



# City of Delta

## Regular Council

## Meeting Minutes

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

**Council Chamber, Delta City Hall**

**4500 Clarence Taylor Crescent, Delta, BC**

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

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

---

### **1. CALL TO ORDER**

### **2. LAND ACKNOWLEDGEMENT**

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

**3. AGENDA ENDORSEMENT**

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Johal

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

CARRIED UNANIMOUSLY

**4. ADOPTION OF MINUTES**

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

MOVED BY: Cllr. Dosanjh

SECONDED BY: Cllr. Kruger

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

CARRIED UNANIMOUSLY

**5. ANNOUNCEMENTS**

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

**6. ITEMS ARISING FROM CLOSED COUNCIL MEETING**

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

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

**6.2 2025 / 2026 Tourism Service Agreement**

**7. BYLAWS FOR FINAL ADOPTION**

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

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Johal

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

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 8469 be finally considered and adopted.

CARRIED UNANIMOUSLY

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

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

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

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 7505 be finally considered and adopted.

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 7506 be finally considered and adopted.

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 7507 be finally considered and adopted.

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 7508 be finally considered and adopted.

CARRIED UNANIMOUSLY

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

THAT Development Permit LU007445 be issued.

CARRIED UNANIMOUSLY

**8. BYLAWS FOR FIRST, SECOND, & THIRD READING**

**8.1 Council Procedure Bylaw Amendment – Meeting Schedule**

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

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

CARRIED UNANIMOUSLY

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

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

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

CARRIED UNANIMOUSLY

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

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

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

CARRIED UNANIMOUSLY

#### **8.4 Civic and Institutional Building Height Zoning Amendment**

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Dosanjh

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

CARRIED UNANIMOUSLY

### **9. CONSENT REPORTS**

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Binder

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

CARRIED UNANIMOUSLY

#### **9.1 2024 Drinking Water Quality Report**

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

ADOPTED ON CONSENT

#### **9.2 2024 Statement of Financial Information Report**

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

ADOPTED ON CONSENT

#### **9.3 2025 Playground Renewal Update**

THAT this report be received for information.

ADOPTED ON CONSENT

### **10. ADMINISTRATIVE REPORTS**

#### **10.1 2024 Annual Report**

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Guichon

THAT the 2024 Annual Report be approved.

CARRIED UNANIMOUSLY

#### **10.2 Development Variance Permit at 6322 Market Avenue**

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

THAT Development Variance Permit LU009762 be issued.

CARRIED UNANIMOUSLY

#### **10.3 2025 City of Delta Events Update**

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

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

CARRIED UNANIMOUSLY

#### **10.4 Fraser River Tunnel Project: Environmental Assessment Update**

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

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

CARRIED UNANIMOUSLY

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

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

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

CARRIED UNANIMOUSLY

## **10.5 2025 UBCM Minister Meeting Requests**

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Guichon

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

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

CARRIED UNANIMOUSLY

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

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

CARRIED UNANIMOUSLY

**Final Motion, as amended:**

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

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

CARRIED UNANIMOUSLY



MOVED BY: Mayor Harvie  
SECONDED BY: Cllr. Kruger

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

CARRIED UNANIMOUSLY

#### **10.6 Chisholm Street Wharf Update**

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

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

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

CARRIED UNANIMOUSLY

### **11. NOTICE OF MOTIONS**

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

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

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

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

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

THEREFORE, BE IT RESOLVED THAT:

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

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

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

**12. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS**

None.

**13. AGENDA ADDITIONS / DELETIONS OF CLOSED COUNCIL MEETING**

None.

**14. NOTICE OF CLOSED COUNCIL MEETING**

**15. AGENDA ENDORSEMENT OF CLOSED COUNCIL MEETING**

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Johal

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

CARRIED UNANIMOUSLY

**16. ADJOURNMENT**

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Kruger

THAT the meeting adjourn at 6:00 pm.

CARRIED UNANIMOUSLY

---

George V. Harvie  
Mayor

**CERTIFIED CORRECT**

---

Michelle Jansson, CMC  
City Clerk