



City of Delta

Regular Council Meeting Minutes

**September 15, 2025, 7:00 p.m.
Theatre, North Delta Centre for the Arts
11425 – 84 Avenue, 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: Marcy Sangret, Acting 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
Olga Shcherbyna, Social Planning Manager, Corporate Services
Ginny Dunnill, Social Planning Coordinator, Corporate Services

*By videoconference

1. CALL TO ORDER

Mayor Harvie called the meeting to order at 7:04 p.m.

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. Kruger
SECONDED BY: Cllr. Johal

THAT the Agenda for the September 15, 2025, Regular Council meeting be endorsed with the addition of one piece of correspondence from M. McKnight dated September 15, 2025, regarding support for UBCM Resolution NR12 - Health and Wellbeing of BC's Public Safety Personnel, under New Business.

CARRIED UNANIMOUSLY

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

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

THAT Council resolve into Committee of the Whole (7:06 p.m.).

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Johal

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

CARRIED UNANIMOUSLY

6. DELEGATION

6.1 Delegation by United Way regarding 2025 United Way Workplace Campaign

With the aid of a PowerPoint presentation, Koryn Davies, Campaign Manager, Corporate Relations, United Way B.C., provided an overview of the 2025 United Way Workplace Campaign and highlighted statistics from previous years regarding the funds raised and initiatives undertaken. K. Davies also introduced City of Delta employee, Lisa Dearman as the 2025 Campaign Associate.

7. RESOLUTION TO RISE FROM THE COMMITTEE OF THE WHOLE

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Dosanjh

THAT Committee of the Whole rise and report (7:21 p.m.).

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Dosanjh

SECONDED BY: Cllr. Boisvert

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

CARRIED UNANIMOUSLY

9. ADOPTION OF MINUTES

9.1 Minutes of the July 28, 2025 Special Council meeting

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Johal

THAT the Minutes of the July 28, Special Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

9.2 Minutes of the July 28, 2025 Regular Council Meeting

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Dosanjh

THAT the Minutes of the July 28, Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

10. RECEIPT OF MINUTES

10.1 Minutes of the July 10, 2025 Transportation Advisory Committee Meeting

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

THAT the Minutes of the July 10, 2025 Transportation Advisory Committee meeting be received for information.

CARRIED UNANIMOUSLY

11. ANNOUNCEMENTS

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

12. ITEMS ARISING FROM CLOSED COUNCIL MEETING

12.1 At the July 28, 2025, Closed Meeting, Council endorsed the following resolutions regarding Appointments to the Mobility and Accessibility Committee:

1. THAT Hannah Guevara be appointed to the Mobility and Accessibility Committee as a member-at-large, for a term to commence immediately, and conclude March 31, 2026.
2. THAT Brandy Cook be appointed to the Mobility and Accessibility Committee as a member-at-large who identifies as an Indigenous person, for a term to commence immediately, and conclude March 31, 2026.
3. THAT the aforementioned appointments be announced at the next Regular Council meeting.

13. BYLAWS FOR FINAL ADOPTION

13.1 Final Consideration and Adoption of Bylaw No. 8507 (Minor Height Amendments for Standard Coach Houses and Garden Suites)

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

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

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Dosanjh

THAT Bylaw No. 8507 be finally considered and adopted.

CARRIED UNANIMOUSLY

14. BYLAWS FOR FIRST, SECOND, & THIRD READING

14.1 2026 Consolidated Fees and Charges Bylaw Update

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

THAT first, second and third readings be given to Delta Consolidated Fees and Charges Amendment Bylaw No. 8515, 2025 (Attachment A).

The question on the motion was not called as discussion ensued regarding the cost of restaurant patio space on sidewalks.

As a result, the following amendment motion was introduced:

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

THAT the following be added as "B":

THAT the City continue its practice of not charging for restaurant patio space on sidewalks and that an amended version of the report be brought back to Council at final adoption.

CARRIED UNANIMOUSLY

The question on the main motion, as amended, which now reads:

- A. *THAT first, second and third readings be given to Delta Consolidated Fees and Charges Amendment Bylaw No. 8515, 2025 (Attachment A).*
- B. *THAT the City continue its practice of not charging for restaurant patio space on sidewalks and that an amended version of the report be brought back to Council at final adoption.*

Was then called.

CARRIED UNANIMOUSLY

14.2 2026 Permissive Tax Exemptions

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Boisvert

- A. THAT “2026 Delta Permissive Tax Exemption Bylaw No. 8526, 2025”, be given first, second and third readings (Attachment A).
- B. THAT a grant to the Royal Canadian Legion, Branch #289 in the amount of \$8,000 be approved.
- C. THAT a grant to the British Columbia Institute of Technology (BCIT) in the amount of \$103,000 be approved.

CARRIED UNANIMOUSLY

14.3 Inflationary Amendment to Development Cost Charges Bylaw

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Johal

THAT first, second and third readings be given to Development Cost Charges Bylaw No. 7560, 2017, Amendment Bylaw No. 8527, 2025.

CARRIED UNANIMOUSLY

14.4 Six-Storey Mixed Use Apartment Zones

MOVED BY: Cllr. Johal

SECONDED BY: Cllr. Boisvert

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8521.

CARRIED UNANIMOUSLY

The agenda was varied to consider Item 16.5 at this time.

BYLAWS FOR SECOND & THIRD READING

16.5 Mobile Food and Beverage Vendor Program Update

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Boisvert

- A. THAT the updated Mobile Food and Beverage Vendor Policy (Attachment A) be approved.
- B. THAT second and third readings be given to the City of Delta Highways Bylaw No. 6922, 2011 Amendment (Mobile Food and Beverage Vendor) Bylaw No. 8415, 2025 (Attachment B).

- C. THAT second and third readings be given to the Delta Business Licence Bylaw No. 7670, 2017 Amendment (Mobile Food and Beverage Vendor) Bylaw No. 8425, 2025 (Attachment C).

CARRIED UNANIMOUSLY

15. CONSENT REPORTS

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

THAT Items 15.1 to 15.5 be adopted on consent.

CARRIED UNANIMOUSLY

15.1 2025 Quarterly Financial Report – Second Quarter

THAT the 2025 Quarterly Financial Report – Second Quarter be received for information.

ADOPTED ON CONSENT

15.2 New Rezoning Application Received for a Six Storey Apartment on 87 Avenue

THAT this report be received for information.

ADOPTED ON CONSENT

15.3 New Rezoning Application for two Six-Storey Apartments on 90 Avenue

THAT this report be received for information.

ADOPTED ON CONSENT

15.4 Proposed Telecommunications Tower at 2720 56 Street

THAT the General Manager of Development be directed to send a letter responding to the federal consultation process for the proposed telecommunications tower at 2720 56 Street to Innovation, Science and Economic Development Canada (ISED).

ADOPTED ON CONSENT

15.5 Strata Title Conversion at 4876 Delta Street

THAT the proposed Strata Title Conversion be approved by Council and the Approving Officer be authorized to endorse the plans and documents associated with the proposed Strata Title Conversion.

ADOPTED ON CONSENT

16. ADMINISTRATIVE REPORTS

16.1 Social Action Plan Annual Progress Report

With the aid of a PowerPoint presentation, staff provided an update on the City's Social Action Plan, that was endorsed by Council in 2023. Staff then provided background information on social planning and spoke to upcoming and in progress initiatives to support the community. Staff concluded by speaking to the City's achievements and next steps with regard to the Social Action Plan.

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Johal

- A. THAT the Social Action Plan Annual Progress Report be received for information
- B. THAT this report be referred to the Diversity, Inclusion and Anti-Racism Committee and the Mobility and Accessibility Committee.

CARRIED UNANIMOUSLY

16.2 Development Variance Permit at 5322 Aspen Way

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

THAT Development Variance Permit LU009855 be issued.

CARRIED UNANIMOUSLY

16.3 Funding for Ladner Pioneer Library Interior Upgrades

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

- A. THAT the available full balance of Delta's Fraser Valley Regional Library Member Salary & Benefit Reserve, as of December 31, 2025, be used to fund building renovations at the Ladner Pioneer Library.
- B. THAT this request be submitted to the Fraser Valley Regional Library Board for consideration during an upcoming Fraser Valley Regional Library Board Meeting.

CARRIED UNANIMOUSLY

16.4 Heritage Alteration Permit and Heritage Conservation Grant for 4919 48 Avenue

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

- A. THAT Heritage Alteration Permit LU009883 be issued.
- B. THAT the award of a \$15,251.25 Heritage Conservation Grant toward the roof replacement of the Baker Residence at 4919 48 Avenue be approved.

CARRIED UNANIMOUSLY

16.5 Mobile Food and Beverage Vendor Program Update

This item was considered following Item 14.4.

16.6 Proposed New Road Names – Parkwood Industrial Estates

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Dosanjh

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.

CARRIED UNANIMOUSLY

16.7 Surety Bonds Pilot Program

MOVED BY: Cllr. Boisvert
SECONDED BY: Cllr. Guichon

- A. THAT a pilot program for the limited acceptance of surety bonds as a form of security for development servicing agreements be approved.
- B. THAT staff report back in one year on the implementation of the pilot program.

CARRIED UNANIMOUSLY

17. MOTIONS ON NOTICE

17.1 Pickleball Courts at Dennison Park submitted by Councillor Kruger

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

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.

CARRIED UNANIMOUSLY

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

MOVED BY: Cllr. Johal
SECONDED BY: Cllr. Boisvert

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.

CARRIED UNANIMOUSLY

18. CORRESPONDENCE

18.1 Correspondence

Council requested that correspondence no. 25 be pulled for discussion.

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Boisvert

THAT 3 items of external correspondence circulated to Council as of August 28, 2025 be received for information.

CARRIED UNANIMOUSLY

18.1.1 Correspondence from S. Erickson dated August 13, 2025 regarding Proposed Metro 2050 Amendments: Next Steps in Response to City of Surrey, Township of Langley, and City of Delta Mayors

MOVED BY: Cllr. Guichon

SECONDED BY: Cllr. Dosanjh

THAT staff report back to Council with details on what options Metro Vancouver has put forward for discussion and following further discussions with Metro Vancouver and other municipalities.

CARRIED UNANIMOUSLY

19. NOTICE OF MOTIONS

19.1 Protecting Trees in the Sunshine Hills Neighbourhood submitted by Councillor Dylan Kruger

WHEREAS the Sunshine Hills neighbourhood is defined by its mature tree canopy, which is central to the character, livability, and environmental health of the community;

WHEREAS increasing redevelopment pressures stemming from provincial legislative changes are resulting in the removal of large, mature trees, leading to concerns from residents that the unique character of Sunshine Hills is being eroded;

WHEREAS while Delta has a citywide Tree Protection and Replacement Bylaw, residents of Sunshine Hills have expressed a desire for stronger, neighbourhood-specific protections to preserve their unique tree canopy;

WHEREAS under the current framework of the Community Charter, municipalities cannot use tree bylaws to override the development potential of a property permitted under zoning regulations;

THEREFORE BE IT RESOLVED THAT:

1. Staff be directed to consult with the Sunshine Hills community to develop a Neighbourhood Tree Protection Pilot Program, which may include:
 - Establishing a Heritage Tree designation to protect landmark trees of significant size, age, or community value.
 - Enhanced tree replacement requirements or higher cash-in-lieu contributions within Sunshine Hills to better reflect the value of lost mature trees.
 - A clear opt-in mechanism for neighbourhoods like Sunshine Hills that wish to adopt stronger protections while ensuring consistency within the community.
 - Education and incentive programs for homeowners to preserve large trees during redevelopment.
 - Enhanced reporting on the number of heritage trees impacted by development and replacement trees required.
2. Staff report back to council on the results of this community engagement by February 28, 2026.
3. The City of Delta write to the Minister of Municipal Affairs requesting amendments to the Community Charter to provide municipalities with greater authority to protect mature trees in established neighbourhoods, even in areas where redevelopment is permitted.

20. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

20.1 Correspondence from M. McKnight dated September 15, 2025 regarding Please support UBCM Resolution NR 12-Health and Wellbeing of BC's Public Safety Personnel.

Council deferred this item to the next Regular Council meeting.

21. ADJOURNMENT

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Binder

THAT the meeting adjourn (8:22 p.m.).

CARRIED UNANIMOUSLY