



City of Delta

Regular Council Meeting Minutes

**July 28, 2025, 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: Donny van Dyk, City Manager
Michelle Jansson, City Clerk
Guy McKintuck, Fire Chief
Guy Leeson, Deputy Chief Constable
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
JoAnne Kleb, Manager, Engagement

1. CALL TO ORDER

Mayor Harvie called the meeting to order at 7:00 p.m.

2. LAND ACKNOWLEDGEMENT

Mayor Harvie acknowledged that this meeting took place on the shared, traditional, ancestral, and unceded territories of the scəw' aθən (Tsawwassen), xʷməθkʷəy' 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: Mayor Harvie
SECONDED by: Cllr. Guichon

THAT the Agenda for the July 28, 2025, Regular Council Meeting be endorsed with the addition of Item 17.1 - Dredging Lower Fraser River Secondary Channels, be added to Council Inquiries, Other Matters, & New Business.

CARRIED UNANIMOUSLY

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

THAT Council resolve into Committee of the Whole (7:05 p.m.).

CARRIED UNANIMOUSLY

5. RESOLUTION TO ENDORSE THE AGENDA OF THE COMMITTEE OF THE WHOLE

MOVED by: Cllr. Johal
SECONDED by: Cllr. Dosanjh

THAT Council endorse the agenda of the Committee of the Whole.

CARRIED UNANIMOUSLY

6. DELEGATION

6.1 Delegation by BC Emergency Health Services regarding Ambulance Response Times in Delta

With the aid of a PowerPoint presentation, delegates from BC Emergency Health Services outlined their services to the community and their commitment which is serving patients and communities with compassion, clinical excellence and innovation.

7. RESOLUTION TO RISE FROM THE COMMITTEE OF THE WHOLE

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Binder

THAT Committee of the Whole rise and report (7:35 p.m.).

CARRIED UNANIMOUSLY

8. RESOLUTION TO ADOPT ACTIONS OF THE COMMITTEE OF THE WHOLE

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

THAT Council adopt the actions of the Committee of the Whole.

CARRIED UNANIMOUSLY

9. ADOPTION OF MINUTES

9.1 Minutes of the July 7, 2025, Special Council Meeting

MOVED by: Cllr. Binder
SECONDED by: Cllr. Dosanjh

THAT the Minutes of the July 7, 2025, Special Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

9.2 Minutes of the July 7, 2025, Regular Council Meeting

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Binder

THAT the Minutes of the July 7, 2025, Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

10. RECEIPT OF MINUTES

10.1 Minutes of the June 26, 2025 Mobility and Accessibility Committee Meeting

MOVED by: Cllr. Kruger
SECONDED by: Cllr. Johal

THAT the Minutes of the June 26, 2025 Mobility and Accessibility Committee be received for information.

CARRIED UNANIMOUSLY

11. ANNOUNCEMENTS

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

MOVED by: Cllr. Binder
SECONDED by: Cllr. Boisvert

THAT Council send a letter of congratulations to Carla Qualtrough, and Michelle Laviolette, the new appointed members to the Delta Police Board.

CARRIED UNANIMOUSLY

12. BYLAWS FOR FINAL ADOPTION

12.1 Final Consideration and Adoption of Bylaw No. 8431 and Issuance of Development Variance Permit LU009680 at 635 54 Street

MOVED by: Cllr. Binder
SECONDED by: Cllr. Dosanjh

THAT the report by the Development Department be received for information.

CARRIED UNANIMOUSLY

MOVED by: Cllr. Binder
SECONDED by: Cllr. Guichon

- A. THAT Bylaw No. 8431 be finally considered and adopted.
- B. THAT Development Variance Permit LU009680 be issued.

CARRIED UNANIMOUSLY

13. BYLAWS FOR FIRST, SECOND, & THIRD READING

13.1 Rezoning Application for Six-Storey Apartment Building on 55A Street

MOVED by: Cllr. Kruger
SECONDED by: Cllr. Johal

- A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8514.
- B. THAT the owner satisfy the following requirements to the satisfaction of the General Manager, Development, as a condition of final consideration and adoption:
 1. Enter into Section 219 Covenants and provided associated securities for building design, landscape, prohibiting rooftop telecommunications equipment without permission from the City of Delta, geotechnical considerations, utility pumping and development servicing.
 2. Statutory Right-of-Way for a water meter chamber.
 3. Road dedication for a 3m x 3m corner truncation at the intersection of 14B Avenue and 55A Street, and 15B Avenue and 55A Street.
 4. Community amenity contribution of \$177,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

CARRIED

Mayor Harvie, Councillor Dosanjh, and Councillor Guichon opposed

13.2 Minor Height Increases to Allow for Standard Coach Houses and Garden Suites

MOVED by: Cllr. Kruger
SECONDED by: Cllr. Binder

THAT first, second and third readings be given to Zoning Amendment Bylaw No. 8507.

CARRIED UNANIMOUSLY

13.3 Rezoning for Two-Lot Subdivision at 11990 Clark Drive

MOVED by: Cllr. Binder
SECONDED by: Cllr. Kruger

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8518.

CARRIED UNANIMOUSLY

13.4 Rezoning for Two-Lot Subdivision at 5125 Whitworth Crescent South

MOVED by: Cllr. Kruger
SECONDED by: Cllr. Boisvert

THAT first, second and third readings be given to Zoning Amendment Bylaw No. 8512.

CARRIED UNANIMOUSLY

13.5 Rezoning for Two-Lot Subdivision at 11129 80 Avenue

MOVED by: Cllr. Binder
SECONDED by: Cllr. Johal

THAT first, second and third readings be given to Zoning Amendment Bylaw No. 8511.

CARRIED UNANIMOUSLY

13.6 Rezoning and Development Variance Permit for a Five-Unit Townhouse at 5517 18 Avenue

MOVED by: Cllr. Kruger
SECONDED by: Cllr. Johal

- A. THAT first, second and third readings be given to Zoning Amendment Bylaw No. 8516.
- B. THAT the owners satisfy the following requirements as a condition of final consideration and adoption:
 - 1. Enter into Section 219 Covenants and provided associated securities to the satisfaction of the General Manager, Development for building design, landscape, tree retention and replacement, and development servicing.
 - 2. Provide a 2 m wide statutory right-of-way along the east property line for a pathway and public access.

3. Provide a final landscape plan including the pathway design, acceptable to the General Manager, Development.
4. Provide a community amenity contribution in the amount of \$5,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

CARRIED UNANIMOUSLY

14. ADMINISTRATIVE REPORTS

14.1 2025 Battle of Britain Commemorative Parade

MOVED by: Cllr. Kruger

SECONDED by: Cllr. Binder

- A. THAT Alpha Aviation Inc. be permitted to host the 2025 Battle of Britain Commemorative Parade at Boundary Bay Airport on September 28, 2025.
- B. THAT a letter be sent to the Royal Canadian Air Force approving the request to conduct a fly-by as low as 500 feet during the 2025 Battle of Britain Commemorative Parade.
- C. THAT the authority to approve future requests to host the Battle of Britain Commemorative Parade be delegated to the City Manager.

CARRIED UNANIMOUSLY

14.2 Royal York Traffic Calming

MOVED by: Cllr. Boisvert

SECONDED by: Cllr. Binder

THAT staff proceed with the implementation of the proposed traffic calming measures in the Royal York Neighbourhood.

CARRIED UNANIMOUSLY

14.3 2025 Ladner Village Revitalization Action Plan Update

MOVED by: Cllr. Kruger
SECONDED by: Cllr. Johal

- A. THAT the final design concepts for the Chisholm Street Wharf as described in this report be endorsed.
- B. THAT staff be authorized to undertake a competitive process to engage a Chisholm Street Wharf concession operator.

CARRIED UNANIMOUSLY

14.4 Sports Field Needs Assessment

With the aid of a PowerPoint presentation, staff provided an overview of the Sports Field Needs Assessment which included insights and recommendations regarding current usage, needs, and policies.

MOVED by: Cllr. Kruger
SECONDED by: Cllr. Johal

THAT the report be received as information to support Parks Policy Planning updates and future capital planning and infrastructure investment.

CARRIED UNANIMOUSLY

Councillor Guichon departed the meeting (7:56 p.m.).

Councillor Guichon returned to the meeting at (8:01 p.m.).

14.5 John Oliver Park Master Plan

With the aid of a PowerPoint presentation staff outlined the John Oliver Park Master Plan, highlighting three design options with a recommended phased approach. The engagement process will encompass a needs assessment, consultation with the Agricultural Advisory Committee, community outreach, and feedback collection on proposed concepts.

MOVED by: Cllr. Binder
SECONDED by: Cllr. Dosanjh

- A. THAT staff be directed to proceed with community engagement to gather feedback on the John Oliver Park Master Plan Concepts.
- B. THAT staff be directed to begin the application process with the Agricultural Land Commission for the establishment of a sport tournament hub at John Oliver Park.

- C. THAT staff be directed to engage with the Ministry of Transportation and Transit on access improvements to John Oliver Park.

CARRIED UNANIMOUSLY

14.6 Parks, Recreation & Culture Master Plan Update

MOVED by: Cllr. Kruger

SECONDED by: Cllr. Boisvert

- A. THAT the Parks, Recreation & Culture Master Plan ("PRCMP") Update be received for information.
- B. THAT staff be directed to proceed with the first phase of community engagement as outlined in the report dated July 15, 2025 titled "Parks, Recreation & Culture Master Plan Update".

CARRIED UNANIMOUSLY

15. CORRESPONDENCE

15.1 Correspondence

Council requested that correspondence no. 19 and no. 21 be pulled for discussion.

MOVED by: Cllr. Binder

SECONDED by: Cllr. Kruger

THAT correspondence no. 20 be received for information.

CARRIED UNANIMOUSLY

15.1.1 Correspondence no. 19 from Ministry of Housing and Municipal Affairs dated July 10, 2025 regarding **Development Cost Charge Deferral**.

In response to an inquiry, the City Manager outlined the estimated implementation date for changes to the process for collecting Development Cost Charges.

MOVED by: Mayor Harvie
SECONDED by: Cllr. Binder

THAT the correspondence from the Ministry of Housing and Municipal Affairs dated July 10, 2025 regarding Development Cost Charge Deferral be received for information.

CARRIED UNANIMOUSLY

15.1.2 Correspondence no. 21 from Guru Nanak Food Bank dated July 20, 2025 regarding **Support for Annual School Supply Drive**.

MOVED by: Mayor Harvie
SECONDED by: Cllr. Kruger

THAT Council formally endorse the Guru Nanak Food Bank's school supply drive benefitting the Delta School District.

CARRIED UNANIMOUSLY

16. NOTICE OF MOTIONS

16.1 Supporting Infrastructure Improvements in Delta's Industrial Areas submitted by Councillor Johal

WHEREAS Delta's industrial zones, particularly Tilbury and Annacis Island, are integral to the economic vitality of our city, contributing significantly to municipal revenues through taxes;

AND WHEREAS the workforce and operations in these areas rely heavily on accessible, safe, and efficient infrastructure, including sidewalks, crosswalks, and transit amenities;

AND WHEREAS infrastructure in industrial zones has not always kept pace with growth and activity levels, impacting safety, equity, and access for workers, visitors, and service providers;

AND WHEREAS investments in infrastructure directly support the sustainability and attractiveness of these industrial areas for current businesses and future economic development;

THEREFORE, BE IT RESOLVED THAT:

1. Council directs staff to conduct an assessment of the current infrastructure in the Tilbury and Annacis Island industrial areas to identify gaps and opportunities for the installation of new crosswalks, sidewalks, and bus shelters;
2. Council directs staff to explore potential funding sources, including grants and partnerships, and to include a dedicated infrastructure line item in the upcoming budget for improvements in industrial zones.

16.2 Pickleball Courts at Dennison Park submitted by Councillor Kruger

WHEREAS pickleball is rapidly growing in Delta and across Canada, fueled by strong community demand and participation from residents of all ages;

AND WHEREAS Dennison Park serves as a popular recreational hub in our city, and investing in this space will enhance quality of life, public health, and provide year-round activities;

AND WHEREAS the current infrastructure limits evening and seasonal play due to insufficient lighting, and existing pickleball courts are at capacity.

THEREFORE BE IT RESOLVED THAT:

Funding for enhanced lighting and the permanent expansion of at least four (4) pickleball courts at Dennison Park be referred to the 2026 Budget Planning Workshop for consideration and prioritization.

17. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

17.1 Dredging of the Lower Fraser River Secondary Channels

MOVED by: Cllr. Boisvert

SECONDED by: Cllr. Dosanjh

THAT the letter sent on January 17, 2025 to the Honorable Anita Anand, former Minister of Transport, requesting dedicated funding for sustained dredging of the Lower Fraser River Secondary Channels be forwarded to the Honourable Chrystia Freeland, Minister of Transport and Internal Trade.

CARRIED UNANIMOUSLY

18. ADJOURNMENT

MOVED by: Cllr. Binder

SECONDED by: Cllr. Guichon

THAT the meeting adjourn (8:35 p.m.).

CARRIED UNANIMOUSLY

George V. Harvie
Mayor

CERTIFIED CORRECT

Michelle Jansson, CMC
City Clerk