



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council** File No.: **LU009876**

From: **Development Department** Bylaw No.: **8533**

Date: **October 17, 2025**

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**Final Consideration and Adoption of Bylaw No. 8533 for Pre-Zoning of Portions  
of the 72 Avenue Corridor**

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

▪ **RECOMMENDATION:**

THAT Bylaw No. 8533 be finally considered and adopted.

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▪ **BACKGROUND:**

At the October 6, 2025 Regular Meeting, Council gave first, second, and third readings to Bylaw No. 8533 (Attachment A), which would introduce a new Townhouse Zone (TH-2) to "Delta Zoning Bylaw No. 7600, 2017" and pre-zone portions of the 72 Avenue Corridor to the new TH-2 Zone to encourage lot consolidation and the development of future townhouse projects.

- First, Second and Third Readings: October 6, 2025

An excerpt of the meeting minutes from the October 6, 2025 Regular Meeting of Council is provided in Attachment B.

The proposed new pre-zoned areas will help to accelerate the approvals process for new townhouse developments along portions of the 72 Avenue Corridor by providing consistency and clarity for potential development. 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: Madeline Kowalchuk, Acting Senior Planner  
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▪ **ATTACHMENTS:**

- A. Bylaw No. 8533
- B. Excerpt of Minutes from October 6, 2025 Regular Meeting of Council
- C. City of Delta Housing Accelerator Fund Initiatives Summary