



City of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Council** File No.: **LU009905**  
From: **Development Department** Bylaw No.: **8553**  
Date: **January 6, 2026** Application Date: **July 31, 2025**

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**Zoning Bylaw Text Amendment and Covenant Modification for a Hotel Addition at  
6005 Highway 17A**

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

▪ **RECOMMENDATIONS:**

- A. THAT first, second, and third readings be given to "Delta Zoning Bylaw No. 2750, 1977 Amendment (C.D. 495 – LU009905) Bylaw No. 8553, 2025".
- B. THAT the Section 219 Covenant registered on the subject property under charge CA6981846 be modified to allow a hotel addition.

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▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Zoning Amendment Bylaw No. 8553 (Attachment A) and a Section 219 covenant modification to allow for an addition to the existing hotel on the property at 6005 Highway 17A. A location map and an aerial photo are provided in Attachment B.

▪ **BACKGROUND:**

**Site Description and Context:**

The subject property is located at the northwest intersection of Highways 99 and 17A and has an area of approximately 3.6 ha (8.9 ac). The site is currently occupied by an entertainment complex with a casino, hotel, multiple restaurants and meeting facilities. Most properties in the surrounding area are agricultural, including a Delta-owned parcel immediately north of the site that is being leased to a local farmer. Northeast of the subject property, there are two parcels: one designated for a forthcoming six-storey residential apartment development with 157 units, and another containing several multi-tenant light industrial and commercial buildings fronting Highway 17A.

**Council Policy:**

The OCP designation for this site is Neighbourhood Centres and Corridors (NC). This designation is intended for multi-unit residential and mixed uses in neighbourhood centres and along major corridors. Main uses include residential, civic and commercial (e.g., retail, service, office, dining, entertainment, accommodation, childcare) with a height of up to six storeys. The proposed expansion is consistent with the NC designation.

The subject property is zoned Comprehensive Development Zone No. 495 (C.D. 495) under “Delta Zoning Bylaw No. 2750, 1977”. The C.D. 495 Zone is a site specific zone intended for an entertainment complex with a casino, hotel, banquet hall and restaurants. Other properties in the general vicinity of the site are zoned Agriculture Zone (A1), Comprehensive Development Zone No. 20 (CDZ20), and Comprehensive Development Zone No. 239 (C.D. 239). A text amendment to the C.D. 495 Zone is required to permit the proposed addition.

▪ **DISCUSSION:**

**Proposal:**

The subject application includes a request to amend the existing C.D. 495 Zone to allow for the expansion of the existing hotel. A project data table is provided in Attachment C.

The proposed expansion would consist of a new wing on the northwest side of the existing building. The six-storey addition would comprise five levels of hotel space situated above ground-level parking. The approximately 4,814 m<sup>2</sup> (51,817 ft<sup>2</sup>) expansion would provide 69 additional hotel rooms, resulting in a total of 193 rooms for the hotel. Architectural plans are included in Attachment F.

**Community Consultation:**

A public notification letter regarding the proposal was sent on September 25, 2025, and public notice signs were installed on the site on September 26, 2025. To date, no comments have been received from the public.

A Public Hearing is not required for Zoning Amendment Bylaw No. 8553 as the bylaw is consistent with the Official Community Plan; however, Council has the discretion to refer a zoning amendment bylaw to a Public Hearing. Notice of Council’s consideration of the application has been provided in accordance with Section 467 of the *Local Government Act*. Any correspondence received in response to the notice will be provided to Council in the agenda package and presented alongside this report.

**Rezoning:**

The owner wishes to amend the following sections of the C.D. 495 Zone to permit the hotel expansion:

- Section 3 - Setbacks by replacing the plan in Schedule 7761-2 of the bylaw with a new plan that reflects the setbacks of the existing building and the proposed hotel addition.
- Section 5 - Density, by:
  - increasing the maximum number of transient accommodation units from 124 to 193; and
  - Increasing the maximum gross floor area from 16,000 m<sup>2</sup> (172,223 ft<sup>2</sup>) to 21,000 m<sup>2</sup> (226,042 ft<sup>2</sup>).
- Section 8 - Off-Street Parking and Loading Requirements, by reducing the minimum parking space requirement from 800, where 124 spaces shall be reserved for the hotel users to 625 spaces for the casino, hotel, banquet hall and 2 restaurants, where 193 spaces shall be reserved for the hotel users. In the event that a third restaurant is established within the existing entertainment

complex, a minimum of 5 additional parking spaces would be required. There is sufficient space on site to accommodate these spaces.

- Replacing the map in Schedule 7761-1 with a new map that reflects the boundaries of the current entertainment complex site, removing portions of the former site that have been added to the site of the Town and Country Residences development.

A redline of the proposed text amendments to the C.D. 495 Zone are provided in Attachment D.

The rezoning for the casino and hotel development received approval in 2018, prior to the adoption of “Delta Zoning Bylaw No. 7600 (2017)”. As a result, parking requirements were assessed under the “Delta Zoning Bylaw No. 2750 (1977)”. At the time of the project’s approval, parking demand was calculated to account for potential future expansion and was intended to be constructed in phases. The approved design included at-grade parking, with the option to build a parking structure above the existing parking area as part of future expansion. The casino and hotel have been in operation since late 2022.

Bunt & Associates, who prepared the original Traffic Impact Study for the development, was retained by the applicant to update the parking analysis (Attachment E). The traffic consultant reviewed the parking demand of the existing casino and hotel and Delta’s new parking requirements under “Delta Zoning Bylaw No. 7600, 2017” and found that there are no parking issues with the entertainment complex, and that the parking requirements for the original development were overestimated. Based on their analysis, Bunt & Associates determined that a total of 625 parking spaces, plus an additional 5 spaces should the third restaurant be established, would address the parking requirements for existing and future uses on the site.

**Covenant Modification:**

The subject property is not located in a Development Permit Area regulating the form and character of development. Design and landscaping requirements for the existing hotel and casino were secured through Section 219 Covenant CA6981846 as a condition of establishing the C.D. 495 Zone. As the building, landscape and parking plan schedules in the covenant are changing, a modification to this covenant is required.

The expansion maintains the existing building design and introduces changes to the overall site layout and landscaping. Revised portions of the architectural and landscape plans would be added to or replace schedules in the Covenant, excerpts of which are included in Attachments F and G, respectively.

**Tree Retention, Removal, Replacement and Landscaping:**

There are 19 trees on the northwest portion of the subject property near the hotel addition, three of which are proposed to be relocated to a different area within the property. Relocation of the trees would be handled under through the tree removal permit process. A tree management plan is included in Attachment H.

**Implications:**

Financial Implications – The addition of 4,814 m<sup>2</sup> (51,817 ft<sup>2</sup>) of commercial space would result in an increase in the tax base which would generate additional property tax revenue for Delta.

**Intergovernmental:**

Ministry of Transportation and Transit (MOTT) - Since the subject site is within 800 m (2,625 ft) of an intersection of a controlled access highway, Bylaw No. 8553 would require approval from MOTT.

▪ **CONCLUSION:**

The applicant has applied to amend Comprehensive Development Zone No. 495 (C.D. 495) under “Delta Zoning Bylaw No. 2750, 1977” to allow for the expansion of the existing Delta Hotel by Marriott Vancouver Delta with an additional wing comprising 69 hotel rooms. A modification to Section 219 Covenant CA6981846 would be required as a result of the proposed changes to the site plan, building plans, landscaping and parking. It is recommended that Bylaw No. 8553 be given first, second and third readings.



Tanya Mitchner  
Acting General Manager, Development

Department submission prepared by: Katya Morenets, Planner  
KM/jl

▪ **ATTACHMENTS:**

- A. Bylaw No. 8553
- B. Location Map and Aerial Photo
- C. Project Data Table
- D. Redline Version of Bylaw No. 7761
- E. Parking Analysis by Bunt & Associates
- F. Architectural Plans
- G. Landscape Plans
- H. Tree Management Plan