



Regular Council

Monday, May 5, 2025

5:00 p.m.

**Theatre, North Delta Centre for the Arts
11425 – 84 Avenue, Delta, BC**

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

Staff:	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
	Josh Turner	General Manager, Parks, Recreation & Culture
	Jim Bauer	Director, Facilities & Major Projects
	Mike Brotherston	Director, Corporate Services
	JoAnne Kleb	Manager, Engagement

CALL TO ORDER

Mayor Harvie called the meeting to order at 5:00 p.m.

LAND ACKNOWLEDGEMENT

Mayor Harvie 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 and extended appreciation to these First Nations for the opportunity to hold this meeting here today.

AGENDA ENDORSEMENT

MOVED By Cllr. Binder,
SECONDED By Cllr. Johal, THAT the Agenda for the May 5, 2025 Regular Council meeting be endorsed with the addition of 1 piece of correspondence related to item 9 (On Table).

CARRIED UNANIMOUSLY
Resolution No. R24/8-1

SPECIAL PRESENTATION

1. 2025 Earth Day Photo Contest Winners

Winning contestants of the City's 2025 Earth Day Photo Contest were presented with a certificate and gift card.

<i>Fan Favourite</i>	"Chill Day in Winter" by Hokid Zhao
<i>Child 2nd</i>	"A Breath of Fresh Air" by Amari Grewal
<i>Child 1st</i>	"Water is Life" by Egor Sergeyenko
<i>Youth 3rd</i>	"The Streams of Dreams" by Dzvinka Petriv
<i>Youth 2nd</i>	"Happy Days" by Sophia Batista
<i>Youth 1st</i>	"Nature's Mirror" by Griffin Hood
<i>Adult 3rd</i>	"Streams Earth's Lifelines" by Ditty Kakkassery
<i>Adult 2nd</i>	"The End of a Beautiful Day" by Anne Kirkland
<i>Adult 1st</i>	"Boundary Bay Blues" by Karoline Cullen
<i>Grand Prize</i>	"Sandhill Crane Family, Reifel Bird Sanctuary" by Robert Sieben

RESOLVE INTO COMMITTEE OF THE WHOLE

MOVED By Cllr. Boisvert,
SECONDED By Cllr. Guichon, THAT Council resolve into Committee of the Whole (5:06 p.m.).

CARRIED UNANIMOUSLY
Resolution No. R24/8-2

RESOLUTION TO ENDORSE THE AGENDA OF THE COMMITTEE OF THE WHOLE

MOVED By Cllr. Johal,

SECONDED By Cllr. Binder, THAT the May 5, 2025 Committee of the Whole agenda be endorsed.

CARRIED UNANIMOUSLY

Resolution No. R24/8-3

PRESENTATION

2. Seasonal Outlook and Hazard Preparedness – Spring/Summer 2025

With the aid of a PowerPoint presentation, staff provided information on the Delta Fire & Emergency Services preparation for wildfires, drought and flooding hazards, and extreme heat events. Public communications include posters in City facilities, social media posts and direct mail.

RISE FROM THE COMMITTEE OF THE WHOLE

MOVED By Cllr. Binder,

SECONDED By Cllr. Boisvert, THAT Committee of the Whole rise and report (5:12 p.m.).

CARRIED UNANIMOUSLY

Resolution No. R24/8-4

ADOPTION OF MINUTES

3. Minutes of the April 14, 2025 Regular Council meeting

MOVED By Cllr. Binder,

SECONDED By Cllr. Guichon, THAT the Minutes of the April 14, 2025 Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

Resolution No. R24/8-5

RECEIPT OF MINUTES

4. Minutes of the March 20, 2025 Transportation Advisory Committee meeting

MOVED By Cllr. Boisvert,

SECONDED By Cllr. Binder, THAT the Minutes of the March 20, 2025 Transportation Advisory Committee meeting be received for information.

CARRIED UNANIMOUSLY

Resolution No. R24/8-6

5. Minutes of the April 29, 2025 Community Investment Committee meeting
MOVED By Cllr. Kruger,
SECONDED By Cllr. Dosanjh, THAT the Minutes of the April 29, 2025 Community Investment Committee meeting be received for information.

CARRIED UNANIMOUSLY
Resolution No. R24/8-7

ANNOUNCEMENTS

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

BYLAWS FOR FINAL ADOPTION

6. Memorandum from the General Manager, Development dated April 10, 2025 regarding **Final Consideration and Adoption of Bylaw No. 8487 (CMHC Housing Accelerator Permit Rebate Program Administration)**. (File: BL 8487; P25-03)

MOVED By Cllr. Binder,
SECONDED By Cllr. Boisvert, THAT the memorandum from the General Manager, Development dated April 10, 2025 regarding Final Consideration and Adoption of Bylaw No. 8487 (CMHC Housing Accelerator Permit Rebate Program Administration) be received for information.

CARRIED UNANIMOUSLY
Resolution No. R24/8-8

MOVED By Cllr. Kruger,
SECONDED By Cllr. Binder, THAT Delta Consolidated Fees and Charges Bylaw No. 8386, 2024 Amendment (CMHC Housing Accelerator Permit Rebate Program) Bylaw No. 8487, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY
Resolution No. R24/8-9

7. Memorandum from the General Manager, Development dated April 17, 2025 regarding **Final Consideration and Adoption of Bylaw No. 8428 at 11139 Kendale Way (Bhullar)**. (File: BL 8428; LU009636)

MOVED By Cllr. Binder,
SECONDED By Cllr. Guichon, THAT the memorandum from the General Manager, Development dated April 17, 2025 regarding Final Consideration and Adoption of Bylaw No. 8428 at 11139 Kendale Way (Bhullar) be received for information.

CARRIED UNANIMOUSLY
Resolution No. R24/8-10

MOVED By Cllr. Binder,
SECONDED By Cllr. Guichon, THAT Delta Zoning Bylaw No. 7600, 2017 Amendment (LU009636) Bylaw No. 8428, 2024 be finally considered and adopted.

CARRIED UNANIMOUSLY
Resolution No. R24/8-11

8. Memorandum from the General Manager, Finance dated April 16, 2025 regarding **Final Consideration and Adoption of 2025 Tax Rate Bylaw Nos. 8500, 8501, 8502.** (File: BL 8500, BL 8501, BL 8502; 2025-156)

MOVED By Cllr. Boisvert,
SECONDED By Cllr. Dosanjh, THAT the memorandum from the General Manager, Finance dated April 16, 2025 regarding Final Consideration and Adoption of 2025 Tax Rate Bylaw Nos. 8500, 8501, 8502 be received for information.

CARRIED UNANIMOUSLY
Resolution No. R24/8-12

MOVED By Cllr. Boisvert,
SECONDED By Cllr. Dosanjh, THAT Delta Annual Rates and Tax Collection (Municipal) Amendment Bylaw No. 8500, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY
Resolution No. R24/8-13

MOVED By Cllr. Boisvert,
SECONDED By Cllr. Guichon, THAT Delta Annual Rates and Tax Collection (Other) Amendment Bylaw No. 8501, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY
Resolution No. R24/8-14

MOVED By Cllr. Boisvert,
SECONDED By Cllr. Guichon, THAT Tsawwassen Business Improvement Area Rates Bylaw No. 8502, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY
Resolution No. R24/8-15

BYLAWS FOR FIRST, SECOND, & THIRD READING

9. Report by the Development Department dated April 28, 2025 regarding **Mixed-Use Commercial and Residential Proposal at 5360 12 Avenue and 1146, 1156 & 1170 53A Street (128726 BC Ltd., Jones and Lebedovich).** (File: BL 8436; LU009764).

3 pieces of correspondence refers.

MOVED By Cllr. Binder,
SECONDED By Cllr. Kruger,

- A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8436.
- B. THAT the owners satisfy the following requirements as a condition of final consideration and adoption and permit issuance:
 - a. Enter into Section 219 Covenants to the satisfaction of the General Manager, Development for:
 - i. Building design, landscaping, tree retention and replacement;
 - ii. Prohibition of roof top telecommunications equipment without permission from the City of Delta;
 - iii. Development Agreement; and
 - iv. Other agreements as identified by Council or staff in relation to the proposed development.
 - b. Provide a 0.40 m to 1.1 m (1.3 ft to 3.6 ft) wide statutory right-of-way along the east property line to achieve a 5 m (16 ft) allowance for a future 4 m (13 ft) wide multi-use pathway with lighting and fencing;
 - c. Provide road dedication for a 6 m x 6 m (20 ft x 20 ft) corner truncation;
 - d. Provide a landscape and tree retention security acceptable to the General Manager, Development; and
 - e. Provide a community amenity contribution in the amount of \$67,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

CARRIED UNANIMOUSLY
Resolution No. R24/8-16

10. Report by the Development Department dated April 28, 2025 regarding **Six-Storey Apartment and Three-Storey Townhouse Proposal at 11944 92 Avenue (Sandhill Development (Nordel) Inc).** (File: BL 8498; LU009671)

MOVED By Cllr. Binder,
SECONDED By Cllr. Johal,

- A. THAT first, second, and third reading be given to Zoning Amendment Bylaw No. 8498.
- B. THAT the application for Development Variance Permit LU009671 be received.
- C. THAT the owner satisfy the following requirements as a condition of final consideration and adoption, and permit issuance:

1. Enter into the following legal agreements and provide associated securities to the satisfaction of the General Manager, Development:
 - a. Section 219 Covenants:
 - i. Building design and landscaping;
 - ii. Prohibition of rooftop telecommunications equipment without permission from Delta;
 - iii. Noise indemnification to save Delta harmless from all claims arising due to the proximity to the rail corridor and to ensure units are designed to meet minimum acoustic standards;
 - b. Development Agreement;
 - c. Statutory Right-of-Way and easement as needed for servicing and access between the apartment and townhouse parcels; and
 - d. Other agreements as identified by Council or staff in relation to the proposed development.
2. Provide a community amenity contribution in the amount of \$191,000 in accordance with the Parks, Recreation and Culture Amenity Contribution Policy.

CARRIED UNANIMOUSLY
Resolution No. R24/8-17

ADMINISTRATIVE REPORTS

11. Report by the Communications & Engagement Department dated April 24, 2025 regarding **2025 Community Satisfaction Survey Results**.

With the aid of a PowerPoint presentation, the Manager of Engagement, along with a Managing Partner of The W Group, provided an overview of the 2025 Community Satisfaction Survey.

MOVED By Cllr. Binder,
SECONDED By Cllr. Boisvert,

- A. THAT the results of the 2025 Community Satisfaction Survey be received for information.
- B. THAT the report be provided to staff to inform department plans and guide the development of the 2026 Budget and to residents through City communication channels.

CARRIED UNANIMOUSLY
Resolution No. R24/8-18

Councillor Kruger departed the meeting at 5:33 pm, and returned at 5:34 pm.

12. Report by the Facilities & Major Projects Department dated April 24, 2025 regarding **Winskill Renewal Project Update**.

With the aid of a PowerPoint presentation, the Director of Facilities and Major Projects, along with the Manager of Engagement, provided an overview of the community engagement results, as well as the proposed form, character and layout of the new Winskill facility.

MOVED By Cllr. Boisvert,
SECONDED By Cllr. Johal,

- A. THAT the Winskill Community Engagement Report - Phase 2 be received for information.
- B. THAT the Winskill Renewal Project update, including the Class C cost estimate and storm drain replacement plan, be received for information.
- C. THAT the form, character and layout of the Winskill Renewal Project described in the ratification report provided as Attachment B be approved and staff be directed to proceed with construction of the new facility in summer 2025.

CARRIED UNANIMOUSLY
Resolution No. R24/8-19

13. Report by the Development Department dated April 17, 2025 regarding **New Development Application Received at 5535 14B Avenue, 5550 15B Avenue, 1500, 1512 and 1524 55A Street (Polygon Development 305 Ltd)**. (File: LU009824)

MOVED By Cllr. Kruger,
SECONDED By Cllr. Boisvert, THAT this report be received for information.

CARRIED UNANIMOUSLY
Resolution No. R24/8-20

14. Report by the Development Department dated April 15, 2025 regarding **New Rezoning Application for Nordel Centre at 11146 84 Avenue (Westcorp Holdings Ltd)**. (File: LU009818)

The Mayor called three times for a motion to be put on the floor. As no motion was moved by any member of Council, this item was not considered.

15. Report by the Finance Department dated April 30, 2025 regarding **2024 Audited Financial Statements**.

MOVED By Cllr. Boisvert,

SECONDED By Cllr. Guichon, THAT in accordance with Section 167 of the *Community Charter*, City of Delta's 2024 Consolidated Financial Statements be approved.

CARRIED UNANIMOUSLY

Resolution No. R24/8-21

16. Report by the Parks, Recreation & Culture Department dated April 15, 2025 regarding **2025 Pop-Up Park Program**. (File: 6240-20/PM)

MOVED By Cllr. Binder,

SECONDED By Cllr. Johal, THAT the proposed 2025 Pop-Up Park Program, including the partial closure of Bridge Street, be approved.

CARRIED UNANIMOUSLY

Resolution No. R24/8-22

17. Report by the Parks, Recreation & Culture Department dated April 22, 2025 regarding **Shade Structure at 115 Street and Mader Lane**. (File: 6280-20)

MOVED By Cllr. Dosanjh,

SECONDED By Cllr. Guichon, THAT staff proceed with construction of a shade structure at 115 Street and Mader Lane.

CARRIED UNANIMOUSLY

Resolution No. R24/8-23

MOTIONS ON NOTICE

None.

CORRESPONDENCE

3 items of external correspondence for information circulated to Council as of April 24, 2025

MOVED By Cllr. Binder,

SECONDED By Cllr. Boisvert, THAT 3 items of external correspondence circulated to Council as of April 24, 2025 be received for information.

CARRIED UNANIMOUSLY

Resolution No. R24/8-24

NOTICE OF MOTIONS

None.

COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

Mayor George V. Harvie introduced an item of new business following the Mayor's Council on Regional Transportation and TransLink's approval of Translink's 10-Year Investment Plan.

MOVED By Mayor George V. Harvie,

SECONDED By Cllr. Dosanjh, THAT staff report back to Council on TransLink's 10-Year Investment Plan, itemizing the efficiencies and changes as they relate to Delta.

CARRIED UNANIMOUSLY

Resolution No. R24/8-25

AGENDA ADDITIONS / DELETIONS OF CLOSED COUNCIL MEETING

None.

NOTICE OF CLOSED COUNCIL MEETING

THAT the meeting be closed in accordance with Section 90 of the *Community Charter* for:

- | | | |
|--------|-----------|--|
| Item 2 | 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; |
| Item 3 | 90(1) (e) | the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; |
| Item 4 | 90(1) (e) | the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality; |
| Item 5 | 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; |
| Item 6 | 90(1) (g) | litigation or potential litigation affecting the municipality; |
| Item 7 | 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 8 90(1) (e) the acquisition, disposition or expropriation of land or improvements, if the council considers that disclosure could reasonably be expected to harm the interests of the municipality.

AGENDA ENDORSEMENT OF CLOSED COUNCIL MEETING

MOVED By Cllr. Binder,

SECONDED By Cllr. Boisvert, THAT the Agenda for the May 5, 2025 Closed Council meeting be endorsed.

CARRIED UNANIMOUSLY

Resolution No. R24/8-26

ADJOURNMENT

MOVED By Cllr. Binder,

SECONDED By Cllr. Johal, THAT the meeting adjourn (6:14 p.m.).

CARRIED UNANIMOUSLY

Resolution No. R24/8-27

George V. Harvie
Mayor

CERTIFIED CORRECT

Michelle Jansson, CMC
City Clerk