



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council** File No.: **P25-12**

From: **Development Department** Bylaw No.: **8496**

Date: **September 29, 2025**

Final Consideration and Adoption of Bylaw No. 8496 (Civic and Institutional Building Height Zoning Amendment)

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

▪ **RECOMMENDATION:**

THAT Bylaw No. 8496 be finally considered and adopted.

▪ **BACKGROUND:**

At the June 23, 2025 Regular Meeting, Council gave first, second, and third readings to Bylaw No. 8496 (Attachment A), which would update existing maximum height allowances for principal structures in the Health Care (HC) and Public Use (P) Zones in "Delta Zoning Bylaw No. 7600, 2017".

- First, Second, and Third Readings: June 23, 2025
- Ministry of Transportation and Transit Approval (MOTT): September 29, 2025

The proposed height amendments are intended to reflect building needs and design conventions of typical civic and institutional projects such as hospitals and recreation centres, streamlining the development of these types of facilities without the need for a height variance.

An excerpt of the meeting minutes from the June 23, 2025 Regular Meeting of Council is provided as Attachment B. As MOTT approval has now been received, staff recommend final consideration and adoption of Bylaw No. 8496.

D. Mayhew

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General Manager, Development

Department submission prepared by: Jackson Spring, Community Planning Technician
JS/ja

▪ **ATTACHMENTS:**

- A. Bylaw No. 8496
- B. Excerpt of Minutes from June 23, 2025 Regular Meeting of Council