



City of Delta

Regular Council Meeting Minutes

**October 6, 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
Terry Cheng, Acting 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
Jim Bauer, Director, Facilities & Major Projects

1. CALL TO ORDER

Mayor Harvie called the meeting to order at 7:00 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. Binder
SECONDED BY: Cllr. Johal

THAT the Agenda for the October 6, 2025 Regular Council meeting be endorsed.

CARRIED UNANIMOUSLY

4. ADOPTION OF MINUTES

4.1 Minutes of the September 15, 2025 Regular Council Meeting

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Guichon

THAT the Minutes of the September 15, 2025 Regular Council meeting be adopted as circulated.

CARRIED UNANIMOUSLY

5. ANNOUNCEMENTS

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

6. ITEMS ARISING FROM CLOSED COUNCIL MEETING

6.1 At the September 15, 2025, Closed Meeting, Council endorsed the public release of the report dated June 24, 2025 titled "Ladner Waterfront Head Lease Consideration."

7. BYLAWS FOR FINAL ADOPTION

7.1 Final Consideration and Adoption of Bylaw No. 8514 for a Six-Storey Apartment Building on 55A Street

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

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

CARRIED

Mayor Harvie, Councillor Dosanjh and Councillor Guichon opposed

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

THAT Bylaw No. 8514 be finally considered and adopted.

CARRIED

Mayor Harvie, Councillor Dosanjh and Councillor Guichon opposed

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

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

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

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 8521 be finally considered and adopted.

CARRIED UNANIMOUSLY

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

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

THAT the Report by the Development Department be received for information.

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 8496 be finally considered and adopted.

CARRIED UNANIMOUSLY

7.4 Final Consideration and Adoption of Bylaw No. 7560, 2017, Amendment No. 8527, 2025 (Development Cost Charges)

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

THAT the Report from the Finance Department be received for information.

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 7560, 2017, Amendment Bylaw No. 8527, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY

7.5 Final Consideration and Adoption of Bylaw No. 8515 (Consolidated Fees and Charges)

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

THAT the Report from the Finance Department be received for information.

CARRIED UNANIMOUSLY

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

THAT Bylaw No. 8515 be finally considered and adopted.

CARRIED UNANIMOUSLY

7.6 Final Consideration and Adoption of Bylaw No. 8526 (Permissive Tax Exemptions)

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

THAT the Report from the Finance Department be received for information.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Johal
SECONDED BY: Cllr. Guichon

THAT Bylaw No. 8526 be finally considered and adopted.

CARRIED UNANIMOUSLY

7.7 Final Consideration and Adoption of Mobile Food and Beverage Vendor Program Bylaws

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Dosanjh

THAT the Report from the Corporate Services Department be received for information.

CARRIED UNANIMOUSLY

MOVED BY: Cllr. Binder
SECONDED BY: Cllr. Dosanjh

A. THAT Highways Bylaw Amendment No. 8415, 2025 be finally considered and adopted.

B. THAT Business License Bylaw Amendment No. 8425, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY

8. BYLAWS FOR FIRST, SECOND, & THIRD READING

8.1 Proposed Pre-Zoning of Portions of the 72 Avenue Corridor

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Binder

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8533.

CARRIED UNANIMOUSLY

8.2 Rezoning for Two-Lot Subdivision at 6632 Lambert Crescent

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

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8529.

CARRIED UNANIMOUSLY

8.3 Rezoning for Two-Lot Subdivision at 6456 Cabeldu Crescent

MOVED BY: Cllr. Dosanjh
SECONDED BY: Cllr. Guichon

THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8528.

CARRIED UNANIMOUSLY

8.4 Rezoning for Conversion of Commercial Area to Residential Area at 4872 Delta Street

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

- A. THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8517.
- B. THAT the owner satisfy the following requirements prior to final consideration and adoption of Zoning Amendment Bylaw No. 8517:
 - i. Completion of works under a plumbing permit for upgrades to the building's plumbing and mechanical systems; and
 - ii. Submission of a complete building permit application for the proposed commercial area conversion that includes an accepted Code Compliance Report from a Certified Code Consultant.

The question on the motion was not called as the following motion was introduced:

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

That the following be added as Recommendation C:

THAT Bylaw No. 8517 be amended to allow all allowable uses in the C1L Core Commercial Ladner Zone.

CARRIED

Mayor Harvie, Councillor Dosanjh and Councillor Guichon opposed

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

- A. *THAT first, second, and third readings be given to Zoning Amendment Bylaw No. 8517.*
- B. *THAT the owner satisfy the following requirements prior to final consideration and adoption of Zoning Amendment Bylaw No. 8517:*
 - i. *Completion of works under a plumbing permit for upgrades to the building's plumbing and mechanical systems; and*
 - ii. *Submission of a complete building permit application for the proposed commercial area conversion that includes an accepted Code Compliance Report from a Certified Code Consultant.*
- C. *THAT Bylaw No. 8517 be amended to allow all allowable uses in the C1L Core Commercial Ladner Zone.*

was then called.

CARRIED

Mayor Harvie, Councillor Dosanjh and Councillor Guichon opposed

9. ADMINISTRATIVE REPORTS

9.1 Tsawwassen Town Centre Mall Application Update

MOVED BY: Mayor Harvie
SECONDED BY: Cllr. Dosanjh

- A. THAT application LU009754 be denied.
- B. THAT the applicant be advised that any future proposals will require a new application and review process.

CARRIED UNANIMOUSLY

9.2 Draft 2026 Financial Plan and Next Steps

With the aid of a PowerPoint presentation, staff provided a high-level overview of the draft 2026 Financial Plan and outlined the next steps, which include public consultation.

MOVED BY: Cllr. Boisvert

SECONDED BY: Cllr. Dosanjh

A. THAT the Draft 2026 Financial Plan be received for information.

B. THAT staff proceed with public consultation on the Draft 2026 Financial Plan.

CARRIED UNANIMOUSLY

9.3 Winskill Renewal Project Update

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Boisvert

THAT the Winskill Renewal Project update, including the Class B cost estimate and overall project timelines, be received for information.

CARRIED UNANIMOUSLY

9.4 Proposed Telecommunications Tower at 2194 Westham Island Road

MOVED BY: Cllr. Binder

SECONDED BY: Cllr. Guichon

THAT the General Manager of Development send a letter to Innovation, Science and Economic Development Canada (ISED) confirming that the proponent, SLI Towers Inc., has satisfied the public consultation requirements under the federal *Radiocommunication Act* for the proposed telecommunications tower at 2194 Westham Island Road, Delta.

CARRIED UNANIMOUSLY

10. MOTIONS ON NOTICE

10.1 Tree Protection in Sunshine Hills submitted by Councillor Kruger

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Boisvert

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.

CARRIED UNANIMOUSLY

11. CORRESPONDENCE

11.1 Correspondence

11.1.1 Correspondence no. 26 from J. McDonald, Royal Canadian Legion, dated September 5, 2025

MOVED BY: Mayor Harvie
SECONDED BY: Cllr. Guichon

THAT letters be sent to the Ladner and Tsawwassen Legions noting the City of Delta's support for the annual poppy campaign.

CARRIED UNANIMOUSLY

11.1.2 Correspondence no. 27 from M. McKnight dated September 15, 2025 regarding Please support UBCM Resolution NR-12 - Health and Wellbeing of BC's Public Safety Personnel

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

THAT staff prepare a letter in support of the First Responders Resiliency Program to be sent to the Honourable Nina Krieger, Minister of Public Safety and Solicitor General, on behalf of the City of Delta.

CARRIED UNANIMOUSLY

12. NOTICE OF MOTIONS

12.1 Examination of the City of Delta as part of the core city services urgent and primary care centres servicing North and South Delta submitted by Mayor Harvie

MOVED BY: Cllr. Kruger
SECONDED BY: Cllr. Binder

THAT the procedure be waived and the motion be discussed immediately.

CARRIED UNANIMOUSLY

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

Whereas access to timely and appropriate primary and urgent care is essential for the health and well-being of all residents of Delta; and

Whereas many residents of North and South Delta face challenges accessing primary care physicians and experience long wait times at Delta Hospital Emergency Department for non-emergency medical needs; and

Whereas, establishing UPCC's as core City Services in North and South Delta would greatly improve access to care, reduce current strain on the Delta Hospital Emergency Department and enhance the overall health of our community; and

Whereas a comprehensive analysis is required to determine the feasibility, costs, and potential benefits of such a service.

THEREFORE, BE IT RESOLVED THAT

1. Staff be directed to initiate a procurement process for the selection of a qualified consultant to conduct a detailed analysis of the feasibility of the City of Delta establishing UPCC's as part of its core services, operating in both North and South Delta.
2. The analysis should include, but not be limited to:
 - An assessment of the current gaps in primary and urgent care access in North and South Delta.
 - A review of successful UPCC's models in other cities.
 - A detailed cost analysis, including capital and operating costs, and potential funding sources.
 - Recommendations on an optimal model for UPCC's in Delta, including service delivery, staffing, use of appropriate City Departments for operational support and governance

CARRIED UNANIMOUSLY

12.2 Declaration of a Public Health Emergency in Delta submitted by Councillor Dylan Kruger

WHEREAS the residents of Delta are experiencing significant and urgent challenges in accessing timely primary, urgent, and emergency healthcare services, resulting in increased health risks, long wait times, and strain on hospital services; and

WHEREAS these healthcare access issues are exacerbating health disparities, particularly for vulnerable populations, and are posing an imminent threat to the health and safety of our community; and

WHEREAS provincial and regional resources are insufficient to address these critical health care gaps in a timely manner, necessitating immediate local action to safeguard public health;

THEREFORE BE IT RESOLVED THAT the City of Delta formally declare a Public Health Emergency within its jurisdiction, recognizing the critical need for urgent measures to protect the health and well-being of its residents.

BE IT FURTHER RESOLVED THAT:

The City of Delta formally requests the provincial government and Fraser Health Authority to provide immediate support, resources, and intervention strategies to address the healthcare crisis; and

The City of Delta commits to requesting meetings with the Minister of Health and the Chair of Fraser Health to urgently discuss and develop solutions to the healthcare challenges faced by Delta residents.

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Boisvert

THAT the procedure be waived and the motion be discussed immediately.

At this time, the Chair ruled the motion out of order as the City cannot declare a public health emergency, only the Ministry of Health has the authority.

As a result, the following motion was introduced:

MOVED BY: Cllr. Kruger

SECONDED BY: Cllr. Boisvert

THAT the ruling of the Chair be challenged.

DEFEATED

Mayor Harvie, Councillor Binder, Councillor Dosanjh and
Councillor Guichon opposed

13. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

14. ADJOURNMENT

THAT the meeting adjourn (8:27 p.m.).

George V. Harvie
Mayor

CERTIFIED CORRECT

Michelle Jansson, CMC
City Clerk