



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council**

File No.: **5320-01**

From: **Engineering Department**

Date: **October 2, 2025**

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**Industrial Areas Infrastructure Improvements Program**

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

▪ **RECOMMENDATIONS:**

- A. THAT Council receive for information the proposed 2026 Industrial Areas Infrastructure Improvements Program outlined in this report.
- B. THAT this report be shared with the Delta Chamber of Commerce.

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▪ **PURPOSE:**

The purpose of this report is to provide an update on infrastructure improvements in Delta's industrial zones, in support of a dedicated program for future, on-going infrastructure improvements in Delta's industrial areas.

▪ **BACKGROUND:**

At the September 15, 2025 Regular Meeting, Council approved the following Motion:

*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.*

▪ **DISCUSSION:**

Delta's industrial areas represent approximately 14% of the region's industrial land base and include the largest share of distribution and warehouse, manufacturing and developed port lands, as per Metro Vancouver's Industrial Land Inventory. The business community and associated workforce commute from across the region, underscoring the importance of a functional, accessible and multi-modal transportation network that serves Delta's industrial areas.

As the cost of living has increased, there is greater reliance on transit for commuting, prompting the need for increased bus service supported by safe and accessible routes to full amenity bus stops. In the past, industrial parks were strictly vehicle oriented and in many cases were developed without sidewalks. On Annacis Island, the challenge of retrofitting sidewalks has been compounded by the limited road dedication which requires the acquisition of lands or statutory rights of way from property owners to construct the needed sidewalks.

Challenges within Delta's industrial areas include the gaps in the sidewalk network and sufficient bus benches/shelters. In 2024, Council approved an industrial area bus shelter program which resulted in the implementation of five new City owned bus shelters in 2025, with more to be established in future years.

For the past several years, Delta has undertaken capital investments in both transportation and utility upgrades for the industrial areas. Since 2021, the City has invested approximately \$37.3M including \$8.8M for transportation infrastructure improvements and \$28.5M in utility upgrades. A detailed list of these improvements is provided in Attachment A as well as maps provided in Attachment B which show the completed and remaining works required.

Continued investments are required to provide additional transit infrastructure such as shelters and benches; construct new sidewalks and other active transportation infrastructure; and repave existing roadways. As well, the City will continue to renew utility infrastructure which is essential to the ongoing viability of the industrial areas. This will include the establishment of the new \$14M Silda drainage pump station, which received a federal grant of \$3.8M, that will serve the eastern area of Tilbury including the new MKB Delta industrial site. It is anticipated that investments over the next five years will total approximately \$35M, of which \$9M will be for transportation (\$3.95M for paving, \$4.07M for active transportation, and \$1M for bus shelters and benches) and nearly \$26M for utilities.

For 2026, the budget will show a dedicated line item specifically for transportation infrastructure in industrial areas to provide clarity for the community. The following works are proposed for Council's consideration in the forthcoming draft 2026 Capital Budget:

- Paving of 72 Street (River Road to Vantage Way);
- Protected bike lanes on River Road (76 St to Huston Road);
- Bus shelters and benches (shelters installed at five locations within Tilbury as per Attachment B, as well as additional benches at five bus stops in industrial areas); and,
- Sidewalk on Derwent Way (Ridley Place to Cliveden Avenue).

Attachment C provides a summary of proposed industrial area infrastructure improvements, including both road and utility works that have been identified for inclusion in the draft five-year capital plan (2026-2030).

**Implications:**

Financial Implications - To ensure continued investment in industrial areas and better serve Delta's business community and the associated workforce, a dedicated budget towards the provision of transportation infrastructure improvements in industrial areas is allocated in the draft 2026-2030 Industrial Areas Infrastructure Improvements program.

For bus stop accessibility improvements, Delta partners with TransLink and receives 50% cost sharing for eligible projects. There are additional TransLink grant programs related to the provision of sidewalks and cycling facilities, of which Delta has received over \$3 million since 2020. These cost sharing programs are available on an allocated and competitive eligibility basis and staff will continue to pursue these opportunities to supplement project costs.

▪ **CONCLUSION:**

The City has been making continued investments in the industrial areas to provide necessary transportation and utility infrastructure. These investments will continue in future years with a total of nearly \$35M allocated over the next five years of which \$9M would be for transportation upgrades and \$26M for utility works. This report will be shared with the Delta Chamber of Commerce to engage the industrial community and gather feedback to refine the financial plan.



Steven Lan, P.Eng.  
General Manager, Engineering

This report has been prepared in consultation with the following listed department.

Concurring Department		
Department	Name	Signature
Finance	Navin Chand	NC

▪ **ATTACHMENTS:**

- A. 2021-2025 Industrial Areas Infrastructure Improvements
- B. Maps of Infrastructure Improvements in Delta's Industrial Areas
- C. Draft 2026-2030 Industrial Areas Infrastructure Improvements