be taken on the delivery of long-term care beds to ensure we can deliver these projects at the scale and volume that they are needed.

The Province remains committed to building the long-term care homes communities like Delta need. That's why the Ministry of Infrastructure is working to identify strategies that increase cost-efficiency while maintaining a high level of care for seniors. Right now, this means adjusting timelines for the delivery of seven approved long-term care projects, including the Delta project, to allow us to do the work necessary to ensure these beds—and more—can be delivered sustainably.

.../2

-2-

As you may be aware, early work on the new Beedie Long-Term Care Centre have been underway. This includes ground densification of the soil as well as municipal services being brought to the construction site and capped off. It is important to note that these investments will not be lost as they are required to support future development.

We are conducting a review of the long-term care infrastructure program. The project's next steps will be discussed with the Fraser Health Authority, and the timeline for reinitiation will be determined in a future budget cycle.

Thank you again for taking the time to write. I look forward to continuing collaborative work on initiatives that improve access to health care services in Delta. If you would like to meet to discuss this matter in more detail, please reach out to Sarah Gotto, Administrative Coordinator, at Sarah.Gotto@gov.bc.ca to schedule a meeting.

Sincerely,



Honourable Bowinn Ma
Minister of Infrastructure

cc: Honourable David Eby
Premier

This letter is in response to a letter from Council sent to the Minister of Infrastructure, Bowinn Ma, requesting that:

The Province remove the current pause on the project and enable Fraser Health to work collaboratively with the Delta Hospital and Community Health Foundation during the upcoming pre-load settling period to identify efficiencies that can reduce the current cost per bed. Council further requests that the outcomes of this work by Fraser Health and the Delta Community Health Foundation, be reported directly to the Premier's Office, the Minister of Health, Fraser Health, the Delta Hospital Community Health Foundation, and Delta Council.

In response, Minister Ma writes:

Early work on the new Beedie Long-Term Care Centre have been underway. This includes ground densification of the soil as well as municipal services being brought to the construction site and capped off. It is important to note that these investments will not be lost as they are required to support future development. We are conducting a review of the long-term care infrastructure program. The project's next steps will be discussed with the Fraser Health Authority, and the timeline for reinitiation will be determined in a future budget cycle.

In her letter, Minister Ma also offers an opportunity to meet with the Council to discuss improving healthcare services in Delta. Accordingly, the following proposed resolution is provided for Council's consideration:

"THAT staff arrange a meeting for Council with Minister Ma in response to the Minister's offer to meet to discuss improving healthcare services in Delta."