



City of Delta

Regular Council Meeting Minutes

**December 8, 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: Peter Weeber, City Manager
Marcy Sangret, Deputy City Manager
Michelle Jansson, City Clerk
Guy McKintuck, Fire Chief
Navin Chand, General Manager, Finance
Steven Lan, 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
Paula Kolisnek, Manager, Corporate Events & Initiatives

By videoconference*

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. Boisvert

THAT the Agenda for the December 8, 2025 Regular Council meeting be endorsed as amended with the addition of “Addressing Downloading of Provincial and Federal Responsibilities” under Notice of Motions.

CARRIED UNANIMOUSLY

4. RESOLUTION TO RESOLVE INTO COMMITTEE OF THE WHOLE

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Johal

THAT Council resolve into Committee of the Whole.

CARRIED UNANIMOUSLY

5. RESOLUTION TO ENDORSE THE AGENDA OF THE COMMITTEE OF THE WHOLE

MOVED by: Cllr. Guichon
SECONDED by: Cllr. Boisvert

THAT Council endorse the agenda of the Committee of the Whole.

CARRIED UNANIMOUSLY

6. DELEGATIONS

6.1 Delegation from BCIT regarding Collaborating for a Vibrant & Prosperous Community

With the aid of a PowerPoint presentation, BCIT representatives provided an overview of the new strategic plan and available programming, with a focus on the Annacis Island campus. BCIT representatives then spoke to ongoing transit challenges on Annacis Island and highlighted opportunities for collaboration with the City of Delta.

Discussion ensued and the following motion was introduced:

MOVED by: Cllr. Guichon
SECONDED by: Cllr. Dosanjh

THAT the Mayor write a letter to the Mayors' Council on Regional Transportation in support of improved transit services on Annacis Island to the BCIT campus and other facilities.

CARRIED UNANIMOUSLY

7. RESOLUTION TO RISE FROM COMMITTEE OF THE WHOLE

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Binder

THAT Committee of the Whole rise and report.

CARRIED UNANIMOUSLY

8. RESOLUTION TO ADOPT THE ACTIONS OF THE COMMITTEE OF THE WHOLE

MOVED by: Cllr. Guichon
SECONDED by: Cllr. Dosanjh

THAT Council adopt the actions of the Committee of the Whole.

CARRIED UNANIMOUSLY

9. ADOPTION OF MINUTES

9.1 Minutes of the November 17, 2025, Special Council (to Close) Meeting

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

THAT the Minutes of the November 17, 2025, Special Council (to Close) meeting be adopted as circulated.

CARRIED UNANIMOUSLY

9.2 Minutes of the November 17, 2025, Regular Council Meeting

THAT the Minutes of the November 17, 2025, Regular Council meeting be adopted as corrected to remove Councillor Dosanjh as opposed under Item 19.

CARRIED UNANIMOUSLY

10. RECEIPT OF MINUTES

10.1 Minutes of the October 23, 2025, Transportation Advisory Committee Meeting

MOVED by: Cllr. Boisvert

SECONDED by: Cllr. Dosanjh

THAT the Minutes of the October 23, 2025, Transportation Advisory Committee meeting be received for information.

CARRIED UNANIMOUSLY

10.2 Minutes of the November 20, 2025 Diversity, Inclusion & Anti-Racism Committee Meeting

MOVED by: Cllr. Johal

SECONDED by: Cllr. Guichon

THAT the Minutes of the November 20, 2025, Diversity, Inclusion & Anti-Racism Committee meeting be received for information.

CARRIED UNANIMOUSLY

10.3 Minutes of the November 27, 2025 Mobility and Accessibility Committee Meeting

MOVED by: Cllr. Binder

SECONDED by: Cllr. Guichon

THAT the Minutes of the November 27, 2025, Mobility and Accessibility Committee meeting be received for information.

CARRIED UNANIMOUSLY

11. ANNOUNCEMENTS

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

12. BYLAWS FOR FINAL ADOPTION

12.1 Final Consideration and Adoption of Bylaw No. 8407, 2024 at 8479 Brooke Road

MOVED by: Cllr. Dosanjh
SECONDED by: Cllr. Guichon

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

CARRIED UNANIMOUSLY

MOVED by: Cllr. Dosanjh
SECONDED by: Cllr. Guichon

THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8407, 2024 be finally considered and adopted.

CARRIED UNANIMOUSLY

12.2 Final Consideration and Adoption of Bylaw No. 8460, 2024 at 5043 47 Avenue

MOVED by: Cllr. Binder
SECONDED by: Cllr. Dosanjh

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

CARRIED UNANIMOUSLY

MOVED by: Cllr. Binder
SECONDED by: Cllr. Dosanjh

THAT "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 8460, 2024 be finally considered and adopted.

CARRIED UNANIMOUSLY

12.3 Final Consideration and Adoption of Bylaw No. 8524, 2025 – Delta 2026 to 2030 Financial Plan

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

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

CARRIED UNANIMOUSLY

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

THAT Delta 2026 to 2030 Financial Plan Bylaw No. 8524, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY

12.4 Final Consideration and Adoption of Bylaw Nos. 8537, 8538, and 8539 - 2026 Utility User Rates

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

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

CARRIED UNANIMOUSLY

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

- A. THAT "Delta Water Service Bylaw No. 7441, 2016 Amendment Bylaw No. 8537, 2025 be finally considered and adopted.
- B. THAT Delta Sewer Rates Bylaw No. 5782, 2000 Amendment Bylaw No. 8538, 2025 be finally considered and adopted.
- C. THAT Delta Garbage Collection & Regulation Bylaw No. 4273, 1988 Amendment Bylaw No. 8539, 2025 be finally considered and adopted.

CARRIED UNANIMOUSLY

12.5 Final Consideration and Adoption of Bylaw No. 8542, 2025 – Boulevard Paving

MOVED by: Cllr. Binder
SECONDED by: Cllr. Johal

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

CARRIED UNANIMOUSLY

MOVED by: Cllr. Binder
SECONDED by: Cllr. Johal

THAT the Delta Boulevard Maintenance Bylaw No. 4734, 1990 Amendment Bylaw No. 8542, 2025 (Attachment A) be finally considered and adopted.

CARRIED UNANIMOUSLY

13. BYLAWS FOR FIRST, SECOND, & THIRD READING

13.1 Staff Appointment of Servicing Officers and Approving Officers

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Dosanjh

- A. THAT first, second, and third readings be given to “Delta Development and Subdivision Standards Bylaw No. 8288, 2024” Amendment Bylaw No. 8547, 2025.
- B. THAT Jimmy Ho, Manager of Development Planning, and Mike Ruskowski, Manager of Priority Projects, be appointed as Approving Officers for the City of Delta, pursuant to Section 77 of the *Land Title Act*.

CARRIED UNANIMOUSLY

13.2 Consolidated Fees and Charges Bylaw Update

MOVED by: Cllr. Dosanjh
SECONDED by: Cllr. Guichon

THAT first, second, and third readings be given to Delta Consolidated Fees and Charges Bylaw No. 8386, 2024 Amendment Bylaw No. 8548, 2025.

CARRIED UNANIMOUSLY

13.3 Parks Regulation Bylaw No. 8544, 2025

MOVED by: Cllr. Johal
SECONDED by: Cllr. Guichon

- A. THAT first, second and third readings be given to “Parks Regulation Bylaw No. 8544, 2025.”
- B. THAT first, second, and third readings be given to “Municipal Ticketing Information Bylaw No. 6639, 2007 Amendment Bylaw No. 8545, 2025.”

- C. THAT first, second, and third readings be given to “Delta Bylaw Notice Enforcement Bylaw No. 7009, 2011 Amendment Bylaw No. 8546, 2025.”

CARRIED UNANIMOUSLY

14. CONSENT REPORTS

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

THAT Items 14.1 to 14.3 be adopted on consent.

CARRIED UNANIMOUSLY

14.1 2025 Quarterly Financial Report – Third Quarter

THAT the 2025 Quarterly Financial Report – Third Quarter be received for information.

ADOPTED ON CONSENT

14.2 Bill 27 Amendments to the Community Charter on Closed Meetings

THAT this report be received for information.

ADOPTED ON CONSENT

14.3 British Columbia Air Access Program 2026-2027 Grant Application

A. THAT Alpha Aviation’s grant application for the 2026-2027 BC Air Access Program be endorsed.

B. THAT the Director of Corporate Services be authorized to sign all documentation required to receive and manage funds for the proposed project.

C. THAT a copy of this report be provided to Ravi Kahlon, MLA Delta-North and Ian Paton, MLA Delta-South.

ADOPTED ON CONSENT

15. ADMINISTRATIVE REPORTS

15.1 Reconsideration of 90 Street Road Dedication Resolution

15.1.1 Report from the Engineering Department dated October 14, 2025, titled "90 Street Road Dedication Submission Response"

15.1.2 Memorandum from the General Manager, Engineering, dated November 25, 2025, titled "90 Street Road Dedication - Reply to Owner's Submissions", attaching Abbotsford Concrete's submission in response to the October 14, 2025 Engineering Report

15.1.3 Submission from Abbotsford Concrete dated December 5, 2025 in response to November 25, 2025 Engineering Memorandum

MOVED by: Cllr. Binder

SECONDED by: Cllr. Boisvert

- A. THAT the land dedicated as highway through the deposit of Plan BCP27703, including that part shown coloured in orange on Page 18 of Attachment A of this report, is declared to be required for highway purposes for reasons set out in this report and the Engineering Council report dated April 11, 2023 at Attachment A.
- B. THAT the City file a certificate of opposition with the Registrar of Land Titles in response to the petition to cancel part of 90 Street dedicated on Plan BCP27703.

CARRIED UNANIMOUSLY

15.2 56 Street Multi-Use Pathway Project – Update and Engagement Summary

MOVED by: Cllr. Boisvert

SECONDED by: Cllr. Johal

THAT the Multi-Use Pathway extension along 8A Avenue and 55A Street proceed as noted in this report.

CARRIED UNANIMOUSLY

15.3 Third Reading Extension for Bylaw No. 7717 at 11067 River Road

MOVED by: Cllr. Binder

SECONDED by: Cllr. Dosanjh

- A. THAT third reading of "Delta Zoning Bylaw No. 7600, 2017" Amendment Bylaw No. 7717, 2021 be extended to November 26, 2026.
- B. THAT updated geotechnical and environmental studies and cost estimates and security deposits be provided prior to Final Adoption.

CARRIED UNANIMOUSLY

15.4 Annieville Park Master Plan Update

MOVED by: Cllr. Johal

SECONDED by: Cllr. Guichon

- A. THAT the Annieville Lions Park Master Plan – Phase 2 Engagement Report, Attachment A, be received for information.
- B. THAT the Annieville Park Master Plan, Attachment B, be endorsed generally as presented.
- C. THAT staff be directed to issue a Request for Proposals to retain a design consultant team to complete the detailed design and prepare for construction of Annieville Park.

CARRIED UNANIMOUSLY

15.5 2026 City of Delta Events Listing

With the aid of a PowerPoint presentation, Parks, Recreation & Culture staff provided an overview of the City's proposed 2026 major events, highlighting plans to refine existing events, introduce new ones, and outlined the proposed recommendations.

Discussion ensued regarding the logistics of the FIFA World Cup watch parties.

As a result of the discussion, division was called and an amendment motion was introduced as Recommendation C.

MOVED by: Cllr. Binder

SECONDED by: Cllr. Johal

- A. THAT the 2026 City of Delta Events Listing, including recommended new and refined events as described in this report, be approved substantially in the form of Attachment A.

CARRIED UNANIMOUSLY

MOVED by: Cllr. Binder

SECONDED by: Cllr. Johal

- B. THAT a policy be developed to guide how the City engages sponsors and partners for City events, and to outline how the City provides financial and in-kind support for community events.

CARRIED UNANIMOUSLY

MOVED by: Cllr. Dosanjh
SECONDED by: Cllr. Guichon

C. THAT staff report back with additional information on the logistics of the FIFA World Cup watch parties.

CARRIED UNANIMOUSLY

15.6 Implications of Bill M216, 2025 - Professional Reliance Act

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Guichon

THAT this report be received for information.

CARRIED UNANIMOUSLY

15.7 2026 Council Meeting Schedule

MOVED by: Cllr. Binder
SECONDED by: Cllr. Johal

THAT the 2026 Council Meeting Schedule for Regular Meetings, as presented in Attachment A of this report, be adopted.

CARRIED UNANIMOUSLY

16. CORRESPONDENCE

16.1 Correspondence

Council requested that correspondence #32 be pulled for discussion.

MOVED by: Cllr. Boisvert
SECONDED by: Cllr. Binder

THAT 2 pieces of external correspondence circulated to Council as of November 27, 2025, be received for information.

CARRIED UNANIMOUSLY

16.1.1 Correspondence from Mike Hurley, Mayor, City of Burnaby dated November 28, 2025, regarding Letter to Premier Eby RE: Repeat of Small-Scale Mult-Unit Housing, Housing Target Orders, and Transit-Oriented Areas Legislation

MOVED by: Cllr. Guichon

SECONDED by: Cllr. Dosanjh

THAT the correspondence be received for information.

CARRIED UNANIMOUSLY

17. NOTICE OF MOTIONS

17.1 Second Exit from Ladner submitted by Mayor Harvie

WHEREAS the Minister of Transportation has recently notified City Council that a second exit out of Ladner will not be supported as a component of the George Massey Tunnel Replacement Project;

AND WHEREAS the Minister of Transportation has stated that the cost for including the second exit out of Ladner would be estimated at over \$100 Million;

AND WHEREAS the need for improved emergency access, congestion relief, community connectivity, and safe evacuation routes for Ladner residents remains a significant priority.

THEREFORE BE IT RESOLVED THAT staff provide a report to Council that proposes options to be included in a feasibility study for the reconnection of River Road, creating a second exit out of Ladner;

AND THAT the proposed options in the feasibility study consider a single-lane, eastbound vehicular route connecting River Road to 60 Avenue;

AND FURTHER THAT the report include preliminary cost ranges, potential funding opportunities, implementation timelines, regulatory requirements, and consultation requirements with First Nations and provincial transportation authorities.

17.2 Addressing Downloading of Provincial and Federal Responsibilities submitted by Councillor Kruger

WHEREAS senior levels of government have not adequately supported, provided or funded essential services under their jurisdiction, including accessible health care, hospitals, social services, police services, non-market housing, and critical infrastructure projects such as dike upgrades, secondary channel dredging, and a River Road overpass;

AND WHEREAS municipalities increasingly face the burden of funding provincial or federal areas of responsibility in order to address service

gaps, a practice commonly referred to as downloading, wherein senior governments shift their obligations, whether financial or otherwise, onto local governments;

AND WHEREAS the City of Vancouver reported in 2021 and 2022 that downloading from senior governments results in an estimated \$250 million per year in additional operating and capital costs;

AND WHEREAS the financial burden transferred to the City of Delta ultimately impacts municipal taxpayers, creating pressure for increased property taxes and fees.

THEREFORE BE IT RESOLVED THAT staff provide a report on the financial impacts of downloading including the cumulative costs associated with provincial and federal responsibilities that have shifted to the City of Delta over time;

BE IT FURTHER RESOLVED THAT the report includes, but is not limited to, costs related to health and social services, housing, homelessness response, mental health and addiction supports, police services, critical infrastructure upgrades, and any other areas where the City is funding or is considering funding responsibilities traditionally held by senior levels of government.

18. COUNCIL INQUIRIES, OTHER MATTERS, & NEW BUSINESS

None.

19. ADJOURNMENT

MOVED by: Cllr. Binder

SECONDED by: Cllr. Boisvert

THAT the meeting adjourn (8:23 p.m.).

CARRIED UNANIMOUSLY

George V. Harvie
Mayor

CERTIFIED CORRECT

Michelle Jansson, CMC
City Clerk