



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Council**

File No.: **P25-17**

From: **Development Department**

Date: **October 29, 2025**

Heritage Inventory and Registry Update

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

▪ **RECOMMENDATION:**

THAT this report be received for information.

▪ **PURPOSE:**

This report provides an updated, digitized list and summary of Delta's heritage properties, including those on the Delta Heritage Register (the Register), and the Urban Heritage and Rural Heritage inventories (the inventories), as well as available information on the condition and maintenance of these properties. The report also identifies next steps for further updates to the Register and related heritage policies.

▪ **BACKGROUND:**

At the February 10, 2025 Regular Meeting, Council directed staff to report back with a list of heritage buildings including their current condition, how they are being maintained, and options for updating the Register. An excerpt of the meeting minutes is included as Attachment A.

▪ **DISCUSSION:**

Available Heritage Information:

Delta's Rural and Urban Inventories were published in 1999 and 2000 respectively. The Delta Heritage Register was first established in 1999, with additional properties added over time when owners volunteer to be added and submit a statement of significance to the City. Several properties have been added to the Register as a condition for receiving a Heritage Conservation Grant from the City. The Register and inventories were produced in only printed hard copy form.

Digitization and Updates to the Register and Inventories:

In response to Council's motion, staff worked to digitize the Register and inventories. Digitization of these documents provided the opportunity to update the current status of the properties, with photographs and summary information on each listing. Delta's

website has been updated to include the digitized versions of the Register and inventories (see <https://www.delta.ca/community-culture/museum-heritage/heritage-conservation-protection>). A sample excerpt of the updated Register is provided in Attachment B.

Conservation Programs and Incentives:

Delta has several policies and incentive programs to assist in monitoring the condition of heritage properties and aid property owners in conservation and restoration efforts. As part of any development proposal, applicants are encouraged to consider projects that preserve or minimize alterations to heritage structures on the Register or inventories. In exchange for preservation or restoration of heritage structures, the City may consider granting additional density, variances or other incentives where appropriate.

While being listed on the Register and inventories does not subject properties to additional regulations related to the protection of the buildings, listed properties are eligible for Heritage Conservation Grants. These grants provide property owners with cost sharing opportunities for repairs and improvements. Applicants that receive a grant must agree to the property being on the Register and enter into a covenant registered on title to protect the building for a period of at least 10 years.

Heritage Designation provides a greater level of protection through regulatory control. Properties are given Heritage Designation through a bylaw adopted by Council, which may impose maintenance standards on property owners, or require a Heritage Alteration Permit to make future modifications to a building.

Heritage Conservation Areas (HCA) are geographic areas established in the Official Community Plan (OCP) that impose guidelines and restrictions on all properties within the map areas, regardless of the heritage status of the building. Delta currently has two HCAs – along Arthur Drive and 48 Avenue. Generally, properties within an HCA require a Heritage Alteration Permit in conjunction with any development proposal including building permit applications.

Heritage Conservation Covenants and Heritage Revitalization Agreements are negotiated contracts between Delta and property owners. They include specified terms outlining the responsibilities of property owners to conserve and/or restore the property, respectively. These agreements also protect the heritage building or site and typically include requirements for a Heritage Alteration Permit to make future modifications to a building.

List of Heritage Buildings:

As of September 2025, there are approximately 213 heritage properties or sites in Delta, across all heritage classifications. The table below provides the most up-to-date list of heritage properties and sites in Delta within each classification. The categories are not mutually exclusive, as a single property may fall under multiple classifications. A summary list of Delta's heritage sites and buildings is provided in Attachment C.

Heritage Classification	Numer of Properties
Heritage Designated by Bylaw	7
Heritage Register	87
Heritage Inventories (Urban and Rural)	201
Properties located in Ladner Heritage Conservation Area 1 (LHCA1)	38
Properties located in Ladner Heritage Conservation Area 2 (LHCA2)	93

Next Steps:

In response to Council's directive regarding the condition of heritage buildings, staff plan to send a letter to all property owners of heritage properties advising that the heritage information is now available online. The letter will also invite them to share current photos and updates on the use and/or condition of the buildings to be used to further update the digital copies of the Register or inventories.

- **CONCLUSION:**

The heritage inventories and Register have been updated to reflect current information available to staff, and are now online for improved public accessibility. Staff will continue to advise heritage property owners of the available Heritage Conservation Grant program to encourage the restoration and maintenance of heritage properties in Delta.

D. Mayhew

Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Jackson Spring, Community Planning Technician and Graham Hollinsworth, Community Planning Technician
JS/GH/jl

- **ATTACHMENTS:**

- A. Excerpt of Minutes from February 10, 2025 Regular Meeting of Council
- B. Sample Excerpt from the Updated Heritage Register
- C. Summary List of Heritage Properties in Delta