

COMMUNITY CONSULTATION

Section 475 of the *Local Government Act* requires that Council determine what organizations and authorities might be affected or have an interest in an Official Community Plan amendment and consult with them accordingly. The consultation process for this Official Community Plan amendment application was endorsed by Council at the December 4, 2023 Regular Meeting.

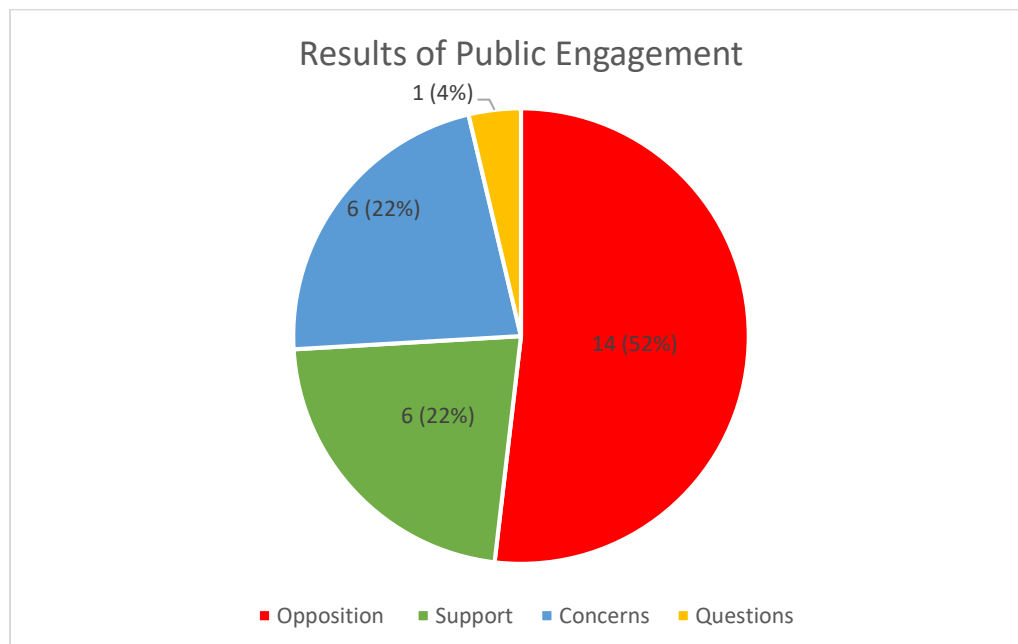
PUBLIC ENGAGEMENT SUMMARY

Consultation on Application

The public notice sign was posted on December 22, 2023, a public notification letter was sent to residents on December 14, 2023. A Public Information Meeting was held on January 25, 2024 at Delta City Hall for the resubmitted 146-unit non-market rental apartment building application. A total of 37 people attended the Public Information Meeting, and 6 comment sheets were received.

Staff received 31 pieces of correspondence from 27 members of the public, including letters, emails, phone calls, and questions and surveys submitted through the [Let's Talk Delta page](#). The following provides a summary of website engagement during that period:

- 820 total website visits
- 10 engaged participants (participated in a survey)
- 115 informed participants (379 visited the key dates page, 99 visited multiple project pages, 45 downloaded a document. 43 viewed a photo)
- 621 aware participants (viewed at least one page)



Consultation Summary

In reviewing the correspondence from the public, five common themes were identified and summarized below.

1. Engagement Process and Transparency

A common theme that was included in several responses from the public was the role of community input and the desire for an inclusive planning process. Many respondents noted the need for meaningful engagement and noted the need to ensure that the development reflects the local needs and development preferences of the community. Several respondents also expressed concerns about transparency in the process given the applicant's resubmission following previous applications.

2. Design and Environmental Considerations

A concern that was present across many responses was a desire to maintain the aesthetic character of the neighborhood and ensure that environmental considerations are factored into development plans. This includes preserving green spaces, managing the visual impact of new construction, and ensuring that developments align with the existing community look and feel. Comments also included concerns as to the privacy of neighbouring single detached homes and protection of landscaping on adjacent properties along the north property line.

3. Affordability and Diverse Housing Needs

Many respondents noted opposition to the increase in density proposed by the development while also providing recognition of the need for affordable and non-market housing options in the community. This theme illustrates the community's desire for housing solutions that support diverse demographics, including young families, the elderly, and lower-income individuals while also wanting new housing to consider the existing neighbourhood and the integration into the existing development patterns.

4. Infrastructure Capacity and Safety Considerations

A re-occurring emphasis was found noting the impact of development on local infrastructure, including servicing, traffic, and parking. Many highlighted concerns that the development could increase traffic at the intersection at Ladner Trunk Road, as well as create increased demand for street parking in the area. Concerns about safety at the intersection due to an increase in traffic were also raised. Overall concerns about the existing capacity of infrastructure to support new developments and impacts of increasing density were prominent throughout the responses.

5. Policy, Regulation, and Sustainable Development

The final theme reflects the need for a greater balance in development that accommodates growth in the community with attention to the existing area. This was noted in concerns of the increased height and density of this proposal in relation to the surrounding area. Some respondents noted that a greater consideration of growth and the impacts to the neighbourhood is needed more broadly to ensure that quality of life in the neighbourhood can be maintained.