

Next Steps for 2024 Official Community Plan

The new Official Community Plan (OCP), which will guide development in Delta for the next 20 years, received first and second reading from Delta Council on April 8, initiating a public hearing for Council to hear directly from the community before giving the plan further consideration. This fact sheet highlights the results of the engagement program and provides answers to the ten most frequently heard questions from the community. You can read the full report and proposed OCP at letstalk.delta.ca/HousingOurFuture.

Engagement Snapshot

Over 1,600 people attended one of the four open houses or three online information sessions and another 1,000 completed a form to share their feedback. The main themes of the feedback included comments about:

- Housing Options and Affordability
- Infrastructure
- Traffic and Transportation
- Public Services and Amenities
- Environmental and Natural Spaces
- Community Character and New Development
- Community Involvement

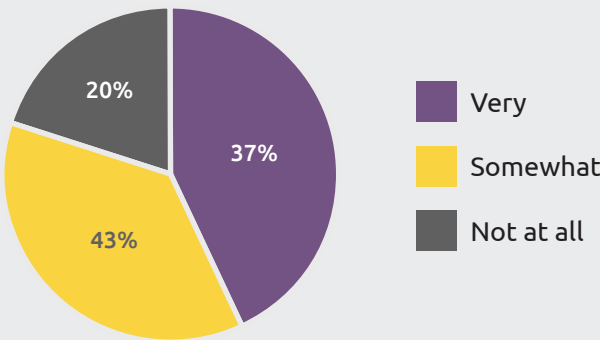
How your feedback was addressed

The feedback gathered through the engagement program was analyzed to understand the community's perspective on managing growth as well as to identify suggestions for the Land Use Maps and policies to include in the updated OCP.

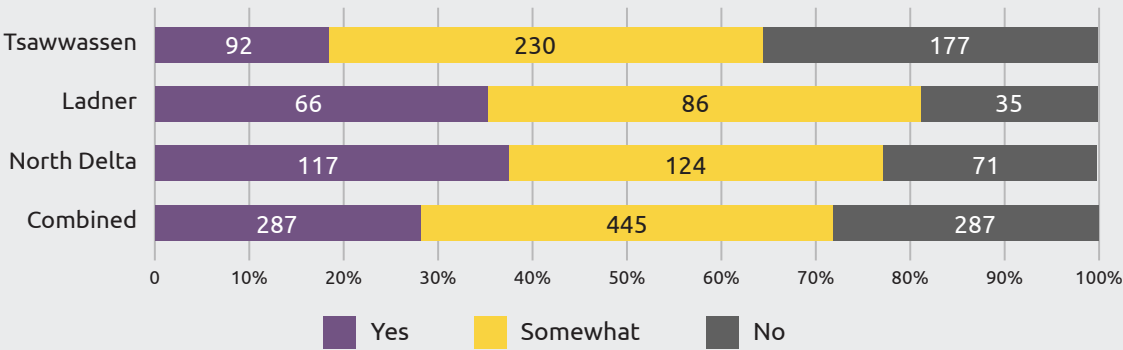
Staff reviewed the suggestions and made adjustments where it aligned with the principles of supporting density around transit-oriented areas. No increases to density were included in the revisions to the Land Use Maps. You can see the updated maps at letstalk.delta.ca/HousingOurFuture.

Are you open to growth?

Participants in the online information sessions and open houses were invited to share how receptive they are to growth in their community. 643 attendees shared their views.



Thinking about the whole City of Delta, do you agree with this approach to managing growth?



Participants who completed the feedback form were invited to share their level of agreement with the proposed approach to managing growth across the city as a whole. The above chart shows the views of the community combined as well as by growth area. Feedback showed that residents are open to growth in the community but highlighted the need to address potential impacts to infrastructure capacity, traffic and transportation, and community character amongst other concerns.

How We Informed

44,000
Homes and businesses received two mailouts

10,700
Visitors to the website

2,940
Downloads of project documents

6
Full Page Newspaper Advertisements

180,000
Reach of 48 Social Media Posts and Ads

5,700
E-blast subscribers on Let's Talk Delta

How People Engaged

350
Participants in first Online Information Session

1,200
In-Person Conversations

4
Open Houses

1,034
Feedback Forms

Changes in the proposed OCP

The Council Report includes a summary of the key changes that were made to the plan based on findings from the engagement process. Highlights from a selection of these changes are provided below.

- **Develop Neighbourhood Servicing Plans to address infrastructure needs:** Participants want to feel confident that services will remain reliable for all residents and would like more information about planned and future investments. Policies have been incorporated to undertake neighbourhood-level servicing plans to identify sewer and water system upgrades. These plans will also address traffic and transportation.
- **Plan for expanded public services and amenities:** Participants believe government services are strained and want to understand how Provincial and Regional services - such as health care and education - and City services - especially recreational amenities - will keep pace with growth. New or updated policies are included for child care, collaboration with Delta School District, and the provision of parks, recreation, and cultural facilities to support growth.
- **Recognize community character:** Participants want to see development that respects the character of Delta communities. The new OCP generally proposes six storeys in the Urban Centres, with opportunities for up to 24 storeys where a significant community contribution is provided. Rental and non-market housing contributions will be encouraged in all projects over six storeys and will be expected for projects that include buildings that are 18 storeys or higher. In response to concerns about community character, the proposed OCP contains new Development Permit Area Guidelines for the Tsawwassen Urban Centre, similar to what is in place for other parts of the city to guide decisions about siting, streetscape, massing, and landscape. The proposed OCP Bylaw - including the updated Land Use Designation Maps and policies - can be viewed at Delta.ca/PublicHearing.





TOP 10 QUESTIONS AND ANSWERS ABOUT THE PROPOSED OCP

The City has wrapped up the activities to gather your feedback on the direction of a new Official Community Plan (OCP). We had conversations with nearly 1,200 residents at the open houses and have answered hundreds of questions which are available at letstalk.delta.ca/HousingOurFuture – here are the Top Ten we heard from you.

1

Don't we have enough development in the works to meet the Provincial Housing Target Order?

Target: 3,607

The order is based on occupancy permits of net new units and not building permits or development proposals that may take years to advance. The City is required to provide progress reports to the Province on the number of net new units and measures taken towards achieving the target, and will share this information with the public on our website and through reports to Council.

2

Shouldn't we plan for infrastructure now and build it before we grow?

The City has made investments in infrastructure and will continue to plan for future needs. The sequence for community planning begins with the OCP which identifies where the City will grow. With the direction provided in the OCP, the City can develop more detailed plans for services to support growth in those areas. Growth of infrastructure happens over time as additional servicing is required.

3

Can we take more time to update the OCP?

The City's current OCP is outdated and does not provide the land use framework necessary for Delta to meet its housing needs. This update focuses on the changes needed to allow for more housing required by the Provincial Housing Target Order. It also offers an opportunity for efficiency by satisfying the Provincial requirement from the Housing Supply Act for updating the OCP. The OCP is a living document and updates will be introduced as needs arise.

4

How can we meet the need for services – education, health care, and transit – today and as we grow?

These concerns are shared by communities across B.C. and are the Provincial Government's responsibility to provide and plan for. The City has engaged with Delta School District, Fraser Health, and TransLink to ensure they are aware of our plans for growth.

5

How will we ensure this housing will be affordable?

The updated OCP will enable a variety of housing types including accessory dwelling units, small-scale multi-unit housing, townhouses and other forms, with increased densities in the urban centres and major corridors. Increased housing diversity will help provide opportunities for families to obtain housing units. The proposed OCP also provides a policy framework to support other municipal and provincial initiatives related to affordable housing, including gaining affordable units through new development.

6

Can't we meet the housing targets without high-rises?

The density provided by high-rise buildings allows the City and the Province to focus investments in infrastructure in a few key locations. This is a more cost-effective and achievable approach than spreading density across a large area. It is far more environmentally-friendly to concentrate development and services in denser forms because it helps to reduce greenhouse gas emissions from vehicle travel and helps to preserve important natural and agricultural areas by reducing urban sprawl.

7

Why do the proposed land use maps allow for far more development than the order requires?

The land use map shows areas where different types of development can occur. Whether or not a project comes forward in those locations depends on if there is a market for it. All of these areas will not develop at the same time and some may not develop at all. It is important to remember that development occurs incrementally over time; a single project can take many years to build out.

8

With these changes, will the public still have a say in proposed developments?

Residents will still have the opportunity to engage in public consultation for major development rezoning applications, as is the case today. Consistent with our current practices, major development applications will undergo community consultation where public feedback will be sought.

9

What is being done to protect adjacent properties from being affected by development?

Enabling more diverse housing types will lead to some gradual changes in Delta neighbourhoods and the City will continue to work with applicants to reduce the potential impacts on adjacent properties. As much as possible, the draft maps have considered transitions between taller and shorter building forms. It is important to remember that development occurs gradually.

10

Will I have to move if my property land use designation is changing?

No. There are no requirements for residents to move or make any changes to their properties as a result of the updated OCP. The purpose of the new land use designations is to define how the land can be used if there is interest in a development.

Public Hearing Information

Property owners and occupants across the City will receive a Notice of Public Hearing advising community members of the opportunity to address Council directly about the proposed Official Community Plan. The hearing is planned for Monday, April 22, 2024 at 3 pm in the Council Chambers at Delta City Hall.

A copy of the Notice of Public Hearing, including instructions on how to participate, is available on the City's website at Delta.ca/PublicHearing.

More questions? Attend a Q&A Drop-in Session

The City is hosting two additional events in advance of the public hearing to answer any further questions community members may have. Drop by one of the following events to speak with staff.

- **April 17 Q&A Drop-in Session** – 6 pm to 8 pm at Ladner Community Centre, 4734 51 Street
- **April 18 Q&A Drop-in Session** – 6 pm to 8 pm at North Delta Recreation Centre, 11415 84 Avenue



For more information, visit letstalk.delta.ca/HousingOurFuture. If you have any questions, contact 604-946-3380 or email DeltaOCPUpdate@delta.ca.

