



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **LU009879**

From: **Development Department**

Date: **August 22, 2025**

Proposed New Road Names – Parkwood Industrial Estates

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

▪ **RECOMMENDATION:**

THAT the new road names Pineland Road, Shore Pine Road, Lodgepole Pine Road, Jack Pine Road, and Ponderosa Pine Road be approved for inclusion in the Delta Road Index.

▪ **PURPOSE:**

The purpose of this report is to seek approval for a new road name for a road currently under construction as part of the Parkwood Industrial Estates development at 5224 88 Street, as well as road names for additional roads that may be developed in the future as part of the development. A location map and aerial photo are provided in Attachment A.

▪ **BACKGROUND:**

Site Description and Context:

A new road is being constructed in a development south of Burns Bog, north of Ladner Trunk Road and east of 88 Street in East Ladner. The road will serve as the main access to a new industrial park. Given the location and layout of the development, the new road and potential new roads within the site would not align well with the numbered road grid. The area includes both named and numbered roads. The named roads to the south of the development include Burns Drive, Ladner Trunk Road and Hornby Drive as shown in Attachment A.

▪ **DISCUSSION:**

The existing parcel was owned by Pineland Peat Farms Ltd. from 1970 to 2018. They submitted an application to allow development of the property into a master-planned industrial business park with environmental and agricultural buffers. In 2018, the property was acquired by Beedie Development Group. The application was finally considered and adopted by Council August 27, 2018. A subdivision application was recently received in June 2025 to create the first two lots in the industrial park at the southwest corner of the site and to extend the road further to the east.

The applicant has proposed naming the main access road into the Parkwood Industrial Estates development 'Pineland'. Staff recommend a pine tree theme for the potential roads within the site or in the surrounding area, including the following names:

1. Shore Pine
2. Lodgepole Pine
3. Jack Pine
4. Ponderosa Pine

Shore Pine and Lodgepole trees are native to Burns Bog and the surrounding areas. Jack Pine and Ponderosa Pine trees are found in other regions of British Columbia.

Implications:

Financial Implications – There are no financial implications to Delta.

Other Implications – The Fire and Emergency Services Department has reviewed the proposed road names and has no concerns.

Intergovernmental Implications – The Tsawwassen First Nation has reviewed the proposed road names and has no concerns.

▪ **CONCLUSION:**

The proposed new road names do not conflict with the other existing road names in Delta. It is recommended that Council approve the referenced road names of Pineland Road, Shore Pine Road, Lodgepole Pine Road, Jack Pine Road, and Ponderosa Pine Road for inclusion in the Delta Road Index.



Doreann Mayhew
General Manager, Development

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

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

Concurring Department		
Department	Name	Signature
Engineering	Steven Lan	SL

▪ **ATTACHMENT:**

A. Location Map and Aerial photo