



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **P25-06**

From: **Development Department**

Bylaw No.: **8521**

Date: **September 23, 2025**

Final Consideration and Adoption of Bylaw No. 8521 (Six-Storey Mixed Use Apartment Zones)

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

▪ **RECOMMENDATION:**

THAT Bylaw No. 8521 be finally considered and adopted.

▪ **BACKGROUND:**

At the September 15, 2025 Regular Meeting, Council gave first, second, and third readings to Bylaw No. 8521 (Attachment A), which would introduce two new mixed use apartment zones to "Delta Zoning Bylaw No. 7600, 2017" (the Zoning Bylaw).

- First, Second, and Third Readings: September 15, 2025

An excerpt of the meeting minutes from the September 15, 2025 Regular Meeting of Council is provided in Attachment B.

The proposed new mixed use zones will help to speed up the approvals process of new six-storey mixed use developments by providing consistency and clarity for developers. The proposed bylaw also represents the completion of a portion of Delta's obligation under the Housing Accelerator Fund (Attachment C).

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Jeremy Keating, Senior Community Planner
JK/rl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8521
- B. Excerpt of Minutes from September 15, 2025 Regular Meeting of Council
- C. City of Delta Housing Accelerator Fund Initiatives Summary