Let's Talk Delta

2024 OCP Update Survey

SURVEY RESPONSE REPORT

16 June 2020 - 21 March 2024

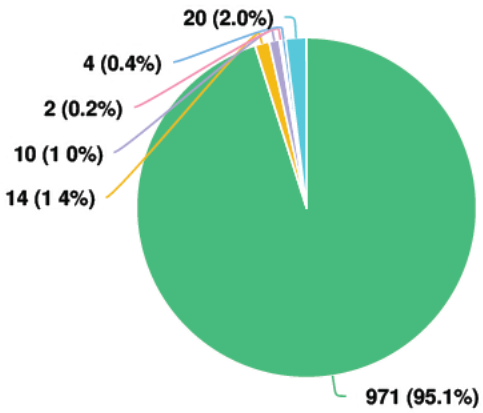
PROJECT NAME:

2024 OCP Update - Housing Our Future

BANG THE TABLE engagementHQ

SURVEY QUESTIONS

Q1 Which best describes your interest in participating in the creation of the new OCP?

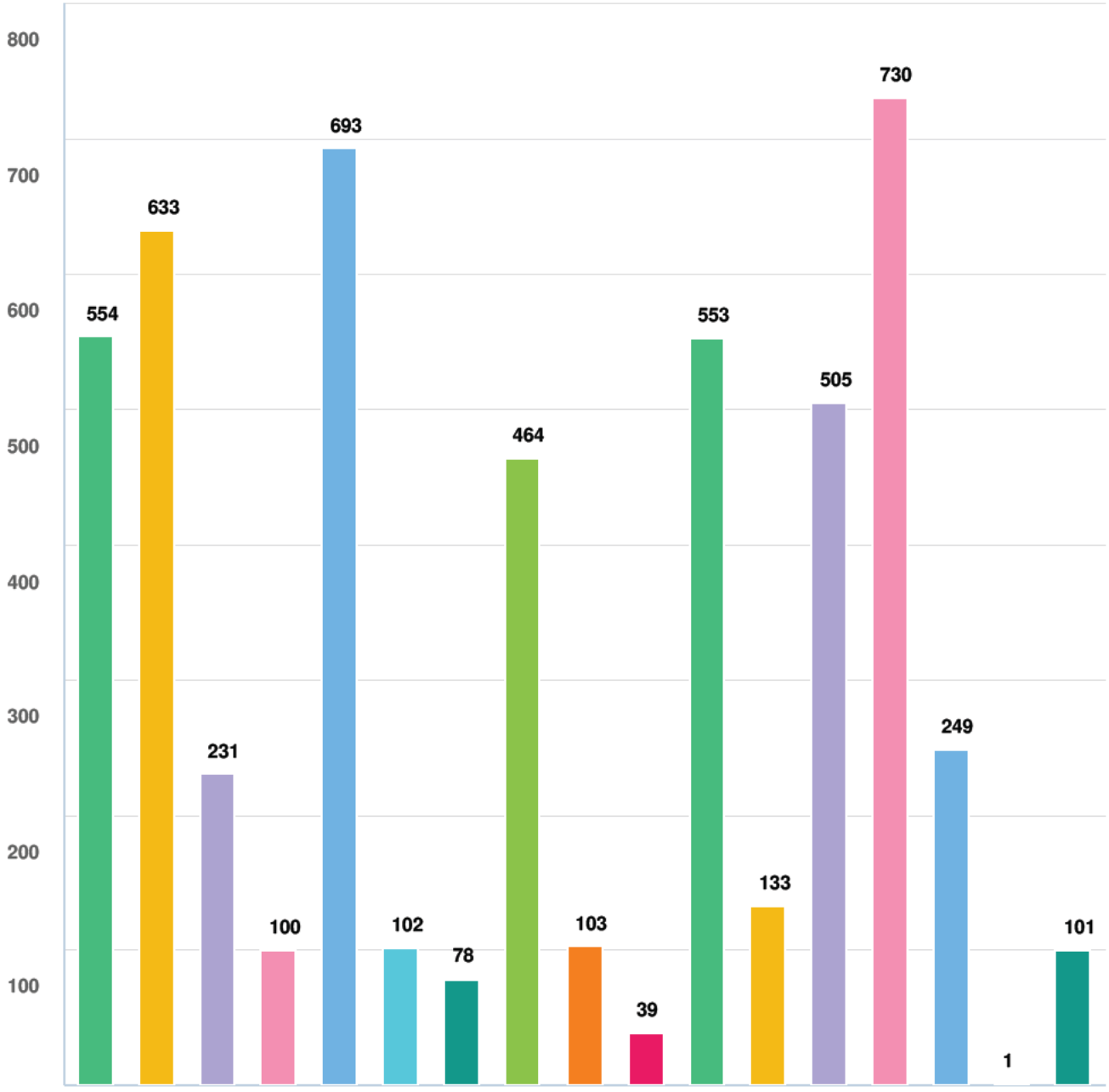


Question options

I live in Delta
I work in Delta
I own a business in Delta
I visit Delta occasionally
I am looking for housing in Delta
Other (please describe)

Optional question (1019 response(s), 15 skipped)
Question type: Radio Button Question

Q2 What do you love about Delta? Select up to 7.

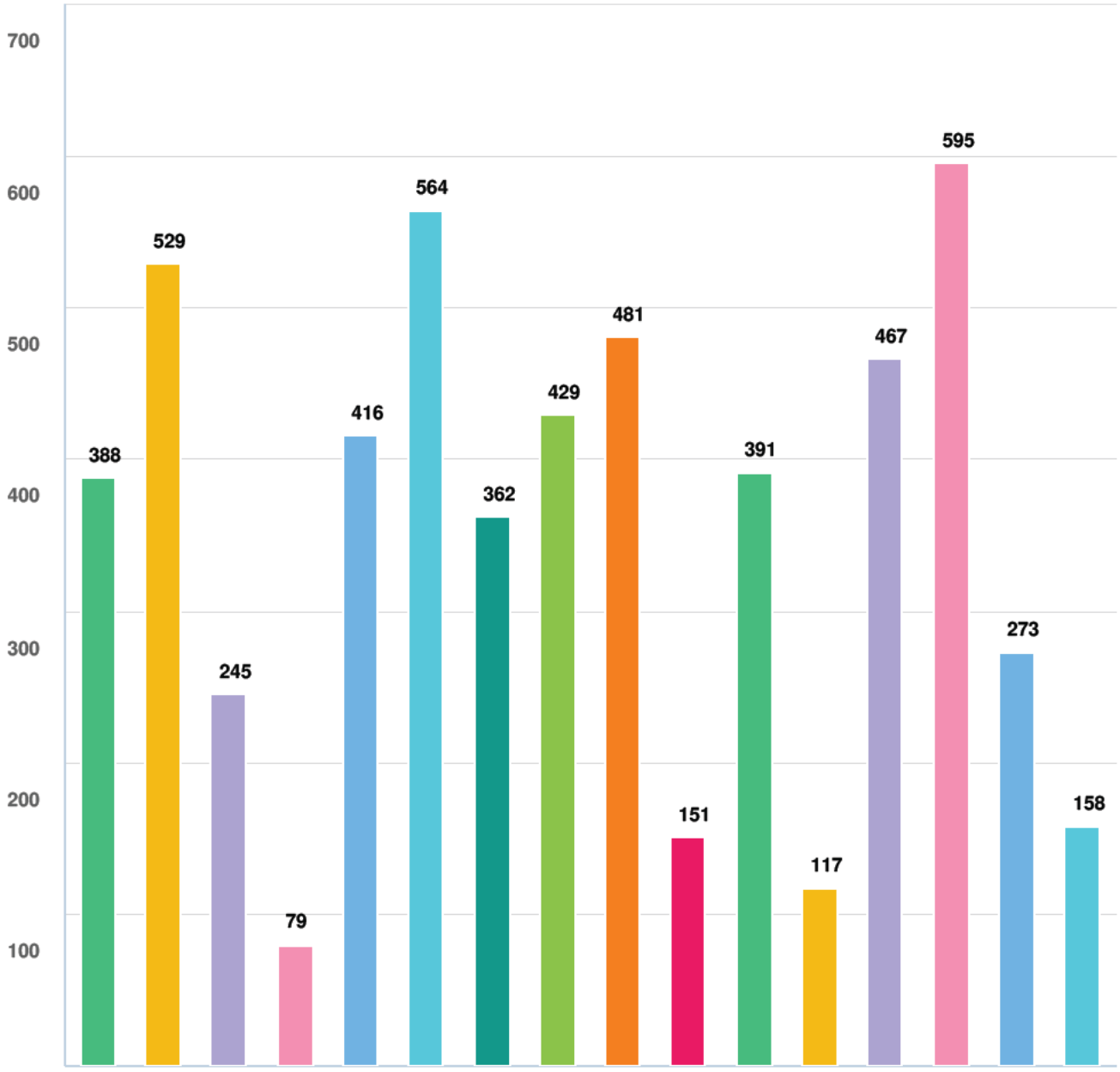


Question options

- Access to community facilities (i.e. pools, arenas)
- Ample parks and green spaces
- Variety of shopping services and entertainment
- Access to arts and culture
- Positive sense of community
- Efficient road network
- Many housing options
- Proximity to Vancouver
- Efficient public transit
- Economic or business opportunities
- Variety of walking and biking options
- Cultural diversity and inclusivity
- Rich farming tradition
- Beautiful natural environment
- Historic buildings and heritage
- Nothing in particular
- Other (please describe)

Optional question (1019 response(s), 15 skipped)
Question type: Checkbox Question

Q3 What do you think are the most important challenges facing Delta as the City grows? Select up to 7.

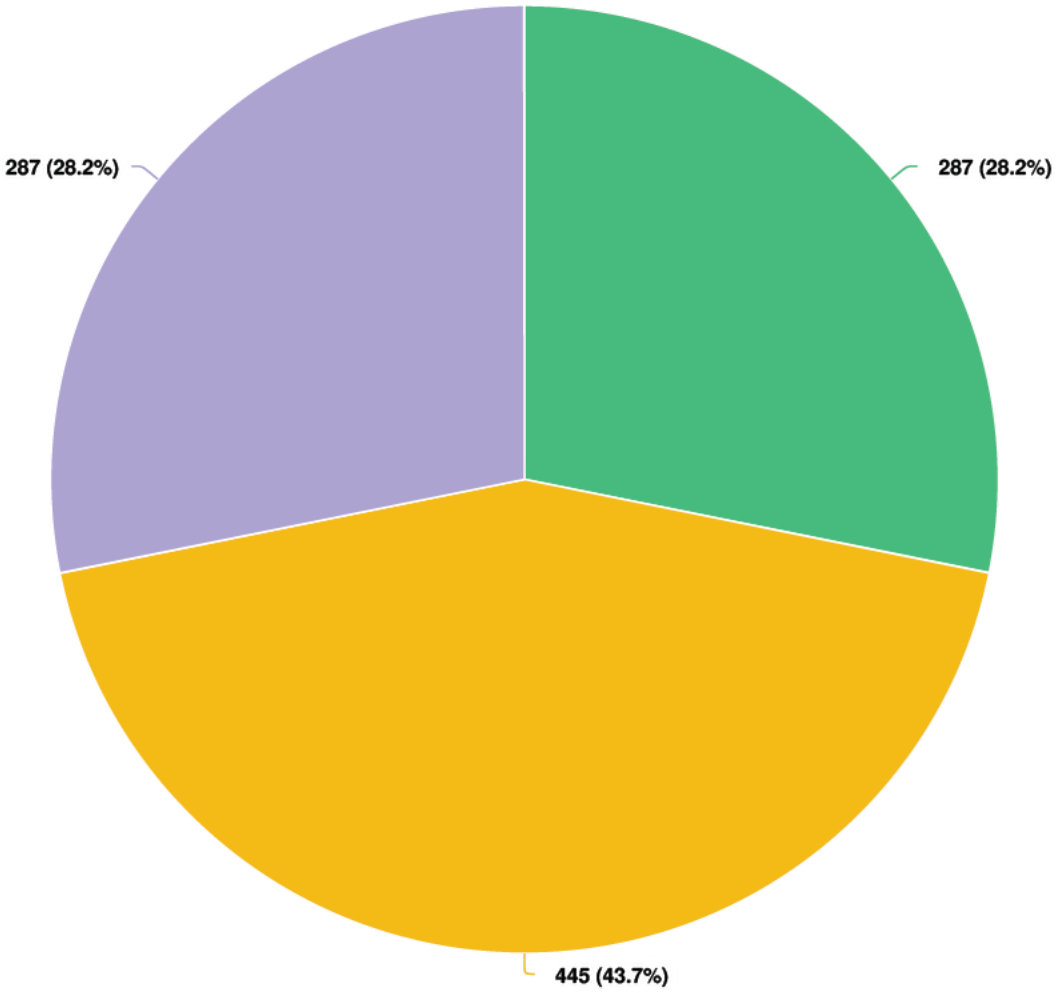


Question options

- Access to community facilities (i.e. pools, arenas)
- Ensuring ample parks and green spaces
- Providing a variety of shopping services and entertainment
- Supporting access to arts and culture
- Creating a positive sense of community
- Maintaining an efficient road network
- Providing housing options
- Supporting affordable housing
- Access to efficient public transit
- Cultivating economic or business opportunities
- Ensuring ample walking and biking options
- Supporting cultural diversity and inclusivity
- Protecting the rich farming history
- Conserving natural environment
- Protecting our historic buildings and heritage
- Other (please describe)

Optional question (1022 response(s), 12 skipped)
Question type: Checkbox Question

Q4 Thinking about the whole city of Delta, do you agree with this approach to managing growth?



Question options

Yes Somewhat No

Optional question (1017 response(s), 17 skipped)
Question type: Radio Button Question

Q5 Why or why not?

Screen Name Redacted 2/28/2024 04:45 PM	Much needed
Screen Name Redacted 2/28/2024 05:01 PM	Infrastructure must be in place first. We the citizens are not prepared for a large influx of traffic, and people. Shopping and transportation are insufficient now.
Screen Name Redacted 2/28/2024 06:50 PM	The overall plan is good, but I would like to see it accelerated with higher targets than what the BCNDP has mandated
Screen Name Redacted 2/28/2024 07:24 PM	I live in Tsawwassen, where there are numerous large single home lots, and having more options to add housing via in-fill has been something I've been interested in for some years. So, primarily I am in favour of the broad rezoning - this helps increase rental stock and also helps new home owners enter the housing market. The balance of proposed approach is logical and reasonable.
Screen Name Redacted 2/28/2024 07:37 PM	Tsawwassen should not include an “urban centre”. There are 3 traffic lanes in and out of Tsawwassen, insufficient for more growth, very poor transit service, particularly heading east . TFN population utilizes Tsawwassen facilities and infrastructure but are not included in population. Insufficient city owned property for public/cultural space
Screen Name Redacted 2/28/2024 08:09 PM	Adding up to 4 units on single detached properties will be a mess. We do not want density and planning that will be a mess like Surrey-Clayton
Screen Name Redacted 2/28/2024 08:21 PM	I feel single family housing needs protection. We are a car dependent community and if you put four homes on one lot, or more, there will be parking shortage. I do not like cars chewing up boulevards.
Screen Name Redacted 2/28/2024 09:22 PM	We have to do our part. I like the plan you've put together. My children will be able to live here.
Screen Name Redacted 2/28/2024 09:41 PM	The key is mid rise transitioning to single family dwelling .

Screen Name Redacted
2/28/2024 10:04 PM

the approach will bring much needed housing to market

Screen Name Redacted
2/28/2024 11:52 PM

Not all parks need to be only restricted to sports, played only a few months of the year. Don’t close off access to them. Football practice doesn’t have to be at midfield, maybe the seldom used end zones are a better location. Adult baseball parking shouldn’t be on the sidewalks near Denison park. We need a 3rd access road into town, English bluff or along the dike to 64. Build lower cheaper bridges and limit boats to inland size, not ocean. Move the containers by electric rail to new Westminster and Down town .

Screen Name Redacted
2/29/2024 07:26 AM

Coach homes and Garden suites will increase the price of houses even further. It should be four separate units on each lots so younger people can afford to buy. A new coach home costs anywhere from $2-2.2M. How do you think that helps with affordability. If it was four separate units, it will be around $700,000 per unit which someone at less afford. Also, if someone has a parcel which is close to an acre or over in single family neighbourhood, they should be allowed to build townhouses to add strata housing which people can afford. Coach homes and Duplexes are not affordable. All they will do is increase the price of existing lots and make it more unaffordable. I cannot believe that City staff has not put in a effort to come up with more housing options.

Screen Name Redacted
2/29/2024 10:45 AM

Do not want this small quiet community to become a big, busy, souless city like all the rest of the Lower Mainland

Screen Name Redacted
2/29/2024 11:05 AM

we need more middle housing. I hope we can have front loaded townhouses vs stacked apartments i the 4 plexes. even if its front single car garages..

Screen Name Redacted
2/29/2024 11:30 AM

As mid 30's, married, professional who can't afford to buy a home in the town he has lived in for over 20 years I am very excited to see the expansion of options for housing. Young people need to have the ability to enter the market and the introduction of denser housing should help, I hope. In addition, we are entering a climate crisis and the densification of housing and business will help ensure that we can do our part by walking, biking, transiting to our local ammenities and shopping areas. Finally, the protection of our farm land is imperative if we are to grow the population and, as I see it, the only way to do that is to densify areas that are already built up.

Screen Name Redacted 2/29/2024 12:47 PM	Housing is needed and deltas plan is necessary
Screen Name Redacted 2/29/2024 01:48 PM	It is critical that the City of Delta end decades of underbuilding and densify in a way that meets community needs and neighbourhood feel. I wholeheartedly agree with the proposed changes.
Screen Name Redacted 2/29/2024 02:53 PM	Focusing too much on high rises and apartments in one area. It will increase traffic problems.
Screen Name Redacted 2/29/2024 04:31 PM	1. Rezoning is NOT required by the province, merely suggested. 2. Tsawwassen does not have any “urban centres”.
Screen Name Redacted 2/29/2024 06:32 PM	The City appears to be treating the housing target as obligatory, leveraging it to justify extensive changes. While recognizing provincial amendments (such as Bill 44), the City's rapid development of the OCP with minimal resident engagement, aside from Open Houses (which are merely informative), is very concerning. It seems Delta is prioritizing its goals over residents' preferences, risking the loss of the small-town feel, particularly in South Delta. This is very disheartening for those who choose to live in this area for that very reason. None of us want to be the next Richmond… yet that is exactly where we’re headed. Sad.
Screen Name Redacted 2/29/2024 07:10 PM	proposal will deliver random density through our single family neighborhoods. this will tax our infrastructure, increase our costs and negatively impact our communities. It will all increase vehicles and traffic on our side streets. I am in agreement with density in our town centres. Density does not require towers. Look at europe or nice communities in Vancouver that have significant density without tall towers. Kerrisdale, Arbutus corridor, Village at Park Royal, UBC Westbrook village as good examples. What is the community input process for the amenity in the Tsawwassen town centre??
Screen Name Redacted 2/29/2024 07:32 PM	"'Allow additional density and height in urban centres with the provision of a significant community amenity' – In light of our current housing challenges, I firmly believe that alleviating pricing pressures should take precedence over community amenities. While an 'amenity' is valuable, it is secondary to the urgent need for affordability and increased supply. This approach not only addresses critical housing needs but also broadens the tax base, providing a stronger financial foundation for community-enhancing initiatives. 'No

changes to agricultural lands; they will continue to be protected for farm use' – It's essential, however, to reassess our stance on agricultural land use. Farmland not actively engaged in commercial food production ought to be considered for integration into our housing supply. This strategy could play a pivotal role in alleviating the housing shortage, especially in areas where such lands are underutilized."

Screen Name Redacted
2/29/2024 08:20 PM

Our current official community plan refers to maintaining a semi-rural identity for Tsawwassen and also a town centre with a "small town atmosphere", all of which has made this a desirable community. Allowing commercial/residential buildings of 10 plus stories in the centre of Tsawwassen does not agree with maintaining a small town atmosphere. As for transit, when i need to go into the city, I travel to Ladner and park at the Ladner Exchange - much more convenient connections.

Screen Name Redacted
2/29/2024 09:15 PM

I'm concerned about additional density and height. I like the idea of mid rise to transition to small scale residential but I have seen developers ideas of multiple towers in our centres. I know from people living in towers in the Olympic village that there is no feeling of community around them. Furthermore we do not have decent transit or a road system to support a large number of people in towers in our centre. I have always thought we should be building duplexes or even four plexes on our large lots. The problem is where are we going to put the cars. Some of our roads are narrow and cannot accommodate even one car parked on the road. Are we going to blacktop our front lawns? Furthermore how do we make sure this is affordable housing. Southlands was suppose to be affordable housing. It is far from it.

Screen Name Redacted
3/01/2024 12:25 AM

It has to be done as per the directive from the province of BC and the growth of our province. The new propositions to the OCP seem like they will address the concerns of the province for the most part. Infrastructure will always be the main question, but as long as Delta can create new recreational facilities, daycares, medical clinics, schools, etc. then the city will lavish with the new growth and increase in population. A lot of these facilities would develop and operate naturally under the "Neighbourhood Centers and Corridors" zoning.

Screen Name Redacted
3/01/2024 07:30 AM

There is limited use Agricultural land in Ladner that is adjacent to neighborhoods and could be used successfully for affordable housing. For example, there is a 5 acre parcel on 66th st in East Ladner, zoned RS1/RM2, that could be rezoned for up to 30 detached homes ranging in size up to 1500 sq ft with garages and price points

	significantly below the mega home builds historically allowed in Ladner. There is a side entrance to this property from 65A which is a residential street.
Screen Name Redacted 3/01/2024 09:46 AM	Removes government regulation and allows property owners to up zone as they choose.
Screen Name Redacted 3/01/2024 09:57 AM	We need to adapt to changing demographics and demand for housing, particularly options that our children can afford - if we don't, our children will not be able to raise their families in our community. Also, Tsawwassen Town Centre can become the vibrant heart of Tsawwassen with increased density anchoring small business, social and entertainment venues that will provide the impetus for improved transit in and out of South Delta.
Screen Name Redacted 3/01/2024 09:58 AM	The protection of agricultural land is crucial as is the protection of the natural conservation and environomentally sensitive lands. Speaking only about Tsawwassen, the redevelopment of the town center is important for the continued growth of the community. However, building several high rises and funneling in hundreds more people to an already busy area is not the answer. Given the geographical nature of Tsawwassen with only one road in seems the obvious/only choice. The roads are increasingly busy and cause great frustration & impatience, transit is good but not adequate. How are these going to be addressed?
Screen Name Redacted 3/01/2024 11:10 AM	I agree with changing the OCP to allow for more small scale developments, but not large scale. In the communities of Ladner and Tsawwassen, we do not have the infrastructure to support significant densification. Both towns rely on two roads in and out; if there is an emergency requiring evacuation, that will go down to 1 route (as 1 will be for emergency vehicles only). This would be a disaster. There is already a 3 year waitlist for a family doctor in Ladner/Tsawwassen - adding thousands more people will make this longer. Transit in and out of all 3 parts of Delta is insufficient as it is. The tunnel is still an issue and, again, adding thousands of people will make it worse.
Screen Name Redacted 3/01/2024 11:48 AM	Not enough infrastructure here i.e. medical schools shopping transit road structure to get on and off the peninsula.
Screen Name Redacted 3/01/2024 12:04 PM	Currently, there is not the infrastructure in place to support the type of development that is being proposed. High-rise towers do not belong

in Tsawwassen. The current road network and schools, would not support that kind of development. A three or four story condo building would be appropriate. South lands is not fully developed yet and should be completed.

Screen Name Redacted
3/01/2024 12:35 PM

We need growth for our community to continue to thrive for generations to come. Old ways of thinking about our community will not support the younger generations and ultimately force people out. Access to services, affordable housing and infrastructure are I think are top priorities to achieving growth.

Screen Name Redacted
3/01/2024 12:50 PM

We need to increase density to add affordable housing alternatives

Screen Name Redacted
3/01/2024 01:20 PM

Infrastructure will not support this additional growth and further growth will destroy our small town vibe.

Screen Name Redacted
3/01/2024 01:42 PM

While "required" by the Province, allowing four units in a single-family neighbourhood will change the character of many neighbourhoods for the worse. Does BC Hydro have the capacity to push 800 amp service to a new build where previously 100 or 200 was supplied? Where will 8 cars park where one or two did previously? Will the roadways be able to handle traffic? Will children be able to play safely in the streets with 4 times as many vehicles?

Screen Name Redacted
3/01/2024 02:00 PM

Do not agree with "Rezoning single-detached properties to allow up to four units".

Screen Name Redacted
3/01/2024 02:52 PM

There is no such things as an urban centre in Delta. Certainly not in Tsawwassen. Urban Centres are associated with employment, service and transportation hubs….none of which are in Tsawwassen. The closest we have to an Urban Centre is in Ladner where the major employers are located (eg: Delta Hospital, The City of Delta and Delta Police). In addition Ladner is the location of the hospital, the transportation “loop”, is at the intersection of 2 highways and has a commercial centre vastly superior to that of Tsawwassen. In Tsawwassen we don’t even have an ambulance!

Screen Name Redacted
3/01/2024 03:42 PM

Dear Council Members and Mr. Mayor; Re: Concerns for rezoning Imperial Village Park to “Small Scale Residential” (OCP 2024) My name is Catherine Liu, long time resident of Imperial Village in South Delta since 1993. Our children grew up in this lovely community

along with so many other children by using our little Imperial Village Park. What drew us to Imperial Village was the lovely green space we have near us without needing to drive to elsewhere. Imperial Village Park is an important green space for the hundreds of residents of Imperial Village as well as for the many residents at The Springs, and many other families who come down to this green space from Upper Tsawwassen. Green space like the Village Imperial Park offers physical health; mental health; social connections and ecosystem health for our community. In today's high inflation, our little park is convenient, safe, easy, and affordable to use which everyone can benefit. Many seniors who cannot drive or cannot walk far can enjoy this little park at their leisure to help them from feeling isolated so they can connect with other residents/neighbors in the community and improve their social well being. With the rise of Alzeheimer/Dementia amongst our seniors, mental health is so important so they do not feel isolated thus help them reduce depression. By being able to keep our seniors in our community healthy (both physically and mentally) can reduce added costs to our medical system. 2. Imperial Village Park is also an important green space for many children and family who can play sports like baseball, softball, soccer, and outdoor activities. Isn't Delta promoting young children to be more active outdoors to avoid diabetes, obesity, and a sedentary lifestyle? Delta even offers elementary school students free admission to our community centres promoting a healthier more active life style. 3. The infrastructure in the Tsawassen Imperial Village and along 52nd street corridor are not set up for more traffic and more density when there is only exit through the subdivision and no where else to exit or enter. Presently, the traffic is already so backed up along 52nd street corridor due to the Springs residents, Imperial Village residents, and Upper Tsawwassen residents all using this thoroughfare. Many of the Upper Tsawwassen residents want to avoid driving along 56th street so they all use 52nd street. In addition to this congestion, there is also the Tsawwassen Mills and Commons traffic that use 52nd street hill as their main thoroughfare thus compounding the traffic and wait time problems. 4. By keeping the Village Imperial Park will continue to allow neighbours to form connections thus help keep our community crimes. I along with so many other residents of Imperial Village are extremely upset and concerned that our little green space will be taken away jeopardizing physical health, mental health, social connections, and our ecosystem health for the sake of more housing despite being small scale residential development. We voted for all of you Council members and Mayor to represent us so we hope you will listen to your voters and the people are affected by this proposal of OCP 2024 New housing for the future. If you need to contact me for further information, please do not hesitate to contact me at Catherine Liu, 5295 Augusta Place, Delta, BC. s.22(1) Personal and Confidential. Thank you for supporting our green space in our little neighbourhood as we have supported in voting for you!

Screen Name Redacted
3/01/2024 04:40 PM

"Locate opportunities for housing where current or planned utilities and services can support growth". I agree, but the centre of Tsawwassen for example cannot be considered as an"opportunity" for extreme high density development. The infrastructure does not support the kind of density proposed by Century Group. The proposal would ruin the town centre and create traffic chaos on 56 and 52 street. Yes that's right, chaos

Screen Name Redacted
3/01/2024 05:48 PM

There are not adequate hospital/family doctors to services the needs of current residents. I believe Delta needs to negotiate with the NDP first.

Screen Name Redacted
3/01/2024 05:58 PM

two roads in and out not enough. tunnel cannot handle increased traffic. too much construction near waterford not good for seniors in their last years, will take away their enjoyment of life.

Screen Name Redacted
3/01/2024 08:28 PM

For Tsawwassen: We don't have enough hospitals. We don't have the infrastructure. Lack of emergency evacuation access. Increased stress on pipes, roads, water access.

Screen Name Redacted
3/02/2024 08:32 AM

As a North Delta resident for 20+ years I don't believe there is adequate space to accommodate high density. Look at 72 Avenue from Westview Drive to 116 Street as an example. 72 Avenue was modified from a single lane in both directions to two lanes in both directions. With limited space, the lanes needed to be narrow and crooked, it zigs and zags for roughly 8 blocks. Home owners with rental suites may be happy with the extra income but it negatively impacts the neighborhood and increased the dangers to pedestrians. Increasing density will only make it worse. Many of our neighborhoods do not have sidewalks. In the past, residents and children could walk along the side of the road fairly safely. These days however, there is inadequate parking for all these suites (never mind further density) so they park wherever there is space on the street. It is unsafe to walk in and out of so many vehicles parked on the street. Furthermore, as a resident who cares about his community it is also frustrating to deal with the litter that is often left behind. I do not think it is a coincidence since suites have increased in our community so has the littering. Since vehicles started parking along the side of my property I routinely find myself cleaning up their beverage cans, bottles, wrappers and other discarded litter they leave behind on my lawn. I definitely do not support higher density.

Screen Name Redacted 3/02/2024 08:49 AM	Enhancing residential options with secondary suites, coach homes, and "garden suites" (although ironically named as they often replace green spaces), exacerbates the already critical issue of tree removal. This removal not only disrupts carbon offsetting but also intensifies the carbon footprint from increased vehicular traffic resulting from densification. To counterbalance this trend, it's crucial to integrate provisions in the Official Community Plan (OCP) that promote sustainable practices like cultivating personal food sources alongside the development of coach homes and secondary suites. Failing to incorporate incentives for green spaces within housing developments risks transforming our landscape into one resembling overcrowded urban areas, leading to environmental degradation such as runoff and erosion, without adequate carbon sequestration to mitigate CO2 emissions. A comprehensive reevaluation of the plan is imperative to address these holistic environmental concerns.
Screen Name Redacted 3/02/2024 09:46 AM	I know we need growth, but keeping it in line with Tsawwassen(my city)and how it looks and feels to the community is important to me and others I've spoken with.
Screen Name Redacted 3/02/2024 10:09 AM	Approach makes sense and gives a clear indication of where density will be increased and why those locations were chosen.
Screen Name Redacted 3/02/2024 10:57 AM	With the Southlands development and all of the other densification planned around 56th street in Tsawwassen, I am concerned about traffic congestion and lack of rapid transit along 56th.
Screen Name Redacted 3/02/2024 11:32 AM	South Delta has urban areas that should be densified as well. The centers may be smaller but that just increases the need to increase density by building towers now and not in the future. Agriculture land and conservation are super important, but why can't towers be built around these areas to be able to densify the area better. These areas need to be considered for high rise because of the lack of usable land.
Screen Name Redacted 3/02/2024 12:24 PM	Urban centers need high rises then midrise into small scale. In 10 years the midrise developments won't be enough.
Screen Name Redacted 3/02/2024 01:46 PM	Why not allow townhouse development and other high density everywhere and not just avoiding the so called wealthier neighbourhoods

Screen Name Redacted 3/02/2024 04:11 PM	Allowing for densification in the urban centre will allow for a mix of use (residential, rental, commercial retail, and public amenity which will respond to current housing supply shortages and housing needs for small scale multi-unit housing currently missing in our community. A centralize town centre will create a vibrant centre where the community can gather around experiences related to shopping, enjoying food together, experiencing a variety of programmed events, and the enjoyment of a new public library and library plaza.
Screen Name Redacted 3/02/2024 05:30 PM	I think it's good to plan ahead but have concerns that may not be in our control as a community. Such as traffic, accessing healthcare and making viable, livable neighbourhoods. Also, have concerns over highrises when we're on a floodplain and an earthquake area.
Screen Name Redacted 3/02/2024 10:04 PM	As stated above. Tall skinny houses are not accessible as chair lifts are expensive. This will also add to grid stress, cause parking issues, ruin the community feel, increase crime. The city needs to stand up against this proposed provincial government change. This is our town
Screen Name Redacted 3/02/2024 10:25 PM	I do not support anything higher than 4 stories in Ladner Village to maintain the character and heritage of the village. I believe that higher condos do fit the overall character of North Delta along Scott Road.
Screen Name Redacted 3/02/2024 10:33 PM	Some points are not clear. For example, bullet #4 is puzzling.
Screen Name Redacted 3/02/2024 11:16 PM	No KPI to track how infrastructure (schools, day care, medical facilities, parking, road to other Vancouver zones) are accounted for.
Screen Name Redacted 3/02/2024 11:59 PM	I consider that growth and development should be focused on North Delta along Scott Road.
Screen Name Redacted 3/03/2024 09:26 AM	The most important consideration is to ensure we have the infrastructure and service in place before building. This is very important and shouldn't be discounted "Locate opportunities for housing where current or planned utilities and services can support growth"
Screen Name Redacted 3/03/2024 10:07 AM	I am concerned the development will go ahead and support and services will not be developed at the same time. They will be monitored but it will be years before the needs of an increased

	population are met.
Screen Name Redacted 3/03/2024 11:00 AM	NO TOWERS IN THE SCOTT ROAD CORRIDOR. NORTH DELTA RESIDENTS ARE FOOTING THE BILL TO MAKE DEVELOPERS AND REALTORS RICH. AND WE CITIZENS ARE LOSING OUR HISTORIC COMMUNITY.
Screen Name Redacted 3/03/2024 11:20 AM	This whole process is being rushed.
Screen Name Redacted 3/03/2024 12:09 PM	I do not want high density buildings in family residential neighborhoods. Clear cutting neighborhoods to build more homes is not the answer. Look at what is.being done to surrounding communities We have large trees on so many streets that will be removed to build these compexes. You must consider how the loss of these established trees will impact our neighborhoods.
Screen Name Redacted 3/03/2024 01:32 PM	Responsible, sustainable development is a good thing, but rushing ahead without providing appropriate infrastructure is a very poor approach.
Screen Name Redacted 3/03/2024 02:59 PM	Delta does have very large lots that could allow multi generational families to grow together if desired.
Screen Name Redacted 3/03/2024 03:39 PM	More information is needed as to the parameters / limitations supporting densification
Screen Name Redacted 3/03/2024 04:09 PM	We love the small community we don’t want to see it become Surrey or Vancouver
Screen Name Redacted 3/03/2024 04:18 PM	There has been communication from local developers that they are applying for high-rise developments that they are comfortable wil pass under the new OCP. this would change the whole character of South Delta detrimentally.
Screen Name Redacted 3/03/2024 06:16 PM	By providing more housing option, the proposed OCP would be beneficial to the families who can't afford buying single family houses to live in Delta.

Screen Name Redacted 3/04/2024 05:37 AM	Too much densification, too quickly can ruin a community (ie: City of Burnaby is a mess due to rapid overdevelopment).
Screen Name Redacted 3/04/2024 08:55 AM	Infill development is needed in our single detached zones to allow more housing options. Increasing urban density and promoting mixed use development should lower costs, and make transit more useful.
Screen Name Redacted 3/04/2024 10:53 AM	neighbourhoods are already dense and traffic an issue with people cutting through residential areas to get to the main feeder routes causing dangerous traffic conditions. As well parking is already an issue in many areas and now adding up to 4 units on a single property dwelling potentially quadruples the parking and traffic issues. We moved away from Vancouver as houses were too crammed together with little property sizes, we wanted bigger properties and not over dense neighbourhoods.
Screen Name Redacted 3/04/2024 11:07 AM	The livability and character of our community should not be compromised at any cost. Densification needs to be carefully planned and need not come at the cost of single family communities and neighbourhoods. Infrastructure including road access need to be planned and built first.
Screen Name Redacted 3/04/2024 11:21 AM	Please see “other” comments in sections 2 and 3. It is my understanding that the local property developer continues to build in Southlands, and may be open to my suggestion of seeking approval to develop low rise buildings in this community. This could be sensible and more palatable alternative to the proposed 2024 plan, allowing a more appropriate distribution of future housing. It is also my understanding that the local developer has built some significant high rise residential buildings in Surrey. The 2024 plan to create a high rise ,high density nightmare in the centre of Tsawwassen makes no sense to our community. We pride ourselves in our community planning that sustains a healthy, vibrant environment of ground opportunity. We should learn from other communities who approved high rise/density where they struggle to properly serve their residents and in some cases, are dealing with high crime and gang violence. I urge our elected officials to listen to those residents who placed their trust in them to balance developers’ claiming this high rise plan doesn’t harm Tsawwassen with the residents legitimate concerns to the contrary.
Screen Name Redacted 3/04/2024 12:52 PM	Delta needs more housing and contradictory to community sentiment, is a very under developed area (Tsawwassen in particular).

Screen Name Redacted 3/04/2024 01:01 PM	We have a dire housing shortage and I feel this will help address it.
Screen Name Redacted 3/04/2024 01:42 PM	Canada's population will grow rapidly over the next century, with most of the increase being around major urban centres. Housing the population is a major hurdle. If we look at developed nations outside of North America, we'll notice a common theme in large cities: they are much more densely populated. Increasing density is the single best solution to provide more housing without undue impact on the natural environment.
Screen Name Redacted 3/04/2024 03:07 PM	I'm ok with growth, but not towers over 12 stories. We have to remember we basically only have 56th St as our main exit. Traffic is already bad, with several mis-timed lights. Southlands is only 40% developed, traffic has already increased . 52 St is an option but is not convenient. Now that there are 2 signalled crosswalks, take out the stop sign.Apparently the sewer system for Tsa/Ladner is almost at capacity. North Delta is a much better option for towers as they have several roads & exits to choose from. Tsa is a bedroom community, 90% of residents who work have to commute. Transit is ok, but not great.
Screen Name Redacted 3/04/2024 03:14 PM	The City seems to be selling this housing target as required, to justify extensive changes, appearing that they don't really care what residents concerns are. While recognizing provincial amendments (such as Bill 44), the City's rapid development of the OCP with minimal resident engagement, aside from Open Houses (which are merely informative though advertised as gathering 'feedback, 'discussion', etc), is very concerning. It seems Delta leadership is prioritizing its own goals over residents' preferences, risking the loss of the small-town feel, particularly in South Delta. This is very devastating and disheartening for those who choose to live in this area for that very reason. We don't want to be the next, Richmond, Metrotown, etc. Look at the amount of people that have moved to SouthDelta over the last number of years to escape the densification of the towns that they grew up in.
Screen Name Redacted 3/04/2024 03:32 PM	The building of high-rises (anything above 10 stories) should be discontinued. It destroys the calm atmosphere that makes Delta unique.
Screen Name Redacted	It is no good talking about growth and density if you do not have the

3/04/2024 03:54 PM	infrastructure to cope with it. As far as Tsawwassen is concerned we only have one road in and out. This is now becoming congested with all the new housing at Southlands. If you are looking to increase the population get things like this and more doctors to cover all of this.
Screen Name Redacted 3/04/2024 05:34 PM	There is insufficient crossings of the Fraser River to get people to work. Access and egress from Tsawwassen is too congested already because there are only 2 roadways in or out.
Screen Name Redacted 3/04/2024 06:02 PM	ITS REQUIRED BY THE TIME AND I THINK THIS SHOULD HAVE BEEN DONE LONG TIME AGO.
Screen Name Redacted 3/04/2024 06:36 PM	I live on a small residential street, Camaro Drive, Tsawwassen. In your plan you have half Camaro Drive slated for mixed residential and the other half for small scale residential. I polled all of our neighbours (it's a very close nit community) and they are all completely against rezoning our small street two different ways, right through the middle. We want to stay small scale residential.
Screen Name Redacted 3/04/2024 09:05 PM	Need to address the infrastructure before building structured
Screen Name Redacted 3/04/2024 09:09 PM	I don't agree with the mayor and councilors and City Managers Selling out our towns and villages to developers who want to turn us into Vancouver city streets that people moved here to get away from. I know this much. Maybe the next push for 20 story. Condos is for right beside George Harvey's house on the golf course. Wonder how he'd feel about that.
Screen Name Redacted 3/04/2024 10:03 PM	All this plan is doing is adding housing and congestion. Don’t see any infrastructure plans to support the proposed increased population. The rapid bus addition was certainly not the answer to handle the population and building around it is just plain stupid. The Scott road construction was terribly done - now takes 20 minutes to get from 64th to 88th instead of 10. And for anyone who says take the bus instead - THERE IS NO BUS THAT RUNS FROM 64th TO 88th. Terrible decisions have been already made to north delta and this plan continues the trend. Now this government wants to change the zoning where we live to mixed residential which will destroy the sunshine hills community which has been a staple and desired area of north delta for its green space and proximity to the watershed. Do what you want on Scott road but leave sunshine hills alone!!

Screen Name Redacted 3/04/2024 10:16 PM	I do not want are area change to mixed residential the increase in population would greatly affect the area and the water shed the environment and the beauty of this area of sunshine hills
Screen Name Redacted 3/04/2024 11:53 PM	The 3 unique community characters will be lost by rushing the OCP change according to an artificially set schedule set by the NDP government and not taking time to do a thorough well thought out process.
Screen Name Redacted 3/05/2024 01:07 AM	The development on 120th/scott rd makes sense as it is on direct transit routes. Smaller scale housing in tsawwassen city centre does not make sense.
Screen Name Redacted 3/05/2024 09:46 AM	why not: impact to residents already living in delta.
Screen Name Redacted 3/05/2024 10:22 AM	I disagree for a couple of reasons, namely the fact that I don't think the province has taken into consideration the immense development at TFN. This development has added many houses, condos, and people, which are now putting enormous stress on facilities. If people are going to use the facilities, than the new housing on TFN must be considered as part of Delta for the provinces requirements. In addition to the stress on facilities, and I could be wrong on this, but I am guessing there is $0 in property tax collected from these residences. Secondly, I am strongly opposed to towers in areas such as Tsawwassen. Anything above 6 or 7 stories will look ridiculous and dominate the landscape, and quite frankly, ruin the neighborhood. I am for similar development such as City homes, or South lands which incorporate commercial with low rise housing. They are also tastefully designed.
Screen Name Redacted 3/05/2024 10:30 AM	Too dense in certain areas and far too high. Delta is a large area with other spaces better suited for high rises than Tsawwassen
Screen Name Redacted 3/05/2024 11:04 AM	Nowhere do I see as part of the vision statement of the provinces housing target order the principal of recognition of respecting the rights of the single-detached property owner, particularly owners who have lived in Delta for many years.
Screen Name Redacted 3/05/2024 02:00 PM	Its the time to grow delta. Delta is far behind than other cities because of their too strict policies.

Screen Name Redacted
3/05/2024 02:46 PM

Increasing density will increase traffic. The road system in tsawwassen can't handle more traffic and I don't see a way to address it. Also, increasing density would increase use of our outdated recreation centers such as the the winskill pool.

Screen Name Redacted
3/05/2024 04:17 PM

I favour a balanced approach to development and I want to see more housing options in Delta

Screen Name Redacted
3/05/2024 04:18 PM

Does it matter? You will make the changes you want regardless of residents' wishes. I'm for garden suites and coach houses but for god's sake do something about the terrible condition of the roads in Ladner and provide more infrastructure BEFORE more density!

Screen Name Redacted
3/05/2024 04:19 PM

Cramming more people into smaller spaces is not the answer, especially when you don't have the services or infrastructure in place to support the people you already have living here. The hospital has a horrible reputation with ridiculous wait times, there are no family doctors, there are no daycares for children under 3 that don't have a 3 year wait, it's often difficult to find parking at the grocery stores on weekends and commuting into Vancouver via transit is a nightmare. People want to live in South Delta because it has the charm of small towns. Adults who grew up here want to raise their kids here because of the upbringing they had in this community and its charm.

Screen Name Redacted
3/05/2024 04:22 PM

How will the city guarantee that, in line with additional housing, additional parks, leisure facilities, capacity to services, parking in town, etc will be provided? Ladner lacks sufficient retail stores and dining options compared to Tsawwassen - how will the city ensure that Ladner’s commercial offerings are increased to provide a vibrant community, as opposed to a dying centre surrounded by thousands of homes? Will we all need to get used to fighting traffic to get to Tsawwassen and Richmond if we want to buy clothing or have a decent meal out or visit the movies, Etc?

Screen Name Redacted
3/05/2024 04:26 PM

There isn't enough parking along 92a & Ebor but you approved a project to build 6 homes plus coach homes on 2 lots which add a minimum of 18 vehicles. Your going to have conflicts between neighbours but obviously community takes a back seat when it comes to dollars.

Screen Name Redacted 3/05/2024 04:27 PM	4 units in one lot will disrupt single residential living in those surrounding, and will require more on street parking which may not exist. Keeping multi-units near transit hubs, improving traffic flow (only two roads in or out of tsawwassen - explore others?) and ensuring infrastructure such as schools and transit accompany densification makes more sense.
Screen Name Redacted 3/05/2024 04:36 PM	Tsawwassen is a small town. Keep it that way. We don't want to be the next North Vancouver. Stop it.
Screen Name Redacted 3/05/2024 04:36 PM	Provincial targets are unrealistic. Roadways, access to highways, and overall infrastructure will not be adequate.
Screen Name Redacted 3/05/2024 04:38 PM	There is already significant development and growth occurring in the community. Too much growth too quickly is irresponsible and puts stress on communities.
Screen Name Redacted 3/05/2024 04:39 PM	Seems mostly North delta will be stuck enduring the aftermath ogmf this short sighted idea
Screen Name Redacted 3/05/2024 04:39 PM	For me preservation of nature is critical if the environment is to serve the people. A walk in nature has been shown to benefit ones health.
Screen Name Redacted 3/05/2024 04:42 PM	Permitted densification is not explained sufficiently in terms of what is permitted on what size lots. Infrastructure for sewer, water and electricity is inadequate to support densification in many areas, particularly electricity with coming ban on gas heat, demand for air conditioning and demand for electric cars.
Screen Name Redacted 3/05/2024 04:53 PM	It's a given that densification is necessary. Housing options need to be expanded. But NOBODY in north delta wants to see Scott Road packed with condo and apartment towers! I love the idea of the low rise mixed use with retail on the main floor. These type of housing / commercial mixes make sense in North Delta. These allow for lots of retail and service type business, while also providing housing for the community - the type of housing that still encourages a positive sense of community and and ability to connect with your neighbours. The high rise towers are eye sores, take away from the natural beauty of our neighbourhoods, and, as we have seen with the Delta Rise (that was very much opposed by this community), there is a lot of problems within that building, with police being called often to the

location, and it attracting crime like drug trafficking. We know we need more housing, and we know the provincial government is pushing Delta to build more units, but the people in North Delta don't want a concrete jungle!!

Screen Name Redacted
3/05/2024 04:58 PM

There is zero planning or accounting for how an increase in housing and population will be supported by the current infrastructure nor is there concrete plans to do so. The impact of TFN development on the existing infrastructure is not built into any numbers nor are the any plans to build or upgrade rec facilities, schools, roads, sidewalks, bike lanes etc. I have resided here for 40 years and am not opposed to growth or development but the planning for such beyond adding more density and granting development permits is all this city seems to prioritize. Investment in our community is long overdue.

Screen Name Redacted
3/05/2024 05:03 PM

No repeat No high rise towers in Tsawwassen or Ladner!

Screen Name Redacted
3/05/2024 05:04 PM

The density along Scott Road is already creating traffic nightmares. Increasing the density to allow numerous multi story towers and allowing high density two full blocks west of Scott Rd will make this area unlivable for most folks already living here.

Screen Name Redacted
3/05/2024 05:05 PM

With the increasing cost of land, densification is much needed in central areas and transit hubs. Creative solutions such as multi unit, laneway housing, apartment blocks in major transport corridors etc. need to be in the new OCP.

Screen Name Redacted
3/05/2024 05:17 PM

I've read and listened to everything. Very impressive and long overdue. I've searched high and low. Not one mention of the word "Translink". Surely an initiative of the magnitude we are planning would require very close collaboration with our transit provider. Even if it is only relocating bus stops or rerouting buses, this much re-zoning and change would need Translink's involvement. Transit is a major consideration when people think of housing. I hope you will pressure Translink to contribute at every level.

Screen Name Redacted
3/05/2024 05:19 PM

I live in these areas and do not approve of the plan. first off i do not want the population density so close to where i live. We bought our house in Delta to get away from this only to have us follow it here now? Not only that, Delta does not support growth by not updating its infrastructure. The plan of putting an 84 unit building (Potentially 150+ cars) on 84 Ave and 112st is ludacris and not thought out at all. Not

	only that, why should we be giving up commercial space for population density.
Screen Name Redacted 3/05/2024 05:21 PM	I support building up as opposed to sprawling to protect farmland and ensure density is near transit options.
Screen Name Redacted 3/05/2024 05:26 PM	Definitely city need need to increase the supply of housing
Screen Name Redacted 3/05/2024 05:52 PM	I strongly urge only minor density improvement in Tswn. The peninsula is surrounded by water on two sides, the US border to the south and a major thoroughfare and ALR to the north. Increasing housing unit densities as has been recently proposed in the town center is ludicrous and will destroy the current community features if allowed as projected.
Screen Name Redacted 3/05/2024 06:02 PM	I currently live in Imperial Village and note that it seems our local park has been changed to residential - as noted above it says NO CHANGES to park lands - believe we should be maintaining the current green space that is currently park - there is really no other park space in our area. We should not have to drive to get to a park. I am also concerned about maintaining level of services - water, sewer, emergency services for example
Screen Name Redacted 3/05/2024 06:05 PM	Lack of focus on fixing or improving infrastructure. What about the impact on neighborhoods? Where will people park? What about the roads? Access to hospitals and family doctors?
Screen Name Redacted 3/05/2024 06:49 PM	We need to address affordability for all types of people, families, seniors a viable community is one of a mosaic of people, affluence, culture
Screen Name Redacted 3/05/2024 07:02 PM	There is a shortage of housing so the supply must be increased but its important to maintain outdoor spaces and ALR land to maintain a proper neighbourhood feel.
Screen Name Redacted 3/05/2024 07:06 PM	Development and growth are essential for a fast growing community in terms of providing a roof for families and people in desperate need of housing and a safe place to live

Screen Name Redacted 3/05/2024 07:07 PM	Delta (South) posses an exclusive geographical position that allows convenient access to the Vancouver core, the Vancouver International Airport, Vancouver Island and a border crossing with the U.S. These particular attributes attract international trade and tourism and will generate positive economic growth for the district when managed accordingly and maintaining its unique biodiversity.
Screen Name Redacted 3/05/2024 07:14 PM	I have not seen a plan showing how current densification projects meet the overall demand let alone the reason for additional changes to our community plan. I also haven't seen how infrastructure changes will support a change to the plan.
Screen Name Redacted 3/05/2024 07:35 PM	Delta needs a proper OCP that clearly states what is and what isn't allowed in each designated area with basically zero variances. When I built in White Rock their city had issued two variances ever. White Rock's planning department tells you the rules are the rules, if your project falls within them you'll get approval, if it doesn't, you're wasting our time & yours. The same day I received the new OCP a development sign went up at 4501 Arthur Drive. Your new plan clearly shows this lot is at the extreme edge of your mixed use designation. Common sense should suggests a 5 story medium density rental building right next single family homes doesn't meet the OCP as your plan shows townhouses & smaller buildings near transit. This project clearly isn't inline with what we're being shown & undermines the whole OCP on Day one. Using verbiage like 'near transit' is meaningless without a distance specified as one could argue everything is near transit. We all know the majority of developers are going to build the largest, most profitable structures they're allowed. If 5 stories is the plan then show 5 story buildings in your OCP. Delta needs to be honest with the residents & developers and have a OCP that doesn't allow variances like this or the whole plan has zero merit.
Screen Name Redacted 3/05/2024 07:52 PM	Single family homes in certain areas should be protected. There is no need to heavy density everywhere.
Screen Name Redacted 3/05/2024 08:13 PM	Putting large tall buildings that just doesnt fit in to south Delta.
Screen Name Redacted 3/05/2024 08:36 PM	Yes, I agree.
Screen Name Redacted	I think that there is room to grow in Delta, if there can still be efficient

3/05/2024 08:55 PM	ways in and out of town, bringing business to the smaller towns while keeping the small town feel
Screen Name Redacted 3/05/2024 08:58 PM	I know we need growth & that we need to provide more housing but we don’t have the infrastructure to support what is proposed.
Screen Name Redacted 3/05/2024 08:58 PM	As i see the new OCP proposed most of the single family homes could be converted into 4 plex units. what is the plan, all the home owners might try to apply for the subdivision at the same time causing flooding of the applications . Is there any new pre fabricated design of plans available so that the time for processing could be shortened. is it going to be first come first serve basis or it will be equally distributed among all the areas, for example Anneville or Sunbury etc. the lot size and parking is a big thing. Is there a provision of consolodating two properties and subdivide into multiple lots?
Screen Name Redacted 3/05/2024 08:59 PM	Just because you deem it as "Urban Centre" does not mean it is or can be without major additions of roads, services and Hospital upgrades. Cart before the horse...
Screen Name Redacted 3/05/2024 08:59 PM	It’s positive thing for the city and province.
Screen Name Redacted 3/05/2024 09:00 PM	I understand the need to increase housing, but I also think that there is not enough emphasis on improving/increasing utilities and infrastructure. I attended the online info session, and there are basically no detailed plans for improvement in this area. What's especially troubling are the "schools and health services are a provincial responsibility" part, as that just sounds to me like nothing will be done, and we'll just have to live with the decrease to QoL.
Screen Name Redacted 3/05/2024 09:01 PM	This should been done 10 years ago. Houses availability for kids who grew up in the neighborhoods so they don't have to move out of the communities.
Screen Name Redacted 3/05/2024 09:19 PM	"No changes to parks" etc. does not account for the enormous amount of green space that will be lost when large, heavily treed single family lots become multi-unit housing. What is the city's plan to create MORE green space - ie, parks, green corridors, to replace the lost green space? This is critical to mitigate the effects of climate change and preserve biodiversity. It makes a city liveable. It's the reason most of us live here.

Screen Name Redacted 3/05/2024 09:21 PM	We will never have more affordable housing for young and old people, nicer amenities, decent transit and less dependence on cars if we don't create more walkable (and ridable) urban centres. Right now quite frankly, North Delta is a bad joke. With the population we have, why can't we have nice things like everywhere else?
Screen Name Redacted 3/05/2024 09:22 PM	24 stories is a hi-rise by any sensible definition. Mid-rise might include up to 10 or even 12 stories. Tsawwassen's infrastructure cannot support the proposed hi-rise development. It makes no sense for the town.
Screen Name Redacted 3/05/2024 09:27 PM	Seems to be a well balanced approach
Screen Name Redacted 3/05/2024 09:39 PM	I think focusing housing in the 'city centres' where high rises can happen to have the density in just certain areas and not all across the city is important. I think new housing that's going up shouldn't be massive single homes but duplexes or 4 plexes
Screen Name Redacted 3/05/2024 09:58 PM	Totally against high rises in Tsawwassen. Our town is not large enough with enough amenities to support 20 story condos and the population that would bring. 6 Story maximum. We are short of doctors, hospital space, roads in and out. It makes zero sense.
Screen Name Redacted 3/05/2024 10:00 PM	1 room suites hurt the community.
Screen Name Redacted 3/05/2024 10:01 PM	No infrastructure in Tsawwassen, two ways in two ways out No skytrain We don’t need high rises Too much future development already in place an not completed
Screen Name Redacted 3/05/2024 10:06 PM	Too much densification.
Screen Name Redacted 3/05/2024 10:31 PM	We need to provide more affordable and diverse housing choices so people can grow up and stay in the area and so that seniors can continue to live in their community.
Screen Name Redacted	I don’t supposed the vague language that Delta has proposed for the

3/05/2024 10:31 PM	urban centres. The range in building heights from 6-24 stories is way too broad. The upper limits of this range are inappropriate for Tsawwassen for a variety of reasons including the car dependent nature of the community and lack of transit. While I agree with all the principles laid out in the previous question, I cannot support the plan that was described in the online information meeting. Furthermore, it is a farce to include golf courses in the “conservation” category. These are privately owned and contribute to environmental degradation. Just because something is coloured green does not mean it’s good for the environment!
Screen Name Redacted 3/05/2024 10:36 PM	North Delta seems to be overlooked. South Delta , Ladner and Tswassen have better entertainment,better restaurants and bars. There is no corresponding city center like Ladner has with it's charming boutique stores,restaurants and breweries. No major mall like Tsawwassen has. We've got Scott Road and crappy strip malls. If I want to go to a nice restaurant or pub, I have to drive to another city or part of Delta. There's no vision for development in North Delta. There's just a blanket no to development or replacing single family homes. Or worse replacing single family homes with even bigger single family homes.
Screen Name Redacted 3/05/2024 10:58 PM	Tsawwassen is a small community not Burnaby or Vancouver don't want high rises. Infrastructure is not sufficient for large development.
Screen Name Redacted 3/05/2024 11:27 PM	Corridors such as 64th, 72nd, and Nordel are already stressed by volumes of commuters coming from surrey, Langley and cloverdale. Transit options are not sufficient at this time. Already with additional suites in the area (sunshine hills) there is not enough parking for them.
Screen Name Redacted 3/06/2024 12:46 AM	more efficient use of land
Screen Name Redacted 3/06/2024 01:27 AM	Having lived in Beach Grove for 20 years I have seen the vast destruction of small sustainable houses on treed lots be torn down and been replaced with towering homes. Along with that these homes have taken up the whole lot and mature old trees removed and replaced with trees that will never cast shade or even thrive in these current growing conditions. We are living in a time of global warming and how does filling up gardens with hard scaping cool our planet down. As well, where are all these people that move onto these 4 unit lots finding employment? Most likely the city, which will increase the traffic on the already congested Massey tunnel and Oak Street

	corridor. Lastly, Delta is a migratory bird path and when mature Evergreen trees and large canopied deciduous trees are removed there is no where for many of these species to land and find refuge. I live in Delta for peace and a sense of quiet, not to see it turned into an overdensified, ill planned and unaffordable sea of row housing. The stress on our valuable farmland is also at risk with this, more people , more cars, more pollution.
Screen Name Redacted 3/06/2024 08:44 AM	Decisions should be based on local input, neighbourhood by neighbourhood, by means of polling or even referendums, not pre-conceived open-house type ideas cooked up by bureaucrats.
Screen Name Redacted 3/06/2024 09:17 AM	We have a beautiful clean & sufficiently populated area. More development in any direction will destroy our community!
Screen Name Redacted 3/06/2024 09:24 AM	The density when the new Massey tunnel is not complete is not feasible - our roadways do not support these changes to add an additional 3000 homes, we have a very long and extensive wait list for family doctors, we have 1 local walk in clinic with very very limited hours, and we have two very small grocery stores. We paid a PREMIUM to buy and live in this community and to enjoy the perks of living in small town - we are one of the last small towns charm areas in the lower main land - large 24 story buildings are not the answer - you can only pack so many people into a a small peninsula with only 1 entrance and it’s already at capacity and the road way infrastructure if there was ever a disaster would be massively problematic. While I understand the need for affordable housing perhaps lower buildings are the answer
Screen Name Redacted 3/06/2024 09:34 AM	Urban centres as per the OCP will be congested, not densified, and the infrastructure of the town is already stressed and cannot handle large development
Screen Name Redacted 3/06/2024 09:43 AM	Our city can handle some growth, but currently we don't have enough healthcare resources, schools are full, and our roads are not sufficient enough to handle the growth plan.
Screen Name Redacted 3/06/2024 09:50 AM	Definitely needed
Screen Name Redacted 3/06/2024 09:52 AM	It's easy to say these things. It's another to make them reality, especially for smaller locations like Tsawwassen, with 2 roads in and

	out of the community. Growth in Tsawwassen needs to be especially planful, and must also be considered against the development plans of the Tsawwassen First Nation. Much of the infrastructure we need is provided by the provincial government, so I encourage our civic leaders to demand and require that the province meet the needs of its citizens - decent roads, adequate medical care, tunnel replacement, etc.
Screen Name Redacted 3/06/2024 10:07 AM	My concern is traffic and congested streets.
Screen Name Redacted 3/06/2024 10:16 AM	Tsawwassen should be preserved with a charm it has now
Screen Name Redacted 3/06/2024 10:22 AM	You are effectively altering the reason why people have moved to delta. We do not want to live in "Urban centers" like richmond, White rock, Surrey etc. We like suburbia... with the fresh air, large streets, different character of houses, green spaces, lots of trees etc. Putting up high rise buildings in Tsawwassen for example will ruin the personality of the town. I have no issue with townhouses, condos, that type of densifying, I get that it is needed. However, the uirbanization of a non urban space is a huge miss. Further to this, simply stating that hospitals and schools are the provinces problem is not a realistic way of thinking. The reality is, with possibly 10k more residents or more coming here, it is a non negotiable. There will not be room. Also, look at the access into and out of Tsawwassen for example. Today, I sit in traffic trying to drive up to my house at rush hour. You need to improve infrastructure prior to any massive building campaign. Disgusting that the only proposal is from Century group so far, I sure hope there is a fair process for other developers as well.
Screen Name Redacted 3/06/2024 10:23 AM	Updating the hospital first before bringing in more people. This hospital is not fully functioning. You cannot deliver babies, it does limited amounts of day surgery (e.g., not angiograms). Next, the tunnel needs replacing. And finally, there is ONE highschool in Tsawwassen and ONE in Ladner that is at full capacity. Why would we densify our neighborhoods if we cannot accommodate children attending the neighborhood schools? Another challenge to increasing housing is that Tsawwassen does not have sidewalks on most neighborhood streets. Just adding mixed residential units everywhere and on street parking would make it so children have to walk to school in the middle of the streets and take away their safety. We live on a small inside street (not on a major corridor) and the land now has been deemed mixed residential. The explanation is that we live near transit. We commute by bus daily to work and live about a 15

	minute walk to transit. It is very far away. I am unsure how our neighbour got deemed “close to transit” when it clearly is not. The buses are slow and do not frequent our bus stops often.
Screen Name Redacted 3/06/2024 10:27 AM	We don’t have anywhere near enough infrastructure to build towers at 12th and 56th. South Delta will bite out the City members including Mayor Harvie if you go ahead with destroying our town centre
Screen Name Redacted 3/06/2024 10:35 AM	I only agree if the City takes a look at the infrastructure of the area and if the City introduces a proper inspection process. I live in a new condo in the Southlands Development and I was informed that the City did not perform an inspection for occupancy, but left this in the hands of the registered architect. Unfortunately, things were signed off that did not meet code, including very limited ceiling heights (6 feet or less) in parkades, improper accessibility (no let downs for wheelchairs, limited widths on sidewalks between curb and lamp posts, ect. that cannot fit a walker or wheel chair, some sidewalks can't even fit either, improper loading, etc.) The City needs to look at acquiring SRW's and latecomer agreements for infrastructure through the development permit process. Look at an increase in Service Agreements and tenant relocation policies, and an updated development permit and inspection process. Demand for housing is inevitable and the City needs to keep up with this demand and ensure that proper infrastructure, policies and systems are in place before moving forward.
Screen Name Redacted 3/06/2024 11:41 AM	Maintain current positive sense of community. Current road infrastructure does not allow for further housing development. With only 2 roads in and out, no further housing development can proceed. Current Southlands and TFN development meets current mandate by bc government to increase housing. 56th street cannot handle additional transportation.
Screen Name Redacted 3/06/2024 11:44 AM	I live in Tsawwassen. Without improving traffic infrastructure, there is no way we should have "Additional density and height in urban centre's." There has to be provisions for subsidized housing, co-ops, rental housing, etc.
Screen Name Redacted 3/06/2024 12:32 PM	High density housing is a ubiquitous buzzword meant to capture the voters' attention. The reason I am against the provinces plan is, it does not address the real issue of housing/homeownership in BC, and more importantly, our infrastructure could not support these growth plans. Replace the George Massey Tunnel with a bridge.

	Bring light-rapid transit to Ladner with connections to Surrey. Then create high-density housing in an area that can support it.
Screen Name Redacted 3/06/2024 12:41 PM	We currently do not need to densify to meet our growth targets. Why densify in an area that does provide rapid transit and is not the hub of economic activity.
Screen Name Redacted 3/06/2024 01:06 PM	It's time for a change in all parts of the lower mainland. I want my kids to be able to afford a house here. This is a great initiative!
Screen Name Redacted 3/06/2024 01:20 PM	we would love to add an addition suite/ coach house to increase housing
Screen Name Redacted 3/06/2024 02:23 PM	If we are to add so many more people we need the infrastructure to support it. We need roads, we need schools, we need sport areas, pools recreation centres and we need a bigger HOSPITAL if we are adding all these extra people.
Screen Name Redacted 3/06/2024 03:34 PM	If you will protect green space and increase density around urban areas, that's the best of all worlds.
Screen Name Redacted 3/06/2024 03:49 PM	The city is not meeting the current transportation and recreation needs of North Delta. The city needs to prioritize these as well as access to parks and green spaces
Screen Name Redacted 3/06/2024 04:58 PM	It needs to get done. Delta has been lagging in housing, being part of the housing crisis in BC. It makes sense as well to put the most density where most amenities are rather than spreading everyone out.
Screen Name Redacted 3/06/2024 05:02 PM	We are a small community that already has so much housing development going on. We do not have infrastructure to support all this development.
Screen Name Redacted 3/06/2024 05:36 PM	This arrangement cannot support development of this magnitude. Our road system, medical services and schools are not adequate now, never mind if this is allowed to proceed

Screen Name Redacted 3/06/2024 05:54 PM	No towers higher than 6 stories in Tsawwassen.
Screen Name Redacted 3/06/2024 05:55 PM	Mid rise in the context of the proposed OCP is is conditional as to the developer being able to afford to 'bribe' the city with contributions.
Screen Name Redacted 3/06/2024 06:12 PM	The plan is not accompanied with satisfying strategic view and infrastructure development.
Screen Name Redacted 3/06/2024 06:36 PM	Poor infrastructure FOR increased densification. Especially in Ladner B.C.
Screen Name Redacted 3/06/2024 06:52 PM	I agree with most of proposed changes, however, I would also like Delta to expand the number of float homes and float home marinas in order to provide an alternative lifestyle. So far the changes to the OCP only relate to homes built on land.
Screen Name Redacted 3/06/2024 08:15 PM	Will provide affordable housing and opportunities for growth
Screen Name Redacted 3/06/2024 08:33 PM	You should be creating specific zones dedicated to multi family units rather than destroying existing single family neighbourhoods by allowing multi units. This is going to destroy all the quality of life of these neighbourhoods including creating conflicts amongst neighbours related to parking noise privacy etc
Screen Name Redacted 3/06/2024 09:27 PM	Not thought through which will create ghettos, destroy neighbourhoods Create conflicts between neighbours. Clog up street with parked cars which have no off road parking. Loss of tree canopy due to over building on lots. Etc etc etc
Screen Name Redacted 3/06/2024 09:57 PM	parking a concern, enough public facilities i.e. hospitals, schools, to properly accommodate the growth
Screen Name Redacted 3/06/2024 10:09 PM	I am for more garden suites, coach houses, suites etc. as this provides more options for rentals for those who cannot afford to purchase a home. I do see a need to update the outdated structures in urban centers such as the single-level strip malls that make up most of Tsawwassen and Ladner's town centres. I am concerned about the height of buildings that will go within South Delta's core as

	anything above 4-6 stories would look out of place and jeopardize the character of the towns we are familiar with. I am also concerned with increasing the density of the town centres within South Delta as traffic has already greatly increased in recent years and our current roads cannot support a huge number of additional cars. Tsawwassen in particular has only two roads in and out that are very busy as the population stands and if we add many more residents with vehicles, these roads will become overwhelmed.
Screen Name Redacted 3/06/2024 10:11 PM	Current plan will unnecessarily destroy our single family neighborhoods. Don't remove parking requirements or increase floor areas. Insufficient information. This is being rushed through without thorough collaboration, communication or planning. More focused density in North delta on Scott Road. 4 unit housing should be subject to increased life safety measures such as fire sprinklers. Building code should also be more environmentally stringent following Vancouver's step code.
Screen Name Redacted 3/07/2024 01:27 AM	The old OCP is not meeting the housing crisis needs of the city. We need more housing in delta. There are numerous areas of growth that can be densified and distributed within delta, not just focusing on the Scott road/84 corridors, but also other areas such as near schools and parks that would benefit from higher density to allow fairer distribution within the city.
Screen Name Redacted 3/07/2024 01:29 AM	Short sighted , no infrastructure in place , roads , water , schools
Screen Name Redacted 3/07/2024 09:53 AM	There is no consideration being given to building roads to accommodate the increased population density. We in Tsawwassen have only 1 road in or out of this place. It is already crammed with traffic. Also, the need for accelerated public transportation has not been addressed. The bus service in Tsawwassen has always been deficient. More people will only make this worse. Has anyone considered the possibility of increased crime with increased population? I haven't heard anyone speak of it.
Screen Name Redacted 3/07/2024 11:00 AM	Its nice to give people more of a choice of buying property other than condo or detached
Screen Name Redacted 3/07/2024 01:33 PM	We do not have the infrastructure to support this in tsawwassen.

Screen Name Redacted
3/07/2024 02:39 PM

I feel that high rises over 10 storeys are inappropriate. An urban center under the current definition allowing up to 24 stories will do more harm than good. We do not and most likely will not have the capacity to support this scenario as we compete for needed infrastructure with other communities.

Screen Name Redacted
3/07/2024 02:59 PM

I have many concerns about the re-zoning of single-detached properties in Delta, and what that densification will do to our communities. The whole housing plan by the NDP government seems to be rushed in an election year, and I want to see Delta take a leadership role in pushing back against this without the necessary planning, and a true understanding of what these types of changes could do to our existing neighborhoods. I lived in Langley for nearly a decade before relocating to Delta. The neighborhoods in Langley got so busy, roads were jammed with cars, there was no street parking, schools were overcrowded, and the sense of community that was once present seemed to fade. My family and I decided to re-locate to Delta, where we found all of these things to be better than what we had experienced in our last few years living in Langley, I would hate to see Delta go down the same path as Langley did.

Screen Name Redacted
3/07/2024 03:28 PM

I'm afraid that our incompetent Provincial Government is forcing Delta to develop in ways that are not practical, particularly in changing neighbourhoods so that there could be 4 to 6 times as many residents and vehicles where the infrastructure cannot support the increase. Delta is doing an admirable job in trying to find a way to deal with the demands put upon it by the Provincial Government. There simply isn't the infrastructure required for the densification of our beautiful Delta.

Screen Name Redacted
3/07/2024 03:30 PM

The time frame for discussing the New OCP 2024' has been too fast. Our 3 communities comprising Delta need more time to consider the changes and for major overalls such as the Delta OCP 2024' perhaps a referendum would be helpful. Referendums certainly get public attention.

Screen Name Redacted
3/07/2024 04:09 PM

it's sensible and needed

Screen Name Redacted
3/07/2024 05:55 PM

I agree with a well thought-out plan around housing that includes modest density in town center areas or through planned communities but ABSOLUTELY NOT meeting a requirement pushed down from the PROVINCE which begs all kinds of questions and provides no answers. Single family homes and their neighborhoods should not be

	converted to accommodate unplanned, unorganized density. The services required and associated with town center density development and along main thoroughfares can be cost efficiently organized and planned. It is efficient and allows the more quaint neighborhood communities to maintain their healthy, community style living and encourages family neighborhoods.
Screen Name Redacted 3/07/2024 06:15 PM	The elimination of single family dwelliings is not the answer for those who have this as affordable housing. Density is not the answer by way of removing single family dwellings. There a numerous properties that are currently not being utilized property & could be used to create additional housing. Disrupting current owners & their living lifestyle is not the solution to a good community
Screen Name Redacted 3/07/2024 06:18 PM	Not enough room
Screen Name Redacted 3/07/2024 06:30 PM	Single family homes might be forced to rezone
Screen Name Redacted 3/07/2024 07:55 PM	I do not agree as due to densification. There will be increased traffic, Hospitals will be further crowded as due to the densification, services have not kept up. There will be pressure on utilities such as water, electricity etc. More schools will be required.
Screen Name Redacted 3/07/2024 08:03 PM	Change is inevitable, growth is needed to bring investment, density on corridors is how we get more transit.
Screen Name Redacted 3/07/2024 08:15 PM	I am very concerned about the increase in population negatively impacting the diverse wildlife in our community. Tsawwassen continues to be a refuge for these animals. Watching the heron rookery be destroyed when the construction took place in the tfn lands was heartbreaking. We need to protect these pockets of nature.
Screen Name Redacted 3/07/2024 09:43 PM	No mention of how they will increase community programs/ facilities (try registering kids for swimming lessons), attract employers/ new businesses - we have a child with autism and cannot get OT/ SLP here we have to go to Richmond, and don’t even get me started on the school system - we have our kids at the independent school because we knew they couldn’t be supported the way they deserve I. The overcrowded/ under staffed public schools.

Screen Name Redacted 3/07/2024 10:18 PM	High rise development too aggressive and provides no affordable housing for young families. Nor do I agree high rises are desirable to anyone but investor interests. We can do better than to allow 32 floor high rises and the expectation that we can all ride bicycles, walk or take the R4 bus to grocery shop, get to work, medical facilities, etc. Put the infrastructure in place first
Screen Name Redacted 3/07/2024 10:19 PM	If it can ensure that the rapid population growth does not damage the essence of the community and they consult with the community to survey what level of development would be acceptable to manage growth What about things that are not within the city's purview i.e. Hospitals, doctors, schools, etc.?
Screen Name Redacted 3/07/2024 10:32 PM	Increasing density before the infrastructure needed to support a larger population has been developed defies logic and may even be viewed as negligent.
Screen Name Redacted 3/08/2024 01:22 AM	Why must you crowd us out? The infrastructure can't handle what we have now.
Screen Name Redacted 3/08/2024 03:44 AM	It's great, I wish it went further. The majority of residential is still zoned as small scale, but at least the addition of secondary suites/etc is an improvement. The lack of significant mixed-use zoning (as in residential + commercial) is disappointing.
Screen Name Redacted 3/08/2024 09:18 AM	I understand the need for AFFORDABLE housing. Allowing developers to maximize density for with costly high priced housing for maximum profit does not address the issue.
Screen Name Redacted 3/08/2024 09:57 AM	the density for many current residential areas is already maxed out. Beach Grove and Boundary Bay already have parking and density issues. Putting up to 4 residential properties without parking is not reasonable.
Screen Name Redacted 3/08/2024 11:03 AM	Trading off height allowances for "significant community amenity" - Absolutely not. Letting developers use carrots to get around community designs, plans or cultural identities is poor planning and feels underhanded. If the city can't afford to build the amenities we need, they perhaps like other responsible people, they wait and budget for it. If the City begins this practice with just one developer, it will be the beginning of a waterfall trend that will be hard to dam. As

for the Tsw Town Centre Mall being re-developed. Getting to put any residential on what is currently zoned commercial and is used communally is the bonus in itself. Previous neighbourhood developments required that space be left for park space and community use or even building a school or other needed amenities - not a threat or a trade-off. A requirement.

Screen Name Redacted
3/08/2024 11:11 AM

I am opposed to high rise housing in Delta as the infrastructure does not support this type of development.

Screen Name Redacted
3/08/2024 11:40 AM

It will displace renters out of there homes that will be demolished. More and more new housing (that a single person could never a afford) and no new rentals. New rentals will cost much more with what ever options there are.....40 year old rental house vs 1 year old house with secondary suite. There is already lots of new housing going up down at the TFN, plus we have Southlands. Meanwhile, no much of new roads. Cramming more and more people in with no new roads. Transit has not improved either.....no express bus on weekends / only peak hour during the weekdays.

Screen Name Redacted
3/08/2024 11:43 AM

The OCP proposal allows for buildings up to 24 stories high (with significant community contribution). We (and the majority of people who live and work here) strongly oppose this significant deviation from the character of Tsawwassen. It also seems to coincide with a known proposal put forth by a developer for towers at the town center. This was loudly and strongly opposed when put forth a few years ago. It is also not required by the provincial mandate. Density can be achieved without such height (eg 4 x 6 stories rather than 1 x 24 stories). We agree town center needs redevelopment but not with aggressive height escalation.

Screen Name Redacted
3/08/2024 11:50 AM

Our main concern is the lack of a proposed height map for Tsawwassen but upon further review finding that the proposal allows for buildings up to 24 stories high (with significant community contribution). We (and the majority of people who live and work here) strongly oppose this significant deviation from the character of Tsawwassen. It also seems to coincide with a known proposal put forth by a developer for towers at the town center. This was loudly and strongly opposed when put forth a few years ago. It is also not required by the provincial mandate. Density can be achieved without such height (eg 4 x 6 stories rather than 1 x 24 stories). We agree town center needs redevelopment but not with aggressive height escalation. The people who live here do not want it and it is not required. We are very hopeful this Council will remove this from the

	proposal to a more reasonable height that would maintain our community. There is no community contribution (by developer) that can be offered which would alter this perspective.
Screen Name Redacted 3/08/2024 01:10 PM	I think there is a real need in Tsawwasssen and Ladner to add more diverse housing options so that folks in my generation (25-40) have the ability to move to the area. Currently the only options have been TFN land or to buy a single family home (most can't afford).
Screen Name Redacted 3/08/2024 01:38 PM	I feel that we neighbour the TFN and the residents of TFN utilize Deltas resources but aren't being accounted for in our growth, so we are being hit twice with these numbers.
Screen Name Redacted 3/08/2024 03:21 PM	Assigning the term Urban Centre does not make it so. And what does significant community amenity mean? I don't disagree with development, just 23-story development. What's wrong with six stories in the middle of Tsawwassen?
Screen Name Redacted 3/08/2024 03:26 PM	Because you're forcing projects down our throat and you do not listen to us just like the massive project at 80 and Scott Road your forcing down our throat
Screen Name Redacted 3/08/2024 03:33 PM	I agree with increasing affordable housing options as I have two adult children still living at home who cannot afford to live independently in their home town. I am not in support of large high rises in the town centre, living in central Tsawwassen, the traffic congestion is already strained. I am not opposed to mid density buildings in the town centre, even if it will impact my view, in order to create more housing opportunities.
Screen Name Redacted 3/08/2024 03:42 PM	Tsawwassen is a very small community with limited roads and allowing hi rise buildings will over tax existing infrastructure, cause an uncomfortable level of crowding...with all its complexities.; increased crime rates, availability of family doctors, wait times at hospital. We are already experiencing these problems. .... 6 stories maximum!!!
Screen Name Redacted 3/08/2024 03:49 PM	City and Province are mandating these cahnges, not taking into account we are a penninsula, the effects on our lacking services, facilities and infrastructre. How will you deal with traffic managements, emergency situations, earthquake evacuation route... i have serios concerns ver the types of dwellings being forced upon

	our community. Delta politicians are voted in by the people. Please listen to what the people want, dont mandate and force things into our bedroom community. You have already sacrificed the Centennial & Beach Grove neighbourhoods by allowing the Southlands. Affordable, no. We need to maintain a small town feel, we dont want an urban centre. People left vancouver and Richmond to get away from that.
Screen Name Redacted 3/08/2024 03:50 PM	Not building enough infstructure roads parking schools to support what you are trying to do
Screen Name Redacted 3/08/2024 04:12 PM	I support development of up to 6 stories but not towers. Quality of life needs to be taken into consideration. If I wanted to live in a community with density and towers, I would live in Vancouver.
Screen Name Redacted 3/08/2024 04:16 PM	concerns regarding too much density too fast and the negative impact it will have on existing neighbourhoods, roads, schools
Screen Name Redacted 3/08/2024 04:55 PM	I disagree with this plan for three reasons. First, this OCP is built upon unquestioned assumptions. Somewhere, someone, has created an estimate that Delta requires 4,800 new homes in the next five years (of which 3,607 is 75%). Why? Canadians are not giving birth at a rate that supports that number, nor is the economy growing fast enough to support that growth. So where is the population growth coming from? If it is from immigration, than this is a manufactured crisis which can be managed at the federal level. British Columbia and Delta should be pushing back against this mandate. Second: There is NOTHING, in the planning I have seen yet which makes any projection as to how housing will become more affordable. Actually, this current plan will force the cost of living to rise in order to support infrastructure upgrades necessary to support 5,000 new homes an a population increase of 10,000 to 20,000 people and another 10,000 addition vehicles. Third: I see no current protections in place for current residents of Delta who are renting a single family home. They will be displaced by landlords who can now build a business model on a denser "rent district". Thank you for considering these issues.
Screen Name Redacted 3/08/2024 05:32 PM	-Four units on properties will deliver density on a random basis. There is no planning for the impact on infrastructures (roads, water, sewage etc... -There is no definition of what mid rise means. - Is the Southlands developments in Tsawwassen taken into consideration with their planned 950 uniters over 5-8yrs. That alone will deliver Tsawwassen's housing targers.

Screen Name Redacted
3/08/2024 07:30 PM

-Need to ensure public transport can support more people - need a tram from ferry/tsaw exchange/ladner exchange to Richmond -Need to ensure more policing as this will bring more crime and lower income people given new housing is for small apartments -Need to support home owners to build coach homes/garden suites etc. a 50%/40k grant for people who make under 200k won't help many, or incentivize especially if have to rent out below market value - bad ROI - Also re above need to provide support for home owners on information/requirements so they know if its a viable option for them and their space

Screen Name Redacted
3/08/2024 08:32 PM

I love living in North Delta, but I currently live in an older condo complex. I expect we will look to sell the complex in the next 5 years or so. My budget would allow purchasing another condo, but not a townhome or single-family home. Moving towards more options for higher-density housing means I would be able to remain in North Delta.

Screen Name Redacted
3/08/2024 08:32 PM

I don't want to live in the middle of a bunch of condos/townhomes. Traffic and parking are already becoming a nightmare in what used to be a quiet community.

Screen Name Redacted
3/08/2024 09:10 PM

Affordable housing for rent is necessary this time and coming years

Screen Name Redacted
3/08/2024 09:32 PM

I do not want high rising in the town centre.

Screen Name Redacted
3/08/2024 10:01 PM

There is only two roads out of Tsawwassen and already too many traffic lights! I am strongly opposed to the high rise idea for the town centre, MAX 4 story buildings. The BC Gov wants growth in our community but are we not considering what is happening at the Southlands, TFN lands, The Willows and Evergreen?? What worries me is all this development is being crammed down our throats and 5 years from now our taxes will soar to pay for the infrastructure to support this! Where are kids go to school, where are people going to find doctors, give your collective heads a shake!!

Screen Name Redacted
3/09/2024 12:34 AM

We should not be building in areas that are already congested with traffic/people. i.e. We should not be building high rise apartments in central Tsawwassen. High rise buildings should be placed further outside of congested areas - like across from Tsawwassen Mills Mall

or north of Southpointe Academy. I believe farm land should be re-zoned for these purposes.

Screen Name Redacted
3/09/2024 07:23 AM

Densification is already occurring, with many ~2,500 sq ft houses from the 70s being torn down and replaced with ~5,000 sq ft houses. This has been done in Surrey, and their neighborhoods are already choked with vehicles because you almost certainly need a vehicle to live here. I appreciate that our community centers and schools are not overrun and bursting at the seams, and a strategy to "monitor" civic services is naive and inadequate. They take longer to build than densification occurs. They need to be upgraded now.

Screen Name Redacted
3/09/2024 11:36 AM

Need to be balanced approach to density. Building height 12 story max Concession on tree removal when allowing when budding secondary structures

Screen Name Redacted
3/09/2024 01:05 PM

I have no issue with allowing densification - BUT - Developers, the Province and especially the Federal Government who are responsible for allowing a 1.1 Million Refugees into the country per year - including 880,000 foreign students that they mismanaged and caused this housing crunch in the first place, should help pay for infrastructure upgrades that will be required including road, sewer, water, hospital, school, police, fire etc and all other services - NOT the existing residents - who did not create and cause this over-population tidal wave - which is at the root of this disaster! That message MUST be passed onto the Provincial/Federal Government Loud & Clear and no massive growth should be allowed until this is adressed. Why should existing residents pay for the mismanagement of the Federal Government we all know caused this human disaster across the entire country! Get Carla Qualtrough to hand us HER credit card ! Mine, like many residents of Delta are maxed out!

Screen Name Redacted
3/09/2024 01:42 PM

Rezoning single-detached properties to allow up to four units (i.e. garden suites, coach houses) as required by the Province. I don't agree with this because it steps on private property rights & should not be mandated by any gov't. Taking away Public Hearings is also the wrong way to go. Neighbours know best what should go in their local neighbourhoods & not politicians in Victoria or Delta City Hall. Re: Allow additional density and height in urban centres. Unfortunately N. Delta is suffering with many highrise approvals & has now become an unbearable area & has been taking too much of Delta's density unfairly. Tsawwassen can take more density & obviously Ladner being on a floodplain can only take limited density.

Screen Name Redacted 3/09/2024 02:05 PM	Agree with more options / density along major roads (ie 56 st). Redevelopment of the Tsawwassen town centre mall with higher buildings makes sense.
Screen Name Redacted 3/09/2024 02:30 PM	I feel where housing is being proposed at 12th/56th the area isn't able to support significant growth. Public transit is not good enough, there are only 2 roads in and out of Tsawwassen that already get very busy, there's not enough health care workers to support the current population in Tsawwassen. If any development is allowed - closer to highway would be better with added direct buses to skytrain network instead of through Ladner. Also a community enhancement should be much more than upgrading a current amenity - ie : library. Perhaps adding a small community movie theatre (like Star cinema in Sidney, BC) with an improved library
Screen Name Redacted 3/09/2024 02:59 PM	Delta's population density is far lower than almost every other community located near a major metropolitan area.
Screen Name Redacted 3/09/2024 03:02 PM	I generally support this update, but don't think it's bold enough. The plan seems like it's thinking ahead only a few years and primarily considering the Province's present housing targets, rather than being the long-range update that we need. In order to be sure we're not back in the position in a few years, I'd like to see the increased densities extended further, as growth will be limited by the economic environment, by land holders, and other obstacles that prevent us from 'building out' a plan in the way it may look on the draft land use designation maps.
Screen Name Redacted 3/09/2024 03:54 PM	Great plan. Thoughtful and necessary.
Screen Name Redacted 3/09/2024 04:06 PM	Would like to see OCP changes that rather than just meet Provincial targets, exceeds them.
Screen Name Redacted 3/09/2024 04:30 PM	It seems to be a well thought out plan for growth. It seems to realize the infrastructure needs to be in place first, before massive growth.
Screen Name Redacted 3/09/2024 04:41 PM	I think designated "mixed residential" land use areas should be redressed. Specifically, there are some (side,no thru) cul-de-sac streets where similar density could be achieved with "small scale

	residential" housing, rather than townhouses, and so also maintain the neighbourhood character. Townhouses are better suited to primary and secondary thru streets.
Screen Name Redacted 3/09/2024 04:55 PM	Rezoning single-detached properties to allow up to four units (i.e. garden suites, coach houses) as required by the Province AGREED Distribute growth across the City in or near existing urban centres and corridors AGREED, WITH LIMITATIONS TO BUILDING HEIGHT THAT ENSURE APPROPRIATE TRANSITION ZONES FROM TALL BUILDINGS TO SINGLE DETACHED HOUSING ZONES. E.G. IF THERE'S A CORRIDOR, LIMIT HEIGHT TO 4 STORIES AS THERE WILL OTHERWISE BE INSUFFICIENT TRANSITION. Locate opportunities for housing where current or planned utilities and services can support growth AGREE Allow additional density and height in urban centres with the provision of a significant community amenity AGREE Create neighbourhood centres adjacent to urban centres, allowing for mid-rise to transition to small-scale residential AGREE No changes to agricultural lands; they will continue to be protected for farm use AGREE No changes to park, natural conservation or environmentally sensitive lands AGREE Monitor civic (i.e. fire halls, playgrounds) and institutional lands to ensure community needs continue to be met DISAGREE, RATHER THAN MONITOR, DEVELOP A PLAN TO IMPROVE THESE OVER TIME TO CONTINUE TO ADDRESS THE NEEDS OF THE COMMUNITY
Screen Name Redacted 3/09/2024 06:06 PM	The process is not democratic. You didn’t consult the citizens of Delta & I’m sure you consulted the developer Century Group.
Screen Name Redacted 3/09/2024 07:15 PM	More house growth
Screen Name Redacted 3/09/2024 07:17 PM	I’m uncertain what qualifies as an ‘urban centre’. Additional density and height along 56th Street, for example, is a concern for an already congested road system and limited transit.
Screen Name Redacted 3/09/2024 08:38 PM	Canada has lot of lands, we should make sure that our structures don’t become claustrophobic or clustered. Preserve nature and greenery and plain for a next century Judy not few years
Screen Name Redacted 3/09/2024 08:42 PM	Keep To 4 Stories height levels. Remove the shaded area west of 12th & 53a for Townhousing

Screen Name Redacted 3/09/2024 08:59 PM	#4 - I take issue with that statement. No just because a developer says he will improve a significant community amenity, such as a library, he shouldn't get to be allowed additional density and height to urban centers - which tsawwassen Mall should not be described as. It is a Neighbourhood Center and Corridor. Not sure I like what is stated by create neighborhood centres adjacent to urban centers, allowing for mid-rise to small scale residential. If you are speaking of mid-rise as up to 4 or 6 then I would agree this is an okay point. Only if the tsawwassen shopping mall were considered a neighborhood center.
Screen Name Redacted 3/09/2024 10:04 PM	There is not the infrastructure to support this, the schools are already full and the roads worh traffic. The buildings will not add value to tsawwassen or lander and will be detrimental.
Screen Name Redacted 3/09/2024 10:05 PM	Densification is fine, only if a commons-rate increase in infrastructure (roads, schools, & transit) is included
Screen Name Redacted 3/09/2024 10:08 PM	Why are we rushing to complete the OCP update? Let's slow down and make sure everything is covered Century group has deep pockets. They can wait a little longer
Screen Name Redacted 3/09/2024 10:12 PM	We need more housing, with a variety of choices, that are affordable to everyone.
Screen Name Redacted 3/09/2024 10:21 PM	Garden suites & coach lots work for the city where there’s lane way access. It doesn’t match up here for how homes have been constructed
Screen Name Redacted 3/09/2024 10:23 PM	Rezoning will have to be done with consideration to infrastructure which will be costly & disruptive.
Screen Name Redacted 3/09/2024 10:30 PM	this plan will ruin Tsawwassen
Screen Name Redacted 3/09/2024 10:36 PM	don't agree with a mishmash of single family/multi family/ in residential areas- fine on a transportation corridor
Screen Name Redacted 3/09/2024 10:46 PM	No Highrises!! Concerns re: commuting/traffic support no development of agricultural land.

Screen Name Redacted 3/09/2024 10:59 PM	We have 3 distinct areas. North Delta is urban, Ladner & Tsaw. not. Towers do not fit in south delta scope.
Screen Name Redacted 3/09/2024 11:19 PM	This is a small semi-rural bedroom community of the greater Vancouver area & people choose to live here because it is quiet, safe (lower crime), has natural beauty (mature trees), wildlife (ie eagles) etc & feels like a community. Growth will ruin this community.
Screen Name Redacted 3/09/2024 11:22 PM	Need more parks and green space
Screen Name Redacted 3/09/2024 11:25 PM	In North Delta traffic congestion is a serious problem and increased density is ruining our quality of life and enjoyment of our neighbourhoods. Large towers and townhouse developments are adding to the congestion on our streets. Single family houses are being torn down and replaced with huge 9 bedroom 8 bathroom multi family houses with 6 or more vehicles parked in widened driveways and on the street. Poor landscaping and upkeep of the yards is a problem.
Screen Name Redacted 3/09/2024 11:28 PM	We need to move ahead with all types of accommodation for all ages and stages so that people can stay in delta as they age
Screen Name Redacted 3/09/2024 11:35 PM	Try to reduce change to single dwelling units these areas are not designed for this (crowding , parking)
Screen Name Redacted 3/09/2024 11:41 PM	We do not need more growth in Tsawassa given the new development on Southlands
Screen Name Redacted 3/09/2024 11:49 PM	Densifying Tsawwassen will destroy the character of the community
Screen Name Redacted 3/10/2024 12:02 AM	Do not happen capacity to deal with it increase of population given that we only have two exits (Tsawassen) the tunnel is prohibited and should be considered with the OCP even though you may deem it separately
Screen Name Redacted	When a developer wants to increase density on a lot they apply for

3/10/2024 06:04 AM	rezoning. Which has led to a mish mash of different densities in so areas
Screen Name Redacted 3/10/2024 07:43 AM	Lander Village does not have the roadways / parking to support larger population. The plan should be to provide small, affordable housing across all of Delta, not just Urban Centres.
Screen Name Redacted 3/10/2024 08:21 AM	I support development but firmly believe the required density can be achieved with buildings 6 storeys and under. The numbers show this to be true. For larger projects there should still be a significant community contribution, but not to the extent that allows for buildings over 6 storeys. For example, Tsawwassen doesn't need a 20 million dollar library in trade for 23 storey high rises. A donation of the existing library, or even creating a small park or pedestrian and bike greenway would suffice and be much more appreciated.
Screen Name Redacted 3/10/2024 11:52 AM	Pros: 1. Rezoning single-detached properties to allow for up to four units can help address the housing shortage by increasing housing supply. 2. Distributing growth across the city can promote more balanced development and prevent over-concentration in certain areas. 3. By locating housing opportunities where utilities and services can support growth, it ensures efficient use of existing infrastructure. 4. Allowing additional density and height in urban centers incentivizes redevelopment, potentially revitalizing these areas. 5. Creating neighborhood centers adjacent to urban centers can enhance community cohesion and provide convenient amenities for residents. Cons: 1. Some residents may oppose increased density and height in their neighborhoods, citing concerns about visual impact and loss of character. 2. Even with optimized infrastructure, rapid growth can strain existing services like transportation and schools. 3. Urban renewal efforts could lead to gentrification, displacing lower-income residents and changing the socio-economic makeup of neighborhoods. 4. While agricultural lands are protected, rezoning single-detached properties for housing could still encroach on valuable farmland over time. 5. Monitoring civic and institutional lands to meet community needs is crucial, as neglecting these areas could lead to displacement or inadequate services for residents.
Screen Name Redacted 3/10/2024 12:39 PM	Agree with growth in a manner that is thoughtful and in pass with utilities, transit and educational amenities. Can't disagree with it. However where you want to put increased population is the issue. So agreeing doesn't mean you are doing enough and being forced to change residential areas is against what people really want

Screen Name Redacted 3/10/2024 01:07 PM	We don't have enough room as it is power outages weekly this needs to be thought out better
Screen Name Redacted 3/10/2024 01:09 PM	Balancing requirements with needs and desires will be challenging
Screen Name Redacted 3/10/2024 03:08 PM	ensure critical infrastructure also grows ie medical, schools, roadways
Screen Name Redacted 3/10/2024 03:15 PM	Delta needs more housing so that young Deltans can afford to live here and remain Deltans
Screen Name Redacted 3/10/2024 03:24 PM	Support densification needed but no two towers over 10 to 12 stories. Doesn't fit, not what we need. Yes to duplexes an four Plex is where single parents and kids might live
Screen Name Redacted 3/10/2024 03:31 PM	Crowding many people into smaller and smaller homes adds to stress. Then next smaller houses will be expensive and probably not affordable for younger people.
Screen Name Redacted 3/10/2024 03:34 PM	Hospital needs to be upgraded before development
Screen Name Redacted 3/10/2024 03:45 PM	Where to access roads into Tsawwassen , traffic is at or exceeds the current Rd. network. This is nearly impossible to correct. I want to see undeveloped areas with highway access developed first.
Screen Name Redacted 3/10/2024 03:47 PM	Proposed change at tsawwassen town center… less limit to 6 stories …. The small beach community cannot hold 5-6 tiers of varying heights … schools, hospital, roads, transit have limits . Cannot add as many as proposed .
Screen Name Redacted 3/10/2024 03:51 PM	I'm OK with some growth in main shopping area, not in subdivisions - keep it at the point where the house cannot cover more than 50% of the lot. It can have two units that are smaller
Screen Name Redacted 3/10/2024 04:01 PM	Ladner & Tswwassen are small towns NOT urban centers Density does not mean OVER density,

Screen Name Redacted 3/10/2024 04:10 PM	spread the housing more inti the outskirts of the city
Screen Name Redacted 3/10/2024 04:15 PM	I don't want over 10 story towers
Screen Name Redacted 3/10/2024 04:27 PM	Not to much height in Tsa town ctr
Screen Name Redacted 3/10/2024 04:35 PM	Just don't densify too much
Screen Name Redacted 3/10/2024 04:40 PM	Slow and steady. Quality over quantity. Good, classy architecture with at hometown feel suitable growth with amenities, transportation an equity in homes.
Screen Name Redacted 3/10/2024 04:45 PM	Mandated/ordered, not democratic Who's pockets are being lined
Screen Name Redacted 3/10/2024 05:04 PM	I agree with the first 6 bullets. - for parks - it's strange that they were categorized as either "conservation" or "civic & institutional", instead of a single category. - for golf courses, particularly the urban courses (Beach Grove and the Links in Ladner), these courses should be converted to housing or other community-wide benefit (since they currently disconnect the communities), and the non-urban courses should be managed for conservation. Future golf course use should not be zoned as "conservation" unless the courses are managed for conservation. -civic and institutional lands should also be explored for potential housing opportunities (Delta should be exploring whether to sell/lease lands for housing or to develop on top of existing city infrastructure when sites are redeveloped.
Screen Name Redacted 3/10/2024 05:31 PM	I agree with increasing density along the urban corridor ie ladner trunk road but not increasing height or buildings or increasing density in the village. The quaint village feeling is what makes Ladner so special. THE UGLY BLUE SIGN at the corner of Elliott and ladner trunk definitely does not lend to the village feeling !!!
Screen Name Redacted 3/10/2024 05:34 PM	My sole concern with vertical growth, ie. High rises, is that South Delta lacks the necessary infrastructure (sewer, water, utilities, community services), road access and efficient/frequent public transit to support the growth envisioned. South Delta is surrounded by water and much-needed farmland with few options for outward growth, so

	some vertical development will be necessary. Allowing secondary housing on existing lots and a less stringent permitting process will also go a long way to providing alternative and, hopefully, less expensive housing options. However, unless the current municipal hard infrastructure is vastly improved and accessibility/road access and public transit to and from South Delta is widely expanded, an increase to population density will prove problematic in the extreme. The recent Southlands development and TFN development has already put pressure on existing infrastructure. This issue must be equally about adding infrastructure and improving the necessary services and suppliers needed to support increasing population density.
Screen Name Redacted 3/10/2024 09:19 PM	Infrastructure needs to be in place before buildings
Screen Name Redacted 3/10/2024 10:04 PM	It is about time and gives individual homeowners some incentive to become creative with their own properties rather than ceding control and design of new housing options to developers looking to maximize profit, not living spaces.
Screen Name Redacted 3/10/2024 10:12 PM	So long as you don't do any high rise - 6 story max
Screen Name Redacted 3/10/2024 10:24 PM	The "additional density or height" is too vague. Could mean huge additions or a ew additions...
Screen Name Redacted 3/11/2024 06:41 AM	I'd love to market driven growth.
Screen Name Redacted 3/11/2024 08:49 AM	We do not need or want another downtown. Richmond already ruined. Metrotown already ruined. New westminster ruined. Surrey ruined. North Delta on the way to being ruined.
Screen Name Redacted 3/11/2024 09:00 AM	North Delta has its own needs, desires and atmosphere - Ladner and Tsawwassen have there's - in the south we have the distinct village scenario and it should be maintained at all cost. More density just brings more issues - who says we need more, politicians, others that don't live here - move to another place if you want to live shoulder to shoulder
Screen Name Redacted	The province is out of line restricting the ability of cities and

3/11/2024 09:49 AM	municipalities to control the type of residential housing developments.
Screen Name Redacted 3/11/2024 11:20 AM	I like the approach to allowing rezoning for up to four units on single properties plus the use of garden suites and coach houses
Screen Name Redacted 3/11/2024 11:41 AM	moving too fast with the approach to density
Screen Name Redacted 3/11/2024 11:45 AM	Adding density to urban centres and corridors makes sense. Protecting farmland and greenspace is important
Screen Name Redacted 3/11/2024 11:50 AM	I do not agree with wholesale rezoning of all single family neighbourhoods as shown as yellow in the Housing Our Future hand out. Each neighbourhood one is unique. Beach Grove could not absorb more density due to the location and non existent sidewalks and infrastructure. There are areas in Tsawwassen that do not have any sidewalks. We like our large single family lots and choose to live in Tsawwassen because of it. I would not like to see my quality of life of my neighbourhood because the Provincial Government is forcing this mandate through before an election this October. A 12-20 story building in our town center is a terrible plan
Screen Name Redacted 3/11/2024 12:02 PM	We have a housing crisis in BC so I agree that we need to get creative with how we use our space. My one concern is traffic flow through pre-existing neighbourhoods that now may face change to the number of people living in them.
Screen Name Redacted 3/11/2024 12:32 PM	The OCP as proposed is insufficient. Far more density is needed along transit routes
Screen Name Redacted 3/11/2024 01:11 PM	Ensure efficient public transportation and green space in newly created neighbourhoods.
Screen Name Redacted 3/11/2024 01:45 PM	Our community is already struggling with access to services. This includes facilities, as well as lack of doctors. Family struggle to get their kids in swimming lessons. Hockey programs are struggling to find ice time for the increase number of membership, and the search for Doctors can only be called a crisis at this point.
Screen Name Redacted	I live on Camaro Drive. and have been here for 43 years. The street

3/11/2024 02:28 PM

has been quiet but yet close to facilities. Dividing the street into high density on the south side is a terrible idea. Gone will be the quiet, gone will be the view, gone will be the sense of community knowing your neighbours. There will be tremendous traffic on the street, and endless construction for 20 years. I don't wish to move, to see my property drop in value (I worked day and night, evenings, weekends, holidays, doing shiftwork to pay for my house and to do that for nothing is appalling), or have my peace disrupted with ongoing construction in my elder years is terrible. Rezoning and dividing Camaro Drive is a terrible idea. I am not agreeable to having my life disrupted this way or to be forced out of my home at my age. You say this is a 20 year plan and I can stay where I am, but what will be my quality of life with the traffic, the loss of view, loss of neighbours, construction, loss of home.

Screen Name Redacted
3/11/2024 03:01 PM

Tsawwassen as a community is not suitable for high rise density. This is not congruent with the quaint cozy seaside vibes that make Tsawwassen unique.

Screen Name Redacted
3/11/2024 03:07 PM

I support growth, that is facilitated by the necessary infrastructure. We absolutely need to build, but also need to make sure that we can provide the resources and facilities necessary.

Screen Name Redacted
3/11/2024 03:10 PM

We cannot possibly entertain any of these changes without our roads and services being updated to accommodate the extra residents that this will allow. I absolutely do not support the removal of height restrictions in our downtown core.....I am sure that none of the residents in Tsaw are interested in living in a city that resembles the congestion of Surrey or North Delta. I live by the border and it takes me longer to drive through Tsaw than it does to drive through the decaying Massey Tunnel and into Vancouver. It is an absolute gong show! I have lived here since the early 1990s and have not seen any major work done to improve our traffic never mind adding many extra residents.

Screen Name Redacted
3/11/2024 03:15 PM

I believe that Delta is overly development driven to the point where citizens are ignored. It used to be 2-300 objections would stop and revise a project, where now 7-800 objections are ignored. I believe it is Senior Governments' responsibility to support and fund affordable housing not local government. Senior government controls immigration and as such creates shortages in housing and employment. Local governments must push back. I am not saying no development or immigration but managed to not severely impact existing residents. We live and moved to Delta because of the was it

is/was and we are not asking for this type of density and change.

Screen Name Redacted
3/11/2024 03:52 PM

Create neighbourhood centres adjacent to urban centres, allowing for mid-rise to transition to small-scale residential. My preference is 4-6 storeys - maximum height.

Screen Name Redacted
3/11/2024 04:53 PM

We need to add housing, especially new housing options in Tsawwassen for seniors (one level), younger people (including families), renters. But I hate to see the character of my neighbourhood change.

Screen Name Redacted
3/11/2024 05:14 PM

I don’t support towers even with the significant contribution clause. I believe the plan for Tsawwassen will ruin the charm of our community and still not make living here affordable. I’ve seen what happened to the Southlands and what was marketed as attainable to people quickly became unaffordable. This is the same developer wanting to build and change the properties in central Tsawwassen.

Screen Name Redacted
3/11/2024 05:25 PM

Other than the provincial mandate, why do we need population growth? More density only leads to more problems.

Screen Name Redacted
3/11/2024 05:53 PM

It is important to be able to have a community that friends and family are able to afford to live in. A key reason people live here is because of family being born and raised here and wanting to live in the same general area when they grow up and become landowners or tenants themselves.

Screen Name Redacted
3/11/2024 06:16 PM

Rushing through this is not in the best interest of the community - your voters. The process mandated by the BC Gov extends into 2025. Only the first portion of the mandate is required this year.

Screen Name Redacted
3/11/2024 07:24 PM

No need for housing over 6 stories. Promote affordable housing options. Sean Hodgins is only interested in for profit, 24 stories is insane and will take away from the community without any thought to improving infrastructure to support the Southlands let alone a high rise

Screen Name Redacted
3/11/2024 08:17 PM

there is NO community amenity that would get me to support the significant increase (24 tower) the height

Screen Name Redacted 3/11/2024 08:25 PM	Significant height increase will drastically change the fabric of the community. No amenity can ready this
Screen Name Redacted 3/11/2024 08:33 PM	Rezoning single detached properties across the town of TSA will spoil neighborhoods where people have chosen to live quietly with low density. Instead, rezone single family detached house properties nearest the town centre only
Screen Name Redacted 3/11/2024 08:37 PM	Girls can be accomplished through the changes in small scale res and mixed residential. Infilling rather than towers that put too many people in too small of a space
Screen Name Redacted 3/11/2024 08:45 PM	We need more affordable housing, but need to ensure that infrastructure an green space are adequate for population
Screen Name Redacted 3/11/2024 08:49 PM	Be careful height in Tsawwassen 23-30 floors too high
Screen Name Redacted 3/11/2024 09:01 PM	This is not been a well thought out plan. It is knee jerk reaction to a federal problem (allowing immigrants tho there is no housing) . Developers have too much input an i'm really concerned about my charter protected rights will be infringed as no future community involvement will be allowed
Screen Name Redacted 3/11/2024 09:07 PM	I'm in favor of development, including vertical, but the height needs to be capped at 10 floors .
Screen Name Redacted 3/11/2024 09:11 PM	Too much Too fast! Need infrastructure first
Screen Name Redacted 3/11/2024 09:19 PM	The center of Tsawwassen should not be designated as an urban center. This is also a migration flight path for birds.
Screen Name Redacted 3/11/2024 09:23 PM	no 20+ towers
Screen Name Redacted 3/11/2024 09:23 PM	I am strongly against the idea of any change being made to our current wording that any building be allowed to exceed 6 storeys (this includes the introduction of "mid-rise" buildings). This is a crucial point in maintaining the small-town feel of Delta. I also think the

	impact to the local wildlife on the Tsawwassen and Ladner dykes must be at the forefront of any infrastructure considerations. People come from all over the lower mainland to appreciate the natural beauty of our local wildlife. Rare birds live in Ladner and Tsawwassen and I am deeply concerned how the impact of a drastic population increase and large proposed buildings will impact the home of these beautiful creatures.
Screen Name Redacted 3/11/2024 09:26 PM	housing is needed
Screen Name Redacted 3/11/2024 09:28 PM	housing is needed
Screen Name Redacted 3/11/2024 09:33 PM	We need more affordable housing and also increase our tax base to allow the city to fund projects
Screen Name Redacted 3/11/2024 09:37 PM	Not sure about densifying outside civic town centres. Also we don't have the medical programs like greater availability to doctors to support a larger population
Screen Name Redacted 3/11/2024 09:42 PM	How is it development must happen in tandem with infrastructure development! Not after the fact!
Screen Name Redacted 3/11/2024 09:48 PM	South delta does not have sufficient roads to deal with the current growth, especially with S southlands, hunter Rd. Tsawwassen springs period two roads for access an exit
Screen Name Redacted 3/11/2024 09:52 PM	Reasonable density increase in the most urbanized areas makes sense
Screen Name Redacted 3/11/2024 10:01 PM	Concerned about ability of hospital to manage > population, concerned about traffic, including tunnel
Screen Name Redacted 3/11/2024 10:08 PM	Car traffic in/out of Tsawwassen will become a nightmare + lack of public transportation to/from the City of Vancouver where many Delta residents work. Some agricultural land could and should be used for housing. Need to update and maintain some of the existing playgrounds.

Screen Name Redacted 3/11/2024 10:23 PM	It seems to most people that the phases will be 1)rapid growth 2) crisis in services, infrastructure 3)overcrowding of green spaces
Screen Name Redacted 3/11/2024 10:28 PM	I agree with everything except mid rise apartment buildings -ghastly - up to 24 stories :-(
Screen Name Redacted 3/11/2024 10:32 PM	Population density needs to be maintained
Screen Name Redacted 3/11/2024 10:36 PM	This proposal is ridiculous. This is very clearly about developer money. This will ruin Tsawwassen.
Screen Name Redacted 3/11/2024 10:40 PM	Keep our community the way it is. Tower's is a terrible idea! Low rise fine. More schools
Screen Name Redacted 3/11/2024 10:43 PM	I like it the way it is.
Screen Name Redacted 3/11/2024 10:46 PM	need more info about density & height
Screen Name Redacted 3/11/2024 10:50 PM	Misleading map showing private golf course as a public park. If the city hopes to classify private spaces as public then I don't agree with this approach. We need more public green spaces if we're growing
Screen Name Redacted 3/11/2024 10:55 PM	Notification satellite city of Vancouver. I'm glad to see a plan that seems gentle respectful of current community members
Screen Name Redacted 3/11/2024 10:59 PM	I am picking ification such as allowing multiple units within one lot. I think there should be height restrictions on apartments in the town centre in townhomes in the mixed residential areas.
Screen Name Redacted 3/11/2024 11:02 PM	Upgrade infrastructure. More roads, safety ability to emergency equipment. Schools.
Screen Name Redacted 3/11/2024 11:10 PM	General approach ok. Specific approach needs attention -not enough small neighborhood parks- need for a trail system and sidewalk continuity

Screen Name Redacted 3/11/2024 11:17 PM	Too much change too quickly. Poorly plans high rises not needed. Coach homes not useful
Screen Name Redacted 3/11/2024 11:22 PM	Horrible haphazard plan. This will ruin S deltas community. No thought on logistics. If higher density houses are all over how do you plan for schools, roads, sewer, water, hospital and other services
Screen Name Redacted 3/11/2024 11:32 PM	Mid rise buildings will eradicate the heritage small town feel of the area.
Screen Name Redacted 3/11/2024 11:48 PM	Delta opposes everything, it’s time it’s mandated we change and are forced to allow change.
Screen Name Redacted 3/12/2024 12:55 AM	The proposals do not take into consideration the positive sense of community that we share in this unique neighbourhood. On my residential street, we share a strong sense of community. We look out for each other. We have a Christmas street — in my front yard we. got together to make Christmas light balls for the trees that line our street and now we have a Griswold tree lighting ceremony each year. Kids ride their bikes and play in the street. Building townhouses here would tear all that apart. The plan also doesn’t consider the needs of seniors. Where will we live? In multilevel townhouses with stairs? The provincial government is also pushing for seniors to stay in their homes. To this end, small scale residential would allow for development while meeting the needs of multigenerational families without tearing apart current neighborhoods.
Screen Name Redacted 3/12/2024 04:42 AM	Looking at the plan for north delta, no changes currently on the horizon for river road, anniville or anything past 86 or down from 118???
Screen Name Redacted 3/12/2024 10:53 AM	I mostly agree with Delta's approach. I think it's really great that Delta finds itself in a position where it finally has to update the OCP. We have been dragging our heals for far too long on creating more housing to keep up with housing demands. From the material I have read, I think there are still more progressive ways to think about growth then just suggesting coach homes and secondary suites. We are at a time now to finally pull ourselves out from an old school mentality and bring Delta up to progressive place to live.

Screen Name Redacted 3/12/2024 11:07 AM	There is nothing wrong with Delta as the way it is. Leave it to Surrey to build. They have lots of land and they do not have to worry about tearing down residential neighborhoods to appease the government. Leave Delta alone. It is almost perfect the way it is.
Screen Name Redacted 3/12/2024 12:10 PM	It seems all levels of government support a level of immigrant and refugee influx that is not sustainable. What is not being addressed in way of long term planning are healthcare facilities, schools and the like with the rapid growth.
Screen Name Redacted 3/12/2024 12:32 PM	I support the approach, but Delta needs to: - provide adequate green park space for families within townhouse and apartment developments - build out multi-use paths to reach needs from home on foot, bike or small wheels - further enact the Delta Cycling Master Plan - reduce the amount of parking required in developments - Provide active transportation connectivity between all of Delta's communities and TFN to foster friendship, community knowledge and inclusivity. - Have more natural area green space in residential areas; identify those within the Institutional zoning, even if small they might be more appropriate to show as green than the golf courses are, as green in Institutional areas are accessible to all. - denser urban areas help TransLink provide more transit and fund active travel infrastructure - denser transitional areas near urban centres help local businesses thrive - lot densification helps bolster rental needs and provision to family of all ages
Screen Name Redacted 3/12/2024 01:00 PM	Yes, I agree.
Screen Name Redacted 3/12/2024 02:47 PM	I feel the residents of Tsawwassen are being held hostage. In order to get an updated town center and new library, the residents will have to accept residential towers exceeding 8 stories. There is ample land on bus routes to building low income rentals and affordable housing. The town center needs to have a unique flavour and it needs to maintain its welcoming village appeal. Making the assumption that improved transit will mean those living in studio apartments will not require vehicles, is a big stretch in your assumptions.
Screen Name Redacted 3/12/2024 06:46 PM	The thought of building HUGE high-rises will completely destroy the city. With only the Massey Tunnel access from Vancouver/Richmond it is already crazy. Adding so much more housing will be a nightmare.
Screen Name Redacted	On my lot in Boundary Bay, a 4 plex could be built, completely

3/12/2024 07:04 PM	changing the lifestyle here, as well as overwhelming our infrastructure.
Screen Name Redacted 3/12/2024 07:56 PM	growth is good but always create new problems like infrastructure challenges, public safety issues etc.
Screen Name Redacted 3/12/2024 10:23 PM	Don't want more apartments or coach homes; townhomes and co-ops support needs better.
Screen Name Redacted 3/13/2024 11:49 AM	Tsawwassen is a small town that cannot support the massive growth proposed. We do not have enough school space, doctors, roads etc. it is a beautiful town with a great sense of community. The massive high rises proposed will ruin this.
Screen Name Redacted 3/13/2024 12:00 PM	I do agree that it'd be positive to have more housing variety in Delta, and it makes sense to add density around community centres, transit areas, shopping etc. I don't like the rezoning of the single detached properties as I think it will negatively affect the character of the neighbourhood.
Screen Name Redacted 3/13/2024 12:28 PM	High rises in Tsawwassen is unacceptable due to the lack of infrastructure (traffic, health, sewage, etc etc.)
Screen Name Redacted 3/13/2024 12:36 PM	I agree we need to make changes to provide additional homes for all levels of affordability without destroying what we love about our village community. Keep the developments close to the village core with heritage design features.
Screen Name Redacted 3/13/2024 12:40 PM	Please be bold! We need to grow and we need to permit higher density. Delta has an unparalleled opportunity to do smart pedestrian friendly development with dense efficient town centres linked by beautiful farms and green spaces.
Screen Name Redacted 3/13/2024 12:49 PM	The proposed changes to the OCP will destroy the unique character of Ladner. As the owner of a heritage house with a 3-unit development going up next door, I may be forced out due to lack of privacy, sunshine, and parking.
Screen Name Redacted	Too many farmers are taking advantage of building huge houses on

3/13/2024 02:52 PM

what is supposed to be farm land. If that is permitted, then why not use some of the farm land that is not suitable for growing for houses. This is already being seen with the huge houses being built and very little produce coming from these properties. Rather than densify areas that are already too population, why not spread out the growth. In North Delta, 72nd Avenue and Scott Road are already too busy. Why not move the construction down towards 96th Avenue? Why take down buildings and businesses that have been there for years and that employ people and look elsewhere for new properties? Why destroy the heart of North Delta by taking away 7-11 at 84th, that has been there for over 40 years and look at land that is not being used very much for recreational activities? Why take away people's livelihoods? This is also true of the Delta Shoppers Mall. These employees need money to pay taxes. What are they supposed to do when this is taken away from them? Rather than let a select few people make the decisions for many, why not take everyone's interests into account? Things that look good on paper are not necessarily best when put into practice. Money should not be used to influence decisions, especially when those benefitting are only a select few and not the majority of people.

Screen Name Redacted

3/13/2024 02:59 PM

We need a new school. We already have a mall here. High rises are not efficient, especially without enough parking. People here will always need cars or much better transportation options.

Screen Name Redacted

3/13/2024 03:01 PM

Unless your have a plan to make another hospital, more schools, more rec centers, more playing fields and more doctors... once all that is done, Then maybe we will have some space for a couple more town home developments, but not anything over 6 stories!!!

Screen Name Redacted

3/13/2024 03:15 PM

Even if the Province is mandating growth, Delta needs to consider the unique aspects of our City, especially Tsawwassen and Ladner. Tsawwassen has only two access roads, with no options for more. Over 10 years ago, Deltas own traffic study showed our main streets were at capacity. How are parking and traffic issues going to be addressed? The idea that no additional parking would be required for some downtown developments makes no sense. People simply won’t give up their cars. It’s not practical. With the Tsawwassen Mall at one end of town, Southlands at the other and The Tsawwassen Golf course in the middle, people don’t walk. Our current Hospital, Ambulance, Fire and School services are stretched as it is without any growth. Also, How is Delta planning to recover water, sewer, road and power infrastructure costs if development approvals are automatic?

Screen Name Redacted
3/13/2024 03:26 PM

What drew me too tsawwassen was the small town atmosphere in which I love.

Screen Name Redacted
3/13/2024 03:57 PM

There is no doubt that there is a housing crisis in the greater Vancouver area and development is needed. I preface the below by saying that generally speaking, I am supportive of development and growth. I believe this can be beneficial to the community and that diversity in people and types of businesses/services available is very positive. However, as more and more people move into the community, many of those people work outside the community in one of the major cities. There needs to be a more efficient way to ensure residents are able to get to work in a reasonable amount of time. Already, traffic in and out of south delta during rush hour is unmanageable. It worsens continually. Public transit is not efficient enough. There are not enough buses (frequency is insufficient and inconsistent) and having to transit via Bridgeport station only adds more time. (A direct 601 into the city like there used to be would be way more helpful). Furthermore, there is another barrier to living in south delta and working outside south delta that already exists. There is a severe shortage of childcare. Increased development will only increase pressure on what are already ridiculous wait lists. For example, the day my son was born in May 2021, I registered him on childcare waitlists. He is now almost 2 and none have materialized. It is also difficult to access many services in the community already. For example, there are consistently wait lists for programs like swimming, gymnastics, etc. Furthermore, there is a significant shortage of family doctors. I am also concerned that the current schools may not be able to support such development l, particularly with regards to special programs like French immersion. So in adding to the population, there must be a plan in place to ensure access to needed services in the community. Given the challenges that already exist in accessing such services, it is concerning to picture how it will be following the implementation of this plan. Another concern is the traffic. There is already significant traffic on main thoroughfares which can pose a danger to local residents and children. I would suggest implementing more speed bumps to slow traffic, eliminating overnight parking on residential streets to increase visibility, ensuring all new buildings have sufficient resident and guest parking, and modifying lights at busy intersections. For example, most intersections along ladner trunk rd in Ladner would benefit from advanced turning signals.

Screen Name Redacted
3/13/2024 05:07 PM

We do not have sufficient road capacity in and out of Tsawwassen. We have one main street Tsawwassen - 56th St - only 2 lanes in each direction with multiple light intersections every second block - and which is already at capacity. You absolutely cannot add multiple storey housing along 56th St in the Centre of town without disastrous

effects on the traffic. The only secondary entrance/exit roadway is a 2-lane street (one way in each direction) - 52nd Street, running downhill, which can be closed in icy weather. The roadways and traffic capacities must be greatly expanded before adding high density high rises in the middle of town. Put highrises along Highway 17, with immediate access to the highway. We do not have sufficient daycares in South Delta. All are at capacity with long waiting lists. Daycare facilities must be greatly expanded to even meet current demand, never mind additional high density housing.

Screen Name Redacted
3/13/2024 05:14 PM

The Government of BC mandates that up to 6 housing units (not 4) must be allowed on Single Family or Duplex zoned lots depending on lot size and proximity to frequent bus service, to allow for 'gentle densification' in the Small Scale Residential sector. Rezoning must comply with the SSMUH legislation, and Zoning Bylaws must be updated by June 30, 2024, so this is a moot point. Further growth, including increased density and height, should be concentrated mainly in or near existing urban centres and corridors (such as the Scott Road Corridor) where current utilities, services and mass transit hubs (such as sky train stations and bus exchanges) are located. I am opposed to the new designation of 'Urban Centre' in Ladner and Tsawwassen. They should be designated as 'Neighborhood Centres & Corridors' with a maximum height of 6 stories and maximum density of 240 residential units per hectare. Tsawwassen and Ladner do not have the infrastructure to support further densification. I support: No changes to agricultural lands; they will continue to be protected for farm use No changes to park, natural conservation or environmentally sensitive lands Monitor civic (i.e. fire halls, playgrounds) and institutional lands to ensure community needs continue to be met.

Screen Name Redacted
3/13/2024 05:30 PM

I am comfortable with the current community plan where 72nd Ave, 84th Ave and the Scott Rd are designated for increased density. I am also okay with managed secondary suites with off street parking, duplexes, coach houses. What I am concerned about is ensuring that the exterior design and quality construction of up to 4 units on residential lots will add to the beauty and cohesiveness of the neighbourhood.

Screen Name Redacted
3/13/2024 05:31 PM

Some of the plans shared do not seem to be aligned with the criteria

Screen Name Redacted
3/13/2024 06:07 PM

Non ALR agricultural lands should be rezoned for high density mixed use development with master planning similar to River District (converted from industrial lands) in Vancouver.

Screen Name Redacted 3/13/2024 06:37 PM	Concerned about over growth and not having proper infrastructure to deal with it. Archaic road systems such as having parking along 72 Ave which creates major backlogs in traffic.
Screen Name Redacted 3/13/2024 06:48 PM	I have lived here for 62 years and Tsawwassen has reached it's saturation point.
Screen Name Redacted 3/13/2024 07:04 PM	There are issues that must be dealt with first, namely: roads, transit, healthcare, schools and police. Delta shouldn’t accept a mandate like this until it’s ready. We’re not ready.
Screen Name Redacted 3/13/2024 07:22 PM	Planning now, ahead of the new Tunnel completion, will allow for a clear path for anticipated growth.
Screen Name Redacted 3/13/2024 07:26 PM	One of the reasons we bought in the area we did was because of the neighbourhood and proximity to nature walks on the dyke and beach. We enjoy the fact the houses aren’t on top of each other and looking right into your neighbours house.
Screen Name Redacted 3/13/2024 07:29 PM	Measured and considered density. Tsawwassen is a small footprint that is already hard to access because of limited North-South corridors. We are not going to see bulk transit options as there is no reason to come here, relative to ferry destination transport demands. Keep the big-store shopping at Tsawwassen Mills/Commons. Try to maintain idyllic small-town experience by putting density housing north of 12th Ave and limited to 4 stories.
Screen Name Redacted 3/13/2024 09:11 PM	lack of consultation with residents
Screen Name Redacted 3/13/2024 09:12 PM	I do not believe that the infrastructure can support Mid rise development. I also believe that by expanding other other forms of housing, a mid to high rise is not required.
Screen Name Redacted 3/13/2024 09:36 PM	We don't have the infrastructure to support this, we are struggling to keep up with the current growth (TFN&Southlands)
Screen Name Redacted	Have low density

3/14/2024 02:42 AM

Screen Name Redacted
3/14/2024 09:13 AM

I agree with rezoning some large properties to allow for more housing options like coach houses or duplexes. I don't agree with large buildings of any kind over 6 stories. We need a better hospital capable of helping out those who live here already efficiently along with better roads in and out, and schools. I do not want to lose the small town feel and charm of Tsawwassen. But agree there needs to be more affordable options for housing

Screen Name Redacted
3/14/2024 09:34 AM

The road infrastructure is totally inadequate to handle the volume of traffic at present and is getting worse every day. Adding more housing units to this area will only make commuting even more of a nightmare than it is now! The cancellation of the bridge to replace the George Massey tunnel and the inevitable, never ending delays in replacing the tunnel is just one of the issues that needs to be addressed first before considering an increase of people and traffic using the roads.

Screen Name Redacted
3/14/2024 10:51 AM

Tsawwassen Mills area is expanding vastly and will provide the additional housing needed without over populating the small, town of Tsawwassen proper. Opening up garden suites, carriage houses, high/mid-rises over 4 stories will lead to an overpopulated school district, our facilities cannot handle more people, and with more people, more crime

Screen Name Redacted
3/14/2024 11:47 AM

This approach is a great balance between preserving the community feel by having low density housing in most neighborhoods while centering density around the Urban and Neighborhood Centres & Corridors. We need more housing and, although, adding the additional housing won't necessarily result in housing prices going down it will at least slow the progress on how high and fast the prices will increase by having the appropriate supply. Families are having to move away from Delta to look for housing options that fits their budget mainly because we aren't providing enough housing options to our residents. The approach that is being taken will help support keeping families in the community but also bringing those back that have left over the years given a lack of housing options.

Screen Name Redacted
3/14/2024 12:36 PM

I do very much agree with the approach being taken. This concept mirrors many other vibrant municipalities including Burnaby, Vancouver, Coquitlam and so on that have taken similar approaches. Neighborhood centers within each of these municipalities became beautiful hubs with density centered around those areas and tapering down into the lower density residential neighborhoods.

Screen Name Redacted 3/14/2024 01:34 PM	Infrastructure, roads, doctors, ambulance, transportation, tunnel traffic is insufficient and lacking now. Adding homes will only contribute to more problems in the community. we need more than two access points in and out of Tsawwassen. People in Tsawassen moved here because it is a suburb of Vancouver and it was a nice quiet community where neighbours got to know neighbours and everyone was friendly. This will definitely change with adding that many additional homes. Very disappointing and high-rises are absolutely ridiculous! Tsawwassen first nations is building thousands of homes. Why are we even contemplating adding to the congestion?
Screen Name Redacted 3/14/2024 01:56 PM	I am very concerned abut losing the feel of south delta as a smaller inclusive neighbourhood. I do not feel that the infrastructure we have is able to support the rapid increase in population. It is already becoming very very difficult to deal with the traffic in Ladner and Tsawwassen. There is basically only one way out of Ladner and that is becoming horribly congested and frankly dangerous. Parking in Ladner is also a problem- even though proposed housing appears to include parking - most garages are used for storage and the streets are lined with cars. Do we have the necessary water and sewer etc. infrastructure - that is questionable . What about schools and our wonderful little hospital- it is also becoming overused and the staff overworked- monitoring is not doing the job.
Screen Name Redacted 3/14/2024 02:12 PM	I agree with housing options up to medium density low rise buildings. They will be well suited for the Scott road corridor without taking away the community feel.
Screen Name Redacted 3/14/2024 04:06 PM	I don’t agree with having buildings higher than 6 stories.
Screen Name Redacted 3/14/2024 05:21 PM	I agree with rezoning large lots, and the need for more housing however the infrastructure of Ladner is currently not supporting it's needs now. It's difficult to park in Ladner center almost anytime during the day - what will it be like with a 6 level block slated to be built on one of the busiest streets in the downtown, especially if tenants will only be allowed one parking spot? Same with accessing major highways - How may of the new housing units will really be affordable for low income??
Screen Name Redacted 3/14/2024 05:42 PM	I agree in general that more housing is needed. Housing affordability is a problem everywhere, but particularly so in Tsawwassen since the

amount of development has been less here relative to other cities. Most of my friends that grew up in Tsawwassen would love to move back to the community but simply can't afford to. We're talking about school teachers, nurses, engineers, with young families that can't afford a single family house in Tsawwassen and hardly anything is being built 2-3 bedroom range. There also not many options for rental besides living in someone's basement which isn't ideal for many reasons. There's a real generational gap forming with the lack of young families in the city.

Screen Name Redacted
3/14/2024 06:07 PM

I don’t agree with the idea of putting towers in the middle of Tsawwassen. I don’t agree that the community’s needs are currently being met with regards to the infrastructure. High rise buildings do not promote community. They cause isolation. They aren’t innovative or clever. AND A

Screen Name Redacted
3/14/2024 08:10 PM

I agree with some. Protecting green areas, farm land, parks, golf courses, absolutely essential. I have studied the maps for Tsawwassen and Ladner, that were provided at the public info session,they are lacking in details. No information on potential building heights is provided. No information on how many residents you plan to add to Tsawwassen. No analysis of increased traffic on 56 Avenue in Tsawwassen and its effect.

Screen Name Redacted
3/14/2024 08:11 PM

allowing additional density for density sake is not a sound approach. More trres killed more people hss negstive impact on the environment of Delta. Tsawwassen 56 th st only major road in n out. Are you going to address that? How about finding a doctor in tsawwassen? Howvwill all these people get a doctor? Infrastructure before density. We ve been waiting for Massey replacement for 7 + years now. Bet you ll build all these in no time?

Screen Name Redacted
3/14/2024 08:30 PM

The infrastructure is not there to support more housing/more people. Not enough doctors!! RMTs, physics....etc etc The Forrest behind our house, under the powering is already severely neglected...thanks to volunteers it is getting some help but no thanks to Drlta Parks. What if we loose it. The impact the housing developments and mall have on the natural land and wildlife/ environment ...terrible. The lack of medical support for more people coming to Drlta is beyond scary.

Screen Name Redacted
3/14/2024 09:22 PM

A majority of the proposed density is being concentrated in North Delta and unevenly distributed to other areas. The proposed growth is too fast and the infrastructure is not in place to spport this expedited

growth.

Screen Name Redacted
3/14/2024 10:20 PM

the city should focus on adding density where infrastructure exists rather than encourage sprawl. This would also allow for various modes of living (city vs urban as an example).

Screen Name Redacted
3/14/2024 10:26 PM

I agree that there should be no changes to urban delta. Those that want their space and purchased in this area with that in mind deserve to not have condos and people looking down into our backyards. Keep the skyrises on scott road. There's rapid bus already there, we don't need condos all over residential neighborhoods. Delta has 2 highrises and some more getting approved; i'm fine with them coming but don't put them all over the map. Keep them on 120 where there is already precedent.

Screen Name Redacted
3/14/2024 10:36 PM

It is time to update Delta. Only way to grow is to bring new people into town. Only way to do that these days is affordable housing

Screen Name Redacted
3/15/2024 12:56 AM

It is changing the bedroom sleepiness of our city of Delta into a bustling big city with no room to breathe

Screen Name Redacted
3/15/2024 12:18 PM

maintaining public safety and increasing housing at two tough tasks, city is managing it so far.

Screen Name Redacted
3/15/2024 12:28 PM

We need more affordable housing options, especially for those who can't afford market housing or even the high cost of renting

Screen Name Redacted
3/15/2024 12:59 PM

Zoning changes are good Density with appropriate planning/ Transportation options is good The complete lack of real rapid transit or continued stagnation of bus routes very bad Glacial pace of of cycling master plan disheartening

Screen Name Redacted
3/15/2024 01:17 PM

I live at 886 57th Street, Tsawwassen in a RS1 zoned property, beautiful neighbourhood within walking distance to the Town Centre & beaches. I have spent $500,000 and more updating my home, inside and out since 2004. I have a legal suite. I object to my neighbourhood being rezoned to townhomes. As a long time home owner, in a single family neighbourhood, the way my area is being changed is autocratic and unwanted. Why do you think that you can change the Zoning to my house without regard for the home

	ownership I have? I don't want to live in a Mixed Residential area which is why I bought here in the first place and I have a property that I have bought and paid for through my hard work. The steep slope development ensures I cannot build or apply for building permits on my property without paying for an Archaelogical Study and following the rules of the Municipality of Delta. That means all of the bluff area along 57th Street falls under that ruling, yet you want to change all of the properties into Townhomes and allowing redevelopment. I agree with Small Scale Residential allowing for secondary suites, coach homes and garden suites in my area. I am 100% against the new zoning for my area!!!!!! I intend to live here for a very long time. You have tried before to rezone our area to townhomes with great resistance from the homeowners. Why is Forest by the Bay, not rezoned for townhomes when areas across 56th Street are changes.
Screen Name Redacted 3/15/2024 01:19 PM	Concerned on the promotion of 4 plexes and land homes when this is against our bylaws. Also, I don't know why the high density along Scott road doesn't go further south.
Screen Name Redacted 3/15/2024 01:46 PM	Suitable for Scott Road corridor Tsawwassen should not be an urban center. Height there should be limited as there can be no transportation improvements. Coach houses and secondary suites OK.
Screen Name Redacted 3/15/2024 02:05 PM	I agree with re-zoning single family lots but I believe there needs to be height restrictions for those units that are built there. I also believe there needs to be height restrictions of 6 stories in the town centres to maintain character and not overburden our infrastructure.
Screen Name Redacted 3/15/2024 04:06 PM	Appreciate that change, and particularly growth/density, are inevitable and necessary for a healthy community - supporting all age, cultural, and income brackets but I disagree with additional density in trade-off for community amenities, unless the bar of what is considered significant is raised compared to what have seen across Metro Van. Developers have ended up being the true winners in those cases.
Screen Name Redacted 3/15/2024 06:32 PM	Densification should occur across Delta to avoid the creation of "ghettos"
Screen Name Redacted 3/15/2024 06:43 PM	One growth approach that fits all does not work. There are areas of Tsawwassen (Beach Grove, parts of Boundary Bay) with narrow roads, no sidewalks and cars parked on the streets. Children walk

these roads to school and to play. Those areas must remain as single family detached regardless of what the BC government says or wants.

Screen Name Redacted
3/15/2024 07:33 PM

We need it.

Screen Name Redacted
3/15/2024 07:36 PM

I believe accelerating land development will bring make Delta too busy and cause things like bad traffic and an influx of people who don't care about their neighborhood. I have no desire for Delta to turn into Surrey where each detached home and 3 or 4 basement suites, streets packed with parked cars, sketchy characters frequenting family neighborhoods

Screen Name Redacted
3/15/2024 07:42 PM

I think change is critical to increase density in order to get the services that we would want in a vibrant community.

Screen Name Redacted
3/15/2024 07:42 PM

There not enough housing for disabled people or people who are aging out of their big homes and wanting to downsize with some garden space and no stairs and walk in showers and have wider hallways to accommodate walkers and wheelchairs

Screen Name Redacted
3/15/2024 07:50 PM

I think the proposed development must be managed. Increasing amenities, road and public transportation must be prioritized before increasing housing. That way the incoming of population would not cause unnecessary congestion.

Screen Name Redacted
3/15/2024 07:50 PM

The plan seems to allow for growth without harming any core values of Delta.

Screen Name Redacted
3/15/2024 07:54 PM

Traffic volume in the North Delta area is already very congested.

Screen Name Redacted
3/15/2024 07:54 PM

Everybody will be fighting over street parking. I know. I used to live in Vancouver.

Screen Name Redacted
3/15/2024 07:56 PM

Slamming large condo buildings into a tight environment will cause chaos. There already isn’t enough room on the roads in Tsawwassen. The skyline will be hideous and does not fit in with the community. Stick to 3 story buildings, townhouses and carriage houses. You

	haven't thought through how this will RUIN Tsawwassen. Where will all the cars go? We know that transit here is nowhere near good enough to support that influx of people.
Screen Name Redacted 3/15/2024 07:59 PM	We need to densify in order to have homes people could actually buy or rent. Huge homes on huge lots are unaffordable for the vast majority.
Screen Name Redacted 3/15/2024 08:02 PM	I'm not sure what is meant by urban, given Ladner and Tsawwassen's small size. I appreciate Ladner's 4 storey height restriction.
Screen Name Redacted 3/15/2024 08:06 PM	Managing growth? I see it being mismanaged and there is too much growth too fast.
Screen Name Redacted 3/15/2024 08:10 PM	It will be overpopulated in North delta.
Screen Name Redacted 3/15/2024 08:22 PM	I appreciate the rezoning of the residential areas to allow for more options to have up to 4 units.
Screen Name Redacted 3/15/2024 08:23 PM	I do understand that Delta needs to create more housing, totally fine with duplex, coaches houses, some apartment, but shouldn't be higher than 4 stores. The proposal of 20 stores building is shocking. Between the time Delta is allowing to build gigantic houses 4000-6000 sq feet serving often to a couple of maybe 3-4 people in teh household
Screen Name Redacted 3/15/2024 08:24 PM	Throwing up more places to rent is not building a community.
Screen Name Redacted 3/15/2024 08:32 PM	We do not have the roads, schools, healthcare etc to support growth
Screen Name Redacted 3/15/2024 08:35 PM	High rises will ruin our beautiful small town
Screen Name Redacted 3/15/2024 08:39 PM	Not enough planning for older people with less income or cash flow. No control over the buildings that exist now for these same people. Seems to be all about anyone who has money, to make a lot more.

Screen Name Redacted 3/15/2024 08:45 PM	I support densifying existing developed areas and providing more housing options.
Screen Name Redacted 3/15/2024 08:49 PM	I agree if there is increased density it should be centred on 56th and decrease as distance increases. However I would like to see a hard number on population growth. We have to address the demand side of the equation. Delta has a carrying capacity that should be determined. If we build it people will come and the quality of the community will be lost.
Screen Name Redacted 3/15/2024 08:54 PM	Ladner. Village really needs to be made to look more appealing to visitors so the businesses can stay open
Screen Name Redacted 3/15/2024 09:08 PM	Why protect the farmers. They contribute little or nothing to the Delta economy. Allow any height you want but make it mandatory to include parking on the property. Otherwise we'll look like Vancouver where you can't drive on side streets two abreast, firetrucks are hindered, ambulances are hindered. Never mind we have that now. Do you care that people are leaving Delta in droves? We built here for a lifestyle that you are destroying.
Screen Name Redacted 3/15/2024 09:09 PM	Need to keep the suburban/rural culture of Delta. Ok for duplexes but not in favor of more homes on a single family lot. Traffic needs more consideration . If you increase the density then you increase the traffic problems. The tunnel work hasn't even begun.
Screen Name Redacted 3/15/2024 09:13 PM	Density needed
Screen Name Redacted 3/15/2024 09:15 PM	We know there will need to be action for the growth for amenities policing fire etc. It’s not a monitoring situation. As well as for our schools, this is a scary situation to build and let people come but Delta will lose its “community” fee and accessibility to services we’ve all treasured
Screen Name Redacted 3/15/2024 09:16 PM	It was apparent during the online meeting that Mr. Fung is underestimating the infrastructure needs of Delta. We already are challenged with roads and public transit which will only get worse with the proposed compliance to the BC government's demands. I was disappointed that council glossed over the needs - Mr. Fung assured the audience that the infrastructure was sufficient. Your survey of feedback relies on honesty regarding who lives where. Of course

	anyone can get the necessary information to attend the online and in person meetings so please don't quote the survey results for facts.
Screen Name Redacted 3/15/2024 09:17 PM	Neighbourhoods have streetscapes which will often make them more pleasant. Disrupting streetscapes can harm the feeling of a neighbourhood. This is not considered in the proposals. Are there even enough people and materials to do all the proposed building? I don't know any construction workers looking for jobs these days and we have seen lumber prices spike in the recent past. Don't plan for something that you know can't be done. That isn't acting with integrity.
Screen Name Redacted 3/15/2024 09:24 PM	Non-desirable urban density.
Screen Name Redacted 3/15/2024 09:31 PM	Leave things alone. Bring back Public Hearings. Delta is nice BECAUSE it is not overcrowded.
Screen Name Redacted 3/15/2024 09:31 PM	Do not agree with having 4 possible units on a single lot. You are going to densify neighbourhoods significantly putting pressure on parking, increasing traffic, overcrowding schools, and putting pressure on recreation centres. The urban centre densification is not split evenly in all three Delta communities. North Delta is going to get significantly more 22 to 33 story towers. Ladner and Tsawwassen are going to get primarily 6 story buildings and limited towers. The Scott Road corridor densification is extreme compared to Ladner and Tsawwassen urban centres. Can you provide us projections of how many units could possibly be built in the Scott Road corridor in North Delta compared to Ladner and Tsawwassen urban centres?. Can the Mayor and City council provide a written policy promising that densification will be equal in all three communities in Delta. Need a better vision as to how roads will be improved with increased density. How will parks be expanded to meet the population increase. How will the aquatic centres and skating arenas be expand to meet demand?. Need to start addressing crime in North Delta especially along Scott Road corridor as keep seeing significant incidents near 120 & 118st and 84th avenue. If can't deal with incidents now what you going to do when population increase commences.
Screen Name Redacted 3/15/2024 09:37 PM	As long as it includes affordable housing options for the average citizen
Screen Name Redacted 3/15/2024 09:46 PM	Building high rises in Tsawwassen seems ridiculous to me

Screen Name Redacted 3/15/2024 09:56 PM	There should be no thought of increasing housing in Ladner or Tsawwassen until the infrastructure is in place to support the additional residents. Any growth should be in North Delta where there are options for commuting.
Screen Name Redacted 3/15/2024 10:02 PM	Infrastructure needs to be in place first. We already have a shortage of doctors, hospital beds, emergency response, daycares and recreational facilities (I.e. old pools with lack of swimming lesson spots). A city can't continue to grow forever. Eventually a city becomes full and populations have to establish themselves elsewhere where it is not so saturated.
Screen Name Redacted 3/15/2024 10:09 PM	I would support up to 6-story buildings, not higher - as we don't have the infrastructure to support it
Screen Name Redacted 3/15/2024 10:14 PM	While I mostly like the ideas, unless South Delta gets much better transit, we should not go to the great heights wanted in the urban centers - 10-12 stories is more than enough. If needed, extend the neighbourhood centers to allow more mid-rise buildings.
Screen Name Redacted 3/15/2024 10:14 PM	It is important to keep greenspace.
Screen Name Redacted 3/15/2024 10:19 PM	It's just about housing density without considering infrastructure, quality of life and protection of habitat as this is Canada's top Important Bird Area
Screen Name Redacted 3/15/2024 10:20 PM	Too much density with too little thought in regards to traffic, congestion, infrastructure. We chose Ladner because it was a quiet, livable family oriented community. Densifying single family neighborhoods to the extent proposed is not acceptable.
Screen Name Redacted 3/15/2024 10:20 PM	Do not agree with some of the proposed density designations.
Screen Name Redacted 3/15/2024 10:26 PM	Make the growth even amongst all of Delta. Don't add the 3000+ homes to North Delta. Traffic already terrible on all our major routes, yet you keep proposing more hi rises on Scott road.

Screen Name Redacted 3/15/2024 10:48 PM	I have no interest in living in or near high or mid rise buildings.
Screen Name Redacted 3/15/2024 10:49 PM	I would like to see the plan to accommodate this growth in terms of roads, access to and from community, healthcare, civic amenities, daycare spaces, support in schools. I would love to see more small scale residential and mixed residential. I feel these are good options for supporting the change in lifestyle that is typical for today's lifestyle when compared to 50-60 years ago with big lot residential homes. I have concerns about the urban centres in Ladner & Tsawwassen given the limited infrastruture to accommodate more traffic. 56th street is already very congested with many lights. A big influx of homes, with no improvement to transit, would be disastrous to congestion. There are also concerns with getting into Richmond/Vancouver.
Screen Name Redacted 3/15/2024 10:57 PM	This is idiotic. We do not have the infrastructure in S. Delta to support this kind of population growth. Where are the plans for roads, schools, hospitals, sewer, fresh water etc. needed to handle the increase in population. This is just going to make developers rich not make housing cheaper. We don’t have a housing crisis we have an affordability crisis. High land cost, high costs to build due to taxation, high government fees and lack of skilled labour. Why do we have to Follow Eby’s mandate? Do what makes sense for the people of Delta.
Screen Name Redacted 3/15/2024 11:10 PM	Need to address roads, access, healthcare, community services, schools, daycare spaces.
Screen Name Redacted 3/15/2024 11:20 PM	traffic is bad now and parking is limited in some areas
Screen Name Redacted 3/15/2024 11:25 PM	The industrial lobby wins as opposed to thinking about what good for people. Plans to protect environment have historically given way to industrial interests as evidenced by the Burns Bog being chipped away by industrial ventures.
Screen Name Redacted 3/15/2024 11:42 PM	I believe the sprit of BCs new laws are to help cities move away from the very concept of traditional "single detached" zoning, towards creative and innovative housing formats. The language in the proposed OCP updates does not appear to go far enough in promoting more infill housing and density. Garden suites and coach houses are not suitable as infill long-term ground-oriented family-sized homes for Delta a looking to live here long term. We need

bolder changes: loosen height restrictions and setbacks by default. List small-scale duplexes and semi-detached boutique family homes.

Screen Name Redacted
3/16/2024 12:21 AM

I agree that taking underutilizes land and redeveloping it can be very effective, but I also think that the community within Delta that is being developed needs to be considered, especially visually and environmentally, when dealing with “mid-sized” height buildings. Especially in south delta, having a building over maybe 5-6 stories will look absolutely ridiculous as the rest of the buildings around it throughout the town will be shorter. I would HATE to see a giant 10 story building or more just in the middle of Tsawwassen standing out like a sore thumb, that’s not our town and what makes it unique and special.

Screen Name Redacted
3/16/2024 12:54 AM

The way the city is doing now is sustainable. A city cannot grow overnight and at the same time ensure other factors like parks, infrastructure maintain growing at same pace.

Screen Name Redacted
3/16/2024 01:51 AM

Creating four units per property creates overpopulation on the roads both driving (traffic) and parking (clogging up neighbourhoods). It also significantly changes the culture of this city I grew up in, and now am raising my children in, by taking away the smaller-town feel, neighbourly communities and feeling of safety I love so much about North Delta.

Screen Name Redacted
3/16/2024 04:07 AM

If infrastrusture is simultaneously upgraded, then housing needs can be met admirably. Many Larger cities have managed to do so admirably. Maintaining and increasing transit options can offset the increase in vehicles expected with this increase in population.

Screen Name Redacted
3/16/2024 07:50 AM

There are only 2 roads into Tsawwassen, how are the roads going to support this? If townhouses are built with 1 car garage where are these people going to park, We do not have sidewalks on most streets, just here are people going to walk? Our street has 12 homes currently, how on earth can you build townhouses. We should be small scale residential.

Screen Name Redacted
3/16/2024 09:05 AM

Need to address the efficiency of road networks, especially where the higher density buildings will be. Too much traffic and not enough exits in and out of Ladner/Tsawwassen. Also disagree with increasing building heights, that will lose the charm and small town feel of Ladner.

Screen Name Redacted 3/16/2024 09:14 AM	You have a provincial government mandating density population growth on one hand, and cancelling the building of a 21st century arterial connection on hwy 99 to allow this growth to travel. Until that bridge is built, they shouldn't be able to mandate anything regarding our population.
Screen Name Redacted 3/16/2024 09:27 AM	We enjoy our home & yard. We have one of the the best tree canopies in delta. We worked hard to achieve this & want to enjoy it in our old age, & then pass it on to our children. There are many brand new homes built in our area - these should not be torn down.
Screen Name Redacted 3/16/2024 09:36 AM	Increased density will put further stress on health care, including having a family doctor, accessing critical treatments in a timely manner. Increased density will change the character of neighborhoods, contributing to crowding and congestion. Increased density will have a detrimental effect on the natural landscape, resulting in the loss of mature trees, especially conifers, plant, animal, bird and insect life, all of which are critical for the survival of humanity.
Screen Name Redacted 3/16/2024 09:40 AM	Delta already is welcoming to all which gives us a strong community feeling of family and safety. Our Fire department and police department personnel are the best in the province. We have wonderful facilities for exercise like Sungod and they’re an awful lot out in Ladner, gymnastics former mayor Jackson was instrumental and bringing in so many public meeting buildings and organizational buildings. I hope Mayor Harvie carries on in her footsteps and keeps Delta the wonderful area that it is.
Screen Name Redacted 3/16/2024 09:43 AM	We don’t have the emergency services, resources, infrastructure, parks.
Screen Name Redacted 3/16/2024 09:50 AM	One road in and one road out of Ladner and that one road is designated "emergency response route'. It is IRRESPONSIBLE to add density to an area where certain death is likely in the event of a natural disaster.
Screen Name Redacted 3/16/2024 09:54 AM	ndp will be out in the next election thus these changes are not needed.

Screen Name Redacted 3/16/2024 10:08 AM	Too much density before infrastructure plans are in place; financial commitment from senior levels of government to provide new schools, transportation routes, etc. is needed
Screen Name Redacted 3/16/2024 10:11 AM	The city's opinion of locating opportunities for housing where current or planned where current or planned utilities and services can support growth is very subjective. As it is at this current time our roads in Sunshine Hills do not support multi family, duplex and carriage home growth. At present the portion of the road heading towards 64th which has been most impacted by new home growth is for most of the day packed with cars lining both sides of the street, bikes are weaving in and out and residents have the children at play signs out. Roads were not built to accommodate the number of vehicles we have at present not to mention what we may see in the future. I do agree we need to think of ways to grow our housing to support our community but it seems we always jump in and throw the doors open but don't really look at what happens when we do. We are in the infancy stages of growth and already it's a mess. I lived many years in Vancouver so dealt with parking issues, traffic etc but there were some key differences there…we had lanes and garages and carports that kept many vehicles off the main road.
Screen Name Redacted 3/16/2024 10:41 AM	We must change as our times change
Screen Name Redacted 3/16/2024 10:45 AM	Do not agree with high density. Also do not agree buildings need to be higher than max 6 stories in height
Screen Name Redacted 3/16/2024 10:53 AM	I feel lots should be reduced to 10m this will maintain the single family lot should be maintained with an option to build a coach house or garden suite as an additional floor plate.
Screen Name Redacted 3/16/2024 10:53 AM	The 3 communities within Delta are distinctly different. North Delta is developing based on Scott Rd transition to Surrey. Highrise's are part of the existing scene. Ladner has a 'village feel' and Tsawwassen has a real 'community feel'. Don't make them all similar with the same criteria. Ladner denser living yes, no higher than 4 stories. Tsawwassen denser living yes, no higher than six stories. Good transit service? Not about to happen. If Tsawwassen Mills is not sustainable how do we expect large growth of retail by independents under all the multi-family projects!
Screen Name Redacted	I don't think there should be any consideration to growing the city until

3/16/2024 10:57 AM	you can provide more doctors for the people already living here. There are people that have no access to a doctor other than going to the emergency room at the hospital which is not a viable option
Screen Name Redacted 3/16/2024 11:07 AM	Every community needs to contribute to the population growth and I hope my children can stay local with more housing opportunities
Screen Name Redacted 3/16/2024 11:08 AM	As a North Delta Resident, I'm not pleased with the extreme densification of Scott Rd nor that of the many ranchers (Brooke Rd, Terrace Dr) etc. which is occurring in our community. Little if any consideration has been given to infrastructure (water/sewer/hydro) vehicle transportation/parking. Rapid bus is an improvement (if you can connect to it) but traffic disruption on Scott Rd/72nd/Kittson PRKW is atrocious. Finally accommodations for Seniors is virtually non-existent.
Screen Name Redacted 3/16/2024 11:10 AM	I agree with all except for the "allow additional density and height in urban centres" as is evidenced by the proposed 7 storey and proposed amendment to the increased density for the former Dunbar Lumber property in Ladner. There has been a long history of keeping Ladner Village and especially the "downtown core" of the Village as historic and in keeping with a small town village concept. This proposed property is in no way keeping with that concept. I agree that housing is needed but it must include "afffordable" units which this will not and in keeping with the "small village concept" which could be achieved with a 4 storey structure with an outer design of a heritage nature.
Screen Name Redacted 3/16/2024 11:12 AM	I am very much in favour of Rezoning of single detached lots (with good guidelines), I am in favour of reducing the red tape of development but keeping in community comment and information. I can only speak for my part of Delta (Tsawwassen) but this community needs more affordable housing. We do not need more luxury housing and nothing taller than 6 stories.
Screen Name Redacted 3/16/2024 11:16 AM	The municipality is rushing extreme high density rezoning without public consultation on the details. I've noticed planning maps have been changed to include MU(ND)1 allowing up to 32 story highrises without informing affected neighborhoods. Ignored the previous TASK FORCE report.
Screen Name Redacted	I agree we need more housing options (eg condos for seniors, etc),

3/16/2024 11:17 AM	but not at the cost of losing our community charm and safety. Major concerns for infrastructure, access to medical support, etc.
Screen Name Redacted 3/16/2024 11:18 AM	Simply put, the OCP does not address the real life issues that other agencies have responsibilities for. Specifically schools, doctor access, hospital capacities, day care and so on.
Screen Name Redacted 3/16/2024 11:19 AM	We do not need towers of condos!! Takes away from our small town feel
Screen Name Redacted 3/16/2024 11:35 AM	We need better transit options. For example, young ones going to University or College often need to rise early, (5am) to make their classes at (8am) in Vancouver. They prefer to live at home because of the costs and many are working part time to pay for their tuition. Surely providing a rapid bus route in Tsawwassen and Ladner would help out these students as well as give others an option to get out of their cars. Also some areas of Ladner, (Westham Island and River Road W.) need transit, even if it's only twice a day (morning and late afternoon) so as to take people out of their cars and also help the students going to school as there isn't a school bus anymore either.
Screen Name Redacted 3/16/2024 12:00 PM	Misgivings about changing the character of suburban neighbourhoods by OVER-densifying them.
Screen Name Redacted 3/16/2024 12:15 PM	Allowing 3 story and townhouses with parking for 1 vehicle is just plain dumb. There are already numerous vehicles parked on the street and boulevards. There are numerous seniors living in our neighborhood for whom walking or cycling to do their shopping is not an option. The whole plan seems like a financial dream come true for developers and the city government.
Screen Name Redacted 3/16/2024 12:21 PM	This does not fix the affordable housing crisis by building homes and apartments which are unaffordable for people who don’t make over 100k a year. If you plan to increase the population by such a great amount you also have to do something about the infrastructure which hasn’t been talked about at all. There are already massive issues with traffic in both Ladner and Tsawwassen every day at rush hour. There is also the issue of the ability to leave Tsawwassen or Ladner in the case of an emergency. There is essentially only two ways out of town and we already see massive congestion during rush hour. Imagine if heaven forbid there was a natural disaster, no one would be able to leave town.

Screen Name Redacted
3/16/2024 12:29 PM

I think the development plans underestimate the effect of cars. Most families/seniors use their cars to shop regardless of how close they are to shopping centres. Most new developments seem to result in more street parking. By focusing all of the growth in a very narrow band around arterial roads when they are the main exit from the community (Ladner Trunk in Ladner and 56thSt.in Tsawassen) the existing traffic problems at peak times will get much worse. I think the Mixed Residential needs to be much greater in scope and less focused on the supposed “centre” of town. I also think if we really are going to try to develop in this way that both Ladner and Tsawwassen will need another major road for work commuters. Short of a land rail line I think it’s going to be a tough sell to get people out of their cars for the work commute.

Screen Name Redacted
3/16/2024 12:33 PM

It feels like for Tsawwassen and Ladner they have very limited roads to get in and out of that portion of the city. Increases by what is being proposed vastly increases number of residents and number of potential vehicles without having appropriate infrastructure. The province is dictating we need more housing but it sounds like the infrastructure is also a provincial matter which doesn’t appear to be part of the solutions provided by the municipality. I have not seen where the province are indicating they will supply funds to increase in hospital usage, road usage (transit is not great alternative already) or schools.

Screen Name Redacted
3/16/2024 12:43 PM

Agriculture and green spaces must be protected. Height and density of housing areas can handle some extra units being added.

Screen Name Redacted
3/16/2024 12:46 PM

Need more housing changes as delta by-laws are strict and there are community by-law restrictions made many decades ago that are obsolete in today’s world.

Screen Name Redacted
3/16/2024 12:54 PM

The infrastructures and sense of community will be lost. Keep towers out of Tsawwassen and Ladner !!!!!!!

Screen Name Redacted
3/16/2024 01:00 PM

Additional units by way of coach houses, tiny houses and secondary suites on singled detached can make sense if there is sufficient infrastructure - schools, community centre, pools etc. right now access for kids sports, for example, is very limited for swim clubs, hockey teams etc so what happens when more people live here? The highschool is packed with kids. Also, there are logical areas to increase density vs sprawling across all single family home

neighbourhoods is not a sensible way to increase density. Moving single family homes to row townhouses will destroy neighbourhoods. Find spaces that are available for development like the town centre plan in Tsawwassen and build up not sprawl out

Screen Name Redacted
3/16/2024 01:08 PM

Allowing additional density and height prioritizes the interests and benefits of developers and not what the community actually needs or wants. The community contributions should be things that the community actual needs and wants and not what is convenient for the developer to provide.

Screen Name Redacted
3/16/2024 01:13 PM

Living in Tsawwassen I am extremely concerned about only 2 roads to leave or arrive in my community! 52 and 56 are getting so congested- need another road out especially with the additional housing currently at Southlands and still more to come!

Screen Name Redacted
3/16/2024 01:27 PM

The way it is proposed essentially all areas of N Delta will be affected by encroachment of higher density homes into single family areas. over population, crowded roadways, schools and parks. The relaxed way of life will be eroded forever and quality of life will also be changed forever as N Delta basks in the shadows of our new 30-35 story hi rises filled with 1000s of new residents overcrowding our streets, schools, parks and facilities.

Screen Name Redacted
3/16/2024 01:29 PM

Developers getting rich at cost of community destruction, and not contributing to the infrastructure (roads, hospitals, schools, etc.) needed to support this growth.

Screen Name Redacted
3/16/2024 01:42 PM

We have lived here for 20yrs and seen the street parking space disappear, the single level housing for disabled people disappear and are fully aware we need more attention to detail. My kids need places near by to go in their own city for theatre, services etc. in: N.Delta. We can't afford to move unless the developer buys & can make more suites.

Screen Name Redacted
3/16/2024 02:18 PM

Allowing more density to this area of Delta will create heavier traffic roadways than they are already - heavy throughout this area for at least 16hrs. a day on Nordel Way, 96th Ave, 84th Ave, 82nd Ave, 80th Ave, 75th Ave, 72nd Ave, 64th Street, No. 10 Hwy. plus 112 - 116 Street, Scott Road.

Screen Name Redacted 3/16/2024 02:24 PM	My biggest worry is with adding more people to Delta how will our Hospital handle the pressure. We are forgetting all the residents on the reserve developments that use our facilities. Also how does adding all these people help with the lack of Doctors in our Co.munity. oh wait it won't help at all lol
Screen Name Redacted 3/16/2024 02:26 PM	Rate of growth too fast and not enough concrete plans to address the traffic issues. Example, delta shoppers mall project. The area is already a nightmare with traffic on 80th backing east on to Scott road when red light at sharma road. Many times vehicles caught in intersection. The addition of vehicles to the area will bring traffic to a stand still. Same with proposed projects at 84th and 112th
Screen Name Redacted 3/16/2024 02:37 PM	Alhough growth is required, it must be thoughtful and balanced based on existing infrastructure as we have several deficiencies that governments haven't addressed to date. Further, as Delta was recently declined infrastructure funding....it is even more crucial to put the brakes on your aggressive plan before you destroy our city. Delta Council must take a reasonable approach to development. None of the planners at Open Houses or the answers given on Let's Talk articulate why Tsawwassen has been categorized for the highest densification with building heights up to 24 storeys. Tsawwassen has many limitations that need to be considered.
Screen Name Redacted 3/16/2024 02:49 PM	I want to see buildings over 6 to 8 stories in ladner or TSAW. Nor underground parking
Screen Name Redacted 3/16/2024 02:58 PM	They haven't read or heard of how the OCP has looked at or planned for expanding delta hospital. What will be part put in place to manage healthcare such as consistent and accessible urgent care in delta hospitals, emergency system and other medical needs of the proposed increase in population? Is there a task force getting to be formed to look at how to manage the health care needs of delta residents? Will there be another doctor / nurse practitioners to provide ongoing medical care needs .
Screen Name Redacted 3/16/2024 03:05 PM	-transportation is a worry - schools and recreation Centre and parking are worries
Screen Name Redacted 3/16/2024 03:11 PM	Highrises and extremely high density options should not be limited to city centres. Affordability must be top priority.

Screen Name Redacted 3/16/2024 03:19 PM	Density is necessary as is affordable housing (including residential and seniors) but keeping the positive elements is essential
Screen Name Redacted 3/16/2024 03:28 PM	A community amenities should only be considered if the area can support high densification . Horrible unnecessary rush of OCP increase- other cities with housing targets launching is no process
Screen Name Redacted 3/16/2024 03:33 PM	Simplifying zoning is a good idea . Cutting red tape a good idea. The board of variance should not be put into play so much. Ensuring no changes to agricultural land is critical. Promoting growth for more density is an ideological argument and will only only work if the infrastructure is in place. From water to sewer and power .Transportation in Tsawwassen is a bit of an existing joke . 56th at many times a day is stop , go, stop (today) . Add a lot more people who will most likely not be using the transit hub (aka bus stop) and there will be grid lock.
Screen Name Redacted 3/16/2024 03:38 PM	This process is happening too fast! Other cities are allowing for discussion with culminating by Dec 2024 or Jan 2025
Screen Name Redacted 3/16/2024 03:40 PM	The city of delta must comply with the BC mandate, which most importantly is focused on affordable housing. Most young people will not e able to afford detached housing. More options of housing, at lower costs, will keep the younger generations in our community.
Screen Name Redacted 3/16/2024 03:43 PM	We do not need a $20 thousand "Free" library from the Developers!
Screen Name Redacted 3/16/2024 03:46 PM	Process too fast, information is late
Screen Name Redacted 3/16/2024 03:54 PM	-provision for hospital requirements for the city
Screen Name Redacted 3/16/2024 04:00 PM	If managed properly, I believe it's necessary. A good balance makes for a positive result!
Screen Name Redacted 3/16/2024 04:08 PM	Infrastructure not sufficient for increased growth period hospitals, schools, doctors, parking etc roads, tunnel. Existing neighborhoods will be ruined with density (4 units for property??) Reduced parking as is

Screen Name Redacted 3/16/2024 04:14 PM	Too much growth in ND compared to SD. Infrastructure needs to be improved more schools, transportation, roads, parking
Screen Name Redacted 3/16/2024 04:17 PM	Growth should be focused near urban centres and corridors like Scott Road, as distributing growth across the city will only lead to more urban sprawl which is an inefficient use of limited land space we have in Delta. We need high-density mixed use spaces where people live, and businesses serve, intersect, which can also increase the city's economy. Finally, more apartment houses should be built where Bus Rapid Transit exists to encourage people to take public transit instead of travelling in their cars further worsening traffic and polluting the environment.
Screen Name Redacted 3/16/2024 04:29 PM	Significant infrastructure deficits exist that must be action to support densification. As infrastructure is realized increase the level of density needs to be gradual. Cannot build and expect infrastructure to follow and look at the tunnels /Rd. /transit etc
Screen Name Redacted 3/16/2024 04:31 PM	Delta communities are not "one size fits all." No area of Tsawwassen should be "urban" - the unique placement of Tsawwassen with basically 1-road access (52nd is 2-lane and not efficient), the demographics of Tsawwassen, the desire of majority of residents to keep "semi-rural atmosphere", the lack of infrastructure to support "urban" like efficient river crossings are just a FEW of the reasons NOT to designate any part of Tsawwassen "urban".
Screen Name Redacted 3/16/2024 04:35 PM	Need to rectify infrastructure deficiencies before major densification - gradual - don't assume it will come
Screen Name Redacted 3/16/2024 04:41 PM	We need more middle income housing options to prevent families having to move away from Delta to look for housing options that fits their budget. Our hope is that the current OCP amendments will allow new families to explore Delta and stay long term within the community.
Screen Name Redacted 3/16/2024 04:50 PM	Delta building bylaws is outdated and its about time its forced to revisit these building bylaws.
Screen Name Redacted	I don't want Delta to grow too large and lose our greenery, identity

3/16/2024 04:51 PM	
Screen Name Redacted 3/16/2024 04:58 PM	It will destroy neighborhoods
Screen Name Redacted 3/16/2024 05:05 PM	some concerns on rezoning single lot to 4 properties. Need consultation with neighborhoods, plus ensuring required serviced for increased populations
Screen Name Redacted 3/16/2024 05:07 PM	It's not being managed just increased
Screen Name Redacted 3/16/2024 05:09 PM	The city has, in past, limited what I can do with my property, even though I have a 18,000 sq ft lot. Keeping the overall appearance of the 'hood' but having options for living space is needed.
Screen Name Redacted 3/16/2024 05:12 PM	More sites should be on allowing additional density urban centers to allow better parking for vehicles in the city
Screen Name Redacted 3/16/2024 05:17 PM	On Garfield drive homes on W. Side of St. will impair the view of burns bog if full height of new houses is allowed .
Screen Name Redacted 3/16/2024 05:23 PM	There needs to be support for seniors in housing, healthcare & recreation. We need to preserve/ increase green spaces
Screen Name Redacted 3/16/2024 05:24 PM	Ladner / Tswassen are bedroom communities. Makes no sense to densify, so far away from everything. Just making traffic jams
Screen Name Redacted 3/16/2024 05:28 PM	The traffic on 80th ave and Scott road is becoming a nightmare. It is do busy at that intersection. It’s just a matter of time before accidents will happen.
Screen Name Redacted 3/16/2024 05:33 PM	Provincial and federal governments don't think how changes will be implemented, they just say do it. Many mistakes can be made giving charte blanche to developers- without public meetings to speak out on change . just adding housing propositions IE small apartments , concept houses, lane homes, and mini apartments do not remedy housing shortage

Screen Name Redacted 3/16/2024 05:38 PM	would like to see more cohesion b/w sports/schools/rec centers & extra curricular activities
Screen Name Redacted 3/16/2024 05:45 PM	see below
Screen Name Redacted 3/16/2024 05:51 PM	Why city is changing its zoning bylaw specifically for proposed new mixed residential development with this OCP change?
Screen Name Redacted 3/16/2024 05:57 PM	As density increases and inflation rises my kids won't be able to buy an affordable house. This will help our kids to own a house in our own backyard.
Screen Name Redacted 3/16/2024 05:59 PM	Too fast Developer Greed No infrastructure
Screen Name Redacted 3/16/2024 06:00 PM	I think it will greatly drive housing prices
Screen Name Redacted 3/16/2024 06:17 PM	Growth comes with a need for more utilities, infrastructure, transit, roads, schools, hospitals etc etc. Most of the these things are not within the City's control and I do not see the other levels of government being able or willing to provide these essential supports any time soon.
Screen Name Redacted 3/16/2024 06:34 PM	Increasing 4 units to property is too much. We already have parking issues on our street , parked cars on both sides of St- hazardous situation.
Screen Name Redacted 3/16/2024 06:41 PM	It is too fast and too dense. It will be benefitting the development community no the residents
Screen Name Redacted 3/16/2024 06:43 PM	expedite the tunnel construction please!
Screen Name Redacted 3/16/2024 06:51 PM	Any person population of human needs housing but we are not the only inhabitants and need to support trees, plants, animals- the natural environment- for the health of the plane, including people.

Screen Name Redacted 3/16/2024 06:53 PM	Re-zoning our city centre as an Urban Centre will destroy the character of our community, Tsawwassen. We lack all necessary infrastructure and there are no concrete plans for development. Most importantly, an Urban Centre would transform our community to a city bringing with it the issues inherent with cities – specifically, congestion, inadequate infrastructure, and crime.
Screen Name Redacted 3/16/2024 06:59 PM	I fear much of the changes for higher density housing is dictated by the provincial government to meet an agenda they overlook the way of life of the residents who choose small community feel in ways of life that is close to the city but maintain single family homes and communities
Screen Name Redacted 3/16/2024 06:59 PM	We do not agree with addition of multi story towers . We would like to see six stories as a maximum.
Screen Name Redacted 3/16/2024 07:07 PM	We have t be mindful of parking, when accommodating more housing, there may be needs for community recreation places & schools
Screen Name Redacted 3/16/2024 07:10 PM	provide affordable housing for more people (own & rent)
Screen Name Redacted 3/16/2024 07:16 PM	we need more density and efficient transportation
Screen Name Redacted 3/16/2024 07:23 PM	I do not support the building height planned for downtown Ladner and downtown tsawwassen. These buildings will be too dense for our rural communities. Building height in these centres should be a maximum of 6 stories. Developers should contribute to infrastructure improvements in meaningful $$$$ ways(contribute to winskill pool rebuild, additional hockey rinks, etc)
Screen Name Redacted 3/16/2024 07:34 PM	Large lots that are restricted by current plans will not redevelop to add 1 unit many lots will not redevelop for many 20 to 40 years IE 15,000 sq ft lot can accommodate duplex with suites? Very poor return /incentive
Screen Name Redacted 3/16/2024 07:40 PM	Only we have enough wider roadways to support the flow of traffic or crowd

Screen Name Redacted 3/16/2024 07:45 PM	Not because Tsawwassen represents more of a island community then metro Vancouver
Screen Name Redacted 3/16/2024 07:48 PM	There is no infrastructure to support this type of growth. I visit Delta hospital monthly with my elderly father and always wait hours to be seen. I am unable to find a family physician in my own community. The traffic is abysmal as I work in health care & must commute to Vancouver. The transit options to Vancouver when you work 12 hours is not worth my time or effort. Luckily I drive & leave early!
Screen Name Redacted 3/16/2024 07:53 PM	With increased population- allow ease of traffic movement in and out of Ladner and Tsawwassen
Screen Name Redacted 3/16/2024 08:00 PM	there are not enough - GP's nurses, etc -concerned medical centres & schools - traffic congestion
Screen Name Redacted 3/16/2024 08:04 PM	Tsawwassen and Ladner are are small towns. Thats what makes them special they do not need to be turned in to urban satellites
Screen Name Redacted 3/16/2024 08:05 PM	need more space (housing) because of population growth
Screen Name Redacted 3/16/2024 08:11 PM	Worried about excessive height- 32 stories & import of high buildings on surroundings & traffic
Screen Name Redacted 3/16/2024 08:13 PM	Should allow higher density
Screen Name Redacted 3/16/2024 08:19 PM	Tsawwassen is a small town, it's a beach community. It is not an urban center. While I agree with responsible planning to improve availability of housing, I STRONGLY DISAGREE and oppose low rise or high rise buildings. This will completely destroy our lovely community. Neither will it help with affordability, except perhaps developers ability to afford more with their increased profits. Small 600/700 sq feet apartments for exorbitant sales prices will not help with our housing problems. Also the current infacture does not support development on this scale. It's very misconceived and not what the general public want to see. Also I STRONGLY DISAGREE with any plan which on presentation of a community contribution will allow planning from 6 stories to 24. That's not what a good plan should consist of, neither is it good for the community.

Screen Name Redacted
3/16/2024 08:21 PM

We want to live in single housing not in a housing jungle

Screen Name Redacted
3/16/2024 08:27 PM

Let’s keep delta small with a sense of close community. If we allow dense population, we lose the charm of delta

Screen Name Redacted
3/16/2024 08:34 PM

I have no problem with densification per se, however I think "no changes to park, natural conservation or environmentally sensitive lands" will be totally inadequate to address the challenges of (a) green space loss on private land (due to structures and parking); (b) mental & physical health deterioration due to loss of those "passive" green spaces); and (c) climate change, which will be even more costly & unliveable if we don't EXPAND our conservations areas so as to enhance nature's free services. Expansion of publicly owned and protected conservation spaces will be essential not only to mitigate increasing climate impacts (heat domes, atmospheric rivers), but also to make up for loss of Green Infrastructure capacity to housing and the added schools, shops, rec centres, artificial turf fields, etc, need to support that housing. I think the new OCP should begin with a preamble that spells this out: FOR EXAMPLE, it could say something like: Even as we densify housing & other uses, we must find ways to not only conserve but also EXPAND green spaces large and small, from nature reserves and major parks down to pocket forests and linear greenways stitched into the fabric of our communities and everyday lives.

Screen Name Redacted
3/16/2024 08:44 PM

I am opposed to the high rises above 12 stories. The Rise is an example of the ugliness of such an idea and Council should listen to North Delta residents about this. The OCP needs stronger implementation caveats in addition to meeting local zoning definition and the supporting bylaws should specify the restrictions. For example if allowing 4 houses on a lot how does that respect the existing neighborhood character which is supposed to be part of the existing OCP requirements? I have not seen respect for neighborhood character in North Delta's development in the last few years. I don't believe a new OCP should be approved until there is published review of the existing OCP and recommendations to improve implementation. For example the existing OCP discusses at the outset that households are shrinking to 3.0 residents and more affordable housing is needed. But it appears that Delta has allowed mainly monster homes to be built in North Delta, how does that meet the OCP? How does an 8 bedroom, 6 bathroom house that sells for over $2 million meet the OCP goal of affordability? How is the unexpected traffic increases in North Delta being managed? The

current OCP does not appear to be updated to changing conditions. It appears that this is substandard governance. Just because other municipalities may not have done a good job is not a good excuse. A new OCP needs a new management approach to the OCP.

Screen Name Redacted
3/16/2024 09:47 PM

An aesthetic plan for development needs to be considered. A community needs to have a cohesive appearance. Also, Delta is comprised by three very different towns. I can visualize aesthetic appropriate development in North Delta, but less so for Tsawwassen. The infra structure doesn't exist to create much more density. In Ladner, the heritage buildings and regard to the town's charming core should be preserved, though residences above the businesses could still add to the charm.

Screen Name Redacted
3/16/2024 10:17 PM

Shortsighted on availability of schools parking at the cost of the small town feel and heritage

Screen Name Redacted
3/16/2024 10:18 PM

The OCP needs to be written knowing developers are in business to make profits. It is in their best interest to build the largest most profitable building allowed with the least amount of parking. The Mixed Residential zone should be a transition from larger buildings to single family homes. The OCP should clearly state the Mixed Residential zone as 3-story townhouse. 3 stories should be the maximum with zero variances. If buildings are allowed, then this whole zone will be buildings. Secondly, the OCP needs to be realistic about what it is REALLY like living in South Delta without a car. Public transportation is only a viable option for limited number of people who work downtown & don't have children playing sports. This is South Delta, NOT Vancouver! South Delta residents are mostly families with vehicles not singles looking for a downtown lifestyle, so let's be real with the OCP objectives. Living on Arthur Drive & 45th Avenue, 45th has little parking with the current single family homes & Arthur Drive has none. If 45th is going to be zoned for the Mixed Residential (townhouses) where does everyone park? Where do their visitors park? Take the insane proposal at 4501 Arthur Drive as an example; the plan has 60 parking spots for 81 units. 45th Avenue couldn't handle this single project let alone other townhouses. Where is a moving truck going to stop? 81 units means this is likely happens several times a month. Are they parking on the street? Consider: Amazon deviltries? Police? Fire? Ambulance? Possibly, these residents have roommate with a second car. They might even have friends; Insane!!

Screen Name Redacted

I do not agree with high rises Amending the OCP and zoning bylaws

3/16/2024 10:25 PM	seems to suit developers needs more than the community needs. Lack of adequate services to provide for massive growth, lack of forethought into roads and infrastructure. We need to grow in a reasonable way that reflects community wants and needs is important. Preaching affordable housing is irresponsible by this mayor and council. It will not be affordable.
Screen Name Redacted 3/16/2024 10:34 PM	You will lose what we came here for. Quiet, pretty neighbourhoods. We already have multi-family dwellings going up. No yards, concrete, lots of vehicles. We also have many homes with rental suites, cars lining streets, ATVS, boats and trailers filling the driveways. Cars on lawns. Towers in urban centres will reduce natural light and ruin the quaint community feel. Traffic will get worse and transit service likely won't change. We have already allowed condos to be built in the area, most of which did not sell and are now pretty much rentals. Building were cheap and unsightly. Just mass production of condos with zero attention to aesthetics.
Screen Name Redacted 3/16/2024 11:05 PM	What brought people to Delta was country rural living with wild life, uncrowded spaces and peaceful easy living away from the rush and stress that highly populated areas brings. Densification destroys the best of what Delta has to offer
Screen Name Redacted 3/16/2024 11:19 PM	Going to 4 units per house does not make sense unless the infrastructure can handle it. ie water, sewers, power grid, PARKING, hospitals, etc. Conflict will go up otherwise. High density high/mid rise makes sense along *major* transportation corridors. Not much anywhere else.
Screen Name Redacted 3/16/2024 11:30 PM	What will work in N. Delta won't wok in Tsw
Screen Name Redacted 3/16/2024 11:36 PM	I recognize the need for some development but infrastructure and services (eg medical & educational) need to be considered. Also high density in small areas will create too much traffic and general congestions
Screen Name Redacted 3/16/2024 11:42 PM	long over due to support multi family zoning!
Screen Name Redacted 3/16/2024 11:48 PM	not taking into act how the city & Ten will inffersel & compliment eachother

Screen Name Redacted
3/16/2024 11:58 PM

NOT the proposal of towers!! It would take a lot for me to believe this statement given Southlands being removed from the ALR. Be reasonable. The increase of traffic down 56th St. already as a result of Southlands and no opportunity to expand this route or 52nd - never mind the eyesore & if not being at all in keeping with our unique community!

Screen Name Redacted
3/17/2024 12:14 AM

To date, within the GVRD, increasing density has not produced a common surate increase in affordability. The province needs to open up more land aka what we did with coquihalla 204 years ago

Screen Name Redacted
3/17/2024 12:19 AM

Road infrastructure and other services are already strained and needing expansion yet there are no significant plans to address this at the city, provincial or federal level. Immigration needs to be slowed so that infrastructure can catch up to the huge influx of people entering our country. Reducing the restrictions for parking will only further exacerbate the already crowded streets and lack of parking for residents.

Screen Name Redacted
3/17/2024 12:21 AM

Increasing population by increasing density in South Delta without first ensuring that we have the infrastructure to support that growth is a recipe for disaster. Blindly forging ahead with the radical changes in zoning and density in such a short timeline is NOT the right way to do things. Do not destroy what we have in our community - our neighborhoods are all unique, and any changes need to be carefully planned and thought out. Residents need to be heavily involved in what gets approved - it can not be a heavy handed edict forced upon us in haste by politicians who are simply playing a numbers game.

Screen Name Redacted
3/17/2024 12:28 AM

I support development in Delta, however, aspects of the OCP Update are irrational, unbalanced and not sustainable!. Delta has significant infrastructure deficiencies and we cannot aggressively develop until we have improvements in place to support development on a gradual basis. The fact that Delta was recently declined funds for infrastructure underscores the importance of thoughtful and balanced development. The OCP Update assumes that Delta is functioning well currently to absorb significant growth, and this simply isn't the case.

Screen Name Redacted
3/17/2024 12:56 AM

We do not have the infrastructure to support a major population increase. I'm spending HOURS per day in line to access the tunnel to get to work. It's infuriating and the idea of increasing density is terrifying given the commute.

Screen Name Redacted 3/17/2024 01:04 AM	I don’t feel some of the areas in OCP described as urban are in fact urban (ie Ladner & Tsawwassen). Also, proposed tower levels much too high for these south Delta communities.
Screen Name Redacted 3/17/2024 09:09 AM	My biggest concern is the Province's mandate for four units on a single lot. Two is sufficient, perhaps three units or especially large single lots. One of the main challenges besides aesthetics of the new four unit houses, is our lack of transportation in South Delta. There are going to be cars everywhere, and definitely increased congestion.
Screen Name Redacted 3/17/2024 09:38 AM	We don't have enough school, hospital beds, sky train network to support this growth.
Screen Name Redacted 3/17/2024 10:10 AM	I’m worried about the height and size of new builds and ruining the character of single family neighborhoods.
Screen Name Redacted 3/17/2024 10:36 AM	On the whole, I think there is some careful thought being put in to meet targets set outside of our communities. I do not agree in general with setting an arbitrary number or target rather than looking at the communities themselves and the value they currently have and I do not see a strong commitment to protecting the urban canopy, green spaces, and quality of life nor do i see in the plans how people are going to be effectively moved without sitting in traffic particularly for south delta with only one route in and out
Screen Name Redacted 3/17/2024 11:12 AM	we nned to accept growth/increased density to support the needs of the community (i.e. it is a growing, healthy and thriving residential and business base that provide the $ (ie tax base) to build the needed and improved infrastructure, supporting health, police, and education needs that will make Delta the place to live, raise a family and growth your business, all within doing "our part" in building the best province in canada
Screen Name Redacted 3/17/2024 11:25 AM	Has to be done with proper and sound planning as not to just shift the issue or problem elsewhere (I.e. the disastrous 72st. Improvement corridor into N. Delta which to a large degree is worst than before for congestion)
Screen Name Redacted	I have been very disappointed over the last 5 to ten years where the

3/17/2024 11:32 AM

city of delta has gone with development. Although there has been a few positives I feel like our cities are changing way faster than the infrastructure around them. The TFN, Tsawwassen springs and the Southlands are massive developments that are still on going and the impact is still unknown. Our roads are congested and have no solutions and will only get worse and worse. We have no Doctors and our hospitals and emergency services can't keep up to the demand of our current population with no solutions on the horizon. Our recreational facilities are falling apart. Our schools will soon reach capacities, not sure on plans for the future with the amount of developments happening. Our kids lack of sports facilities is extremely disappointing, when we are prepared to give up corporation land for a private school to put in a dome for their needs over the community was unacceptable. Our ice rinks are outdated and most importantly there is just not enough for our current population with once again zero plans to accommodate this current and future growth. Our baseball fields in a sad state compared to all other municipalities with once again no plans for improvement. These are just a few things that come to mind. Most importantly the plans for the center of Tsawwassen and high rise towers will be the end of this beautiful community that I have so proudly called home for the last 40 years of my life. I have yet to find one person who is excited to see this change, but once again I know it's a battle that is already predetermined as was the southlands. In closing I get the need for development i just don't feel like we are prepared for what's coming and our communities are not going to be able to support the amount of development that is coming and I love the small town feel we have, be sad to lose it.

Screen Name Redacted

3/17/2024 11:59 AM

there needs to be big picture thinking here. The Province is cramming this down our throats without realistic thinking about the consequences. Our roads in North Delta are not set up for the proposed plan. Traffic is already a nightmare!

Screen Name Redacted

3/17/2024 12:08 PM

Too many new residences and not the public transportation or Fraser River crossing to support a growing population

Screen Name Redacted

3/17/2024 12:09 PM

All of the above looks good but not affordable housing for families and again no answers for infrastructure..it's not a baseball field...built it and they will come. The rezoning for single detached properties to allow 4 units - no lane ways to accommodate traffic & parking and not agreeable to this until future infrastructure costs are shared with all levels of government. Scott Road corridor should changed to max 20 storeys. No skytrain now or ever and Fast Bus not adequate for proposed density in North Delta. Mayor Harvie where is the MHTF

report of 2020 that you conducted? On completion Oct 2020 You choose not to adopt recommendations.

Screen Name Redacted
3/17/2024 12:22 PM

People like to live in delta because of the small town atmosphere and if we wanted to live in an urban environment we wouldn't live in delta

Screen Name Redacted
3/17/2024 12:32 PM

The infrastucture of schools & roads can not support the proposed rezoning of single detached properties & towers (up to 23 stories) in urban centres in Tsawwassen in particular. Furthermore this kind of development will destroy the sense of community for ever. Hopefully Mayor & council will do the right thing.

Screen Name Redacted
3/17/2024 12:53 PM

I am all for growth in our community. I, however, don't think anywhere in Tsawwassen or Ladner should be considered "Urban Centres" for zoning purposes. Density yes, height no. There should be height restrictions so new buildings reflect the rural, beach community that Tsawwassen is. More townhouse complexes or 5/6 story maximum in all South Delta. The poor residents in Windsor Woods and surrounding areas will be plunged into darkness by towers if this plan is successful. The new build at Kin Village has already taking substantial amount of sky/view from the Vidal Court building on 11th Ave, they now look into a wall rather than open space and there are still two floors to be built.

Screen Name Redacted
3/17/2024 12:55 PM

As a resident of Tsawwassen for the last 49 years and having been a member of the citizen's advisory group in the OCP process in the 1980's, I am very concerned with the rushed approach to the new OCP and the implication to this lovely community. I have great concern over the proposed increase in population with 2 access roads. I have seen over the last year or so such increased traffic on 52nd from Hwy 17A to the top of the hill which will only worsen as the population of the TFN increase. I tried to get the proposed number of residences from the planning department of the TFN and was told it changes constantly. The increased population in this part of Delta will be a huge strain on the infrastructure and safety of Tsawwassen. Looking at the population of Delta and what percentage of that Tsawwassen constitutes, and looking at proposed d3velopment for Tsawwassen, especially the Southlands, it would appear that Tsawwassen already meets it's quotia. I am totally against the construction of tall towers in the Town Centre Mall area. This in not what Tsawwassen as a community is about. It is inappropriate for our community in a peninsula. I noted that the height for the new OCP was between 6-24 stories in the urban area and that a developer had to make a contribution for construction exceeding 6 stories and a

SIGNIFICANT contribution for anything far exceeding 6 stories. How amazing that before we started publicly discussing the new OCP, Century Holdings was already proposing 4 overheight towers in the Town Centre, one at 23 stories, and a “gift” to the community of a new pubic library building. I am in favour of redevelopment in the core of 6 stories with retail in the first level. That would be appropriate for our town core. I hope the pubic hearing for the new OCP will not be rushed, with limited numbers of speakers allowed, and with short time limits. This proposed OCP has huge consequences for Tsawwassen and Delta as a whole. Respectfully submitted, Dianna Wladichuk, 5337 Belair Cr. Delta BC V4M 2E5

Screen Name Redacted
3/17/2024 01:15 PM

The higher increased Growth densities along major traffic corridors seems logically planned in drafts. But where is the development of increased public park, rest, walking paths (for disabled and seniors) being developed. Where ARE THE DRAFT PLANS FOR the child teen and young adult, MULTI MIXED AGE GROUP areas planned. How are we ensuring green living and protection of existing green spaces and safe use and access by multiages to these areas? How re we ensuring that economic goals aren’t driving the development at the cost to livability? Where there is only car / truck, van traffic , why is there not easy close access to transit and transit covered seating areas, garbage disposable and recycling containers and adequate cleaning of all these publically used areas. Where is the plan for increased lighting and widening for special needs and stroller walkways and restore as with landscaped Bench stops for meeting places.

Screen Name Redacted
3/17/2024 01:19 PM

If you put 4 residential units on a lot that at present supports one, you will take away all green space ie gardens and create a concrete jungle with the consequent problems of water run off, reduced "green lung" and a concrete wasteland instead of an attractive neighbourhood.

Screen Name Redacted
3/17/2024 02:06 PM

I'm concerned that the old growth trees, that are eagle and owl habitats will be cut. planting a new 12 foot tree does not replace a 100' cedar. I think neighbourhoods with rancher single story homes should not have high density town homes randomly mixed in.

Screen Name Redacted
3/17/2024 02:12 PM

Focus increased density on areas of Delta that are not on floodplain (insurability problems). A lovely place for high rises is English Bluff - anchored to the rock, well above sea level, with billion-dollar views.

Screen Name Redacted 3/17/2024 02:14 PM	I support the need to have access to housing as our community grows. What I do not agree with is the height and density increases. North Delta residents have chosen to live here for several decades because of the close-knit community feel and sense of belonging to a friendly neighbourhood. Building high rises and turning single lots into 4 units, will change the entire look and feel of this community. If we wanted to live in Burnaby or Vancouver, surrounding by concrete high rises, we wouldn't have stayed in Delta for all of these years.
Screen Name Redacted 3/17/2024 02:14 PM	I am for development but condo buildings should not be over six stories. We do not have the infrastructure,p to support 20 story condos and we do not want to become another White Rock and destroy the integrity of our community. We need to maintain the community feel that Tsawwassen has. Traffic is already heavy on 56th Street
Screen Name Redacted 3/17/2024 02:33 PM	I prefer Small Scale Residential zoning for the area in which I live. Currently in our subdivision between 56th and 57th streets and between 10A Ave. and 9A Ave. there are only single detached homes with a large number of trees. Rezoning to Mixed Residential and construction of three story townhouses would diminish the quality of this area. There is a more than adequate supply of new housing being constructed on the Tsawwassen Treaty lands and Southlands areas to supply housing for this community.
Screen Name Redacted 3/17/2024 02:44 PM	The increase in density comes with a loss of the liveability aspect of how we value our community. Concrete jungles do not provide liveable communities. ! and 2 bedroom apartments in high rises do not attract families but they do attract speculators and foreign (to Delta) owners and this ends up with our in particular North Delta area a rental ghetto.
Screen Name Redacted 3/17/2024 03:09 PM	Delta should allow apartments in residential areas.
Screen Name Redacted 3/17/2024 03:28 PM	All developments need to have green space as part of the re-development in order to have less impact on climate change. Increase setbacks need to 4 meters for small scale and 5+ meters for mixed residential. It will still increase housing while developing community. All mixed residential need to have parking for at least 1 vehicle. 44.2% of drive to work. Only 6.3% of Ladner can take transit and only 2.8% walk to work.

Screen Name Redacted 3/17/2024 04:10 PM	We moved here because it was quiet and there were no hi rises and lots of trees. You are now cutting down the beautiful big old trees and putting in cheap looking row housing which look like slum lord residences and building hi rises that look horribly out of place and I understand the Rise is a hot bed of crime and drugs so why are you building another one :(
Screen Name Redacted 3/17/2024 04:11 PM	Yes, it's necessary to facilitate growth but it's affordable housing for families is hard to come by but rental units are forcing renting families of the community. People are being priced out of the community
Screen Name Redacted 3/17/2024 04:27 PM	don't want the area too crowded with residents
Screen Name Redacted 3/17/2024 04:34 PM	I agree with not changing agricultural lands, or changing parks, etc. but increasing the density & height (32 storey high rises) planned for Scott Road will overpopulate the community of North Delta and overwhelm the water and sewer system and cause traffic chaos. Nothing over 22 stories should be built. Besides, this high density corridor of Scott Road is nowhere near an urban centre.
Screen Name Redacted 3/17/2024 04:35 PM	Health care & education/provincial & federal mandates - how to be sure they keep up wit Delta's growth
Screen Name Redacted 3/17/2024 04:39 PM	Great Garden suites/homes (single family) for deep lots rather than make ally way/drive
Screen Name Redacted 3/17/2024 04:41 PM	Establishes different focal points to avoid sprawl
Screen Name Redacted 3/17/2024 04:45 PM	Broad perspective
Screen Name Redacted 3/17/2024 04:52 PM	housing, affordable housing is needed. Inventory is low, people can't afford to live here anymore
Screen Name Redacted 3/17/2024 04:59 PM	Young people especially are having a terrible time finding am affordable home
Screen Name Redacted	I believe the city council has sacrificed the community of North Delta

3/17/2024 05:03 PM	with ugly growth to increase tax revenue. The approved towers and growth in the ' heart zone' have ruined the sense of community in the area
Screen Name Redacted 3/17/2024 05:08 PM	North Delta is drowning in traffic & road congestion. 112 is dangerous ppl are ripping down it at 60-80 kmph because it is the only artery between 72nd & Nndel/River Road.
Screen Name Redacted 3/17/2024 05:16 PM	Don't want to live in a City w/ High density suggested building styles are ugly- street parking, encroaches on road laws loss of existing community feel - don't know neighbors anymore; increase in crime/shootings
Screen Name Redacted 3/17/2024 05:25 PM	Destroying established communities. Densification will not be gentle, more like aggressive. Delta will become an unpleasant area to live. With densification comes traffic jams, crime and overcrowded schools. We need the infrastructure first.
Screen Name Redacted 3/17/2024 05:28 PM	New buildings cannot be over 6 stories which would include the bottom floor for retail. Maximum 4 buildings in Tsawwassen Town Centre. This need to include a park and playground. Anything above this in my view is crazy for numerous reasons, no infrastructure, transit, schools, hospital, fire hall and crime, to mention a few.
Screen Name Redacted 3/17/2024 05:28 PM	It is need of the hour
Screen Name Redacted 3/17/2024 05:37 PM	Existing growth schedule is already overwhelming with upcoming TFN development and existing developments planned.
Screen Name Redacted 3/17/2024 06:01 PM	Some of these areas are not set up to accommodate large amounts of growth plus by saying 24 storey buildings in some areas is precedent setting for the future. If this is approved, the developers will be circling like vultures and it will only be a matter of time before our amazing communities are changed negatively forever
Screen Name Redacted 3/17/2024 06:12 PM	I find that there is no proposals being made for access. In Tsawwassen area in particular all upgrades to the infrastructure have been put upon the taxpayers who have nothing to gain from development. Would it not be reasonable for the developers etc. to procure the required rights-of-way and provide suitable infrastructure

	before development proceeds thus reducing the load on the local taxpayers.
Screen Name Redacted 3/17/2024 06:20 PM	I believe in growth and greater density in certain areas, but not just for the sake of growth, or because the province is pushing this agenda. Growth and density are regional issues and should not just be forced upon each municipality based on population.
Screen Name Redacted 3/17/2024 06:24 PM	With all the suites in north delta .. streets have become parking lots . Maybe it’s time that the people who own suites had their tenants park in the driveway not on the street . I object to the palaces being built . I also dislike the little slap on the wrist for removing large trees
Screen Name Redacted 3/17/2024 06:40 PM	Addressing point 2 - most of the density is being planned for North Delta and we do not feel it is distributed equally throughout North Delta, Lander and Tsawwassen. Addressing points 3 and 4 these utilities and services are already overtaxed with current population.
Screen Name Redacted 3/17/2024 06:40 PM	As a new homeowner finally, i don't want to set my dream house/neighborhood get changed before I can enjoy it
Screen Name Redacted 3/17/2024 06:55 PM	I do not agree with rezoning neighborhoods and densifying communities. The infrastructure does not support additional parking, sewage, or additional people who would require more services than the community provides. There also seems to be disproportionate growth in North Delta in comparison with Tsawwassan and Ladner. What's up with that?
Screen Name Redacted 3/17/2024 06:56 PM	I wonder where the rezoning mentioned in point one will take place? All residential neighborhoods, some? Will developers be able to outbid folks who want to purchase a single family detached home? Or will I be in a bidding war with a rich developer (or several) when trying to buy a home big enough for my family? Current directive from mayor and council seems to follow a 'rich get richer' line of thinking.
Screen Name Redacted 3/17/2024 06:56 PM	These plans are too much too soon and will radically change our community in ways that are not supported by residents. The provincial government are not supporting this plan financially, there is no corresponding investment in local education, Healthcare, roads, fire, police, nothing to support the influx of people.

Screen Name Redacted 3/17/2024 07:00 PM	I don't think the city's obsession with high rise living in North Delta is the answer. More focus om low rise & town homes would provide more suitable housing for families with children
Screen Name Redacted 3/17/2024 07:05 PM	must allow public consultation
Screen Name Redacted 3/17/2024 07:13 PM	As a long time resident, our nice family neighborhood has numerous multi rental rooms ; Mini parked cars on street making it a dangerous situation for kids accessing driveways
Screen Name Redacted 3/17/2024 07:18 PM	There's a huge difference permitting 4 units on a 5000 square foot lot versus 4 units on a 10,000 square lot. To maintain a sense a suburbancy for existing residents, there should be some specific controls on how many units are allowed on different size lots
Screen Name Redacted 3/17/2024 07:23 PM	Our road, transit, school and hospital infrastructure cannot sustain this type of growth. Especially with thousands of homes already being built in the tsawwassen shores area.
Screen Name Redacted 3/17/2024 07:26 PM	Road infrastructure and transit plans are severely flawed. Scott Rd corridor will need to move 20,000 more people per day. Rapid buses carry 50 so you need 400 more buses on Scott Rd. Literally impossible. The math does NOT work!
Screen Name Redacted 3/17/2024 07:40 PM	not against development. But sustainable responsible growth
Screen Name Redacted 3/17/2024 07:44 PM	As population and housing development expand in particularly South Delta, so will the roadways, transportation infrastructures, local schools (high school and elementary), and access to healthcare, multicultural retail & restaurants businesses will need to do so. The height of the new buildings should reach a reasonable height (range from 16 to 20 floors) as efforts to preserve the local community charm of Tsawwassen and Ladner. Telling the public that the Tsawassen public library is a 'gift' from Century is interesting because my understanding is building a library is a must-have from the get go anyway as part of the development plan, nothing "extra"...
Screen Name Redacted 3/17/2024 07:55 PM	In the right places it would work

Screen Name Redacted
3/17/2024 07:55 PM

First of all, there is lacking of medium to high paying jobs in town, only low to medium paying jobs available in town wouldn't be enough to sustain high cost of living. I have already seen homeless around, and the latest one I saw was sleeping inside the bank entrance. Secondly, the current situation of the infrastructure and transit system is not able to support the growth of population in this area. Lastly, you'll also need to improve the quality of hospitals, clinics, senior homes, and more schools.

Screen Name Redacted
3/17/2024 07:58 PM

too quick, need more public input to zoning changes

Screen Name Redacted
3/17/2024 08:04 PM

“Locate opportunities for housing where current or planned utilities and services can support growth” Looking to hear more about making Delta (Tsawwassen) more walkable, 15-min neighbourhoods

Screen Name Redacted
3/17/2024 08:08 PM

Population growing and old homes only living 1 person

Screen Name Redacted
3/17/2024 08:09 PM

Sustainable growth is an oxymoron We live in a closed system with finite capacity to absorb growth. We are already at or near capacity and not all resource access can be expanded There is no evidence that increasing local housing supply will have any downward effect on home prices Development does not reduce demand because until there is demand there is no incentive to build development And we are already experiencing huge growth: -Southlands is approaching only 20% of final build out -TFN increases demand on all local resources There is no plan to deal with any of these limitations Limited road capacity: -Two roads with three lanes each way -No interchange at either access to Hwy 17 -Two lanes only of Highway traffic -Seven traffic lights between Hwy 17 and 12th Ave on 56 -no space to expand roadwidth on arterials Limited water: -already restricted supply from spring to fall -Capilano, Seymour, & Coquitlam Reservoirs are at capacity Limited sewer line capacity: -Had to be increased already to accommodate Southlands Limited sewage treatment: -Annacis at capacity Limited landfill capacity: -Burns Bog has 25 years left at current demand Limited hydroelectric power: -no expansion of North Shore hydro capacity is available -increasing demand through EV charging and current developments Limited Healthcare: -Shortage of MDs, nurses, hospital beds Limited parks & recreation resources: Limited school capacity: Limited firefighting capacity: Limited police resources: I’m sure I missed something but the final point is that we cannot absorb all the people who want to, or will want to live here

Screen Name Redacted 3/17/2024 08:10 PM	Tsawwassen I would say no as it is not a thoroughfare, it is a dead end with only two access roads in and out, for us and Point Roberts. If there were a disaster eg earthquake, flooding, fire, how would emergency services be able to access the number of people expected to be living here.
Screen Name Redacted 3/17/2024 08:11 PM	without a proper infrastructure, Delta cannot service all these people. It's a challenge already now
Screen Name Redacted 3/17/2024 08:12 PM	Tsawwassen, by its very location, is a totally different area within the City of Delta.
Screen Name Redacted 3/17/2024 08:15 PM	too much density will create over crowding and the relevant problems associated with that
Screen Name Redacted 3/17/2024 08:27 PM	"uncontrolled?" Growth (increased population) is being forced on all communities! I cannot see how residents have any control over same.
Screen Name Redacted 3/17/2024 08:35 PM	we need options for housing - for all ages - seniors, young adults and families. creating mixed housing/shops/green space in condensed area will allow increased diversity and inclusion and sense of community. I think North Delta seriously lacks community hubs and we are far behind other communities, including Ladner. I don't know what's going on in the property where the old Delta pub was at 70th and Nicholson - its been vacant and a lost opportunity for years. I'm curious if the City can actively promote resolution to whatever the issue is. That is prime space for mixed development.
Screen Name Redacted 3/17/2024 08:48 PM	We need more affordable housing for different types of families
Screen Name Redacted 3/17/2024 09:01 PM	Delta needs more affordable housing to support all types of families & the population growth
Screen Name Redacted 3/17/2024 09:05 PM	Need to include the school and medical. I know you say provincial will take care of this. I think it should be front and centre of planning
Screen Name Redacted	increase by law enforcement pursue violators of by law, increase

3/17/2024 09:06 PM	penalties - consequences.
Screen Name Redacted 3/17/2024 09:10 PM	Get too crowded: busy period delta (North) is similar to Kitsilano, many small houses scattered around. It makes sense to build multi housing sky rises near the border an main highways but I see a lot of congestion happening in this already busy area
Screen Name Redacted 3/17/2024 09:12 PM	more density along major routes like 116st by Nordel and 96 Ave
Screen Name Redacted 3/17/2024 09:15 PM	Important to manage growth without changing agricultural lands, parks and other sensitive ones.
Screen Name Redacted 3/17/2024 09:18 PM	more density needed to build homes. Especially on 116st to 72nd and 96Ave to Scott RD. they are bus routes.
Screen Name Redacted 3/17/2024 09:23 PM	Tsawwassen, in particular, needs more young families. I believe this would be possible if there were more housing options
Screen Name Redacted 3/17/2024 09:28 PM	the lack of infrastructure (hospitals, roads...) needs to be addressed before such drastic increase in density happens.
Screen Name Redacted 3/17/2024 09:29 PM	I agree, but not at the detriment of threatened habitats or without substantial improvements to transit options.
Screen Name Redacted 3/17/2024 09:30 PM	4 units per lot is too many, 2 or maybe 3 is enough and will create significant congestion and parking issues. Delta's transit is very poor. I am a senior and will soon need transit.
Screen Name Redacted 3/17/2024 09:31 PM	Just because a developer offers to build a new library - which we do not need! He should not et permission to build 4 (16-21) story towers in our center- mall area
Screen Name Redacted 3/17/2024 09:35 PM	too aggressive too fast, not enough details on #5 in the 3 communities. All lumped together.
Screen Name Redacted 3/17/2024 09:35 PM	a comprehensive + collaborative effort for housing, health, transport, education. if infrastructure is not in place more housing is only a

band-aid solution ---> more issues

Screen Name Redacted
3/17/2024 09:41 PM

we need more housing and i think the plan seems reasonable to start.

Screen Name Redacted
3/17/2024 09:51 PM

Overall yes. Need to maintain sensitivity to existing single family neighborhoods as density is greatly increased

Screen Name Redacted
3/17/2024 09:59 PM

We need more housing options for all walks of life. Lacking townhomes and apartments in central Tsawwassen.

Screen Name Redacted
3/17/2024 10:01 PM

Looking at a map, I see that there are only 2 roads into South Delta, and one highway. I think increasing density will make getting around town - and in and out of town - very challenging.

Screen Name Redacted
3/17/2024 10:06 PM

I like that the aspects regarding the natural environment will be kept untouched, while opportunities for growth are looked in urban areas, and in the transitional area from urban to residential. Regarding height in urban areas, I think Delta to try to keep high rise buildings on the lower side or size, especially as Delta Rise is sufficiently tall enough to be able to function as a landmark as well.

Screen Name Redacted
3/17/2024 10:08 PM

These changes are coming so quickly, that it is not easy to understand the long term impact. And it seems all the focus is on housing (agree this is needed) without understanding how additional infrastructure and community services will be provided.

Screen Name Redacted
3/17/2024 10:10 PM

The more I have learned about the proposed community plan, the less I am in favour of it. The blanket changes proposed do not consider the long term negative impact on neighbourhoods. There is little if no consideration for safety and accessibility for those with physical disabilities. The proposed rezoning of neighbourhoods benefits only developers. It is going to make some existing neighbourhoods less safe, less liveable, will not create more affordable housing and will only economically benefit developers who do not live in this community. We live in a neighbourhood nestled in the only urban neighbourhood forest in central Tsawwassen. It contains very important bird habitat for owls, eagles and many other bird species. The proposed rezoning will very negatively impact our neighbourhood and the natural environment we love, care for and want to protect.

Screen Name Redacted 3/17/2024 10:14 PM	As of it is not common sense approach. old mindsets is not going away
Screen Name Redacted 3/17/2024 10:20 PM	1. Safety is this being considered, tall buildings do not have fast access for first responders beyond the 4th floor. 2. Is the foundation/ground solid enough to support tall buildings? 3. The taller the building the more isolated people feel - social and emotional wellbeing. 4. Haste make waste - the process is moving too quickly.
Screen Name Redacted 3/17/2024 10:23 PM	I do not fully agree because the extra proposed density does not take into account the need for better infrastructure. Tsawwassen is a peninsula with only 1 main route in or out which can not accomodate extra traffic. The proposed heights are too high and out of sync with the surrounding community. Building before upgrading infrastructure is doing things in the wrong order.
Screen Name Redacted 3/17/2024 10:37 PM	I do not agree with mixing existing 1 level residential with 3 level townhomes, they do not fit together, this will lead to an unappealing neighborhood as single family homes are orphaned. In tsawwassen i would question the 1 car per family thinking. Unless people are retired, or work from home most will need to commute for work,. South Delta does not have the footprint other cities have to increase housing – Tsawwassen has only one route which has to serve for ‘in’ and ‘out’ traffic. 1 vehicle per household, increasing volume on our already busy hwy 17 and 56th 52nd .
Screen Name Redacted 3/17/2024 10:46 PM	I don't want Delta to become overcrowded like Surrey with giant houses back to back with almost no setback between them. Parking is also a huge concern, again, to ensure we don't end up like Surrey. Delta should look at everything that happened in Surrey and ensure it does not happen to us.
Screen Name Redacted 3/17/2024 10:51 PM	The Province should not be directing municipalities on zoning or forcing multi-unit buildings within established single family residences. Increased density should be directed by the municipalities planning departments along zones with access to rapid transit. Fourplexes on single family lots with limited or no parking will destroy neighbourhoods, increase traffic congestion, contribute to continued deterioration of our urban forest and will not improve affordability. An example, a 6000 sf property in Sunshine Hills will cost a min. of $1.5M. Building a fourplex will cost around another $1.5M and will contain 4 modest residences of approx 800sf. For the builder to make

a profit these residences will sell for over $1M each. This is not affordable.

Screen Name Redacted
3/17/2024 11:20 PM

Allowing the proposed development in the "small scale residential" areas will lead to the elimination of the urban conifer forest. With the existing trend to subdivide existing residential lots coupled with the addition of larger homes with suites, coach houses and ancillary buildings the existing conifer stands will be removed to facilitate the additional structures and there will be no space available on the lot to support the replacement of the conifers that have been removed. This is a significant impact on our neighbourhoods. In fact, it damages our neighbourhoods to the point where we are loosing the very "feel" that we were searching for when we moved to this area. It could also be stated that your OCP proposes housing at the expense of neighbourhoods. Is that what this council wishes to be known for? The council that eliminated neighbourhoods in favour of houses?

Screen Name Redacted
3/17/2024 11:21 PM

For the most part I agree with densification of tsawwassen's town centre. However the additional height for buildings in Tsawwassen that is proposed is far too tall at 24 stories. The main roads don't have nearly enough lanes to support the number of cars multiple high rises would bring. Much wider and busier city centres like Richmond and Vancouver have ones in the height, but in the narrow main roads of Tsawwassen, that is overkill and unnecessary.

Screen Name Redacted
3/17/2024 11:37 PM

Put a stop to the monster homes with up to 8-11 bedrooms being built In residential areas. On Garfield and Garrett there are several monster homes where a huge amount of fill has been removed. Can removal of so much fill be safe for dwellings below them. Are these homes being used for Air B&B , rooming houses and is anyone monitoring the utilities and parking for occupants of these large homes on residential streets? Ensure that units being built to accommodate our growing population have a minimum square footage requirement as well.. With our aging population, there has to be more options so people can age in place. Urgent care or medical/healthcare centers need to available in neighbourhood centers(adult day programs for those with dementia (currently only 1 in Tswaassen). Consider public , private partnerships for these centers. Transit needs to be improved to connect all 3 city center sites in Delta. (Ladner (where our only hospital is) , Tswaassen, North Delta. Our community needs to be more pedestrian and cycle friendly with wider sidewalks , and desigannated bike lanes. Some form of LRT needs to go down the center of Scott Road to skytrain.

Screen Name Redacted
3/17/2024 11:42 PM

The plan as presented is to aggressive. It fails to consider projects that are currently under construction, permitted, or under review. Tsawwassen alone already has housing that will be completed in the 5 year plan window that EXCEEDS the number of units needed. Southland (176) Hunter Road (64), City Centre (700) plus 12th Avenue Church lands and numerous others. Tsawwassen is a bedroom community and should not be reviewed as needing the level of densification as North Delta which is more central to the lower mainland, has major thoroughfares, a much larger population and commerce.

Screen Name Redacted
3/18/2024 12:05 AM

The additional height in potential buildings proposed in our area are way over the current building heights in this area. If we allow large high-rises to be built in the area you will lose the small town feel that has been Tsawwassen. It is understandable that more housing is needed but I don't believe major high rises are the answer. This town also does not have the needed infrastructure (roads, public facilities-pool/library, transit) in place to handle the density that is proposed.

Screen Name Redacted
3/18/2024 12:12 AM

I do not want to live in a neighbourhood littered with cars and so dense that there is no sense of community.

Screen Name Redacted
3/18/2024 12:15 AM

Overall agree with the necessity for the plan, but fear that, in a rush to meet “quotas”, irrevocable poor decisions might be made that jeopardise heritage homes or for example the historic/ country access to Ladner along Arthur drive

Screen Name Redacted
3/18/2024 12:19 AM

Tsawwassen hardly qualifies as an urban centre. It is after all a suburb! There can be no logical reason for limiting building height in Ladner to 6 storeys and not doing the same in Tsawwassen. The reason put forth by Delta planning staff that Ladner is in a flood zone is just absurd and laughable, Richmond is in a flood zone and has no qualms about multi-storey buildings. The only logical conclusion is that Delta staff have allowed themselves to be overly influenced by Century Holdings who is openly proposing several multi storey residential towers. The OCP for Tsawwassen must be consistent with Ladner at a six storey limit. If the price of a new library is 23 storeys then in my view that price is too high!

Screen Name Redacted
3/18/2024 12:22 AM

I support the need for development, but firmly oppose the high rise development plans for the Tsawwassen Town Centre. With the development of the Southlands and TFN, the resources of this small community are already strained. There is a huge crisis regarding the

lack of family doctors, and this community hasn't had a walk in clinic for years. Our local hospital has wait times as long as 8 hours in the ER. Where will the children of these young families go to school? Our schools are aging, class sizes are capped and there is a teacher shortage. Our current local government needs to be responsible to the current residents of this community and address these long-standing issues instead of adding to the problem with massive densification projects.

Screen Name Redacted
3/18/2024 12:39 AM

Don't agree with allowing additional density and height with the provision of a significant community amenity. This sounds like a lot of power in the hands of the developers to negotiate higher building heights that they want in the "urban centre" in exchange for a community amenity that potentially the community doesn't even want. There needs to be an established plan for maximum building heights in the town core that the community can agree upon in advance.

Screen Name Redacted
3/18/2024 12:55 AM

We generally agree with the approach. However, we are concerned that council will ignore the new OCP in favour of building units that count towards the total requirement imposed by the Province. How do you explain the Delta Lodge application on Arthur Drive? A 5-storey building directly adjacent to single family houses is contrary to this new OCP. It is not a good fit for the residents in the area and would hurt the fragile Arthur Drive corridor. The route is already busy and is the only major north/south route in Ladner proper. Why would you consider plugging it up with a blind driveway?

Screen Name Redacted
3/18/2024 12:56 AM

To keep our community appealing, unique, friendly and with a emphasis on green initiatives / conservation there needs to be improved biking and walking options that are separate from the roadway thus making them safer and more desirable to use and therefore hopefully increasing usership. Public transit in south Delta is appalling, despite major growth there has been little to no improvements which has been very disappointing. …….if u want people to park their cars and use transit then it needs to be convenient and accessible to all. For ex. Boundary Bay, even with the addition of Southlands housing and the deletion of school bus transport still has very infrequent and very limited hours bus service.

Screen Name Redacted
3/18/2024 12:57 AM

We live in Boundary Bay. This is an area that could not support 4 units per property. We don't even have sidewalks. I'm not saying we need them now, but you couldn't put that many people here safely without sidewalks, and then there certainly wouldn't be enough parking. And we are not going to stop driving. We have one bus per

hour - it doesn't connect, probably because it's rarely on time. Our school bus was taken away years ago, creating much more traffic than necessary taking kids to and from school. Well that was a bit off topic, but it has always irked me. So I don't support the Provincial government's requirement, and I hope to vote them out in October. It's getting late and I won't have time for everything, so my most important point here is that I don't agree with allowing developers to do what they want if they give something to the community. I don't support giving Century Group the option to build 20 stories just because they give us a library. With this kind of density, we need another road in and out of the community of Tsawwassen. I never agreed with changing the Corporation of Delta to the City of Delta. It is not a city. It is 3 separate communities. Ladner needs another exit as well. The traffic this will create, and the frayed nerves and loss of peace and sense of community is certainly not worth a library, and I don't think we should be bought off. I don't understand the wording mid-rise to transition to small-scale residential. I think this should have been spelled out better. What is mid-rise? What is small-scale residential. I don't support anything in Tsawwassen over 6 stories, or in Ladner for that matter.

Screen Name Redacted
3/18/2024 09:52 AM

Four units on single family lots is too many in most cases. In some cases this could work and provide a nice variety but density should be focused close to services to create vibrant urban places as a priority.

Screen Name Redacted
3/18/2024 10:39 AM

I think North Delta should absorb most of the high density growth being that there’s multiple access roads and existing stores and services along 120th that can be redeveloped. Ie get rid of the strip malls.

Screen Name Redacted
3/18/2024 12:28 PM

I built my home here in 1986. It was a safe, quiet and peaceful neighbourhood to raise my family but the last yers have seen a change for the worst. Traffic, especially from other cities and municipalities, are clogging our roads and causing many accidents, especially on 64th Avenue to Scott Road. It simply cannot handle any more traffic. There is a proposed development for the Sundowner Pub that would worsen the already chaos from Sunwood Drive and 64th to Scott Road and 64th. It simply cannot safely handle access and egress for the number of cars it would bring to the business. As for the housing initiative, I beleive it is very shortsighted on behalf of our government. We do not have the infrastructure, the schools and the hospital beds to support such a large growth. I had to use the Emergency Department at Delta Hospital last month and speaking to the staff they were saying that they are getting a lot of Surrey residents .... can't say I blame them for what I am seeing on the news

	but Delta Hospital is not that big. Also, as far as affordable housing, this is just a political joke! I look at the proposed development up at Scott Road and 84th (?) - there are only a few units that will be affordable, the rest will be at what the market will bare.
Screen Name Redacted 3/18/2024 02:13 PM	Increased density close to amenities is crucial.
Screen Name Redacted 3/18/2024 04:14 PM	New building is not inclusive of the disabled . New building is being done in an ugly way. New building is cruel to existing property owners. You can't invest in a dwelling anywhere with any confidence of knowing what the buildings next to you will look like in the future, what the street will look like , or what the general neighborhood will look like . If it has to be done , then make it look nice. For example , don't let people build a flat top roof on a street with all heritage houses. That doesn't help house more people, it just looks ugly. Don't let unethical people steal views from other property owners. Ethical and attractive building regulations can accommodate the same number of people as ugly , unethical building.
Screen Name Redacted 3/18/2024 08:11 PM	No Delta, BC, Canada has done a terrible job of supplying housing. This OCP is underwhelming, need to be more aggressive in supplying housing
Screen Name Redacted 3/18/2024 08:18 PM	I commend the council for acting bolder than any council before. But this plan still doesn't go far enough in legalizing more density across more of the municpality.
Screen Name Redacted 3/18/2024 08:24 PM	I agree that we need a great variety of housing styles but I am not in favor of density more than 6 stories
Screen Name Redacted 3/18/2024 08:32 PM	don't agree with rezoning single attached to allow for up to four units
Screen Name Redacted 3/18/2024 08:36 PM	Until we get an improvement with the massey tunnel, we should think serious about adding more growth - such as high rises. - more rapid > I understand the need for growth in the urban centres, but not 24 stories in TSA. 628 stories that way we keep our small town atmosphere
Screen Name Redacted	-more rapid transit - a bridge or updated tunnel to support growth of

3/18/2024 08:42 PM	housing in Delta - limit high rise to 10 stories not 24
Screen Name Redacted 3/18/2024 08:47 PM	SFD lots = would with that duplex w/ 2 see suites be disp evenly and not taken over in entire block - everything in moderation
Screen Name Redacted 3/18/2024 08:56 PM	Thoughtful considered the unique character of our town (Tsawwassen) & neighborhoods with these planning changes. It is hard to support some of the proposed rezoning (particularly mixed residential) when it is very unclear how it will impact farming homes and infrastructure
Screen Name Redacted 3/18/2024 09:01 PM	Consider ALL growth. TFN, Southlands, all construction in permit - not just occupancy. TFN residents are using the infrastructure in Tsaw & Ladner - can't ignore!!
Screen Name Redacted 3/18/2024 09:09 PM	no hospital in N. Delta
Screen Name Redacted 3/18/2024 09:12 PM	need more houses
Screen Name Redacted 3/18/2024 09:15 PM	This would create a parking issue
Screen Name Redacted 3/18/2024 09:25 PM	Change to allow ADV'S & infull housing and up to 4 units on a single family lot won't make housing more affordable . You are enriching land owners further by having an in indentured level of renters and income stream for the owners. We need free title row houses
Screen Name Redacted 3/18/2024 09:31 PM	lower housing costs, don't build more
Screen Name Redacted 3/18/2024 09:37 PM	people need to live in homes
Screen Name Redacted 3/18/2024 10:02 PM	Seniors place to live. Build with them in mind too!
Screen Name Redacted	Put a limit on people moving to delta. IE same as limiting more

3/18/2024 10:07 PM	people moving to Canada. Growth is OK if controlled. If too many come to delta, all services etc get stressed to the breaking point each year!
Screen Name Redacted 3/18/2024 10:11 PM	No downsizing options!
Screen Name Redacted 3/18/2024 10:33 PM	parking is going to be a problem
Screen Name Redacted 3/18/2024 10:38 PM	I agree change is needed. I do not agree where the densification has been approved bracket in low transit areas bracket have increased cars and pollution on the roads
Screen Name Redacted 3/18/2024 10:41 PM	It will no longer be a friendly community type place. You will no longer know your neighbor by talking over the fence
Screen Name Redacted 3/18/2024 10:44 PM	Leave the infrastructure build by BC government 72nd ave is a
Screen Name Redacted 3/18/2024 10:52 PM	Let the people decide where growth should go. This plan takes away residents voices
Screen Name Redacted 3/18/2024 11:02 PM	I do not want highrisess above 16-18 stories & believe we do not need them
Screen Name Redacted 3/18/2024 11:08 PM	needs an increase infrastructure ie hospitals, schools, roads, transport
Screen Name Redacted 3/18/2024 11:14 PM	with proposed magnitude - it would be impossible to meet these suggestions
Screen Name Redacted 3/18/2024 11:26 PM	Open north delta is a commuter community- every house has two cars - plan for increased traffic and parking requirements. - Can our infrastructure- sewage, garbage disposal an roads with stand the new density is province going to pay to upgrade it?
Screen Name Redacted 3/18/2024 11:42 PM	LEAVE AS IS!

Screen Name Redacted 3/18/2024 11:47 PM	This proposal nagates the Tsaw character. We are not Vancouver, Burnaby, NW, WR, Surrey, Richmond
Screen Name Redacted 3/18/2024 11:53 PM	Height restrictions should fit the community
Screen Name Redacted 3/18/2024 11:58 PM	I appose rezoning my street into high density housing
Screen Name Redacted 3/19/2024 12:21 AM	need more day cares
Screen Name Redacted 3/19/2024 12:32 AM	Ladner needs more options for young families o be able to live in the community
Screen Name Redacted 3/19/2024 01:27 PM	Ladner needs more options for young families to live in th ecommunity. There needs to be more options for townhomes
Screen Name Redacted 3/19/2024 01:29 PM	Provide more affordable housing near elem scchools so young ppl can afford to live in Ladner.
Screen Name Redacted 3/19/2024 01:31 PM	Its long overdue. Growth i sneeded to align with manedataes and keep Delta's vibrant community growing
Screen Name Redacted 3/19/2024 04:32 PM	This will be great, assuring residents are NOT so car reliant
Screen Name Redacted 3/19/2024 04:34 PM	I believe in spreading the growth evenly as possible throughout the community
Screen Name Redacted 3/19/2024 04:44 PM	We continue to conserve the natural environment while promoting positive growth!
Screen Name Redacted 3/19/2024 04:47 PM	I do not believe our historic Ladner is being maintained with S5storey & 1 level parking (6 storey's) bldgs.
Screen Name Redacted	Too much density , Ladner area, caused by infill housing, not enough

3/19/2024 04:52 PM	main roads in & out of Ladner
Screen Name Redacted 3/19/2024 05:15 PM	Feels like council is trying to crate problem situation and then try to repair afterwards rather than creating the plan thoughtfully
Screen Name Redacted 3/19/2024 05:25 PM	High density in core areas will promote the use of public transportation
Screen Name Redacted 3/19/2024 05:38 PM	I think you need to put more thought on 112th &b 85th area - these are new homes that are showing re-zoning
Screen Name Redacted 3/19/2024 05:42 PM	Not until we have more doctors and access to hospital; too much traffic with only 2 roads in
Screen Name Redacted 3/19/2024 05:49 PM	you are disrupting a lot of peoples lives
Screen Name Redacted 3/19/2024 05:52 PM	No seniors projets - no where in Delta for long-term residents to move to fr. family home
Screen Name Redacted 3/19/2024 05:57 PM	Urban centres that no more than six stories because of earthquakes and there is not enough parking anywhere in Tsawwassen now. As the 950 homes in the southlands are finished there will be less parking. The southlands is too far your walk, bike or take transit with five bags groceries . Please let the delta taxpayer know who will be paying for the infrastructure upgrades.
Screen Name Redacted 3/19/2024 06:11 PM	What happened to the townhouse plan development by the bottom of 72nd at (western Pete's) hard to imagine regular snol zone house lot having a 3 or 4 Plex on the lot with a parking place for each unit . Whith needed infrastructure needed who is paying for this? What about schools, hospitals for north delta. With so much development comment the need for more schools and parks.
Screen Name Redacted 3/19/2024 06:18 PM	The provincial government must provide money for infrastructure upgrade when mandating 3500 new homes to be build in Delta
Screen Name Redacted 3/19/2024 06:29 PM	-North Delta is a commuter community! -every family has 2 cars! Street parking is already full! Uncontrolled densification of low-density

	zones will ruin neighborhood. Parking will be insufficient for 4-unit properties
Screen Name Redacted 3/19/2024 06:33 PM	This proposal is ridiculous. This is very clearly abut deveoper money. This will ruin Tsawwassen
Screen Name Redacted 3/19/2024 06:37 PM	population density needs to be maintained
Screen Name Redacted 3/19/2024 06:52 PM	Infrastructure, roads/sewer/water cannot sustain this type of growth
Screen Name Redacted 3/19/2024 07:02 PM	We don't want "urban center" with large buildings >4 storeys
Screen Name Redacted 3/19/2024 07:08 PM	We have the process wrong. create the jobs and community that attract new residents not build houses or lose property so we ca afford to live here and not in Vancouver
Screen Name Redacted 3/19/2024 07:15 PM	Feels like council is trying to create a problem situation and then try to repair afterwards rather than creating the spaces thoughtfully. Development along atrial branches without adequate infrastructure ie multiple road ways in and out of Ladner &n Tsawwassen
Screen Name Redacted 3/19/2024 08:53 PM	I don't support 4 homes on a single family lot in Tsw. Do noot support 24 stories in Tswassen
Screen Name Redacted 3/19/2024 09:00 PM	Would like to see more public discussion around best development options for Ladner Village area
Screen Name Redacted 3/19/2024 09:09 PM	Do not support city center zoning in Tsawwassen &Ladner - unclear what mid-height zoning entails - now high?
Screen Name Redacted 3/19/2024 09:17 PM	we need more housing options, increase the stories we can build a dwelling (should be 3, not 2.5)
Screen Name Redacted 3/19/2024 09:25 PM	Scott road corridor and community center HR is fine, just areas of SF zones situated on small lots (ie less than 6,500 sq ft) are not financially viable from a development perspective

Screen Name Redacted 3/19/2024 09:29 PM	I feel strategy rolled out is well thought out and considerate of finding balance between growth while still keeping the charm our community offers
Screen Name Redacted 3/19/2024 09:33 PM	Address parking in all high density areas ie ladner parking is poor now without increased density
Screen Name Redacted 3/19/2024 09:37 PM	It's logical. Build on current density- keeps agricultural , parks and industrial land intact while increasing housing. Already out of nature industrial, agric. So why not keep our footprint small as possible while increasing housing
Screen Name Redacted 3/19/2024 09:40 PM	Opportunity for young families t stay in cmmunities
Screen Name Redacted 3/19/2024 09:46 PM	I disagree with high rises in Tsawwassen, due to the lack of infrastructure (from the influx of ppl in small area) (especially roads). I understand this is Province's responsibility but don't trust them to adequately address it.
Screen Name Redacted 3/19/2024 09:52 PM	As long as Ladner's golf course is protected. Tsawwassen has two but one is private and the other caters almost exclusively to residents of the Tsawwassen springs Blvd. buildings
Screen Name Redacted 3/19/2024 10:00 PM	No highrises/no 7/8/9/10 midrises There is no infrastructure/Tsawwassen has 2 way in & out from 19th ave there is 6 lights with 1 more planned at view cnes north
Screen Name Redacted 3/19/2024 10:08 PM	Getting high density in Lander village centre is too crowded. Better to put density adjacent to keep the village feel. What about waterfront development in Ladner?
Screen Name Redacted 3/19/2024 10:13 PM	What about the development of Peterson park- varied EG park, housing etc
Screen Name Redacted 3/19/2024 10:20 PM	Because the units that are proposed /Maine mandated by the provincial government will not be affordable. There is no such thing as affordable housing in BC for young people

Screen Name Redacted 3/19/2024 10:25 PM	limited housing options are putting upward pressure on prices
Screen Name Redacted 3/19/2024 10:33 PM	Not 23 story tall buildings in Tsawwassen. 4-6 stories over retail acceptable. The draft OCP will change Tsawwassen from the wonderful community it is. It cannot handle the proposed density in the town centre. We have two roads in and out. With the on going development in the TSF, 52nd is becoming clause. Infrastructure is not there to support massive development
Screen Name Redacted 3/19/2024 10:39 PM	SOME proposed densification is excessive and will cause deterioration in livability of neighborhoods
Screen Name Redacted 3/19/2024 10:48 PM	roads and utilities MUST be in place before we can grow and transit must give us access to Metro Vancouver
Screen Name Redacted 3/19/2024 10:59 PM	Growth is coming. Housing is needed. we need to say ahead of this and pan correctly so that the end result is positive for Delta
Screen Name Redacted 3/19/2024 11:12 PM	not talking into account schools, daycare, hospital doctors, parks, roads, transit
Screen Name Redacted 3/19/2024 11:20 PM	Getting public support is very crucial to carry these plans out
Screen Name Redacted 3/19/2024 11:23 PM	we need more homes
Screen Name Redacted 3/19/2024 11:28 PM	not encouraging new urban centres to form. Limiting density to main corridor swill keep unwalkable parts of North Delta still unwalkable. Traffic will get worse if more people keep moving to areas where you need to drive to get anywhere
Screen Name Redacted 3/19/2024 11:34 PM	no more than 10 stories the infrastructure roads, schools, hospital needs, parking (our roads are for driving)
Screen Name Redacted 3/19/2024 11:35 PM	parks + the environment need to be a priority

Screen Name Redacted 3/19/2024 11:39 PM	we need more housing options so younger families can have the opportunity to grow here
Screen Name Redacted 3/19/2024 11:39 PM	Worried about population growth of school space and the need to modernize schools - elementary schools especially. Also roadways and parking. New homes & townhouses need to have a least 2 or even 3 parking - not on the road
Screen Name Redacted 3/19/2024 11:43 PM	Updating OCP is LONG overdue; good decision to decrease zoning from 75 to 10 categories; glad the BC gov't is forcing this housing or it would never happen in nimby South Delta
Screen Name Redacted 3/19/2024 11:45 PM	Affordability is a big issue, and the province (or Delta) is not addressing it.
Screen Name Redacted 3/19/2024 11:48 PM	i agree with everything, except Midrise apartment buildings -gastly- up to 24 stories :[
Screen Name Redacted 3/19/2024 11:52 PM	Cannot just put more people here without ROAD capacity, HOSPITAL capacity & HEALTHCARE (drs)
Screen Name Redacted 3/20/2024 12:11 AM	it seems to most people that the phases will be 1) rapid growth 2) crisis in services infrastructure 3) overcrowding in green spaces.
Screen Name Redacted 3/20/2024 08:26 PM	so long as they don't do any high rise - 6 story max
Screen Name Redacted 3/20/2024 08:33 PM	Hospital needs to be upgraded before deveopment
Screen Name Redacted 3/20/2024 08:40 PM	there are only 2 access roads in Tsawwassen, traffic is at or exceeds the current road network. This is nearly impossible to correct. I want to see undeveloped areas with highway access developed
Screen Name Redacted 3/20/2024 09:00 PM	Additional hospital services to support population growth

Screen Name Redacted 3/20/2024 09:05 PM	transit needs to be more frequent
Screen Name Redacted 3/20/2024 09:14 PM	No hospital
Screen Name Redacted 3/20/2024 09:17 PM	Provided more affordable housing for more people
Screen Name Redacted 3/20/2024 09:28 PM	rezoning will have to be done wit consideration to infrastructure which will be costly & disruptive
Screen Name Redacted 3/20/2024 09:31 PM	need more parks and green space
Screen Name Redacted 3/20/2024 09:36 PM	points 2,4,5,8 SfD lots would wish that duplex w/2 sec suites be disposed evenly and not taken over entire block everything in moderation
Screen Name Redacted 3/20/2024 09:40 PM	don't agree with rezoning single attached to low for up to four units

Optional question (829 response(s), 205 skipped)
Question type: Essay Question

Q6 Do you have any suggestions to support successful growth? Is anything missing?

Screen Name Redacted 2/28/2024 05:01 PM	Take it slow and clean up the issues we have before starting this massive project.
Screen Name Redacted 2/28/2024 06:50 PM	We need improved transit and biking infrastructure. We do not need additional car infrastructure
Screen Name Redacted 2/28/2024 07:24 PM	I'm not sure if this suggestion belongs here: community gardens. As more infill occurs, I'm wondering if specifically planning for small community gardens may support the sense of community and also support diversity.
Screen Name Redacted	Focus growth on where existing or easily expanded infrastructure

2/28/2024 07:37 PM	exists - to be clear that is North Delta. Minimal growth in Tsawwassen and Ladner due to farming and lack of infrastructure. North Delta morphs into Surrey and all that it offers. Moved to Tsawwassen in 1966, prefer not to move out because it has been ruined.
Screen Name Redacted 2/28/2024 08:09 PM	More medium density. Rezone single detached to row houses, townhouses or something similar. This is a much more planned/controlled option than building more units on existing single detached lots
Screen Name Redacted 2/28/2024 08:21 PM	Why not develop the part of Paterson Park that Delta owns for rental or lower cost housing. A nice community could go in there. It is close to transit and recreation opportunities.
Screen Name Redacted 2/28/2024 09:22 PM	I'm not sure what size that garden suites and coach houses will allow. I think they should at least have enough room for two bedrooms. We want families to live here, too.
Screen Name Redacted 2/28/2024 09:41 PM	Ensure that roads can handle the demand in increased traffic areas. Pedestrian and bicycle safety is important when increasing density
Screen Name Redacted 2/28/2024 10:04 PM	allow design flexibility in new homes.
Screen Name Redacted 2/29/2024 07:26 AM	- Allow a proper fourplex on a single family lot which has four separate units. This will increase affordability. - Any assembled or individual parcel with a size of an acre in single family neighborhood should be allowed to build townhouses which is a best way to utilize land. - Coach houses are not cheap, City staff should do some homework to check the prices of new coach houses. It's around $2-2.2M
Screen Name Redacted 2/29/2024 10:45 AM	Why is there a need to grow?
Screen Name Redacted 2/29/2024 11:30 AM	Please consider building dedicated bike lanes on Arthur Drive and other areas of high development at the time of construction. Also, updating bus stops and petitioning Translink to increase the frequency and duration of busses in and out of South Delta will greatly help ensure that as the population grows we are a step ahead of the inevitable traffic issues; for those that work late into the evening

the infrequent busses are already an issue and the problem will compound as the population grows.

Screen Name Redacted
2/29/2024 01:48 PM

The City of Delta needs to improve design guidelines around ecologically sensitive areas, particularly around the Fraser River and Burns Bog. Planners should consider adding development permit guidelines through the power of the LGA for these increasingly threatened, ecologically-sensitive zones, more than what the zoning bylaw prescribes. For development close to these zones, ecological restoration and mitigation measures should be mandated to ensure habitat connectivity and to mitigate development impacts. Inspiration should be drawn from the City of New West's development permit guidelines around riparian areas and the Regional District of Central Okanagan's development permit guidelines protecting aquatic and riparian ecosystems. This has widespread implications for Delta, especially as industrial development continues to encroach upon Burns Bog. Research shows that continued disturbance to Burns Bog changes it from a carbon sink to a carbon emitter, on top of reducing the rich biodiversity of these lands, which stands in stark contrast to the City's climate and ecological goals. Additionally, the City of Delta needs to expand upon its climate change goals through the OCP. Given that we are in a climate emergency, we need and all-hands-on-deck approach to climate action, and that needs to be reflected in the OCP, which describes community goals, beyond what is already required by the Province. Inspiration should be taken from the Vancouver Plan's Climate section, to promote further actions to reduce emissions through Delta's continued development and planning. Lastly, the City of Delta should improve language around active transportation and public transit in the OCP to ensure safe, low-emission transportation alternatives, and to direct staff to work towards advancing these goals. Investing in infrastructure like bike lanes, public transit, and pedestrian access is crucial to building a more sustainable, resilient community.

Screen Name Redacted
2/29/2024 02:53 PM

High density mixed use buildings should be distributed in the City.

Screen Name Redacted
2/29/2024 04:31 PM

I agree with growth. It just depends on how much.

Screen Name Redacted
2/29/2024 06:32 PM

Certainly, given the apparent intention of the Mayor and Council to proceed with the current OCP draft (without actually taking residents suggestions and feedback into consideration), it's crucial to establish infrastructure before expanding housing. Existing issues like peak-time traffic, insufficient schools, limited daycare spaces, prolonged

ER wait times, and the demand for additional emergency services highlight the necessity for comprehensive planning. Prioritizing infrastructure ensures the community's well-being and prevents potential challenges from exacerbating, allowing for sustainable growth beyond mere housing “mandates”

Screen Name Redacted
2/29/2024 07:10 PM

Because they NDP say jump, doesn't mean we need to say "how high"! The point of the legislation is the house numbers. We should focus our town centres which have been neglected for decades. Leave our single family homes alone and ensure the parking, setback, and current codes remain in place. Any 4 unit property should be subject to significant additional costs to compensate for the infrastructure impacts. Design themes should also be established as part of this process - i.e. Tsawwassen town centre should have covenants on design that builds a community theme - beach/sunny pedestrian friendly community with materials consisting of natural woods, stone, beach colors, large windows, lots of light, greenery, and setbacks from 56th and 12th. Downtown Ladner should have a agricultural feel with a design theme that supports that.

Screen Name Redacted
2/29/2024 08:20 PM

Allow growth, particularly townhomes and building of no more than 6 stories. We simply do not have the transportation infrastructure for more than that Also, 1 parking space per residence is insufficient in a community poor transit.

Screen Name Redacted
2/29/2024 09:15 PM

I will only speak about Tsawwassen. I believe we could have more density along 56th, and 12th on both sides. Also the area in behind thrifty;s could definitely work for townshouses, etc. Yes, by all means duplexes and four plexes. They could go into any of our lots. (Not sure how that works for present infrastructure like water and sewer tho.) We should also restrict the size of single houses. At the end of my street is a house being built over 11,000 square feet. A ridiculous size. Can wer end that sort of housing please. Developers and real estate agents are definitely going to make money off these changes. Hopefully some of this profit will come back to the community to support our infrastructure and community facilities.

Screen Name Redacted
3/01/2024 12:25 AM

I believe allowing the "Mixed Residential" land use designation on the streets that lead to Scott Road would help. It seems like in the draft OCP, 84th and 72nd are the primary "Mixed Residential" areas. I think zoning 82nd Avenue to have a similar land use designation as 84th can give North Delta more potential for growth. 82nd has the "Mixed Residential" designation from 116th down to 112th but it can extend from 116th up to 118th similar to 84th avenue but instead of

"Neighbourhood Centers and Corridors" zoning it can be "Mixed Residential" land use designation. Zoning the small pocket of streets in between 82nd and 84th (82nd Avenue, 82A Avenue, 82B Avenue, 83 Avenue, 83A Avenue, 84th Avenue) between 116th and 118th to "Mixed Residential" is also a suggestion as it would be similar to the zoning of the streets around 116th and 72nd (72nd Avenue, 72A Avenue, 73 Avenue, 73A Avenue). I believe this could give North Delta two strong areas for potential "Mixed Residential" development and both 82nd-84th Avenues and 72nd Avenue have optimal access to the Scott Road Corridor.

Screen Name Redacted
3/01/2024 07:30 AM

Be creative with large parcels of land zoned RS1/RM2. I do not live on this property.

Screen Name Redacted
3/01/2024 09:46 AM

We need mixed use light commercial within all residential areas such as corner grocery stores, cafes, daycares, artisanal shops etc such as the Beach Grove Cafe

Screen Name Redacted
3/01/2024 09:57 AM

Definitely need to concentrate density in Tsawwassen Town Centre

Screen Name Redacted
3/01/2024 09:58 AM

When large developments such as Tsawwassen Shores and Southlands are being built, there should be mandates for increased density builds in those communities. I don't see any high rises in either. Those new communities should also include mini town centers so not to increase the volume into the town center on 56th.

Screen Name Redacted
3/01/2024 11:10 AM

Small, sustainable development is the way to go. Change the bylaws so people can add secondary suites, garden suites, coach houses. Allow additional density in urban centres with the provision of a significant community amenity, BUT not to the degree of adding thousands of units to one small part of Tsawwassen (I am referring to the Town Centre Mall development). We do not have the infrastructure to support high rise towers, or even just the addition of thousands of units distributed throughout more, lower-rise buildings. I support development, especially in light of the current housing crisis, but it needs to be sustainable.

Screen Name Redacted
3/01/2024 11:48 AM

Build the bridge as started a few years back or tunnel. Get rapid transit to the community or the ferry terminal. Than start to expand. Finish the building of the Southlands that was shut down back in 1986. Hire somebody with vision to the future.

Screen Name Redacted
3/01/2024 12:04 PM

The current transit system does not serve the people of Tsawwassen. The current road infrastructure does not serve the communities it is supposed to support. The single lane each direction by Tsawwassen Springs is often so backed up and can take multiple lights to get through.our schools are full. Plans would need to be in place to support building before a large development such as this is done. I would suggest walk up buildings, three or four stories instead of the proposed towers.

Screen Name Redacted
3/01/2024 12:35 PM

Older generations are resistant to change. I'm not really sure what would be helpful to get through to them. I think for the younger generations, having more community space and activities is key to keeping young families in delta.

Screen Name Redacted
3/01/2024 01:18 PM

Not ignoring the desires of the citizens when approving plans for densifying.

Screen Name Redacted
3/01/2024 01:20 PM

Encourage more growth in other areas. You want to protect Agricultural land and we, the current residents and taxpayers in Delta, want you to also protect our current Density and small community environment.

Screen Name Redacted
3/01/2024 01:42 PM

I think that designated "town centres" should be determined to create high density residential with commercial attached at ground level. I think that four-plex redevelopment should occur is specific neighbourhoods where infrastructure can be upgraded as needed by Fortis, Hydro, and the City.

Screen Name Redacted
3/01/2024 02:52 PM

Yes, be mindful of the detail (or lack thereof) in policy making. What is missing, other than the above, is an awareness of how Delta is dependant on the automobile! More people without adequate infrastructure and careful planning will only result in chaos and abuse. Eg: how can a policy that only requires one parking stall per unit (regardless of size) be adequate? It will force parking to the streets. In Tsawwassen it is probably safe to say less than 10% of its residential streets have sidewalks……the result, pedestrians will be forced to navigate around parked vehicles…..that cannot be safe or in keeping with what is in the best interest of the residents. There should be a parking ratio……eg: one stall per every 1200 sf of building square footage which includes basements.

Screen Name Redacted 3/01/2024 03:42 PM	Maintain and let residents of Delta keep their little green space for the reasons mentioned in question #5
Screen Name Redacted 3/01/2024 04:40 PM	Look for tracks of land owned by the City of Delta near major arterials as prime locations for housing development. For example, Paterson park, Ladner Exchange, land in and around City Hall. Build high density housing where large tracks of land are currently used simply for parking of cars or walking of dogs.. Build to include ground level parkades. It’s known to be done elsewhere. Let’s create a financial return for the City by selling the lands as opposed to simply liningthe pockets of a few developers by allowing gross development projects in inappropriate areas of town. “Is anything missing?” Yes. Due consideration for the quality of life for all residents in the community. While increased density to a point is welcome, there limits to growth, especially in a peninsula like Tsawwassen.
Screen Name Redacted 3/01/2024 05:48 PM	The provincial government must first guarantee an infrastructure plan to Delta prior to implementing any growth. The current system is NOT sufficient. Currently there are only two crossings of the Fraser River out of Delta. The George Massey Tunnel, which is at its max and cannot handle another 4,000+ vehicles, not considering the never end stress from the Container Port. The population of Delta is aging, [speaking for my wife and myself – 64 years] we are at the age where we require access to medical services which Delta Hospital cannot provide. Delta Hospital is only 53 beds. There are NO PLANS for expansion, which is required ASAP. We as seniors are in a precarious predicament. It's very stressful to say the least. Many residents require medical procedures outside the realms of Delta's boundaries. Again, speaking for myself, my wife was able to secure a Family Practitioner in Richmond as there were none available in Ladner. A whole series of bureaucracy – Fraser Heath vs Coastal Health. As we age numerous issues become very difficult to navigate. Many of us have medical appointment in Richmond & points beyond. The transit system does not work for everyone. We must include this in the plan for future expansion. An extension of the current Richmond Skytrain system to Ironwood must be considered and eventually to Ladner, Tsawwassen, & South Surrey. Delta must first negotiate with the NDP its infrastructure commitments prior to any expansion.
Screen Name Redacted 3/01/2024 05:58 PM	build another road in and out of tsawwassen, then you can think about adding more housing and don' t build towers as this will take away the charm of tsawwassen

Screen Name Redacted 3/01/2024 08:28 PM	Slow the growth. Only allow 6 story buildings. Don’t rezone to add high rises in Tsawwassen in. The peninsula can’t handle it.
Screen Name Redacted 3/02/2024 08:32 AM	There’s a lot of green space in other parts of BC with room to grow, I prefer to protect the farming lands we have in Delta and not create higher density in our existing neighborhoods. The added density will have a negative impact on our community in my opinion.
Screen Name Redacted 3/02/2024 08:49 AM	Yes, see my comment above. A much more holistic plan is needed to include environmental considerations!!! This part of the plan is totally missing!!
Screen Name Redacted 3/02/2024 11:32 AM	Why only midrise density in South Delta, why not get ahead of everything and put in high rises now. The south perimeter road was upgraded and is a great connection to larger density. It has the ability to provide great transit options in the future IF we plan for it now not as an afterthought in 5 years.
Screen Name Redacted 3/02/2024 12:24 PM	You need to consider people with disabilities. Many of us can't take transit. Many of us can't afford anything more than a bachelor suite. Removing the requirements for parking for these suites is adding another barrier. How do I get my groceries home, I can't physically lug it around from store, to bus stop, thenonto the bus, then off the bus,then walk that far to my home. How do I get to the doctors. Having an invisible disability, people don't offer up a seat on the bus.
Screen Name Redacted 3/02/2024 04:11 PM	The lobbying of TransLink to support with additional and/or more frequent bus service to support those who choose a different mode of transportation other than the car.
Screen Name Redacted 3/02/2024 05:30 PM	Planning for more greenspaces, parks and community gardens. Lack of a new tunnel OR bridge and transit not keeping up or working for everyone. Lack of healthcare.
Screen Name Redacted 3/02/2024 05:42 PM	allowing more density long secondary roads
Screen Name Redacted 3/02/2024 10:04 PM	I am eager to see what the upcoming changes in regulations around short term rentals does. We do not have a housing shortage; we have an affordable housing shortage. Increasing the land grab won't help.

Screen Name Redacted 3/02/2024 10:25 PM	All new builds in Ladner village should conform to a typical Ladner heritage style with modern finishings.
Screen Name Redacted 3/02/2024 11:16 PM	Enforce “Accountability” for outcomes of the decision makers will introduce serious due diligence work, careful consideration of community feedback and careful budgeting.
Screen Name Redacted 3/02/2024 11:59 PM	Delta has weak cycling connections between the three community centres.
Screen Name Redacted 3/03/2024 09:26 AM	Proactively monitor civic and institutional lands not reactively monitor to ensure new resident needs are met.
Screen Name Redacted 3/03/2024 10:07 AM	This quick increase in population will especially effect the areas as denoted. Services must be increased at the same time.
Screen Name Redacted 3/03/2024 11:00 AM	NO TOWERS
Screen Name Redacted 3/03/2024 11:20 AM	Transportation alternatives, Schools, Recreation facilities, Parks. these are not mentioned anywhere.
Screen Name Redacted 3/03/2024 12:09 PM	Basis services are not in place for those already living here. We do not have enough medical doctors , enough room in our hospital, police, paramedics. Our road system is not adequate, our public transportation is limited. Please understand that if you can't support those already living here, how can you support more growth in the community. Thousands do not have a family doctor. Our walk in clinic is limited. Our emergency room is overflowing. Children are out in portables as our schools are overflowing. Childcare facilities are full and have extended wait lists. Again, fix the problems we have first.
Screen Name Redacted 3/03/2024 01:32 PM	We need a comprehensive transit plan.
Screen Name Redacted 3/03/2024 04:09 PM	Allow coach houses, rental suites but keep it to 1 per property
Screen Name Redacted	Move slowly and thoughtfully when attempting to densify. Better

3/04/2024 05:37 AM	highway access and flow are certainly needed (and long overdue).
Screen Name Redacted 3/04/2024 08:55 AM	Neighborhoods outside of the existing urban centers also need mixed use, 'neighborhood centre' development, so that suburban communities have local destinations.
Screen Name Redacted 3/04/2024 11:07 AM	Mixed Residential need not and should not be allowed on the same block as small scale residential.
Screen Name Redacted 3/04/2024 11:21 AM	Please see my “other” comments in sections 2, 3 and 4. My extended family also live in Tsawwassen, our family have worked and lived here for decades. We all agree that development is important, however, the 2024 plan needs significant amendments, particularly to the high rise high density component before our elected officials provide final approval. Our Mayor and his team may share the concerns raised in my survey response. I trust them to listen carefully to all residents feedback as they decide on the appropriate amendments to the plan that will satisfy both future growth and meet residents factual concerns.
Screen Name Redacted 3/04/2024 11:25 AM	Make it more difficult for a developer to tear down a typical 50 yr old SF home, and build a monster home that maximizes the possible footprint of the property. These are unaffordable for the average family and do not increase housing availability. Instead mandate that the developers must redevelop the property into multi family homes ensuring 2 parking spaces per home.
Screen Name Redacted 3/04/2024 01:01 PM	I'd like more clarity on commercial spaces and what will be allowed where. I feel there is a real lack of commercial space on 72nd and at 84/114.
Screen Name Redacted 3/04/2024 01:42 PM	If anything, I'd like to see it go further. Delta is one of the least densely populated urban regions in the country. We have the space to create much more housing, and that's without even touching any of our agricultural lands or existing green spaces (which I firmly believe should be protected). I would like to see single-family zoning radically decreased if not completely abolished in favor of townhomes and low-rise apartments. This is the norm elsewhere in the world, like Europe for example.
Screen Name Redacted	Redevelop TSA mall, include new buildings from 6-12 stories. The

3/04/2024 03:07 PM	new proposal submitted said they would cut commercial retail by half, why? If it's not there, people will have to get in their cars to go shopping. I always support local. It was suggested only high end retail , don't they realize The Dollar Store is one of the busier stores. More green space in the new development, if you build it, it will be used. Winskill is already at capacity for many programs, where will new residents go ?
Screen Name Redacted 3/04/2024 03:14 PM	Yes, as the apparent intention of the Mayor and Council is to proceed with the current OCP draft (without actually taking residents suggestions and feedback into consideration), it's necessary to take the time to establish infrastructure before expanding housing. Existing issues like peak-time traffic, insufficient schools, extremely limited daycare spaces, lack of family doctors, prolonged ER wait times, and the demand for additional emergency services highlight the necessity for in depth planning. Prioritizing infrastructure ensures the community's well-being and prevents irreversible challenges from exacerbating, allowing for sustainable growth beyond mere housing "mandates". Also, these targets are not mandatory so we don't have to panic to build so much housing. In addition, look at how much development has happened recently at Southlands and the TFN and take that into account instead of just looking forward.
Screen Name Redacted 3/04/2024 03:54 PM	You keep talking about growth but do nothing to look after the people that are already there. Even the walk-in clinics you have to have an appointment now which seems ridiculous.
Screen Name Redacted 3/04/2024 05:34 PM	More single family affordable detached homes - not more condos or townhouses.
Screen Name Redacted 3/04/2024 06:02 PM	HI THERE NOT EVERYONE HAD GOT THAT KIND OF MONEY TO TEAR DOWN THEIR OLD HOUSES TO MAKE 4 UNITS SO I THINK PEOPLE WITH EXISTING HOUSES SHOULD BE GIVEN AN OPTION TO ADD MORE THAN ONE SUITE AND A GARDEN SUITE WHICH WILL ADD UPTO 4 UNITS PER HOUSE INCLUDING THE MAIN UNIT AND THAT WILL HELP NOT CREATE HOUSING FASTER AS WELL. I DONT THINK 1 PARKING PER UNIT MIGHT WORK SPECAILLY SMALL LOTS . ALSO AREA CLOSE TO 92- 96 AVE UPTO 116 STREET SHOULD BE HIGHER DENSITY AREA AS ITS CLOSE TO SCOTT ROAD SKY TRAIN BUS SERVICE. THIS AREA HAS BEEN LEFT BEHIND AND SHOULD BE INCLUDED SPECIALLY 96 AVE SHOULD BE ASSIGNED AS COMMERCIAL AND RESIDENSTION MIXED. THANKS FOR GIVING THE OPPORTUNITY TO GIVE THE SUGGESTIONS.

Screen Name Redacted 3/04/2024 06:36 PM	Build along bus routes. Increase transit options.
Screen Name Redacted 3/04/2024 09:05 PM	Complexed road plan, and new road to be added, enhance Delta Hospital, require school plans for growth. Infrastructure review and implementation required!!!!!!
Screen Name Redacted 3/04/2024 09:09 PM	Nobody wants 20 story towers in T town Also nobody wants Ladner village to be turned into the Broadway corridor. The people making these decisions. It seems like they've all been bought and paid for that's what people are talking about now and these fake open houses. We know you've already made your decision. All these fake meetings mean nothing when you are gonna let developers who have no ties to our communities push thru monstrosity developments.
Screen Name Redacted 3/04/2024 10:03 PM	You first need the infrastructure to support the growth! Anything else is just plain stupid. Where is the plan to expand the hospital? Don't spend money til it's in the bank - completely irresponsible. Municipalities need to deal with the provincial government on this.
Screen Name Redacted 3/04/2024 10:16 PM	Need much better planning of infrastructure in the area Scott road rapid bus system is a joke
Screen Name Redacted 3/04/2024 11:53 PM	As stated above, take the time necessary to do a well planned process with clear objectives and guidelines gained from full community consultation.
Screen Name Redacted 3/05/2024 09:46 AM	what about the proposed development on the old burns bog peat factory at the base of 72nd and hwy 91?
Screen Name Redacted 3/05/2024 10:22 AM	The problem with creating the densification by adding high rise units, for example, is that it does nothing to address issues that you suggest. The new apartments, condos, etc. are not affordable to first time home buyers (for a variety of reasons) and do nothing to help families - townhomes are much more appropriate.
Screen Name Redacted 3/05/2024 10:30 AM	Spread out the growth and not having it just in one area

Screen Name Redacted 3/05/2024 11:04 AM	As part of your vision statement, include the above principal respecting property owner rights.
Screen Name Redacted 3/05/2024 11:28 AM	As the provincial new housing policy proposes the 4 units should be allowed on 3009 square feet or larger lots City of Delta should also allow that as well.
Screen Name Redacted 3/05/2024 02:00 PM	I think North delta needs more commercial and residential units. The only commercial street is scott road and in between there is nothing like small stores and offices. My suggestion is to give a boost to 96 ave as its less traffic anyways and it should be in a light commercial and residention zoning upto 116 street. That neighbourhood is so old that it will be good to boost that rather than boosting the areas which are already so busy. the average lot size in the annevile area is 6000 sqft which is good to zone few lots togther into a town house complex along with 96 ave. There is a rapid bud service from 96 to scott road sky train which is very convenient for lot of people who use public transit. Bringing more units to this area will be a great thing to be determined. thanks
Screen Name Redacted 3/05/2024 02:46 PM	Show me a plan for how additional car traffic will be handled as well as updating or building new recreation facilities.
Screen Name Redacted 3/05/2024 04:13 PM	With increased density (growing population) please focus on pedestrian and cyclist safety on our neighbourhood streets. In residential areas, maximum 40km/h please.
Screen Name Redacted 3/05/2024 04:17 PM	More arterioles need to be opened up to Mixed Residential development, particularly areas close to schools in all Delta boroughs. For example, all of 8A and 12 Aves in Tsawwassen should be zoned MR to accommodated townhomes, along with all of Central Avenue in Ladner. I want to see more guidance on the style of any new higher density developments so we can ensure there is continuity of community design to go with higher density.
Screen Name Redacted 3/05/2024 04:18 PM	Coach houses, garden suites should be allowed/expedited. Another way to get in and out of Ladner.
Screen Name Redacted 3/05/2024 04:19 PM	Focus on infrastructure and healthcare before density.

Screen Name Redacted 3/05/2024 04:22 PM	Give us more activities for kids. More shops. More leisure activities. More restaurants.
Screen Name Redacted 3/05/2024 04:26 PM	Property taxes will obviously increase making life in Delta even more unaffordable. I do not understand how it increase over 7% other than incompetence by those in charge.
Screen Name Redacted 3/05/2024 04:27 PM	higher density in and around centre, not in single home residential areas. For those eg on 8th ave living next to the townhouse unit, their property values have plummeted through no fault of their own which is quite unfair.
Screen Name Redacted 3/05/2024 04:36 PM	Don't destroy Tsawwassen. Have public consultations. Listen to the residents before green lighting projects the community does not want.
Screen Name Redacted 3/05/2024 04:36 PM	Include parking as a major priority when considering increased density. For example, there was inadequate planning for parking and road use in the Hamptons development. Polygon conned City Council into $agreeing$ to building without adequate parking designs.
Screen Name Redacted 3/05/2024 04:39 PM	Share the burden with Tsassawwsen and Ladner
Screen Name Redacted 3/05/2024 04:39 PM	Increased densification must provide for appropriate service delivery such as Garbage and food services. When not considered we end up with situations such as between The Waterford and Oliva where parking is undersized and service trucks must block the street in order to make deliveries.
Screen Name Redacted 3/05/2024 04:42 PM	Slow down and make OCP right. Province deadlines are artificial.
Screen Name Redacted 3/05/2024 04:53 PM	AFFORDABLE housing is key. Start mandating that developers must provide more non-market units - what's being provided in new builds in north delta is pitiful and not making a dent in the housing crisis. Can the city start contracting builds onto city land, for more purpose built rentals? I get why developers don't want to build these purpose built rentals, there is less money in it. So why not purchase and/or provide the land to allow for it? Work with BC Housing / Options / Raincity or whatever other housing providers to get some actual affordable rentals built for low income families. Successful growth has

to mean successful for everyone, low income and middle class families included, not just financial gain for already rich development corporations.

Screen Name Redacted
3/05/2024 04:58 PM

Bikes lanes, proper sidewalks and walking routes, transit access, schools (see Surrey's current nightmare because of rapid growth and no planning), roads cannot simply accommodate an official endless amount of cars and we do not live in a walking friendly community. The number of sidewalks that randomly end and lack of safe bike options is deplorable. My kids take their life in their hands getting to school through town daily. This housing "crisis" bandaid doesn't even address the people in actual crisis. Building more market price housing doesn't drive down prices and the research has proven it. There needs to be a holistic approach taken to building up a city and none of this OCP proposal does that. Literally EVERYTHING is missing from this plan except building more houses - which costs the city nothing and only profits a few. Where is the benefit to our community and ALL the people who live here and have diverse needs. All the people who move here have to work somewhere and it won't be locally. We have always been a suburban commuter town and that isn't going to change simply by adding homes. Delta has neglected improvements here for decades and should not be allowed to continue.

Screen Name Redacted
3/05/2024 05:03 PM

I realize there must be growth, but our transit/road system needs to evolve to handle it!

Screen Name Redacted
3/05/2024 05:04 PM

Condo buildings of 12 or 13 stories would be more than adequate and put less strain on the community transportation corridors.

Screen Name Redacted
3/05/2024 05:17 PM

See above. You can make many small inexpensive changes to infrastructure that will make this a smoother process. Bus stop locations, road signage traffic calming and urban landscaping all help without tearing up roads.

Screen Name Redacted
3/05/2024 05:19 PM

To support the growth we first need to identify and expand the infrastructure. Pick areas that are not communities where families live and try and densify them.

Screen Name Redacted
3/05/2024 05:21 PM

Improve bike network separate from traffic. Increase access/availability of sport/recreational complexes, community centres to reduce crowding.

Screen Name Redacted 3/05/2024 05:52 PM	Not having the physical limitations that confront Tswn, Ladner and North Delta areas are more suited to higher density housing growth but there too, ALR, Burns Bog and Fraser River delta soil conditions prevent population and housing growth as is currently proposed
Screen Name Redacted 3/05/2024 06:05 PM	Making sure there is a balance-no monster homes or development to ruin the community feel that currently exists.
Screen Name Redacted 3/05/2024 06:49 PM	We will eventually need more schools in Ladner if this growth continues.
Screen Name Redacted 3/05/2024 07:02 PM	When adding density it is important to ensure there is proper access to/from the developments onto the roadways. Ideally 2 access points so cars can come and leave from different points to not strain the existing roadways too much.
Screen Name Redacted 3/05/2024 07:06 PM	The construction of housing must go hand in hand with rod enhancements, schooling, parking, hospitals, etc.
Screen Name Redacted 3/05/2024 07:07 PM	Promote industrial, commercial, residential and attraction growth around Tsawwassen Mills area. Limit this type of expansion in and around Boundary Bay so that it promotes more of a local neighbourhood appeal. Parking permits, designated parking spaces outside residences or revised parking rules that would allow owners and residents the ability to park in front of their homes
Screen Name Redacted 3/05/2024 07:14 PM	Make preserving the nature of our communities a high priority.
Screen Name Redacted 3/05/2024 07:35 PM	Your plan for Ladner should respects the Heritage Rules as well as limiting the Mixed Residential to 3 story townhouses.
Screen Name Redacted 3/05/2024 07:52 PM	Growth in an area should be supported by adequate infrastructure.
Screen Name Redacted 3/05/2024 08:36 PM	n tracks.

Screen Name Redacted 3/05/2024 08:55 PM	I think if the town is growing there needs to be ample transportation provided or available. I think that maintaining the small town feel while growing is important, not to make it too industrialized
Screen Name Redacted 3/05/2024 08:58 PM	please see above
Screen Name Redacted 3/05/2024 08:59 PM	More lower density housing developments are indeed needed. I see multiple major projects proposed that add hundreds of housing units in each one without the requirement for towers. I am concerned the housing types currently proposed are not suitable for families. These are low Sq footage 1 and 2 bedroom units ideal for high turnover and equally hight market rental rates. This is the wrong housing. It only adds to the current situationof overpriced rentals and unaffordable liveable housing for new buyers to build a familly in.
Screen Name Redacted 3/05/2024 08:59 PM	No
Screen Name Redacted 3/05/2024 09:00 PM	Put infrastructures and utilities as part of city planning first, instead of leaving them for last. Once the houses go in, it will be impossible to expand roads for example, and Delta is a community where many people rely on personal vehicles for shopping and work. Health services, fire services, public transit, parking lots, shopping areas, entertainment areas, green spaces, road capacity etc. should all have plans for increase and improvement to support the additional housing and people living here.
Screen Name Redacted 3/05/2024 09:01 PM	Schools and Arenas
Screen Name Redacted 3/05/2024 09:19 PM	Environmental impacts have not been considered. Privacy for single family residential neighbourhoods suddenly impacted by multi-unit housing has not been mentioned. We would like to see examples of new housing that allows for green space, privacy, and is attractive. So far no examples have been shown. What will be allowed and disallowed by developers? Also, Tsawwassen does not currently have the infrastructure (roads, parking, especially) to support such aggressive growth.
Screen Name Redacted 3/05/2024 09:21 PM	In N. Delta in a word: Everything. It seems we're not allowed to have nice things. Lack of Pubs, Restaurants, boutique shops, coffee shops, craft breweries, proper shopping centers with ANY big name retailers

	(other than Walmart), bike lanes, inter subdivision busing (not just a seniors bus - give me a break), seniors housing, affordable housing (high rises), a proper golf course, rapid transit and on and on. In general, a typical N. Delta resident has to go to another city (or even Tsawwassen/Ladner) to enjoy nicer things. We are treated and disrespected as 2nd class citizens in our own city in my opinion.
Screen Name Redacted 3/05/2024 09:22 PM	The issue is not housing per se, it is AFFORDABLE housing. There is little that I see in the current OCP plans to drive affordability. We do not need a bunch of million dollar condos sold to investors looking for a quick buck who will drive up the rental costs. This will not help the situation. We need affordable rentals and affordable homes for purchase. Other municipalities have non-market requirements for projects, why don't we? Stop kowtowing to developers.
Screen Name Redacted 3/05/2024 09:27 PM	Make sure that schools,roads and other facilities keep up with the pace of growth
Screen Name Redacted 3/05/2024 09:39 PM	Allowing more basement suites to easily be added to homes
Screen Name Redacted 3/05/2024 09:58 PM	Population growth should be contingent on improving and growing infrastructure.
Screen Name Redacted 3/05/2024 10:00 PM	Maximize 2 or more room units. For families
Screen Name Redacted 3/05/2024 10:01 PM	Start slow, definitely no high rises There is no affordability , Hodgins is destroying this community and fuelled by greed
Screen Name Redacted 3/05/2024 10:06 PM	Keep buildings and development in character to their respective neighbourhoods.
Screen Name Redacted 3/05/2024 10:31 PM	Please describe the cycle and pedestrian infrastructure you plan to implement to support this growth is housing
Screen Name Redacted 3/05/2024 10:36 PM	We need transit shuttles through North Delta (including Sunshine Hills) to get to arteries and to move people out of their cars. A mix of housing styles to bring families into neighborhoods, allowing retail to develop where the people are. Don't let parking define development.

	Let people live over retail, support small business to bring some boutique shops/eateries/pubs to North Delta.
Screen Name Redacted 3/06/2024 12:46 AM	more transit along Nordel Way, 7 days a week
Screen Name Redacted 3/06/2024 01:27 AM	Utilize the town center mall and create more affordable housing there. The single story shops have long become outdated and could support 3 - 5 story build up there. Allow for a garden/lane house on larger lots or a duplex but maintain greenery. Do not allow developers to bulldoze fully treed lots for ease of building.
Screen Name Redacted 3/06/2024 08:09 AM	Small businesses are struggling in Delta. We need more commercial spaces and options available to them.
Screen Name Redacted 3/06/2024 08:20 AM	Build more affordable housing for low income people. Need homes fo homeless, seniors, people with disabilities, young people just starting out. The for profit housing is ample.
Screen Name Redacted 3/06/2024 08:44 AM	The huge future infrastructure costs are not even mentioned. How are these going to be paid for? Do we want more huge Metro Vancouver-style cost overruns as they achieved on the North Shore waste water plant?
Screen Name Redacted 3/06/2024 09:17 AM	Don’t keep on pushing development- so many elderly here that to torture the urban town centre to go up in height would also prohibit an already burgeoning town centre mobility rights.
Screen Name Redacted 3/06/2024 09:24 AM	Lower buildings, less rapid development. We do not need 24 story buildings. The higher up the buildings go the more view they have of the ocean- and with more ocean view the developer will be able to ask for MORE MONEY - that is NOT affordable housing by definition, it’s a money grab.
Screen Name Redacted 3/06/2024 09:34 AM	No one has approached us to see what we want. Fewer high-rises, more access to transit, more schools and less traffic congestion.
Screen Name Redacted 3/06/2024 09:43 AM	I think the community resources need to be in place before we consider growth. I also don't think it's necessary to develop anything over 6 stories in height. We just don't have the infastructure

Screen Name Redacted 3/06/2024 09:50 AM	Local urban transit - electric mini-buses that pick people up from outlying suburban and farming areas on a regular schedule and bring them in for shopping, appointments etc
Screen Name Redacted 3/06/2024 09:52 AM	Build the infrastructure first. Then build the housing. Manage the growth in a steady and playful way to avoid compounding what is already a stressful life for many Delta residents. Above all, ensure there is adequate medical care coming for everyone.
Screen Name Redacted 3/06/2024 10:07 AM	No big development downtown Tsawwassen.
Screen Name Redacted 3/06/2024 10:22 AM	See above
Screen Name Redacted 3/06/2024 10:23 AM	Tsawwassen is already growing in Southlands and on the TFN land by the mall. Other areas for growth should only be around major city centres. We moved to Tsawwassen because we liked the city layout and community. This would change the community feel.
Screen Name Redacted 3/06/2024 10:27 AM	Already a lot of development in Tsawwassen. Around the Mall, Southkands. Any buildings should be a maximum of 6 storeys
Screen Name Redacted 3/06/2024 10:35 AM	Add District Building Inspectors to Occupancy process to ensure compliance with by-laws and code. Add latecomer agreements - for example, a developer may develop adjacent a major intersection first and be hit with the upfront costs of updated infrastructure first. Then, years later another developer develops down the block and doesn't need to pay to the extent of the upgrades the first developer did. By adding a latecomer agreement, the second developer would pay a portion of the upgrades the first developer did and the first developer could receive a credit in the future. Increase in road dedications and street right of ways. Add time limited permits to the permit process for patios. This allows the City to get proper information on how such a permit would affect the community. A patio is approved and limited to certain hours of operation for a limited period of time. At the end of this time, the applicant is responsible to apply for an extension with a fee. This allows the City to obtain additional fees and review the proposal to see if any complaints have come in. Ultimately refusing, approving - subject to limited time, or approving indefinitely.

Screen Name Redacted 3/06/2024 10:47 AM	Helping providing care for elders aging at home.
Screen Name Redacted 3/06/2024 11:44 AM	Subsidized, rental, and co-ops.
Screen Name Redacted 3/06/2024 12:32 PM	Take a slow methodical position on housing. Build appropriate infrastructure that will suit growth needs for 10-20 years not the3 next voting cycle.
Screen Name Redacted 3/06/2024 01:06 PM	more density. We should be even more ambitious.
Screen Name Redacted 3/06/2024 01:16 PM	This may not be possible, but the North Delta Social heart is an embarrassment; it's a joke. What I think would vitalize that area and give the community a solid destination would be an urban square with outdoor dining options. While I appreciate the land use discussions to improve density we also need to improve walkability and give locals a reason to stay here and keep our money here. The North Delta social heart is laughable at best, and a euro style village square would vitalize our community and encourage us to stay local. We don't stay local because the area kinda just sucks.
Screen Name Redacted 3/06/2024 01:20 PM	We live in a detached home/ with a large front yard. would love to be able to build a small coach home in the front as opposed to the back
Screen Name Redacted 3/06/2024 02:23 PM	You need to think about getting to and from Tsawwassen if you add more housing and more families there will be more commuters …. MOre students for overcrowded school, hospitals. Who is in charge? Do council and the mayor not realize what all this means to the community?????
Screen Name Redacted 3/06/2024 03:34 PM	Narrow the roads to discourage driving. Significantly increase bus service. Increase spending on teacher salaries because good schools foster good communities.
Screen Name Redacted 3/06/2024 03:49 PM	Protected bike and walking paths. Secure bicycle parking by tunnel. More recreation programming in North Delta. Small library community space at the North and south end of North Delta. Support housing cooperatives for long term affordable housing

Screen Name Redacted 3/06/2024 04:58 PM	I just have comments for Tsawwassen that also reflect my feelings for all of Delta.
Screen Name Redacted 3/06/2024 05:02 PM	We already have development going on
Screen Name Redacted 3/06/2024 05:36 PM	Already areas are being developed, like Southlands and TFN area. Build on usable land like 56/Hwy 17 or Paterson Park
Screen Name Redacted 3/06/2024 05:54 PM	Restrict additional growth in Boundary bay until there is adequate parking and sidewalks.
Screen Name Redacted 3/06/2024 05:55 PM	Yes the desire to maintain a 'liveable city' encouraging the best of 'small town' with some city amenities like restaurants, theatres etc.
Screen Name Redacted 3/06/2024 06:12 PM	Rely on local opinion rather than other data sources to shape the future of Delta. We don't need high density residential projects, as no sufficient services/infrastructure is available.
Screen Name Redacted 3/06/2024 06:36 PM	Better infrastructure to support growth. Only two ways into Ladner. Ladner Trunk Rd and Arthur Drive. Arthur Drive is now a MAJOR artery/freeway into Ladner.
Screen Name Redacted 3/06/2024 06:52 PM	As above. Delta already has the largest number of float homes in the province (and BC has the largest number in Canada). Float home communities provide an alternative lifestyle for adults, that is safe, nurturing and allows individuals to live exquisitely close to nature. We need to expand on what's already here!
Screen Name Redacted 3/06/2024 08:15 PM	None
Screen Name Redacted 3/06/2024 08:33 PM	You should create areas where greater multi unit density is permitted.
Screen Name Redacted 3/06/2024 09:27 PM	Stop being led by the nose by NDP commissars.
Screen Name Redacted	all parking should be off roads and property development should

3/06/2024 09:57 PM	accommodate this
Screen Name Redacted 3/06/2024 10:09 PM	It is very important that the capacity of our roads is addressed - how will traffic be affected by increased density? I can only speak to South Delta as this is the area that I am familiar with - the character of Tsawwassen and Ladner is what residents are familiar with and cherish. It also draws new residents in as it differs greatly from larger cities. Turning the core of Tsawwassen and Ladner into a downtown-like area with high density and unusually tall buildings for the area goes against what we are familiar with, what we appreciate about these towns, and will ultimately ruin the charm of these uniquely slow and quiet towns (as compared to other cities in Metro Vancouver).
Screen Name Redacted 3/06/2024 10:11 PM	Focus housing in the town centres with reasonable density. Tell Victoria that we will achieve our housing targets within the timeline but we will do it our way.
Screen Name Redacted 3/07/2024 01:27 AM	Allow distribution of growth of high density housing such as townhouses, condos, mid-rise to other smaller neighborhoods close to schools and areas of interest and not just craming them near 120 and 84 ave and making these areas busier.
Screen Name Redacted 3/07/2024 01:29 AM	Towers in tsawwassen should be near 56 and 19 Direct access to highways Southlsnds is high density and took valuable farmland away Southpointe school wants new schools , approve 6 stories with rentals above Redevelop the rev centre with 3 floors of rev centre and 10 stories of social housing above
Screen Name Redacted 3/07/2024 07:52 AM	Density along Scott road
Screen Name Redacted 3/07/2024 09:53 AM	Build more access roads, greatly increase bus service, and address the probable increase in crime.
Screen Name Redacted 3/07/2024 11:00 AM	Need to give people more house purchasing options since things are getting more unaffordable. In vancouver, we've seen areas where you can buy a coach home or a garden suite. Please allow a duplex with a garden suite or coach house to be sold off individually
Screen Name Redacted 3/07/2024 01:33 PM	Tsawwassen is meant for turn over not growth. Meaning families stay forever than their kids grow up and repeat the cycle. This is a small

village community surrounded by water. Growth upwards by way of high rises cannot be matched by growth on the ground. Our streets are maxed. The extra traffic will error the streets quickly as we only have 2 ways in and out. We do not have enough doctors, to support growth. Nor high schools nor space in elementary. Nor sports fields. This list can go on and on. It's fairly obvious to any tsawwassen residents that this plan of big growth is not for them.

Screen Name Redacted
3/07/2024 02:39 PM

I would prefer to see buildings/townhouses/homes distributed over a larger area to achieve growth and more livable communities. I have lived in all types of housing over the years including low rises, high rises, townhouse, and single residential home so I am speaking from experience as to what each has to offer in terms of affordability, lifestyle, and sense of community.

Screen Name Redacted
3/07/2024 02:59 PM

Prioritizing densification in town centers, near transit hubs would be a good first step. Schools need to be assessed to ensure there is sufficient space for additional children - we already seem to struggle getting enough teachers and EAs to support the number of children we currently have. Water and sewer systems need to have suitable capacity. Traffic studies need to be undertaken so that streets aren't packed with cars.

Screen Name Redacted
3/07/2024 03:28 PM

There seems to be little mention of the significant infrastructure (Parking, roads, sewer & water supply etc) from what I can read in the documents. They are well prepared, but don't really mention the shortfalls we will encounter.

Screen Name Redacted
3/07/2024 03:30 PM

Delta has an Golden Opportunity with the New OCP 20year Housing for the Future. Livability does not have to be just 4 Walls . Continue to Develop accessible groomed public bicycle & walking pathways along agricultural land , parks and through the new urban developments ,pathways that could connect our communities.Many European countries have embraced this idea ,healthy for citizens and perhaps appealing to visitors.Win ! Win! Restrict Heights for the smaller urban areas ie Ladner & Tsawwassen say a 10 storey maximum in the urban city core stepping down to 3 storey maximum as development reaches the agricultural or park areas. Allow North Delta to develop a more Big City Tower Look.North Delta's corridor leads into the City of Greater Vancouver and if it has the desire to grow towards an Urban Vibe they should be encouraged and supported to do so. Set Backs from roadways and sidewalks play a crucial role in giving any community a feeling of being connected to nature. Recent builds such as Tsawwassen Springs,Windsor

	Woods,The View on 12th , Southlands Beach Community each managed in very different ways to set back the buildings creating pleasant boulevards, gardens, small green spaces open and inviting to the residents and passerbys . A Clear Vision and Name for each district facing major densification ; naming the district may inspire developers and engage citizens helping all concerned to work to a common goal. This is an opportunity to give our town hubs cohesive, aesthetic looks . Insure Pedestrian Pathways to local Amenities ,Green Spaces,Street Cafes, Benches, Foliage,Water Features are required elements when areas are being developed. Work towards including some of the 15 Minute City concepts where applicable. Create Incentive for Developers to continue moving forward with smart energy efficient buildings ,perhaps will see some Green Roofs supporting Native Grasses.
Screen Name Redacted 3/07/2024 04:09 PM	yes, residential / agriculture area .. housing on permimaters .. need infrastructure ie sewer, roads, bike paths ... - includes these areas in the plan somewhere .. you can't just ignore or leave them out.
Screen Name Redacted 3/07/2024 05:55 PM	Leave single family residences out of the development plan and absolutely be sure to continue to discourage house builder/developers away from producing big box-style homes that change neighborhoods for the worse. Larger developments have required developers to prepare and file community plans. This works and brings well thought out structures, esthetically pleasing and size and scope in keeping with the community as they must be approved. The approval board should contain people who have nothing to do with the development.
Screen Name Redacted 3/07/2024 06:15 PM	Utilize the areas that are in retail/commercial areas that are not being used properly
Screen Name Redacted 3/07/2024 06:30 PM	More options for home owners
Screen Name Redacted 3/07/2024 07:55 PM	Population growth should be capped by not allowing in - international students, immigrants and refugees. This will ease the pressure, otherwise Delta will become another 3rd world city.
Screen Name Redacted 3/07/2024 08:03 PM	We need to weigh the messaging you receive to think about where the impact will fall. My parents in their 70s won't be here to live with the decisions but the decisions to build more density may allow my niece and nephew the potential to attain housing in Delta.

	Additionally, we need to talk about attainable housing versus focusing on affordable housing, affordable it too open to interpretation .
Screen Name Redacted 3/07/2024 09:43 PM	Plans for schools, recreation programs and to manage the new traffic as well as parking issues.
Screen Name Redacted 3/07/2024 10:18 PM	Have a solid plan for infrastructure first.
Screen Name Redacted 3/07/2024 10:19 PM	Solicit provincial and federal government to supply additional monies for services needed, and to bolster infrastructure when imposing growth targets or immigration targets, without consideration for the populations, largely in urban areas which are already stressed to the limits
Screen Name Redacted 3/07/2024 10:32 PM	Hospital capacities, roadways and recreation centers are already often operating at or beyond their capabilities.
Screen Name Redacted 3/08/2024 01:22 AM	Leave the place as it is. You are wrecking everything. If that isn't possible then start being much stricter with how the buildings are constructed. "Workmanship" does not exist. The places being built now might have a lifespan of 40 years. How is that conserving energy or resources, much less the older, better built stock being lost when it's torn down to make way for something bigger and shoddier?
Screen Name Redacted 3/08/2024 03:44 AM	Most of my suggestions are specific to Tsawwassen rather than Delta as a whole, but in general I would say that there is a missed opportunity when it comes to having higher density levels next to parks and schools.
Screen Name Redacted 3/08/2024 09:18 AM	I am concerned about the infrastructure needed to accommodate more density, not only water, sewage, waste management, roads but for essential services and sustainable, environmentally responsible living.
Screen Name Redacted 3/08/2024 11:03 AM	Nothing more than 4 stories in South Delta for residential. Allow more duplexes and coach homes. As of mid-October, Hodgins said approximately a third of the 950 residential and about 10% of the commercial has been completed, and they are expecting everything else to be built in about eight to nine years. This is over 600 homes that are slated to be built in Southlands. That's a lot of growth for our

	current infrastructure to support. On top of that, if the approx 1000 new units proposed in your current plan in Tsawwassen's downtown core are built, how will the one main road (56th) and the secondary road (52nd) possibly be able to provide safe and efficient transportation routes. The path to 3500 units should not change the culture of the community we live in, it should enhance it.
Screen Name Redacted 3/08/2024 11:40 AM	Develop the aging malls.....not with 24 story towers. But that is an excellent area of space to build more housing. Don't cram in Townhouses / condo's in the highlands or Camaro Drive area. Keep to single family dwelling. 56 street / Town Centre mall area / Chevron mall can grow with new housing / retail.
Screen Name Redacted 3/08/2024 11:43 AM	Density can be achieved with having more buildings of 6 stories rather than excessively high towers that completely change the feel of our community.
Screen Name Redacted 3/08/2024 01:10 PM	I think a key item will be to engage and work with the Delta School District in a meaningful way. From the conversations I have had, it seems like the school calculations have looked Delta as a whole, not specific to SDSS for example.
Screen Name Redacted 3/08/2024 01:38 PM	I feel that we should be taking TFN numbers into account for growth, we should try to fix the infrastructure to match the current growth before taking on further.
Screen Name Redacted 3/08/2024 03:26 PM	What does it matter George never listens to any of us anyways he just does what he wants
Screen Name Redacted 3/08/2024 03:33 PM	Looking for housing options for everyone not just the wealthy. We can’t have a vibrant community if lower income individuals and families can’t live here. As a previous retail manager of a longstanding business, I struggled to find and retain suitable employees locally.
Screen Name Redacted 3/08/2024 03:42 PM	6 stories maximum!!!
Screen Name Redacted 3/08/2024 03:50 PM	Build the needed infrastructure before you build any form of high rise. Base any development in tsawwassen on two parking spaces at least per condo at least. Develop more roads other than 56th street

Screen Name Redacted
3/08/2024 04:12 PM

Infrastructure cannot handle massive growth in a short time and dense space. Transit hubs, Massey Tunnel upgrades/replacement, lack of accessibility in emergency situations need to be factored in. Also, Federal grants were denied to Delta.

Screen Name Redacted
3/08/2024 04:55 PM

Investment in business, specifically small businesses, is a must to create an economy that can support larger populations. Things such as subsidized rent for smaller businesses (to encourage greater business investment). Plus, the removal of corruption in the construction industry, and greater enforcement of current zoning and community by-laws is necessary to protect the citizens of Delta.

Screen Name Redacted
3/08/2024 05:32 PM

Define Delta's housing target per community (Tsawwassen, Ladner & North Delta) to mee the 5-20yr goals. Define the population targets for the communities mentioned above. Define the maximum building heights allowed for Urban Centres. Define what a low, mid & high rise building looks like. Does the planning include the Tsawwassen First Nations developments? What infrastructure needs to be upgrade to support these plans? How will they be funded? Are there economic plans to encourage Jobs in Delta? What are the plans to protect the green spaces. What is Delta's criteria or formula for determining whether a single family neighborhood falls within the 'small scale housing' category or reclassified as 'mixed residential' or higher density (referencing Delta's proposed zoning maps) under the proposed OCP?

Screen Name Redacted
3/08/2024 07:30 PM

Rename 56th to Tsawwassen blvd so more welcoming/charming Need walking only areas / wider sidewalks / main square / high streets of sorts otherwise sense of community will be lost - need somewhere to congregate and attract people Need to work on tourism in the community Side note: South Delta should be separate to N Delta

Screen Name Redacted
3/08/2024 10:01 PM

Natural growth will suffice our requirements!!

Screen Name Redacted
3/09/2024 12:34 AM

We should be building out, not up. Especially for Tsawwassen. The proposed high-rise buildings for central Tsawwassen would ruin the area and create brutal traffic congestion. I believe agricultural lands should be re-zoned for new residential buildings.

Screen Name Redacted 3/09/2024 07:23 AM	Update the transportation plan. For example, recent upgrades to 72 Avenue will quickly become obsolete. Push back, where appropriate, on the thinking that growth is inevitable and unstoppable and that we must compromise the place that we live in order to accommodate growth at its projected rates. Growth is still occurring while prices are rising. Making growth easier will only increase its pressures. Consider advocating for a Langley-to-YVR transit path. Transit is very Downtown-Vancouver-centric, and peoples trips are more diverse than that.
Screen Name Redacted 3/09/2024 11:13 AM	112th Street corridor between 72 Ave & Nordel Way should be higher density to allow townhomes.
Screen Name Redacted 3/09/2024 11:36 AM	Need to address access to Tsawwassen when planning growth. There are only two ways to access the community and they are already over capacity. Constant ferry traffics doesn’t help
Screen Name Redacted 3/09/2024 01:05 PM	I would suggest that the city and Tsawwassen F.N. strongly consider continued growth on the vacant lands next to Tsawwasen mills housing development - which I suspect is already in the plans - but NOT take-up anymore farm land out of the ALR. ALL remaining Farm land should be Preserved AT ALL COST! That is extremely important and must be priority #1. I would also suggest densification potential is best in Tsawwassen's town core but not 15 story high buildings! That is pure greed and insanity and will be the demise of Tsawwassen as we know it. I would also suggest the city look at allowing some housing on the edges of some industrial areas like Tilbury and the north side of North Delta closer to River Road where there are some lightly and poorly used Industrial/commercial and some residential lands that would be ideal for densification.
Screen Name Redacted 3/09/2024 01:42 PM	More attention for density should be done on the north side of the Ladner waterfront with options such as restaurants on the 1st floor & residential above. In addition, the City owns many properties including ugly Ladner parking lots & has not done a good job at densifying them through partnerships, co-op housing, etc. Too may lost development opportunities. Buildings like the Ladner Community Centre, McKee Seniors Centre, Paterson Park could all have been built or now renovated to include housing. What's happening on the Tsawwwassen First Nations lands must also be considered when making any future long-term housing decisions about where & how to build housing. Young people are also not being consulted or involved enough in city decisions because for eg: City Hall mainly has their mtgs @ 4 pm & other times when young people are

working.

Screen Name Redacted
3/09/2024 02:05 PM

Missing: affordability for families and options for seniors downsizing that is not condos or townhouses. Townhouses are not affordable or suitable for seniors. The new townhouses by the Tsaw. high school are all over $1M. Road infrastructure is missing - the Massey Tunnel debacle is a prime example - delays / congestion / cars stuck in stop & go traffic / even with the "new tunnel" there will still only be 3 lanes to support traffic). Will need more or expanded schools to accommodate more children and a BC hydro plan to support the increased push to electrification.

Screen Name Redacted
3/09/2024 02:30 PM

Public transit, more roads in and out, bringing increased family doctors to the community

Screen Name Redacted
3/09/2024 02:59 PM

I have concerns about how the city will ensure that boundary properties are not negatively affected when/if development is approved on neighboring lots - specifically between the Mixed Residential and Small scale residential zones. The current draft map does not seem to account for traffic flow, parking or road width (where cars parked on both sides leave a single lane of traffic) in these neighborhoods.

Screen Name Redacted
3/09/2024 03:02 PM

I'd like to see more of the increased-density designations extending out farther along collector routes. There are townhouse densities starting to creep out along some collector routes, and extending those further makes so much sense. I'd like to see a wider net cast at urban centres. Concentrating some major growth in these urban centres will help fund so much, so expanding the radius a bit farther will benefit the city financially and create the kinds of densities that will tempt Translink into supporting us with improved service. I'd like to see MUCH more of an emphasis on dedicated/separated cycling and walking infrastructure. Delta's cycling plan, even when fully built out is disconnected, inconvenient, and complicated. We need to show people they can ditch their cars, not give them a few hundred meters of safer weekend causing.

Screen Name Redacted
3/09/2024 03:54 PM

1. Keep pressuring the federal government about the second tunnel access (River Rd) - the additional housing will be in place before the new tunnel is complete, even if it's on target. If the second access doesn't happen, the growth in South Delta along with growth in South Surrey will quickly make the tunnel expansion not much better than the existing situation. 2. Sense of community and reduction of

	congestion could be supported by really focusing on getting people out of their cars and onto bikes when traveling locally. But the big impediments to this are Ladner Trunk Rd and 56th Ave. Please Please Please address these corridors - if they were regarded as safe history has proven elsewhere that they would be used!
Screen Name Redacted 3/09/2024 04:06 PM	We need to consider where is most reasonable to have a large growth in density. Looking at soil types, densifying Ladner does not make sense. Therefore we should be looking to grow North Delta and Tsawwassen as much as possible. As our communities grow, we need to follow the principals of Strong Towns. Density is economically better for cities and power centres and strip malls need to be torn up. Road networks do not need to be improved but bus infrastructure does. As it is now, it is easy to get into Vancouver from Tsawwassen but not east into Surrey. We need to lower parking minimums and make sure that we don't build car infrastructure that masquerades as pedestrian infrastructure (ie walking overpasses over roads). Everything we build should be to encourage 15 minute cities that we can walk and bike to.
Screen Name Redacted 3/09/2024 04:30 PM	Nobody wants high-rise buildings due to the look and safety concerns, and we have too many tall, narrow townhouses. We need more multi-unit options of affordable housing and rentals for people downsizing, those with mobility issues and first-time home-owners. I am comfortable with more residential multi-unit buildings up to six stories and housing units above stores for people to walk to services.
Screen Name Redacted 3/09/2024 04:55 PM	I would support exploring transit options like light rail or RapidBus to our communities. We should also consider whether there are incentives that could be put in place (potentially in collaboration with the province) to support homeowners to densify their properties. Parking should be closely scrutinized in considering appropriate densification.
Screen Name Redacted 3/09/2024 06:06 PM	Listen to the citizens of Delta. Delta citizens have to live with your decisions, developers don’t.
Screen Name Redacted 3/09/2024 08:38 PM	It’s hard for me to comment as I’m not involved. Our intention should be clear and focused
Screen Name Redacted 3/09/2024 08:59 PM	(1) meaningful consultation and time for feedback to be encorporated (2) while our official plan is clearly outdated, I believe you need to

	modify some of the extreme plans you have for densification and non consultation prior to building of multiple family dwellings. I think you need to limit this building to certain areas and leave others as single family areas. Your time line is very short and I have little confidense that anything we say will be taken into account.
Screen Name Redacted 3/09/2024 10:04 PM	Put in buildings that suit the landscape like southland. Not high rises or 6 story apartments.
Screen Name Redacted 3/09/2024 10:05 PM	yes, infrastructure to support increased population!!
Screen Name Redacted 3/09/2024 10:21 PM	Honestly I don’t know. I’ve lived here my whole life. I’m a single parent & I am fortunate to have found something I can (barely) afford. My kids schools are full, sports & Rec centres are waitlisted & taxes are always going up. How does adding more people help?
Screen Name Redacted 3/09/2024 10:30 PM	build sky scrapers at 12th & 50th
Screen Name Redacted 3/09/2024 10:46 PM	other municipalities are fighting the provinces mandated growth. We have limited land mass.
Screen Name Redacted 3/09/2024 10:59 PM	Better transit. Wider sidewalk on 56th 12th (Tsaw) & prime walking areas. Free day w/BC Transit to have commuters actually try transit
Screen Name Redacted 3/09/2024 11:19 PM	Dont do it. Push back to the province that will not work in Delta. The infrastructure cant handle the proposed growth (who is going to pay for that?) What would all the new homes on TPN sans using Delta utilities & dont those homes count towards the housing increase.
Screen Name Redacted 3/09/2024 11:22 PM	Limit it as much as possible
Screen Name Redacted 3/09/2024 11:25 PM	Make sure the increased density is shared by all 3 Delta communities, North Delta, Ladner and Tsawwassen. As it is it seems the vast bulk of the planned increased density is in North Delta. There are no 30+ story towers planned for Ladner or Tsawwassen and the proliferation of multifamily multigeneration houses being built is in

	North Delta alone. Put a pause on increased density in North Delta and concentrate on improving road capacity, public transportation and quality of life.
Screen Name Redacted 3/09/2024 11:35 PM	Keep the buildings low. Do not increase where there is ?>
Screen Name Redacted 3/09/2024 11:49 PM	Yes missing is the impact on 56th already which will be > by the Halgins development
Screen Name Redacted 3/10/2024 12:02 AM	TUNNEL, MORE EXITS, DENSITY to already existing buildings om main road ways. (Tswassen) NOT 24 plus levels - we need to consider that we are on a peninsula & cannot accommodate density like other areas
Screen Name Redacted 3/10/2024 06:04 AM	Creat a new community plan for each of our neighborhoods . With maximum zoning that will be allowed on each lot
Screen Name Redacted 3/10/2024 07:43 AM	Affordability key. Small housing, 600 to 800 square feet., spread across all of Delta.
Screen Name Redacted 3/10/2024 08:21 AM	For my Tsawwassen area: Density in the town centre can be achieved with maximum 6 storey buildings and maximum 240 units per hectare - the same limits that exist in the current OCP. The new so called "urban centre" is 15 hectares. That equates to 3,600 units. As there are already 300 units in this area, so that leaves 3,300 units for future development opportunities. There is no justification or need for buildings above 6 storeys other than its what developers want.
Screen Name Redacted 3/10/2024 11:52 AM	Encourage robust community engagement throughout the planning process to ensure that residents' concerns and preferences are considered. Prioritize development near existing or planned transit corridors to promote walkability, reduce reliance on cars, and minimize congestion. Implement policies to ensure that a portion of new housing developments are affordable for low and moderate-income residents, helping to address housing affordability challenges. Integrate green infrastructure, such as parks, green spaces, and sustainable drainage systems, to enhance the livability and resilience of new developments. Encourage mixed-use development that combines residential, commercial, and recreational spaces to create vibrant, inclusive communities where people can live, work, and play. Provide incentives for developers to incorporate sustainable design

	principles, such as energy-efficient buildings, renewable energy sources, and green building materials. Preserve and celebrate the cultural heritage of existing neighborhoods through adaptive reuse of historic buildings and thoughtful urban design that respects local identity. Ensure adequate investment in infrastructure, including transportation, utilities, schools, and healthcare facilities, to support the needs of a growing population. Implement flexible zoning policies that allow for innovation and adaptation to changing needs and market conditions while maintaining overall planning objectives. Continuously monitor and evaluate the impacts of growth on various aspects of community life, including affordability, equity, environmental sustainability, and quality of life, and adjust policies accordingly.
Screen Name Redacted 3/10/2024 12:39 PM	Make sure there is enough parking. To reduce tension with neighbour's.
Screen Name Redacted 3/10/2024 01:07 PM	Not really at the moment
Screen Name Redacted 3/10/2024 01:09 PM	Keeping up with infrastructure to meet increased population growth. We live in Ladner and already our area has seen increased changes with the development by the river. We don’t oppose growth but it needs to be managed well.
Screen Name Redacted 3/10/2024 03:15 PM	Get to res on well thought out developments and advance our community forward
Screen Name Redacted 3/10/2024 03:24 PM	Transparency and focus conv. on parking and current road conditions. Stop the conversation about tall high rises -focus on a group of 10 story buildings with different sized condos . Demand that some be low income and ensure that be a requirement for the developer
Screen Name Redacted 3/10/2024 03:31 PM	Seniors need town houses with one staircase (two stories). All the current new town houses of our three stories with two staircases. There is no incentive for me to downsize if I will have to climb more stairs an live in a much smaller space
Screen Name Redacted 3/10/2024 03:34 PM	Bring Sky train to south Delta

Screen Name Redacted 3/10/2024 03:45 PM	INFRUSTRACTURE DEVELOPMENT FIRST!
Screen Name Redacted 3/10/2024 03:47 PM	Listen to the people who live in Tsawwassen …. Need to keep it to scale , increase options as noted by provincial government but remain realistic on scope. Traffic is already an issue as we head north to tunnel.
Screen Name Redacted 3/10/2024 03:51 PM	-hospital, roads
Screen Name Redacted 3/10/2024 04:01 PM	Provide either a bridge or tunnel. Improve infrastructure; schools, transit, roads, ambulance & tire services - show details
Screen Name Redacted 3/10/2024 04:10 PM	Lets direct our energy & resources to the people who live here already and the ones who have been here for many years & call it home, we don't need another "City of Vancouver" in Tsawwassen
Screen Name Redacted 3/10/2024 04:15 PM	Build up to 6 storeys a new tunnel or bridge
Screen Name Redacted 3/10/2024 04:23 PM	I support extending the 'Mixed Residential' zoning to include our block (81A Avenue, 114 Street, 116 Street, and 81 Avenue). Our neighborhood is ideally located near schools and amenities, making it perfect for mixed residential development. This change would greatly benefit both current and future residents, aligning with the vision of a vibrant, community-focused urban development.
Screen Name Redacted 3/10/2024 04:35 PM	Not too much height at TSW Town Center not 20 Stories keep 8-10
Screen Name Redacted 3/10/2024 04:40 PM	Slow and steady. Quality over quantity. Good, classy architecture with at hometown feel suitable growth with amenities, transportation an equity in homes. Proper no Make sure we have a community feel and involve places of worship and their inputs in the community, more family oriented rather than for profit like gambling, liquer and drugs
Screen Name Redacted 3/10/2024 05:04 PM	1-be mindful about the level of growth in areas more likely to flood in the coming years/decades (e.g., Ladner and other low-lying areas) due to climate change. 2-integrate planning with TFN for South Delta. TFN residents use Delta's amenities. 3-ensure that development

	charges are not excessive. New families and individuals moving to Delta should share the costs of new amenities with Delta's existing tax base, which is relatively wealthy from historical appreciation in housing values. 4-amend zoning standards for things like setbacks and height in small-scale residential to enable family-friendly unit sizes. Otherwise, new units won't be large enough for Delta's young families.
Screen Name Redacted 3/10/2024 05:34 PM	We already have insufficient access to and from South Delta via roadways and public transit. Without more frequent convenient, rapid and affordable public transit, our roadways will be increasingly choked with traffic from all the additional vehicles that will be required by increasing residential population. See my comments in Question 5., above, for more details.
Screen Name Redacted 3/10/2024 09:19 PM	Proper infrastructure in roads, facilities and green space
Screen Name Redacted 3/10/2024 10:04 PM	Simplify the permitting procedure. One reason I haven't pursued anything beyond renovations to my home is the prospect of having to wade though the paperwork involved in getting a non-standard request through.
Screen Name Redacted 3/10/2024 10:18 PM	Stop immigration, they won't go Canadian
Screen Name Redacted 3/10/2024 10:24 PM	Yes. Pls attempt to have infrastructure improvements closely match (time-wise) development.
Screen Name Redacted 3/11/2024 06:41 AM	I live in Tsawwassen. the worst problem is Messy Tunnel which causes the traffic headache for all commuters who have to travel between South Delta and Vancouver/Richmond.
Screen Name Redacted 3/11/2024 08:49 AM	We really do not need or want any more growth without additional infrastructure.
Screen Name Redacted 3/11/2024 09:00 AM	slow down !!!! and keep developers out of the OCP process. We the people who live here are the community and it is our decision how our community should grow

Screen Name Redacted 3/11/2024 09:49 AM	Restrict developers from the ability to tear down current homes and replace them with larger ugly homes.
Screen Name Redacted 3/11/2024 10:44 AM	Managing (mitigating) the environmental impact of development.
Screen Name Redacted 3/11/2024 11:41 AM	slower growth patterns would help
Screen Name Redacted 3/11/2024 11:45 AM	I am definitely concerned about meeting infrastructure demands with the growth proposed. The lower mainland is very slow in keeping up with public transportation and the current roads would not handle the proposed density.
Screen Name Redacted 3/11/2024 11:50 AM	I think staff and the Mayor should appoint a housing task force with a tight timeframe so that they could identify areas of potential multi family infill in all three communities. Ideally it should stall along busier traffic corridors and continue where existing higher density housing already exists.
Screen Name Redacted 3/11/2024 01:11 PM	Ensure ample parking for multi unit buildings. For example, provide more than one parking spot per unit; a two bedroom unit may require two parking spots.
Screen Name Redacted 3/11/2024 01:45 PM	The above issues need to be addressed before we add more families and more housing to put further strain on these services as well as roads.
Screen Name Redacted 3/11/2024 02:28 PM	Develop where there is no present buildings. Then you can plan the infrastructure to go with the development, such as schools, parks, roads. At the moment, we have 52nd and 56th out of town, and squeezing thousands more cars onto those roads is ridiculous. I was told that is not possible to build where there is no current buildings due to agricultural land and indigenous territory. Where am I to go then when I am forced out of my home and dependant on public transit in my old age. Perhaps the government could be told that high density housing is impossible in this area due to agricultural and indigenous concerns.
Screen Name Redacted 3/11/2024 03:01 PM	Growth is essential. Smaller structures (max 6 stories), more townhomes, and please consider the Tsawwassen lands in the overall

	calculations of numbers. This large development of people are all participating in our local amenities, schools etc.
Screen Name Redacted 3/11/2024 03:10 PM	We need to stop focussing on the end result.....we need to improve our services so that it will allow growth in our community due to the housing crisis. We cannot possibly entertain any growth ideas until we sort out our current problems! And our Mayor and Council need to start listening to us!
Screen Name Redacted 3/11/2024 03:15 PM	1)Federal and Provincial support as well as a broader requirement to achieve their housing targets, choosing such a limit number of Cities and Municipalities is just wrong. 2) count TFN Development as they all use or roads and facilities....
Screen Name Redacted 3/11/2024 04:53 PM	Nothing comes to mind
Screen Name Redacted 3/11/2024 05:14 PM	I want to see more townhouses and duplex options along with coach homes and additional suites. Instead of massive apartments I want growth throughout the town not just high rises in the centre of our small town.
Screen Name Redacted 3/11/2024 05:25 PM	Wait for the boomers to die off and housing will naturally become available.
Screen Name Redacted 3/11/2024 05:53 PM	The new Ladner OCP is misssing a portion of Mixed Residential (gold or amber colour on the info circular) development that is completely consistent with 8 stated goals mentioned at the end of question 3 of this survey. The area Southeast of the Ladner Centre mall (Save on Foods mall) should be expanded to Mixed Residential from Small Scale Residential. The current proposed OCP does not take into account pedestrian access already in place, particularly at 52A street as well as the East/West pedestrian walkway between 52A S and 53rd St starting just north of 4687 53rd street and Maple Grove condos, its proximity to shopping in Ladner businesses, and nearby bus main stops/routes to Vancouver and other parts of Delta. The area also can easily absorb more children at minimal cost because the closed Delta Manor School could be re-opened. The extent of the Mixed Residential use I am proposing is to expand to the south the new OCP gold/amber colour area on the west side of 54A St all the way to 45th Ave, and further bounded to the north side of 45th Ave eastward to 52A Street. The entrie area has good access to downtown Ladner and Ladner Centre mall. This would give some

	level of proportionality looking at the new OCP south of Ladner Trunk Road when compared to the area north of Ladner Trunk Road and west of Linden. I provided my comments verbally to the Delta planner at the Ladner open house on March 9, 2024.
Screen Name Redacted 3/11/2024 06:16 PM	Rapid transit extended from Bridgeport Station to south of the tunnel.
Screen Name Redacted 3/11/2024 07:24 PM	Promote affordable housing options.
Screen Name Redacted 3/11/2024 08:17 PM	Have more 6 story buildings and not have tall towers
Screen Name Redacted 3/11/2024 08:25 PM	Not allow significant height increase. Growth can be achieved without it. More six story rather than one at 24 story
Screen Name Redacted 3/11/2024 08:33 PM	The delta hospital is in it adequate in size for the town center current population a new at least six story hospital that included a full surgical ward(s), birthing center, aged care center with geriatrics, physio, mental health services are all needed now /future
Screen Name Redacted 3/11/2024 08:45 PM	Workshop -how to create secondary suit, coach house continue to communicate and host discussion
Screen Name Redacted 3/11/2024 08:49 PM	Ensure services ie schools. road network in place. includes tunnel access.
Screen Name Redacted 3/11/2024 09:07 PM	Allow multiple 1000 foot homes on large lot like in San Diego
Screen Name Redacted 3/11/2024 09:11 PM	Improve rds in & out improve amenities
Screen Name Redacted 3/11/2024 09:19 PM	Growth can be achieved without creating high rise areas of 24 stories B into poster for updates to the zoning bylaw states "Delta must update by laws to support small scale multi unit housing it is not mandated to create urban centers as far as I can tell
Screen Name Redacted	listen to Delta citizens

3/11/2024 09:23 PM

Screen Name Redacted
3/11/2024 09:23 PM

I believe we can support growth in Delta gradually. This introduction of so many ideas seems rushed. Communication with Delta residents around what schools, emergency services, and transit will look like must be clearly addressed and be communicated soon. There are options to be explored in terms of housing growth which do not exceed 6 storeys. Please refer to the local Tsawwassen group on Facebook who have innovative ideas of how to support local business growth and which maintains the sanctity of no building exceeding 6 storeys. Please see my above idea referring to how we can better address transit. I think that another piece to consider is that while Tsawwassen, Ladner, and North Delta each make up the three parts of the Delta tripod which are each being affected by these proposed changes, they must each be approached as individual entities in addition to being considered part of a whole. Each town is unique. For instance, North Delta borders Surrey, so when considering population and business growth, one needs to consider this in terms of transit and housing. In terms of education, North Delta has 14 elementary schools compared to Ladner's 5 elementary schools and Tsawwassen's 5. There are 5 high schools in North Delta alone. Ladner has 1. Tsawwassen has 1. We cannot look at school statistics with a brush stroke across the entire district much like we cannot look at housing and business growth projections for North Delta through the same lens of that of Tsawwassen and Ladner. They are unique communities which each rightfully deserve a voice to be heard and respected. Can Ladner and Tsawwassen be grouped together to constitute South Delta and have separate considerations from North Delta, so that the two parts of Delta can each respond to the local needs and demands which impact them the most?

Screen Name Redacted
3/11/2024 09:26 PM

allow more flexibility for permits & development

Screen Name Redacted
3/11/2024 09:28 PM

allow more flexibility for permits

Screen Name Redacted
3/11/2024 09:33 PM

Lets get this moving

Screen Name Redacted
3/11/2024 09:42 PM

Plan first in infrastructure - the developed housing one Rd. access is not safe or feasible

Screen Name Redacted

Roadways, emergency services, hospital, especially the ER, are

3/11/2024 09:48 PM	already maxed out. How will you enhance these
Screen Name Redacted 3/11/2024 10:01 PM	transit, tunnel
Screen Name Redacted 3/11/2024 10:08 PM	Focus on energy projects (community microgrids), EV charging infrastructure, public transit to/from Vancouver (express). 5-6 story builds rather than Burquitlam style mega towers.
Screen Name Redacted 3/11/2024 10:23 PM	Allow growth only at a pace that is matched by development of hospital/medical services, schools, recreation facilities, green spaces, climate change measures
Screen Name Redacted 3/11/2024 10:32 PM	Limit multistory building to 10 stories
Screen Name Redacted 3/11/2024 10:36 PM	It's a small town- small scale it is the way to go. You don't densify small towns.
Screen Name Redacted 3/11/2024 10:40 PM	Succession housing for seniors. Low rise
Screen Name Redacted 3/11/2024 10:46 PM	Public input!
Screen Name Redacted 3/11/2024 10:50 PM	-ensue frequent public transit to/from tsawwassen -there hasn't been any mention of this
Screen Name Redacted 3/11/2024 10:55 PM	Not enough dedicated green space in central Tsawwassen plans, even just a few small areas would help
Screen Name Redacted 3/11/2024 10:59 PM	We need infrastructure- doctors, roads, sports fields- to accommodate the extra people before massive development. Start with small scale multi and slowly expand from there
Screen Name Redacted 3/11/2024 11:10 PM	Do more access roads to Tsawwassen- English bluff to Hwy. 17, Beach Grove to 64th St.

Screen Name Redacted 3/11/2024 11:13 PM	Density increase doesn't decrease house value
Screen Name Redacted 3/11/2024 11:17 PM	A good mayor
Screen Name Redacted 3/11/2024 11:22 PM	Built around high speed transit (IE skytrains) in Tsawwassen only build high density near McDonald's or Tsawwassen town center
Screen Name Redacted 3/11/2024 11:26 PM	We're being asked by other levels of government to solve problems they have created by their policies.
Screen Name Redacted 3/11/2024 11:48 PM	Stop listening to people so much and just do your job as our elected representatives.
Screen Name Redacted 3/12/2024 12:55 AM	Include seniors and multigenerational families. Elder members need close access to transportation, stores etc.
Screen Name Redacted 3/12/2024 04:42 AM	Anniville is a prime area of North Delta that has large footprint of potential infill, especially on the arterial road network (112, 90 and both ways on river road). Please consider mixed residential around our existing "neighborhood center" around the anniville market. 112 and maybe even 116 should be looked at for mixed residential as it possesses many of the same civic/institutional centers and better bus service/connection to skytrain than the social heart does.
Screen Name Redacted 3/12/2024 10:53 AM	What I'm not quite getting the sense of is that Delta will be super on board with multiplex living. I read about coach homes and secondary suite, which can add to the rental market (as they should) but it does not help with affordability. More conversation around a single family lot turning into a beautifully and well thought out fourplex (for example) I think would help people who are looking for something more than an apartment but less than a house. We have such large single family lots, that creating unique and equitable housing is possible.
Screen Name Redacted 3/12/2024 11:07 AM	There is nothing missing. Clean up Scott Road from 96th to Norde if you want a better cityl. What more do you want?
Screen Name Redacted	The federal government needs to be encouraged by provincial and

3/12/2024 12:10 PM

municipal governments to limit the influx of new immigrants and refugees and to distribute them better across the country as they did in the past.

Screen Name Redacted
3/12/2024 12:32 PM

- Share art and culture, public installations, throughout all of Delta so all communities know all communities - Advocate for efficient bus service that interconnects with new bike (small wheels) and electric car ride share in all of Delta's communities - Advocate for expanded cooperative housing throughout Delta - Keep Design Guidelines that help streets maintain friendly and neighbourly liveability, do not allow streets to become lines of garages. - Support Delta staff to have the capacity to carry out the tasks to achieve these goals. - Stick with the plan because we need housing and thriving communities, not just because a higher level of government mandates it. Emphasize those needs in promotion and reports upfront. - As Annacis Island and Tilbury are the largest industrial areas in the Lower Mainland, advocate for easy access for local employment - Advocate for public post-secondary college in Delta

Screen Name Redacted
3/12/2024 01:00 PM

Please take a look at 96 to 92 AVE. This would be best for higher density given it's closest to Surrey Central, and Scott Road Station. It is a high traffic area for transit users with the 316, 312, 319, R6, and many other bus routes that go along. I've spoken with my neighbours 9500-9550 119A Street who highly support higher density in order to increase the value of our home. 6- to 12 storey buildings would not be efficient. The commercial buildings along Scott Road, from 96 aVE and 92 AVE would be better off with higher densities and not 12 storeys. Especially with the train tracks we need higher buildings in order to separate us from the train tracks.

Screen Name Redacted
3/12/2024 02:47 PM

Cramming more people and more housing into Tsawwassen will not make for a functioning community if you fail to upgrade infrastructure like roads, sewer, hydro, wifi, police, fire, ambulance.

Screen Name Redacted
3/12/2024 07:04 PM

Increase density only in small areas, where infrastructure can be increased. ie: sewage, drainage, water, transit, schools

Screen Name Redacted
3/12/2024 07:56 PM

leaving a main corridor like 72 Ave in north delta between Nicholson Road to Westview drive just for townhomes is not good enough, should be allowed to have apartments up to 4 story heights with mix of commercial and residential, and may be up to 6 units residential homes on lots can bring growth faster and more mixed approach, in my opinion.

Screen Name Redacted 3/12/2024 10:23 PM	More co-ops. Best way to support low and middle income and keep rental prices lower.
Screen Name Redacted 3/13/2024 11:49 AM	Put it where it belongs - in the large suburbs that can handle it and not ruin it.
Screen Name Redacted 3/13/2024 12:00 PM	My concern is with roads and commuting when adding more density. Especially with the tunnel...
Screen Name Redacted 3/13/2024 12:28 PM	Build a bridge to replace the Massey Tunnel
Screen Name Redacted 3/13/2024 12:36 PM	Yes to growth gradually with an overall plan for development that compliments the existing heritage feel. Building from the village core out to adding building more storeys the further out to a more current designs with more storeys added along main roads and access to transit and hwys.
Screen Name Redacted 3/13/2024 12:40 PM	We need a more efficient transit system to support the growth.
Screen Name Redacted 3/13/2024 12:49 PM	Densification must keep with the character of the community (aesthetically) and be done within reason. 4-units on a RS1 lot is too much. Moreover, infrastructure should precede development. Expand the tunnel, re-invest in Ladner's hospitals, build more schools and daycare spots, and expand green spaces. Parking should also be a considered. No new developments should be allowed without 2 full-sized parking stalls per unit. The street parking is already at capacity.
Screen Name Redacted 3/13/2024 02:52 PM	Get out of the office. Come down to the locations and see the day to day activity. Look at the density of 72nd Avenue and Scott Road in North Delta vs that in Tsawwassen and Ladner. There is way too much on these two roads and North Delta is slowly becoming a clogged city.
Screen Name Redacted 3/13/2024 03:01 PM	What is missing is taking the growth of the TFN into consideration. That development has increased our population and they are not done building, the same goes for the south lands.

Screen Name Redacted 3/13/2024 03:15 PM	Start with infrastructure and development planning FIRST to accommodate the issues above before automatically approving development.
Screen Name Redacted 3/13/2024 03:26 PM	Really do your homework. I have lived here a long time and see communities so much changed not for the better.
Screen Name Redacted 3/13/2024 03:57 PM	See above.
Screen Name Redacted 3/13/2024 05:07 PM	Expand the Delta hospital, which is already exceeding Er and admission capacities. Expand and add additional roadways in and out of Tsawwassen. Create new daycare spaces to accommodate a minimum of 1000 additional spaces.
Screen Name Redacted 3/13/2024 05:14 PM	1. The most glaring omission is the lack of transparency and public engagement for this process. The community has been given 18 days (from expected date that all would have received mail-outs, as per the letstalk.delta.ca website) to offer their feedback through this forum. In comparison, Victoria BC and Abbotsford, BC are also updating their OCP, and have allocated a minimum of 6 months to their public engagement program. Port Moody reportedly, has suspended their OCP update process in light of the new Provincial mandate. However their initial Draft OCP was 'the result of three years of community engagement'. 2. Support and commitment from senior governments and other stakeholders such as the Transit Authority and the Delta School Board to fund and follow through with much needed infrastructure improvements, is badly needed before we can consider altering our OCP in this drastic way; our infrastructure cannot support our current population. We are already suffering from lack of medical facilities, emergency services and primary care physicians; lack of space in our schools; congested local roads and main transportation arteries, to name just a few pressing issues. The recent denial of funding through the federal government's Housing Accelerator Fund - funding to support critically needed infrastructure improvements to accommodate population growth - indicates rather clearly that the federal government does not consider Delta as a priority for either short term or long term densification.
Screen Name Redacted 3/13/2024 05:30 PM	I support growth. Your communication and events were good and should continue as they support success of the growth. I want to see how the number of multiple units in residential areas are distributed. This means will there be multiple units occupying an entire block in a residential neighbourhood? There are already mega houses being

	built in the residential areas. They have 7 bedrooms, 7 bathrooms, or 8 bedrooms, 9 bathrooms. I believe they must have 3 units in these houses. This would provide increased "housing".
Screen Name Redacted 3/13/2024 05:31 PM	The high-density area for south delta should be close to City Hall or Tsawwassen Commons, the hospital, bus exchange, Ladner Leisure etc. Also there needs to be at least 1 parking stall provided for every 1,200 square feet of residential space - plan suggests removing this requirement.
Screen Name Redacted 3/13/2024 06:07 PM	Core areas should be considered for greater density or a mixed development (High and mid) where multiple building are developed on a consolidated site or sites by a single developer - master planned mixed use development so that people can live, work and eat without having to get into a car. Pursue a light rail connections to Skytrain/Canada Line for North and South Delta extending to the Ferry Terminal. Historic building protections should be removed.
Screen Name Redacted 3/13/2024 06:37 PM	See above for concerns
Screen Name Redacted 3/13/2024 06:48 PM	The demands for housing will never end. Maybe it is time to say the inn is full and relocate to other areas such as the Interior of BC or other provinces such as Regina or Winnipeg where there is lots of land to expand. Again the demand will never end, not now not ever. It's time to call a halt to this insanity.
Screen Name Redacted 3/13/2024 07:04 PM	Look to successful growing municipalities here and elsewhere. Don’t be made to rush.
Screen Name Redacted 3/13/2024 07:22 PM	As the population increases, consider lowering taxes, fees and increasing non- vehicular transportation options.
Screen Name Redacted 3/13/2024 07:26 PM	I think actually affordable housing is needed. Upgrading the already existing apartment building to be more livable and affordable for young people. Unless you’re in the real estate market already it’s impossible to buy in. What will it be like in 15-20 years when our children are wanting to move out.
Screen Name Redacted 3/13/2024 07:29 PM	Need for sewer, water and better road access - difficult in so small a footprint (Tsawwassen).

Screen Name Redacted 3/13/2024 09:11 PM	take time to listen to concerns of residents ao this can be done properly
Screen Name Redacted 3/13/2024 09:12 PM	I believe that there will be enough housing with the expansion of suites, carriage houses, and duplexes. We are surrounded by many housing options already with Tsawwassen First Nations, and Southlands.
Screen Name Redacted 3/13/2024 09:36 PM	We are growing now, no need to add more, we also need to consider TFN as part of this community. The province failed to do so when pushing their agenda.
Screen Name Redacted 3/14/2024 09:13 AM	Where is the plan for infrastructure? I do not hear anything about how we will support the growth.
Screen Name Redacted 3/14/2024 09:34 AM	Dramatically improve the road infrastructure first and foremost!
Screen Name Redacted 3/14/2024 11:47 AM	I didn't see any mention of roadways and traffic management as well as better access to transit (which will hopefully reduce our dependency on our vehicles). These are all areas that will require Provincial and Federal support but I believe these are necessary to allow for successful growth. Another important area is to create economic opportunities in our city to allow for jobs to be created in the community. People tend to gravitate to areas where there are job opportunities in order to limit their commutes. By creating a vibrant city it will bring businesses to the area, which in turn bring people to the community to live.
Screen Name Redacted 3/14/2024 12:36 PM	I believe it would be good to focus on job creation as well so trying to incorporate more commercial space for storefronts, offices and businesses to thrive in the community would be great and helps creates a more sustainable community where people can live where they work.
Screen Name Redacted 3/14/2024 01:34 PM	Tsawassen first nations is building thousands of new homes! Why would Delta be concerned about building additional homes
Screen Name Redacted	1. We need better public transportation - rapid transit should be

3/14/2024 01:56 PM	available for south delta. The tunnel is a huge issue - this needs to be fully addressed before the huge increase in population. Also where is everyone going to park this needs to be realistically addressed- as well as access to exciting South Delta- this is also a huge issue-
Screen Name Redacted 3/14/2024 02:12 PM	Low rise medium density buildings are more affordable to build. The construction takes less time and are a better fit for north delta. A wall of concrete high rises down the west side of Scott road is not going to address affordability or improve community
Screen Name Redacted 3/14/2024 05:21 PM	Why ruin the downtown core of Ladner? It's a lovely little village instead why not expand on the already developed area's in East Ladner.? Or develop the East Ladner village into something like Hodgins property at Boundary Bay? I think it could provide a lovely community on it's own without the congestion.
Screen Name Redacted 3/14/2024 05:42 PM	We need more housing, but in touch with the rest of the community in scale. Need a reasonable pace of population growth that will allow growth in infrastructure and community services to keep up.
Screen Name Redacted 3/14/2024 06:07 PM	More mid-rise buildings (6 stories or less) that have character should be added, with plenty of green space and trees. And the developers shouldn’t get away with adding something as U.N.-useful and cheap as a library.
Screen Name Redacted 3/14/2024 08:10 PM	A lot is missing. There is not adequate public engagement. A public information session in Ladner and comments deadline only a week later. This form is inadequate for detailed comments on particular area zoning proposals for both Tsawwassen and Ladner. This public consultation is rushed and inadequate.
Screen Name Redacted 3/14/2024 08:30 PM	Stop the influx of people, slow it down until the basic amenities can be built. Don't we need those things in place first??
Screen Name Redacted 3/14/2024 09:22 PM	Slow growth historically has resulted in successful growth. Rapid gowth typically results in deficiencies in required services and social tension.
Screen Name Redacted 3/14/2024 10:20 PM	City needs to closely analyze the mid rise designation (6-12 storys)...this has proven to be a form of density that is never built as

	the allowable density does not allow for feasible concrete construction. Most developers just go for wood frame 6 story instead. So i would say rather than spreading 12 storys across scott road to focus on key nodes/intersections.
Screen Name Redacted 3/14/2024 10:26 PM	re-designate singe detached home properties to low density townhouse/row home to reduce traffic and parking congestion that will come when there are 4 units in each single family lot. That way when redevelopment comes we can limit to maybe 2:1 replacement rather than straight jump to 4:1; take the extra density to scott road and let them build higher. Most of the people there are investors and would welcome it anyway. The rest of us that are looking for a peaceful area to live and raise a family don't want this !!
Screen Name Redacted 3/14/2024 10:36 PM	Need to seriously look at traffic lights on 56th. Too many and not in line with each other . Takes 10 minutes to get from 12th to highway. Unnecessary.
Screen Name Redacted 3/15/2024 12:56 AM	Slow the growth down. It's way too much, way too fast. Delta is no longer the spread out spacious community it once was.
Screen Name Redacted 3/15/2024 12:18 PM	na
Screen Name Redacted 3/15/2024 12:28 PM	More subsidized housing developments that are attached to existing building developer's plans for market housing. From this point forward 20%-40% of all development should include non-market or subsidized housing as part of the plans.
Screen Name Redacted 3/15/2024 12:59 PM	Public infrastructure currently lacking. Safe and coherent active transport/ bike Network Transit connections to places other than Vancouver. South Delta to South Surrey is 2 hours by transit but 20 in the car. Continued car only development will screw us. Consider needs wants and Ambitions of folks from neighboring jurisdictions. Tfn lands will probably house 10,000 and they lack services [School, pool, gym, and will utilize those of Delta] just ignoring that part of the is not practicable.
Screen Name Redacted 3/15/2024 01:02 PM	I suggest there be more growth around the Civic Centre in Ladner. There is walkable access to transit (Ladner Exchange), paramedical, pharmacy, hospital, multiple types of sports and recreation, and City Hall.

Screen Name Redacted 3/15/2024 01:17 PM	This Autocratic Provincial Government cancelled a bridge, that would have opened in 2022 - now nothing has been done. We have the worst bottleneck for traffic in the Lower Mainland. Improve public transit and the Massey Tunnel situation before you add thousands of more homes and vehicles to a road system that is in dire need of improvement. Allow more development at Southlands instead of changing my area. The Timeline for these changes is very short. Extend all timelines - last time I looked Canada was a Democracy! Our Provincial BC Government seems to ignore this fact.
Screen Name Redacted 3/15/2024 01:19 PM	Focus growth further south along Scott Road
Screen Name Redacted 3/15/2024 01:46 PM	Take the TFN into account. Keep the big stuff on the Scott Road corridor as it does have transportation improvements coming and available.
Screen Name Redacted 3/15/2024 03:09 PM	While I agree that more housing is needed and that will require densification in some areas, I feel that pressing ahead with densification designated in some areas presently single detached dwellings will be disruptive for long-time residents. Allowing taller buildings next to bungalows will be disturbing especially for older long-time residents. As well, the inevitable increase in on-street parking will also will make life and driving more difficult for the long-time residents. We require a closer look at where densification should take place.
Screen Name Redacted 3/15/2024 04:06 PM	It certainly has to be balanced, not driven by a particular political agenda / group (like we're seeing from the Province's recent naughty list to spur growth but without really considering the added demands - infrastructure, policing, health, schooling, etc - that brings).
Screen Name Redacted 3/15/2024 06:32 PM	Provision for co-op housing or co-housing
Screen Name Redacted 3/15/2024 06:43 PM	Stop treating all communities in Delta the same. They are not. Recognize what is the "right" size for individual communities within Delta - e.g. Tsawwassen. As the Mayor has said Tsawwassen is bounded on two sides by water, one the US border and the other Highway 17. It has two exit/entry points and none others envisioned. It can only grow so much and with what is already being built or

	planned it will soon reach that size
Screen Name Redacted 3/15/2024 07:36 PM	Delta needs more access to health facilities, better traffic management and more shopping and child care facilities.
Screen Name Redacted 3/15/2024 07:42 PM	Yes The aging population is being completely forgotten They are being forced to stay in their big homes as everything on the market being built is tall multi duplex’s or small apartments
Screen Name Redacted 3/15/2024 07:50 PM	See above
Screen Name Redacted 3/15/2024 07:50 PM	Better access to the Tunnel
Screen Name Redacted 3/15/2024 07:54 PM	Be sure to require ample parking in zoning restrictions. More here is better.
Screen Name Redacted 3/15/2024 07:54 PM	No growth will be successful unless you increase the number of doctors as well as increase the size of the hospital.
Screen Name Redacted 3/15/2024 07:56 PM	SMALLER 3 or 4 story condo buildings and townhomes. NO HIGHRISES….we are not Burnaby!
Screen Name Redacted 3/15/2024 07:59 PM	More densification and a safe & efficient bike paths to traverse Tsawwassen… less cars is better for everyone!
Screen Name Redacted 3/15/2024 08:02 PM	I support more density on major routes like Ladner Trunk with the 4 storey height.
Screen Name Redacted 3/15/2024 08:06 PM	infrastructure first. The problem is we are limited in size and the infrastructure cannot handle a larger population, particularly the scott road corridor which has become a traffic nightmare. Crime has also gone up with densification. I am also curious if you actually ensure people do not express their opinion more than once as I can see developers hiring people to make it seem like this initiative is more popular than it is. Honestly I cannot remember if I already filled this out

Screen Name Redacted
3/15/2024 08:10 PM

Change Agriculture zoning to residential in ladner & tsawwassen

Screen Name Redacted
3/15/2024 08:15 PM

Proposal for Implementing Solar Roof Systems in Delta I am writing to propose an initiative aimed at enhancing clean energy adoption within our community of Delta. As we strive to reduce our carbon footprint and promote sustainable practices, I believe it is imperative to explore innovative solutions such as the implementation of solar roof systems for our residents. To facilitate the widespread adoption of solar energy, I suggest negotiating a wholesale price for all Delta residents as a collective group with reputable manufacturers such as Tesla. By leveraging our collective purchasing power, we can secure competitive pricing and streamline the process for residents interested in transitioning to solar energy. Here are a few key points to consider: Environmental Benefits: Solar energy is renewable and emits no greenhouse gases during operation, thereby contributing to our efforts in combatting climate change and promoting a cleaner environment. Financial Savings: Installing solar roof systems can lead to significant long-term savings on electricity bills for residents. By negotiating a wholesale price, we can further enhance the affordability and accessibility of this sustainable technology. Community Engagement: This initiative fosters community involvement and collaboration, as residents can collectively benefit from shared resources and support each other in adopting renewable energy solutions. Partnership Opportunities: Collaborating with manufacturers like Tesla presents an opportunity to establish mutually beneficial partnerships that support our goal of transitioning to clean energy sources. I urge the City Council to consider the potential of this proposal and explore avenues for its implementation. By prioritizing the adoption of solar roof systems, we can make tangible strides towards a more sustainable future for Delta. Thank you for your attention to this matter. I am available to provide further information or assistance as needed.

Screen Name Redacted
3/15/2024 08:20 PM

increase park/green space to accommodate growth

Screen Name Redacted
3/15/2024 08:22 PM

Forward thinking to allow for community facilities and schools to support the greater density.

Screen Name Redacted
3/15/2024 08:23 PM

on the lots with really old houses, or old tiny cottages I would suggest building more quadruplex, popular in Europe, serving 4 families, 2 families down, 2 ups. Or create small condo building with 16-20 apartments.

Screen Name Redacted 3/15/2024 08:24 PM	Build multi homes to code. Narrowing lots and allowing only 3Ft between houses is a fire hazard. No need for monster homes when you allow multi suites. Adjust your housing views and study successes for home ownership.
Screen Name Redacted 3/15/2024 08:32 PM	Doing it elsewhere
Screen Name Redacted 3/15/2024 08:35 PM	Growth that fits our small town like the south lands
Screen Name Redacted 3/15/2024 08:39 PM	Start paying attention to people that are not developers. You are ignoring all the people that have lived here for a while. I think that you are letting BC Gov. push you around .
Screen Name Redacted 3/15/2024 08:45 PM	We need to build more housing for young people starting out and for seniors to downsize and stay in their community.
Screen Name Redacted 3/15/2024 08:49 PM	We need cheap housing options and targeted in migration. But developers will get involved and profit maximizing will be the goal. If the province wants more people here then build social housing. Otherwise we increase the population in the community and very quickly the demand on existing services.
Screen Name Redacted 3/15/2024 08:54 PM	Improve the bike lanes in Ladner trunk road it’s dangerous to ride on
Screen Name Redacted 3/15/2024 09:08 PM	I give up. Our ideas have never been considered. When the power goes out our neighbors gas generator runs noisily 24/7. We asked that new houses be restricted to gravity drainage to keep thing green. Ignored. I could go on but what's the point.
Screen Name Redacted 3/15/2024 09:09 PM	Slow down and see what works and doesn't work....the multiple homes on a single family lot is a non starter. It will just get neighbours upset and lead to lot price inflation rather than affordability.
Screen Name Redacted 3/15/2024 09:10 PM	Something more concrete has to done for 120 Street. The traffic there is going to balloon soon. Run Skytrain or monorail on 120 street. Access to Highway 91 from 72 Avenue is mess. Do something there.

Screen Name Redacted 3/15/2024 09:13 PM	Ensuring active transportation routes and transit plans along side housing plans.
Screen Name Redacted 3/15/2024 09:15 PM	I think that high rises along Scott road corridor are a great option with the alley behind for access to have least disruption to the main area If we build up. There is less disruption around as well as creating more park and green space around it. There needs to be TRUe consideration that it is not realistic to think people will bus, bike or skytrain, walk to work and activities when they have a family with more than one child. Our roads and Parking will be a huge issue
Screen Name Redacted 3/15/2024 09:16 PM	Yes update the OCP. Delta has been caught with our pants down in leaving in so long as to have a senior government step in with orders. However, the voters must be involved with the changes (due by end of May???) so it appears we're back to the same way of doing things - development requests, long waits, neighbourhoods turning out for zoning meetings, etc.
Screen Name Redacted 3/15/2024 09:17 PM	Make sure there infrastructure is in place.
Screen Name Redacted 3/15/2024 09:24 PM	Single family housing and character should be maintained.
Screen Name Redacted 3/15/2024 09:31 PM	Slow growth will get better results.
Screen Name Redacted 3/15/2024 09:31 PM	Have a policy to ensure all new units created that all three parts of Delta- North Delta, Ladner, and Tswassannen have equal development. Not just North Delta approving the most units due to Scott Road having the largest geographical area with Urban high density. Start purchasing more park land to accommodate growth of recreation areas. Start to expand the number of ice rinks and aquatic centres. Need a plan of how going to improve traffic in North Delta. Traffic is brutal here with no plan from council how to address it.
Screen Name Redacted 3/15/2024 09:37 PM	Thoughtful community input, maintaining the small town feel of all of Ladner and Tsawwassen, no high rises
Screen Name Redacted 3/15/2024 09:46 PM	Properly include the TFN housing increase as it adversely affects Delta’s ability to provide services.

Screen Name Redacted 3/15/2024 09:56 PM	Yes, common sense is missing. The tunnel is backed up every single day for most of the morning. And if there's an accident it is bedlam. Traffic in Ladner village at the main intersection is also terrible.
Screen Name Redacted 3/15/2024 10:02 PM	Another route out of Tsawwassen and the infrastructure discussed above.
Screen Name Redacted 3/15/2024 10:09 PM	Moderate growth, which fits in with the character of our community - don't overload the community, when there is no infrastructure to support it - take into account the developments on TFN land - we do not need nearly as many homes as this plan would suggest -
Screen Name Redacted 3/15/2024 10:14 PM	Ensure there are enough community resources - school space, transit before expecting great growth. Also ensure that there are space for bike lanes before we build out and discover we forgot to put space for them. It would be really great to improve the bike paths between Tsawwassen and Ladner - especially the stretch between 56 Ave and Arthur drive.
Screen Name Redacted 3/15/2024 10:14 PM	Concerned that many trees on people's lots will be taken down to cram in extra housing. This is a worry not only for the loss of the older/larger/established trees but also to help with heat waves (shade, keeping neighbourhoods cooler) and for wildlife.
Screen Name Redacted 3/15/2024 10:19 PM	slow growth while providing services and upgrading infrastructure
Screen Name Redacted 3/15/2024 10:20 PM	Keep densification to cores near transit not in single family neighborhoods.
Screen Name Redacted 3/15/2024 10:20 PM	The low density housing along the west side of Scott Rd are inconsistent with the stated goals of the plan. Scott Rd has some of the best transit and urban commercial development. The housing in this area is relatively old compared to other areas of Delta. This area is more suited for the Mixed Residential designation than other areas proposed in this plan.
Screen Name Redacted 3/15/2024 10:26 PM	We don’t have the infrastructure. Scott Road, 72nd, 116th are bumper to bumper and you are still wanting more hi rises on Scott

road.

Screen Name Redacted
3/15/2024 10:48 PM

We also need better walking, biking & transit options to support densification.

Screen Name Redacted
3/15/2024 10:57 PM

No further growth without matching increase in infrastructure and support services. We can't look after the people we have now we can't handle more.

Screen Name Redacted
3/15/2024 11:20 PM

the roads need to be expanded and traffic lights eliminated so you can move a large volume of traffic in and out in a short period of time

Screen Name Redacted
3/15/2024 11:25 PM

Protect the farm land that the multiple hundreds of thousands of people will need to depend on for food.

Screen Name Redacted
3/15/2024 11:42 PM

Yes, adjust all the development rules to drastically reduce fees, and provide detailed information packages for all home owners about potential development options. Get bold and creative to promote new forms of housing. Not mini houses with limited usage that only fit two people and that are only made possible in limited quantities.

Screen Name Redacted
3/16/2024 12:54 AM

Please also maintain our farming characters.

Screen Name Redacted
3/16/2024 01:51 AM

Please leave Canturbury Heights, Royal York and Sunshine Hills the way they are so we can preserve the important and meaningful community-feels in these neighbourhoods and avoid overpopulation.

Screen Name Redacted
3/16/2024 04:07 AM

If infrastrusture is simultaneously upgraded, then housing needs can be met admirably. Many Larger cities have managed to do so admirably. Maintaining and increasing transit options can offset the increase in vehicles expected with this increase in population.

Screen Name Redacted
3/16/2024 07:50 AM

reconsider our street to be small scale residential. This whole idea needs better thoughts and revisions, clearly a panic reaction.

Screen Name Redacted
3/16/2024 08:15 AM

In North Delta we already have traffic challenges along the main corridors. Increasing density along this corridor is going to make traffic worse.

Screen Name Redacted 3/16/2024 09:14 AM	Improve the ability of people to move in and out of Delta with transit and a proper river crossing and arterial network to support this growth. It is not rocket science.
Screen Name Redacted 3/16/2024 09:27 AM	Zone our area small scale residential like our neighbours to the south in forest by the bay. Keep our forest canopy as you yourselves are recommending .
Screen Name Redacted 3/16/2024 09:40 AM	More benches in playgrounds for us grandparents raising our grandchildren. More playgrounds with washrooms for the same reason
Screen Name Redacted 3/16/2024 09:43 AM	Slow it down and meet our needs for emergency services, park space, roads first. Actually show the plan and have that plan in place first.
Screen Name Redacted 3/16/2024 09:50 AM	Coach houses sound like a good idea but we have already seen the results on 55B just off Ladner Trunk. You cannot safely navigate that area anymore. There is the potential for up to 5 cars requiring parking at the homes with carriage homes attached. There is a 1 car garage (given over to storage as the housing is so small) and 1 single parking space. If the main building has 2 working adults plus 1 driving adult child - and the carriage home has 2 working adults -just where are they to park? It's INSANITY. Parking MUST be a fundamental consideration. It's ludicrous to allow this typemof building without some thought on that matter. Street parking makes thkse neighbourhoods dangerous and unsightly.
Screen Name Redacted 3/16/2024 10:08 AM	Infrastructure plans should be in place before new development is approved
Screen Name Redacted 3/16/2024 10:11 AM	Better transit in all areas of Delta to perhaps decrease number of vehicles . Better look into off road parking requirements. Current proposal is going to have consequences….car accidents… pollution..:.pedestrian accidents/deaths….unattractive properties etc
Screen Name Redacted 3/16/2024 10:39 AM	We need an arts centre and improved sports facilities. Road infrastructure needs improvement to support increased population. More pedestrian friendly infrastructure and more bike lanes to

	promote car free transportation.
Screen Name Redacted 3/16/2024 10:41 AM	no
Screen Name Redacted 3/16/2024 10:45 AM	Better infrastructure
Screen Name Redacted 3/16/2024 10:46 AM	Increasing the population by approximately 6,000 more people in five years will substantially increase congestion on 99. There has been no commitment by the Province to complete the tunnel earlier, nor by Translink to increase bus services.
Screen Name Redacted 3/16/2024 10:53 AM	Supportive housing for seniors and people with disabilities. Co-op housing options
Screen Name Redacted 3/16/2024 10:53 AM	Growth in itself should not be the desired outcome. What is wrong with Tsawwassen remaining a beach community without congestion? Growth may be good for tax revenues but not necessarily for quality of life.
Screen Name Redacted 3/16/2024 10:56 AM	The "Neighbourhood Centres & Corridors" land use is too limited. It should extend north and south off of Ladner Trunk road to a minimum of 400 m. off to every street / ave that connects to Ladner Trunk. The FSR limit should exceed 4.0 in this area with no minimum frontage or depth. "Mixed Residential" should extend to cover more area - approx double of the extent proposed. The FSR limit should exceed 2.0 in this area with no minimum frontage or depth.
Screen Name Redacted 3/16/2024 10:57 AM	more doctors are needed!!
Screen Name Redacted 3/16/2024 11:07 AM	I just do not want to see high rises 5-8 stories would be fine
Screen Name Redacted 3/16/2024 11:08 AM	Lower density along Scott Rd 6 - 10 stories across all three comminutes. Integration of Senior level entry (gated communities) allowing us to stay in the community we've raised families. Less monster homes on Ranch Lots i.e. (Brooke/Terrace example) these lots could see front/back splits or side splits or Coach Home integration vs large single/basement suite homes with no parking.

Screen Name Redacted
3/16/2024 11:10 AM

For successful growth, a transit/road system that helps the residents of Delta get to their work places, schools, appointments on time without having to leave up to 2 hours in advance would not only support the present residents but would make moving to South Delta more appealing. Successful growth also needs housing for all ages - young families just starting out, youth who would like to live in the town they grew up in thus supporting a vibrant community and seniors who have lived their whole lives in South Delta. This housing needs to be in many forms but most importantly AFFORDABLE.

Screen Name Redacted
3/16/2024 11:12 AM

What is missing is development that provides co operative housing and supportive housing for people with special needs. Ever complex of more than four / six units should provide affordable units for people with special needs and families with subsidies.

Screen Name Redacted
3/16/2024 11:16 AM

Adopt the recommendations outlined in the previous HOUSING TASK FORCE REPORT

Screen Name Redacted
3/16/2024 11:17 AM

My hope is that Tsawwassen will retain its charm; hoping it does not become overrun with high rises (eg delta rise) that don’t match the community

Screen Name Redacted
3/16/2024 11:18 AM

Screen Name Redacted
3/16/2024 11:35 AM

Enough bus options for the public to use. Also bus shelters to help protect the public from the wind and rain.

Screen Name Redacted
3/16/2024 12:00 PM

Pre-approved designs for garden suites, coach houses and the like would be extremely useful to facilitate additional units in Small-scale Residential designated areas. This would expedite and reduce the cost of permitting and construction. Promote/encourage non-strata housing for seniors to age and live in the same community they have lived in for many years so they dont have to move away or into a strata development. Address the worsening traffic problems (especially at 9am & 3pm school days).

Screen Name Redacted
3/16/2024 12:15 PM

Common sense and consideration for current homeowners and taxpayers are missing.

Screen Name Redacted 3/16/2024 12:21 PM	Spend money on infrastructure and create more lanes in and out of Ladner and Tsawwassen. Increase and improve public transport and hire more teachers and educators for school programs. There is currently a wait list for all kids activities such a softball and swimming lessons. This will not improve and will only get worse if the increased population comes to fruition. These are major concerns to not only myself but my family and grandchildren
Screen Name Redacted 3/16/2024 12:23 PM	Slow and regulated growth to ensure that municipal services, facilities and roads are able to keep up with the increased demand without them becoming overwhelmed.
Screen Name Redacted 3/16/2024 12:33 PM	I believe that the province needs to be very specific with the amount of funds they will supply to help Delta with the required increase in population growth it is mandating. I also believe that as the TFN lands are not included in the numbers for Delta (as it is considered its own municipality) this needs to be relooked at. Yes, the TFN pays Delta for fire and police services but all of those residents need to use Deltas schools, hospital and roads. These numbers should be part of Delta's numbers just like New Westminster is still considered part of Vancouver.
Screen Name Redacted 3/16/2024 12:46 PM	Please review old by-laws that restrict coach homes and three story homes. This would allow more affordable housing for those that want to live here but can't.
Screen Name Redacted 3/16/2024 12:54 PM	Maintain the growth in Southlands (built on agricultural land). If towers need to be added to Delta install in new land and new development. Suggest building towers at the intersection of highway 17 and 99, next to landfill. Great road access for future residents. Keep profit driven developers and condo speculation out of Tsawwassen and Ladner.
Screen Name Redacted 3/16/2024 01:00 PM	Stop trying to take single family homes away. Let southlands and TFN develop where there is space for new construction instead of taking our homes and home values away. Create a corresponding infrastructure plan that supports housing growth don't just build more density. Improve transit and build a new tunnel or bridge. Otherwise we become south surrey and Richmond which should not be the goal.
Screen Name Redacted 3/16/2024 01:08 PM	Community consultation on the OCP feels late and irrelevant when there are developers who've already submitted redevelopment

	proposals (ie. Tsawwassen Town Centre Redevelopment) that seem to line up exactly with the OCP changes being proposed. Community members don't want developers shaping their communities especially with limited ability to ask questions and express the needs of our community. I think the community would welcome low rise, multi family residential development that would provide homes for families as well as affordable (ie. RGI) housing options for seniors. The proposed OCP doesn't seems to offer the incentives needed for the type of housing that we need in our communities.
Screen Name Redacted 3/16/2024 01:13 PM	Infrastructure supporting the City of Delta The tunnel project is not going to support the additional growth - if it ever gets solved it will be outdated before its completion
Screen Name Redacted 3/16/2024 01:27 PM	Do not destroy the single family neighbourhoods by cramming higher density buildings into single family areas.
Screen Name Redacted 3/16/2024 01:29 PM	Where is the focus, money and land for expansion of infrastructure as mentioned in response to question 5,...without it, halt expansion!!! Ridiculous to be pursuing when we are already unable to easily cross the Fraser River to access work, medical care, etc. Too much buck passing!
Screen Name Redacted 3/16/2024 01:42 PM	Single level living with parking included! N.D is to small not to include in the Kennedy/Nordel area. This is supposed to be the senior area with the rec center, yet the housing that accommodates has been torn down.
Screen Name Redacted 3/16/2024 02:18 PM	The Mayor and Council should reconsider the DSM and reduce the proposed density - a 24-story building is high and would be preferable to the many citizens who are against anything higher; thus reducing the amount of vehicles on the already congested area roads.
Screen Name Redacted 3/16/2024 02:24 PM	Build up infrastructure first or get us answers from the province on theses things before going full bore ahead
Screen Name Redacted 3/16/2024 02:26 PM	Slow down the rate of affordable housing being torn down that might begin the $900k range. New units built and in some cases on subdividable lots tor $1.8 million each!!! How is that affordable housing. Recent article in ND reporter paper has delta on a % basis mostbhomebover $1 million. Is that what we want to be known for.

	We do not have infrastructure in place to accommodate.
Screen Name Redacted 3/16/2024 02:37 PM	Thoughtful, balanced and sustainable development!
Screen Name Redacted 3/16/2024 02:49 PM	Many parks in new or expanded areas to cater for increase population
Screen Name Redacted 3/16/2024 02:58 PM	Successful growth will need planning for how family is an elderly people can have consistent and accessible access to healthcare. We only have one hospital - delta hospital. Emergency department is often a four to six hour wait now. What will that look like once deltas population increases?
Screen Name Redacted 3/16/2024 03:05 PM	Have plans for schools because with an increase in children, we will need them. Class size of 40 to 50 like in the 1960s and early 70s will not be allowed
Screen Name Redacted 3/16/2024 03:19 PM	Give the seniors population in Tsawwassen this... demographic top of mind and remember not all seniors own, many rent . May many are not wealthy but also not what is considered low income
Screen Name Redacted 3/16/2024 03:28 PM	Thoughtful & balance to mirror infrastructure improvements . If not gradual you may solve one crisis and create many others!
Screen Name Redacted 3/16/2024 03:33 PM	I am a Tsawwassen area resident but my following opinion I believe will apply to Ladner area residents as well. Without a main corridor leaving this southern area , not sure where all these new residents will be heading to work . The tunnel is another running joke . The solution seems to come and go with governments of the day . The narrative wrapped around the proposed bridge that was well underway is that 10 lanes was ridiculous . (and to the best of my knowledge the bridge had already passed environmental concerns and studies) . What we are left with is to replicate the existing tunnel after studies with an undersized tunnel . The original tunnel thanks to George Massey really does deserve the recognition it gets . It was a marvel for its day . The real irony of the existing tunnel is if it had been built to the full extent George Massey had first envisioned it , the discussion today would have been be how to seismically upgrade it to todays standards . Does anyone on the reviewing panel know how many lanes were first designed for the existing panel . This isn't a real question as I know the answer . Perhaps a 10 lane bridge wouldn't

	seem so "ridiculous". Ill give you a hint that Massey had allocated additional lanes in both directions for transit and even bike lanes both directions . He was a visionary. No I'm not kidding . And of course the end result is what we have today , a bottleneck of 2 lanes in each direction . My rant here is leading to my suggestion . Being that the provincial governments political move only works with infrastructure in place or firmly well underway. Their legislature is well intended and acceptable after this main point is addressed . So nice of them to set a housing target that will only create future problems . I am not looking to exempt south Delta from their targets (I do not resist groth , it is required) but this area should be given reprieve until they (the Prov Govenment) get their act together
Screen Name Redacted 3/16/2024 03:38 PM	The new developments need to be lower in height and provide more green apace. Infrastructure (hospitals ets) needs to be dealt with first
Screen Name Redacted 3/16/2024 03:43 PM	4 Tower are way too big for Tsawwassen. 6 stories would be fine
Screen Name Redacted 3/16/2024 03:46 PM	Hospital /health services
Screen Name Redacted 3/16/2024 04:00 PM	My thoughts are around schools and senior housing or care - senior care & day care!
Screen Name Redacted 3/16/2024 04:08 PM	Translink buses increased service on ridership. As is people avoid service because it is poor period to take transit from Ladner to arrive at the highway 1 and 142nd St. surrey takes 1 1/2 hours - 20 to 25 minutes by car
Screen Name Redacted 3/16/2024 04:14 PM	Provide resources based on population. ND needs another pool. SD pools are so nice in comparison yet they keep getting renovated
Screen Name Redacted 3/16/2024 04:17 PM	Will emphasize the need for high-density mixed use spaces so a city can thrive. Take downtown Vancouver for example, it is a highly desirable area for people to set up business in and to live in. If an environment like that can be created in Delta it will boost the local economy and provide funding for other projects.
Screen Name Redacted 3/16/2024 04:29 PM	Start with an OCP process that has meaningful engagement - no need to steamroll in four months - no other cities with target an orders

	are rushing. Lengthen the timeline- thoughtful, balanced and sustainable Dev't is the answer. Rushing will cause other issues!
Screen Name Redacted 3/16/2024 04:31 PM	For Tsawwassen specifically - this area is growing as much as it needs to for maintaining a healthy, semi-rural atmosphere. When you count all the development from the Southlands to Tsawwassen Springs, to multiple townhouse units, to replacing 3 houses on 3 lots with 10, and with all the Provincial changes for suites, 4-plexes, etc, that is ENOUGH for Tsawwassen's share of this 3000+ units in 5 years. WE DON'T HAVE TO RUIN THE LIFE OF OUR COMMUNITY BECAUSE OF "TARGETS". The Area Plan of a community takes precedence over a "target order" which is just something for which to AIM.
Screen Name Redacted 3/16/2024 04:35 PM	Thoughtful and gradual based on infrastructure improvements
Screen Name Redacted 3/16/2024 04:41 PM	One key aspect for Delta is to work with the province and the federal government to explore better access to transit. It is also important to create economic opportunities within the city.
Screen Name Redacted 3/16/2024 04:50 PM	Yes on single family lots to allow multiple suites, coach homes, and higher height limits so that basement suites won't need sump pumps, we need larger homes to do this so re vamp the square footage allowed to build on single family lot that is how to increase density in the city. Allow more space for front yard parking so that issues of street parking is addressed, you can still use permeable materials on the additional parking areas to address water run off. When this occurs ensure additional funding for parks and rec so that people have spaces and public faculties access.
Screen Name Redacted 3/16/2024 04:58 PM	New council & mayor
Screen Name Redacted 3/16/2024 05:05 PM	I don't understand why the high density area along Scott road doesn't extend further south to include the townhouse complex at Wade Rd & Scott rd
Screen Name Redacted 3/16/2024 05:07 PM	Why exponential growth in North Delta not Tsawwassen
Screen Name Redacted	TRANSIT and SKYTRAIN. Want people to get out of cars, then transit

3/16/2024 05:09 PM	MUST be dramatically improved.
Screen Name Redacted 3/16/2024 05:17 PM	District amount of parking for cars on the street. Or, 6, or 8 is not good. Must make people with lots of cars use their garages.
Screen Name Redacted 3/16/2024 05:23 PM	Better transit service in South Delta so that densification is not biased to North Delta
Screen Name Redacted 3/16/2024 05:24 PM	Push back on the province re the 4 plex. We are not Burnaby / Vancouver. No jobs here . Too much commuting.
Screen Name Redacted 3/16/2024 05:28 PM	Instead of using North Delta to build why not start building more highrises in south Delta, it’s not as congested there.
Screen Name Redacted 3/16/2024 05:33 PM	We must have quality solutions. Enough room for families to grow in health- to be able to share over great area
Screen Name Redacted 3/16/2024 05:38 PM	I do! The missing middle b/w small scale & mixed res. - 5 unit houses financed through CMHC
Screen Name Redacted 3/16/2024 05:42 PM	Allow for less set-back for homes sm is plenty!
Screen Name Redacted 3/16/2024 05:45 PM	Additional hospital services to support growth
Screen Name Redacted 3/16/2024 05:57 PM	Population increase but there should be a spot to meet. we have international students or groups of youth yet there is no space for them to hang out. Tim horton's is dreary and small and they are not allowed to hang out
Screen Name Redacted 3/16/2024 05:59 PM	Yup planning that is community focused not developer focused
Screen Name Redacted 3/16/2024 06:00 PM	contol rental market prices
Screen Name Redacted	Would like to see co-ops being considered as a means for lower cost

3/16/2024 06:17 PM	sustainable housing. If you are looking at allowing multiple units on single family lots, then are they going to be stratified so that they can be sold? Some other cities have allowed coach houses and infill houses, but only if they are rentals. This leads to a very expensive property if it is sold and does not help to quell the huge increase of housing. Many people would benefit from being able to purchase a coach to live in, rather than being forced into a lifetime of renting.
Screen Name Redacted 3/16/2024 06:34 PM	You say you're concerned for seniors yet doctors are scarce, no hospitals for N.D- we have to deal with SMH assure - get a hospital built before increasing housing
Screen Name Redacted 3/16/2024 06:41 PM	Growth needs to be such that it doesn't destroy a community
Screen Name Redacted 3/16/2024 06:51 PM	-include age/disability friendly features - we are all disabled at some time- what are home loss ... Any ideas for accommodation with necessary services ! Community gardens
Screen Name Redacted 3/16/2024 06:53 PM	LOTS IS MISSING - specifically, consideration of the true impact on land costs, complete lack of infrastructure planning - especially our in/out road access & reliance on outdated public transportation, lack of consideration for the crime an urban centre will bring and the presentation process the City engaged in recently To summarize: The process Mayor and Council have engaged in has not been transparent. When I attempted to discuss "net-new" housing at an open house with one of the City Planners, she smirked at me and told me I had no say in this matter -
Screen Name Redacted 3/16/2024 06:59 PM	Turn high density housing makes sense along bus routes but some communities should be preserved, along with green space and natural amenities
Screen Name Redacted 3/16/2024 06:59 PM	Using the European models, using cities like Vienna and Florence as example that see densification along major corridors without the addition of high rises. An opportunity was missed to densify the bc hydro corridor.
Screen Name Redacted 3/16/2024 07:02 PM	Higher density allowed near transit hubs both in North Delta and Ladner. Currently, I believe it is only in North Delta.

Screen Name Redacted 3/16/2024 07:03 PM	Ample parking should be available even if couch/garden houses an option
Screen Name Redacted 3/16/2024 07:16 PM	Delta needs a unique motivator to bring both temporary and permanent trailers to visit/live
Screen Name Redacted 3/16/2024 07:23 PM	skytrain support to Vancouver. expand scott road to south, along 120 street
Screen Name Redacted 3/16/2024 07:23 PM	Planned improvements to roads to support increased density. Tsawwassen will need another entrance/exit to the highway.
Screen Name Redacted 3/16/2024 07:28 PM	Take time (few years) to accomplish the community needs
Screen Name Redacted 3/16/2024 07:34 PM	Rental housing is a real problem period not cost effective for developers , adding a suite to an existing dwelling requires numerous costs, upgrades, revenue canada (rent) and future capital gains . Tearing down a single house then paying 1.5 to 2 mil for full duplex is not cost effective
Screen Name Redacted 3/16/2024 07:40 PM	not really
Screen Name Redacted 3/16/2024 07:42 PM	Transit needs to be more frequent on big streets (eg 120 St, 112 st, 72 ave)
Screen Name Redacted 3/16/2024 07:45 PM	smaller government
Screen Name Redacted 3/16/2024 07:48 PM	Invest in infrastructure before adding more people to Delta.
Screen Name Redacted 3/16/2024 07:53 PM	Allow 4-6 stories in high density areas. Allow some 10 -14 stories set back from Main Street to keep a more open feeling ant not claustrophobic /dark areas
Screen Name Redacted 3/16/2024 07:56 PM	-federal, provincial & regional support req'd (resources, 4, regiantz planning)

Screen Name Redacted 3/16/2024 08:00 PM	all the governments need to help
Screen Name Redacted 3/16/2024 08:04 PM	Do not support any thing over 6 stories
Screen Name Redacted 3/16/2024 08:13 PM	Make it easier to legalize secondary suites and to increase density
Screen Name Redacted 3/16/2024 08:19 PM	Yes, review the public input from recent information sessions, and go back to the drawing board with your OCP. And it us your OCP because very few community residents think it's a good idea. Then come back and hold meetings with the public and get more input. The OCP should be a joint plan, community and elected officials on Delta Council. There is a lot of mistrust out there as this seems to be a Century Holdings developed OCP. As Century has recently presented TTC redevelopment plan to various groups. They plan on 4 highrises in TTC with a new library community contribution. Which I don't think benefits the community in any way. Obviously Century Holdings has previously had input into the OCP. Current infrastructure does not support this level of development , everything from roads, the tunnel , schools, fire halls, doctors etc. Many residents are without a doctor some for many years now. With only two roads in and out of Tsawwassen I think high levels of increased density is actually a huge public safety issue.
Screen Name Redacted 3/16/2024 08:21 PM	Allow only Skilled immigrants, no extended family members
Screen Name Redacted 3/16/2024 08:27 PM	There are places where high rises will satisfy the need for housing. Tsawwassen has ample opportunity for more low rose as well as high rise buildings. Areas such as Ladner and north delta do have have this available space without ruining the small community feel that is vital to us
Screen Name Redacted 3/16/2024 08:34 PM	(1) Refine OCP map to show existing pocket forests and other so-called "passive" green spaces within the "civic and institutional" blue spaces. Accord these areas the same protection as the larger conservation areas shown on the present version of the map. These smaller green spaces are the ones within walking distance of peoples (and dogs') homes, therefore they are heavily used without requiring us to jump in our cars. They encourage informal local socializing and community spirit -- important to everyone's sense of well-being and

belonging. (2) Map all existing urban ditches as linear green spaces. Rather than infill them here and there based on resident request/payment, plan which ones will be preserved and enhanced for their Green Insfrastructure value (stormwater management, vegetation, bird & pollinator habitat), and which can be sacrificed to parking. There's going to be huge demand for ditch infill to accommodate more parking; we can do this well (parking & sidewalk on one side of minor streets, ditch on the other -- or we can do it piecemeal as is happening at present. No storm sewer can match the capacity of a ditch to handle stormwater volume (as well as to slow, cleanse and infiltrate much of it). (3) Map all private green spaces that are unbuildable (eg banks of Blake Creek, various other ravines, that are privately own. These areas too should be protected for their conservation value. (Aside: Percentage allowable lot cover should be based on buildable area, excluding these conservation zones.) (4) Get rid of floor-space-ratio for housing, and instead use height limits and lot coverage limits -- a system that ordinary people can understand. (When did max coverage morph from 60% to 70%, BTW?) Set a height limit on "single-family" lots (or whatever we're going to call those) that allows for 3 storeys above ground or with half-in-ground basement, as long as ceilings aren't too high. Our present policy, with "freebie" floor space for deep-in-ground basements in North Delta, encourages construction of vast numbers of homes that are (a) unnecessarily costly (due to excavation, disposal, use of concrete, requirement for electric pumps with backup power, and repairs when basement inevitably suffers water ingress whether minor or major); (b) environmentally unsustainable (due to same issues); and (c) deplete the groundwater that keeps our urban forests and streams hydrated. In addition, (d) living underground with a sliver-of-a-view of a fence or wall is harmful to mental health of basement residents. Please refer to UBC's "3-30-300" standard, which stipulates that everyone should be able to see at least 3 significant trees from their residence, be sheltered/cooled by a 30% tree canopy and live within 300 metres of a park. (5) Provide zoning accommodation for neighbourhood "corner stores". Vast swaths of Delta -- especially North Delta and Tsawwassen -- will remain heavily car-dependent until residents can at least grab a litre of milk within walking distance of where they live. (5) In the face of densification, trees on private land will fall left and right. Though Delta has some punitive measures in the form of tree replacement charges, and incentives in the form of offering free street trees, we have no hard-cash incentive that rewards residents who steward trees on an ongoing basis (with the raking, sweeping and watering that may entail). To remedy this: Establish a stormwater utility (within our City rights to do) and phase in a policy of charging sliding-scale fees in inverse proportion to % tree canopy cover on the buildable portion of each lot. For example: Lot A has achieved the Delta goal of 40% cover and pays zero stormwater management fee; Lot B has

achieved 20% and pays say $500/year storm fee; Lot C has zero tree canopy cover and pays say $1,000/year storm fee. Tree canopy cover is scientifically correlated to stormwater runoff, so such a policy is defensible; my neighbour doesn't expect to pay for my electricity use, why should I pay for the demand they place on our storm sewers? The side benefit of this policy would of course be not only reduced demand on municipal sewers, but also all the many co-benefits associated with trees.

Screen Name Redacted
3/16/2024 08:44 PM

I am hesitant to support an OCP that is being done so quickly that it creates a question of meaningful consultation. And having seen how often the mayor/council currently uses the rational for decisions that "it is in the existing OCP" without confirmation that all elements have been considered I am hesitant to support giving such power to council. The elimination of local consultation means greater trust in the OCP and implementation by council. The changes I have seen to North Delta in the last few years does not produce that trust. The OCP must include accountability and transparency measures on each development approval that city staff has looked at including overall road traffic impacts (not just the city block of development), impact on storm water system and local neighbours. There has to be more visible rational that the OCP is met that just the zoning is right. And council must publicly state why they allow OCP amendments rather that just voting in favor. I would suggest that Delta clarify with data how new housing numbers will be divided among all 3 communities and identify options for achievement with allowable mixes. Show us that the targets cannot be met without anything higher than 12 stories in North Delta. Show us a realistic traffic control plan that accommodates the growth and controls Surrey pass through traffic. Is the social heart of North Delta as pictured in the existing OCP even a possibility with the new OCP? Because right now with the traffic on 84th it just does not look like a place anyone wants to bike.

Screen Name Redacted
3/16/2024 09:47 PM

I definitely do not think buildings should exceed 6 stories at the maximum. The idea of crowding 4 homes on one lot will also erode the aesthetic plan of a neighbour hood. It makes more sense to create density along main arteries of a community and less so amongst the smaller streets. Preserving green spaces and encouraging gardening is important in the creation of a healthy urban landscape. From the sky 60% of what you should see is trees. You get this much and more in the Dunbar area of Vancouver. It is densely populated with an aesthetic cohesive look in the neighbour hood. In Europe, living areas outside of major cities never exceed 4 stories. They are also dense and forested areas are guarded.

Screen Name Redacted 3/16/2024 10:17 PM	Lack of a A tunnel/ bridge roadways schools parking keeping heritage. Are a few of the crucial details you are not looking at. Who want to move to a place that cannot keep up with services, is an absolute nightmare to commute from and a city planner who ignores its current residents?
Screen Name Redacted 3/16/2024 10:18 PM	The goal of the OCP should be to clearly state what is allowed for builders & developers then not allow variances. My recommendation is Mixed Residential is zoned for townhouse with 3 stories the maximum size. This zone needs to have the appropriate number of parking spots as the only possible overflow is in front of single family homes that are also being allowed extra units/cars.
Screen Name Redacted 3/16/2024 10:25 PM	Smaller sized units - max 8 stories including retail on the bottom. Be prepared for growth - which we are not. Schools, hospital, amenities, roads, tunnel. Listen to your community - the people matter more than the developers money. Grow at a reasonable rate and be okay with telling the federal and provincial government the communities stance on their mandates. Be the right voice for the community.
Screen Name Redacted 3/16/2024 10:34 PM	Smaller, well thought out planned communtiies. Southlands at least has tried to build around the environment add in quaint coffee shops, and other community activities. Other areas (such as Fort Langley) have done a much better job of adding housing but keeping in character to the area. There has to be a full plan, not piecemeal. Toigo’s shift I of agricultural land to expand his residential projects shows that if you give an inch, they will want a yard…
Screen Name Redacted 3/16/2024 11:05 PM	No. The growth of Delta is the most unsuccessful thing that could happen to my city, Delta.
Screen Name Redacted 3/16/2024 11:21 PM	We need enough commercial to actually accommodate further density, this is where people work and it is where people shop. Ensuring that commercial property is affordable for local businesses and that residents can get to commercial stores without driving is important. If a developer wants to build anything taller then a 4 story building in a commercial area, they should have to agree to have two stories of commercial on the bottom instead of the standard one.
Screen Name Redacted 3/16/2024 11:30 PM	No room for urban centre in Tsw - there is no room/space for transition to park area's from "urban centre" assuming referring to 56 & 12

Screen Name Redacted 3/16/2024 11:57 PM	A definite improvement in transit!!!!!!! Dont build just because you can, get it right the first time. If you are so concerned about small affordable housing----why are there so many large houses still being built?
Screen Name Redacted 3/16/2024 11:58 PM	Yes, 6-8 Story cap on condos
Screen Name Redacted 3/17/2024 12:01 AM	space-hospital, schools
Screen Name Redacted 3/17/2024 12:14 AM	We seem to be avoiding major cost in providing housing that is more affordable, the cost of serviced land, we cannot jam more & more into the GVRD
Screen Name Redacted 3/17/2024 12:19 AM	Address infrastructure needs. Maintain single family home neighbourhoods and do not change the dynamic of our neighbourhoods by allowing 'small scale multi-unit housing'
Screen Name Redacted 3/17/2024 12:21 AM	Growth is not something that should be forced upon us. There are limits to what we can sustain, otherwise we become like Richmond - we lose the feeling of community that exists now in favor of concrete and asphalt sprawl.
Screen Name Redacted 3/17/2024 12:28 AM	Meaningful engagement with residents....not an unnecessarily steamrolled OCP Update process. Delta requires thoughtful, gradual and sustainable development that correlates to implemented infrastructure improvements.
Screen Name Redacted 3/17/2024 12:56 AM	Wait until the tunnel and infrastructure is built to add so many new people.
Screen Name Redacted 3/17/2024 01:04 AM	Encourage thoughtful, sustainable development that fits with community on 12th & 56th, & central Ladner. Double digit towers do not fit with community. Provide better bus transit and health services (doctors) to south Delta. With the amount we have already developed in Southlands and TFN, there has been little/no additional resources. Also, activities for youth.

Screen Name Redacted 3/17/2024 09:09 AM	If four units per lot proceeds, I wonder if the City of Delta will consider designed guidelines so that the new "house" with four units still looks like a single family home, and looks like it belongs on the street. Also, increasing transit to the centre of Tsawwassen and Ladner and assembling most density there completely makes sense. Also, the amenities will come to support these residents also, which will make Tsawwassen & Ladner more vibrant communities.
Screen Name Redacted 3/17/2024 09:38 AM	Add more schools, expand Delta hospital and bring sky train till Tsawwassen.
Screen Name Redacted 3/17/2024 10:36 AM	Look to Barcelona for an example. It is a city designed with people in mind not just cars. Build bike and walking routes into and out of every neighbourhood. Not only protect the farmland, but ensure it is actually being farmed rather than left fallow for so long a developer can say it is not farmable anymore.
Screen Name Redacted 3/17/2024 11:12 AM	keep focused on densification around transit corridors while respecting the diversity of licing places (i.e. SFD , mixed use, seniors living, rental supply, etc.) ... IMO it is very ok to have areas of "expensive" SFD and that quiet community feel (you just need to pay for that) while designating areas for higher density with a range of housing options for all segments of our community ... i understand the province has mandated up to 4 units on SF zoned.. this is a slippery slope and has the potential to seriously mess with a portion of "clean" SFD that should make up every community
Screen Name Redacted 3/17/2024 11:25 AM	Actually gather and actually seek advise from residents directly impacted by any proposed changes in their neighborhood. For example maybe forming a nibble advisory/focus group to consult on plans ‘before’ proposing to the general public.
Screen Name Redacted 3/17/2024 11:32 AM	A massive change from our Mayor and Council, protecting the community that we all love. People move to Delta because of its small town feel, its safety to raise kids and its natural beauty. Growth is important, but growth should not be overnight, we need to see the impacts of this growth on everything around us. Definitely no buildings over 6 stories, find other ways, looked to other places in the world that make it work, for example all of Europe. If this mayor and council can’t figure it out, perhaps a new one might be able to?
Screen Name Redacted	come up with solutions to fix our roads first!

3/17/2024 11:59 AM

Screen Name Redacted
3/17/2024 12:08 PM

A bridge over the Fraser and more lanes on Hwy 99

Screen Name Redacted
3/17/2024 12:09 PM

No answers to these questions.

Screen Name Redacted
3/17/2024 12:32 PM

I am not against growth; however, the proposed OCP update is too aggressive for this community & developed far to fast, regardless of the provincial mandate. What is missing, is for the planning department to look at the proposed picture of Delta after the proposed development & I am sure it is not a pretty picture & not one Delta needs or deserves. Back to the drawing board.

Screen Name Redacted
3/17/2024 12:53 PM

More townhouses with outdoor space to allow downsizers to stay in the community. The developers will be getting richer, as well as those in their pockets if the planned OCP is successful. I no longer trust our Mayor or council to act in our community's best interest, how very sad. Also, transit is a disgrace. It was faster to get to Vancouver prior to the Skytrain, now having to bus to Richmond to get on train. The previous rush hour direct bus service was faster!

Screen Name Redacted
3/17/2024 12:55 PM

6 story maximum height in the urban areas of Tsawwassen and Ladner.

Screen Name Redacted
3/17/2024 01:15 PM

See comments in #5 Need plans for widening sidewalks on both sides of all main streets first and the all streets near every school and park in NDelta. Reason is safety and the encouragement of foot traffic as opposed to the encouragement of vehicle traffic. Need to create inviting seating and play and or resting stops as focal points in all walkway and cycling routes.. garbage refuse disposal containers, develope local culture by ensuring art , sculpture ,painting walls for gravity artists is available and respected. Need well maintained and newly refurbished public washrooms at all parks. Need to require the big land developers to invest in building user friendly and socially safe places in every new development . This increases the value and liveability of their developments. It also takes pressure off of present public facilities in a shared cost maintenance and development plan. Need to create marked crosswalks nd eventually user friendly crossing lights around every highly developed density area. Right now J waking is becoming a norm as public try to cross ever growing busier local roadways traffic behind malls and commercial use areas is now becoming used to driving in two lanes where only one traffic

	lane is marked… this is due to habit of trying to keep se a highway infrastructure that doesn't support increases in traffic congestion. The big planning problem is how to increase density and maintain or positively enhance liveability. Note that with increased density you also have increased transient useage . You need more laws which enforce safety for everyone , then you need increased budget to enforce laws and mediation time and budgets for dispute resolution. Be proactive…not reactive…. More likeliness for success.
Screen Name Redacted 3/17/2024 01:19 PM	Limit the height of proposed buildings in Tsawwassen's core. 24 stories is ridiculous and will ruin forever the open air, relaxed feel of the town. Blocks of units should be a maximum of 4-6 stories, no more. Also, consider a cohesive plan for the look of buildings to create an attractive community core not just a collection of hideous tower blocks.
Screen Name Redacted 3/17/2024 02:06 PM	continue to examine each development application. don't let developers drive our train
Screen Name Redacted 3/17/2024 02:12 PM	I am not aware of the reason why Delta was turned down for funding from the federal housing accelerator fund - please publicize to Delta residents the justification provided by the feds for that rejection.
Screen Name Redacted 3/17/2024 02:14 PM	I understand the need for housing, but my suggestion as an alternative to excessively tall high rises and constructing several homes where one home currently stands, would be to construct 5-10 storey units with shops/businesses on the bottom. Whistler Village comes to mind, as well as the condos/town homes in South Surrey at Grandview Corners. The units look good and provide both housing and business opportunities for residents.
Screen Name Redacted 3/17/2024 02:14 PM	Infrastructure is missing. Traffic is already becoming too heavy.
Screen Name Redacted 3/17/2024 02:33 PM	As above.
Screen Name Redacted 3/17/2024 02:44 PM	Get rid of 18 to 32 story and higher buildings. 1 and 2 bedroom units do not provide for a family community. Think families. Infrastructure first, then responsible densification. Hospitals, schools, parks, recreation. Less traffic congestion.

Screen Name Redacted 3/17/2024 03:09 PM	Apartment buildings are missing. People need a lot of affordable places to live, and “up to four units” is not enough.
Screen Name Redacted 3/17/2024 03:28 PM	That Delta supports a 'living wage' and encourages it for all of their businesses. Given the amount of traffic over the Alex Fraser, through the Massey Tunnel and Scott Road Station, in order to make a living, people have to work outside of Delta. Balancing salaries and business costs is not easy, but will result in less staff turnover.
Screen Name Redacted 3/17/2024 04:10 PM	Do not put high density housing on busy roads, Delta is already a traffic nightmare during rush hour.
Screen Name Redacted 3/17/2024 04:11 PM	Facilitate profitable land assemblies to ensure families living in the high density. Zones are still able families living in the high density zones are still able to remain in North Delta and not just be forced to move laterally or downsize
Screen Name Redacted 3/17/2024 04:23 PM	Keep in mind that North Delta has only so much actual land. All the planning in the world can't change that,
Screen Name Redacted 3/17/2024 04:29 PM	I support this program
Screen Name Redacted 3/17/2024 04:34 PM	There needs to be increased support for Arts & Culture in the community. There needs to be funding for public art. Could the developers not include some public art in their design concepts.
Screen Name Redacted 3/17/2024 04:41 PM	Be aggressive in planning for additional housing; ie exceed targets on numbers.
Screen Name Redacted 3/17/2024 04:52 PM	Need more community events to keep everyone together through change
Screen Name Redacted 3/17/2024 04:59 PM	Set up an affordable home ownership program like Whistler or Langford. Forgive all DCCs for people building smaller homes on smaller lots
Screen Name Redacted 3/17/2024 05:08 PM	Foresight & future planning a perfect example is the constrction btw westview & 116. It helped for now but it will be useless in 5-

10 yrs

Screen Name Redacted
3/17/2024 05:16 PM

What's missing? Lack of new single homes with yards

Screen Name Redacted
3/17/2024 05:25 PM

We do not need the amount of densification that is proposed by the government. It has been thrust upon us with no thought or planning. All we will be getting are more houses, less green space, and prices that few- apart from investors can afford to buy let alone rent. What we do need is more coop type housing units where the rent is tied to income. Successful growth means looking at the big picture, taking it slowly, not giving developers free rein to destroy our culture and way of life. It is a myth that we desperately need the amount of housing proposed, at whatever cost. Successful growth means communities with healthy mental health.

Screen Name Redacted
3/17/2024 05:28 PM

Include TFN lands and Southlands as part of your total count. Many buildings are done in both areas and occupied. Ask the BC government to have these included. This whole process is rushed, ask the BC government for an extension. Please nothing above 6 stories maximum 4 buildings in the Tsawwassen Town Centre. If higher density is allowed then we have lost our beautiful town forever.

Screen Name Redacted
3/17/2024 05:37 PM

Improve the quality of the schools, hospitals & aging infrastructure

Screen Name Redacted
3/17/2024 06:01 PM

Focusing the larger buildings closer to the rec center/bus hub- more space to work with and could be combo units that also include retail/office opportunities. “Sprinkling” these smaller condo buildings and town houses around Tsawassen other than just focusing in the one centre preserves the small town feel while accomplishing more housing. All are still on current bus routes and also are walkable to anything. I currently have to plan growth and work and on an island so it’s very restricted so it just takes a bit more thought and planning but very achievable

Screen Name Redacted
3/17/2024 06:12 PM

Due to the unreasonably short period open to the public to discuss these major changes, it would be honest and open for our Mayor and council to give residents fair warning, of these proposed major changes. Every reasonable resident recognizes the need for change; however, this type of surprise announcement may be acceptable within the development community bur it is a both unfair and undemocratic process for the City of Delta to follow.

Screen Name Redacted 3/17/2024 06:20 PM	Successful growth is dependent on community servicing the needs of the population. The population either needs or need improvements to: - local medical care (doctors and hospital services); - local recreation (playing fields, pools, ice rinks pedestrian and bicycle paths, etc); - transportation, including appropriate transit to provide access/egress from community centres; - adequate municipal services and utilities
Screen Name Redacted 3/17/2024 06:40 PM	Resources (financial and otherwise) to support increase in demands on roads, parking, sewer, recreational facilities and schools. In particular there is no available land in North Delta should al new school be required.
Screen Name Redacted 3/17/2024 06:44 PM	need to focus on more affordable housing & more renals
Screen Name Redacted 3/17/2024 06:50 PM	The information about associated transportation/road ways changes would be helpful
Screen Name Redacted 3/17/2024 06:55 PM	Can you not stand up for your citizens who voted for you and say no. There has to be a huge infusion of capital to Delta to make growth successful and you can't be going back to the same well and taxing us to death.
Screen Name Redacted 3/17/2024 06:56 PM	Go slowler and more methodically. Consider TFN development and argue that this should count towards the mandated housing increase. The original OCP documents sent out contained incorrect information, because it was rushed. Mayor and council have set up a system to cut corners and red tape to streamline the development process. Rushing things along. Many of these developments are of poor quality as well, which will harm our communities value in the future. Rushing the development process has hindered the City's ability to ensure appropriate actions by developers, but the mayor has made it clear he is not concerned about this. Just pump them in. Infrastructure, public works, community supports all seem to be an after thought and there seems to be no concern on these items.
Screen Name Redacted 3/17/2024 06:56 PM	Organic market-based growth with rules established by the community rather than 5 year plans being imposed from Victoria by politicians that don't represent Deltas interests.

Screen Name Redacted 3/17/2024 07:05 PM	Missing a true vision of supporting art & culture
Screen Name Redacted 3/17/2024 07:13 PM	I don't believe council is up to hearing any suggestions from residents that don't agree with the plan they have already set in place
Screen Name Redacted 3/17/2024 07:18 PM	Can a 10,000 square lot be subdivided into three lots each having 4 units? If so, this would transform a situation where one unit suddenly becomes 12 units with all of the attendant issues with infrastructure, parking impacts on neighborhoods etc
Screen Name Redacted 3/17/2024 07:26 PM	Widen Scott to 8 Lane for starters
Screen Name Redacted 3/17/2024 07:40 PM	Take a page out of Mayor Mike Hurley of Burnaby Brook establish a citizen's assembly
Screen Name Redacted 3/17/2024 07:44 PM	A strong economy. Attract more diverse businesses - retail, restaurants, businesses to South Delta Build affordable housing options for young families and Seniors - townhomes, duplexes, condos Roadway and traffic patterns need changing - Massey Tunnel turned bridge?
Screen Name Redacted 3/17/2024 07:53 PM	Ensure road system/schools/services like gym are able to expand appropriately
Screen Name Redacted 3/17/2024 07:55 PM	I suggest to improve infrastructure and transit network first before consider more housing. There is only one way (the Massey tunnel way) to go in and out of the town, and extremely congested during busy hours. We also have poor transit system. Buses are always delay for a long period of time during Winter. If the train stop working, there is also no buses available to go from Vancouver to Tsawwassen.
Screen Name Redacted 3/17/2024 07:58 PM	infrastructure, public transportation upgrades
Screen Name Redacted 3/17/2024 08:04 PM	Many concerns about traffic issues. Parking on streets! Many roads have become single lane

Screen Name Redacted 3/17/2024 08:04 PM	As above…Looking to hear more about making Delta (Tsawwassen) more walkable, 15-min neighbourhoods and also taking proximity to transit into consideration. With an increase in housing will come cars, Tsawwassen will still only have two ways in/out of town.
Screen Name Redacted 3/17/2024 08:08 PM	more recreational aquatic facility
Screen Name Redacted 3/17/2024 08:09 PM	High buildings (greater than six stories) in Tsawwassen is absurd Passing this proposal at this time is irresponsible Slow your roll Let the mandated changes and already approved changes reach occupancy prior to considering high rises Se what resources and services are required to provide the infrastructure for what we have before passing such drastic measures Tsawwassen is already overwhelmed with traffic
Screen Name Redacted 3/17/2024 08:10 PM	More planning is required. Nothing wrong with additional housing being built. The southlands is a good example of the type of housing infrastructure suited for a community such as Tsawwassen.
Screen Name Redacted 3/17/2024 08:11 PM	Everything crucial is missing: transportation, safe tunnel, safe streets (full of potholes, lanes badly marked, no intersection safety cameras....), overpasses, health care, schools, ambulances, firetrucks, emergency access from Boundary Bay in a case of a flooding, earthquake, fire..... Please use your common sense and logical thinking, before you 'blindly' go ahead with your plans!
Screen Name Redacted 3/17/2024 08:12 PM	Keep in mind the current population demographics and look to the future with all stakeholders involved in the process.
Screen Name Redacted 3/17/2024 08:35 PM	I'm curious why development plan stopped at 70th and didn't venture into Sunshine Hills to 64th ave. This area has easy access to transit and shops. I'm not sure how to invite more / varied business into the community. Everything seems lined up along Scott road. Improving density may interest businesses to open up - local community businesses vs. box stores - where are our local butchers, bakeries, coffee shops and pubs ?? it's sad.
Screen Name Redacted 3/17/2024 08:48 PM	Encourage high density development along Scott road and surrounding it. Be proactive rather than reactive city planning

Screen Name Redacted 3/17/2024 09:01 PM	Higher density along Scott Rd is encouraged, more townhomes around schools
Screen Name Redacted 3/17/2024 09:05 PM	Same as above
Screen Name Redacted 3/17/2024 09:10 PM	Cultivate buildings and roads to seamlessly meld together. N delta moves a lot of people through the area to go many places. We cannot afford N delta being cluttered. If this happens we will need more amenities and businesses in north delta.
Screen Name Redacted 3/17/2024 09:12 PM	more density along 116st in Delta
Screen Name Redacted 3/17/2024 09:29 PM	Transit improvements. The plan is lacking in parking spaces for all these new residents. We cannot reduce this need without providing a more robust transit option.
Screen Name Redacted 3/17/2024 09:30 PM	Invest more in transit and the core of each North Delta, Ladner and Tsawwassen. Don't over build in single family neighbourhoods.
Screen Name Redacted 3/17/2024 09:31 PM	Listen to the people - recognize the growth that is happening in Boundary bay & down by the mall - include that in new builds!
Screen Name Redacted 3/17/2024 09:35 PM	Have detailed meeting with the 3 individual communities
Screen Name Redacted 3/17/2024 09:41 PM	will you be able to tap into funds to help people expand?
Screen Name Redacted 3/17/2024 09:51 PM	Infrastructure must be able to accommodate the growth otherwise it will not be successful! Improved public transit is a must as is health care
Screen Name Redacted 3/17/2024 09:59 PM	Better light synchronization on 56 so that traffic can flow right through to hwy17. More direct buses to skytrain, not having to go through Ladner.
Screen Name Redacted	low rise development (condos and town homes) are okay. Anything

3/17/2024 10:01 PM	taller than 6 stories is going to create traffic bottlenecks that will be intolerable.
Screen Name Redacted 3/17/2024 10:06 PM	See above
Screen Name Redacted 3/17/2024 10:10 PM	The province is asking you to submit a plan every five years. It is wholly unnecessary to create such massive change in the very first plan. Phase in these considerations as demand warrants it.
Screen Name Redacted 3/17/2024 10:14 PM	growth needs money which comes from taxes paid by people.more people more taxes. let more people in in Delta. so need more houses all types. watch where new growth areas will be along sky train to langley. So push for extension of Sky train at least to some place in North delta. IN short term more /Frequent transit. Mini electric buses/ maxi taxis on on busy streets at fixed timings .
Screen Name Redacted 3/17/2024 10:20 PM	More consideration to address affordability at the same time as growth. You can't have one without the other. Strongly Consider to growing Paterson Park - develop the land to provide an post-secondary education, a satellite program that teaches agriculture and a housing co-op. Delta is the only Greater Vancouver District without a any kind of post secondary education The objective is to keep the younger generation in Delta not push them away.
Screen Name Redacted 3/17/2024 10:23 PM	Do not rush these changes through under the pretext of provincial govt pressure. Have public consultation and extended opportunities for public input like other municipalities are doing. The missing parts are meaningful respectful engagement with the community and necessary infrastructure already being in place.
Screen Name Redacted 3/17/2024 10:37 PM	Consider land swap ALR on farm land at 56th street bordered by highway #17, a large tract of land that could be developed in a planned way not mixing single houses between 3 level condo's. . If we must densify rebuild the two malls @12th put in 6 towers 30-40 stories with retail underneath, there is your densification. Tsawwassen has a limited footprint ,it s a destination with no through traffic to a major location. Our one road in/out is already very busy, there is not much employment locally. The north delta area has transportation, a large road network, offers considerable employment and hence hi-rises are being built all along the scott road corridor,

Screen Name Redacted 3/17/2024 10:46 PM	Focus on high rises in key corridors in North Delta along the surrey border and ban any high rises (more than 4 stories) in Ladner and Tsawwassen in order to preserve the historic aspect of ladner as a fishing village and not end up like Stevenson. Likewise, ensure Tsawwassen does not end up overcrowded and full of towers like White Rock
Screen Name Redacted 3/17/2024 10:51 PM	Multi-family buildings up to 6 storeys and townhouses will create more affordable housing options.
Screen Name Redacted 3/17/2024 11:20 PM	I think what is missing is common sense. Recent articles in the print media have quoted subject matter experts saying that our current population is "flatlined". in addition, they claim the birthrate for the millennials (the largest cohort in our country) is 1.3. Further they say the need for additional homes is driven by immigration. It is time for the local governments to push back against the Provincial and Federal Governments to control immigration to the point where it is not impacting in this negative way on our housing and subsequently our infrastructure.
Screen Name Redacted 3/17/2024 11:21 PM	I would be fine with increasing height limit to 10-12 stories, which is more than double the current height. With 24 stories height increase, I would like the government and the right departments to think of how to improve transit infrastructure somehow. Otherwise, this approach of many cars being added to Tsawwassen isn't environmentally friendly, and it will increase people's commute times far too much from all the added traffic and intense bottleneck that would occur on 56 street.
Screen Name Redacted 3/17/2024 11:37 PM	Evenly distribute housing and services to all areas of Delta. Tswaassen should not be only for the wealthy as it has been in the past. Infrastructure has to keep pace with the building of new housing (schools, shopping ,transportation, utilities, recreation, health care. Public safety is always a concern with rapid growth.
Screen Name Redacted 3/17/2024 11:42 PM	The removal of RS1 zoning will be sufficient to meet the increased housing needs in Tsawwassen. Aligning Tsawwassen with Ladner to include coach houses, and garden suites, and the ability to build duplexes or subdivide a lot will MORE THAN MEET OR EXCEED to targets without requiring further densification.
Screen Name Redacted	It is irresponsible to approve any developments without a plan in

3/18/2024 12:12 AM	place for access to education and family doctors. Regardless, if these are Provincially directed services, Delta has an obligation to ensure appropriate access for its citizens without completely destroying quality of life.
Screen Name Redacted 3/18/2024 12:15 AM	There is a great deal of existing housing and indeed growth potential on First Nation areas adjacent to Delta. Are they being factored in to the “equation”?
Screen Name Redacted 3/18/2024 12:19 AM	what is missing is that developers have no responsibility for what happens beyond the boundaries of their properties. It is all very well for developers to propose massive increases in density when they do not have to provide off site services such as water sewer power, roads and transit to support these developments. This places the burden on existing tax payers. Not to mention the lack of medical services already plaguing the community. For example imagine the traffic chaos that would be inflicted on the community by the huge development being openly proposed for Tsawwassen town centre. The developer doesn't care. With only two roads in and out of the community everyone will suffer the massive congestion that will result.
Screen Name Redacted 3/18/2024 12:22 AM	It seems odd to me that all the aging small strip malls along 56th Street haven’t been slated for low rise residential. These areas would be a prime space for multi-use commercial on the main level and apartments above.
Screen Name Redacted 3/18/2024 12:39 AM	Need to do something about the roads in and out of Tsawwassen and allow for better flow of traffic. Need more reliable transit during the off hours. Need to have specific building guidelines in place for replacement of single family homes with duplexes, coach houses, triplexes, etc. Density can be achieved with aesthetics and cohesion/community feel. Need to ensure adequate services are available to support growth like medical services, schools, water, sewer, electricity, etc.
Screen Name Redacted 3/18/2024 12:55 AM	Follow your plan. The marketing information makes it appear that a lot of thought has gone into developing the new OCP. Don't allow developments that are clearly contrary to the new OCP to proceed simply because you want to add density overall. An OCP is intended to build a community. Jamming density like what's being proposed at the Delta Lodge site goes contrary to everything Delta council claims to want. It will destroy the area around it.

Screen Name Redacted 3/18/2024 12:56 AM	Infrastructure Desperately NEEDS ADDRESSING AND IMPROVING!!!! Tsawwassen, for example, has had some major growth over the last 5-10 years yet there has been no significant improvement to match this growth. Get creative/ do the small things NOW before the space is gone, ie. incorporate bus pull outs and right hand turn lanes etc to improve the flow of trafffic on major arteries such as 56 th and 12 th etc.. Have community centers/ public libraries and schools share space.
Screen Name Redacted 3/18/2024 12:57 AM	Show us how the growth will be supported in Tsawwassen regarding the roads. I heard nothing from planners that satisfied. What I heard was that once all the building was done, and living through all that with the roads we have will be ridiculous - once we have the density, Translink will be our saviour. There is no plan that I heard to help alleviate traffic congestion. We are a bedroom community - we need our roads. We haven't even seen the full effect of Southlands yet. We need doctors, classrooms etc. Show us how this will be fixed first, before allowing things to happen that aren't sustainable.
Screen Name Redacted 3/18/2024 09:52 AM	Adopt design guidelines and a design review process involving design professionals to ensure growth is a positive step for the community and great places for people are created.
Screen Name Redacted 3/18/2024 10:39 AM	It’s good that Tilbury has been expanding. With good transit it’s good if people don’t have to commute far to work. I know there’s agricultural land surrounding it which needs to be preserved. It just seems like there hasn’t been much development along River Road (no commercial or residential). Richmond has developed nice residential areas along their River Road.
Screen Name Redacted 3/18/2024 12:28 PM	I believe you can have successful growth in areas that can currently accomodate it. Currently, North Delta is used as a throughway by Surrey, Langley, and other cities. Traffic on our main arteries (64th, 72nd, Scott Road are at max.
Screen Name Redacted 3/18/2024 02:13 PM	Increase FSR on single-family/duplex lots is only option to get increased appraisal and therefore funding from banks
Screen Name Redacted 3/18/2024 04:14 PM	Growth is such a positive sounding word . The elevator has reached its maximum load , it is crashing and more people are still being put on. The hospital waits are life threatening to us . In every possible

	way, quality of life is decreasing. No more people until they can be accommodated without ruining our lives.
Screen Name Redacted 3/18/2024 08:11 PM	between 4th Ave & 6th Ave on 56th (west side) should be at least 4 storey zone. Townhomes is insufficient for this stretch n road
Screen Name Redacted 3/18/2024 08:18 PM	Row houses/townhouses should be legal everywhere. In fact, low-rise apartments should be legal everywhere. Property tax revenue should go towards funding more social, public and co-op housing.
Screen Name Redacted 3/18/2024 08:24 PM	Love to see co-op housing habitat for humanity. Use Patterson park to build a community for seniors, young, families as well as park
Screen Name Redacted 3/18/2024 08:36 PM	Yes, give us a tunnel or bridge to make accessing our community more appealing.- more rapid transit not just at rush hour
Screen Name Redacted 3/18/2024 09:04 PM	Need more careful transitions between different density areas
Screen Name Redacted 3/18/2024 09:15 PM	Please legalize already built secondary suites & allow 2 legal suites
Screen Name Redacted 3/18/2024 09:25 PM	Existing businesses must be given rent security when new mix use residential tear down an existing retail venue. If Nordal gets developed all the great little retailers won't be able to afford the rent increases
Screen Name Redacted 3/18/2024 09:31 PM	yes, stop growth
Screen Name Redacted 3/18/2024 09:37 PM	more medium density/mixed housing
Screen Name Redacted 3/18/2024 09:47 PM	additional transit or more frequent to hubs expand road infrastructure for easier commuting
Screen Name Redacted 3/18/2024 10:02 PM	Wish the OCP which was approved 20 years was implement. We only have replacement houses in the social heart of North Delta one for one - not what should have happened

Screen Name Redacted 3/18/2024 10:07 PM	Limit the amount of people moving to delta each year. allow fewer people into Canada
Screen Name Redacted 3/18/2024 10:11 PM	Repeat. multiuse - garden homes for seniors on lower levels - design change for wider door ways - adaptive bathrooms - etc wheel chairs and walkers
Screen Name Redacted 3/18/2024 10:38 PM	Densification more along easier access to transit. Allow for big shops for the densification around Scott Rd. Need more than just grocery and restaurant shops
Screen Name Redacted 3/18/2024 10:41 PM	NO! the roads do not have the capacity to handle the growth
Screen Name Redacted 3/18/2024 10:52 PM	Let the market/residents make these decisions/ not the province
Screen Name Redacted 3/18/2024 10:57 PM	growth will come with "affordable" housing not subdividing the lots and rebuilding them with #2 mill & listing
Screen Name Redacted 3/18/2024 11:08 PM	Increase the infrastructure before increasing density
Screen Name Redacted 3/18/2024 11:16 PM	No parking
Screen Name Redacted 3/18/2024 11:26 PM	Build /upgrade infrastructure before you build housing. Hold developers accountable for upgrading infrastructure
Screen Name Redacted 3/18/2024 11:34 PM	better transit to Bridgeport
Screen Name Redacted 3/18/2024 11:58 PM	Build new housing where no housing exists already
Screen Name Redacted 3/19/2024 12:00 AM	not enough information

Screen Name Redacted 3/19/2024 12:06 AM	Make sure the potential growth fits into a comprehensive plan and design specifications that enhance the appearance of the various areas of Delta
Screen Name Redacted 3/19/2024 01:27 PM	Provide more affordable housing near elementary wschoos for young famlies
Screen Name Redacted 3/19/2024 04:28 PM	Provide more affordable housing and larger housing options near elementary school for young families
Screen Name Redacted 3/19/2024 04:32 PM	More bicycle/transit options
Screen Name Redacted 3/19/2024 04:40 PM	Continue to solve the Ladner Harbour Water Lot Lease issue with the BC government to provide the certainly needed to generate sustainable growth to support the village growth.
Screen Name Redacted 3/19/2024 04:44 PM	I think a lot of attention should be placed on safe walk-ways. Walking in Ladner is terrifying! Protected paths would be great!
Screen Name Redacted 3/19/2024 04:52 PM	Not enough planning for designated proposed infill. It feels as though the plan is to build now then fix (roads & infrastructure) it later when its a problem later.
Screen Name Redacted 3/19/2024 05:00 PM	Dodge imminent traffic smarls
Screen Name Redacted 3/19/2024 05:02 PM	I don't think downtown Ladner should be over 3-4 stories
Screen Name Redacted 3/19/2024 05:15 PM	Previously counsel helped modify development & proposals to alleviate neighbors concerns. Council will no longer be helping the community in this way. Isn't that City Council's role & responsibility?
Screen Name Redacted 3/19/2024 05:18 PM	Please develop a ratio for ensuring construction of homes allows for green (environmentally friendly)
Screen Name Redacted	Long term rapid transit systems are needed between Ladner

3/19/2024 05:25 PM	Tsawwassen & Richmond & North Delta & Surry
Screen Name Redacted 3/19/2024 05:31 PM	Ladner is like Steveston --ONE road out-- this is a problem for workers trying to get out onto the highway to work-- any plans for overpass at hwy 17 & Ladner rd?
Screen Name Redacted 3/19/2024 05:49 PM	look in open spaces
Screen Name Redacted 3/19/2024 05:57 PM	Proper planning with NO sky scrapers
Screen Name Redacted 3/19/2024 06:11 PM	More schools, wider roads for growth area, can thee existing schools handle this concentrated development?
Screen Name Redacted 3/19/2024 06:18 PM	The Delta taxpayer is taped out with high taxes, utility bills etc. etc. inflation...
Screen Name Redacted 3/19/2024 06:29 PM	Require 4 parking spots per unit in low-density zones! (yes 16 spots per lot!)
Screen Name Redacted 3/19/2024 06:33 PM	It's a small town - small scale is the way to go. You don't densify small towns
Screen Name Redacted 3/19/2024 06:37 PM	limit multistory building to 10 stories
Screen Name Redacted 3/19/2024 06:48 PM	traffic studies done properly. No parking in Ladner as it is, even for todays' open house
Screen Name Redacted 3/19/2024 07:02 PM	Growth should be gradual and not "forced" onto our communities in the name of a "housing crisis"
Screen Name Redacted 3/19/2024 07:08 PM	We need investment in Delta that create we need to create well paying jobs and a sense of community. Not more people that must travel each day to work.
Screen Name Redacted	Previously council helped modify development proposals to alleviate

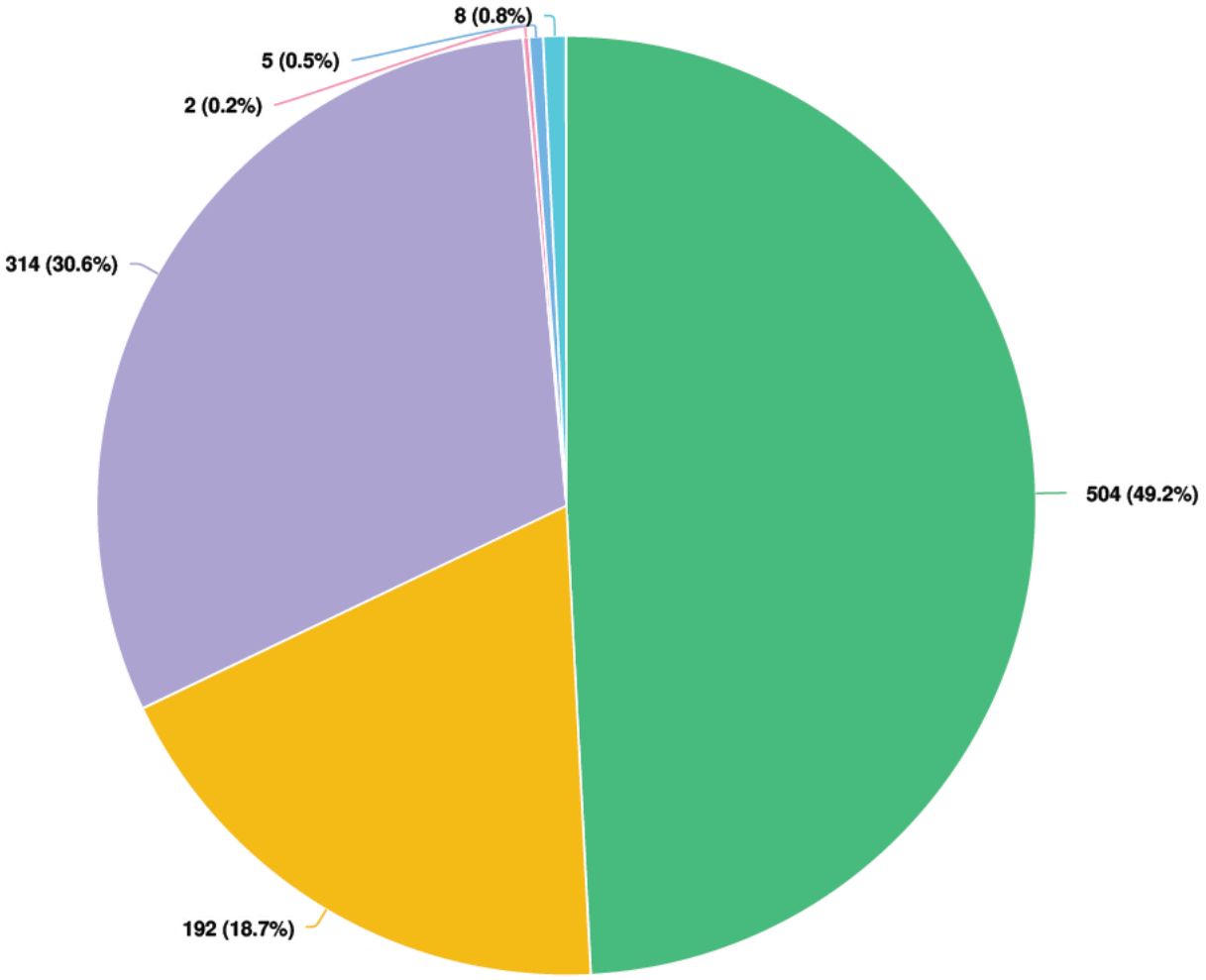
3/19/2024 07:15 PM	some neighborly concerns counsel is no helping them in that way. No one else has any interest in that
Screen Name Redacted 3/19/2024 09:00 PM	Ensure a good balance of rental opportunities to hopefully hold rental costs from climbing further
Screen Name Redacted 3/19/2024 09:09 PM	Keep Tsawwassen & Ladner centers no higher than 4-6 stories as there is not the physical & social infrastructure to support higher
Screen Name Redacted 3/19/2024 09:12 PM	Medical - renal accommodation - maintain agricultural land seniors - independent living facility
Screen Name Redacted 3/19/2024 09:17 PM	increase height restriction during new build in all areas
Screen Name Redacted 3/19/2024 09:25 PM	Ladner and Tsawwassen OLPs are not ambitious enough in regards to allowing sf zones to be upzoned to higher density forms that would ultimately be more financially viable and enact real housing construction
Screen Name Redacted 3/19/2024 09:29 PM	Keep heritage feel in Ladner, Don't sacrifice our nature in favour of development ensure public transit grows along side population growth
Screen Name Redacted 3/19/2024 09:33 PM	Transit to the core of Ladnerl Parking the core
Screen Name Redacted 3/19/2024 09:40 PM	Great work, glad to see this happen. Keep up the good work
Screen Name Redacted 3/19/2024 09:52 PM	Make sure roads are paved properly & proper INFRASTRUCTURE is available for all the growth!! Elliot St is a mess currently
Screen Name Redacted 3/19/2024 10:00 PM	Yes go slow TFN although its housing is not included TAE residents use Delta's schools/rec/sports etc
Screen Name Redacted 3/19/2024 10:08 PM	We need a second exit for cars. Ladner trunk Rd. is barely coping now and won't be in an emergency

Screen Name Redacted 3/19/2024 10:13 PM	Develop water front along Chisholm st
Screen Name Redacted 3/19/2024 10:20 PM	-don't listen to the provincial gov't -man up & take a stand!!
Screen Name Redacted 3/19/2024 10:25 PM	remove all zoning restrictions
Screen Name Redacted 3/19/2024 10:33 PM	Rezoning single detached properties to allow 4 units A slower pace to increase density.
Screen Name Redacted 3/19/2024 10:39 PM	Do NOT take haste in planning. Do NOT be stampeded by BC Govt into bad planning decision
Screen Name Redacted 3/19/2024 10:54 PM	Are young families are leaving our community affordability is a huge complex issue. When building resident residential units my understanding is there is no mandate by the province to ensure that some units must be below market rental. There is not enough subsidized housing . How does a young person save for down payment? Maybe the dream of owning a home is not realistic anymore?
Screen Name Redacted 3/19/2024 10:59 PM	Most density around transit hubs and commercial centers. Walkable communities are good for our social mental & physical health
Screen Name Redacted 3/19/2024 11:10 PM	Creating homes not "units"- apartment buildings that are 2-3 bedroom suites & liveable for a lifetime. Avoid the potential economic trap of number of suites (IE 51 bedroom versus 32 bedroom) so that can tenants have a long term home. Multiple tenant sharing is more affordable & supports families & elders
Screen Name Redacted 3/19/2024 11:20 PM	- a few more options would be better - more different housing types allowed eg house trailers, etc
Screen Name Redacted 3/19/2024 11:34 PM	lower height buildings, Stop the highrises

Screen Name Redacted 3/19/2024 11:35 PM	parking issue, pop growth + housing construction
Screen Name Redacted 3/19/2024 11:52 PM	Do NOT pt all the people BEFORE other things are factored in with a definite plan & time definitions.
Screen Name Redacted 3/20/2024 12:11 AM	allow growth only at a pace that is matched by development of hospital/ medical services, schools recreation, facilities, green spaces, climate change measures.
Screen Name Redacted 3/20/2024 08:23 PM	We need to involve the proper designers & planners that will help our growth maintain a cohesive look and feel that stays as an attractive place for future ppl or businesses to want to move to
Screen Name Redacted 3/20/2024 08:33 PM	Being Sky train to S Delta
Screen Name Redacted 3/20/2024 08:40 PM	Infrastructure development first!
Screen Name Redacted 3/20/2024 08:44 PM	Focus on supporting infrastructure for new growth, many people efficiently with an environmental awareness walking, cycling, transit
Screen Name Redacted 3/20/2024 09:31 PM	Limit it as much as possible

Optional question (718 response(s), 316 skipped)
Question type: Essay Question

Q7 Which part of the city do you live in? Or have an interest in?

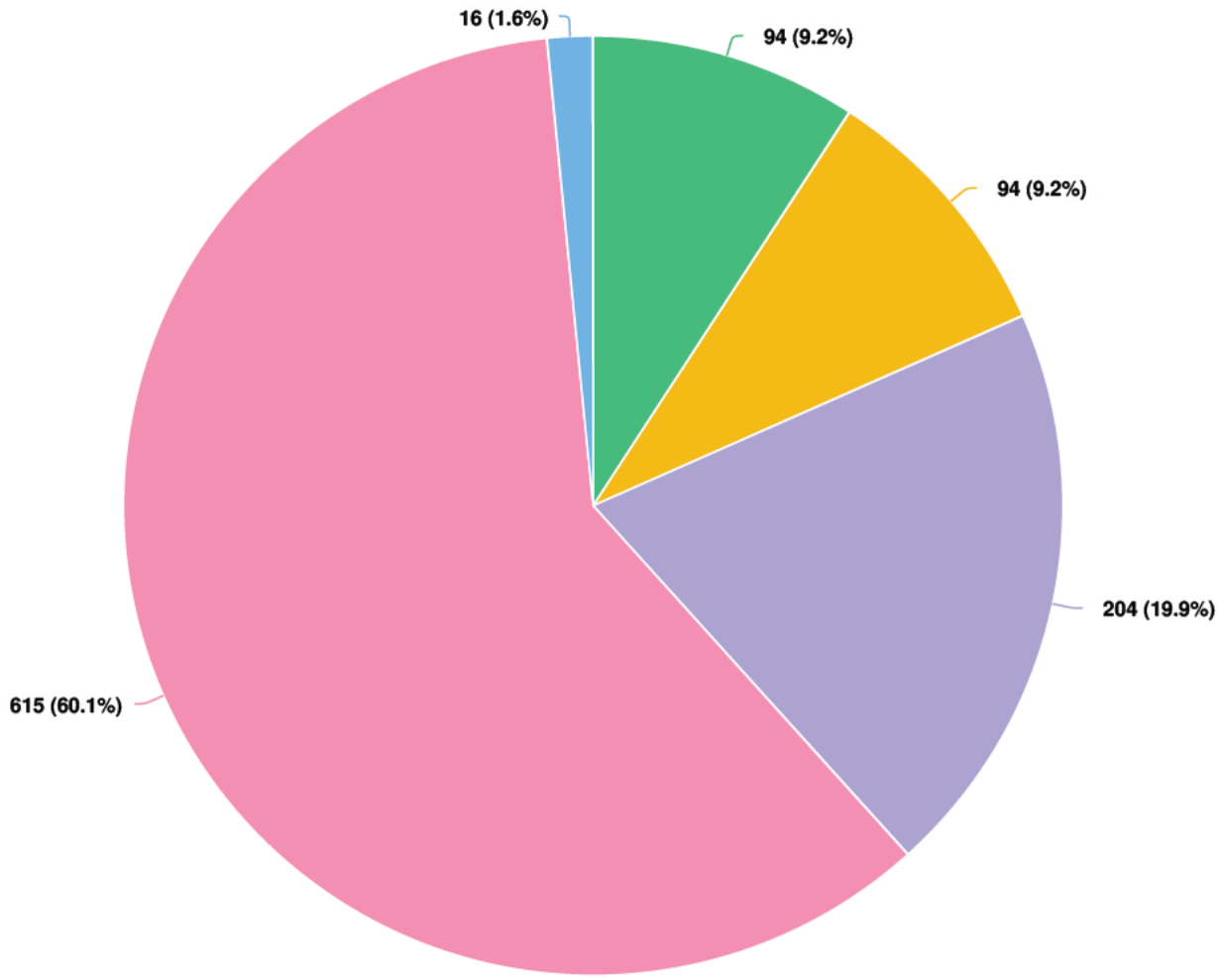


Question options

Tsawwassen | Ladner | North Delta | Rural | I don't live in Delta | Other

Optional question (1023 response(s), 11 skipped)
Question type: Radio Button Question

Q8 How long have you lived in Delta?

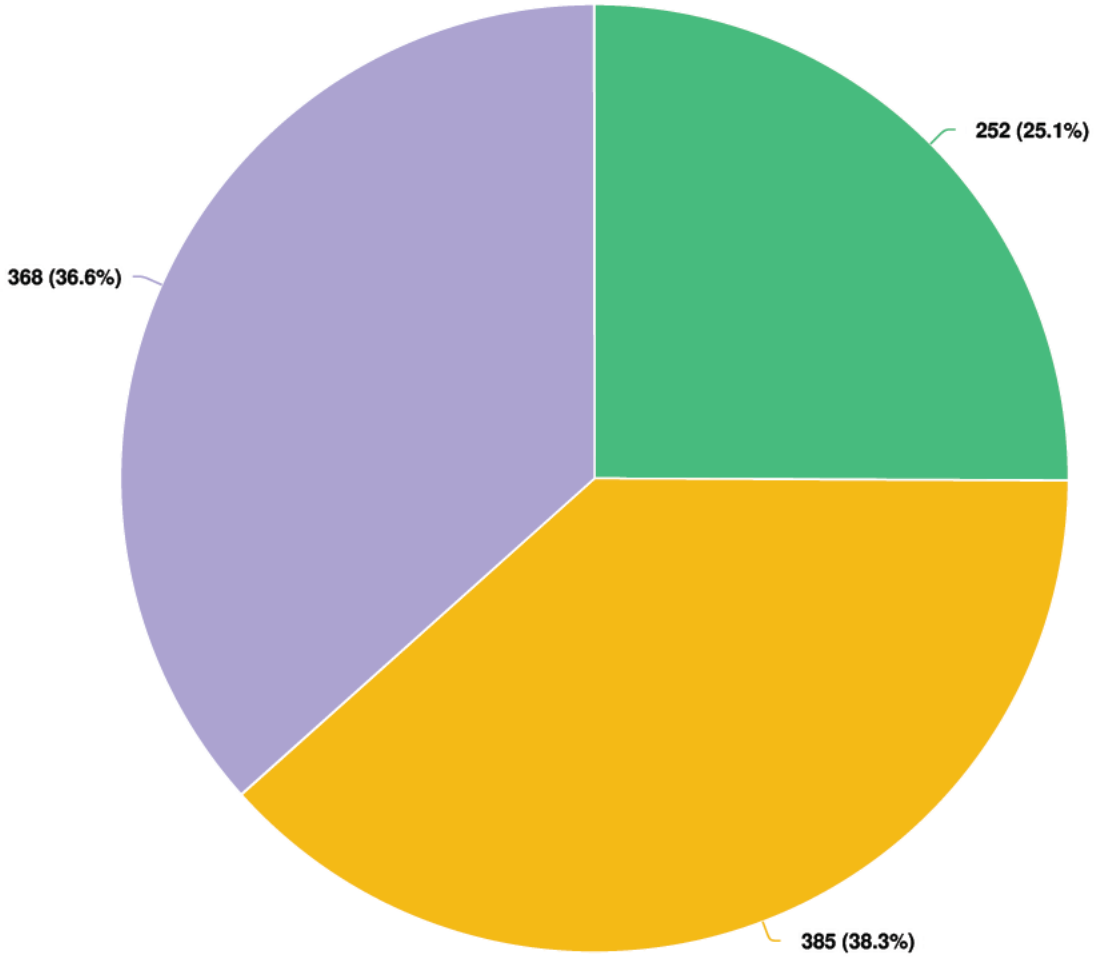


Question options

0 to 4 years | 5 to 9 years | 10 to 20 years | 21 or more years | I don't live in Delta

Optional question (1021 response(s), 13 skipped)
Question type: Radio Button Question

Q9 Do you agree with the approach to managing growth in this area?



Question options

Yes Somewhat No

Optional question (1003 response(s), 31 skipped)
Question type: Radio Button Question

Q10 Why or why not?

Screen Name Redacted 2/28/2024 05:01 PM	Infrastructure is not in place.
Screen Name Redacted 2/28/2024 06:50 PM	I don't think the growth is aggressive enough. Delta should be building more and faster
Screen Name Redacted 2/28/2024 07:24 PM	I live in Tsawwassen, where there are numerous large single home lots, and having more options to add housing via in-fill has been something I've been interested in for some years. So, primarily I am in favour of the broad rezoning - this helps increase rental stock and also helps new home owners enter the housing market. The balance of proposed approach is logical and reasonable.
Screen Name Redacted 2/28/2024 07:37 PM	Tsawwassen can't handle it
Screen Name Redacted 2/28/2024 08:09 PM	See above. Growth needs to be planned and not left up to individual lot owners to decide.
Screen Name Redacted 2/28/2024 08:21 PM	Do not want to see 21, 23 17 and 19 storey buildings crammed into the Town Centre.
Screen Name Redacted 2/28/2024 09:22 PM	I'm glad we're allowing more people in to the city. Yes, it will be a change, but it has to happen.
Screen Name Redacted 2/28/2024 09:41 PM	I am in favour of increased housing in Tsawassen. I am not in favour of the proposed extreme density towers in the town center of Tsawassen. We have a high volume traffic area at 12 & 56 st hence my concerns with KinVillage expansion and proposed " century groups Tsawwassen Town Centers project.
Screen Name Redacted 2/28/2024 10:01 PM	There is a significant gap in mid range, mixed residential zoning near Scott road. I see there are potential plans for high rise apartments on Scott road, but small scale residential development seem to make up the majority of the surrounding area.
Screen Name Redacted	Get hydro to move the ugly power lines under ground like a modern

2/28/2024 11:52 PM	city.
Screen Name Redacted 2/29/2024 07:26 AM	Coach homes and Garden suites will increase the price of houses even further. It should be four separate units on each lots so younger people can afford to buy. A new coach home costs anywhere from $2-2.2M. How do you think that helps with affordability. If it was four separate units, it will be around $700,000 per unit which someone at less afford. Also, if someone has a parcel which is close to an acre or over in single family neighbourhood, they should be allowed to build townhouses to add strata housing which people can afford.
Screen Name Redacted 2/29/2024 11:30 AM	Change is hard, but inevitable. We need to look to the needs of the people struggling now and plan for the future. Things will get harder before they get better, but if we only take half measures then nothing will be done and the issues will just be kicked down the road to another time. The overall plan is sound, I am sure issues will arise in time, but they will be dealt with by the dedicated civil servants and residents of this city.
Screen Name Redacted 2/29/2024 12:47 PM	It’s needed for vitality and for people who need housing
Screen Name Redacted 2/29/2024 01:48 PM	It is critical that the City of Delta end decades of underbuilding and densify in a way that meets community needs and neighbourhood feel. I wholeheartedly agree with the proposed changes.
Screen Name Redacted 2/29/2024 02:53 PM	Not focusing on local shops.
Screen Name Redacted 2/29/2024 04:31 PM	The planned growth is excessive.
Screen Name Redacted 2/29/2024 06:32 PM	As previously mentioned, it appears that the Mayor and Council prioritize meeting housing targets over fostering genuine improvement and sustainable growth in Delta. It is essential to enhance infrastructure significantly before introducing more housing, especially large developments that, under the new OCP, won't necessitate community input. This shift in focus could lead to unaddressed concerns and compromise the quality of life for residents.
Screen Name Redacted	Same reasons as outlined above. OCP misses the mark. Delta has

2/29/2024 07:10 PM	done very little to support growth in our town centres for decades and now you are asking us to accept towers and random density throughout our single family neighborhoods? Focus on the town centres and get that right. That is where is density is appropriate - where our utilities, roads, shops can handle the population.
Screen Name Redacted 2/29/2024 08:20 PM	As noted previously, we live in Tsawwassen and Ladner because they have a "small town atmosphere" - high rise buildings are the exact opposite.
Screen Name Redacted 2/29/2024 09:15 PM	This is going to be a drastic change to how we manage growth. We must be careful how we do this. I believe this is happening too quickly. I know where the province is coming from but will this actually give us affordable housing. There are lots of examples of good planning in other parts of the world. We should be studying that before we head off changing our OCP.
Screen Name Redacted 3/01/2024 12:25 AM	I do agree - I believe the draft OCP is well designed. I gave my suggestion above regarding 82nd Avenue's potential.
Screen Name Redacted 3/01/2024 07:30 AM	I have concerns about extreme densification such as garage homes, coach housing etc, that doesn't factor in parking, esthetics, increased services such as waste management. I absolutely support this provincial initiative and believe in densification but slapping up small rentals have potential for "chaos" without proper attention to keeping the historical feel to Ladner. Take a short pause to ensure whomever decides to create rental space does so with guidelines that help preserve the natural appeal of Ladner. Has there been a thought to increasing bylaw services because adding more people to existing properties will generate noise and disruption to a way of life many Ladnerites have known for many years! What recourse will homeowners have for renting space to "unpleasant tenants"? The Residential Tenancy Act does NOT protect the homeowner and it can be impossible to evict unruly tenants.
Screen Name Redacted 3/01/2024 09:46 AM	We need more people orientated spaces, which means more small businesses, gazebos, picnic benches, and less spaces dedicated to the car
Screen Name Redacted 3/01/2024 09:58 AM	The protection of agricultural land is crucial as is the protection of the natural conservation and environomentally sensitive lands. Speaking only about Tsawwassen, the redevelopment of the town center is

	important for the continued growth of the community. However, building several high rises and funneling in hundreds more people to an already busy area is not the answer. Given the geographical nature of Tsawwassen with only one road in seems the obvious/only choice. The roads are increasingly busy and cause great frustration & impatience, transit is good but not adequate. How are these going to be addressed?
Screen Name Redacted 3/01/2024 11:10 AM	I agree with changing the OCP to allow for more small scale developments, but not large scale. In the communities of Ladner and Tsawwassen, we do not have the infrastructure to support significant densification. Both towns rely on two roads in and out; if there is an emergency requiring evacuation, that will go down to 1 route (as 1 will be for emergency vehicles only). This would be a disaster. There is already a 3 year waitlist for a family doctor in Ladner/Tsawwassen - adding thousands more people will make this longer. Transit in and out of all 3 parts of Delta is insufficient as it is. The tunnel is still an issue and, again, adding thousands of people will make it worse.
Screen Name Redacted 3/01/2024 11:48 AM	refer to #5
Screen Name Redacted 3/01/2024 12:04 PM	It's too much too fast without supporting the infrastructure.
Screen Name Redacted 3/01/2024 12:35 PM	We need growth for our community to continue to thrive for generations to come. Old ways of thinking about our community will not support the younger generations and ultimately force people out. Access to services, affordable housing and infrastructure are I think are top priorities to achieving growth.
Screen Name Redacted 3/01/2024 01:18 PM	Approval was given by the City to change the designation of agricultural land to residential against the wishes of the citizens it affects most.
Screen Name Redacted 3/01/2024 01:20 PM	When we moved to this area 30 years ago, we were attracted to this quiet environment and have no desire to see it transformed into another Metrotown.
Screen Name Redacted 3/01/2024 01:42 PM	Council has been slow to recognize that Tsawwassen needs more housing options. Too many people are forced to leave the community to buy their first home OR to downsize. We have too many

	excessively large lots with single family homes housing 3 to 5 people. Subdivision is key ... not, necessarily putting a 4 or 6 plex on a lot but, rather, taking 5 existing lots and allowing 8 homes to be built.
Screen Name Redacted 3/01/2024 01:53 PM	Too dense. It's going to take away what Tsawwassen is/was
Screen Name Redacted 3/01/2024 02:00 PM	Housing population growth is important but should not be imposed by the Provincial Gov't meddling in City affairs.
Screen Name Redacted 3/01/2024 02:52 PM	Growth is good but not at the expense of what is best for the whole. What I've seen of late with all new single family homes being built in Tsawwassen in the last few years is that each new home comes with a legal secondary suite…..a rental component buy and large….which provides growth to the community. What is not good for the community mind you is the plethora of vehicles that accompany the mega homes which inevitably flow over to the street…including commercial vehicles is some instances. Has the recent increased growth to Tsawwassen brought more businesses or services?…..no, and it has declined with the TFN development. All that addition growth has brought to Tsawwassen is more traffic lights on 56th street and with another is soon to be added.
Screen Name Redacted 3/01/2024 03:42 PM	Taking away green space to build small scale residential will have a strong impact on physical health, mental health, social connections, and ecosystem health. Imperial Village Park is an important green space for the hundreds of residents of Imperial Village as well as for the many residents at The Springs, and many other families who come down to this green space from Upper Tsawwassen. Green space like the Village Imperial Park offers physical health; mental health; social connections and ecosystem health for our community. In today's high inflation, our little park is convenient, safe, easy, and affordable to use which everyone can benefit. Many seniors who cannot drive or cannot walk far can enjoy this little park at their leisure to help them from feeling isolated so they can connect with other residents/neighbors in the community and improve their social well being. With the rise of Alzeheimer/Dementia amongst our seniors, mental health is so important so they do not feel isolated thus help them reduce depression. By being able to keep our seniors in our community healthy (both physically and mentally) can reduce added costs to our medical system. 2. Imperial Village Park is also an important green space for many children and family who can play sports like baseball, softball, soccer, and outdoor activities. Isn't Delta promoting young children to be more active outdoors to avoid diabetes, obesity, and a sedentary lifestyle? Delta even offers

	elementary school students free admission to our community centres promoting a healthier more active life style. 3. The infrastructure in the Tsawassen Imperial Village and along 52nd street corridor are not set up for more traffic and more density when there is only exit through the subdivision and no where else to exit or enter. Presently, the traffic is already so backed up along 52nd street corridor due to the Springs residents, Imperial Village residents, and Upper Tsawwassen residents all using this thoroughfare. Many of the Upper Tsawwassen residents want to avoid driving along 56th street so they all use 52nd street. In addition to this congestion, there is also the Tsawwassen Mills and Commons traffic that use 52nd street hill as their main thoroughfare thus compounding the traffic and wait time problems. 4. By keeping the Village Imperial Park will continue to allow neighbours to form connections thus help keep our community crimes. I along with so many other residents of Imperial Village are extremely upset and concerned that our little green space will be taken away jeopardizing physical health, mental health, social connections, and our ecosystem health for the sake of more housing despite being small scale residential development.
Screen Name Redacted 3/01/2024 04:40 PM	Speaking only for Tsawwassen, the idea of building 20-30 story buildings in the village (yes we're still a village) core is absurd given the limited road network. Furthermore, having structures of that height would create a shadow box effect on the entire city of town. Then there is the increased traffic and congestion. In its current state , there is an openness and "airy" feel to the core even on the darkest and dreariest days of fall and winter. Instead build density around the new mall. And yes, that will entail removing some land out of the ALR but it will be to the greater good of the community.
Screen Name Redacted 3/01/2024 05:48 PM	See previous comments
Screen Name Redacted 3/01/2024 05:58 PM	told you already
Screen Name Redacted 3/01/2024 08:28 PM	We don't have enough hospitals. We don't have the infrastructure. Lack of emergency evacuation access. Increased stress on pipes, roads, water access.
Screen Name Redacted 3/02/2024 08:32 AM	We do not have the infrastructure for high density.
Screen Name Redacted	I believe in the densification of urban rather than rural areas however

3/02/2024 08:49 AM	this needs to be done with a more holistic mindset and not just focused on housing needs.
Screen Name Redacted 3/02/2024 09:46 AM	The possibility of proposing apartments towers where the town centre mall is, does not fit with Tsawwassen. Low buildings, approximately 6 stories or so, may be in line, but adding large towers to tsawwassen's natural skyline would not be good in my opinion, and in the opinion of many others I've spoken with.
Screen Name Redacted 3/02/2024 10:09 AM	It makes sense to focus density around transit corridors and near major amenities like parks and rec centres
Screen Name Redacted 3/02/2024 11:32 AM	The idea that the infrastructure can handle the influx of people is not correct. 84th ave is north deltas hub. It has a elementary school, high school, adult education center, fire hall and rec center all between 112 th and 116 Streets. The speed limit is 30kms and it is an access road to the alex fraser. The twin highrises that will be built will have access to one High School NDSS which is already over capacity. We NEED to think about where we are going to build new schools in these areas because they are already needed. Addding daycare built into these highrises is fantastic but this only covers a childs first 5 years.
Screen Name Redacted 3/02/2024 12:24 PM	Urban centers need to be accessible for people with disabilities. What use is a lovely courtyard if barriers exist.
Screen Name Redacted 3/02/2024 01:46 PM	Arbitrary zone designations avoiding higher density in areas with more expensive houses is wrong
Screen Name Redacted 3/02/2024 02:55 PM	I think it makes sense to add density in terms of housing and commercial businesses along Ladner Trunk rd. However I live just off this main corridor in a neighborhood with single family homes and townhouses and I would hope that the residential feel of these neighborhoods is preserved. I also support mindful density closer to the centre of Ladner village. But I would hope that the infrastructure is considered with all of this like school capacity, libraries, community centre's etc. The specific reason we chose Ladner as opposed to Richmond or Surrey to raise our family was that it did not feel overcrowded or congested like other areas did.
Screen Name Redacted	The plan respects the current single family neighbourhoods, parks,

3/02/2024 04:11 PM	and communities and focuses planned density from the urban centre and connections to neighbourhood centres and green spaces through the Tsawwassen and Ladner area.
Screen Name Redacted 3/02/2024 04:16 PM	I support the OCP update. We are facing a housing crisis. More housing options can accommodate the growing population. Not all families can afford a single family house in our community. I am pleased to see the government is making the right decision to update the OCP for meeting every family's needs and budget.
Screen Name Redacted 3/02/2024 05:30 PM	I have concerns that our quaint Ladner village area will not be there anymore. I love this area and support many of the business' there. I wouldn't want it ruined with tall apartment buildings. Possible lack of parking in the Urban center designation. If a number of SFH in an area are now mixed residential and sell to a developer, how do we cope with the increase in sewer, water and electrical? (same applies to all designations really).
Screen Name Redacted 3/02/2024 10:01 PM	Affordable housing for families especially with young children. While supporting the aging population as well.
Screen Name Redacted 3/02/2024 10:04 PM	Is this a repeated question? I think growth needs to be managed better as in do not let it get out of hand.
Screen Name Redacted 3/02/2024 10:25 PM	I believe that we do need more accessable housing to middle income families in Ladner so townhomes and 4 story condos would work to solve this issue but should keep in line with the heritage design of old Ladner that everyone loves.
Screen Name Redacted 3/02/2024 10:33 PM	Like the opportunity to add feedback. Hope that overriding concerns of citizens will be seriously considered.
Screen Name Redacted 3/02/2024 11:16 PM	Lack of infrastructure that grows with this target order.
Screen Name Redacted 3/03/2024 11:00 AM	NO TOWERS
Screen Name Redacted 3/03/2024 11:20 AM	This is a rural Agricultural suburb. It is not a urban centre and should not be striving to be. If growth is absolutely necessary it should be

	done in a manner that respects the current character of the existing community. In the case of Tsawwassen that does not mean high rise building anywhere. For an example of what not to do look to White Rock where the character of that Town ha been recently destroyed by high rise development. For an example of a more responsible plan we need look no further than our neighbours at the Tsawwassen First Nations. There should be no buildings allowed over 6 stories. Removing parking requirements is irresponsible without providing a suitable alternative. No alternative is provided. Also No mention is given to the definition of midrise or highrise development. How many stories are they to be allowed?
Screen Name Redacted 3/03/2024 12:09 PM	For the overview of what is planned for this area, the city does not have the infostructure to support it.
Screen Name Redacted 3/03/2024 01:32 PM	The Tsawwassen Town Centre proposal calls for 3 residential towers 4 - 5 times the height currently approved. A maximum of 6 stories would provide a considerable number of additional units.
Screen Name Redacted 3/03/2024 02:59 PM	It has to be handled with care as I do feel it is a unique community.
Screen Name Redacted 3/03/2024 03:39 PM	Again, it is not entirely clear how this will be managed
Screen Name Redacted 3/03/2024 04:18 PM	There has been communication from local developers that they are applying for high-rise developments that they are comfortable wil pass under the new OCP. this would change the whole character of South Delta detrimentally.
Screen Name Redacted 3/03/2024 06:16 PM	It is necessary to update the OCP to cope with the demand of the housing in North Delta.
Screen Name Redacted 3/04/2024 05:37 AM	Too many unanswered questions.
Screen Name Redacted 3/04/2024 08:55 AM	Same as above.
Screen Name Redacted 3/04/2024 10:53 AM	We understand there's a need for housing but at the same time making our neighbourhoods super dense like Vancouver is not the

solution.

Screen Name Redacted
3/04/2024 11:07 AM

Mixed Residential need not and should not be allowed on the same block as small scale residential.

Screen Name Redacted
3/04/2024 11:21 AM

See my EXTENSIVE “other” comments in previous sections.

Screen Name Redacted
3/04/2024 01:01 PM

No complaints.

Screen Name Redacted
3/04/2024 01:42 PM

As noted in my response to question 6, I am overall in favor of this plan, but would like to see it go further to increase housing density. I would like to see single-family residential homes almost completely replaced by townhomes and low-rise apartments.

Screen Name Redacted
3/04/2024 03:07 PM

See my answer above. Increased traffic, (don’t even think of bike lanes on 56st with increased growth), sewer system already almost at capacity. We wouldn’t want what just happened in Winnipeg to happen in Tsa or Ladner.

Screen Name Redacted
3/04/2024 03:14 PM

As previously mentioned, it appears that the Mayor and Council prioritize meeting housing targets over fostering genuine improvement and sustainable growth in Delta, and listening to residents concerns (for example, the uproar over the Dunbar Lumber development). It is needed to improve infrastructure significantly before introducing more housing, especially large developments that, under the new OCP, won't necessitate community input. This rushed and liberal change to the OCP will vastly negatively change our town forever.

Screen Name Redacted
3/04/2024 03:31 PM

Home owners have established a community in these areas. With the geographical area of North Delta there should be areas that do not disrupt seniors and families that have established residences..

Screen Name Redacted
3/04/2024 03:54 PM

See my notes above.

Screen Name Redacted
3/04/2024 05:34 PM

Because Tsawwassen is not the community to densify. If you want to build another town centre, do it by the casino and build an urban centre there. Tsawwassen residents like the small town feel here.

Screen Name Redacted 3/04/2024 06:36 PM	See above.
Screen Name Redacted 3/04/2024 09:05 PM	The plan is way too aggressive to increase density. I support density but not the numbers as stated
Screen Name Redacted 3/04/2024 09:09 PM	I'll say this much. I noticed a few weeks ago. The sign on trunk road that said Welcome to historical Ladner village is gone now. Why is that because you plan on ruining the village?
Screen Name Redacted 3/04/2024 10:03 PM	stop trying to tear down our homes and build townhomes in their place! Disgusting behaviour from this government’s plan. LEAVE OUR TREASURED HOMES ALONE
Screen Name Redacted 3/04/2024 10:16 PM	Why destroy an area that has brought people to this community with more pollution from cars etc Some areas need to be left alone the old growth trees and the environment will be greatly effected and eroded what would this do to the burns bog
Screen Name Redacted 3/04/2024 11:53 PM	Minimal planning without well defined longterm objectives that have resulted in pieces growth
Screen Name Redacted 3/05/2024 01:07 AM	The village of Ladner is not an urban centre. To redevelop this area will take away from the charm of the village. The water front is an area of need. High rises are not needed in this area. Parking is already a challenge. Those businesses will suffer. The small town community feel will disappear.
Screen Name Redacted 3/05/2024 09:46 AM	already stated in prior question
Screen Name Redacted 3/05/2024 10:22 AM	Same as stated reasons above; mid-high rise will stick out like a sore thumb and ruin the neighborhood; increased traffic. Just because more condos are built, it does not mean they are affordable - developers don't sell them at a discount. Condos are also an awful solution for families.
Screen Name Redacted	Too ambitious and far too high. A proposal was put forward

3/05/2024 10:30 AM	approximately 8 - 10 years ago and was turned down. This current proposal is far tooooo much
Screen Name Redacted 3/05/2024 11:04 AM	There is no consideration to respecting the sense of community and established neighborhoods.
Screen Name Redacted 3/05/2024 11:28 AM	As the provincial new housing policy proposes the four units should be allowed on 3009 square feet or larger lots City of Delta should also allow that.
Screen Name Redacted 3/05/2024 04:17 PM	I favour a balanced approach to development and I want to see more housing options in Delta so I can continue to live here and raise my family here.
Screen Name Redacted 3/05/2024 04:18 PM	Need more infrastructure before more growth.
Screen Name Redacted 3/05/2024 04:19 PM	See above.
Screen Name Redacted 3/05/2024 04:22 PM	There's lots of talk of more homes. No talk about growing our community and providing a vibrant flourishing centre of commerce. Steveston manages to do it.
Screen Name Redacted 3/05/2024 04:26 PM	See above
Screen Name Redacted 3/05/2024 04:27 PM	same as above, keep densification in areas where cars aren't needed. Transit needs to be greatly improved to town without multiple changes needed.
Screen Name Redacted 3/05/2024 04:36 PM	Hospital is over capacity. Tunnel is over capacity. Roads are getting busier and busier. When is enough enough?
Screen Name Redacted 3/05/2024 04:36 PM	Not realistic and will ruin Delta.
Screen Name Redacted 3/05/2024 04:39 PM	Neighbourhoods will be changed as is already happening in North delta

Screen Name Redacted 3/05/2024 04:39 PM	There is antagonism between developers and council. We need development to build a tax base to support services.
Screen Name Redacted 3/05/2024 04:42 PM	More thought and detail is required with real meaningful public input not just window dressing.
Screen Name Redacted 3/05/2024 04:53 PM	As above. Development is necessary. High Rise towers are NOT, and are not desired by this community. I do not like the OCP plan to put towers all along Scott Road, and I think you will find a lot of opposition in our community to this plan. Keep it to the 6 story low rise with commercial, and you'll have much better cooperation from the community.
Screen Name Redacted 3/05/2024 04:58 PM	See answers above.
Screen Name Redacted 3/05/2024 05:03 PM	As long as high rise towers don’t happen the rest makes sense
Screen Name Redacted 3/05/2024 05:04 PM	See above
Screen Name Redacted 3/05/2024 05:19 PM	As mentioned above, this is not the way to do it.
Screen Name Redacted 3/05/2024 05:52 PM	If more and more people are squeezed into this area, where are they going to work? Large employment opportunities are limited in this area so one must assume newcomers will need to travel north and east to work. Assuming we will have a functioning river crossing over the Fraser, vehicular traffic to move the added population to/from work will quickly negate the assumed benefit of these growth plans. As an alternative, high speed light rail transit connecting to other Vancouver Skytrain stations are the obvious solution to the area' s abysmal traffic situation and planned capital spending should be considered now to support even mid-density housing improvements in Ladner and North Delta.
Screen Name Redacted 3/05/2024 06:02 PM	I currently live in Imperial Village and note that it seems our local park has been changed to residential - as noted above it says NO CHANGES to park lands - believe we should be maintaining the current green space that is currently park - there is really no other

	park space in our area. We should not have to drive to get to a park - this does not make sense - more cars on the road??
Screen Name Redacted 3/05/2024 06:05 PM	Not a lot of thought to impacts on immediate community. Infrastructure, hospitals, etc. Where will people park? It is already so limited in some neighborhoods.
Screen Name Redacted 3/05/2024 06:49 PM	you have targeted the right density areas
Screen Name Redacted 3/05/2024 06:49 PM	I think Ladner should remain a small town & retain its heritage
Screen Name Redacted 3/05/2024 07:02 PM	Yes Ladner is lacking homes which work for families. Density is required to maintain younger families within the community.
Screen Name Redacted 3/05/2024 07:06 PM	it is well thought out. Adjustments will be needed but those will be done in time. Community we need to be patient and learn to adjust to growth
Screen Name Redacted 3/05/2024 07:07 PM	We are interested in building a coach house for our father.
Screen Name Redacted 3/05/2024 07:14 PM	infrastructure plans
Screen Name Redacted 3/05/2024 07:35 PM	Delta shouldn’t through away 100 years of progress because the NDP threatens to withhold money. Governments change but the residents actually live here.
Screen Name Redacted 3/05/2024 07:52 PM	Having 20 story buildings in Tsawwassen will destroy the whole community. We only have two entrances and exits in the area. Low rise buildings around the town core I agree with, but multi units on existing single family properties will destroy our rural community feel. An efficient transportation system is non existent in this area.
Screen Name Redacted 3/05/2024 08:13 PM	Towers in south Delta isn't good and with all these extra people coming what about all the other infrastructure like access to pools or doctors or transit. Also traffic . Our a little town is disappearing.

Screen Name Redacted 3/05/2024 08:36 PM	n/a
Screen Name Redacted 3/05/2024 08:58 PM	There are only 2 roads in and out of Tsawwassen. They can’t support the number of homes proposed for our area.
Screen Name Redacted 3/05/2024 08:59 PM	These proposed developments are built for quick turnover. Those with funds will purchase multiples as investment properties. Rent them to those who can not afford to enter the market at rates they determine. This only compounds the current housing issue. Additionally and MOST importantly. Towers at 80th and Scott Road will only offer 17!!!! Below market units. The most needed housing only prepresents 2% of this total development. Disgusting!
Screen Name Redacted 3/05/2024 09:00 PM	Scott Road is a two lane road with terrible traffic jams at our current housing capacity. With the plan of building blocks of high density urban centres without detailed proposals of how utilities and infrastructure will be improved to support this, I have very little faith that we won't see a drastic decrease in quality of life. To give an example, I used to have to stand for around an hour every day to get to work riding the 340. (It comes once every 15 minutes during a very limited timeframe, and then once every 30/60 minutes.) I've literally seen someone faint on the bus when there's an accident on the bridge, because we stood for close to two hours. After years of this, the problem was finally resolved with the switch to double decker buses, but it still gets pretty full. I am incredibly worried that we will be back to square one once all those houses go up. I've also been trying to find a family doctor for me and my family, and have been turned away by every clinic we've called. I don't know how health services will be available to the new residents, when it can't even meet our current demands.
Screen Name Redacted 3/05/2024 09:01 PM	Long overdue, otherwise its going get worse like Vancouver where Teacher and Nurses or others can't Afford to live and Retirees can't afford to pay Property taxes.
Screen Name Redacted 3/05/2024 09:19 PM	Very aggressive growth will be happening in the Tsawwassen town centre (over 1000 units). TFN lands are also building a lot of new housing. On top of this growth, quiet, out-of-the-way single family residential neighourhoods are now targeted for multi-unit housing, forever changing the quiet, treed and natural settings we live here for. It's very, very aggressive and insensitive.

Screen Name Redacted 3/05/2024 09:21 PM	It seems we're not allowed to have nice things. Lack of Pubs, Restaurants, boutique shops, coffee shops, craft breweries, proper shopping centers with ANY big name retailers (other than Walmart), bike lanes, inter subdivision busing (not just a seniors bus - give me a break), seniors housing, affordable housing (high rises), a proper golf course, rapid transit and on and on. In general, a typical N. Delta resident has to go to another city (or even Tsawwassen/Ladner) to enjoy nicer things. We are treated and disrespected as 2nd class citizens in our own city in my opinion.
Screen Name Redacted 3/05/2024 09:22 PM	We need more AFFORDABLE housing, no question. However the plans as presented do little to provide it. I went to the Century open houses for Tsawwassen Town Centre and overheard them talking about selling the units to investors. Obviously this will not drive non-market housing. If you want young families to move to Delta, you need to provide places that they can afford that will give them room to grow those families. I believe there was a tiny nod to lower cost places in the TTC development but as I read it this was for studio apartments. Not useful. Furthermore, Delta does not have a single Transit Oriented Development zone. Tsawwassen certainly does not. Provincial guidelines suggest 6 plexes near to bus stops, not high rises. This development is zoning overreach.
Screen Name Redacted 3/05/2024 09:27 PM	Planning ahead for the growth is needed. Please dont have massive growth then try to catch up with civic needs. Firehalls police rec facilities
Screen Name Redacted 3/05/2024 09:39 PM	I think keeping the growth centered in the business area of 12th and 56th mostly is a good strategy as that is the town centre. Wondering if more can be developed on tfn or southlands as lots of space there?
Screen Name Redacted 3/05/2024 10:01 PM	As stated above, if approved Hodgins will blowup his other properties (Century Village, Kerry / Kelly Court etc.)
Screen Name Redacted 3/05/2024 10:06 PM	Too much densification, not enough services and amenities.
Screen Name Redacted 3/05/2024 10:31 PM	See previous
Screen Name Redacted 3/05/2024 10:58 PM	Too much growth without proper infrastructure improvements.

Screen Name Redacted 3/05/2024 11:27 PM	I live in sunshine hills. It has been a great community to live in, the schools were good, the watershed is a jewel, it is convenient to get to the ferries, hwy 1, Vancouver. Densification is already happening with secondary suites in the area - the downside is more cars parked on street, a noisier neighbourhood, a transitory feeling within the neighbourhood. I'm not sure I have seen the upside yet.
Screen Name Redacted 3/06/2024 01:27 AM	I agree we need more housing, but it is not managed properly. Again, I refer to the destruction of garden/ tree space to build tall homes which take up the whole lot, then no shade from trees, the excessive use of air con in the summer which further puts a strain in the power grid. As well the traffic nightmare of commuting through the tunnel. The tunnel and Oak stree viruses cannot take more single car vehicles.
Screen Name Redacted 3/06/2024 08:20 AM	I'm worried about the village and what the new vision will take away from the village. Stevenson Village was left alone and the growth took place around it. Delta wants to ram new growth right through it. Destroying what little left.
Screen Name Redacted 3/06/2024 09:17 AM	We are already over populated !
Screen Name Redacted 3/06/2024 09:17 AM	Traffic already bad. No doctors, massively long wait at hospital.
Screen Name Redacted 3/06/2024 09:24 AM	No, its aggressive and the building heights need to be reduced significantly
Screen Name Redacted 3/06/2024 09:34 AM	See above. Tsawwassen is an enclave. Getting in and out of the town is already difficult. Should there be an emergency such as forest fire, there is no way emergency vehicles can get in while occupants leave. There is already development on FNL which has not been considered in the planning. Where is the transit? Where are the schools and medical facilities to handle the additional population?
Screen Name Redacted 3/06/2024 09:43 AM	I realize that growth is necessary. Will the new housing be affordable? Likely not, and this is where I take issue. Housing is not affordable in the lower mainland and the mandate is for growth, but for who? The average person still cannot afford the 'affordable' housing that has been built. I would like to know the 'why' behind the need for 24 story

	buildings? totally unnecessary in my eyes.
Screen Name Redacted 3/06/2024 09:50 AM	Definitely needed
Screen Name Redacted 3/06/2024 09:52 AM	The planned growth in town centre is completely at odds with the reality that we have 2 roads in and out of Tsawwassen, and one of those roads is only 2 lanes. Since the Southlands and Tsawwassen band developments, traffic has increased noticeably, and will only get worse. With limited transit options, people are forced to take their cars. The hospital is also far too small and underfunded for the growth planned in the Tsawwassen and Ladner communities.
Screen Name Redacted 3/06/2024 10:07 AM	I do not agree with the proposed big development in Tsawwassen centre.
Screen Name Redacted 3/06/2024 10:16 AM	infrastructure problems and preserving small town vibe
Screen Name Redacted 3/06/2024 10:22 AM	See above
Screen Name Redacted 3/06/2024 10:23 AM	Like stated above: hospital not fully functioning, not enough high schools, no sidewalks for children walking to school, poor transit system and finally no way in or out of delta (tunnel not replaced)
Screen Name Redacted 3/06/2024 10:27 AM	No infrastructure to sustain this growth
Screen Name Redacted 3/06/2024 10:35 AM	I think it's a cart before the hose situation. The City needs to adapt policies and create new ones to ensure that the growth does not negatively affect the infrastructure.
Screen Name Redacted 3/06/2024 11:44 AM	In Tsawwassen, we can't have the increase in population, cars, etc. Without the infrastructure in place. 26 stories are not what we need.
Screen Name Redacted 3/06/2024 12:32 PM	Limited access. There are only two roads that move traffic in and out of the area. Moving from a family oriented single-family housing area to high-density affordable housing will destroy the community.

Screen Name Redacted 3/06/2024 01:06 PM	People need housing now. More density is important for vancouver as a whole
Screen Name Redacted 3/06/2024 01:16 PM	I actually think it doesn't go far enough. We have an affordability crisis right now, and I honestly think we need to be even more aggressive.
Screen Name Redacted 3/06/2024 02:23 PM	You cant keep building houses and bringing in more people without the infrastructure to accommodate this growth.
Screen Name Redacted 3/06/2024 03:34 PM	I'm not aware of specific initiatives to manage growth specifically in North Delta
Screen Name Redacted 3/06/2024 03:49 PM	The city is not meeting the current transportation and recreation needs. Adding nearly all the new homes to the neighborhood would exasperate all of these problems. The burden of this growth is being unfairly placed on North Delta while Ladner and Tsawwassen add a couple hundred residents. You can not approve 26 blocks of towers without telling us specifically how you are going to improve our community to meet our needs.
Screen Name Redacted 3/06/2024 04:58 PM	Tsawwassen is becoming a retirement town. Which is not good for young people like myself who would love to stay here, but have no reasonable options (small units), are affordable, and allow me to go to Vancouver for work/school easily (1 hour transit ride [rush hour], 1.5-2hour transit ride [non-rush hour]). I support the plan as it is much needed to match with Delta growing and that we aren't staying in the past and being held back by older residents who are scared of not seeing the beach when they already can't see it. I think that there needs to however be a master goal plan, that the city can inch towards. This OCP update is a nice first step, but if this is the end goal, its a little disappointing. Let's have this OCP as a first step to a major rework of Delta where infrastructure is thought out throughly, people are close to amenities without relying on cars, parks support the community and we are more integrated with farming, and everything is planned out to improve residents satisfaction.
Screen Name Redacted 3/06/2024 05:36 PM	I'm sick and tired of our politicians dictating to us and them not listening to our concerns
Screen Name Redacted 3/06/2024 05:54 PM	Infrastructure first, growth second. We only have two roads in and out. What happens if there is an emergency and residents need to

	leave? And mixed growth, shopping, schools, residences all together.
Screen Name Redacted 3/06/2024 05:55 PM	Mid rise in the context of the proposed OCP is is conditional as to the developer being able to afford to 'bribe' the city with contributions.
Screen Name Redacted 3/06/2024 06:12 PM	The approach is not reflecting the true need across Delta. People come to Delta for a different live style. Not every municipality has to follow the same pattern. Population inflow to Delta is not as high as other municipalities on Lower Mainland.
Screen Name Redacted 3/06/2024 06:36 PM	I think re-zoning of single family neighborhoods is wrong.
Screen Name Redacted 3/06/2024 06:52 PM	I'd like to see more float home developments providing safe, close-knit communities for adults.
Screen Name Redacted 3/06/2024 07:29 PM	In Ladner in particular, we do not have adequate infrastructure for those that currently live here. We have 1 ambulance most nights, our intersections are appalling and we need dike repairs. If Delta wants to reduce serious car crashes, we need to reduce traffic lights and introduce more traffic circles. The most serious crashes occur at traffic lights. Accidents in traffic circles are far less severe and do not result in fatalities. By adding more traffic lights you are creating frustrated and dangerous driving, reducing traffic flow and increased pollution.
Screen Name Redacted 3/06/2024 08:33 PM	See above!!!
Screen Name Redacted 3/06/2024 09:27 PM	Repeat question see answers sbove
Screen Name Redacted 3/06/2024 09:57 PM	as long as all public facilities and infrastructure can keep up especially as Delta is a major commuting area all river crossings need to accommodate future growth
Screen Name Redacted 3/06/2024 10:09 PM	I have addressed my opinions in numbers 5 & 6 concerning Tsawwassen.

Screen Name Redacted 3/06/2024 10:11 PM	There are some single family areas around the core that can be transitioned to med density but leave the rest of our healthy single family alone. Do not change parking requirements or floor areas. Don't build more generic towers - Tsawwassen should follow some nice communities like kerrisdale, Westbrook, arbutus walk, park to take village, etc. all with 3-6 story towers. Europe has great density without towers. Think Critically and don't just follow blindly!!
Screen Name Redacted 3/07/2024 01:27 AM	There is a high need of housing in the area. Delta is a central location that connects easily to other cities and the city is not keeping up with the housing crisis. The city has made it difficult in the past to grow.
Screen Name Redacted 3/07/2024 01:29 AM	Disregard for public process
Screen Name Redacted 3/07/2024 09:53 AM	I have already addressed this in previous questions.
Screen Name Redacted 3/07/2024 11:00 AM	It's a good effort. However. 96 ave going towards Scott road should have more density as it's a bus route. 116th from 96th is also a major street where there isn't enough density. Also a bus route. Re-zone for townhomes minimum
Screen Name Redacted 3/07/2024 01:33 PM	Stated above
Screen Name Redacted 3/07/2024 02:39 PM	We simply do not have the capacity and building an 'urban centre' at 6 and 56 will only create a massive choke point on the main road for all of Tsawwassen.
Screen Name Redacted 3/07/2024 02:59 PM	I do not agree that Delta should be allowing the open re-zoning of single-detached properties. I believe any re-zoning should go through a review process, just like it always has.
Screen Name Redacted 3/07/2024 03:28 PM	I don't at all agree with the Provincial governments foolish and poorly-planned initiatives. However, Delta is doing the best we can with what we're forced to do with unsustainable requirements.
Screen Name Redacted 3/07/2024 03:30 PM	See comments in #5

Screen Name Redacted 3/07/2024 05:23 PM	Not enough room
Screen Name Redacted 3/07/2024 05:55 PM	If the plan is to support growth in the Town Centre and along main thorough fares with low-rise (no more than 4 to 6 storey condos) then we would be in agreement and supportive. The provincial and federal governments need to slow down their immigration to the point that we can accommodate what is currently here and modest growth including the need for adjusted services.
Screen Name Redacted 3/07/2024 06:15 PM	This is not a good provincial policy to be dictated to a community
Screen Name Redacted 3/07/2024 06:30 PM	Crowding and possible loss of privacy due to over crowding
Screen Name Redacted 3/07/2024 07:55 PM	I do not agree as due to densification. There will be increased traffic, Hospitals will be further crowded as due to the densification, services have not kept up. There will be pressure on utilities such as water, electricity etc. More schools will be required.
Screen Name Redacted 3/07/2024 08:15 PM	There has been so much development in tsawwassen I feel that we are bursting at the seems. Since the mall was built and then the southlands, traffic has become terrible. It is devastating to see Tsawwassen loose its small town charm and become simply more urban sprawl
Screen Name Redacted 3/07/2024 09:43 PM	No mention of how they will increase community programs/ facilities (try registering kids for swimming lessons), attract employers/ new businesses - we have a child with autism and cannot get OT/ SLP here we have to go to Richmond, and don’t even get me started on the school system - we have our kids at the independent school because we knew they couldn’t be supported the way they deserve I. The overcrowded/ under staffed public schools.
Screen Name Redacted 3/07/2024 10:18 PM	Given that North Delta shares its borders with Surrey, we are left in the dark of what development is proposed on the east side of Scott Rd. Surrey traffic using our main access routes poses traffic congestion for all of North Delta. The R4 bus is only useful for those along the Scott Rd corridor and the current bus routes provide unreliable service from Skytrain stations and service in North Delta east to west is non existent on what are becoming major cut thru

	routes (80th, 72nd to Alex Fraser or South Delta). My concern is growth slated for North Delta coupled with the unknowns of Surrey.
Screen Name Redacted 3/07/2024 10:19 PM	We have to accept that some growth is inevitable, but accepting a huge influx of people in an area already struggling to provide services and upgrades of infrastructure is going to create much disharmony, unhappiness, and diminished sense of community pride.
Screen Name Redacted 3/07/2024 10:32 PM	Forcing growth into neighborhoods requires a lot more than simply allowing increased density. Reducing the off street parking requirements will only add to volume of vehicles parked on streets which in turn creates a host of safety issues.
Screen Name Redacted 3/08/2024 01:22 AM	Too much crowding, no regard for vehicle needs. (Which we are not going to stop using.)
Screen Name Redacted 3/08/2024 03:44 AM	Same as with Delta as a whole: it's great but I wish it went further. ~80% of residential is still zoned as small scale, and there is very little mixed-use zoning, but it's miles better than before. For Tsawwassen specifically (and Ladner to an extent), I think there are swathes of agricultural land that could be better used.
Screen Name Redacted 3/08/2024 09:15 AM	Most who live in Tsawwassen commute for work already. If any growth, why has the city chosen not to wait and thereby support TFN in their expansion rather than compete with it?
Screen Name Redacted 3/08/2024 09:18 AM	Again, I understand the need for AFFORDABLE housing. Allowing developers to maximize density for with costly high priced housing for maximum profit does not address the issue.
Screen Name Redacted 3/08/2024 09:57 AM	The tower height of up to 24 is not reasonable and neither is up to 4 residences on already densely built areas like Beach Grove and Boundary Bay. 6 or maybe up to 12 stories should be the maximum and the addition of a coach house or alternate additional housing is much more acceptable.
Screen Name Redacted 3/08/2024 11:03 AM	I think that the City will use the Provincial mandate to push through projects that do not coincide with the cultures of our three communities.

Screen Name Redacted 3/08/2024 11:11 AM	Tsawwassen can not support the number of people and cars overdevelopment will cause.
Screen Name Redacted 3/08/2024 11:40 AM	As mentioned above, will force renters out of their homes to make way for town houses with little or unaffordable options. Cramming more and more people in with no road improvement. Plenty of land to develop " more housing " at TFN / Southlands and the aging strip malls.
Screen Name Redacted 3/08/2024 11:43 AM	The OCP proposal allows for buildings up to 24 stories high (with significant community contribution). We (and the majority of people who live and work here) strongly oppose this significant deviation from the character of Tsawwassen. It also seems to coincide with a known proposal put forth by a developer for towers at the town center. This was loudly and strongly opposed when put forth a few years ago. It is also not required by the provincial mandate. Density can be achieved without such height (eg 4 x 6 stories rather than 1 x 24 stories). We agree town center needs redevelopment but not with aggressive height escalation.
Screen Name Redacted 3/08/2024 11:50 AM	Our main concern is the lack of a proposed height map for Tsawwassen but upon further review finding that the proposal allows for buildings up to 24 stories high (with significant community contribution). We (and the majority of people who live and work here) strongly oppose this significant deviation from the character of Tsawwassen. It also seems to coincide with a known proposal put forth by a developer for towers at the town center. This was loudly and strongly opposed when put forth a few years ago. It is also not required by the provincial mandate. Density can be achieved without such height (eg 4 x 6 stories rather than 1 x 24 stories). We agree town center needs redevelopment but not with aggressive height escalation. The people who live here do not want it and it is not required. We are very hopeful this Council will remove this from the proposal to a more reasonable height that would maintain our community. There is no community contribution (by developer) that can be offered which would alter this perspective.
Screen Name Redacted 3/08/2024 01:10 PM	I think it is the right thing to have density in the urban centre and going town to townhomes to singe family from there.
Screen Name Redacted 3/08/2024 01:38 PM	I feel that we neighbour the TFN and the residents of TFN utilize Deltas resources but aren’t being accounted for in our growth, so we are being hit twice with these numbers.

Screen Name Redacted 3/08/2024 03:21 PM	See above.
Screen Name Redacted 3/08/2024 03:33 PM	Please don’t let developers dictate the future of our beloved town. I’m not against increased housing, in fact I’m all for it, but not just for the privileged.
Screen Name Redacted 3/08/2024 03:49 PM	ordering and mandating growth in a small town isn't wanted
Screen Name Redacted 3/08/2024 03:50 PM	Century groups demands to build high rise is not supported. Less condos more family homes. Parking considerations effeicent public transport is thirty years away
Screen Name Redacted 3/08/2024 04:12 PM	The process is being hastily pushed through and Delta City is turning a blind eye to the issues around growth in this area.
Screen Name Redacted 3/08/2024 04:16 PM	I realize that growth brings change but am concerned that it is being forced just to meet provincial numbers without regard to overall effect on neighbourhoods.
Screen Name Redacted 3/08/2024 04:55 PM	From my limited experience in Delta, it seems that most activity is very short term focused, and trusting "luck" for the long term damages caused by short term reactions to what is essentially "noise".
Screen Name Redacted 3/08/2024 05:04 PM	Families are struggling, housing insecurity is a huge stress.
Screen Name Redacted 3/08/2024 07:30 PM	See above Also water shortages every year - how are services to support all these new people - community needs to get green and be better prepared even for current numbers
Screen Name Redacted 3/08/2024 08:32 PM	Same as previous: I love living in North Delta, but I currently live in an older condo complex. I expect we will look to sell the complex in the next 5 years or so. My budget would allow purchasing another condo, but not a townhome or single-family home. Moving towards more options for higher-density housing means I would be able to remain in North Delta.

Screen Name Redacted 3/08/2024 09:10 PM	With growth people get more jobs ,
Screen Name Redacted 3/08/2024 10:01 PM	I think our growth is already too much with zero upgrades on infrastructure and amenities!
Screen Name Redacted 3/09/2024 12:34 AM	We should not be building in areas that are already congested with traffic/people. i.e. We should not be building high rise apartments in central Tsawwassen. High rise buildings should be placed further outside of congested areas - like across from Tsawwassen Mills Mall or north of Southpointe Academy. I believe farm land should be re-zoned for these purposes.
Screen Name Redacted 3/09/2024 11:13 AM	
Screen Name Redacted 3/09/2024 01:05 PM	As mentioned above, Ladner has very limited capacity for growth due to the very tiny land mass and especially due to our town only having one small way in/out which would be a disaster in an emergency. Not only that but the town has very narrow roads, almost no sidewalks to speak of, limited services and cannot expand into the farmlands- at any cost! So keeping densification along Ladner Trunk Road is fine within reason and I have no problem with that but DO not allow apartments in current residential areas outside of the town core and major road - that will completely destroy ladner. We chose to move here and put down our hard earned money for our residential neighborhhoods - not to live in a crammed sterile human warehousing district.
Screen Name Redacted 3/09/2024 01:42 PM	see my comments above
Screen Name Redacted 3/09/2024 02:05 PM	I live on Camaro Drive. The proposal is for one side of the street to be small scale and the other to be mixed (ie townhouses). I propose that the dividing line not be down the centre of this very community focussed street and that the entire street be zoned the same at the small scale development level.
Screen Name Redacted 3/09/2024 02:30 PM	Public transit and roadways current not good enough as is

Screen Name Redacted 3/09/2024 02:59 PM	I think densification is needed, but the current bylaws do not allow for some of the structures proposed in the small scale residential plan due to lot size restrictions.
Screen Name Redacted 3/09/2024 03:02 PM	We need growth in a diversity of typologies. I'm happy to see more density possible in SFR areas, more townhouses being possible, more apartments being possible, and for the first time taller concrete structures being possible. A positive attitude toward a varied and diverse growth is far better than a singular idea about what a community needs.
Screen Name Redacted 3/09/2024 03:54 PM	Totally brilliant. Will bring a whole new demographic that would be priced out of the current single family home market in this community. Will give many more options for home buyers, and the infill and coach houses and townhouses will give variety and vibrancy.
Screen Name Redacted 3/09/2024 04:06 PM	Would like to see more density with higher building limits and even lower parking requirements for all zoning types than what is currently proposed.
Screen Name Redacted 3/09/2024 04:07 PM	The core of Ladner has not been developed yet. Old decrepit low storied apartments and one to two story strip malls have potential for re-development. Density could be increased in these areas first before making residential areas a mish mash of townhomes and mega houses. Put in policies or fee structures to limit the building of large excessive homes with land covered in pavers and a single token tree or shrub at the curb.
Screen Name Redacted 3/09/2024 04:30 PM	I believe the plan will still retain our small town vibe while allowing growth. It recognizes the need to address the current roads and tunnel infrastructure because it isn't working.
Screen Name Redacted 3/09/2024 04:55 PM	Same response as above. Generally in-line, however I feel that the proposed densification to 6 stories on Ladner Trunk Road will be detrimental to the surrounding community as it transitions to single detached over a very narrow distance. A smaller height restriction would be preferred to ensure no one feels like they're living in the shadow of these buildings. Low rise apartments and townhouses with mixed retail/business would be an excellent fit for Ladner Trunk if restricted to 4 stories.

Screen Name Redacted 3/09/2024 06:06 PM	I agree with development with a maximum 6 storey building. Tsawwassen is a peninsula and can't be compared to other cities. Tsawwassen cannot sustain an urban centre due to the lack of infrastructure and location.
Screen Name Redacted 3/09/2024 07:15 PM	More growth house
Screen Name Redacted 3/09/2024 07:17 PM	As mentioned above, I'm uncertain what qualifies as an 'urban centre'. Additional density and height along 56th Street, for example, is a concern for an already congested road system and limited transit.
Screen Name Redacted 3/09/2024 08:38 PM	I would like to preserve greenery nature and have better infrastructure.
Screen Name Redacted 3/09/2024 08:42 PM	This approach plan destroys the community of Tsawwassen.
Screen Name Redacted 3/09/2024 08:59 PM	Too radical and rapid a change is proposed. Considering allowing above 6 stories for tsawwassen is not in keeping with the beautiful rural setting that is tsawwassen. Ladner as well is a historic small town. No sky scrapers are needed there. I have strong objections to the densification plans in the OCP.
Screen Name Redacted 3/09/2024 10:04 PM	You're putting in buildings that do not suit the area and there is not the roads or schools to support.
Screen Name Redacted 3/09/2024 10:05 PM	see above
Screen Name Redacted 3/09/2024 10:08 PM	see #4
Screen Name Redacted 3/09/2024 10:12 PM	Yes, because I have adult children who want to stay and live in Tsawwassen, but cannot afford to live her.
Screen Name Redacted 3/09/2024 10:19 PM	Will need more schools, roads, medical facilities. Delta hospital is already maxed out

Screen Name Redacted 3/09/2024 10:21 PM	See above
Screen Name Redacted 3/09/2024 10:30 PM	this plan is bomling short sighted shambles
Screen Name Redacted 3/09/2024 10:36 PM	southlands, captains cove & TFN have not been taken into consideration of pop growth- where is the infrastructure for all these people??
Screen Name Redacted 3/09/2024 10:46 PM	-more infrastructure is needed to support significant growth TFN population not included in these these population totals
Screen Name Redacted 3/09/2024 10:59 PM	Tsawassen & Ladner are not urban - no towers.
Screen Name Redacted 3/09/2024 11:19 PM	Infrustrucure, roads, protection of the natural environment (trees,birds), small community feel.
Screen Name Redacted 3/09/2024 11:22 PM	Growth will ruin the community
Screen Name Redacted 3/09/2024 11:25 PM	There appears to be no limit to the growth of high rise towers, townhouses and multifamily/multigeneration projects in North Dellta. Our streets are congested and our communities are suffering.
Screen Name Redacted 3/09/2024 11:28 PM	Allowing high density for infill will help provide more types of accommodation and living you
Screen Name Redacted 3/09/2024 11:35 PM	No buildings over 21 stories
Screen Name Redacted 3/09/2024 11:41 PM	The present infrastructure in particular 56th is not able to sustain more growth
Screen Name Redacted 3/09/2024 11:49 PM	the conversion of single family dwelling development to multi use with only 56th as one way in and out makes no sense
Screen Name Redacted	NOT HIGHRISES - we cannot accommodate more people. We have

3/10/2024 12:02 AM	thousands of Delta residents without a doctor, basic services, roads, tunnel
Screen Name Redacted 3/10/2024 06:04 AM	As I said previously zoning is changed when a developer asks for a lot to be rezoned sometimes leading to an ofd mish mash of buildings in a neighborhood
Screen Name Redacted 3/10/2024 07:43 AM	As above
Screen Name Redacted 3/10/2024 08:21 AM	It favours developers and not the actual people who live here.
Screen Name Redacted 3/10/2024 12:39 PM	You already know why
Screen Name Redacted 3/10/2024 01:07 PM	We are not ready to take on this kind of growth the electrical grid goes down almost weekly now
Screen Name Redacted 3/10/2024 01:09 PM	See above
Screen Name Redacted 3/10/2024 03:15 PM	A big swing, but great direction
Screen Name Redacted 3/10/2024 03:24 PM	Currently council approved densification example 8A of an 51st St. and rely on letters Anne who shows up at public hearing -need to require those supporting or not to declare conflicts of interest. Why have we allowed all the current densification with no houses acknowledged meno of the parking outcomes!
Screen Name Redacted 3/10/2024 03:31 PM	We have only two roads in and out of Tsawwassenb(56th and 52nd) both are very busy already and will be intolerable after all the new housing is added
Screen Name Redacted 3/10/2024 03:40 PM	The overall plan is ok, but we don't want or need towers in the Tsawwassen Town Center.
Screen Name Redacted 3/10/2024 03:45 PM	I understand the need for growth but not at the expense of our type community. My street, Camaro drive, is being rezoned right down the

	middle ! Ridiculous! !
Screen Name Redacted 3/10/2024 03:47 PM	Too dense and high , as currently proposed , Tsawwassen town center . Please limit to 5 stories and be realistic about school and hospital capacity.
Screen Name Redacted 3/10/2024 03:51 PM	Too much density without considering services . Tsawwassen will lose its small town charm. It is sad to see.
Screen Name Redacted 3/10/2024 04:01 PM	I dont agree with buildings over 6 stories
Screen Name Redacted 3/10/2024 04:10 PM	Not over taking it. INCREASE EXPRESS BUSES EVERY 15 MIN
Screen Name Redacted 3/10/2024 04:15 PM	I don't support over 10 story towers
Screen Name Redacted 3/10/2024 04:35 PM	Just keep pebble Hill, Deerfield n& English Buff as single family dwellings so important
Screen Name Redacted 3/10/2024 04:40 PM	Let the people decide. Listen to them. Surveys and consensus style, bottom up lattice not ladder type thinking with all community leaders as only brainstorm . Not top down. Keep the community intact with heritage architecture recreation
Screen Name Redacted 3/10/2024 04:45 PM	Which is not be ordered or mandated by the provincial government TSAW, ladner are small communities /seaside /bedroom. Affordable housing is non existent
Screen Name Redacted 3/10/2024 05:04 PM	The proposed zoning for Ladner (and the other communities) looks great! Well done Delta team!
Screen Name Redacted 3/10/2024 05:31 PM	The increase in people will just make it that much harder to travel anywhere. When will our tunnel issue be dealt with? The city should be putting pressure on the Fed/Prov to get the project started!
Screen Name Redacted 3/10/2024 05:34 PM	See my answer to Question 5.

Screen Name Redacted 3/10/2024 09:19 PM	We are not set up for high rises and the density it brings
Screen Name Redacted 3/10/2024 10:04 PM	Makes sense to put higher density near shopping, services and bus routes.
Screen Name Redacted 3/10/2024 10:24 PM	vagueness of "additional" re height & density
Screen Name Redacted 3/11/2024 08:49 AM	We do not need or want growth. Period.
Screen Name Redacted 3/11/2024 09:00 AM	Too fast and not listening to the community
Screen Name Redacted 3/11/2024 09:49 AM	We are building too much, too fast! Roads are getting too busy, especially in residential areas without the city providing any changes despite complaints to the city. Nothing but lip service!
Screen Name Redacted 3/11/2024 11:20 AM	i think we should go back to some of the projects presented prior to this new initiative that where rejected and review why..
Screen Name Redacted 3/11/2024 11:41 AM	no road network that will work for the volume of traffic that will come
Screen Name Redacted 3/11/2024 11:45 AM	Absolutely agree with increased densification and allowable suites/carriage home for large lots. Duplex/fourplex would an amazing way to densify housing away from the town centre and like the idea of height decreasing towards housing as well. Higher density along corridors is welcomed. We are not given total story count for Tsawwassen or Ladner urban centres. The picture on the map for Tsawwassen shows 11 stories. I am totally in agreement with that but hearing 20+ for the Century plan. What is the height/story proposal for the urban centre? It would be great to know if the plan is 11 stories or 20. That is a significant difference in height as well as added population to a small space with two roads in and out of town.
Screen Name Redacted 3/11/2024 11:50 AM	We are not managing growth, Delta is being forced to take more density. Not a good OCP plan for the residents who call Delta our home.

Screen Name Redacted 3/11/2024 12:32 PM	The OCP as proposed is insufficient. Council and Planners are still playing neighborhood favorites based on anticipated opposition. Along 16th Ave in Twsn why are "mixed Residential" and "Neighbourhood Centres & Corridors" zoned west of 56th st and not zoned this way to the East of 56th into Beach Grove? Hardly seems fair that Beach Grove zoning is effectivey untouched. Is council and staff afraid of a petition? Lets be fair. Beach Grove is a wonderful place to live it should have some townhouses.
Screen Name Redacted 3/11/2024 01:11 PM	Is the revenue from casino funds being put aside for large capital expenditures, such as the proposed Winskill replacement project? Or is the casino funds being put into "general revenue" and used for projects without public input.
Screen Name Redacted 3/11/2024 01:45 PM	Tsawwassen in particular needs to look at the expansion and increase of houses on TFN land, and have those developments included in the number of houses required in the provincial community plan. I understand they are not maintained by Delta, but all of the those houses use our services.
Screen Name Redacted 3/11/2024 02:28 PM	I have already told you why.
Screen Name Redacted 3/11/2024 03:01 PM	See #5
Screen Name Redacted 3/11/2024 03:07 PM	Growth has been over managed for years. We need to build, but also have to hold the province accountable for the services they are responsible for providing.
Screen Name Redacted 3/11/2024 03:10 PM	we are an outdated dinosaur - we are not in a position at this point to entertain the idea at all. See above comments.
Screen Name Redacted 3/11/2024 03:15 PM	see above in #5
Screen Name Redacted 3/11/2024 04:53 PM	We need to add housing, especially new housing options in Tsawwassen for seniors (one level), younger people (including families), renters. But I hate to see the character of my neighbourhood change.

Screen Name Redacted 3/11/2024 05:25 PM	Other than the provincial mandate, why do we need population growth? More density only leads to more problems.
Screen Name Redacted 3/11/2024 05:53 PM	I agree with managing growth efficiently and effectively, and my proposed modification to the new OCP for Ladner plan makes sense in meeting all the goals
Screen Name Redacted 3/11/2024 06:16 PM	Tsawwassen town center does lack charm - a much needed update is good for the community but NOT anything over 6 stories should be allowed without roads, ambulances, fire halls being upgraded. PERIOD.
Screen Name Redacted 3/11/2024 07:24 PM	If growth was focused on more affordable housing options - without building skyscrapers.
Screen Name Redacted 3/11/2024 08:17 PM	Does not align with feedback from community
Screen Name Redacted 3/11/2024 08:25 PM	Align with feedback from community
Screen Name Redacted 3/11/2024 08:33 PM	It appears to increase growth at 56 St. and the new road to the southlands
Screen Name Redacted 3/11/2024 08:37 PM	Do not build tall buildings too much burden on a small area traffic /schools /parking / one Rd. out of town
Screen Name Redacted 3/11/2024 08:45 PM	Homelessness and poverty in lower mainland is at crisis level
Screen Name Redacted 3/11/2024 09:01 PM	I don't find you honest. Deceptive in gornation > or lack of
Screen Name Redacted 3/11/2024 09:07 PM	I'm in favor of increased density but REASONABLE not concrete jungle
Screen Name Redacted	Too much, too fast

3/11/2024 09:11 PM	
Screen Name Redacted 3/11/2024 09:19 PM	Centre of Tsawwassen is not suitable for high rise buildings. It is in no way similar to the Scott Rd. corridor
Screen Name Redacted 3/11/2024 09:23 PM	I agree that we need to consider increasing affordable housing in Tsawwassen but I do not support any building (apartment, condo, townhouse, house, etc.) exceeding 6 storeys. If we need to look at apartment buildings of various sizes, they must respect the 6 storey limit, especially in areas of higher density (i.e. zone next to Tsawwassen town centre) where I currently reside.
Screen Name Redacted 3/11/2024 09:37 PM	Read greater access to doctors dash this will stretch the medical system even more. More housing options won't necessarily be more affordable for young people
Screen Name Redacted 3/11/2024 09:42 PM	Infrastructure first! Tunnel???
Screen Name Redacted 3/11/2024 09:48 PM	Tsawwassen does not have the capability to manage densification of them at that magnitude. Next they will be talking farmland dash where is our food security
Screen Name Redacted 3/11/2024 10:01 PM	Feel this is largely in response to pressure from provincial govt rather than what's best for South delta
Screen Name Redacted 3/11/2024 10:08 PM	New housing options need to be affordable and accessible to single residents, families and seniors. Bike accessible streets and pathways.
Screen Name Redacted 3/11/2024 10:23 PM	see above
Screen Name Redacted 3/11/2024 10:28 PM	No high rise buildings period of boring to have up to 24 stories apartment buildings. It would destroy the small town ambiance of Tsawwassen. ugly!!!
Screen Name Redacted 3/11/2024 10:32 PM	no 11+ story buildings
Screen Name Redacted	Way too aggressive.

3/11/2024 10:36 PM	
Screen Name Redacted 3/11/2024 10:40 PM	see above, This is one of the LAST best communities in the lower mainland
Screen Name Redacted 3/11/2024 10:43 PM	I like it
Screen Name Redacted 3/11/2024 10:46 PM	Growth need to help build affordable housing. Do not see this in the plan
Screen Name Redacted 3/11/2024 10:50 PM	I live in central Tsawwassen an I don't know what's going to happen to my building if council approves the developers proposal for other kinds of buildings.
Screen Name Redacted 3/11/2024 10:59 PM	Small scale project but nothing higher than six stories.
Screen Name Redacted 3/11/2024 11:10 PM	When it for more densification means that growth has to be circular to the 12th and 56 intersection- not a cross which is what the map suggest
Screen Name Redacted 3/11/2024 11:13 PM	High rise will not help Tsawwassen needs more infrastructure
Screen Name Redacted 3/11/2024 11:17 PM	Coach homes not useful. Go to Clayton heights and see what lots of townhomes and coach houses do to a community
Screen Name Redacted 3/11/2024 11:22 PM	Did how do we pay for all the extra services we will need?
Screen Name Redacted 3/11/2024 11:26 PM	Provincial mandate is against my idea of proper planning
Screen Name Redacted 3/11/2024 11:32 PM	For the same reasons already stated.
Screen Name Redacted 3/11/2024 11:48 PM	Nothing happens in Tsawwassen, takes 30 years to get anything good approved.

Screen Name Redacted 3/12/2024 12:55 AM	We need housing that's more versatile. A townhouse/ house with a living space that could easily double/convert as an office space for those who are self employed. One such development exists in White Rock in a commercially zoned area…looks residential with a professional space for clients with garden patio entrance.
Screen Name Redacted 3/12/2024 04:42 AM	Big part of North Delta appears to be overlooked
Screen Name Redacted 3/12/2024 10:53 AM	Mostly yes. We need more housing. It's so simple and allowing multiple units on single family lots it's such a good start. Most of the density being in the village is also great.
Screen Name Redacted 3/12/2024 11:07 AM	We are a residential area. Building 32 floor condo buildings is only appease the mayor and council, not the people who live in the area. The stress of changing our lives to suit your demands is overwhelming
Screen Name Redacted 3/12/2024 11:10 AM	Southlands is being devloped with zero ammenities being provided for existing and the new residents. No additial fire protection, schools, childcare, traffic improvements, etc. Southlands alone wil meet the provincial housing targets in the next 5 years.
Screen Name Redacted 3/12/2024 12:10 PM	Again, the same as I have described above. As well, in North Delta tens of mature trees have been cut down to accommodate monster homes with basements and now property subdivision. They are not being properly placed. Many properties are just being paved over with little space for even lawns, let alone larger plants, like trees and bushes.
Screen Name Redacted 3/12/2024 12:32 PM	- This provides for Ladner to be vibrant with families, for local businesses to thrive and for natural areas be sustaining ecosystems to support climate change action and help protect against flooding. - It supports the Delta Cycling Master Plan for in town and cycle from home to rural area parks and natural area greenways, we need this approach to reduce vehicle parking needs, community connectivity and awareness of sustainable natural areas to help Ladner be resilient to climate change. - It supports the marine and farming industries. - It supports maintaining boundaries to ensure urban sprawl does not encroach onto agricultural and natural areas

Screen Name Redacted 3/12/2024 01:00 PM	Yes, I support Delta's approach to increasing housing.
Screen Name Redacted 3/12/2024 02:47 PM	There is no place for high rise buildings exceeding 8 stories in Tsawwassen. More affordable rental units and affordable units for first time home buyers is essential. Condo owners in high rise buildings will not rent out their investment at a rate affordable to the young and the lower income families. Trading off a new library to allow for 24 story high rises is unconscionable.
Screen Name Redacted 3/12/2024 06:46 PM	Building 3 high-rises will absolutely destroy our community. Maximum limit of 6 stories should remain the same. Tsawwassen is a nice friendly community and bringing in so many more people and the terrible high rises will destroy that.
Screen Name Redacted 3/12/2024 07:04 PM	Southlands was a joke. Ask for 2000+ homes, then settle for less, but at inflated prices and minimal infrastructure to the area. Take the money & run...
Screen Name Redacted 3/12/2024 07:56 PM	right start in right direction but needs a careful approach to meet future infrastructure demand like school, hospital, parks, rec centers, policing etc.
Screen Name Redacted 3/12/2024 10:23 PM	Too much suffocating nimbyism
Screen Name Redacted 3/13/2024 11:49 AM	It’s absurd what is being proposed for such a small town. It will completely ruin it. We moved here for a small friendly community and of course developers want to ruin it.
Screen Name Redacted 3/13/2024 12:28 PM	High rises in Tsawwassen is not sustainable
Screen Name Redacted 3/13/2024 12:36 PM	My concern is for the lack of infrastructure to support this additional population and cars on the roads. Many families commute from Tsawwassen to Ladner to attend private schools. There are few options of routes to choose from.
Screen Name Redacted 3/13/2024 12:40 PM	I’d also be ok growing faster.

Screen Name Redacted
3/13/2024 12:49 PM

See above.

Screen Name Redacted
3/13/2024 02:37 PM

Doreann Mayhew encouraged me to share our Woodlynn Crt thoughts re the OCP. Here is the content of my email of todayMar13/24 to her: Subject-Re: (Note-This email and attachments were hand-delivered today Mar13/24 to D. Mahew office-4500 Clarence Taylor Cr): Letter and Petition to Doreann Mayhew-General Manager, Development , City of Delta-please see attachment (Petition emailed and delivered to Doreann, but signatures not included in the Survey response) Dear Ms. Mahew, It was a pleasure for my wife Marie and I meet to you at the OCP Open House on Thursday Mar6/24. We had a helpful discussion with you addressing the significant reservations of the homeowners of Woodlynn Court about inclusion in the OCP for future potential townhouse development, regardless of any timeline. Many of the property owners on Woodlynn Court including ourselves attended the online Q and A Zoom meeting last Tuesday night and the subsequent N. Delta Rec Center Townhall meeting the following day which we found to be very useful tools to acquaint ourselves with the details of the OCP. Subsequently however, in the context of rapidly growing local anxiety after understanding the implications of the OCP, there developed a motivated and proportionately large consensus to formalize a request for the City of Delta to exclude the Woodlynn Court region from the OCP. I thought perhaps you should be aware that while the large majority of the homeowners I approached respected the goal for increasing needed housing in Delta, all 23 petition signees were quite emotional (in parts anxious, hurt, even angry) over what they had learned about the OCP in relation to Woodlynn Crt/64th Ave. Remarkably, I witnessed unanimous, spontaneous eagerness and enthusiastic motivation from all 23 homeowners approached to sign the petition (which was completed within 4 days from petition initiation Mar 9-12/24). I have included a Google Earth photo-view to illustrate the homeowner location of all signees. On behalf of the petitioners, we appreciate your considering our request to exclude the Woodlynn Court area from the OCP, for the reasons outlined in the petition. We also appreciate and presume that should you decide to go ahead with presenting the Woodlynn Court/64th Ave region to council as part of the OCP draft proposal, you will likewise present this petition to the council. Finally, we would be very grateful for feedback on the final outcome of our petition in the weeks ahead. I was the principal petition administrator and include the administrators' contact information below. Respectively yours, Chris Mahony 11858 Woodlynn Crt. Delta, BC, V4E3G6 s.22(1) Personal and Confidential Mobile s.22(1) Personal and Confidentia

========== Petition was signed by 23 Homeowners:

see petition text below: Petition to City of Delta Council--attention Doreann Mayhew/GM Community Planning Petition summary and background--Re: CITY OF DELTA - OFFICIAL COMMUNITY PLAN (OCP) WOODLYNN COURT (WOODLYNN) Action petitioned for--Request that the City of Delta exclude the proposed changes to Woodlynn from the OCP. Petition: We, the undersigned homeowners residing on Woodlynn, are writing to express our concerns regarding the proposed change to the OCP which would result in the rezoning of Woodlynn to Mixed Residential and consequently for townhouse development. As a collective group of homeowners, we strongly oppose this proposed change as we are cognisant that it will significantly diminish our quality of life, the future of our homes, and our Woodlynn community. Our neighborhood has long been characterized by its friendly and peaceful residential atmosphere and comfortable single-family homes. We chose to invest in this community because of its tranquil environment and the sense of security it provides for our families. In recent years, the residents of Woodlynn have invested in costly home renovations and range from homeowners that have lived here for more than 30 years with the intention to live out their retirement years in their own single-family home, to young families who are invested in raising their children in a safe, quiet, and established neighbourhood. Many of the children we have raised here have now purchased homes in the area to maintain their connection with the neighbourhood and our families. We are generations of residents who are interconnected and committed to the health and welfare of our community. The proposed change to the OCP threatens to disrupt this harmony by introducing housing that is distinctly out of character with the existing neighborhood. We understand the need for responsible development to accommodate the growing population in Delta. However, we submit that there are alternative locations within Delta that are better suited for high-density housing projects. We respectfully request that you exclude the proposed changes to Woodlynn from the OCP. We urge you to consider the concerns of the homeowners who will be directly affected by this change and explore alternative solutions that prioritize the preservation of our community's character and well-being. Thank you for your attention to this matter. We trust that you will consider our petition and act in the best interests of all residents of Delta.

Screen Name Redacted
3/13/2024 02:52 PM

Because there are a few select people that can use money to influence decisions. Not everyone is having a say as to the impact certain construction will have on the majority of people who live here.

Screen Name Redacted
3/13/2024 02:59 PM

Too many tall buildings without support.

Screen Name Redacted 3/13/2024 03:01 PM	I don't see a good outcome of building homes first. We need to build the necessities first.
Screen Name Redacted 3/13/2024 03:15 PM	The same deficiencies listed above apply to all 3 main areas of Delta, and the entire Province. See Q.5 Tsawwassen has its own geographical situation that makes it even more important to moderate growth. Ladner is similar. Infrastructure First, Develop Later!
Screen Name Redacted 3/13/2024 03:26 PM	There should be a balance and I only see one side. More needs to be done before I say yes.
Screen Name Redacted 3/13/2024 03:57 PM	There is no doubt that there is a housing crisis in the greater Vancouver area and development is needed. I preface the below by saying that generally speaking, I am supportive of development and growth. I believe this can be beneficial to the community and that diversity in people and types of businesses/services available is very positive. However, as more and more people move into the community, many of those people work outside the community in one of the major cities. There needs to be a more efficient way to ensure residents are able to get to work in a reasonable amount of time. Already, traffic in and out of south delta during rush hour is unmanageable. It worsens continually. Public transit is not efficient enough. There are not enough buses (frequency is insufficient and inconsistent) and having to transit via Bridgeport station only adds more time. (A direct 601 into the city like there used to be would be way more helpful). Furthermore, there is another barrier to living in south delta and working outside south delta that already exists. There is a severe shortage of childcare. Increased development will only increase pressure on what are already ridiculous wait lists. For example, the day my son was born in May 2021, I registered him on childcare waitlists. He is now almost 2 and none have materialized. It is also difficult to access many services in the community already. For example, there are consistently wait lists for programs like swimming, gymnastics, etc. Furthermore, there is a significant shortage of family doctors. I am also concerned that the current schools may not be able to support such development l, particularly with regards to special programs like French immersion. So in adding to the population, there must be a plan in place to ensure access to needed services in the community. Given the challenges that already exist in accessing such services, it is concerning to picture how it will be following the implementation of this plan. Another concern is the traffic. There is already significant traffic on main thoroughfares which can pose a danger to local residents and children. I would suggest implementing more speed bumps to slow traffic, eliminating overnight parking on residential streets to increase visibility, ensuring all new buildings

have sufficient resident and guest parking, and modifying lights at busy intersections. For example, most intersections along ladner trunk rd in Ladner would benefit from advanced turning signals.

Screen Name Redacted
3/13/2024 05:07 PM

Tsawwassen is a small village with limited roadways and cannot support high density high rises in the Centre if town. See comments above.

Screen Name Redacted
3/13/2024 05:14 PM

I am categorically opposed to designating the Town Centre - defined here as the four corners of 12th Avenue and 56th Street - as 'Urban Centre'. This area does not have 'existing servicing capacity to best support growth'. Our infrastructure does not support our current needs. At most, the area designated as 'Urban Centres' should be included in the 'Neighbourhood Centres & Corridors' designation which should include mixed use of small commercial businesses and residential units. This area should be zoned for a maximum building height of 6 stories with a maximum density of 240 residential units per hectare. This offers abundant room for growth in this small and restricted geographic area. Included in the redevelopment of the Town Centre into mixed use residential and commercial, as a standard requirement – NOT a density bonus; central meeting spaces/squares, walk-able (foot traffic only) corridors, bike paths along the perimeters, abundant trees and permeable surfaces on walkways, bike paths and 'public squares'. These amenities are NOT 'community contributions'. These strategies are an important part of protecting our environment. They would mitigate issues such as the Urban Heat Island Effect (a significant contributor to Global Climate Change), excessive rainwater run-off to storm sewers, habitat loss, increased energy consumption, transportation/traffic challenges (many of these issues we are already struggling with); while supporting and encouraging small local businesses to the area, rather than losing them.

Screen Name Redacted
3/13/2024 05:30 PM

I understand there is a housing crisis, however now there is an urgency due to the lack of housing over the last 30 or so years keeping pace with the population growth and also the federal governments runaway immigration. Do we find ourselves responding too quickly, and at what expense to ensure adequate housing is built. Will there be regrets in the future? Will the condos be spacious to allow for families to grow in? Will it be quality of life or just a rat race to exist? Will the beauty be maintained? Toronto made a mess with cheap condo units - a current story by a Realtor on Tik Tok. Where is the living room and no closet in a bedroom that won't fit a bed. I also didn't appreciate the response to a senior's question on wanting to downsize to a rancher and would there be any built? The suggestion

	was basement suite, garden suite, coach house or condo. Freedom to choose a detached home is not on the table. Do we want to look like other congested cities? I suppose that is the future and there will be a change in generations where there won't be a need to adapt. Please remember to plan for Seniors quality of life in their retirement. Accessibility and housing options. We all arrive at that point in our lives. What do we want that to look like? Quality of Life is very, very important. Have a look at the Scandinavian countries and how they respect and look after their senior citizens. Thank you. I look forward to the final draft plan.
Screen Name Redacted 3/13/2024 06:07 PM	Core areas should allow for greater density and mixed use development. See #5 & 6 above.
Screen Name Redacted 3/13/2024 06:37 PM	Concerned about eyesores such as The Rise that stand out like a pimple in the sky rather than any attempt to blend or fit in with the existing community.
Screen Name Redacted 3/13/2024 06:48 PM	Adding density solves nothing except alleviate a short term problem. As my above statement reads, it will never end. In the future someone will call a halt to this density problem, but by then it will be too late.
Screen Name Redacted 3/13/2024 07:04 PM	Same as above
Screen Name Redacted 3/13/2024 07:22 PM	Many houses are old and expenses for maintenance are skyrocketing. It is time for many homes to become more environmentally secure.
Screen Name Redacted 3/13/2024 07:26 PM	The infrastructure, schools and entertainment aspects also need to keep up with the proposed amounts of housing. The schools are already full how is bringing in more people going to affect these.
Screen Name Redacted 3/13/2024 07:29 PM	Pandering to developers by even entertaining building heights beyond 4 stories in Tsawwassen is myopic and greed-centric. The lot sizes and density that Tsawwassen currently enjoys is a decent balance. It will be chaos if higher density is imposed in the limited footprint of Tsawwassen.
Screen Name Redacted	We need to support growth in a measured manner. We need to build

3/13/2024 09:12 PM	the infrastructure, recreation centres , and other items that will support the buildings.
Screen Name Redacted 3/13/2024 09:36 PM	We don't have the infrastructure to support this, we are struggling to keep up with the current growth (TFN&Southlands)
Screen Name Redacted 3/13/2024 09:40 PM	I do not want 24 storey towers built at Tsawwassen Town Centre but maybe 6 storey? With increased density what about the lack of an Ambulance Station, traffic congestion on 56th St & 52nd st., and a lack of doctors!! How would one access a coach home where there are few laneways? We need to keep the small family run businesses here by keeping the rents affordable.
Screen Name Redacted 3/14/2024 02:42 AM	It’s been good so far, except they want to build towers and won’t be able to keep up with extra people
Screen Name Redacted 3/14/2024 09:13 AM	I feel like to much is being done. To many people are being crammed in and it is taking away from the community. I believe in slow small scale changes that can keep the small businesses we know and love and doesnt put to much pressure on our systems thet are already overcrowded
Screen Name Redacted 3/14/2024 09:34 AM	This approach is been forced on everyone by the Provincial government and is in no way democratic. Have a vote by the people in each of the Delta's cities to get a true democratic decision!
Screen Name Redacted 3/14/2024 10:51 AM	Tsawwassen Mills area is expanding vastly and will provide the additional housing needed without over populating the small, town of Tsawwassen proper. Opening up garden suites, carriage houses, high/mid-rises over 4 stories will lead to an overpopulated school district, our facilities cannot handle more people, and with more people, more crime
Screen Name Redacted 3/14/2024 11:47 AM	It's essential to ensuring we keep young families in the community but also attracting other young families and professionals into the community. If we want to create a vibrant community that is economically sound we need to bring the working class to the community, which also means providing the necessary housing options and densities. We need to move away from our protectionist mindsets of trying to keep Tsawwassen a small isolated town because the opposite effect is taking place where families are having

to move away as we aren't providing enough housing options. Southlands is a prime example where when that area was built out more young families that previously had to move to other municipalities, due to a lack of housing choices in Tsawwassen, are now able to come back.

Screen Name Redacted
3/14/2024 12:36 PM

The density being proposed is very moderate in the grand scheme of the amount of housing that is needed. I like how off of the busy roads you have kept it as lower density residential in order to still preserve the great community that we have. I like how 56 St and 12 Ave is proposed to be an Urban Center. I believe I saw at the open house that it was proposed to be up to 24 storeys. That seems a bit too high but I get that it's probably needed to hit our housing targets and it's much better for it to be there on the busy corridor than in our quiet neighborhoods. It would be nice to keep most of the density on the busier roads like 12 Ave and 56 St Street as much as possible. It looks like you have done that but you seem to step down to low residential on a good chunk of 56 St which could be higher along that busy road. You seem to have done that north of 12 Ave but not south, which I would like to see. I'm curious on what Southlands will look like and what heights will be proposed there as I didn't get too much information on it at the open house.

Screen Name Redacted
3/14/2024 01:34 PM

Tsawassen first nations is building thousands of new homes. Why are we even contemplating adding to this?

Screen Name Redacted
3/14/2024 01:56 PM

We do not have the infrastructure and what we are becoming is just a bedroom community for Vancouver- losing our sense of community and commitment to this our smaller communities.

Screen Name Redacted
3/14/2024 02:12 PM

Same as my previous answer

Screen Name Redacted
3/14/2024 05:21 PM

I know the area is going to need to grow - it's just that the the shopping and village of Ladner is impossible to park in now - what will it be like with another few thousand people? - ESPECIALLY the tunnel access. Should this wait until the tunnel is completed and there are more options to get in and out of both Tsaww. and Ladner.

Screen Name Redacted
3/14/2024 05:42 PM

It seems as though the whole plan for Tsawwassen is high rise towers. I'm not sure why we are talking about high-rise towers, when the plan for expanding the amount of 6-storey, 4-storey, and townhouses is so unambitious. The area surrounding 12 Ave and 56

	St needs more 4-6 storey scale buildings, stepping up to maybe 12 storeys max. at town centre. There should be opportunities for rental and home ownership. We also need more shops, restaurants, and services built in a mindful, walkable way to make the town-centre more of a destination and community meeting place, rather than the tired old declining strip mall that it is.
Screen Name Redacted 3/14/2024 06:07 PM	I understand that delta needs to participate in BC's plan to improve the housing crisis, but Delta needs to have a clear, strong, comprehensive plan to reign in the developers. The developers are in it for the money (which is understandable), but it's up to the rest of us to ensure that the developers build appealing housing, and I'm not confident that the mayor or his team have our best interests at heart.
Screen Name Redacted 3/14/2024 08:10 PM	Some of proposals are good, but again, as stated above, lack of detail, lack of genuine consultation and lack of time for consultation suggests that planning department is not really interested in resident's views.
Screen Name Redacted 3/14/2024 08:11 PM	We need to keep tsawwassen the way it is!!! Look at Whiterock! Towers ..can see any green there now..just concrete
Screen Name Redacted 3/14/2024 08:30 PM	There are only 2 streets in and out...52 and 56...what a mess it'll be...worse than now...if the core is packed with high rises. And again...doctors? medical support? Scary.
Screen Name Redacted 3/14/2024 09:22 PM	Growth is too fast and the infrasructure is not in place to support it.
Screen Name Redacted 3/14/2024 10:20 PM	Not sure why the maximum story for scott road in the townline area starts at 12 at scott and 96 intersection, increases as you go south and then goes back to 12. This seems like the only subarea that has this design philosophy. All other areas have highest density focused around intersections. Why is this the case ?
Screen Name Redacted 3/14/2024 10:26 PM	Need to work on limiting the density to core areas even more.
Screen Name Redacted 3/14/2024 10:36 PM	Time for a change. I welcome the growth

Screen Name Redacted 3/15/2024 12:56 AM	The growth has been doubling, or tripling over the years, with many rental suites already in place. Parking on side streets is nearly full. Traffic congestion is a mess, and then there's traffic lights every block on Scott Road. Add the rapid bus which stops in the traffic lane, and there is gridlock happening. Then, you add big tower apartments along Scott Road, and soon you won't be able to drive down the road. It's already too much for our beautiful city to handle.
Screen Name Redacted 3/15/2024 12:59 PM	Tfn free for all. Probably going to be a decent development though very car Centric despite decent traffic coming design.
Screen Name Redacted 3/15/2024 01:02 PM	Mostly
Screen Name Redacted 3/15/2024 01:17 PM	I live at 886 57th Street, Tsawwassen in a RS1 zoned property, beautiful neighbourhood within walking distance to the Town Centre & beaches. I have spent $500,000 and more updating my home, inside and out since 2004. I have a legal suite. I object to my neighbourhood being rezoned to townhomes. As a long time home owner, in a single family neighbourhood, the way my area is being changed is autocratic and unwanted. Why do you think that you can change the Zoning to my house without regard for the home ownership I have? I don't want to live in a Mixed Residential area which is why I bought here in the first place and I have a property that I have bought and paid for through my hard work. The steep slope development policy ensures I cannot build or apply for building permits on my property without paying for Archaeological Studies and following the rules of the Municipality of Delta. That means all of the bluff area along 57th Street falls under that ruling, yet you want to change all of the properties into Townhomes and allowing redevelopment. I agree with Small Scale Residential allowing for secondary suites, coach homes and garden suites in my area. I am 100% against the new zoning for my area!!!!!! I intend to live here for a very long time. You have tried before to rezone our area to townhomes with great resistance from the homeowners. Why is Forest by the Bay, not rezoned for townhomes when areas across 56th Street are changing,
Screen Name Redacted 3/15/2024 01:19 PM	Concerned on the promotion of 4 plexes and land homes when this is against our bylaws. Also, I don't know why the high density along Scott road doesn't go further south.
Screen Name Redacted 3/15/2024 01:46 PM	Too much and we simply don't have any means of improving the traffic problems. We don't have enough doctors, hospital beds or

	ambulances as is.
Screen Name Redacted 3/15/2024 02:05 PM	We have seen increased density over the last decade with TFN, Southlands, and condo buildings on 14th and Hunter Road. Yet we are still struggling for doctors, our roads are so busy and there are waiting lists for things such as swimming lessons. As an avid slo-pitch player, I know that our leagues (both tsawwassen and ladner) have grown exponentially over the last few years and there are often issues with securing parks due to soccer/field hockey/baseball all sharing the same amenities. We need to be able to handle the resources we have before we added thousands more people
Screen Name Redacted 3/15/2024 03:09 PM	While I agree with the need for densification, Ladner is the last place where this should take place in a big way. This is not just because I live here. If one looks at Ladner compared to other parts of Delta, we see that it is an enclosed area with little access and egress, and with limited public transit. Ladner also has a historic character at its core as well. And people have settled here, and continue to do so because of the character of the place, a bit of a backwater, quiet and protected. Little will be served by pushing against this, because infrastructure for things like parking and traffic movement are restricted and there is no where to expand, given that we must maintain our farmland. North Delta is much better set for densification.
Screen Name Redacted 3/15/2024 04:06 PM	In general the plan is reasonable but do believe close focus needs to be given to how the historic Ladner Village area is addressed. Certainly economies are achieved by scale but significant risk to creating an area that is anti-septic, lacking in character.
Screen Name Redacted 3/15/2024 06:43 PM	See the answers to question 6
Screen Name Redacted 3/15/2024 07:42 PM	I believe growth will occur so it is best to ensure it is done properly and as well the appropriate infrastructure is in place to support it.
Screen Name Redacted 3/15/2024 07:42 PM	See above
Screen Name Redacted 3/15/2024 07:50 PM	Greater density is needed to accommodate the increased population in Metro Vancouver.

Screen Name Redacted 3/15/2024 07:54 PM	Traffic volume in the North Delta area is already very congested.
Screen Name Redacted 3/15/2024 07:54 PM	See my answer to question #3
Screen Name Redacted 3/15/2024 07:56 PM	HIGHRISES do not fit in the community!!
Screen Name Redacted 3/15/2024 07:59 PM	Something has to be done!
Screen Name Redacted 3/15/2024 08:02 PM	as above
Screen Name Redacted 3/15/2024 08:06 PM	This is the second time you have asked this. This survey is a joke,
Screen Name Redacted 3/15/2024 08:10 PM	It’s already overpopulated in North delta in schools, hospital, recreation centres.
Screen Name Redacted 3/15/2024 08:23 PM	South Delta recently offered hundreds of new units (Boundary Bay/ Southland) and behind malls. so I don't understand this huge pressure of building 3 huge building in center of Tsawwassen. I do only see a huge profit for the owner of this land and the developer for this project
Screen Name Redacted 3/15/2024 08:24 PM	You are not managing growth.... it is exploding with allowances for homes that are vacuous spaces covering green space. Rentals homes are left to rot by owners to excuse teardowns which affect the neighbourhoods. A main thoroughfare has islands of trees that offers no canopy to homes and stops traffic 4 x per year as staff plants flower and turns on lights.
Screen Name Redacted 3/15/2024 08:32 PM	Not realistic
Screen Name Redacted 3/15/2024 08:35 PM	Doesn’t fit our small town
Screen Name Redacted	Same as above.

3/15/2024 08:39 PM

Screen Name Redacted 3/15/2024 08:45 PM	We should density in the town core.
Screen Name Redacted 3/15/2024 08:49 PM	It will be unaffordable. We need to provide housing for people who work and fill crucial job descriptions
Screen Name Redacted 3/15/2024 08:54 PM	If Ladner isn't renovated all the existing businesses will close
Screen Name Redacted 3/15/2024 09:08 PM	The roads are too busy now. 116th is stop and go. Scott Road is a disaster. There is little police presence managing aggressive drivers. Aggression is caused by traffic volume.
Screen Name Redacted 3/15/2024 09:09 PM	I like it the way it is
Screen Name Redacted 3/15/2024 09:15 PM	I think it will drastically change our accessibility as a citizen to the services we currently enjoy for our families
Screen Name Redacted 3/15/2024 09:16 PM	If the BC government has only recently ordered OCP updates then it's too fast. There will be mistakes made to the detriment of Delta if we allow ourselves to be pushed without careful planning.
Screen Name Redacted 3/15/2024 09:17 PM	The proposals are too vague on heights. Mid-rise cannot be 6 to 24 stories. There is a 4X difference which have massive impacts on a community.
Screen Name Redacted 3/15/2024 09:24 PM	Loss of single family housing character and density.
Screen Name Redacted 3/15/2024 09:31 PM	Leave things alone. Bring back Public Hearings. Delta is nice BECAUSE it is not overcrowded.
Screen Name Redacted 3/15/2024 09:31 PM	Scott road in North Delta has been assigned the largest high urban density area compared to the other communities of Ladner and Tsawwassen. Overtime North Delta will eventually end up having more units and large 20 to 32 storey buildings. Make the development equal. North Delta social heart area near 112th and 84th

	needs those stores in the heart of the community. We don't want to lose this shopping area for just housing. We don't want to go shopping along Scott Road because it's so busy and shady area. This area is the only inner urbsn shopping area in North Delta not located along the Scott Road corridor. Protect and preserve this area. Keep density along Scott Road to the commercial area and don't expand into the suburbs and single family house areas.
Screen Name Redacted 3/15/2024 09:37 PM	No high rises, we need housing that is affordable for the next generation, not just for developers to make money. Please think of the high traffic so many people would bring as well. Be thoughtful with the growth please
Screen Name Redacted 3/15/2024 09:46 PM	High rises were meant for bigger centers. I do not want to live in downtown Vancouver.
Screen Name Redacted 3/15/2024 09:56 PM	As stated above, there should be minimal growth in Ladner until the infrastructure is in place. I feel that the Mayor and Council should push back on the Province's mandate as increasing growth is unrealistic in our town.
Screen Name Redacted 3/15/2024 10:02 PM	Do not agree with midrise structures. They don't fit into the feel of the town.
Screen Name Redacted 3/15/2024 10:09 PM	As stated above - our community cannot support the high-rises that are being suggested - stick with 6-stories
Screen Name Redacted 3/15/2024 10:14 PM	I don't agree with the highest amount of buildings - go up to 6-12 stories rather than 21 stories. Also allow an extra story if they include a bit of green space surrounding the building. Buildings shouldn't be built right up to the side walk (unless the sidewalk is at least twice the normal width).
Screen Name Redacted 3/15/2024 10:14 PM	I chose a small house on a large lot to have my space. I also selected a CD zoned area to avoid mega/monster houses. It is disappointing that all lots can have minimum four units. Wondering if lots such as mine (with a 66 foot frontage) will suddenly qualify to subdivide. Then there will be not only four units but eight where one home used to be.
Screen Name Redacted	good farmland has been rezoned for housing Tsawwassen is a

3/15/2024 10:19 PM	peninsula and will become too crowded with unmanageable traffic congestion and increasing degradation of services
Screen Name Redacted 3/15/2024 10:20 PM	Too much density.
Screen Name Redacted 3/15/2024 10:20 PM	Do not agree with the proposed change from small scale to mixed residential to the area in Ladner bounded by Linden, 53 St, and 48a Ave. This area is made up mostly of houses that are still in good shape and have lots of remaining life. Changing the zoning just because it is close to the urban centre and transit will lead to the destruction and redevelopment of perfectly good housing. This makes no sense and is counter to the goal of trying to provide more affordable housing.
Screen Name Redacted 3/15/2024 10:48 PM	56th street needs redevelopment, but not with high rises.
Screen Name Redacted 3/15/2024 10:49 PM	I would like to hear more about the plan to support this growth (roads, healthcare, shopping, sports, fitness, community centres, daycare spaces) before I can agree with this approach to managing growth. I agree that we need more housing options for people in the community and to accommodate expected future growth. I am also pro-development, however, I would like to see the area off of 56th Street and 10th Avenue to be zoned as small scale residential. This is currently slated to be zoned as mixed residential. I have concerns about this in terms of the access and increased traffic in a small area with an uncontrolled entrance/exit that is already difficult to exit. I have huge concerns about the huge old growth trees that would need to be removed to accommodate townhomes. It is a beautiful treed area that houses so much wildlife and it would be a a huge loss to cut down these trees. Small scale residential allowing up to 4 units per lot would sufficiently increase density for this area. This is also more suitable for an area adjacent to a cemetery where people of our community expect reverence and peace. My other concern is the Tsawwassen urban centre. 56th street is already very congested with many lights. A big influx of homes, with no improvement to transit, would be disastrous on the already bad traffic on 52nd street and 56th street. My family is a young family with children between the ages of 3-8. I have concerns about this magnitude of population growth in terms of accessing health care, accessing amenities and services, and infrastructure, in particular, roads to accommodate this expected level of growth. What is the City of Delta planning to do about the healthcare crisis in our community? There are many residents without access to a doctor in our own community and they

	need to travel outside of our community for the most basic level of care. Currently, I have trouble getting into swimming lessons for my kids due to the supply and demand issues. I need to be logged on as soon as registration opens and the reasonable time slots are gone within 1 minute. My 5 year old has horrible hockey times due to lack of arena time/space available to accommodate all of the ice-time requests. Our fitness centres are reaching capacity for group fitness with the current population. We need better access to these services with our current population and with any population growth, the demands will far exceed the supply. What is the City of Delta's plan to improve access to these services now and in the future? What plans are there to improve infrastructure, in particular, roads to accommodate this population growth? I would also like to see improvements with public transit in our area. It simply is not an option for most people as it is incredibly inconvenient. If public transit is going to be the answer, there must be significant improvements and investment into our area before we can rely on this as the expected solution.
Screen Name Redacted 3/15/2024 10:57 PM	We are such a small community in Tsawwassen. This type of growth will destroy what is great about S. Delta.
Screen Name Redacted 3/15/2024 11:10 PM	I don't agree with the area off of 10th Avenue and 56th Street to be zoned as mixed residential. This would be better as small scale residential given the limited access to area. It is also more suitable for space adjacent to the cemetery. There are also many old growth trees here that should be preserved instead of cutting them down to make townhouses. Small scale residential allowing up to 4 residences per lot would be more than enough density for the area.
Screen Name Redacted 3/15/2024 11:20 PM	traffic is bad now and parking is limited in some areas
Screen Name Redacted 3/15/2024 11:25 PM	No thought seems to be given to how to move all the people who may be living here ie public transit or finding parking space for all the cars that will accompany all these people.
Screen Name Redacted 3/15/2024 11:42 PM	Needs to be bolder and more profound changes that promote growth throughout the entire city. I'm disappointed to see the arbitrary "urban containment boundaries" continue. We need growth in all areas not just the tiny zones along main road.
Screen Name Redacted	The road infrastructure and the schools in Tsawwassen cannot

3/16/2024 12:20 AM	handle any growth.
Screen Name Redacted 3/16/2024 12:21 AM	Again, I think it needs to be done tastefully while being conscious of the perception of south delta and how the architecture visually coordinates with the surrounding environment. I strongly do not agree that buildings need to be “midsized” (over 5-7 stores) considering that reaches beyond a height appropriate for our community. I strongly believe that to preserve the beauty and uniqueness of South Delta, buildings should not be more than 5-7 stories at the maximum. Having one giant building will not only look ridiculous, but diminish the beauty of the area and create even more issues with roadways. We do not have the roadways in place to deal with a heightened population of that magnitude, nor should we be looking to completely urbanize and overly density our small community area. I moved from a large city and love Delta because of how “small” it feels. I do recognize that housing (especially affordable) housing is needed and important, but I think we as a community need and would appreciate it being done meaningfully and tastefully.
Screen Name Redacted 3/16/2024 12:54 AM	North Delta is closer to future hub, Surrey so it will grow faster than Ladner and Tsawwassen.
Screen Name Redacted 3/16/2024 01:51 AM	Creating four units per property creates overpopulation on the roads both driving (traffic) and parking (clogging up neighbourhoods). It also significantly changes the culture of this city I grew up in, and now am raising my children in, by taking away the smaller-town feel, neighbourly communities and feeling of safety I love so much about North Delta.
Screen Name Redacted 3/16/2024 04:07 AM	North Delta requires upgrades to infrastructure and access to shopping, grocery, dining, entertainment and transit options. These will naturally increase the density of our neighbourhoods.
Screen Name Redacted 3/16/2024 08:15 AM	In North Delta we already have traffic challenges along the main corridors. Increasing density along this corridor is going to make traffic worse.
Screen Name Redacted 3/16/2024 09:05 AM	We do not have the infrastructure to add thousands of more people to Ladner, especially in the Village. It’s already congested there, and adding high level buildings will only add to that, especially in the summer. It will also lose Ladners charm and small town feel if taller buildings are put in.

Screen Name Redacted 3/16/2024 09:14 AM	Because we will be in gridlock. You saw the mayor's article the other day in trying to travel to Metrotown, over 1.5 hours with the tunnel and Alex Fraser plugged, and then skytrain not working. I commute to UBC 3 or 4 days a week. It works some days - other days it is a gong show. If I take transit, it doubles my travel time.
Screen Name Redacted 3/16/2024 09:27 AM	We need our home as it is & we are passing it on to our children. We need to keep our tree canopy, as you, yourselves are recommending. There are many brand new houses built in our area.
Screen Name Redacted 3/16/2024 09:36 AM	It is going to put stress on well-established neighbourhoods, including the one in which I live, in terms of safety, degradation of the natural environment, potentially shoddy construction to achieve “affordability”.
Screen Name Redacted 3/16/2024 09:40 AM	This growth plan has been well thought out let’s just go forth and implement it
Screen Name Redacted 3/16/2024 09:43 AM	Dennison park and SDSS field are in need of upgrade. Sports are fighting over fields already. There are only two roads. The buildings don’t suit the look or feel of our small community. We aren’t an urban community. We need more ambulances, hospitals, nurses, fire trucks. Where will those go??? Where will the sewage and garbage go?
Screen Name Redacted 3/16/2024 09:50 AM	One road in and one road out. We are sitting ducks with no conceivable way out in the event of a natural disaster. Tsawwassen can escape to the Point - North Delta has numerous escape routes. In Ladner we have but 1 road and that is designated ' Emergency Route' and is not to be used. So, essentially you propose to add more victims - isn't that correct? Think on it!
Screen Name Redacted 3/16/2024 09:54 AM	ndp will be out in next election.
Screen Name Redacted 3/16/2024 10:08 AM	Allowing increased density developments in traditionally single family residential areas with poor sidewalks, narrow roads, small schools, poor bus service etc. overwhelms local residents and neighborhoods. We support housing options and we need more people to support our businesses and to work in Delta but we are concerned that building is going faster than the city and other governments can keep up. We

	need only look at Surrey to see where this can lead.
Screen Name Redacted 3/16/2024 10:11 AM	As noted in comments above
Screen Name Redacted 3/16/2024 10:41 AM	You must not allow buildings over 10 stories
Screen Name Redacted 3/16/2024 10:45 AM	Ladner is great the way it is and provides what everyone requires. Do not require lots cut up for more housing. More pollution as well as increased demand on water and utilities etc.
Screen Name Redacted 3/16/2024 10:46 AM	Increasing the population by approximately 6,000 more people in five years will substantially increase congestion on 99. There has been no commitment by the Province to complete the tunnel earlier, nor by Translink to increase bus services.
Screen Name Redacted 3/16/2024 10:51 AM	I have lived here for almost 40 years and have loved the small town feel. With the increased density, already happening, and also planned, this is fast vanishing. I live on Camaro Drive and have enjoyed a wonderful neighbourhood all these years. I am extremely upset that one side of our road is being considered for a zoning change. I believe our quality of life will be compromised should these changes occur. I ask that the zoning on Camaro Drive remains as single detached property. I also do not support high rise buildings in the Tsawwassen town centre. I think the maximum stories should be 4, and possibly up to 6.
Screen Name Redacted 3/16/2024 10:53 AM	Smaller lots with 10m frontages, increases density an allows smaller homes to be built, although still expensive they will be more affordable than a large home on a large lot. This approach will help hit our target
Screen Name Redacted 3/16/2024 10:53 AM	answered above.
Screen Name Redacted 3/16/2024 10:56 AM	The OCP does not increase the potential supply enough. More areas should be added.
Screen Name Redacted 3/16/2024 10:57 AM	Again, same answer we need more doctors and better access to exits out of Ladner.

Screen Name Redacted 3/16/2024 11:07 AM	We need to denisify
Screen Name Redacted 3/16/2024 11:08 AM	The development appears willy-nilly throughout North Delta with variances and exceptions. Construction proceeds with what seems limited thought or building bylaw inspection, which is not meeting the current building codes, nor managed/supervised by Red Seal recourses. This will create problems infrastructure weak points which residents won't be able to recover from when the numbered builder has moved on.
Screen Name Redacted 3/16/2024 11:10 AM	I agree in principle with growth needing to be managed but I am shocked by the lack of response to the community of Ladner's input for managing the growth of the area, especially the historic "downtown core". The small village concept of the "downtown core" is what attracts not only residents and people wanting to live in this community but it attracts visitors which helps the economy and local businesses. Ladner is a special community with values that have sadly been lost in the "big cities" surrounding us. These values are steeped in the small town community feel of Ladner. Growth is absolutely necessary and now, must meet the government mandates for increased housing. This can be achieved without losing the "heart" of Ladner but not with tall and ultra modern exteriors that are out of place in the "downtown core".
Screen Name Redacted 3/16/2024 11:12 AM	I support densification but only with consideration for the needs of the community. I do not support high rises of more than 6 stories anywhere in Tsawwassen. Most importantly any densification requires infrastructure roads, traffic, schools, health care.
Screen Name Redacted 3/16/2024 11:16 AM	The municipality is rushing extreme high density rezoning without listening to the impacted citizen's concerns regarding height, traffic, infrastructure. The development projects are passed which have a 5-15 year development plan. Which does not help the required housing targets within the 5 year time line.
Screen Name Redacted 3/16/2024 11:17 AM	Concerned the focus is only on housing. There is already overcrowding in schools, lack of daycare, etc.
Screen Name Redacted 3/16/2024 11:18 AM	I am concerned with the rezoning of single detached properties. I recognize this is a dictate of the Province but careful thought has to

	be given to exactly where this is permitted. If it is across the board, I believe Delta should resist such a dictate. Also, additional density and building heights concern me. I would not like to see any high rise buildings in Tsawwassen. Six stories are more than enough and serious thought has to go into their location. Traffic is one issue, access and egress to the highway another (I doubt very much that public transport will be a panacea), utilities, schools, care facilities, doctors, hospital capacities and so on. I understand these are beyond an OCP as other agencies have control and budgets for these. Nevertheless this is exactly why we have growth issues today.
Screen Name Redacted 3/16/2024 11:35 AM	The exits from Ladner are few and far between, yet there are many people who work outside of Ladner and also have the need to go for appointments.
Screen Name Redacted 3/16/2024 12:00 PM	Misgivings about changing the character of suburban neighbourhoods by OVER-densifying them.
Screen Name Redacted 3/16/2024 12:15 PM	I have already answered that question.
Screen Name Redacted 3/16/2024 12:21 PM	As stated above this is not a well thought out plan when improved infrastructure has not been considered. If these homes are built they should be affordable homes and not apartments and detached homes going for over a million dollars. We already have a disaster when it comes to the massy tunnel every day with congestion. If the population were to increase at the inappropriate rate at which is stated above it will only make the issue with the tunnel worse. This does not even speak to the lack of public transportation.
Screen Name Redacted 3/16/2024 12:23 PM	Too much growth too fast will likely destroy the small town community feel of Ladner. Create too much traffic on LTR. Overwhelm the community facilities.
Screen Name Redacted 3/16/2024 12:29 PM	I don’t feel that West Ladner should be developed in such a narrow band for the mixed Residential as very few people seem to shop by either walking or biking. This zone should extend farther to the south and east in West Ladner and be more prominent in East Ladner.My perception is that most people still use their cars regardless of proximity for whatever reason and the true transportation hub (public transportation) is the bus loop next to the hospital.

Screen Name Redacted 3/16/2024 12:33 PM	The potential massive high rises in Tsawwassen affects many of the things that make it a wonderful community. I'm very concerned about the increase in the services which will happen with this high amount of development.
Screen Name Redacted 3/16/2024 12:46 PM	It's long overdue.
Screen Name Redacted 3/16/2024 12:54 PM	Destruction of community feel. Traffic issues. If development needs to happen, townhouses and 4 story condos are in better keeping with community spirit.
Screen Name Redacted 3/16/2024 01:00 PM	Increase density where it makes sense. Don't destroy single family home neighbourhoods. Suites, coach house, tiny house maybe but not townhouse/row houses replacing SFH.
Screen Name Redacted 3/16/2024 01:08 PM	I think the proposed changes to the OCP would allow developers too much benefit at the expense of the actual needs of our community. Tsawwassen residents care about this community and want to preserve its look and feel. The proposed OCP is too great of change and won't provide the homes, amenities or look and feel Tsawwassen residents want or need.
Screen Name Redacted 3/16/2024 01:13 PM	Roadways to support increase traffic from BC Ferries People still need cars - two aren't working families need 2 cars Teslatown as I call it seems to believe everyone will have electric cars - not going to happen!
Screen Name Redacted 3/16/2024 01:27 PM	Over densification of massive areas of N Delta, downgrading the lifestyles of all residents.
Screen Name Redacted 3/16/2024 01:29 PM	Council has bought into developers BS ("we're building for the benefit people"...ya, right!) who are NOT concerned with the well-being of residents. I have no confidence in the City of Delta, which has already demonstrated inability to effectively manage growth or to protect what we already have.
Screen Name Redacted 3/16/2024 01:42 PM	We all need change, but we need it done right. All citizens must be included. we desperately need single level housing, parking, child drop in centers like family place used to have, and entertainment for teens and the like.

Screen Name Redacted 3/16/2024 01:54 PM	No height building
Screen Name Redacted 3/16/2024 02:18 PM	We agree that there is a need to add more housing for the present and future Delta citizens; but we don't agree to the density now being proposed. Most seniors and neighbors, that we communicate with, also concur with the same thoughts on density and desired low-rise housing for the senior population.
Screen Name Redacted 3/16/2024 02:24 PM	No towers in Tswassen or Ladner we don't want to be the big city regardless if Harvey and Century Group do
Screen Name Redacted 3/16/2024 02:26 PM	Already explained.
Screen Name Redacted 3/16/2024 02:37 PM	Completely disagree with the Urban Centre categorization for high densification in the Tsawwassen Town Centre; we simply cannot support it!!. 56St is already congested, several developments underway in the area that will add to the congestion, Southlands is only 40% developed and our transit system is abysmal....not to mention that 56St is an Evacuation road and we only have one other road in/out of our peninsula town!
Screen Name Redacted 3/16/2024 02:49 PM	no Building over 8 stories!! More green areas needed.
Screen Name Redacted 3/16/2024 02:58 PM	The housing crisis needs to be addressed. The OCP needs to look at how the impact of increasing deltas housing will affect the residents of Delta's ability to access to health care .I haven't seen anything as related regarding this need as yet
Screen Name Redacted 3/16/2024 03:05 PM	Open traffic- are we getting a tunnel? What progress has been made on building a tunnel? - planning ahead of building . Know your provincial plans
Screen Name Redacted 3/16/2024 03:11 PM	Insufficient densification.
Screen Name Redacted	Although I'm not positive, it appears a thoughtful approach is being

3/16/2024 03:19 PM	taken
Screen Name Redacted 3/16/2024 03:28 PM	We cannot support high identification based on limitations . 56st-congested, no bus hub
Screen Name Redacted 3/16/2024 03:33 PM	My comments are already covered in a previous comments reply (number 6 above)
Screen Name Redacted 3/16/2024 03:38 PM	Because growth is too dense
Screen Name Redacted 3/16/2024 03:43 PM	I don't want 24 story apartments, never mind 4, we cannot deal with the traffic
Screen Name Redacted 3/16/2024 03:54 PM	would like more public forums - council answering questions and making presentations
Screen Name Redacted 3/16/2024 04:00 PM	Managing the growth is better than alternative
Screen Name Redacted 3/16/2024 04:08 PM	Not enough planning /thought in place for densification. The new ideas seem to destroy all the land use planning that the city already had
Screen Name Redacted 3/16/2024 04:14 PM	Unsure what the approach is besides rezoning
Screen Name Redacted 3/16/2024 04:17 PM	Expand the range of high density areas a little more further out to include express buses like the 301 and 351.
Screen Name Redacted 3/16/2024 04:17 PM	North Delta pays for most of Deltas resources yet Ladner & Tsawwassen seem to get preferential treatment
Screen Name Redacted 3/16/2024 04:29 PM	Tsawwassen "urban center" cannot support high densification . Two roads in and out 56 St. already congested and evacuation route. High densification requires transit hub to efficiently move people. We have two bus stops in the area. Irresponsible and paralyzing idea for a library! - keep it!

Screen Name Redacted 3/16/2024 04:31 PM	Before citizens had ANY input, City of Delta drew drafts of maps and put them out (the one for Tsawwassen had an "urban" red area right in the busiest area of our community. NOBODY WANTS THIS. Also, the Mayor said (published in newspaper) that HE PREFERRED to target high-density growth on the major corridors including....and 56th Street." THIS IS BACKWARDS - THE MAYOR'S JOB IS TO LISTEN TO THE CITIZENS AND FIND WAYS TO DO WHAT THEY WANT - HE IS NOT A DICTATOR.
Screen Name Redacted 3/16/2024 04:35 PM	No need for towers - lots of units can be built within 6 story cap
Screen Name Redacted 3/16/2024 04:41 PM	To create a city that is deemed to have a positive sense of community, economical stability and opportunities, it is critical to offer various housing options.
Screen Name Redacted 3/16/2024 04:50 PM	120th street needs to become more dense with high and mid rise and retail outlets on the bottom levels.
Screen Name Redacted 3/16/2024 04:51 PM	I like some of the new town homes on 72 ave, much prettier than the old homes before
Screen Name Redacted 3/16/2024 04:58 PM	Too much not enough infrastructure taxes will skyrocket to support developers
Screen Name Redacted 3/16/2024 05:05 PM	already answered above
Screen Name Redacted 3/16/2024 05:09 PM	Having one side of the street able to have density and the other not is archaic. There is only one way to get people out of cars, Transit; whether it's skytrain, rapid rail bus or (?) if it's not available, people will drive.
Screen Name Redacted 3/16/2024 05:12 PM	Positive sense of community, road network should not be interupted
Screen Name Redacted 3/16/2024 05:17 PM	Height of new homes should not impair the view of others

Screen Name Redacted 3/16/2024 05:23 PM	I strongly appose the development as proposed for Scott rd & 80th - in particular the high rises
Screen Name Redacted 3/16/2024 05:24 PM	Yes build up at Scott road. Nowhere else. No 4 plex and less suites. Just making unsustainable car traffic jams. Need more green space here and commercial/industrial zoning for local jobs
Screen Name Redacted 3/16/2024 05:28 PM	I have lived in North Delta for 54 years snd have seen many changes most of them positive . However when the minster of a highrise went in at 80th & Scott out beautiful view of the mountains was spoiled and traffic is ridiculous.
Screen Name Redacted 3/16/2024 05:33 PM	City planning want growth never trans pop centers. We need managed growth not people being crammed into small, stifling living quarters
Screen Name Redacted 3/16/2024 05:38 PM	Would like to see same allowed 5 units for better/easier transit
Screen Name Redacted 3/16/2024 05:42 PM	There is more interest in smaller scale homes. No more McMansions for a family of 4
Screen Name Redacted 3/16/2024 05:45 PM	Would like more information about developing the infrastructure to support the population growth.
Screen Name Redacted 3/16/2024 05:57 PM	My kids can have part of our land & build their own home
Screen Name Redacted 3/16/2024 05:59 PM	Too much
Screen Name Redacted 3/16/2024 06:17 PM	I question why you would allow any more growth in the Boundary Bay area without significant improvements for flood mitigation. I think the City is already providing sufficient growth with the projects that are currently being built and that are in the pipeline. This growth will already be more than the current supports and services can provide.
Screen Name Redacted 3/16/2024 06:34 PM	32 story high rises in a small area (80th) traffic at Sharma and 80th is horrendous- dangerous

Screen Name Redacted 3/16/2024 06:41 PM	as above
Screen Name Redacted 3/16/2024 06:51 PM	I would rather things didn't have to change, but I recognize that in fairness to young people and those moving to the area, it is only necessary.
Screen Name Redacted 3/16/2024 06:53 PM	The OCP is rushed and the details have not been made clear. It is apparent Mayor and Council are not considering the collective interests of the citizens they were elected to represent. They are allowing greedy developers to guide their decisions by rezoning our town centre as an Urban Zone.
Screen Name Redacted 3/16/2024 06:59 PM	I feel there should be some way to preserve the green space in the single family home environment like some communities in delta
Screen Name Redacted 3/16/2024 06:59 PM	Same as above
Screen Name Redacted 3/16/2024 07:23 PM	I do not support the building height planned for downtown Ladner and downtown tsawwassen. These buildings will be too dense for our rural communities. Building height in these centres should be a maximum of 6 stories. Developers should contribute to infrastructure improvements in meaningful $$$$ ways(contribute to winskill pool rebuild, additional hockey rinks, etc)
Screen Name Redacted 3/16/2024 07:28 PM	The Scott Rd corridors already intensely used - roads, malls, etc
Screen Name Redacted 3/16/2024 07:34 PM	Cost of land too high. Government is responsible for destroying rental. Rental is needed. CRA, rentals men, capital gains, repair, high maintenance cost has created this problem.
Screen Name Redacted 3/16/2024 07:40 PM	traffic is already getting out of control, hard to get in and out of driveway
Screen Name Redacted 3/16/2024 07:45 PM	Poor single exit out of Ladner

Screen Name Redacted 3/16/2024 07:53 PM	Tsaw has been stagnant and needs ti increase density
Screen Name Redacted 3/16/2024 08:04 PM	the suggest =ion to turn tsawwassen into a mid rise apartment city center destroys the beach community we have cherished
Screen Name Redacted 3/16/2024 08:11 PM	huge increase in traffic
Screen Name Redacted 3/16/2024 08:13 PM	Yes, there should be higher density
Screen Name Redacted 3/16/2024 08:19 PM	See above. Ask the community how to go forward, what they want. Don't hold private meetings with developers, be transparent.
Screen Name Redacted 3/16/2024 08:21 PM	This is a farming city, we need farms not condos and skyscrapers
Screen Name Redacted 3/16/2024 08:27 PM	Too many huge mega size homes. Too many vehicles associated with these homes…..ruins the small, community feel of what is Delta
Screen Name Redacted 3/16/2024 08:34 PM	As I described at length above! I think the OCP goal of providing affordable housing and walkable communities is good, but it needs more teeth to ensure protection of the green spaces and trees that make high density and climate change tolerable. In past decades, we allowed developers to run away with so-called "eco-density" initiatives -- using them to justify construction of massive towers with minimal setbacks, and luxury status homes on supposed "brownfield" lands. I'm not faulting developers; their job is to make profits. But by now, cities should be wiser and more strategic in imagining how developers might bend our good initiatives into something affordable only for the rich, and unliveable for the rest of us.
Screen Name Redacted 3/16/2024 08:44 PM	Council appears to be abdicating proper planning and implementation of community development by blaming the Province for imposing hard targets for new houses. But Council has the ability to do this right. I am concerned that the city's approach appears to be build the housing and then address the concerns.... an expensive way to manage items that can be forecasted in advance.
Screen Name Redacted	What do you mean by managing? If that means limiting development

3/16/2024 09:47 PM	by employing a plan that includes cohesiveness and an attractive appearance - yes. There needs to be an aesthetic plan!
Screen Name Redacted 3/16/2024 10:17 PM	Poorly planned to condensed hight restrictions should be lower . All heritage wi) be lost , no parking in downtown ladner, we have 1 high-school only . You are also pushing out miminmum wage workers. Your below market rents will exceed a 2 person household income making minimum wage.
Screen Name Redacted 3/16/2024 10:18 PM	The City is responding to a Provincial mandate with fictitious targets. There are so many variables out of your control these housing numbers are baseless threats and simply not enforceable. There is a limited number of builders and qualified buyers so what exactly is going to happen if Delta missed these targets? Nothing! The residents will be living with this OCP much longer than any government will be in power so please don't ruin Delta for baseless projections.
Screen Name Redacted 3/16/2024 10:25 PM	It’s irresponsible. It’s to fast and we are not prepared for it, nor do we have the space for it. Going up does not change our geography.
Screen Name Redacted 3/16/2024 10:34 PM	Keeping parks and green spaces is critical to maintaining why people moved here and come to visit. Allowing multi-family dwellings with up to four suites will absolutely ruin the area. There will be no yards, just concrete and vehicles strewn everywhere. There is already tree cutting almost everyday. People even park cars on lawns. There will be no community feel at all, renters come and go and don’t respect neighbourhoods. No one knows their neighbours anymore. We also have so many empty houses, or foreign owned and rented out with 4-5 guys living together with their vehicles up and down the streets. Visit Fort Langley and other well planned communities. Who wants a monster 7 bedroom, two suite home next to them with windows peering down into your yard? Highways can’t handle much more volume. Delta Hospital is already in a crisis. The tunnel needs replacement. Slow it down until these issues are resolved.
Screen Name Redacted 3/16/2024 11:05 PM	No. Growth of lovely Delta is its destruction.
Screen Name Redacted 3/16/2024 11:19 PM	I would be concerned about how changes and development in the 84 Ave and 112 St area will be managed and that significant development should be full thought through. It's not an area which has big roads going in and out.

Screen Name Redacted 3/16/2024 11:30 PM	don't guess - ask/survey what they want or need. The no parking space requirement is ridiculous - you can't survive in Tsw without a car - for doctors (oh yes - we don't have any) kids sports & activities, hospital our bus system sucks!
Screen Name Redacted 3/16/2024 11:36 PM	The growth suggested in OCP is usually centered around areas like sky train stations (large transportation hubs)
Screen Name Redacted 3/16/2024 11:42 PM	I do not support the uncoutrallez mile rise growth as in Burnaby and Vancouver - that's why I left
Screen Name Redacted 3/16/2024 11:48 PM	same as 4 above. All steps needed but no infrastructure with ten acknowledged or explained
Screen Name Redacted 3/16/2024 11:57 PM	With Ladner and Tsawwassen having only (one) way to exit and enter it makes little sense to build and build housing when we cant handle the traffic we currently have.
Screen Name Redacted 3/16/2024 11:58 PM	Where agricultural lands remain & natural areas, but not towering condos - city planning tends to steam roll ahead like reversing land use of Southlands - this is a repeat performance re towers
Screen Name Redacted 3/17/2024 12:01 AM	Road/traffic issues, full schools, hospital capacity, tunnel congestion
Screen Name Redacted 3/17/2024 12:14 AM	NO towers! We're not metro town!!
Screen Name Redacted 3/17/2024 12:19 AM	as mentioned
Screen Name Redacted 3/17/2024 12:21 AM	Why? It's pretty simple! Too much development without any regard for infrastructure and services. We have two entrance/exit points in Tsawwassen. They are already operating with high volumes of traffic. 56th Street is a nightmare with a series of poorly synced traffic lights that simply cause traffic jams all day long. We have not got enough services available for the population we currently have - examples would be: critical shortages of doctors & hospital beds, transit service that is useless for anything other than Monday-Friday 9-5

	office workers, schools that are overcrowded. Our drainage/sewer systems are outdated and incapable of handling the needs of those who already live here. During the atmospheric river of 2021 our floor drains backed up, filling our lower floor with almost a foot of water. The reason for the backup was obvious - too much development without any upgrades to the basic drainage systems in the area. Land that previously a single family home with large greenspace and trees, with open drainage ditches was almost covered with houses and pavement. The loss of those permeable surfaces resulted in overflow to the city drains, which could not handle the volume. So for the first time in almost 40 years of living in our home, we experienced a flood. Our entire lower level of our home was destroyed. Flooring, Walls, Appliances, personal belongings - all wiped out. This resulted in well over $100,000 in insurance claims and several months of disruption to our lives. Then there was the tens of thousands of dollars out of our own pockets to rebuild our entire perimeter drain system to protect us from further instances of flooding in future since the city continues to approve more homes, and more coverage of permeable surfaces with buildings and pavement. The changes to the OCP will simply exacerbate the problem by allowing even more construction and loss of surfaces that can absorb water.
Screen Name Redacted 3/17/2024 12:28 AM	Irrational and reckless to categorize the Tsawwassen Town Centre area as an "Urban Centre"with the highest densification based on existing servicing capacity!. 56 St is already congested with other developments in the area that will increase the congestion; and Southlands is 40% built; 56 St is an evacuation route; one of two roads in/out of our peninsula town; 6 traffic lights between 56St/12 Ave and Hwy 17 and our transit service is abysmal. As outlined by the Province and in cities around the world....high densification must be situated near transit hubs to efficiently move people. Tsawwassen and Ladner must be treated as equals given their unique limitations. I asked a City Planner why the building height for Tsawwassen was set at 24 storeys and she indicated to enable the number of residential units desired and the area would get a significant community amenity and green space. I have seen the Century Group Plan and when you factor 4 high-rise towers, 6 - 6 storey buildings, commercial and the library....there is very minimal available green space!. To paralyze a community at its busiest artery for a 20M library that is not needed is reckless. Further, there are three other quadrants to consider in addition to the Century Group site. WE ARE LIMITED IN WHAT WE CAN SUPPORT IN THIS AREA....it's very obvious!!.
Screen Name Redacted 3/17/2024 12:56 AM	Limited access (2 roads in/out) so building tons of new housing will be a major congestion point.

Screen Name Redacted 3/17/2024 01:04 AM	Higher tower limits that don't fit with the community. Fast tracking a plan without careful thought and community input. Yes, a broader, deeper tax base would help with new & improved services & facilities. Better fiscal management (and in turn, trust from community) would be a step in the right direction.
Screen Name Redacted 3/17/2024 09:09 AM	Density should be targeted at our 'downtown' area, including taller buildings, and surrounding blocks to include low rise (up to six stories). From there, four stories, and going father out row homes, and duplexes. I would leave the single family streets as streets with houses and one suite. This would achieve density guidelines and meet growth objectives. The province is overstepping.
Screen Name Redacted 3/17/2024 09:38 AM	It's wonderful that the council is looking at creating more housing but the affordability would still be an issue for many people specially the younger generation.
Screen Name Redacted 3/17/2024 10:10 AM	Higher density among main corridors seems to be okay. I'm worried about the traffic and congestion it will cause.
Screen Name Redacted 3/17/2024 10:36 AM	Although it sounds like Delta is trying to manage targets set from outside the community (federal government) it would be wonderful if there was an understanding that, so far, growth has not meant affordable options for the young people already living in South Delta. Having lived in communities I no longer consider livable due to noise, crime, traffic (Maple Ridge and Coquitlam) I chose this area for its tranquility, the farming feel, for the treed lots and green spaces, for the gorgeous quiet beach (not quiet anymore but it was when we moved here) for the safety of our neighbourhood (south delta) and for a place where we could raise our family away from all the problems that unfettered growth brings and would love that to be available for future generations with the housing that is now here (3 new large developments already).
Screen Name Redacted 3/17/2024 11:12 AM	good approach while managing within the Provincial mandate .....
Screen Name Redacted 3/17/2024 11:25 AM	Some makes sense like higher density in main corridor & centres.
Screen Name Redacted 3/17/2024 11:59 AM	I smell trouble...we are putting the cart ahead of the horse with this plan.

Screen Name Redacted 3/17/2024 12:08 PM	I don’t agree with buildings that Re over 6 stories high
Screen Name Redacted 3/17/2024 12:09 PM	Somewhat, so many unanswered questions for funding to support the housing needs of huge increase in population. We have to be a little more conservation with targets, interest rates on borrowing money in near future are still not stable.
Screen Name Redacted 3/17/2024 12:32 PM	The proposal for towers up to 23 stories in the urban centre is ridiculous. Construction will take years & further disrupt traffic that is presently congested which leads to safety concerns for police, ambulance & fire.
Screen Name Redacted 3/17/2024 12:53 PM	Much more public input needed. Perhaps a vote? The Zoom forum seemed to be canned answers with no opportunity for rebuttal when questions were dodged.
Screen Name Redacted 3/17/2024 12:55 PM	too much density being considered in Tsawwassen and Ladner. Road access will be terrible. Infrastructure will be lacking.
Screen Name Redacted 3/17/2024 01:15 PM	NDelta seems to be increasingly controlled by big Realestate and business owners who have access to more money and time to devote to professional and political lobbying . As population ages and special needs grow by both aging and younger children there is a real concern for basic accessibility needs and positive user friendly liveability needs to be met. After spending 4 weeks in SCalifornia where economic development drives the land use and transportation development I have observed that the winners are the wealthier , more affluent residents who either choose to profit from increased densities or have the option to move away to less dense , quieter, cleaner and safer areas of gated, protected or larger designated lower density lot areas. This doesn’t integrate community , instead , it is decides and creates definite class culture systems. So planners what are you proactively proposing to increase the livability of increased density areas so that they do not become over used , run down slum areas in the next decade. .
Screen Name Redacted 3/17/2024 01:19 PM	Delta should have as its priority not ruining the towns it is developing by allowing ugly, ill thought out development whose only bottom line is profit. I accept the changes are legislated, but we have an opportunity to make an attractive difference that retains the character

of the area and this is critically important to the people who already live here and pay Municipal taxes.

Screen Name Redacted
3/17/2024 02:00 PM

It changes the character of the community, not in a good way. If I wanted higher density living I would have purchased in Vancouver proper ... and made a lot more money as property values have increased. I have invested in this community and lifestyle and I don't see why I should be punished for moving here.

Screen Name Redacted
3/17/2024 02:06 PM

I don't think you have walked in my neighbourhood. I want to maintain a small town feel.

Screen Name Redacted
3/17/2024 02:12 PM

Allowing 4 units on each single family lot without permitting each of those units to be sold freehold would force the lot owner to become a landlord - a role I have experience with and it has morphed into a role I dislike more than anything else I have had to do in my life (because of the increasing complex, onerous, and penalty-ridden provincial residential tenancy regulatory changes). I had to retain a professional property management company to administer the single rental unit on my primary residence lot because no landlord can risk even the slightest error in full regulatory compliance; of course these PMs don't work for free so guess what that cost does to rents? Small landlords are leaving the market; I dissuade anyone from ever thinking of becoming a landlord. Therefore, each of the multiple units on a single lot must be able to be sold freehold.

Screen Name Redacted
3/17/2024 02:14 PM

As previously stated, I support the need to manage growth, but not in the way proposed by Mayor and Council. Allowing high density development in North Delta, especially excessively tall high rises, would only serve to increase traffic congestion, contribute to parking problems (very hard to find parking on our own streets), and overload access to public spaces such as recreation facilities, hospitals, and schools. Building units to house over 3,000 more people in the next few years is a frightening thought, when residents are already struggling to access adequate healthcare and drive a simple route to and from work without getting caught up in massive traffic congestion coming from the Scott Road corridor and subsequent side streets, like 80th or 82nd Ave. The same concern relates to the amount of new students that would need to access the schools. I have been teaching in North Delta for 25 years and we are struggling to keep our heads above water with new kids coming every year with greater needs, but less support provided in order to best help them. Have you spoken to all of the teachers in North Delta about how they're handling the overload in their current classrooms? I am in my 50s and I am hearing

	from the younger teachers that they won't stay long because the schools are overloaded, underfunded and provided with less and less support as the number of kids with needs is rapidly increasing. High density housing brings more people, but we don't have the infrastructure to deal with the increases as it is!
Screen Name Redacted 3/17/2024 02:33 PM	See response to #5 above.
Screen Name Redacted 3/17/2024 02:44 PM	Infrastructure fist and then responsible densification. The plan increases the ability to build 18 plus story high rises - The so called new tunnel solution is to increase traffic flow and allow higher density in areas south of the tunnel. Where are the 32 story high rises in Tsawwassen and Ladner?
Screen Name Redacted 3/17/2024 03:09 PM	Delta should allow apartments in residential areas in Ladner.
Screen Name Redacted 3/17/2024 03:28 PM	Growth needs to be based upon the needs of individuals rather than the needs of a developer or a land owner wanting to maximize the profit of redevelopment. It is a similar situation to the discussion regarding how much major grocery chains are marking up their food prices for profit. It's a balancing act.
Screen Name Redacted 3/17/2024 04:10 PM	Delta is starting to look like a slum instead of the beautiful place we moved into
Screen Name Redacted 3/17/2024 04:11 PM	see question 4
Screen Name Redacted 3/17/2024 04:20 PM	Delta recently approved a new townhouse development on 92nd & w. of 116 92 ave already a concern. ie: Street parking. I believe the development not providing sufficient on site parking - transit has changed bus times on 312 route, subtracting not increasing buses
Screen Name Redacted 3/17/2024 04:23 PM	It will only work if some government entities (eg BC hydro) are willing to release some of their holdings (eg easements)
Screen Name Redacted 3/17/2024 04:27 PM	I live in a nice single family home and don't want the neighborhood crowded by too many residents

Screen Name Redacted 3/17/2024 04:34 PM	Increasing the density of North Delta by adding high rises to a height of 32 storeys will destroy the vibrant North Delta Community. High rises should be a maximum of 22-23 storey buildings similar to Ladner. Besides, there is no urban centre on or near Scott Road.
Screen Name Redacted 3/17/2024 04:35 PM	concern about population density crushed into (a relaive to Las/Tsw) small area (N. Delta)
Screen Name Redacted 3/17/2024 04:41 PM	Focal points are an excellent idea; makes services within walking distance.
Screen Name Redacted 3/17/2024 04:59 PM	It's good to allow smaller homes, but Delta needs to help people build them.
Screen Name Redacted 3/17/2024 05:03 PM	The growth approved does not take into consideration the existing road infrastructure and
Screen Name Redacted 3/17/2024 05:08 PM	Densification seems to be in NO only, while Ladner & Tsawwassen remain charming &community lie we are getting high riss, traffic, congestion, portables!
Screen Name Redacted 3/17/2024 05:16 PM	Don't like high density; studio units; renters in strata hirises; low income housing
Screen Name Redacted 3/17/2024 05:24 PM	Too much density is concentrated in North Delta. North Delta is close to Scott Road station & now we have road bus. North Delta is now needing to follow T.O.D.model
Screen Name Redacted 3/17/2024 05:25 PM	Destruction of established communities. Owners of single family homes are being targeted. They have rights too but in the end will have no say in what happens on their street or all around them. Any growth needs to be careful and planned and without developers controlling decisions.
Screen Name Redacted 3/17/2024 05:28 PM	This is way too aggressive, big changes should not done in 3 months.

Screen Name Redacted 3/17/2024 05:37 PM	The community consultation process has been lacking.
Screen Name Redacted 3/17/2024 06:01 PM	I agree with the fact we need to grow to increase housing but the concept of Urban Centre is not how it needs to be accomplished plus is very far from what people want and need
Screen Name Redacted 3/17/2024 06:12 PM	Decisions are being influenced by developers and their supporters without thought for the liveability of the area.
Screen Name Redacted 3/17/2024 06:20 PM	I disagree with my neighbourhood (10 Ave, east of 56th Street) being rezoned to mix residential; I would prefer it be zoned as small scale residential.
Screen Name Redacted 3/17/2024 06:40 PM	Development to increase population without concrete plans to increase necessary infrastructure and services.
Screen Name Redacted 3/17/2024 06:40 PM	Our prefect little cul-de-sac is in risk of development
Screen Name Redacted 3/17/2024 06:44 PM	Need to improve road network & provide more sidewalks. Need to provide more below market rental buildings
Screen Name Redacted 3/17/2024 06:50 PM	I welcome the expansion of the nearby Urban center (120th & 66th) but don't think it's necessary to taper the adjacent neighborhoods to townhomes there is sufficient gap between the urban center and residential area that it's not a huge concern
Screen Name Redacted 3/17/2024 06:55 PM	You are purposely using a Provincial Guideline to justify rezoning designated RS communities.
Screen Name Redacted 3/17/2024 06:56 PM	Regional hospitals are overrun, ours is not sufficient to effectively serve our growing population. Not nearly enough daycares, forcing many families to make the difficult choice to keep one parent at home for several extra months, or even years due to lack of options ince matrrnity/parental leaves are over. Not nearly enough doctors/GP's to service community. Road network in and out of Ladner and Tsawwassen is atrocious (minimal access/egress points), not to mention disastrous tunnel situation and daily incidents on the Alex Fraser. I also worry that our local police force is not equipped well

	enough for the increasing, and inevitable rate of increase of crime, particularly gang related crime.
Screen Name Redacted 3/17/2024 06:56 PM	The local government are supposed to set the rules for development, not the province. These plans will radically change our community in a short amount of time. We DO NOT WANT TO SEE over populated schools, roads, hospital, Dr's offices etc. We live here because of the small town feeling.
Screen Name Redacted 3/17/2024 07:00 PM	Too much planned density with no regard for traffic management. Councilors need to spend more time in N. Delta to observe & experience the issues
Screen Name Redacted 3/17/2024 07:13 PM	We live in an area close to the proposal development we already have traffic using our 80A to access 80 to 82nd Ave.
Screen Name Redacted 3/17/2024 07:18 PM	The recent plan to build high rise above 6 storeys. I totally disagree with that.
Screen Name Redacted 3/17/2024 07:18 PM	Two wide open, not enough guardrails for a more gradual transition
Screen Name Redacted 3/17/2024 07:20 PM	I: 1) support some aspects of the proposed changes to the City of Delta's Official Community Plan (OCP), 2) am concerned about designating the Scott Road Corridor as an area for high-rise apartments and 3) offer observations about the implications of increasing residential density on other sections of the OCP. First, I agree there is a need to increase the housing supply generally in British Columbia and specifically in Delta. I think it is sensible to focus that growth in the three existing neighbourhood centres and corridors of the Tsawwassen, Ladner and Scott Road Corridor/84th Avenue urban centres. It is necessary to allow for small-scale, multi-unit housing within areas that are presently mainly single-detached residential neighbourhoods. It is sensible to simplify the land use designations by reducing them from 75 to 10 categories to help expedite land use planning and the development process. As I live in North Delta, my concern is about the OCP changes proposed for the Scott Road Corridor. Specifically, it is proposing residential buildings up to 24 stories in the the urban centre and up to 32 stories in the corridor. I disagree with the City proposing to permit development on this scale within a narrow space stretching between Scott Road and 118th Street from 96th Avenue to 72nd Avenue. One reason given is this location is directly adjacent to transit (i.e. within 400 m). The

	recently opened Scott Road Rapid Bus Line (R6) is an improvement but I expect it will not be capable of maintaining an efficient and timely movement of people as density on the proposed scale ramps up. This means that the continued population growth and density will lead to more cars and greater congestion. Moreover, the proposal to reduce parking requirements will only exacerbate the situation because it will lead to more street parking and congestion, a trend that is already evident on Delta's residential streets. We know from experience in the lower mainland that a rapid public transit system lags behind residential and commercial development leading to a consequential negative impact on livable communities.
Screen Name Redacted 3/17/2024 07:23 PM	Our road, transit, school and hospital infrastructure cannot sustain this type of growth. Especially with thousands of homes already being built in the tsawwassen shores area.
Screen Name Redacted 3/17/2024 07:26 PM	See transit issue
Screen Name Redacted 3/17/2024 07:40 PM	Concerned about transparency from the mayor and council and about how the developers will benefit more than citizens of Delta
Screen Name Redacted 3/17/2024 07:44 PM	I recognize the need for housing development and building more capacity for economy growth especially for the younger, next generations!
Screen Name Redacted 3/17/2024 07:53 PM	Mostly as there is little choice...so do it right
Screen Name Redacted 3/17/2024 07:55 PM	I do not support rezoning particularly around the single family homes around 64ave. The townhouses are out of character with the existing neighbourhood. These are long term residents who've put down significant resources to their homes. They've put down roots with the intention of staying long term. Also, there is not enough infrastructure to support even more density in the area. 64 ave is perpetually jammed with traffic during rush hour. Also the lot sizes are some of the smallest ones for detached single family homes. There are much larger lots with older homes (that are frankly teardowns) that would be most appropriate. All of north delta is prone to electrical outages as well when there is a hint of a windstorm. While promises of building infrastructure will likely be coming, I highly doubt this possibility since current infrastructure cannot even support the status quo.

Screen Name Redacted 3/17/2024 07:55 PM	First of all, there is lacking of medium to high paying jobs in town, only low to medium paying jobs available in town wouldn't be enough to sustain high cost of living. I have already seen homeless around, and the latest one I saw was sleeping inside the bank entrance. Secondly, the current situation of the infrastructure and transit system is not able to support the growth of population in this area. Lastly, you'll also need to improve the quality of hospitals, clinics, senior homes, and more schools.
Screen Name Redacted 3/17/2024 07:58 PM	Too fast an increase in population how do we keep up with increase in services?!
Screen Name Redacted 3/17/2024 08:04 PM	Parking on streets already a problem. Less of green space. Trees being taken down to allow for oversize houses.
Screen Name Redacted 3/17/2024 08:04 PM	As per answers to Q 5 & 6. Consideration to transportation infrastructure, creating more walkable neighborhoods with proximity to transit
Screen Name Redacted 3/17/2024 08:08 PM	by building new houses
Screen Name Redacted 3/17/2024 08:09 PM	Too much too soon We do not have the infrastructure or resources to support these proposals
Screen Name Redacted 3/17/2024 08:10 PM	More planning required at this time as a lot of services are not meeting what is needed presently. You talk population growth and housing but there is much more to be considered as noted in 3A above.
Screen Name Redacted 3/17/2024 08:11 PM	somewhat, if it's done wisely and the infrastructure is created for the size of the planned growth.
Screen Name Redacted 3/17/2024 08:12 PM	Tsawwassen, by its very location, is a totally different area within the City of Delta.
Screen Name Redacted 3/17/2024 08:27 PM	Does it matter since growth has now been legislated?

Screen Name Redacted 3/17/2024 08:35 PM	North Delta lacks a sense of community / identity as a whole. The housing plan is a start to build density which is a start. there needs to be a focus on building hubs with mixed housing, business and green space so everyone is driving for groceries or the park and you can start to meet people in the neighborhood - that will build a sense of community, diversity and inclusion. I think Delta needs to be more assertive / aggressive in it's planning. Encouraging folks to build more smaller homes vs. monsters with one basement suite. these are creating isolation and do nothing to build diversity or inclusion - i would argue the opposite.
Screen Name Redacted 3/17/2024 08:48 PM	Could be more aggressive with higher densities
Screen Name Redacted 3/17/2024 09:01 PM	Encourage high density more!!
Screen Name Redacted 3/17/2024 09:06 PM	too many monster houses - poor planning, too much fill removed from N. delta escarpment ie. new builds on Garfied
Screen Name Redacted 3/17/2024 09:10 PM	ND area will be too crowded, I like the idea of building multipurpose buildings near highways an along Scott Rd. So how
Screen Name Redacted 3/17/2024 09:12 PM	more density is possible. as well invest more in schools and hospitals
Screen Name Redacted 3/17/2024 09:15 PM	We have to do our share to provide housing options.
Screen Name Redacted 3/17/2024 09:18 PM	address is 11566 96 Ave. next to Ben's Market. please up the density!
Screen Name Redacted 3/17/2024 09:23 PM	We need more housing options! I'm on a 1/4 acre lot one home where there could be multiple homes (in the city centre)
Screen Name Redacted 3/17/2024 09:28 PM	what is being proposed is too dense and is only benefiting the development community.
Screen Name Redacted 3/17/2024 09:29 PM	I worry that the plans do not support urban forests, reduce drainage/drought protection, carbon footprint and transportation impacts.

Screen Name Redacted 3/17/2024 09:30 PM	Public transportation is not adequate. Also, too much density everywhere will cause more problems in the long run, and managed growth is what the City should focus on. High density in city centre, and less density farther away. Design guidelines could not be more important than now.
Screen Name Redacted 3/17/2024 09:31 PM	Go back to the drawing board re developers building a new library & getting to put in 4 gigantic towers where there is a nice shopping center now.
Screen Name Redacted 3/17/2024 09:35 PM	Too much density
Screen Name Redacted 3/17/2024 09:35 PM	see question 4 answer
Screen Name Redacted 3/17/2024 09:41 PM	we need more housing opportunities. the plan seems to be accommodating them.
Screen Name Redacted 3/17/2024 09:41 PM	I am impressed there is a plan
Screen Name Redacted 3/17/2024 09:59 PM	I believe that in the past, too many special interest groups or “Nimbys” have prevented development in Tsawwassen. We’ve seen good development proposals put in front of the council and be denied for what seems to be insufficient logic other than giving into some public scrutiny which is mostly the minority. The process has become too political thus preventing proper growth which in turn shortens supply. Developers, love them or hate them, are the only ones that are willing to take risks and build mixed residential homes but are unwilling to risk the investment for fear of it being voted down by council. If a new OCP that reflects the draft is voted in, I support that and if the zoning permits it, it doesn’t need to have a public hearing. People need certainty and with the current process there is none.
Screen Name Redacted 3/17/2024 10:01 PM	See above. Increasing population density in a city that has two access roads and one major arterial highway seems challenging.
Screen Name Redacted 3/17/2024 10:06 PM	N/A

Screen Name Redacted 3/17/2024 10:08 PM	It looks like North Delta is bearing the majority or densified housing.
Screen Name Redacted 3/17/2024 10:10 PM	We specifically moved to Tsawwassen and to our neighbourhood because it is a community we would like to live in through our retirement. It is natural, safe, contained, accessible and relatively affordable. We like this community because of the family style homes, yards, natural environment, NO TOWERS. We did not choose to live in a community with very tall buildings. The proposed plans provide us with no idea how safe and efficient ingress and egress from our community will be managed. With a massive build-out of town centre, and no proposed changes to the road infrastructure, no promise of police, fire, hospital and other services to support it, let alone roads to allow the safe travel through this community, it is irresponsible to propose this massive degree of growth. We cannot rely on the province to magically make necessary services available once this community becomes over-populated.
Screen Name Redacted 3/17/2024 10:14 PM	not common sense planning Now being pushed by federal and province. Now must continue beyond this round Relook every 3 years
Screen Name Redacted 3/17/2024 10:20 PM	The infrastructure needs to be addressed first before growth. Ladner Trunk Road is already busy and not safe for pedestrians, cyclists - motor or pedal. This needs to be addressed before further construction happens. The more homes the more cars. Cars are needed as the bus system is despicable.
Screen Name Redacted 3/17/2024 10:23 PM	The changes are being pushed through with taking time for adequate community input and engagement. The proposed urban centres are too dense with excessive tower heights resulting in a town centre that does not reflect the communities wishes and character.
Screen Name Redacted 3/17/2024 10:37 PM	I do not agree with mixing existing 1 level residential with 3 level townhomes, they do not fit together, this will lead to an unappealing neighborhood as single family homes are orphaned. In tsawwassen i would question the 1 car per family thinking. Unless people are retired, or work from home most will need to commute for work,. South Delta does not have the footprint other cities have to increase housing – Tsawwassen has only one route which has to serve for ‘in’ and ‘out’ traffic. 1 vehicle per household, increasing volume on our already busy hwy 17 and 56th 52nd .

Screen Name Redacted
3/17/2024 10:46 PM

The high rises proposed for Tsawwassen are extreme height wise, even Vancouver doesn't allow those heights outside of downtown and a few select areas yet we are being forced to accept them. Tsawwassen only has 2 roads in and out and is a small beech community, it isn't the west end of Vancouver.

Screen Name Redacted
3/17/2024 10:51 PM

High density development at Delta's Shopper Mall property is a disgrace. Large opposition to the project and no public hearing demonstrates the council has no concern about listening to the constituents. There is no rapid transit in this area. The density is going to create a traffic nightmare. This property is ideal for development but the proposal is too dense.

Screen Name Redacted
3/17/2024 10:52 PM

Too much, too fast

Screen Name Redacted
3/17/2024 11:21 PM

As mentioned, the proposed heights of towers is far too much for the tiny size that Tsawwassen is. It isn't as spacious as Richmond to fit in that level of density in the town centre. I would like the small town atmosphere with elements of urban style, in the sense of more diverse ages beign able to afford condominiums (shorter buildings) and increased business.

Screen Name Redacted
3/17/2024 11:37 PM

As per provincial demands, there seems to be such urgency to build homes without infrastructure and that could be a costly lesson. There needs to be a plan for all new comers to contibute and be part of our working community.

Screen Name Redacted
3/17/2024 11:42 PM

In addition to earlier comments, the level of densification that the Tsawwassen plan indicates ignores the fact that Tsawwassen is not central. Living here means commuting into Vancouver with a tunnel that is about to be under construction for years to come and is ALREADY an issue. People live out here because it is the end of the road and they DO NOT want big city issues. There is no need for towers exceeding 6 or 8 stories.

Screen Name Redacted
3/18/2024 12:05 AM

As mentioned above, the additional height in potential buildings proposed in our area are way over the current building heights in this area. If we allow large high-rises to be built in the area you will lose the small town feel that has been Tsawwassen. It is understandable that more housing is needed but I don't believe major high rises are the answer. This town also does not have the needed infrastructure

	(roads, public facilities-pool/library, transit) in place to handle the density that is proposed.
Screen Name Redacted 3/18/2024 12:15 AM	Agree with the need, but there is a truly special feel to the Ladner/Tsawwassen area that must be preserved.
Screen Name Redacted 3/18/2024 12:19 AM	The growth targets being imposed by the BC Government are unreasonable. With all the upzoning being proposed along with reduced off street parking requirements this community will be swamped with people parking on the street to the extent that Tsawwassen will wind up looking like the west end of Vancouver. This is completely incompatible with the move to electric vehicles. Where is everyone going to charge their cars? Is Delta going to install curbside charging on all city streets?
Screen Name Redacted 3/18/2024 12:39 AM	See my notes above.
Screen Name Redacted 3/18/2024 12:55 AM	See responses to Questions 5 & 6.
Screen Name Redacted 3/18/2024 12:56 AM	Without majorly improved transit and roadways it will be ugly.
Screen Name Redacted 3/18/2024 12:57 AM	The proposed growth is too much too fast.
Screen Name Redacted 3/18/2024 09:52 AM	Four units on single family lots is too many in most cases. In some cases this could work and provide a nice variety but density should be focused close to services to create a vibrant town centre. Loss vegetation is a concern with increased density in residential areas. Delta needs to prioritize planting trees on streets and public lands to counter balance this.
Screen Name Redacted 3/18/2024 10:39 AM	Of course I am concerned about parking and traffic around Ladner and Tsawwassen main roads with the additional of towers in the core. If services and shops were available it would be walkable by residents in these areas but currently there isn't. People tend to drive.
Screen Name Redacted 3/18/2024 12:28 PM	I believe the Provinces expectations are unrealistic! As far as the community plan, Growth has to be supported by infrastructure,

	schools, housing, hospitals and none of those are keeping up.
Screen Name Redacted 3/18/2024 04:14 PM	The city is letting it be done ugly and unethically. It isn't "growth@, it is quality of life threatening and actual medically, life threatening overcrowding.
Screen Name Redacted 3/18/2024 08:11 PM	IDK how to answer. South Delta has done a terrible job of supplying housing
Screen Name Redacted 3/18/2024 08:18 PM	It's far too restrict and ruining affordability. Build! Build!
Screen Name Redacted 3/18/2024 08:24 PM	I hate seeing homes torn down and huge homes that take up the whole lot
Screen Name Redacted 3/18/2024 08:27 PM	South lands need to be developed Arin to further densification
Screen Name Redacted 3/18/2024 08:32 PM	same as above - rezoning single attached
Screen Name Redacted 3/18/2024 08:36 PM	But we need roads & bridge
Screen Name Redacted 3/18/2024 08:47 PM	see above
Screen Name Redacted 3/18/2024 08:56 PM	my neighborhood is rezoned for mixed residential out of physically does not support this
Screen Name Redacted 3/18/2024 09:12 PM	more affordability for young generation
Screen Name Redacted 3/18/2024 09:15 PM	need a balance between growth, parking, and schools
Screen Name Redacted 3/18/2024 09:16 PM	our neighborhood should remain single family

Screen Name Redacted 3/18/2024 09:25 PM	N Delta is once again having to support too much large scale high rise development. There is a real perception Scott Rd. an 120th will become an investor driven rental area only
Screen Name Redacted 3/18/2024 09:37 PM	could go farther
Screen Name Redacted 3/18/2024 09:47 PM	Build mega structure (1.0+km tall)
Screen Name Redacted 3/18/2024 10:02 PM	please Do it. Seniors housing, high density, affordable housing.
Screen Name Redacted 3/18/2024 10:07 PM	Parking for four plus rentals will be a nightmare. Put a limit on cars for single detached homes and enforce it with a bylaw can fine home owners
Screen Name Redacted 3/18/2024 10:11 PM	N Delta has the biggest hit of homes!
Screen Name Redacted 3/18/2024 10:38 PM	Same as #4. The increase in car traffic is taking away from the communities feel. Is like city traffic without the same amenities as a city
Screen Name Redacted 3/18/2024 10:41 PM	I don't like to be crowded in! That is why I moved to Delta
Screen Name Redacted 3/18/2024 10:52 PM	Being imposed/too fast w/voices mot being listened to
Screen Name Redacted 3/18/2024 11:02 PM	I feel that the infrastructure ie roads, sewers etc can not support the growth that development community, mayor & council want to
Screen Name Redacted 3/18/2024 11:08 PM	density increased before infrastructure increased
Screen Name Redacted 3/18/2024 11:14 PM	N. Delta is bearing the brunt of meeting the Delta Housing Target Order. Little planned for Ladner or Tsawwassen.
Screen Name Redacted	Plan- plan- plan seems like the province is trying to push this down

3/18/2024 11:26 PM	our throat and making us pay for it too
Screen Name Redacted 3/18/2024 11:53 PM	Concerned about losing the rural feel
Screen Name Redacted 3/18/2024 11:58 PM	I appose rezoning my street into high density housing. I don't want to move at my age
Screen Name Redacted 3/19/2024 12:06 AM	It is essential the infrastructure is in place to effect the OCP. Public transportation and traffic issues must be resolved
Screen Name Redacted 3/19/2024 12:21 AM	I think parking will be an issue in the Ladner Village area
Screen Name Redacted 3/19/2024 12:26 AM	need higher density so as to preserve agricultural land.
Screen Name Redacted 3/19/2024 04:37 PM	4501 Arthur Drive should "not" be allowed to be the size/density developers is wanting/heritage corridor
Screen Name Redacted 3/19/2024 04:47 PM	We need a River Rd exit off of 99
Screen Name Redacted 3/19/2024 04:52 PM	Some growth to replace out dated lots, but with thought towards growth in mind, but being accommodating to parking & cars
Screen Name Redacted 3/19/2024 04:56 PM	Transport - there is only ONE way in/out of Landner/Tsaw, ie Hwy 17A
Screen Name Redacted 3/19/2024 05:02 PM	see above
Screen Name Redacted 3/19/2024 05:15 PM	This is a strategy to push forward controversial developments (Ladner Willows, Tsawwassen town center) in the pipeline without public hearing. This is NOT ok
Screen Name Redacted 3/19/2024 05:25 PM	-charging weather makes sprawling lawns impractical - higher density is the only way to lower housing costs

Screen Name Redacted 3/19/2024 05:31 PM	-there needs to be an entrance to the tunnel made FROM River road so all the new development area can enter there NOT on Ladner trunk /Hwy 17
Screen Name Redacted 3/19/2024 05:38 PM	I think it needs more transparency & direct input wi affected area
Screen Name Redacted 3/19/2024 05:42 PM	same as above - lack of doctors, hospital wait times, traffic
Screen Name Redacted 3/19/2024 05:49 PM	Ridiculous
Screen Name Redacted 3/19/2024 05:57 PM	People living in Beech Grove an boundary Bay village in South Pines cannot walk, biker take transit with five or six bags of groceries . We need more parking in Tsawwassen shopping area
Screen Name Redacted 3/19/2024 06:11 PM	Schools, parks ? traffic congestion everywhere near 84th & 112th
Screen Name Redacted 3/19/2024 06:18 PM	Boundary Bay Village already has major growth at the Southlands of 950 mixed use housing either presently being built or to be built.
Screen Name Redacted 3/19/2024 06:29 PM	-make developers pay for infrastructure/roads/parks, not the taxpayers -fight back against NDP on low density zoning changes. Yes, Increase density on Scott Rd with corresponding transportation improvements.
Screen Name Redacted 3/19/2024 06:33 PM	Way too aggressive
Screen Name Redacted 3/19/2024 06:37 PM	no 11+ story buildings
Screen Name Redacted 3/19/2024 06:48 PM	Density should be centered along the corridor (trunk rd) not in the tiny village
Screen Name Redacted 3/19/2024 06:52 PM	above - people move here for the heritage, peace & quiet!

Screen Name Redacted 3/19/2024 07:02 PM	Seems like we're being forced into this without residents feedback ACTUALLY being considered or incorporated into the plan
Screen Name Redacted 3/19/2024 07:08 PM	Current or planned I agree with the current plan until we create jobs to attract more people. I think densification will increase land costs
Screen Name Redacted 3/19/2024 07:15 PM	see above
Screen Name Redacted 3/19/2024 09:12 PM	more infrastructure - schools, medical, rental accommodation
Screen Name Redacted 3/19/2024 09:17 PM	Young people need to be able to buy affordable houses that look good & are new
Screen Name Redacted 3/19/2024 09:25 PM	Townhome zoning in areas of Ladner SF zones not financially feasible due to small lot sizes
Screen Name Redacted 3/19/2024 09:29 PM	Growth needs to happen. I feel this approach is well thought out and am confident it will be enacted properly
Screen Name Redacted 3/19/2024 09:33 PM	Keep heritage theme in Ladner& develop water front
Screen Name Redacted 3/19/2024 09:46 PM	Lack of infrastructure to support large scale development in such a short time frame (and distrust of province to adequately address it)
Screen Name Redacted 3/19/2024 09:52 PM	see my reply above
Screen Name Redacted 3/19/2024 10:00 PM	No towers/sothland no complete I live on 56th & dumptruck often dumptruk. Not as great as to live
Screen Name Redacted 3/19/2024 10:13 PM	Each unit of housing should have to provide 2 parking spots regardless of type
Screen Name Redacted	-any approach to increased housing should not be mandated by the

3/19/2024 10:20 PM	provincial gv't
Screen Name Redacted 3/19/2024 10:25 PM	Why should growth be managed? The city of Delta is an ancher limiting the free market
Screen Name Redacted 3/19/2024 10:33 PM	Too fast. infrastructure inadequate. Proposed density in the Town Centre will be a disaster, both in the construction phase and once completed
Screen Name Redacted 3/19/2024 10:39 PM	Excessive density is proposed for the Tsawwassen town centre. Ten story buildings are ok, 23 story blds would create congestion and entirely change the character of Tsaw
Screen Name Redacted 3/19/2024 10:48 PM	Lander Trunk Road and Highway 17 only entrance and exit
Screen Name Redacted 3/19/2024 11:10 PM	Too small studio or 1 bed suite & not enough 2 & 3 bedroom suites Current traffic & insufficient transit. More ride share opportunities eg bike or car & transit
Screen Name Redacted 3/19/2024 11:20 PM	it's a good start, but needs to give more options in housing
Screen Name Redacted 3/19/2024 11:28 PM	same reason as the last question
Screen Name Redacted 3/19/2024 11:34 PM	cause the roads are crazy now & more people are gong to make it horrendous, Have you seen 75A&120st when kids get out of school
Screen Name Redacted 3/19/2024 11:35 PM	as mentioned above
Screen Name Redacted 3/19/2024 11:39 PM	I am concerned that there is only one way out of Ladner. Especially, 57th street backing upas many try to turn left onto Ladner Trunk to get to Hwy 17
Screen Name Redacted 3/19/2024 11:43 PM	Proactive planning for sustainable growth

Screen Name Redacted 3/19/2024 11:45 PM	It does not solve the problem it is just a developers dream
Screen Name Redacted 3/19/2024 11:48 PM	abhorrent to have up to 24 stories apartment buildings, it would destroy the smaller town ambiance and Tsawwassen
Screen Name Redacted 3/19/2024 11:52 PM	as above
Screen Name Redacted 3/20/2024 12:11 AM	see above
Screen Name Redacted 3/20/2024 08:23 PM	Growth needs to happen, but I don't want to look at ugly buildings or homes that are built to flip
Screen Name Redacted 3/20/2024 08:40 PM	I understand the need or growth, but mot at the expense of our tight community.
Screen Name Redacted 3/20/2024 09:25 PM	Will need more schools, roads, mediical facilities Delta hospital is already maxed out
Screen Name Redacted 3/20/2024 09:31 PM	Growth will ruin the communitu
Screen Name Redacted 3/20/2024 09:36 PM	see #4 above
Screen Name Redacted 3/20/2024 09:40 PM	same as above - re-zoning single attached
Screen Name Redacted 3/20/2024 09:43 PM	Southlands needs to be developed Prin to further densification

Optional question (752 response(s), 282 skipped)
Question type: Essay Question

Q11 Do you have any suggestions to support successful growth in this area? Is anything missing?

Screen Name Redacted 2/28/2024 04:45 PM	Need more schools and public transit in inside roads connecting to main roads
Screen Name Redacted 2/28/2024 06:50 PM	We need to reduce parking minimums while increasing transit and biking options. Density should lead to less car dependency
Screen Name Redacted 2/28/2024 07:24 PM	I'm not sure if this suggestion belongs here: community gardens. As more infill occurs, I'm wondering if specifically planning for small community gardens may support the sense of community and also support diversity.
Screen Name Redacted 2/28/2024 07:37 PM	Limited 6 story buildings maximum Reduce lot sizes to 33 feet Row housing with yards (not townhouses, see London UK rowhousing)
Screen Name Redacted 2/28/2024 08:09 PM	Proper community plans so the community is livable
Screen Name Redacted 2/28/2024 08:21 PM	Hurry up and get Southlands developed and then see how many more homes are needed.
Screen Name Redacted 2/28/2024 09:22 PM	Having city staff to help homeowners navigate the process of adding something to their backyard. Set out a template of architectural plans for coach homes and garden suites. I know the province was working on that. The coach home doesn't need to look exactly like the house in front of it.
Screen Name Redacted 2/28/2024 09:41 PM	Revised intersections to accommodate our increase in traffic .
Screen Name Redacted 2/28/2024 10:01 PM	I highly recommend revisiting plans for mid range, mixed residential zoning. High rise apartments do not necessarily meet the needs of young, growing families and duplexes still may be out of financial reach for first time home owners. Scott road has many grocers and amenities; expanding plans for mid range and mixed residential zoning would diversify the community, allowing for families with different socio-economic statuses and make ups to coexist while perhaps being in walking distance from necessities.
Screen Name Redacted	Coach homes and Duplexes are not affordable. All they will do is

2/29/2024 07:26 AM

increase the price of existing lots and make it more unaffordable. I cannot believe that City staff has not put in an effort to come up with more housing options.

Screen Name Redacted
2/29/2024 11:30 AM

Please look at increasing both the needed infrastructure (roads, street lights, sewers, etc) at the time of construction and not at a later point. One of the issues I have noticed across the Lower Mainland is that historically we have built for the short term (5-10 years out), but have never planned for the long haul, the Massey Tunnel is a good example of this. Please plan for far reaching growth. I would rather have excess construction now then constant upgrades in years to come.

Screen Name Redacted
2/29/2024 12:47 PM

Definitely need second exit to Ladner so hopefully when tunnel project completed we get that

Screen Name Redacted
2/29/2024 01:48 PM

The City of Delta needs to improve design guidelines around ecologically sensitive areas, particularly around the Fraser River and Burns Bog. Planners should consider adding development permit guidelines through the power of the LGA for these increasingly threatened, ecologically-sensitive zones, more than what the zoning bylaw prescribes. For development close to these zones, ecological restoration and mitigation measures should be mandated to ensure habitat connectivity and to mitigate development impacts. Inspiration should be drawn from the City of New West's development permit guidelines around riparian areas and the Regional District of Central Okanagan's development permit guidelines protecting aquatic and riparian ecosystems. This has widespread implications for Delta, especially as industrial development continues to encroach upon Burns Bog. Research shows that continued disturbance to Burns Bog changes it from a carbon sink to a carbon emitter, on top of reducing the rich biodiversity of these lands, which stands in stark contrast to the City's climate and ecological goals. Additionally, the City of Delta needs to expand upon its climate change goals through the OCP. Given that we are in a climate emergency, we need and all-hands-on-deck approach to climate action, and that needs to be reflected in the OCP, which describes community goals, beyond what is already required by the Province. Inspiration should be taken from the Vancouver Plan's Climate section, to promote further actions to reduce emissions through Delta's continued development and planning. Lastly, the City of Delta should improve language around active transportation and public transit in the OCP to ensure safe, low-emission transportation alternatives, and to direct staff to work towards advancing these goals. Investing in infrastructure like bike lanes, public transit, and pedestrian access is crucial to building a

more sustainable, resilient community.

Screen Name Redacted
2/29/2024 02:25 PM

In the Tsawwassen section of the latest official community plan maps, I am encouraged to see the prioritzation of the Urban Centres which focus on high density areas close to transit and commerical areas. However, I would have liked to seen this area extended further up 56 street, up to 18 ave. Considering the importance of accessible transit options, I think it would be very benefital to have additional residental and commerical density centred around the South Delta Exchange. I also think a priority for improving walkability along 56 street between 12 and 18 ave would be to have buffers in between traffic and the sidewalk. The street currently feels very unfriendly for pedestrians, since you walk so close to oncoming traffic and there are hydro poles in the middle of the sidewalks.

Screen Name Redacted
2/29/2024 02:53 PM

More local cafeteria type shops. It will reduce traffic.

Screen Name Redacted
2/29/2024 04:31 PM

Not so much, not so high.

Screen Name Redacted
2/29/2024 05:24 PM

What about the commercial businesses that are located on River road in the Sunbury village area. What is the plan for those vacant properties that were expropriated for highway 16 construction? Also, would be great to allow more uses for the remaining few commercial properties located on river road such as mixed use for commercial/residential with more FAR.

Screen Name Redacted
2/29/2024 06:32 PM

I don’t believe we need huge growth, and we certainly don’t want it.

Screen Name Redacted
2/29/2024 07:10 PM

Tsawwassen Town centre should be limited to 8 stories in height at the core with gradual heights of 3-4 stories around it. Remember what makes Tsawwassen and Ladner special in the first place - if I wanted Vancouver and Burnaby Towers I would move back there. Provide real forecasts / impacts of the SFH impacts with the propose random 4-unit density. Speculators are already starting to buy up lots to capitalize on the increase in lot value (best and highest use will drive lot values higher and out of reach for more people than they are now).

Screen Name Redacted
2/29/2024 07:32 PM

I would like to request that the planning staff consider extending the 'Mixed Residential' zoning, as proposed in the draft amendments, to

include the block enclosed within 81A Avenue, 114 Street, 116 Street, and 81 Avenue, which is currently situated right at the border of this proposed zoning, our block, which includes properties from 11590 81A Avenue to 11454 81A Avenue, stands as a prime candidate for this inclusion. As a homeowner in this area, I've had numerous conversations with neighbours who are not only supportive but eager to see our community evolve in this direction. Our block is uniquely positioned between an elementary school and a high school — one of the largest in the province — highlighting our area as an ideal residential hub for families. Additionally, being served by frequent transit and located within walking distance of a diverse range of retail options, our neighbourhood offers the convenience and accessibility that are hallmark traits of thriving mixed residential areas. Including our block in the 'Mixed Residential' zoning would not only benefit current and future residents but also align perfectly with the vision of a connected, vibrant, and community-focused urban development.

Screen Name Redacted
2/29/2024 09:15 PM

I think what is missing is push back by our municipal governments to question our provincial government for such drastic changes to our OCP. What proof do they have that this will work and solve the housing problem. I don't believe it will. I think we need the provincial government to invest in coop's and other housing types to help young families and seniors find decent housing. This would be a good start. Also I wanted to also raise the issue of Ladner. Are we going to increase housing in Ladner without increased funding for dyking.? Has this issue been raised in planning for this area.

Screen Name Redacted
3/01/2024 12:25 AM

I like that the City of Delta has a plan and estimates on how many units they hope to build by certain years as this can help support population growth and infrastructure and amenities that the city will need. In North Delta, Sungod Rec Center and the North Delta Rec Center are very busy and I know the City has increased the price for residents of Surrey to use Delta facilities, but they are still extremely busy with Delta users. The City will have to keep up with the demand for these types of facilities such as weight rooms, child and youth programs, swimming lessons, skating lessons, etc.

Screen Name Redacted
3/01/2024 07:30 AM

Please read above about Bylaw and Residential Tenancy Act. If Delta moves too fast without a “guideline” in place, the fallout has greater risk of complications for the community such as traffic, parking woes, crime, noise, storage troubles, loss of neighborhood safety and curb side appeal. OCP changes are an excelllent idea but the homeowner needs to be aware of the complications associated with renting. Seems unfair of the government to “open up” a Pandora’s box for a community without educating them on “how” to effectively and safely

generate income in their backyard.

Screen Name Redacted
3/01/2024 09:46 AM

We need more traffic calming, 56st needs to be slowed down as to not be a stroad. Much wider sidewalks and bike lanes in all directions, dedicated bus lanes. Dependence on automobiles needs to be drastically lessened in decades to come as electric cars are not being answer.

Screen Name Redacted
3/01/2024 09:58 AM

When large developments such as Tsawwassen Shores and Southlands are being built, there should be mandates for increased density builds in those communities. I don't see any high rises in either. Those new communities should also include mini town centers so not to increase the volume into the town center on 56th.

Screen Name Redacted
3/01/2024 11:10 AM

Small, sustainable development is the way to go. Change the bylaws so people can add secondary suites, garden suites, coach houses. Allow additional density in urban centres with the provision of a significant community amenity, BUT not to the degree of adding thousands of units to one small part of Tsawwassen (I am referring to the Town Centre Mall development). We do not have the infrastructure to support high rise towers, or even just the addition of thousands of units distributed throughout more, lower-rise buildings. I support development, especially in light of the current housing crisis, but it needs to be sustainable.

Screen Name Redacted
3/01/2024 11:48 AM

Refer to #6

Screen Name Redacted
3/01/2024 12:04 PM

I think we want to avoid turning Tsawwassen into a Surrey Central area. This is not the kind of development that we would want.

Screen Name Redacted
3/01/2024 12:35 PM

Older generations are resistant to change. I’m not really sure what would be helpful to get through to them. I think for the younger generations, having more community space and activities is key to keeping young families in delta.

Screen Name Redacted
3/01/2024 01:18 PM

Resist the plan to build high rise buildings in Tsawwassen’s town centre. Densification can be achieved without them. Please listen to the citizens of Tsawwassen when it comes to this plan. We (you) have an opportunity to demonstrate to Delta and the rest of Metro Vancouver how to densify by thinking ‘outside the box’ and not following the ‘cookie cutter’ solution to built more housing.

Screen Name Redacted 3/01/2024 01:20 PM	Make other areas like Prince George, Quesnel or Williams Lake more affordable ...build 30 storey high rises there and people will migrate there, just like so many people are moving to Alberta because of more affordable housing.
Screen Name Redacted 3/01/2024 02:00 PM	Concentrate multi-family housing in the city centre, not in single family residential areas.
Screen Name Redacted 3/01/2024 02:52 PM	What is missing in the draft is specifics regarding some definitions (what is low rise? mid rise? high rise?). These need to be defined. In addition, the draft plan ignores the secondary suite impact. For eg: if a duplex, coach home or garden suite can be built on any residential lot can a secondary suite then be added to each? That is, each residential lot would now accommodate 4 dwelling units…….a parking nightmare! These issues have to be carefully thought through and clearly conveyed to the public at the draft stage. “4 suites” per residential lot is stated in the above intro but it is not stated in the draft OCP. Lastly, add density around existing transportation, service and employment infrastructure. Don’t count on the Province or Translink to come to our rescue, and rest assured that every developer which use whatever is in its means to maximize density.
Screen Name Redacted 3/01/2024 03:42 PM	Let us keep our small green space for the reasons mentioned above in question #10
Screen Name Redacted 3/01/2024 04:40 PM	Yes. Allow for modest development in the village core up to 6 storeys maximum. Then focus on creating development opportunities in and around the Tsawwassen Mills mall where they is a decent road and public transit network.
Screen Name Redacted 3/01/2024 05:48 PM	Take it slow and don't tale a knee jerk reaction. We must remember the current NDP government kiboshed the Massey bridge project which would be available to us today.
Screen Name Redacted 3/01/2024 05:58 PM	slow it down, wait until southlands is completed, already too many heavy trucks on the road
Screen Name Redacted 3/01/2024 08:28 PM	For Tsawwassen: We don’t have enough hospitals. Lack of fire stations. Lack of park space. Lack of schools. We don’t have the

	infrastructure. Very bad traffic. Lack of emergency evacuation access. Increased stress on pipes, roads, water access.
Screen Name Redacted 3/02/2024 08:32 AM	I do not support high density.
Screen Name Redacted 3/02/2024 08:49 AM	Enhancing residential options with secondary suites, coach homes, and "garden suites" (although ironically named as they often replace green spaces), exacerbates the already critical issue of tree removal. This removal not only disrupts carbon offsetting but also intensifies the carbon footprint from increased vehicular traffic resulting from densification. To counterbalance this trend, it's crucial to integrate provisions in the Official Community Plan (OCP) that promote sustainable practices like cultivating personal food sources alongside the development of coach homes and secondary suites. Failing to incorporate incentives for green spaces within housing developments risks transforming our landscape into one resembling overcrowded urban areas, leading to environmental degradation such as runoff and erosion, without adequate carbon sequestration to mitigate CO2 emissions. A comprehensive reevaluation of the plan is imperative to address these holistic environmental concerns.
Screen Name Redacted 3/02/2024 10:09 AM	Higher frequency transit to the north delta social heart
Screen Name Redacted 3/02/2024 11:32 AM	Plan areas for new schools now. Plan areas for new fire halls (with density and high rise growth we will need larger fire halls) and hospital or at least urgent care centers. If housing density is increased ALL services will need to be increased.
Screen Name Redacted 3/02/2024 12:24 PM	How to support adult people with disabilities better. You can't assume everyone has the ability to use transit. Healthcare in Delta needs to grow to accommodate all the new people.
Screen Name Redacted 3/02/2024 01:46 PM	Allow higher densities in all areas not just select area
Screen Name Redacted 3/02/2024 02:55 PM	See above, keep growth along main corridors without infringing too much into residential areas and keeping in mind what additional infrastructure will be needed before approving projects.
Screen Name Redacted	Continually lobby transit and provide connections through the

3/02/2024 04:11 PM	community which promotes alternate modes of transportation (walking, cycling, scooting, etc.) which privileges the pedestrian. Continue to work with TransLink to improve bus service in the area.
Screen Name Redacted 3/02/2024 04:16 PM	I would recommend the expansion of the Mixed residential zone in North Delta. More townhouses needed to be built to meet the need and budget of the families that cannot afford to buy single houses.
Screen Name Redacted 3/02/2024 05:30 PM	I think the general idea is good. Makes it easier to develop. But it doesn't help "plan" a neighbourhood for access to green spaces, places to relax and walk. You can't force people to take transit by reducing parking they'll just park on the street and make it busier for driving.
Screen Name Redacted 3/02/2024 05:42 PM	More streamlined and quicker development process. More access to city management to present development concepts for density Cutting fees and development charges such as the ridiculous penalties for tree removal
Screen Name Redacted 3/02/2024 10:01 PM	Passive parks and green spaces in any new developments. A higher ratio of affordable housing than market rates. Maintaining designated developments such as replacement of Westahore Laylum with another seniors residence that is not for profit.
Screen Name Redacted 3/02/2024 10:04 PM	You are repeating questions
Screen Name Redacted 3/02/2024 10:25 PM	More focus on the downtown cores of the communities to add growth and interesting/ inviting community spaces. Keep essential services up to date so services don't decline with population growth.
Screen Name Redacted 3/02/2024 10:33 PM	Listening to the people who live here and I hope not being solely influenced by big multinational business interests.
Screen Name Redacted 3/03/2024 11:00 AM	ENCOURAGE PEOPLE TO SPREAD OUT ACROSS CANADA
Screen Name Redacted 3/03/2024 11:20 AM	As indicated in the draft OCP increase the densities, however not to extent shown. Six story multi-family buildings should be the maximum allowed.

Screen Name Redacted 3/03/2024 12:09 PM	Hire family medical doctors. Build more schools and hire more teachers. Build another hospital. Build and urgent care center in North Delta, improve our road systems. Fix the problems we have first, then consider more growth with multiple restrictions. No clear cutting of established neighborhoods and established green space on residential properties.
Screen Name Redacted 3/03/2024 01:32 PM	Maximum 6 stories in the core and a maximum of 4 stories in adjacent areas.
Screen Name Redacted 3/03/2024 02:59 PM	Mandate Energy Step Codes minimum Step 5 (Net Zero Ready) immediately not in 2032.
Screen Name Redacted 3/03/2024 04:18 PM	Carefully considered growth in the urban sections of Ladner/Tsawwassen with community input and adequate upgrades to infrastructure to support that growth
Screen Name Redacted 3/04/2024 05:37 AM	Same response as question 5 above….
Screen Name Redacted 3/04/2024 08:55 AM	Apart from the above, improve the transit connections to annacis Island. This major industrial job center feels unaccessible without driving. Even just increasing the frequency of the 104 would make it more competitive.
Screen Name Redacted 3/04/2024 10:53 AM	there needs to be better transit options, more frequent buses, express buses to the skytrain, more parking but without taking away from residential properties.
Screen Name Redacted 3/04/2024 11:07 AM	Why do you show mixed residential south of 47A Ave. on 55, 55A, 55B, and 56 Streets as an example? These blocks should all remain small scale residential. There is no need to start infringing on our communities. Building large scale townhouse projects immediately adjacent to existing single family homes materially changes the neighbourhood.
Screen Name Redacted 3/04/2024 11:21 AM	See my EXTENSIVE “other” comments in previous sections.

Screen Name Redacted 3/04/2024 11:25 AM	Ladner is being overwhelmed in some areas with smaller older homes being torn down and replaced by monster homes. This should end. Make it more difficult for a developer to tear down a typical 50 yr old SF home, and build a monster home that maximizes the possible footprint of the property. These are unaffordable for the average family and do not increase housing availability. Instead mandate that the developers must redevelop the property into multi family homes ensuring 2 parking spaces per home. Maintaining the 2 parkings spaces per home unit is important because otherwise vehicles just end up on the street impeding traffic and Emergency services.
Screen Name Redacted 3/04/2024 01:01 PM	More commercial at 72nd and at 84 east of 112. Also include higher density between Wade and 64th along 120th.
Screen Name Redacted 3/04/2024 01:42 PM	A further reduction of single-family zoning.
Screen Name Redacted 3/04/2024 03:07 PM	Towers no higher than 12 stories
Screen Name Redacted 3/04/2024 03:14 PM	I don’t believe we need huge growth, and the majority certainly don’t want it…. Many that don’t believe their voices will be heard and will not provide that feedback, besides on social media, unfortunately.
Screen Name Redacted 3/04/2024 03:54 PM	See question 6
Screen Name Redacted 3/04/2024 05:34 PM	No, I want to prevent growth in this area.
Screen Name Redacted 3/04/2024 06:02 PM	HI THERE NOT EVERYONE HAD GOT THAT KIND OF MONEY TO TEAR DOWN THEIR OLD HOUSES TO MAKE 4 UNITS SO I THINK PEOPLE WITH EXISTING HOUSES SHOULD BE GIVEN AN OPTION TO ADD MORE THAN ONE SUITE AND A GARDEN SUITE WHICH WILL ADD UPTO 4 UNITS PER HOUSE INCLUDING THE MAIN UNIT AND THAT WILL HELP NOT CREATE HOUSING FASTER AS WELL. I DONT THINK 1 PARKING PER UNIT MIGHT WORK SPECAILLY SMALL LOTS . ALSO AREA CLOSE TO 92- 96 AVE UPTO 116 STREET SHOULD BE HIGHER DENSITY AREA AS ITS CLOSE TO SCOTT ROAD SKY TRAIN BUS SERVICE. THIS AREA HAS BEEN LEFT BEHIND AND SHOULD BE INCLUDED SPECIALLY 96 AVE SHOULD BE ASSIGNED AS COMMERCIAL AND RESIDENSTION MIXED. THANKS FOR GIVING THE

	OPPORTUNITY TO GIVE THE SUGGESTIONS.
Screen Name Redacted 3/04/2024 09:05 PM	as above
Screen Name Redacted 3/04/2024 09:09 PM	Build thoughtfully Who cares if the developers want six plus stories up to twenty the people in the communities don't
Screen Name Redacted 3/04/2024 10:03 PM	Build where there is land - don’t just rezone and disrupt the lives of long term delta residents. What you are proposing will drastically affect many residents - why tear down the residents that make this city special
Screen Name Redacted 3/04/2024 10:16 PM	What about hospitals /size / capacity etc/ services schools you need to have theses done before you bring in more growth. Better planning on governments provincial and municipal just poor management on all levels
Screen Name Redacted 3/04/2024 11:53 PM	Longterm planning
Screen Name Redacted 3/05/2024 01:07 AM	Redevelop the waterfront. Look at building housing dedicated to rentals like the townhouses on 54a st.
Screen Name Redacted 3/05/2024 09:46 AM	already stated in prior question
Screen Name Redacted 3/05/2024 10:22 AM	I would support new low rise condos and townhomes, with new commercial space.
Screen Name Redacted 3/05/2024 10:30 AM	Tsawwassen is a small area with limited access and I believe the proposed plan would cause chaos and completely change the neighbourhood.
Screen Name Redacted 3/05/2024 11:04 AM	The OCP committee should not target prime locations in regards to accessibility to major routes, transit and neighborhood centers. There is no reason why "sub-prime locations", say a10 minute walk rather than a 2 or 3 minute walk from these accessibility features would not be more than adequate for the location of new housing.

Screen Name Redacted 3/05/2024 11:28 AM	As the provincial new housing policy proposes the four units should be allowed on 3009 square feet or larger lots City of Delta should also allow that like another comunities.
Screen Name Redacted 3/05/2024 01:30 PM	Rezoning up to Increase the housing density is the only way to improve housing affordability and support the grow of Delta.
Screen Name Redacted 3/05/2024 02:00 PM	I think North delta needs more commercial and residential units. The only commercial street is scott road and in between there is nothing like small stores and offices. My suggestion is to give a boost to 96 ave as its less traffic anyways and it should be in a light commercial and residention zoning upto 116 street. That neighbourhood is so old that it will be good to boost that rather than boosting the areas which are already so busy. the average lot size in the annevile area is 6000 sqft which is good to zone few lots togther into a town house complex along with 96 ave. There is a rapid bud service from 96 to scott road sky train which is very convenient for lot of people who use public transit. Bringing more units to this area will be a great thing to be determined. thanks
Screen Name Redacted 3/05/2024 02:46 PM	Would need a new road system in and out of tsawwassen as well as new recreation facilities.
Screen Name Redacted 3/05/2024 04:13 PM	Please ensure new developments / new construction respect residents that must live adjacent these construction projects: controlling litter (all new builds should require bins / tips in which to store building garbage and not left to sit as an unsightly mess), enforcing noise bylaws, etc.
Screen Name Redacted 3/05/2024 04:17 PM	More arterioles need to be opened up to Mixed Residential development, particularly areas close to schools in Tsawwassen. For example, all of 8A and 12 Aves in Tsawwassen should be zoned MR to accommodated townhomes, along with parts of 2nd and 6th Aves. I want to see more guidance on the style of any new higher density developments so we can ensure there is continuity of community design to go with higher density.
Screen Name Redacted 3/05/2024 04:18 PM	Already answered.
Screen Name Redacted	road traffic is already noticeably more congested with Southlands.

3/05/2024 04:27 PM	only two roads in and out ensure their will be gridlock when one has an accident or issue.
Screen Name Redacted 3/05/2024 04:36 PM	Town houses. SkyTrain to the Ferry. No 23 story towers....
Screen Name Redacted 3/05/2024 04:36 PM	NIMBY. Currently, decisions at City Hall are ass-backwards. Refer to below.
Screen Name Redacted 3/05/2024 04:39 PM	Share extra intake with all 3 of the delta communities.
Screen Name Redacted 3/05/2024 04:42 PM	More variety in housing not just condos.
Screen Name Redacted 3/05/2024 04:53 PM	As above. Success mean success for EVERYONE who lives here.
Screen Name Redacted 3/05/2024 04:58 PM	See above.
Screen Name Redacted 3/05/2024 05:04 PM	See above
Screen Name Redacted 3/05/2024 05:19 PM	The federal government is manufacturing this issue, this should not be passed on to us who live in the community.
Screen Name Redacted 3/05/2024 05:52 PM	Modification of the OCP is a good opportunity to simplify the development application process. Present and future Councils should not be held hostage to developer's cash incentives as amenity contribution offerings when their projects exceed density, height, appearance or other development conditions deemed suitable in any of the three Delta communities. Rather, developers should be required to comply with development planning regulations in force at that time, with future OCP's being routinely revised every 5 years.
Screen Name Redacted 3/05/2024 07:02 PM	increased transit services
Screen Name Redacted 3/05/2024 07:07 PM	Mitigating residential parking and increased traffic is a concern for successful growth.

Screen Name Redacted 3/05/2024 07:35 PM	Cut building costs for things like geotechnical reports, environmental assessments along the sloughs as these increase building costs & have zero value. Every lot in Ladner has the same soil and could use the same report. Silli
Screen Name Redacted 3/05/2024 07:52 PM	Keep growth to around the town core with low rise buildings and not huge high rises.
Screen Name Redacted 3/05/2024 08:36 PM	Please reconsider 96 AVE - 92 AVE for high density. The Mayor's Recommendation Report initially had it identified it as the highest density in the corridor. This area is very undeveloped and 12 storey's is not appropriate. Given that this neighbourhood is closest to Scott Road SkyTrain Station and easily accessible to Surrey Central, it would be a shame to not see 96 AVE - 92 AVE as a higher density neighbourhood. My house, 9550 119A STreet and my neighbours all the way down South want to see this neighbourhood reconsider for 24-32 storeys. With The Walker at an FSR of 6.71 would look out of place and the six-storey designation of our neighbourhood . A need for height is necessary to separate us and the trai
Screen Name Redacted 3/05/2024 08:58 PM	We need housing but smaller sizes (up to 10 storeys) is the maximum that should be built here.
Screen Name Redacted 3/05/2024 08:59 PM	Developments must be built with the community character in mind. Sure higher density but also with adequate parking to make shopping at the attached retail possible for all delta residents not just those on foot or who live there.
Screen Name Redacted 3/05/2024 08:59 PM	No
Screen Name Redacted 3/05/2024 09:00 PM	Show us good city planning that takes into consideration schools, clinics, transit, green spaces, road capacity, shopping areas etc. to support the population growth. There's a lot of "we are looking at that" or "we are currently discussing this with the province" during the info session, but to be honest until we see concrete plans and timelines, it's just words being thrown around.
Screen Name Redacted 3/05/2024 09:01 PM	Please think 10 years ahead. Numbers predicted are Low.

Screen Name Redacted 3/05/2024 09:19 PM	More green spaces are critical - parks, green corridors for humans and wildlife. Better transit is critical.
Screen Name Redacted 3/05/2024 09:21 PM	In N. Delta in a word: Everything. It seems we're not allowed to have nice things. Lack of Pubs, Restaurants, boutique shops, coffee shops, craft breweries, proper shopping centers with ANY big name retailers (other than Walmart), bike lanes, inter subdivision busing (not just a seniors bus - give me a break), seniors housing, affordable housing (high rises), a proper golf course, rapid transit and on and on. In general, a typical N. Delta resident has to go to another city (or even Tsawwassen/Ladner) to enjoy nicer things. We are treated and disrespected as 2nd class citizens in our own city in my opinion.
Screen Name Redacted 3/05/2024 09:22 PM	Focus more on affordability. Delta has a demographic issue and needs to attract young families. Current plans do not support this. A third exit from Tsawwassen would help... extend English Bluff to the highway .. 52nd was done, no reason it can't other than upsetting Ron Toigo.
Screen Name Redacted 3/05/2024 09:39 PM	I think there really needs to be a focus on more affordable rental housing - apartments/condos/duplexes there's so few options as very long time renters in this area with a young family
Screen Name Redacted 3/05/2024 10:00 PM	Upgrade the library's. Make sure the schools can handle the growth
Screen Name Redacted 3/05/2024 10:01 PM	The next Government might change the rules. Delta is going too fast, already hi rises in N. Delta see how that works
Screen Name Redacted 3/05/2024 10:06 PM	More transportation (ie; buses and road networks)
Screen Name Redacted 3/05/2024 10:31 PM	Reduce the maximum building height in urban centres to 6 - 8 stories
Screen Name Redacted 3/05/2024 10:58 PM	Secondary suites, duplexes and townhouses
Screen Name Redacted 3/05/2024 11:27 PM	Ensure transit, water, hydro, schools, medical services are able to meets needs of residents. Increased residents will put additional

	pressure on recreational centres - these need to be maintained.
Screen Name Redacted 3/06/2024 01:27 AM	Allow for duplexes on larger lots but keeping a decent set back from the road so there is still green space for Large mature trees and garden. Create a transit system that allows people to get through the tunnel without transferring from bus to sky train and bus again. Transportation discussion is also central to this.
Screen Name Redacted 3/06/2024 09:17 AM	No
Screen Name Redacted 3/06/2024 09:34 AM	Give consideration to all of the above.
Screen Name Redacted 3/06/2024 09:50 AM	see above comment
Screen Name Redacted 3/06/2024 09:52 AM	Again, we need infrastructure first. Hold the provincial government accountable for improving the hospital, roads, transit, etc.
Screen Name Redacted 3/06/2024 10:07 AM	Leave the way it is. Southlands development will bring enough traffic. Tsawwassen has grown evough already.
Screen Name Redacted 3/06/2024 10:23 AM	Successful growth has started already at Southlands and TFN land by the mall and in Ladner. No need to feel pressure from the government and change the entire small town of tsawwassen.
Screen Name Redacted 3/06/2024 10:27 AM	The developers are the only people who will benefit from destroying our town centre which we are all very happy with
Screen Name Redacted 3/06/2024 11:44 AM	We are planning from behind. There is a housing shortage, we've been mandated by the provincial government to increase housing, but at what cost? 6 stories is enough.
Screen Name Redacted 3/06/2024 12:32 PM	Build in an area that can support this type of growth. For example, build a proper replacement for the George Massey tunnel, add LRT and build a high-density complex on what is currently the land owned by Kwantlen University (the old racetrack).

Screen Name Redacted 3/06/2024 01:06 PM	No
Screen Name Redacted 3/06/2024 01:16 PM	We need to give people a reason to want to live here beyond being a tight community. The people make Delta fantastic, but there's little to no reason to stay in Delta for entertainment. North Delta is a pretty boring place really. Ladner is fantastic and there's so many shops and dining and it's beautiful. We should be considering a vitalized riverfront in this plan too. We're missing lots of opportunity right now on the riverfront.
Screen Name Redacted 3/06/2024 02:23 PM	Yes, planning for growth!!!! Not just adding more people.
Screen Name Redacted 3/06/2024 03:21 PM	Ensure that parks, playgrounds and daycares are within walking distance throughout the city
Screen Name Redacted 3/06/2024 03:34 PM	Schools and transit. Reduce the amount of roads to discourage drivers. There's too many awful drivers in Vancouver already, let's get them off the roads and onto public transit.
Screen Name Redacted 3/06/2024 03:49 PM	Making alternative transportation to cars easy and enjoyable is a must. More side walks on residential streets. Closed off paths for walking and cycling. Secure guarded bicycle parking beside major transportation hubs is crucial to making regular bicycle travel a reality. New community centres, recreation facilities, green space centres. Would like to see a community centre on the bog and watershed much like Richmond nature house, but large enough for classes and community use. Community gardens and edible horticulture, edible native gardens could be added to community spaces and include North Delta in the rich farming history of our community. More clean up crews are needed in North delta along with more trash receptacles near bus stops. The garbage in this community is already atrocious. Small community centres or libraries at the north and south ends of North Delta would add needed community space. Pets come with new units and plans for more dog parks need to be close to these towers. Improving affordability is essential, housing cooperatives offer the most secure, self sustaining affordable housing options.
Screen Name Redacted 3/06/2024 04:58 PM	I feel a little disappointed that most of the hill in Tsawwassen is being left behind. I understand that the zones are being updated to allow up to four units, but 6 storey apartments along English Bluff or townhomes along 4th make sense. I am sure a lovely retirement

	apartment down by Beach Grove near the water would be fantastic (Using existing land, fully against sprawl). To support successful growth, I believe there needs to be strong supportive elements (Make the 602 run all day, look at investing in a light rail system, make amenities [grocery stores, pharmacies, fitness centres, etc] a less than 15min walk or transit ride away). This means also for everyone on the Tsawwassen hill or down at Beach Grove to be able to have this access. It would be great to allow for small amenity stores to be on the Tsawwasssen hill or down in Beach Grove. I think it makes sense for a city to have multiple commercial areas (maybe one along english bluff or adjacent, one down in Beach Grove, etc). However ensuring that this is a mixed building so more people will have the benefits from these stores. If everyone is needing all their amenities in one place, there will probably be congestion; not to mention car dependancy which is becoming increasing unaffordable for residents and expensive for the city to maintain the infrastructure. I think what is missing, is a major goal plan that will make Tsawwassen another Victoria BC or Amsterdam NL.
Screen Name Redacted 3/06/2024 05:55 PM	Controlled, manageable growth.
Screen Name Redacted 3/06/2024 06:12 PM	Establish a strategic view to shape future of Delta by listening to people's voices. Do not follow the same path as other municipalities to dramatically increase residential density. Delta should have its own plan and mind on how to develop rather than being told.
Screen Name Redacted 3/06/2024 06:36 PM	Do Apartments, Condos and Townhomes on major arteries that do not have single family dwellings. Stop cutting up properties and increasing suites which add another layer of burden to infrastructure. You build but don’t think about the impacts. In Ladner most everyone wants the Village feel. Deal with this going forward. We are not Vancouver or Richmond. People will pay to have the right environments.
Screen Name Redacted 3/06/2024 06:52 PM	Look at the possibility of adding new float home communities.
Screen Name Redacted 3/06/2024 07:29 PM	See my comments in 10 above. Adding calming areas do not work unless you have the police to enforce them. A perfect example is the 24 hour speed limit near Neilson Grove. It is consistently ignored by new residents from the Captains Cove housing

Screen Name Redacted 3/06/2024 08:15 PM	No
Screen Name Redacted 3/06/2024 08:33 PM	See above
Screen Name Redacted 3/06/2024 09:27 PM	Same as above …, is this a NDP manifesto?
Screen Name Redacted 3/06/2024 10:09 PM	A couple of wishes that I have for Tsawwassen as it stands and as it grows in the future is more bicycle lanes on main routes (especially 56 st) and more off-leash dog-friendly walking trails. I commute around town for work via e-bike and I avoid 56 st and 12th ave at all costs as it is not particularly safe to ride on the road, nor is it appropriate to ride on the sidewalks. Many of us cyclists have to resort to riding on the sidewalk in busy areas of 56 street between back roads as the street is not safe with the constant flow of traffic and lack of space. I appreciate the bike lanes on 12 ave East of 56 st, 52 st, English Bluff Rd, etc, as they make cycling easy and safe. E-bikes in particular are becoming more popular and common as an alternative mode of transportation and with more cyclists on the road, safe cycling routes are important. I also appreciate that we have several off-leash dog parks in South Delta but we lack off-leash areas where you can actually walk around rather than standing within an enclosed area besides North 40. Perhaps the Southlands area could contain such a trail.
Screen Name Redacted 3/06/2024 10:11 PM	Yes. Limit Tsawwassen building heights to 6 stories. Add a covenant in Tsawwassen town centre that requires certain design - beach side town - natural building materials such as stone, woods, large windows, greenery. Ladner should have the same but focused on an agricultural look. Encourage row homes (non strata) along main roads (56th and 12th).
Screen Name Redacted 3/07/2024 01:27 AM	In reviewing the changes presented in the new OCP, the focus seems heavily weighted on the Scott road and 84th areas. There should be a balance in distributing the density to other areas as well within North Delta. Farther Neighbourhoods would also benefit from having more mixed residential/commercial areas to help grow the existing areas and prevent overcrowding on 120 and 84 areas.
Screen Name Redacted 3/07/2024 01:29 AM	Towers should be near the highways 56 can not support the construction traffic let alone the traffic that all this development will bring Not to mention if there was a disaster and the route was needed

	to evacuate the area
Screen Name Redacted 3/07/2024 09:53 AM	I have already addressed this.
Screen Name Redacted 3/07/2024 11:00 AM	It's a good effort. However. 96 ave going towards Scott road should have more density as it's a bus route. 116th from 96th is also a major street where there isn't enough density. Also a bus route. Re-zone for townhomes minimum
Screen Name Redacted 3/07/2024 01:33 PM	We are a peninsula. Growth will damage the current foundation. This goal is unattainable because infrastructure is not realistic to improve upon.
Screen Name Redacted 3/07/2024 02:39 PM	Do not build 24 story towers, limit heights to maximum 10. I would prefer to see 6storeys or less buildings/townhouses/homes distributed over a larger area to achieve growth and more livable communities. I have lived in all types of housing over the years including low rises, high rises, townhouse, and single residential home so I am speaking from experience as to what each has to offer in terms of affordability, lifestyle, and sense of community.
Screen Name Redacted 3/07/2024 02:59 PM	Prioritizing densification in town centers, near transit hubs would be a good first step. Schools need to be assessed to ensure there is sufficient space for additional children - we already seem to struggle getting enough teachers and EAs to support the number of children we currently have. Water and sewer systems need to have suitable capacity. Traffic studies need to be undertaken so that streets aren't packed with cars.
Screen Name Redacted 3/07/2024 03:28 PM	What's missing is a Provincial government with logical plan. The best thing we can do is try and get rid of the current Provincial government so we can plan properly. I'm very pleased with our current municipal government - one of the best in the province.
Screen Name Redacted 3/07/2024 03:30 PM	See comments in #6
Screen Name Redacted 3/07/2024 04:09 PM	as above ... some housing on agricultural areas needs to be included and seen as potential are of growth .. and need infrastructure upgrades.

Screen Name Redacted 3/07/2024 05:55 PM	We have just left the City of Burnaby and watched the new mayor and council ruin the essence of Burnaby and turn it into a highrise hell. The only passable part of development in Burnaby is the smart Hastings Street development which was 3 to 4 storey condos anchored by solid long term tenants like restaurants, pharmacies, health facilities, etc. All carefully selected.
Screen Name Redacted 3/07/2024 06:15 PM	Already mentioned above
Screen Name Redacted 3/07/2024 06:30 PM	Lack of transit. Lack of infrastructure to support growth
Screen Name Redacted 3/07/2024 07:55 PM	Population growth should be capped by not allowing in - international students, immigrants and refugees. This will ease the pressure, otherwise Delta will become another 3rd world city.
Screen Name Redacted 3/07/2024 08:03 PM	Again I prefer the wording attainable housing vs affordable.
Screen Name Redacted 3/07/2024 09:43 PM	- plan better infrastructure (roads, lights, traffic control, parking) - plan for schools, special needs and the increase is students with needs
Screen Name Redacted 3/07/2024 10:18 PM	20 year plan is vague. We need public input and for Mayor Harvie and Council to bring forward to developers and planners our concerns
Screen Name Redacted 3/07/2024 10:19 PM	Define successful growth. I think that is the first point of consideration. Besides accommodating provincially mandated growth targets, what is successful growth? What are the many and multi facetted aspects of successful growth? This must be defined and that definition comes after consultation with the community.
Screen Name Redacted 3/07/2024 10:32 PM	Infrastructure
Screen Name Redacted 3/08/2024 01:22 AM	North Delta is plenty full enough now.

Screen Name Redacted
3/08/2024 03:44 AM

Most of these notes are specific to Tsawwassen, although the first one is not: 1. Higher density around parks and schools. One of the complaints I often hear from opponents of density is the lack of yards, due to smaller or shared lots (such as in townhouses). This would be alleviated by direct proximity to community/school parks that are already being maintained by the city. Increasing density near schools allows for greater walkability/bikeability for students, decreasing the number of cars on the road, reducing congestion and noise pollution while aiding road safety. I may be preaching to the choir here. I have included several specific examples, all of which are currently zoned as small scale residential and could be mixed residential. Note that I do not have information on utilities or other infrastructure that could cause issues with this, but the difference in utility/service stress between small scale residential and mixed residential under this OCP seems fairly minimal, so I doubt there would be significant issues. A) The area near South Delta Secondary School and Dennison Park, particularly on the west side of 52nd Street along the existing 601 bus route. SDSS is the only high school in Tsawwassen, with a student body of 1500, but very few live within walking distance of the school. This leads to long lineups of parents dropping their kids off in the morning, congestion at the chokepoints and in the parking lots, etc. The eastern side of the school near 56th Street and South Park Elementary look good, but that western border as well as the southern border (north of 6th Avenue) seem like good candidates for upzoning. Also, north of the school, those wavy roads between 52a and 53a could be prime mixed residential area, within easy walking distance of SDSS, South Park Elementary, Winskill Park, and the downtown core. It's probably the most ideally located place in the entire town to live as a young family. B) The area near Pebble Hill Elementary/Park and Diefenbaker Park, particularly on 2nd Avenue and 4th Avenue along the existing 601 bus route, as well as 1st Avenue. C) The area near Cliff Drive Elementary, particularly across the road along 12th Avenue. Part of it is zoned as mixed residential on the draft OCP, it could go another block west. 2. I assume this is a non-start for political/lobbying reasons, but some of this agricultural land seems wasted. In particular, the area directly beside the South Delta Rec Center, a building that should ideally be an accessible community hub, but is very isolated. The fact that few people live within walking distance of a recreation/community center seems like a missed opportunity. The whole area between SDRC and Beach Grove Elementary seems like a prime candidate for mixed residential development. I recognize you are already fighting an uphill battle against the extreme NIMBY conservatism of Tsawwassen and I have just proposed more density, but I figure I'd throw these in to show that at least some of us want more housing in this town. 3. I'm curious why a private golf course (Beach Grove) is considered a conservation area? I enjoy golf, but my understanding is that golf courses are usually a net negative from an environmental standpoint, due to the

extreme amount of water used and their monocultural nature. Further to that, the Beach Grove Golf Club can't even be considered a "community asset" in my opinion, as perhaps the Tsawwassen Springs golf course could. It is gatekept not only by a high annual membership cost, but an application process that is highly subjective and exclusionary. A very, very select group of people are allowed to enjoy this vast area, much of which is in a prime location near neighbourhood centres & corridors. This is a rare case where I feel the consolidation of zones may have missed the mark. A private, for-profit, and exclusionary golf course does not feel like it belongs in the same category as the 12th Avenue Dyke Trail and Boundary Bay Park, which are free, public parks maintained by government bodies. I certainly don't think the golf course should be torn down, but it feels like an important distinction from both a planning point of view and an environmental point of view.

Screen Name Redacted
3/08/2024 09:18 AM

I attended the open house and spoke with several planners. I hope the reader will take the time to read through this ramble! My “backyard” concern is for the lacking forethought to provide pedestrian pathways. Specifically, the density is already here in Boundary Bay with the Southlands development… with much more UNAFFORDABLE housing on the way. The current plan would allow for the neighbourhood residents to add suites cottages and carriage homes , further increasing density (hopefully more affordable) . Much of our Boundary Bay community has narrow roads with no sidewalks. Walking and cycling must be done on the roads. Doing so safely has become challenging. My street 66th, has already seen an incredible uptick of vehicle and pedestrian traffic due to dog park, school, and public parking for beach/boat ramp parking. The 30 km speed limit does little to address this and public safety is at risk. In speaking with the planners they could not say there would be pedestrian pathways to the school and dog park through Southlands. In fact, they said there was no evidence there was a need, as the school would not be opened to full capacity (!!). Young families are already here… if your housing plans are successful more are on the way with elders included. If we want people out of their vehicles then walkable/cycling community Plans for safe pedestrian passage MUST be put in place well in advance. Please take the safety of our community into consideration.

Screen Name Redacted
3/08/2024 11:03 AM

Don't build just for the sake of building. What is Delta doing to attract new Doctors, Dentists, teachers? and other professionals that are already in short demand. What about club houses for groups such as scouts, guides, social groups, elder college, affordable wedding or event places? Where are those needs in our plan?

Screen Name Redacted 3/08/2024 11:11 AM	Limit development to what the area can accommodate.
Screen Name Redacted 3/08/2024 11:40 AM	I have mentioned this above.
Screen Name Redacted 3/08/2024 11:43 AM	Density can be increased (townhomes ect) along arterial streets in an organized, logical and thoughtful way.
Screen Name Redacted 3/08/2024 11:50 AM	Density can be increased (townhomes ect) along arterial streets in an organized, logical and thoughtful way.
Screen Name Redacted 3/08/2024 01:10 PM	Same as above. I think that the Delta School District needs to take a thoughtful approach on how to meet the increases in density for specific regions in Delta.
Screen Name Redacted 3/08/2024 01:38 PM	I feel that we should be taking TFN numbers into account for growth, we should try to fix the infrastructure to match the current growth before taking on further.
Screen Name Redacted 3/08/2024 03:33 PM	More public input please.
Screen Name Redacted 3/08/2024 03:50 PM	Infastructure, parking. Supporting small families that do not wish to live in a condo
Screen Name Redacted 3/08/2024 04:12 PM	Infrastructure cannot handle massive growth in a short time and dense space. Transit hubs, Massey Tunnel upgrades/replacement, lack of accessibility in emergency situations need to be factored in. Also, Federal grants were denied to Delta.
Screen Name Redacted 3/08/2024 04:16 PM	The roads in the Nordel area are not equipped to handle a large increase in density. Road enhancement and traffic management (ie. more lights) will be necessary.
Screen Name Redacted 3/08/2024 04:55 PM	See question 6 above.
Screen Name Redacted	Federal investment in road infrastructure needs to continue if Delta is

3/08/2024 05:04 PM	to succeed as it grows. The Tunnel is no longer viable in its current state.
Screen Name Redacted 3/08/2024 07:30 PM	See above
Screen Name Redacted 3/08/2024 08:32 PM	Consider what actions or changes need to be made to allow for condo buildings or other higher density housing processes (application to completion) to be a quicker, less red-tape process.
Screen Name Redacted 3/08/2024 10:01 PM	Slow down!!
Screen Name Redacted 3/09/2024 12:34 AM	We should be building out, not up. Especially for Tsawwassen. The proposed high-rise buildings for central Tsawwassen would ruin the area and create brutal traffic congestion. I believe agricultural lands should be re-zoned for new residential buildings.
Screen Name Redacted 3/09/2024 11:13 AM	All arterial corridors should be higher density than single family infill.
Screen Name Redacted 3/09/2024 01:05 PM	I agree that more density may be required and allowing that along major arteries and near town cores is best so the entire city's identity is not destroyed but do not do it at the expense of destroying our tiny and historic Ladner town core which the Mayor of North Delta is intent on destroying and turning into another North Delta Strip mall. It is a gem that MUST be preserved! It can be renovated, renewed and spruced up in time but not expanded or densified. It is a very small area anyhow in the grand scheme of things - so leave it alone. It's the one & only historic area in all of Delta that MUST be preserved !!! This is not North Delta! Elsewhere in ladner, density increases should be gradual going from 2 stories to 4-5 stories and no more, so we don't start to look like sterile "Human Warehousing cities like Surrey and Langley" and lose our identity. Ladner in particular cannot be overgrown as only have one way out of town and a very small road network and limited green spaces and services. Don't create a sardine can for us! It is already very busy here with parking lots and roads crammed at peak times.
Screen Name Redacted 3/09/2024 01:42 PM	According to your Housing Future maps, my street Morgan Place is designated for 3-storey townhouses. This would not work or be safe on our small cul-de-sac street, no back alleys & no sidewalks. A better compromise would be for this street to have more 2-storey

	duplexes - where now we only have single family homes & 1-storey duplexes. Townhouses also require stairs which are a problem for some seniors & those with mobility issues. Ladner Village has had a flurry of townhouses built along streets such as 47A Ave - but we are lacking multiunit rentals with elevators.
Screen Name Redacted 3/09/2024 02:05 PM	Transportation. South Delta is a commuter community. It is not reasonable expect that people will use bicycles or e-scooters to get to work. An efficient road structure, including a properly sized river crossing (tunnel / bridge) is needed ASAP. BC Hydro is struggling to keep up with increasing use of heat pumps / electric cars - how will this be managed as communities grow.
Screen Name Redacted 3/09/2024 02:30 PM	Skytrain along highway , direct buses to Vancouver
Screen Name Redacted 3/09/2024 02:59 PM	First floor commercial spaces are great, except when every other one is a dentist office or physiotherapist.
Screen Name Redacted 3/09/2024 03:02 PM	Let's do a better job of cycling and pedestrian infrastructure. Painted lines are not protective infrastructure. Separated or protected routes are critical.
Screen Name Redacted 3/09/2024 03:54 PM	For development in the core, please ensure that the development style fits the community heritage. The 6-story development currently in progress (at Bridge and Elliot) is great - but the first rendition was NOT! It so missed the mark in terms of Ladner's heritage and style (looked like a cruise ship was coming to town). If Ladner is going to retain its unique sense of community that people value so highly (and move here to join), the city must ensure that the development process continues to adhere to the style and honour the heritage. Once lost, it will be impossible to gain that sense of community back. This is far more important than the height of new buildings.
Screen Name Redacted 3/09/2024 04:06 PM	We need to make sure that the public cannot away the city council when it comes to making decisions. Public hearings at city councillor meeting for housing related projects need to be eliminated. South Delta is a NIMBY hot bed and ignoring them is critical to our community's success. Those who may have less than ten years left alive should not be making decisions, or swaying those that do, that negatively impact future generations years after they have passed.

Screen Name Redacted 3/09/2024 04:07 PM	Make Ladner Harbour Park more walkable by extending Shirley's Walk trail past the playground but along the water. Incredible views could be had and would make this area more useable. Purchase the fenced in dog park area and create a children's play field/ small beach area. This would stop the cars racing back and forth from the dog area. Relocate the dog park to Pattison Park area. Another idea would be to clear north of the playground at the park so there is a view of the river and the riverfront is accessible (like Deas Harbour park). With the density increasing, these people will need areas to walk and play. Improve cycling connections so can more easily and safely cycle Ladner to Tsawwassen. Put in cycle path Ladner to Brunswick Pt and Westham Island. The narrow River Road very dangerous to cycle. Improve frequency of transit. Evening transit into Ladner from airport is one bus an hour. Building along transit routes will not help if no transit frequency. Recently had to potentially take bus home from Surrey Memorial Hospital. The fastest transit route is 1 hr and 30 mins. Ladner and Tsawwassen should not be increasing density if transit routes and frequencies are not improved. If no transit improvement planned, then density increase should only be occurring in North Delta.
Screen Name Redacted 3/09/2024 04:30 PM	I wonder if anyone has been looking at some of the current run-down rental housing? They are often in accessible areas, but not energy-efficient or well-maintained. There is often space to build out or up. More emphasis needs to be put in this area to provide rental housing as owning a home isn't realistic for many anymore.
Screen Name Redacted 3/09/2024 04:55 PM	Consider the intersections on Ladner Trunk Road. There should be more cross-walks; in particular, the one by the McDonald's and the 7-11 should be revised to allow crossing on both sides of the street. 55B intersection with Ladner Trunk should be a regular traffic light. Also, more family doctors and potentially an urgent care center (which I recognize are under provincial jurisdiction).
Screen Name Redacted 3/09/2024 06:06 PM	Maximum 6 storey building height in Tsawwassen. Keep the small town feel for Tsawwassen. Build the 20+ storey buildings in North Delta.
Screen Name Redacted 3/09/2024 08:38 PM	Plan with full city in mind with a vision for next 100 years
Screen Name Redacted 3/09/2024 08:59 PM	A reasonable approach would be to continue to have council review building permits and have public meetings to give those that live here a voice in how tsawwassen grows gradually and moves forward. Only

	so much growth is possible. We are a small community, with limited access to other places by a clogged up tunnel, only two exits and that is likely all there will every be. I would like to see council fight to preserve our heritage and keep tsawassen beautiful and small. We started off as a beach community for weekend getaways. We are so limited in size and location. Keep us small. Why do we in tsawwwassen need such large growth goals? I believe that the numbers referred to all of Delta. We have the Tfn building by the Ferry and Mall which is huge and the southlands which is not yet finished...I see building all over...not sure I see why we are considered so behind on building.
Screen Name Redacted 3/09/2024 10:04 PM	We're a small piece of land, don't make any changes.
Screen Name Redacted 3/09/2024 10:05 PM	infrastructure & transit
Screen Name Redacted 3/09/2024 10:19 PM	Increase road access, schools & no more than b story buildings
Screen Name Redacted 3/09/2024 10:21 PM	See above
Screen Name Redacted 3/09/2024 10:30 PM	see 5
Screen Name Redacted 3/09/2024 10:46 PM	max 4plex but no high-rises. it will completely alter the community.
Screen Name Redacted 3/09/2024 10:59 PM	infrastructure/programming for youth & adults (primarily kids & seniors nsw) successful growth does not equal tower storeys
Screen Name Redacted 3/09/2024 11:19 PM	Turn of the urban forest bracket mature trees (and wildlife/birds) increase natural environment/green space between densifying areas. Do not remove and form ALR or from parks (natural).
Screen Name Redacted 3/09/2024 11:22 PM	Limit it
Screen Name Redacted 3/09/2024 11:25 PM	Put a moratorium on towers, townhouses and multifamily multigeneration construction in North Delta and encourage this type

	of development in Ladner and Tsawwassen if you think it is a desirable trend for delta.
Screen Name Redacted 3/09/2024 11:28 PM	Senior type one level condo (could be four to six stories)
Screen Name Redacted 3/09/2024 11:35 PM	More bike lanes
Screen Name Redacted 3/09/2024 11:41 PM	Massive multiple growth in Tsawwaswn should be resisted
Screen Name Redacted 3/09/2024 11:49 PM	growth should not be a given
Screen Name Redacted 3/10/2024 12:02 AM	Build growth by replacing existing low commercial structures, then plan density that does not exide 10-15 stories
Screen Name Redacted 3/10/2024 12:09 AM	Affordable rental housing
Screen Name Redacted 3/10/2024 06:04 AM	Change the community plan to show maximum allowable zoning for each lot
Screen Name Redacted 3/10/2024 07:43 AM	as above
Screen Name Redacted 3/10/2024 08:21 AM	For the town centres: Maintain the small town atmospheres that people love; maximum 6 storeys; maximum 240 residential units per hectare; create floor area ratios so that all types of space, residential and commercial are included in density calculations.
Screen Name Redacted 3/10/2024 12:39 PM	Successful growth can mean a lot of thing to many people. Not growing would be a actual success
Screen Name Redacted 3/10/2024 01:07 PM	Not at the moment
Screen Name Redacted 3/10/2024 01:09 PM	Increased public transport, green areas preserved at a local level not just agriculture, schools, sense of community

Screen Name Redacted 3/10/2024 03:08 PM	Affordable rental housing
Screen Name Redacted 3/10/2024 03:31 PM	More roads in and out of Tsawwassen! Suitable housing for independent seniors! The federal government should curb immigration for a time until housing catches up and more doctors, nurses etc are hired.
Screen Name Redacted 3/10/2024 03:40 PM	Limit the urban center in Tsawwassen to a 6 floor maximum. With all of the other initiatives we can achieve our growth targets with a 6 floor maximum.
Screen Name Redacted 3/10/2024 03:45 PM	Improved access at worst, no oversized multi level buildings that destroy our network or friends
Screen Name Redacted 3/10/2024 03:47 PM	As noted , limit to 6 stories. Thank you
Screen Name Redacted 3/10/2024 03:51 PM	Slow slow growth include services first (roads, hospital) not after the fact 10 years later period still waiting for the tunnel
Screen Name Redacted 3/10/2024 04:01 PM	Community engagement
Screen Name Redacted 3/10/2024 04:15 PM	We dont need a donated library/new tunnel or bridge
Screen Name Redacted 3/10/2024 04:35 PM	I like the plan as is
Screen Name Redacted 3/10/2024 04:40 PM	more walkable mom and pop shops like ladner village maybe more of it harbor with a fishing feel and cultural heritage
Screen Name Redacted 3/10/2024 04:45 PM	Max 4 stories
Screen Name Redacted 3/10/2024 05:04 PM	For Ladner: -consider growth along the arterial roads that are primarily used by TransLink and cyclists (e.g., Arthur Drive and 44

	Avenue). -Port Guichon, Holly and Hawthorne neighbourhoods are all car dependent. How can small-scale retail be integrated to make these communities more walkable and compact?
Screen Name Redacted 3/10/2024 05:31 PM	More bicycle friendly routes so people can safely bike to get to shopping etc. More money from the different levels of government to
Screen Name Redacted 3/10/2024 05:34 PM	See my answer to Question 6.
Screen Name Redacted 3/10/2024 09:19 PM	Roads, facilities
Screen Name Redacted 3/10/2024 10:24 PM	Yes. need to have infrastructure growth happen at the same time as development, not years later
Screen Name Redacted 3/11/2024 06:41 AM	South Delta seems like a place forgotten by skytrain? Tsawwassen is so isolated in some sense of public transit.
Screen Name Redacted 3/11/2024 08:49 AM	Yes. Stop it.
Screen Name Redacted 3/11/2024 09:00 AM	slow down
Screen Name Redacted 3/11/2024 09:49 AM	With the number of homes being built at TFN there's enough building going on in South. I like most was adamantly opposed to the Southland development but it still was pushed through on the 4th attempt. I now have traffic SPEEDING pass my home on a daily basis as Southland residents short cut through Beachgrove with no changes despite complaints to the city!
Screen Name Redacted 3/11/2024 11:45 AM	I think in general the plan is great! We still have a major issue with the tunnel. So many bottle necks. Growth doesn't happen over night so hopefully with time this will be addressed. But there certainly needs to be a car/transit plan for 52St and 56St with the proposed density. We also need a separate safe bike path connecting Lander and Tsawwassen which would aid in getting some cars off the road and get more people commuting with bikes.

Screen Name Redacted 3/11/2024 11:50 AM	The timeframe and expected density does not consider our neigbouring First Nations have massive housing projects in our area which only puts more pressure on our services and infrastructure.
Screen Name Redacted 3/11/2024 12:32 PM	Just know that most in our community support housing supply and continue with an aggressive OCP that will hopefully add the supply that will reducing housing prices.
Screen Name Redacted 3/11/2024 01:11 PM	Conduct a needs assessment on population demographics and density to provide data for green space and recreation programs as well as schools and accessible (walkable) shopping area(s) other than the "village".
Screen Name Redacted 3/11/2024 01:45 PM	Building high-rises in Tsawwassen, takes away from the community and suburban vibe of why people moved here. To get away from the city and have a community feel.
Screen Name Redacted 3/11/2024 02:28 PM	I have already made suggestions.
Screen Name Redacted 3/11/2024 03:01 PM	No to towers of any size! No to growth faster than roads, transportation, schools etc can manage. Affordability for locals. The Southlands is NOT affordable housing, and the upper Tsawwassen Town centre is same developer. Very small high rise tower apartments that are unfordable at best is NOT what our younger families are requesting. Overpriced densely populated and jammed roads is not appropriate for this community.
Screen Name Redacted 3/11/2024 03:10 PM	more affordable housing options (including rentals)
Screen Name Redacted 3/11/2024 03:15 PM	No support is needed, Delta would have, or will meet the targets without the Provincial requirement. I believe Delta is more than happy to have this requirement so they can blame the Province, heard it many times already from staff and the politicians.
Screen Name Redacted 3/11/2024 04:53 PM	More high density housing near town centre, especially multi-story. I don't mind a lot of stories if there is a lot of open space around - i.e. I prefer building vertically to covering the lot with a lower building.

Screen Name Redacted 3/11/2024 05:53 PM	Delta planning department needs to ensure that it takes into consideration existing pedestrian walkways and ease of access to nearby various businesses.
Screen Name Redacted 3/11/2024 07:24 PM	Affordable housing
Screen Name Redacted 3/11/2024 08:25 PM	redeveloped town center but not with towers
Screen Name Redacted 3/11/2024 08:33 PM	It would be helpful to have a pharmacy and post office at 56 St. and southlands Rd. Public transit high priority. Ben yapping dogs and outdoor hot tubs exclamation
Screen Name Redacted 3/11/2024 08:45 PM	Please protect the beautiful trees! Every time a lot is sold from an old cedar comes down. Trees are not interchangeable . A small ornamental tree does not replace a beautiful old cedar ! protect them please!
Screen Name Redacted 3/11/2024 08:49 PM	height restriction should be capped 12 floors max
Screen Name Redacted 3/11/2024 09:01 PM	Not that long ago power lines wear replace through TSA against residents wishes. It was suggested that the lines be buried and the right of way be used for coach houses. It was dismissed. Hindsight is 20/20. You're making a big mistake if you approve this project or approve anything over six stories you were elected to do our bidding not to run roughshod over us
Screen Name Redacted 3/11/2024 09:11 PM	more options in & out of town, more sports fields, upgrade schools
Screen Name Redacted 3/11/2024 09:19 PM	the center of Tsawwassen should be zoned as a neighborhood center and corridor but definitely not "urban.
Screen Name Redacted 3/11/2024 09:23 PM	nothing higher than 6 stories
Screen Name Redacted 3/11/2024 09:23 PM	Listen to the feedback and proposals from the local residents of each sector of Delta (i.e. Tsawwassen, Ladner, and North Delta)

	respectively. Locals have innovative ideas which promote local business and housing options without changing the "feel" of their towns.
Screen Name Redacted 3/11/2024 09:26 PM	build more housing
Screen Name Redacted 3/11/2024 09:42 PM	tunnel
Screen Name Redacted 3/11/2024 09:48 PM	Keep the cost of buying and renting housing in South Delta accessible. Look at affordable southlands - $700K for a one bedroom
Screen Name Redacted 3/11/2024 10:01 PM	increase funding to hospital
Screen Name Redacted 3/11/2024 10:08 PM	Get started ASAP.
Screen Name Redacted 3/11/2024 10:23 PM	Weather Oakland pizza suggest we have a lot of Parkland, B. Bay Regional Park is not Deltas. Green space, crime rates, access to services, adequate hospital facilities -all things to be developed in time with population growth period do not see to plan for this
Screen Name Redacted 3/11/2024 10:32 PM	building height controls
Screen Name Redacted 3/11/2024 10:40 PM	Who wrote this page. redundant
Screen Name Redacted 3/11/2024 10:43 PM	Maintain water access
Screen Name Redacted 3/11/2024 10:46 PM	Public input!
Screen Name Redacted 3/11/2024 10:50 PM	More infrastructure. We don't have any doctors here. Encourage and support 10 Cal restaurants and businesses, we don't want chains
Screen Name Redacted	Would be fun to consider a car free area in central Tsawwassen with

3/11/2024 10:55 PM	traffic divisions away from the main shopping area, encouraging walking transit
Screen Name Redacted 3/11/2024 11:02 PM	No buildings in Tsawwassen over six stories
Screen Name Redacted 3/11/2024 11:13 PM	High rise will not help Tsawwassen needs more infrastructure
Screen Name Redacted 3/11/2024 11:17 PM	A good mayor
Screen Name Redacted 3/11/2024 11:22 PM	Focus the higher density in areas that have infrastructure that can support it EG Scott Rd. entrance to Tsawwassen
Screen Name Redacted 3/12/2024 12:55 AM	Small scale residential. This is a beach community and it's so congested now we have so much development at Tsawwassen Mills and with so many townhouses being built outside Delta, many commute from outside municipalities to use out beaches and green spaces.
Screen Name Redacted 3/12/2024 04:42 AM	Read response to question 6 please.
Screen Name Redacted 3/12/2024 10:53 AM	Creating housing within the Ladner Village with more density is a great way to bring foot traffic into the core of the town and for more businesses to be able to be supported. Considering where we live, our transit. It's nice to see the "townhouse" zones, although there could be more areas sprinkled through.
Screen Name Redacted 3/12/2024 11:07 AM	What is missing is that all of this is on paper, and not from the hearts of people who live here. How many of the Mayor's council and the mayor live in our area? Do they all have to put up with the disruption in our lives? Many times I have asked for help to help control the speeding down our residential road. But, that isn't in the interest of Delta, is it? I have to stop. I'm so overwhelmed with the fact that it just doesn't matter what Delta thinks. I feel it will be a pat on the head, and, just move on and accept what is in the city and government's plan.
Screen Name Redacted	Everything is missing. See Q 10.

3/12/2024 11:10 AM

Screen Name Redacted
3/12/2024 12:10 PM

Global warming is an important priority for the City of Delta. However, cutting down so many mature trees will definitely not help the carbon build up in the atmosphere.

Screen Name Redacted
3/12/2024 12:32 PM

- Expand multi-use paths for all ages to get around with less reliance on a car. - Many Ladner areas do not have back lanes. The Design Guidelines in the OCP should be careful to consider the look, community safety and liveability of a street. Please ensure a street is not just a line of garages. - Reduce the amount of parking required beyond the urban and transitional zones. Base it perhaps on a walkability limit of 10 - 15 minutes, that I personally attest to being further out from Ladner Village that the transitional development zones extends to. Biking takes it further. - Provide shopping areas in Marina Gardens and East Ladner. - Provide community work hubs to support 'work from home' in a community setting to prevent isolation and/or stressful work/home balance in reduced size living spaces - Consider more neighbourhood hubs with daily-need services (Marina Gardens, East Ladner, and Patterson Park in Ladner come to mind). - Identify green natural areas within the blue Institutional Zones, foster and expand them. - expand bike lanes, and multi-use paths that are separated from vehicle traffic, to assist access to schools and services - advocate for bike lockers put back at Ladner Exchange, and setting up of a bike share and electric car share that integrates with efficient bus service - integrate Ladner trails into a Metro Vancouver network, fill the gaps. - Ensure Tunnel construction does not close trails between Ladner, Deas Island Park and Tilbury. The OCP should refer to maintaining active travel networks, and filling active travel gaps, while all development infill takes place. - Provide for community public art that helps spread cultural knowledge of all of Delta's citizens.

Screen Name Redacted
3/12/2024 01:00 PM

Please increase the density to higher towers around Townline neighbourhood (Scott Road & 96 AVE). It is a highly traffic area with a lot of transit users and many bus routes.

Screen Name Redacted
3/12/2024 02:47 PM

Better exit roads from the community. You cannot expect the entire population to exit on 56 Street. Yes I appreciate there is 52nd street, however it only provides one lane out and in icy and snowy conditions is not a wise alternative.

Screen Name Redacted
3/12/2024 07:56 PM

Leaving 72 Ave just for townhomes is not a right approach, should try for up to 4 story high apartments and also a mix of 4 to 6 units

	homes on lots specially which are corner lots.
Screen Name Redacted 3/12/2024 10:23 PM	Co-ops please
Screen Name Redacted 3/13/2024 12:36 PM	Delta residence feedback and planning a well designed community that will support everyone that lives here. We have lived in Ladner since 1988, raised our 3 kids here. And now I dont feel very confident that as we consider retirement that there will be many options to age here or our kids buying here.
Screen Name Redacted 3/13/2024 12:40 PM	Focus on greater density in town centres and permit home owners to grow the supply (for suites and coach houses) in their neighbourhood a.
Screen Name Redacted 3/13/2024 02:52 PM	Get out of the office. Come down to the locations and see the day to day activity. Look at the density of 72nd Avenue and Scott Road in North Delta vs that in Tsawwassen and Ladner. There is way too much on these two roads and North Delta is slowly becoming a clogged city.
Screen Name Redacted 3/13/2024 03:01 PM	It is already begin done as of expectable growth, building small scaled town house complexes.
Screen Name Redacted 3/13/2024 03:15 PM	See answer to Q.6 All the negative aspects of the plan apply to all areas. As I said, Tsawwassen has the most at stake if this plan proceeds, but the lack of infrastructure and services will apply to all areas. Delta has a “tree canopy” plan in place, (to increase it) how would that happen if every lot could become 4 residences and downtown core density increases dramatically?
Screen Name Redacted 3/13/2024 03:26 PM	No I have said it.
Screen Name Redacted 3/13/2024 05:07 PM	See above.
Screen Name Redacted 3/13/2024 05:14 PM	See number 6 and number 10. The Provincial Government has also mandated that Local Governments update their OCP's at minimum every 5 years moving forward. I suggest that this current proposed OCP be rethought, and aligned with the current provincial

requirements. I am in favour of simplifying the land use descriptions in this OCP update, which will go a long way towards reducing the 'red tape' that slows down development applications. But this aggressive increase in densification, including 24 story towers in our small town, with two roads in and out (one of which is an Emergency Evacuation Route that is congested under normal everyday use), is completely out of place and out of character for Tsawwassen. I advocate for reassessment of our needs, including sufficient community engagement and input, in 5 years' time in conjunction with the mandated OCP update.

Screen Name Redacted
3/13/2024 05:30 PM

Make sure the community has a clear picture of where and what type of housing is being built in the residential areas. Please do not crowd North Delta. As far as road networks are concerned, there is no room for expansion thus we are stuck with inadequate upgrades. I appreciate the upgrade to 72nd Ave, however the extra lane access travelling Eastbound merges near 116th St causing traffic backup and it should go all the way to Scott Road. For the access to the tunnel and Alex Fraser bridge: Perhaps Surrey should be paying something for our road network through our community. The 72nd Ave connector should never have happened. We already deal with heavy Surrey traffic through the community on 112th Street, probably 116th Street, 64th, 72nd, 80th, 84th, and 88th Ave. for morning and afternoon rush hours. Scott Rd is extremely busy on Saturdays and Sundays. I do not like the two right hand turn lanes from 112th St. travelling West onto 72nd Ave. It can be tight. As far as buses go, it takes 2 hours on a bus to go from North Delta to Yaletown. Car preferred in this case. And, the Translink buses and skytrain are already crowded. It feels like we are trying to squeeze too much into a limited space. Maybe it will be fine. Change is difficult when you don't know the vision. Ensure the communities know the vision and provide artist's rendering of the new neighbourhoods. How the alternate housing fits in to existing residential neighbourhoods. I thought the housing photo examples were great. I really hope for vibrant social hearts. I remain optimistic. It's difficult when a community is forced to do this in a short time frame.

Screen Name Redacted
3/13/2024 05:31 PM

Personally I moved to Tsawwassen because of the small community atmosphere so I prefer that it stays the way it is. I suggest expanding in Ladner or North Delta where there is better access to critical infrastructure.

Screen Name Redacted
3/13/2024 06:07 PM

See #5 & 6 above.

Screen Name Redacted 3/13/2024 06:25 PM	When this development occurs , please try to build more bike lanes and multi use paths to encourage people to leave their cars at home . Please make this part of the design approval process.
Screen Name Redacted 3/13/2024 06:37 PM	The idea that existing homes could support 4 ‘residences’ is ludicrous. It wasn’t that long ago that Delta did NOT allow for secondary suites and went after home owners that contained them within their homes
Screen Name Redacted 3/13/2024 06:48 PM	Carry on the way we always carried on, responsibly! These proposals are off the charts for Tsawwassen.
Screen Name Redacted 3/13/2024 07:04 PM	As above.
Screen Name Redacted 3/13/2024 07:22 PM	Provide a method for ongoing concerns and suggestions from residents, even though a Public Hearing is no longer allowed. Local residents know the area and their input would be beneficial.
Screen Name Redacted 3/13/2024 07:26 PM	Same as above, infrastructure and schools need to be kept up with the growth as well.
Screen Name Redacted 3/13/2024 07:29 PM	“Growth” is not a goal to aspire to in Tsawwassen.
Screen Name Redacted 3/13/2024 09:11 PM	we dont need buildings in excess of 6 stories in our comunity
Screen Name Redacted 3/13/2024 09:36 PM	We are growing now, no need to add more, we also need to consider TFN as part of this community. The province failed to do so when pushing their agenda.
Screen Name Redacted 3/13/2024 09:40 PM	I agree we need more affordable condos & townhouses. Some of the larger lots could be subdivided.
Screen Name Redacted 3/14/2024 09:13 AM	Limiting rezoning of properties to not allow to many units on one property, allowing no new buildings over 6 stories, adding to our struggling hospital, school improvements.

Screen Name Redacted 3/14/2024 09:34 AM	Get true democratic input from the residents of Delta.
Screen Name Redacted 3/14/2024 11:47 AM	I'm surprised that the proposed housing options along 56 Avenue across from Winskill Park north of the cemetery and South of Winskill park up to 8A (across from the cemetery) are only characterized as mixed residential rather than Neighborhood Centres & Corridors? A lot of the communication that I have been reading on the OCP is that we are looking to have density on the main corridors, which 56 Avenue is, and near the Urban Centres (this area is within a 5 min walk or 400m of the Urban Centre). I would have thought and I would like to see a higher form of density (up to 6 storeys) on this stretch of 56 Ave to 8A given its walking proximity to the Urban Centre. Having higher density closer to the Urban Core and on main corridors is exactly what is being communicated to us yet this area doesn't seem to follow that premise. It seems like a missed opportunity to not have a higher form of density so close to an Urban Centre especially when it's low hanging fruit and supportable by the community as the preference would be to have higher density on the busier corridors near the Urban Centre rather than within the more quiet urban streets. Going from potentially 24 storeys in the Urban Centre on 56 Avenue down to low-rise townhouses south to 8A doesn't seem to follow the stepped transition from high, medium to low-density that we should be targeting.
Screen Name Redacted 3/14/2024 12:36 PM	As much as possible I would try to incorporate opportunities for commercial space in order to provide the necessary opportunities for businesses to thrive along with the additional housing that is being created.
Screen Name Redacted 3/14/2024 01:34 PM	I think Tsawwassen is developed fully and we need to preserve green space parks, and farmland. We have a shortages of doctors, medical services, transportation, tunnel, traffic, two access roads in and out of Tsawwassen, thousands of homes being built on the Tsawwassen Indian reserve. No need to build anymore. We are short on services
Screen Name Redacted 3/14/2024 01:56 PM	Yes- take some time and plan well- don't just follow the money to be made by developers- the housing that is being built i,e Hampton Cove is NOT affordable housing. Is that even in the plans?
Screen Name Redacted 3/14/2024 04:06 PM	Please don’t build a single new residence without first expanding school, hospital and grocery shopping facilities. We will never have enough family physicians for those who already live here…please address this. Please! We are already overstretched without adding

more people. Get the %#@$+ tunnel built too!!!!

Screen Name Redacted
3/14/2024 05:21 PM

I have been very impressed by Hodgins idea of a farm community with walking trails etc.....would this not be a feasible alternate idea for some area's of Ladner rather than large crowded apt. blocks or condo's? East Ladner could definitely use a small shopping center and a few condo area's - it already has a small school which would support families.

Screen Name Redacted
3/14/2024 05:42 PM

The area around 56 St and 12 Ave seems like a wasted opportunity as the bulk of the new housing proposed is concentrated in the Town Centre high-rises. There should be more 4-6 storey scale gentle density but spread out over a greater area. We need a balance of condo and rental options.

Screen Name Redacted
3/14/2024 08:10 PM

As above, much is missing

Screen Name Redacted
3/14/2024 09:22 PM

Limit the growth over time and distribute it eaqualy throughout Delta.

Screen Name Redacted
3/15/2024 12:56 AM

Slow the growth down, rather than increase it.

Screen Name Redacted
3/15/2024 12:28 PM

Affordable housing is key along with food security. Many people are really suffering due to the high cost of food and the insanely high prices of housing, resulting in a large portion of people's income going to pay for housing.

Screen Name Redacted
3/15/2024 12:59 PM

Smoother transition points between developments. Improved cycling and active Transportation amenities at the Tsawwassen Commons Mall Complex. [ample covered bike racks close to shop entrances, more demarcated cycling routes through and too the mail and better transit services for the growing population. Preferably before build out finish So new people Moving In aren't Defaulted to car Supremacy]

Screen Name Redacted
3/15/2024 01:02 PM

I suggest there be more growth around the Civic Centre in Ladner. There is walkable access to transit (Ladner Exchange), paramedical, pharmacy, hospital, recreation, policing, and City Hall.

Screen Name Redacted

Yes, use land in Southlands ALR to develop more housing. Replace

3/15/2024 01:17 PM	the aging road system. Stop changing RS1 areas against homeowners wishes. Take into account all the new housing that has been added on the TFN lands and Southlands. Rezone Town Centre Mall to allow for townhomes and multi use. NO highrise apartment buildings.
Screen Name Redacted 3/15/2024 01:19 PM	Focus growth further along Scott Road past the existing boundary
Screen Name Redacted 3/15/2024 01:46 PM	Take the TFN into account. Push for more doctors, and a Dedicated ambulance station. Push for an increase in capacity at Delta Hospital. Add more venues like the Kinsman to support the aging population.
Screen Name Redacted 3/15/2024 03:09 PM	Growth, or densification, in Ladner, should take place very slowly and with care. As mentioned above, it is just not an area amenable to this growth. For one thing, it should be restrained until solutions for parking and traffic movement can be developed. As well, efforts should be made to retain the character of the old town.
Screen Name Redacted 3/15/2024 04:06 PM	Nothing further.
Screen Name Redacted 3/15/2024 06:43 PM	Housing units in Tsawwassen are already expanding. With what is now being built or is in the planning stage Tsawwassen will have met its share of Victoria's quota.
Screen Name Redacted 3/15/2024 07:42 PM	See above
Screen Name Redacted 3/15/2024 07:50 PM	Increased Bus service.
Screen Name Redacted 3/15/2024 07:54 PM	Be sure to require ample parking in zoning restrictions. More here is better.
Screen Name Redacted 3/15/2024 07:54 PM	See my answer to question #6
Screen Name Redacted 3/15/2024 07:59 PM	Not sure

Screen Name Redacted 3/15/2024 08:06 PM	once again, infrastructure
Screen Name Redacted 3/15/2024 08:10 PM	Change Agriculture land zoning of ladner & tsawwassen to residential
Screen Name Redacted 3/15/2024 08:15 PM	Proposal for Implementing Solar Roof Systems in Delta I am writing to propose an initiative aimed at enhancing clean energy adoption within our community of Delta. As we strive to reduce our carbon footprint and promote sustainable practices, I believe it is imperative to explore innovative solutions such as the implementation of solar roof systems for our residents. To facilitate the widespread adoption of solar energy, I suggest negotiating a wholesale price for all Delta residents as a collective group with reputable manufacturers such as Tesla. By leveraging our collective purchasing power, we can secure competitive pricing and streamline the process for residents interested in transitioning to solar energy. Here are a few key points to consider: Environmental Benefits: Solar energy is renewable and emits no greenhouse gases during operation, thereby contributing to our efforts in combatting climate change and promoting a cleaner environment. Financial Savings: Installing solar roof systems can lead to significant long-term savings on electricity bills for residents. By negotiating a wholesale price, we can further enhance the affordability and accessibility of this sustainable technology. Community Engagement: This initiative fosters community involvement and collaboration, as residents can collectively benefit from shared resources and support each other in adopting renewable energy solutions. Partnership Opportunities: Collaborating with manufacturers like Tesla presents an opportunity to establish mutually beneficial partnerships that support our goal of transitioning to clean energy sources. I urge the City Council to consider the potential of this proposal and explore avenues for its implementation. By prioritizing the adoption of solar roof systems, we can make tangible strides towards a more sustainable future for Delta. Thank you for your attention to this matter. I am available to provide further information or assistance as needed.
Screen Name Redacted 3/15/2024 08:20 PM	more neighbourhood commercial zoning
Screen Name Redacted 3/15/2024 08:22 PM	Effective communication. The narrative amongst residents is fairly negative. There is this definite feeling that people don’t want change and want Delta to stay the way it was. That is not possible and there needs to be real engagement with the community to understand that these changes are necessary to keep more people housed and safe.

Screen Name Redacted 3/15/2024 08:23 PM	the current situation with childcare in Tsawwassen is very drastic, not enough spaces at all, with new hundreds of units the situation will get worse and worse; currently almost every single school in south delta and many churches are renting rooms for daycares or preschool; there is not enough facilities, to accommodates younger families moving here with young children; Delta should first invest in developing this kind of infrastructure before allowing to build more apartments. It's the same situation with swimming pool lessons and other sports activities for children, people are struggling to sign in.
Screen Name Redacted 3/15/2024 08:24 PM	Reduce height of high rises. The Rise is a perfect example of future ghettos, crime and traffic nightmares. Don't repeat the same thing at Scott and 96th. ALWAYS protect our green spaces.
Screen Name Redacted 3/15/2024 08:32 PM	Do it elsewhere
Screen Name Redacted 3/15/2024 08:35 PM	More development that’s suited to our small town
Screen Name Redacted 3/15/2024 08:39 PM	same as above.
Screen Name Redacted 3/15/2024 08:45 PM	We need more diversity in the type of zoning - more cafes and small grocery stores in residential areas.
Screen Name Redacted 3/15/2024 08:49 PM	Large amounts of social housing
Screen Name Redacted 3/15/2024 08:54 PM	Have more ladner markets in the summer Have better access to ladner from Van and another route from ladner to highway 99
Screen Name Redacted 3/15/2024 09:08 PM	I won't bother. You don't listen. Oh, why not charge a toll to Surrey drivers passing through North Delta creating havoc on North Delta roads.
Screen Name Redacted 3/15/2024 09:09 PM	No

Screen Name Redacted 3/15/2024 09:10 PM	Something more concrete has to done for 120 Street. The traffic there is going to balloon soon. Run Skytrain or monorail on 120 street. Access to Highway 91 from 72 Avenue is mess. Do something there.
Screen Name Redacted 3/15/2024 09:15 PM	Business on bottom, mix use building, build up high. Have amenities that can be community borrowed inside the high rise, pool use for lessons or parks that the community can use
Screen Name Redacted 3/15/2024 09:16 PM	You can't update the OCP with a one sided approach. It will take time that has been lost due to council's inefficiency. I wonder if this apparent "sudden" orders from the BC government has to do with election strategy. Please support the voters of Delta.
Screen Name Redacted 3/15/2024 09:17 PM	Require mostly 2,3, and 4 bedrooms, including in the mid and high rise towers. Limit the prices the new places can be sold for. This is what families need.
Screen Name Redacted 3/15/2024 09:24 PM	Ensure single family housing dominance throughout the village.
Screen Name Redacted 3/15/2024 09:31 PM	Slow growth will get better results.
Screen Name Redacted 3/15/2024 09:31 PM	Have a policy to ensure all new units created that all three parts of Delta- North Delta, Ladner, and Tswassannen have equal development. Not just North Delta approving the most units due to Scott Road having the largest geographical area with Urban high density. Start purchasing more park land to accommodate growth of recreation areas. Start to expand the number of ice rinks and aquatic centres. Need a plan of how going to improve traffic in North Delta. Traffic is brutal here with no plan from council how to address it.
Screen Name Redacted 3/15/2024 09:37 PM	Please don’t rush the OCP , listen to the community, not just the developers. 6 stories is okay, more garden suites, duplexes, etc., yes, but please allow thoughtful planning
Screen Name Redacted 3/15/2024 09:46 PM	Redefine what is successful.
Screen Name Redacted 3/15/2024 09:56 PM	As stated above.

Screen Name Redacted 3/15/2024 10:02 PM	Another route out of Tsawwassen and the infrastructure discussed above.
Screen Name Redacted 3/15/2024 10:09 PM	As previously stated - redevelop town centre, but cap at 6-stories - when considering numbers take TFN development into account
Screen Name Redacted 3/15/2024 10:14 PM	Allow more townhouses while close to the transit routes to allow for growth through Delta. Also ensure protection of existing farm land. Plans for school growth needs to be considered if we are building housing that will include families.
Screen Name Redacted 3/15/2024 10:14 PM	We already don't have sidewalks on our street. Most homes still have ditches. If minimal onsite parking is required it will become awkward/difficult to navigate the streets. (For example if there are suddenly an extra three vehicles parking on the street for each lot.)
Screen Name Redacted 3/15/2024 10:19 PM	Infrastructure is missing Doctors are missing protection of internationally-significant habitat and farmland is missing
Screen Name Redacted 3/15/2024 10:20 PM	Leave single family zoned neighborhoods alone and do not force new zoning on those areas which will decrease the livability and appeal of these communities for existing residents.
Screen Name Redacted 3/15/2024 11:10 PM	Doctors, community services - skating lessons, swimming lessons, arena time, roads, fraser river crossing.
Screen Name Redacted 3/15/2024 11:20 PM	the roads need to be expanded and traffic lights eliminated so you can move a large volume of traffic in and out in a short period of time
Screen Name Redacted 3/15/2024 11:42 PM	Promote replacing all the old ranchers in all areas of North Delta with family-sized infill houses. Not "garden suites" or "coach houses". See 8276 108 Street.
Screen Name Redacted 3/16/2024 12:20 AM	Significant upgrades to the roads in and out of Tsawwassen and additional schools
Screen Name Redacted	I think that affordable housing will not be successful without allowing

3/16/2024 12:21 AM	new developers focused on livable prices to develop more affordable housing. My husband and I recently moved out of a rental company's building recently and they raised the rent by almost 500$ after we left to almost $2500. That's not affordable, that's not even manageable for most families. that's not going to draw younger people who can constitute to our workforce and start/work at local businesses at all. We need to support renters, and provide more livable houses in a meaningful way, not just by putting up giant skyscrapers that are going to end up being crazy expensive anyways.
Screen Name Redacted 3/16/2024 12:54 AM	We need to see where we can build care center or other healthcare facility in the area.
Screen Name Redacted 3/16/2024 01:51 AM	Please leave Canturbury Heights, Royal York and Sunshine Hills the way they are so we can preserve the important and meaningful community-feels in these neighbourhoods and avoid overpopulation. Instead focus on building up the shops and services on 112th and 84th which have not been kept up in look & feel, but also in services required for residents in the area. We would like a high quality produce market (like a Kins Farm Market) and some alternative dining options.
Screen Name Redacted 3/16/2024 04:07 AM	North Delta requires upgrades to infrastructure and access to shopping, grocery, dining, entertainment and transit options. These will naturally increase the density of our neighbourhoods.
Screen Name Redacted 3/16/2024 08:15 AM	We need a town centre. A sense of community that North Delta lacks. If you increase density along the main corridors we need to get in and out of North Delta so our road systems will need upgrading.
Screen Name Redacted 3/16/2024 09:14 AM	How has it take so long to get the hwy 17a overpass fixed?
Screen Name Redacted 3/16/2024 09:27 AM	Zone our area as small scale residential, like our neighbours to the south in forest by the bay. Do not destroy our forest canopy!!! Do not destroy brand new upscale houses!!!
Screen Name Redacted 3/16/2024 09:40 AM	With all the secondary suites going in, I know myself of several cases of new immigrants that are being taken advantage of by bullying landlords landlords that have no respect for their privacy. As these people don't know their rights if an office could be opened up in Delta specifically for renting new immigrants And giving them all the

	information on the rights .
Screen Name Redacted 3/16/2024 09:43 AM	Infrastructure, resources, schools, hospitals, parks, first. Take care of the needs of the people who live here before adding more.
Screen Name Redacted 3/16/2024 09:50 AM	Absolutely. More affordable apartment blocks with adequate parking. Richmond and Surrey actually build nice looking townhouse communities. All Ladner seems to attract are elevator shaft (and poorly built I might add) looking structures. Elevator shaft structures with 3 flights of stairs with two rooms on each floor is not 'family' or senior' friendly. Decently constructed one level apartments are.
Screen Name Redacted 3/16/2024 10:08 AM	Slow down development until schools, roads, parking, bike lanes, sidewalks, schools, parks and other amenities are firmly planned and funded. Make sure developments provide more green space within their development. Trees, xeriscaping mini parks; anything green to provide relief from packed - together buildings and asphalt. These are very unfriendly environments for children and seniors in particular !
Screen Name Redacted 3/16/2024 10:11 AM	As noted in comments above
Screen Name Redacted 3/16/2024 10:39 AM	We need an arts centre and improved sports facilities. Road infrastructure needs improvement to support increased population. More pedestrian friendly infrastructure and more bike lanes to promote car free transportation.
Screen Name Redacted 3/16/2024 10:45 AM	Better infrastructure.
Screen Name Redacted 3/16/2024 10:46 AM	Complete the tunnel earlier than 2030 and get a commitment from Translink to increase bus services.
Screen Name Redacted 3/16/2024 10:51 AM	I don’t think Tsawwassen can support much more growth, certainly not what is being suggested. It is a relatively small area and there just isn’t the available space for any more large developments without ruining what is very precious to those of us who live here.
Screen Name Redacted 3/16/2024 10:53 AM	Quicker permit approval with Standardized design plans single family homes, duplexes and coach homes.

Screen Name Redacted 3/16/2024 10:53 AM	answered above.
Screen Name Redacted 3/16/2024 10:56 AM	Eliminate rezoning process for Housing. Development Permits should be combined with Building permits.
Screen Name Redacted 3/16/2024 10:57 AM	More doctors. Better access to roads leaving Ladner
Screen Name Redacted 3/16/2024 11:07 AM	I don’t think there is enough roadwork to support. Right lane needs to be built on 17 so traffic going south can exit to the 99. More on and off ramps to 17 from Ladner.
Screen Name Redacted 3/16/2024 11:08 AM	We can't deny that growth needs to occur, but having our hands tied behind our backs from the provincial government, with little if any Federal/Provincial funding support from an infrastructure perspective will burden the tax payer base. Development of Seniors Complex's is needed, this would allow many of us to move into a area like Delsom level entry and have our children move into our homes. Now we have a true walking and livable Community
Screen Name Redacted 3/16/2024 11:10 AM	Successful growth in Ladner can be achieved by listening to the comments from Ladner residents. It is disheartening to see resident input not being considered when decisions are made for growth. Growth in housing and housing alternatives must happen but for it to be successful and in keeping with the "feel" of Ladner which is so vital to a connected community, compromises must be made but must include what the residents want.
Screen Name Redacted 3/16/2024 11:12 AM	Infrastructure for development Farmland must be protected
Screen Name Redacted 3/16/2024 11:16 AM	Adopt the recommendations outlined in the previous HOUSING TASK FORCE REPORT
Screen Name Redacted 3/16/2024 11:17 AM	Planning for large population growth before all these housing changes take place (eg daycares, access to professionals such as doctors)

Screen Name Redacted 3/16/2024 11:18 AM	With the ever expanding Tsawwassen First Nation developments (I fully understand this is neither under your or provincial control) and the already approved Southlands development, I believe our peninsula has reached its maximum if we are to remain a sustainable community.
Screen Name Redacted 3/16/2024 11:35 AM	The need for more bus routes and bus lanes and shorter times (every 15 min.) between picking up the public in busier areas. Also more sidewalks for the public to use rather than them walking on the roads.
Screen Name Redacted 3/16/2024 12:00 PM	Promote/encourage non-strata housing for seniors to age and live in the same community they have lived in for many years so they dont have to move away or into a strata development. Address the worsening traffic problems (especially at 9am & 3pm school days).
Screen Name Redacted 3/16/2024 12:15 PM	See above.
Screen Name Redacted 3/16/2024 12:21 PM	See above
Screen Name Redacted 3/16/2024 12:23 PM	Slow it down.
Screen Name Redacted 3/16/2024 12:29 PM	Build a second road for commuters out of Ladner and Tsawassen.
Screen Name Redacted 3/16/2024 12:33 PM	I feel like the development of carriage houses or multi unit buildings on single residential properties is fine as well as a few mid rise buildings (6-10 stories high).
Screen Name Redacted 3/16/2024 12:43 PM	Adding in green spaces on rooftops and alternate energy sources (such as solar, wind or geothermal + water collection (gray water reuse or rain water units) in new housing projects should be considered to reduce environmental impacts
Screen Name Redacted 3/16/2024 12:46 PM	Review old by-laws and reach out to those affected as to what options they have for their property.

Screen Name Redacted 3/16/2024 12:54 PM	Build on farmland. It's done all, the time in the lower mainland. We pretend that it's scared untouchable land, until of course municipalities and developers decide it's ok to build on it. Look at Langley in the past decade.
Screen Name Redacted 3/16/2024 01:00 PM	Build where there is space. Build higher where we have existing condos
Screen Name Redacted 3/16/2024 01:08 PM	I would like to see the look and feel of our neighbourhoods prioritized. Capping building heights to 6-8 storeys would allow for more homes to be built while not completely changing the look and feel of our community. Community members would then be more supportive of development.
Screen Name Redacted 3/16/2024 01:13 PM	Come and see Centennial Beach on a weekend - huge family picnics all with cars Lots of people enjoying the beach but very few from this area
Screen Name Redacted 3/16/2024 01:27 PM	Where areas will permit, allow for future growth but not just building overnight and destroying neighborhoods with massive densifiction. A slower pace of growth would help.
Screen Name Redacted 3/16/2024 01:42 PM	better roads, they are so blocked with congestion it takes 20min on the side streets to get to groceries. it should only be a 7min drive. 120th and 116th, 112th, need better flow. The beautification took the ability to turn away, and now when 1 person needs to the traffic stops for blocks
Screen Name Redacted 3/16/2024 02:18 PM	So long as the Utilities, Policing, Schools, firehalls, sports facilities, shops and services, adequate medical-hospital facilities for the young and older citizens, good land use for agriculture - are all being preplanned for Delta.
Screen Name Redacted 3/16/2024 02:24 PM	Don't change our towns overnight and push through development.That people don't want.I think you've seen that people are starting to get mad.And we feel like our voices are getting heard
Screen Name Redacted 3/16/2024 02:26 PM	Simple slow down the growth and minimize what is built. New homes are not affordable,

Screen Name Redacted 3/16/2024 02:37 PM	We have significant density available in the "Urban Centre" area for over 3330 residential units and absolutely no need to exceed 6 storeys!. Planners at the Open Houses indicated that the need to build up was to get the required number of units in while maximizing green space and a community amenity. I have seen the Century Group Plan and with the 4 high-rise towers, 6 -6 storey buildings, commercial and an amenity.....there is minimal green space available!.
Screen Name Redacted 3/16/2024 02:49 PM	Expand delta hospital replacement and extensions of care homes
Screen Name Redacted 3/16/2024 02:58 PM	Also looking at building heights that are being proposed for the town center mall- consists considering buildings to be built should be kept of a mid rise height- anything higher than 10 to 12 stories should not be considered
Screen Name Redacted 3/16/2024 03:05 PM	Plans for getting to the north side of the river. If at the 2024 election, the BC united get in, we might be back to a bridge instead of a tunnel
Screen Name Redacted 3/16/2024 03:19 PM	Missing is public transit. I realize this is a provincial issue but transit leaves a lot to be desired ! More buses too Bridge Grove. all day /everyday are required
Screen Name Redacted 3/16/2024 03:28 PM	Lots of density can be achieved with an existing six story cap within the urban center area and not paralize community .
Screen Name Redacted 3/16/2024 03:33 PM	My comments are already covered in a previous comments reply (number 6 above)
Screen Name Redacted 3/16/2024 03:38 PM	Developers should require to provide a portion of their site for large green spaces
Screen Name Redacted 3/16/2024 03:54 PM	without ba> able to include new residences n the total if "new units provided" until the new residences are actually built and occupied
Screen Name Redacted 3/16/2024 04:08 PM	There is lack o space to accommodate such growth without cutting into farm land

Screen Name Redacted 3/16/2024 04:14 PM	Build infrastructure - can developers cover the schools, parking etc
Screen Name Redacted 3/16/2024 04:17 PM	A third space where people hangout would be ideal.
Screen Name Redacted 3/16/2024 04:29 PM	Lots of density available in urban center (up to 3300 residential units) without exceeding 6 stories based on exceeding limits- gradual with infrastructure improvements implemented - not pointing fingers at someone else and hope it happens
Screen Name Redacted 3/16/2024 04:31 PM	(Specifically for Tsawwassen) Follow the TAPlan and keep the "semi-rural atmosphere" as the growth IS ALREADY HAPPENING. The infrastructure/ services must be in place CONCURRENTLY with any further growth. The Province cannot ORDER any place to overbuild if they do not build schools, daycares, river crossings, roads enough to handle the population, services to support their initiative "Better at Home" where they want seniors to keep living in their houses, efficient hospitals (and everything else health-care)
Screen Name Redacted 3/16/2024 04:35 PM	Fix the infrastructure& transit
Screen Name Redacted 3/16/2024 04:41 PM	Curious why 56 st and between 8A and 9A is designated as "Mixed residential" vs "neighborhood centers and corridors" ? Under the "Neighborhood Centres & Corridors" classification there are a variety of housing options ranging from townhomes up to low-rise buildings, so the form of housing that ultimately takes place on the site does not preclude townhouses (the current designation in the draft OCP), but it does provide additional housing options for existing and new families.
Screen Name Redacted 3/16/2024 04:50 PM	ensure we keep the current free parking as we grow, local business can and should continue to support this but keep an eye on the areas along the R6 stops so it doesn't become a nuisance issue. Allow for more professional buildings to house doctors and dentist and other medical practitioners to support the community - build it and they will come.
Screen Name Redacted 3/16/2024 04:58 PM	New council new mayor

Screen Name Redacted 3/16/2024 05:05 PM	See #5 - include areas south of the existing high density corridor
Screen Name Redacted 3/16/2024 05:09 PM	How are the growth projections going to be affecting infrastructure? What about have parking? As it is, again, because we don't have transit, families can't park the four or five vehicles the have for any specific property, affecting emergency vehicles and flow.
Screen Name Redacted 3/16/2024 05:12 PM	keep in mind 1)the vehicle parking & road network2) schooling 3)crowd in community center 4) public transit
Screen Name Redacted 3/16/2024 05:23 PM	There is too much high rise development planned for North Delta. The area along Scott rd is already congested
Screen Name Redacted 3/16/2024 05:24 PM	Just built at Scott road.
Screen Name Redacted 3/16/2024 05:28 PM	I know change is inevitable but perhaps 6 storey buildings would not spoil our lovely neighbourhood.
Screen Name Redacted 3/16/2024 05:33 PM	-insure proper parking for the developments, and comfortable living quarters - monitor all services- transit, municipal services, roads to keep ahead of projected needs
Screen Name Redacted 3/16/2024 05:42 PM	Smaller front yards & less parking spaces required to homes
Screen Name Redacted 3/16/2024 05:45 PM	See above
Screen Name Redacted 3/16/2024 05:57 PM	Are the buildings erected consider the fact we are in a fault line. What happens when the "BIG ONE" comes. Is the city prepared for big disaster
Screen Name Redacted 3/16/2024 05:59 PM	Thoughtful community centric planning
Screen Name Redacted 3/16/2024 06:17 PM	I understand that the huge development on the TFN lands is not part of this work or is counted in the growth that the Province has mandated, however the increased population needs to be considered

	in this planning, as we all share the same area and how we need to live.
Screen Name Redacted 3/16/2024 06:34 PM	Lower height of buildings : all the extra traffic is not acceptable - side streets are suffering all the overflow
Screen Name Redacted 3/16/2024 06:41 PM	adequate green space is missing. Too much
Screen Name Redacted 3/16/2024 06:51 PM	As above. Preserve green space, dark skies- if possible- and to educate citizens about the value of our natural environment . Salmon, bird. native species
Screen Name Redacted 3/16/2024 06:53 PM	My understanding is that the Provincial government is requiring 3607 "net new" housing in the (3) Delta communities post Oct 1, 2023. With 750 homes yet to be finished in the Southlands plus additional housing builds underway in the Tsawwassen community, we are well on our way to satisfying Provincial government.
Screen Name Redacted 3/16/2024 06:59 PM	Same as abive
Screen Name Redacted 3/16/2024 07:03 PM	Take care of parking/no parking on roads as in Surrey. no clutter
Screen Name Redacted 3/16/2024 07:07 PM	Housing pricing - bring regulation. When building apartments d not make the space so small & tiny (we have seen this in other growing cities)
Screen Name Redacted 3/16/2024 07:23 PM	Improve public transportation support to promote long term growth. Specifically for young people and family
Screen Name Redacted 3/16/2024 07:23 PM	Planned improvements to roads to support increased density. Tsawwassen will need another entrance/exit to the highway.
Screen Name Redacted 3/16/2024 07:28 PM	you can "grow everything" in a few years w/o taxing the residents in Delta etc (lower mainland)
Screen Name Redacted	What is government policy indoor suites but increased construction

3/16/2024 07:34 PM	costs and delay construction? Construction companies indicate house construction costs increase at $2000 /week!
Screen Name Redacted 3/16/2024 07:40 PM	Controlled traffic congestion still unable to access road for the residents of pl
Screen Name Redacted 3/16/2024 07:42 PM	Don't allow Surrey traffic from 84 Ave expansion
Screen Name Redacted 3/16/2024 07:56 PM	see#5
Screen Name Redacted 3/16/2024 08:04 PM	stick with original OCP. we do not need another library donation to allow 24 story buildings
Screen Name Redacted 3/16/2024 08:05 PM	I would like my address to put in high density plan which is very close to 118St. I am on 11789-85A Ave
Screen Name Redacted 3/16/2024 08:11 PM	Happy about housing options EG coach homes, suites, fabulous example of four smaller houses on one lot. Family lots took forever to get approval. This should be encouraged. Less restriction for smaller suites on lots
Screen Name Redacted 3/16/2024 08:13 PM	Make it easier to legalize secondary suites
Screen Name Redacted 3/16/2024 08:19 PM	Yes community involvement with council planners.
Screen Name Redacted 3/16/2024 08:21 PM	Tell the provincial government that OCP doesn’t work in Delta
Screen Name Redacted 3/16/2024 08:27 PM	Limit size of houses. Limit the number of vehicles per household
Screen Name Redacted 3/16/2024 08:44 PM	All the supporting plans -especially traffic, parking, sewer system accommodation and community livability should be in place before the 2nd year of OCP (with required OCP amendments).

Screen Name Redacted 3/16/2024 09:47 PM	Growth should be along main streets. If it becomes a free for all on sleepy streets, you will create paranoia when properties come up for sale. I am seeing this already.,Everyone worries that a giant 4-plex will be built next to their home. I think this feeling can tear a community apart. In the town centre, nothing over 4 stories (and at the most -6 stories). With only two streets going in and out of Tsawwassen, that would already apply too much pressure on our roads. Don’t forget, Southland is still constructing!
Screen Name Redacted 3/16/2024 10:25 PM	See above
Screen Name Redacted 3/16/2024 10:34 PM	Slow it down. More importantly , plan it out very carefully in keeping with the area. A beach community, not Surrey.
Screen Name Redacted 3/16/2024 11:05 PM	No. There is no support for the great destroyer densification.
Screen Name Redacted 3/16/2024 11:21 PM	The area beside the firehall and behind Thrifty Foods could be converted into "Neighbourhood Centres & Corridors" it is already right beside Urban Centres. This would add more commercial in an area that is not cut in half by a 4.5 line street and increase walkability in Tsawwassen and offer make more opportunities for local businesses. This would also increase density near the commercial area, increasing density and supplying a population that is more likely to support local and close businesses.
Screen Name Redacted 3/16/2024 11:30 PM	more & more unbiased consultation
Screen Name Redacted 3/16/2024 11:36 PM	Home input from local residents about the impact on commentary & their daily living
Screen Name Redacted 3/16/2024 11:48 PM	no transit plan to fit with this flow
Screen Name Redacted 3/16/2024 11:57 PM	North Delta appears to be the obvious solution
Screen Name Redacted 3/16/2024 11:58 PM	I suggest City Planners listen to the feedback being given by the residents - a tall order

Screen Name Redacted 3/17/2024 12:01 AM	another road out of Tsaww to Hwy 17
Screen Name Redacted 3/17/2024 12:14 AM	Improve the town center within existing height & setback allowances
Screen Name Redacted 3/17/2024 12:19 AM	as mentioned
Screen Name Redacted 3/17/2024 12:21 AM	No - More growth is simply NOT needed here without first providing the appropriate supports & services. Otherwise, we cannot support it.
Screen Name Redacted 3/17/2024 12:28 AM	We have a significant ability to increase density in the "Urban Centre" area without exceeding 6 storeys, as there are currently fewer than 300 residential units in this area and we could increase it by another 3330 residential units on a gradual basis with infrastructure improvements. This is a remarkable number of residential units and could attract a less modest community contribution such as a community park or funds to help offset costs of the new Aquatic Centre etc. Further, as the 56 St Corridor will see developments of up to 6 storeys, Tsawwassen will achieve a significant level of densification without paralyzing one intersection.
Screen Name Redacted 3/17/2024 12:56 AM	Limit the amount of new growth until we are set up for success with infrastructure. We are failing now. Adding more people will only make things worse. I'm losing HOURS a day in traffic.
Screen Name Redacted 3/17/2024 01:04 AM	Housing development that does not exceed 8/9 stories. Successful does not always = sustainable and community serving. Successful seems to be defined differently by mayor/Council and who they represent.
Screen Name Redacted 3/17/2024 09:09 AM	George, Council, Metro Vancouver, etc are all doing a good job of lobbying the Provincial and Federal Govt. I stress the need for design guidelines if four units per lot actually goes ahead, so that we somewhat preserve the look and feel of our absolutely beautiful communities.
Screen Name Redacted	As mentioned before. Having access to healthcare and more school.

3/17/2024 09:38 AM	Adding SkyTrain. Improving policing.
Screen Name Redacted 3/17/2024 10:36 AM	When you have a community like this with one way in and out, you need to have the proper infrastructure in place to move people before the build out is complete. It changes an area forever when you are constantly stuck in traffic and your route that used to take 10 minutes takes 40 or more (as happened to us in the above mentioned communities). Protect the green canopy that is here and continue to increase it rather than filling every inch of space with homes, townhomes, etc. The quality of the air as well as the quality of life suffers if green spaces, and mature trees are not seen as a priority and a necessity.
Screen Name Redacted 3/17/2024 11:12 AM	not sure how to manage this within provincial mandate, but would offer to do as much as we can/watch out for messing with good and needed "clean" SFD areas simply for the sake of adding a small percentage of infills/housing stock (no need to mess with that quiet community feel while try to manage the issues that will come with that (ie parking, quiet community ,etc) ... there should be a portion of every community that has that clean area: more expensive ..yes.. but that is ok .. just ensure we have planned options ... towers, multi-plex, duplex, rental, etc so all have options) refer my comments in 6 above, watch not to mess all areas up ... designate areas for density and then the "historical" community feel .... ie "no need to throw the baby out with the bath water" ....
Screen Name Redacted 3/17/2024 11:25 AM	Create a means or process that ensures that plans do not over tax the available resources and maneuverability within North Delta.
Screen Name Redacted 3/17/2024 11:59 AM	slow it down! Ensure services are in place to prevent other issues...Which I am sure there will be many.
Screen Name Redacted 3/17/2024 12:08 PM	True rapid transit and better bus service in Tsawwassen. It takes an hour to go from the outlet mall to Forest By The Bay! Unexceptionable
Screen Name Redacted 3/17/2024 12:09 PM	Hospitals & Healthcare isn't sufficient currently and current government can't build any additional hospital until 2030 to serve Surery & North Delta 2029 Surrey City will surpass Vancouver for population Stat BC project 785, 000 plus our population Magic year 2030 for Tunnel and Hospital...too little too late it won't support then the projected f growth in 2030.

Screen Name Redacted 3/17/2024 12:32 PM	Planning dept.'s job to come up with suitable growth strategies that fit the community.
Screen Name Redacted 3/17/2024 12:53 PM	Include the community more. Do we really need a new library in Tsawwassen? I'd say ours is perfectly fine, especially with the speed at which everything becomes more digital.
Screen Name Redacted 3/17/2024 01:15 PM	Don’t rush, plan ahead with projections of 10, 20 30 years? Put money upfront. Now for changing cultural , public , health education needs. Think out of the box…how can you change traffic patterns to favour non vehicle useage Create some easy access focal public use sites with easy walking access and public use friendly inviting facilities. Visit other communities who have received awards for community development projects. Other countries who have already felt with growth needs and are meeting them proactively ,not reactively.
Screen Name Redacted 3/17/2024 01:19 PM	In the plans for rezoning there should be strictly enforced rules about retaining gardens around new units. Green space around homes is critically important. Green space is not a strip of 2 feet either side of the house overshadowed by an overhang.
Screen Name Redacted 3/17/2024 02:12 PM	If Delta has been ordered to meet targets for non-market housing, emphasize co-op housing as the solution - it fosters personal responsibility by residents for the maintenance of their complex, and working together to share those responsibilities fosters interconnection and builds sustaining communities.
Screen Name Redacted 3/17/2024 02:14 PM	As previously stated, I support housing to help with increased growth, but not high density and not at excessive heights.
Screen Name Redacted 3/17/2024 02:44 PM	Targeting North Delta is not a solution.
Screen Name Redacted 3/17/2024 03:09 PM	Apartment buildings are missing. People need a lot of affordable places to live, and “up to four units” is not enough.
Screen Name Redacted 3/17/2024 03:28 PM	Ladner Village is receiving a bit more attention than necessary. There do not need to be as many tear drop lamposts especially as they

	don't appear to be solar powered. Safer streets - Ladner Trunk Rd/Harvest Drive still doesn't have improved lighting since the fatality while Arthur Drive shines like a beacon.
Screen Name Redacted 3/17/2024 04:10 PM	If you must build high density housing put it out of the way so it is not unsightly and does not clog our roads
Screen Name Redacted 3/17/2024 04:11 PM	Ensure that N.Delta is handled exactly the same as communities being rezoned in the South
Screen Name Redacted 3/17/2024 04:29 PM	I support this
Screen Name Redacted 3/17/2024 04:34 PM	The old portion of the North Delta Recreation Centre should be renovated to make it a Community Centre as the HUB of the North Delta Social Heart with a coffee shop, meeting rooms, & classrooms to teach visual arts. Create a centre in the heart of the community for networking, cultural, artistic entertainment & socialization. Create a space to build a vibrant community.
Screen Name Redacted 3/17/2024 04:39 PM	Keep density at a level so that houses have some privacy & at the same time enjoy growth
Screen Name Redacted 3/17/2024 04:41 PM	be aggressive in exceeding housing targets.
Screen Name Redacted 3/17/2024 04:49 PM	Allow small apartments on 72
Screen Name Redacted 3/17/2024 04:59 PM	Set up a program at City Hall to assist anyone wanting to redevelop a larger lot into smaller ones.
Screen Name Redacted 3/17/2024 05:03 PM	The level of growth in N. Delta is so much faster than in rest of Delt
Screen Name Redacted 3/17/2024 05:08 PM	Traffic on 72nd is so bad that I feel I can't leave my area btwn 2 & 6 pm
Screen Name Redacted	North Delta population is aging & there are no residential care

3/17/2024 05:16 PM	homes being built (not buildings for 55+)
Screen Name Redacted 3/17/2024 05:25 PM	Preserve trees. Preserve wildlife. Hands off farm land. Farms do not need an extra dwelling for so called farm help. Speculators do. Wise up! Preserve communities. Minimize change in areas of single family dwellings.
Screen Name Redacted 3/17/2024 05:28 PM	Go slow, don't not allow anything over 6 stories
Screen Name Redacted 3/17/2024 05:28 PM	With increase density, the daily shopping needs to be fulfilled at walking distances (20 year plan)
Screen Name Redacted 3/17/2024 05:37 PM	Rental inventory has dried up do to too much legislation in favor of the tenant. Local investment that could have provided quality rental accommodations has been spent on alternative solutions.
Screen Name Redacted 3/17/2024 06:01 PM	See answer to question 6. I'm more than happy to take the mayor for a coffee as I have lots of workable ideas :)
Screen Name Redacted 3/17/2024 06:12 PM	Treat residents/taxpayers as intelligent members of their own community, not children who must be told what is good for them. Make development applicants bay the full legal costs of all appeals and costs that are now shouldered by ratepayers.
Screen Name Redacted 3/17/2024 06:20 PM	If my neighbourhood (10 Ave, east of 56th Street) is to be rezoned to mix residential I would like to ensure that land assemblies be controlled such that no single lot can be orphaned. I have witnessed in other municipalities one single lot in the middle of a block with new townhouses on either side.
Screen Name Redacted 3/17/2024 06:40 PM	I understand the need to create housing, and feel we should do so. However, Delta citizens and council need to be able to have control of our development so that it does not further strain our infrastructure and services. We need Delta mayor and council to stand up to the Provincial Government.
Screen Name Redacted 3/17/2024 06:55 PM	Leave Delta alone. It needs to be done organically with consultation and not lip service.

Screen Name Redacted
3/17/2024 06:56 PM

Build a strong foundation before building towers and rushing into this. The City's public works force needs bolstering to help maintain all of the infrastructure, amenities, facilities, and parks. Mandate developers pay a percentage of profits of lot assemblies and developments to create grants or bursaries specifically for new child care faciloties or family doctor practices. Have the rich developer invest in the community. And ensure that buildings and public spaces are built and installed with the highest of quality. Quit the corner cutting that mayor has allowed and ensure that the product the developers leave behind is in excellent condition to begin with, and will stay that way. Corner cutting allows for something to look nice on the outside, but be of poor quality underneath, whether or not it's a building, a boulevard, or a park.

Screen Name Redacted
3/17/2024 06:56 PM

Put your plan to a vote for the residents in Delta. Anything short of this is an undemocratic overreach by greedy developers and a government run amuck. There is too much immigration to this country.

Screen Name Redacted
3/17/2024 07:00 PM

Townhomes & 3 story low rise provide more suitable family homes. In ground suites (6 ft under ground like the bunkers Ukrainians are living in & that's a war zone)

Screen Name Redacted
3/17/2024 07:05 PM

More emphasis on creating "social" spaces

Screen Name Redacted
3/17/2024 07:13 PM

Listening to residents, 32 story high rises are not compatible to family homes

Screen Name Redacted
3/17/2024 07:18 PM

The town currently maintains a small town atmosphere. Which is why I live here more than 40 years.

Screen Name Redacted
3/17/2024 07:18 PM

Two wide open, not enough guardrails for a more gradual transition

Screen Name Redacted
3/17/2024 07:20 PM

I propose instead that the City adopt a more European model of mid-rise apartments and mixed use buildings of a minimum of 6 stories up to 10 stories. The advantages are: 1) it still contributes towards addressing the need for more housing, 2) it better aligns with the existing and likely future rapid transit system capacity, 3) it helps manage the increase to vehicular traffic congestion, 4) it remains in

	proximity to the shops and services necessary for a thriving community and 5) it blends better with the surrounding adjacent neighbourhood housing and character.
Screen Name Redacted 3/17/2024 07:23 PM	First, Delta should focus on improving infrastructure before development of new homes
Screen Name Redacted 3/17/2024 07:26 PM	A practical immigration policy. I welcome immigrants BUT we need committed infrastructure.
Screen Name Redacted 3/17/2024 07:31 PM	Please don't allow housing access to remove all our beautiful trees. We need trees & greenery
Screen Name Redacted 3/17/2024 07:40 PM	Keep the citizen's informed of all decisions
Screen Name Redacted 3/17/2024 07:44 PM	Collaborate and connect with diversity. Utilize resources and member connections with Delta Chamber of Commerce? Unite North and South Delta more or is that even possible....as they are so geographically and culturally quite far apart in my opinion and observations...I sense division in terms of community (maybe not farming).
Screen Name Redacted 3/17/2024 07:53 PM	As density increases try not to loose the neighborhoods
Screen Name Redacted 3/17/2024 07:55 PM	I suggest to improve infrastructure and transit network first before consider more housing. There is only one way (the Massey tunnel way) to go in and out of the town, and extremely congested during busy hours. We also have poor transit system. Buses are always delay for a long period of time during Winter. If the train stop working, there is also no buses available to go from Vancouver to Tsawwassen.
Screen Name Redacted 3/17/2024 07:58 PM	better bus service, caps on monster houses
Screen Name Redacted 3/17/2024 08:04 PM	Please don’t allow developers to determine the look and feel of our communities and ensure they are providing the ammenities they say they will, also make them support public art and invest in the communities they will profit from.

Screen Name Redacted 3/17/2024 08:08 PM	more facility for swimming
Screen Name Redacted 3/17/2024 08:09 PM	Tsawwassen cannot continue to grow indefinitely No development without the supporting infrastructure
Screen Name Redacted 3/17/2024 08:10 PM	Infrastructure.
Screen Name Redacted 3/17/2024 08:11 PM	Affordable rental apartments for young families and elderly people
Screen Name Redacted 3/17/2024 08:15 PM	Chrg in managing density ie make sure parking provided when densifying
Screen Name Redacted 3/17/2024 08:35 PM	Extend the plan into sunshine hills area.
Screen Name Redacted 3/17/2024 08:48 PM	Ensure transit and local amenities can meet demand
Screen Name Redacted 3/17/2024 09:01 PM	Consider climate change & what can be implemented to help navigate this through all the changes
Screen Name Redacted 3/17/2024 09:10 PM	I love the idea of expanding and trying to fix the housing crisis within our area. I am concerned about the schools, parks, and facilities that already need more attention from the city. If we add more housing we need more resources, public transit roads, sky train. Housing will make or break this community
Screen Name Redacted 3/17/2024 09:12 PM	more density along 116st and 96Ave
Screen Name Redacted 3/17/2024 09:15 PM	If 56th Street becomes an active evacuation route, prepare it for emergency management challenges.
Screen Name Redacted 3/17/2024 09:18 PM	Bens market is a 1 off. please further density along 96Ave and down 116st

Screen Name Redacted 3/17/2024 09:23 PM	I think it's important to get people out of their cars. I believe people have to have confidence in public transit.
Screen Name Redacted 3/17/2024 09:28 PM	lower the heights of the buildings and create more green space for residents.
Screen Name Redacted 3/17/2024 09:29 PM	Tree and green space protection is necessary for a healthy ecosystem and living environment. We need to work with Translink to have a comprehensive transit plan. Improve opportunities to work within our communities to reduce the need to commute.
Screen Name Redacted 3/17/2024 09:30 PM	Use design guidelines to preserve the look of single family neighbourhoods.
Screen Name Redacted 3/17/2024 09:31 PM	Yes, true consultation and listening. Moderate change is acceptable. 20 Story towers are not suitable for tsn.
Screen Name Redacted 3/17/2024 09:35 PM	slow down
Screen Name Redacted 3/17/2024 09:41 PM	think that we should be able to howe garden homes from 1000 to 1500 square ft
Screen Name Redacted 3/17/2024 09:41 PM	Form committees like the Heritage Committee to get general feedback & suggestions. Some people may have creative ideas
Screen Name Redacted 3/17/2024 09:51 PM	As above, maintain and improve infrastructure. Encourage sensitive & excellence in design/architecture of the built form.
Screen Name Redacted 3/17/2024 09:59 PM	Some of the funds raised through the taxation and DCC charges should go into improving the capacity of the Delta Hospital and perhaps some walk-in clinics to take some of the load off of the emergency room.
Screen Name Redacted 3/17/2024 10:01 PM	limit building side to condos and townhouses.

Screen Name Redacted 3/17/2024 10:06 PM	As a suggestion, the city can look every set period of type, annually perhaps, at infrastructure that is or will be in need of repair. For example, several roads near Scott Road are in need of repavement.
Screen Name Redacted 3/17/2024 10:10 PM	Consider the very negative impact on some of the neighbourhoods you are proposing significant rezoning changes to. Consider the fact that ranchers are a VERY important part of the housing supply. Especially those close to city centre. Families with family members who have accessibility needs deserve to be able to live in homes too. Our neighbourhood is one of the last providing a good stock of 1 story homes that provide accessibility option to those in wheelchairs or with other physical disabilities.
Screen Name Redacted 3/17/2024 10:14 PM	more colleges and universities. attract talent and money from world over
Screen Name Redacted 3/17/2024 10:20 PM	Please refer to the answer in number 10. Also needed are neighbourhood parks to welcome small children with washrooms that are accessible. Sinks and soap dispensers are too high for little ones to reach on their own. In the Delta Manor area there are only sport parks without any playground equipment.
Screen Name Redacted 3/17/2024 10:23 PM	Listen to the community - lower building heights in the transit hub zones and better infrastructure - transit, schools, healthcare and green space
Screen Name Redacted 3/17/2024 10:37 PM	Consider land swap ALR on farm land at 56th street bordered by highway #17, a large tract of land that could be developed in a planned way not mixing single houses between 3 level condo's. . If we must densify rebuild the two malls @12th put in 6 towers 30-40 stories with retail underneath, there is your densification. Tsawwassen has a limited footprint ,it s a destination with no through traffic to a major location. Our one road in/out is already very busy, there is not much employment locally. The north delta area has transportation, a large road network, offers considerable employment and hence hi-rises are being built all along the scott road corridor,
Screen Name Redacted 3/17/2024 10:46 PM	Focus on smaller 4 story or lower condos to ensure the character of the town stays. Also, we can only grow a finite amount due to the 2 roads in and out. Focus growth on Tsawwassen First Nations which has better road and highway access, not Tsawwassen proper.

Screen Name Redacted 3/17/2024 10:51 PM	Protect our urban forests. Protect established single family neighbourhoods. Develop along major traffic corridors such as along 72nd Ave, 84th Ave. Commuting from ND to Vancouver is horrible. Don't be foolish and assume people will adopt transit. Transit needs serious improvements.
Screen Name Redacted 3/17/2024 11:21 PM	Transit infrastructure must improve to make up for the added morning commuters, but in general so people won't all create immense traffic on 56 street constantly (which is where I live).
Screen Name Redacted 3/17/2024 11:37 PM	Methodical and careful planning to support all who will be living in our community (considering housing, health, education, transportation, parks/recreation/art, safety (police and fire), cultural diversity, use and upgrades of utilities, (hydro, gas, santitation) . A common thread for unity amongst the diversity of those coming to live in our community needs to be promoted . Thinking ahead…. What will Delta be known for in future- a desirable , safe place to live? There needs to be emphasis on economic and business opportunities (hi tech, manufacturing, farming/ fisheries initiatives, alternative energy options, state of the art recreation and educational facility's. Why do we not have a college, vocational or university campus? Should we not be able to employ our own residents and support our tax base.
Screen Name Redacted 3/17/2024 11:42 PM	Consult with the residents. What works for them. This plan and the level of densification only will benefit the developers. The change from RS1 to low density (duplex, subdivide, suites within homes) will allow for sufficient type and number of expanded housing units.
Screen Name Redacted 3/18/2024 12:12 AM	Must ensure access to schools (that they don't become overflowing), access to recreational programs (right now you cannot even get into life saving swimming classes) and access to healthcare.
Screen Name Redacted 3/18/2024 12:19 AM	I think it past time for Delta Council to tell the Province that their targets are unreasonable and that Delta has no intention of meeting them
Screen Name Redacted 3/18/2024 12:39 AM	See my notes above.
Screen Name Redacted 3/18/2024 12:55 AM	We are on a corner lot in an old house. We looked at subdividing but did not have sufficient width due to side setback requirements (10 ft). We hope that new zoning requirements will allow lots like ours to be

	subdivided. We were prepared to build two new houses, but the current rules did not allow us to subdivide. This is a lost opportunity for added density. The fees to apply for rezoning are cost prohibitive for a home owner.
Screen Name Redacted 3/18/2024 12:56 AM	If u want people to walk and bike build some nice, safe pathways.
Screen Name Redacted 3/18/2024 12:57 AM	We can build reasonable height buildings so that we can maintain our community way of life. Well, under the wire here. Should have started this earlier.
Screen Name Redacted 3/18/2024 09:52 AM	Adopt design guidelines and a design review process involving design professionals to ensure growth is positive. Focus on consideration of public lands, including streets, with the objective of creating great places for people. This is critical if adding more housing units is to be successful.
Screen Name Redacted 3/18/2024 10:39 AM	The roads/ traffic / transportation routes need to be reviewed before the growth happens.
Screen Name Redacted 3/18/2024 02:13 PM	Increase FSR
Screen Name Redacted 3/18/2024 04:14 PM	Regulations that make it so that when a new build happens , it doesn't negatively affect other people's huge investments . That building isn't viewed as a isolated event, but with respect to how it impacts, direct neighbors, the street, the block, and the general neighborhood that we all have to look at and want to enjoy when we drive through and walk-through.
Screen Name Redacted 3/18/2024 08:11 PM	Bus routes should have increased density Force people to get out of cars
Screen Name Redacted 3/18/2024 08:18 PM	More townhouses and low rises apartments everywhere!
Screen Name Redacted 3/18/2024 08:24 PM	Love to see more duplexes or/and townhomes for young families

Screen Name Redacted 3/18/2024 08:36 PM	yes, better roads, bridge access to Vancouver
Screen Name Redacted 3/18/2024 08:42 PM	Advise provincial gov't that Delta is in charge of growth not dictated by the province as Delta is capable to do it themselves with municipal support from the province who we pay taxes to.
Screen Name Redacted 3/18/2024 08:56 PM	no 24 Story towers
Screen Name Redacted 3/18/2024 09:01 PM	growth is being applied in 2 wide of a blanket. The densification can not be managed with current roads & infrastructure. 1 way in/out non sidewalks drainage ditches
Screen Name Redacted 3/18/2024 09:04 PM	much needed growth
Screen Name Redacted 3/18/2024 09:09 PM	hospital
Screen Name Redacted 3/18/2024 09:12 PM	allow medium density everywhere
Screen Name Redacted 3/18/2024 09:15 PM	need better and wider roads
Screen Name Redacted 3/18/2024 09:25 PM	For sustainable housing for seniors. The 155 units at delta shoppers is a start
Screen Name Redacted 3/18/2024 09:31 PM	lower costs of current housing! yes, wha's missing is our chance to schiwely voice an oppmiler >
Screen Name Redacted 3/18/2024 09:37 PM	more medium density/mixed use
Screen Name Redacted 3/18/2024 09:47 PM	-would allow work/play/green/living spaces in small footprint -pioneer building and technology for future housing projects -adds torrism value -provide low cost housing
Screen Name Redacted	Delta needs a much stronger tree-retention policy. Too high density

3/18/2024 09:55 PM	for infrastructure
Screen Name Redacted 3/18/2024 10:02 PM	is there any thought put in for roads and parking 7-8 cars per house is not acceptable
Screen Name Redacted 3/18/2024 10:07 PM	build another senior centre since the population is aging
Screen Name Redacted 3/18/2024 10:11 PM	repeat question 4
Screen Name Redacted 3/18/2024 10:33 PM	ev changes in all multi unit dev
Screen Name Redacted 3/18/2024 10:38 PM	Spread it out. Improve transit. Densify further down Scott Rd. were closer access to sky train
Screen Name Redacted 3/18/2024 10:41 PM	No! because I like it the way it is.
Screen Name Redacted 3/18/2024 10:44 PM	certain areas are meant to be left alone. like Sunshine hill. I agree with 1 rental only
Screen Name Redacted 3/18/2024 10:52 PM	Preserve what we have/ grow scowcyl
Screen Name Redacted 3/18/2024 10:57 PM	All for the ALR, but if you can find lands that don't or are marginal producers, keep the land & lease any developments subject to atbray
Screen Name Redacted 3/18/2024 11:08 PM	increase infrastructure before density
Screen Name Redacted 3/18/2024 11:16 PM	Do you have more paper
Screen Name Redacted 3/18/2024 11:26 PM	Plan- plan- plan seems like the province is trying to push this down our throat and making us pay for it too

Screen Name Redacted 3/18/2024 11:34 PM	investigate opportunities to support co-op development
Screen Name Redacted 3/18/2024 11:50 PM	Growth is necessary but without towers in the town center
Screen Name Redacted 3/18/2024 11:58 PM	Build new housing where no housing already exists
Screen Name Redacted 3/19/2024 12:00 AM	more information
Screen Name Redacted 3/19/2024 12:06 AM	Tsawwassen has a reputation of being a "strip mall" appearance, so successful planning is essential to maintaining a "theme" to counter the strip mall appearance.
Screen Name Redacted 3/19/2024 12:21 AM	More daycares. allow farms more growth for business
Screen Name Redacted 3/19/2024 12:26 AM	could create more long term housing
Screen Name Redacted 3/19/2024 12:29 AM	Flood control dyking as ladner is below sea level make sure we have water movement out of low lying areas
Screen Name Redacted 3/19/2024 12:32 AM	I believe there needs to be more options of development closer to schools to give opportunity to families
Screen Name Redacted 3/19/2024 01:27 PM	I think theree needs to be more optins of development closer to elementary schoos to five opportuities to young famiies
Screen Name Redacted 3/19/2024 01:29 PM	more housing for young families
Screen Name Redacted 3/19/2024 04:28 PM	I think there needs to be more development options closer to elementary schools so young families can move in
Screen Name Redacted 3/19/2024 04:32 PM	Again, my biggest concern is sprawl & over reliance on cars

Screen Name Redacted 3/19/2024 04:52 PM	More public hearings
Screen Name Redacted 3/19/2024 05:02 PM	Prepare for hopeful skytrain and density near city hall
Screen Name Redacted 3/19/2024 05:15 PM	Community input concerns for taller buildings should be designed carefully.
Screen Name Redacted 3/19/2024 05:18 PM	small homes for retirees, improved transit
Screen Name Redacted 3/19/2024 05:25 PM	The road infrastructure needs to be redesigned to support mass transit & bikes
Screen Name Redacted 3/19/2024 05:31 PM	the town has quadrupled in the last few years -- parking at grocery stores is close to mac now There will need to be another shopping plaza with at leas a grocery store and MORE parking
Screen Name Redacted 3/19/2024 05:49 PM	Look for large vacant land
Screen Name Redacted 3/19/2024 05:52 PM	see above
Screen Name Redacted 3/19/2024 05:57 PM	Delta hospital is already at more than capacity . Where are all the new people to go. Richmond, surry? Build another hospital and schools
Screen Name Redacted 3/19/2024 06:11 PM	Why little densification in Ladner & Tsawwassen? So much ov 84 ave corridor which will make 84 ave a major traffic artery. if 84 Ave in Surrey is opened between 128 and 124th
Screen Name Redacted 3/19/2024 06:18 PM	Boundary Bay Village mainly has 5000 square foot lot which is too small for coach homes, garden suites or duplexes. There is not enough parking anywhere in Boundary Bay Village for residents or beach goers. The roads in Boundary Bay Village are very NARROW & UNEVEN & very limited boulevard space for parking
Screen Name Redacted	-We will need many more parks & recreation facilities close to

3/19/2024 06:29 PM	Scott Rd. Especially if Surrey densifies the corridor too!
Screen Name Redacted 3/19/2024 06:33 PM	See question 5
Screen Name Redacted 3/19/2024 06:37 PM	building high controls
Screen Name Redacted 3/19/2024 06:43 PM	86th ave across the street should also be zoned for townhomes as it is on the boarder and i will be facing the address 86th ave 113th 4c=2x1
Screen Name Redacted 3/19/2024 06:48 PM	The FOG's (friends of George) developers are running this OCP amendment
Screen Name Redacted 3/19/2024 06:52 PM	slow/sustainable growth
Screen Name Redacted 3/19/2024 07:02 PM	slow down & fix infrastructure FIRST
Screen Name Redacted 3/19/2024 07:08 PM	We have almost no employment opportunity
Screen Name Redacted 3/19/2024 07:15 PM	Community input concerns for taller buildings. Should be designed carefully.
Screen Name Redacted 3/19/2024 09:09 PM	Support & inclusion for seniors ease of access to amenities , community & social integration
Screen Name Redacted 3/19/2024 09:12 PM	new rental accommodation
Screen Name Redacted 3/19/2024 09:17 PM	-allow farmers to diversify their farm for use
Screen Name Redacted 3/19/2024 09:25 PM	These new Tu designated zones need to be upzoned to 4-6 storey apartments in order to be economically viable from a development perspective

Screen Name Redacted 3/19/2024 09:29 PM	Delta has done a great job adding community activities that are diverse and inclusive. Keep that going!
Screen Name Redacted 3/19/2024 09:33 PM	Parking availability? Bottleneck at Arthur Dr & Ladner Trunk Rd
Screen Name Redacted 3/19/2024 09:52 PM	cars going down River Road act sometimes like they are on a speedway Please keep this in mind for the residents in the area.
Screen Name Redacted 3/19/2024 10:00 PM	3/4/5 no more than 6 stories, maintain a small town/tight based commuity
Screen Name Redacted 3/19/2024 10:08 PM	What about the development of Peterson park- varied eg park, housing etc
Screen Name Redacted 3/19/2024 10:13 PM	The 10 lane bridge the 8 lane tunnel will be under capacity Before it's even finished. Should be two transit lanes for vehicle traffic lanes each way period of biking pedestrian lane as well. Another exit from Ladner via river Rd. feeding into tunnel /bridge
Screen Name Redacted 3/19/2024 10:20 PM	-all units condo/townhouse/single family dwellings should have to have 2 parking spots. Street parking is becoming a night mare.
Screen Name Redacted 3/19/2024 10:25 PM	Growth will happen eventually but too slowly because of gov't regulations
Screen Name Redacted 3/19/2024 10:33 PM	Slow pace of development. We live on a peninsula with limited road access. And development this is going on the TFN is adding to the strain on our road system and infrastructure.
Screen Name Redacted 3/19/2024 10:39 PM	More public meetings
Screen Name Redacted 3/19/2024 10:48 PM	The land is Fraser River Silt and cannot take the weight of a high rise building. It cannot take the weight of Highway 17
Screen Name Redacted	I like the idea of coach houses, duplexes & garden suites Less

3/19/2024 10:54 PM	red tape is good. Parking is an issue how ever it has to be addressed with the local neighborhood
Screen Name Redacted 3/19/2024 10:59 PM	as above - density around commercial and transit hubs. Promotes people walking rather than driving. also more choices in types of housing will be good for community diversity - overall ends up fostering a more healthy community
Screen Name Redacted 3/19/2024 11:10 PM	Lobby Gov't of BC & Federal Gov't for subsidies for building to be directed to $/sq ft or something other than per unit.
Screen Name Redacted 3/19/2024 11:20 PM	I agree with allowing large lots t bring in Garden houses or add a duplex to existing house
Screen Name Redacted 3/19/2024 11:34 PM	More reasonably priced condos
Screen Name Redacted 3/19/2024 11:43 PM	More co-operative housing & rentals that are affordable (mixed pricing)
Screen Name Redacted 3/19/2024 11:48 PM	UGLY!!!
Screen Name Redacted 3/20/2024 12:11 AM	while the OCP suggests we have a lot of parkland, B.Bay regional park is not deltas. green space, crime rates, access to services, adequate hospital facilities, all things to be developed in time with population growth. i do not see a plan for this.
Screen Name Redacted 3/20/2024 08:23 PM	Thoughtful architecture pls and improved park spaces for young families
Screen Name Redacted 3/20/2024 08:40 PM	Improved access at worst, no oversized multi-level buildings
Screen Name Redacted 3/20/2024 08:57 PM	There is only ONE way in/out of Ladner/Tsawwassen
Screen Name Redacted 3/20/2024 09:14 PM	hospital

Screen Name Redacted 3/20/2024 09:25 PM	Increase road access no more than 6 storey buildings
Screen Name Redacted 3/20/2024 09:31 PM	Limit it

Optional question (674 response(s), 360 skipped)
Question type: Essay Question

Q12 Do you have any other comments or suggestions for this work?

Screen Name Redacted 2/28/2024 07:24 PM	Tsawwassen has been a notoriously NIMBY (not in my backyard) community, with people who have lived here for a long time or for their entire life opposed to any change that they perceive to negatively impact their lived experience here. I see some of the questions submitted for this project reflect this perception. There is something underneath their posturing that is valid and should be respectfully addressed - unfortunately, I have no additional suggestions as I find the process Delta is using for this project to be transparent and fair.
Screen Name Redacted 2/28/2024 07:37 PM	It's being too rushed to limit public input.
Screen Name Redacted 2/28/2024 08:09 PM	Planning communities that include a mix of all densities of housing options (from condo to single detached) will give residents a range of housing options in their community. Right now as the population ages, seniors who live in single detached have to move quite a ways to downsize. With a range of options it is possible to downsize in their own neighborhood
Screen Name Redacted 2/28/2024 08:21 PM	Please let us know how many homes are waiting approval, how many have been approved over last few months but not yet started!how much growth can our parks and Recreation facilities handle. Folks line up for registered programs and swimming lessons, etc. We do not have enough doctors.
Screen Name Redacted 2/28/2024 09:22 PM	South Delta, especially Tsawwassen, has resisted more development for a long time. These changes will help our tax base, improve diversity and allow my children to stay here. Thanks for asking!

Screen Name Redacted 2/28/2024 09:41 PM	Balance of green space, housing, public facilities and safety of cyclist and pedestrians
Screen Name Redacted 2/29/2024 07:26 AM	Allow a proper fourplex on a single family lot which has four separate units. This will increase affordability. - Any assembled or individual parcel with a size of an acre in single family neighborhood should be allowed to build townhouses which is a best way to utilize land. - Coach houses are not cheap, City staff should do some homework to check the prices of new coach houses. It's around $2-2.2M
Screen Name Redacted 2/29/2024 11:30 AM	Thank you for taking the time to gather community feedback. I imagine the oposition will be loud and constant, but please keep heart. All of the people my age that I have spoken with are excited to see the community grow in a sustainable and well thought out way. We want to stay in the town we have spent our lives in and hopfully this new plan will ensure that we can keep our families living in this great community.
Screen Name Redacted 2/29/2024 01:48 PM	A Zoom option should be provided for public consultations.
Screen Name Redacted 2/29/2024 06:32 PM	Yes! Ensure residents have a meaningful chance to engage with the OCP, moving beyond mere "open houses" where questions are asked but concerns and feedback aren't integrated into the OCP. A more inclusive approach will foster a genuine exchange and allow community input to shape the plan effectively.
Screen Name Redacted 2/29/2024 07:10 PM	Deliver on the housing targets without affecting our single family neighborhoods. NDP won't argue with that.
Screen Name Redacted 2/29/2024 07:32 PM	Exploring a partnership with BC Hydro presents a significant opportunity to transform underutilized spaces into vibrant community assets. Consider, for instance, R/W 13704. This currently unused right-of-way stands as a prime candidate for review. By converting this area to an underground setup, we can unlock a wealth of possibilities: freeing up valuable land for high-density housing developments, which is a critical need in our growing communities, and simultaneously enhancing the aesthetic appeal of our neighbourhoods. This is more than just land use optimization; it's about community rejuvenation and sustainable urban planning, aligning with our vision for a more livable, dynamic, and prosperous city.

Screen Name Redacted 2/29/2024 08:20 PM	Our official community plan should focus on maintaining the small town atmosphere that our residents embrace. If you want to live in the "city", near transit, move to the City of Vancouver !!
Screen Name Redacted 2/29/2024 09:15 PM	As I mentioned above I believe that tihs consultation process is too short for such drastic changes that are being proposed. I think the city needs to extend this timeline.
Screen Name Redacted 3/01/2024 12:25 AM	I think if this is done right, the opportunity for Delta is amazing. Pockets in Ladner, Tsawwassen, and North Delta will become vibrant and rejuvenated. With these developments, doors will open for local businesses and restaurants as well as established franchises and storefronts as with this much growth there will be a natural need for these services.
Screen Name Redacted 3/01/2024 07:30 AM	Be mindful what is coming and have the resources to help the Delta community deal with the fall out of increasing densification too fast!
Screen Name Redacted 3/01/2024 09:58 AM	My home falls in the mixed residential area marked on the OCP update I received in the mail. What does this mean for homes that fall in this area?
Screen Name Redacted 3/01/2024 11:10 AM	PLEASE do not change the OCP to include high rise towers in Tsawwassen or Ladner. It is not sustainable for our communities. I would love to see a similar plan for the Town Centre mall, but instead of high rise towers, low rise (6 storeys), and more amenities for the community (beyond the already proposed newer, bigger library).
Screen Name Redacted 3/01/2024 11:48 AM	I think it is extremely poor to build towers in a small urban town like Tsawwassen. I thought our municipality was taking care of our growth when they raised the height of buildings to 6 stories.
Screen Name Redacted 3/01/2024 12:35 PM	Once the tunnel replacement project is completed, it will draw more interest to Delta.
Screen Name Redacted 3/01/2024 01:18 PM	When approving the OCP for Tsawwassen please consider the following. Tsawwassen is constrained by: - an international boarder - the Pacific Ocean - Boundary Bay - Highway 17 - TFN lands - agricultural land We are an enclave - within the larger enclave of

	Metro Vancouver. Tsawwassen will not be a hub for business. We will not in the foreseeable future have rail transportation. Traffic is already becoming unmanageable in Tsawwassen and anywhere south of the Massey Tunnel.
Screen Name Redacted 3/01/2024 02:52 PM	I appreciate the opportunity to provide comments.
Screen Name Redacted 3/01/2024 03:42 PM	We voted for our Mayor Harvie and our council members so we hope all of you will hear your voters and the residents for maintaining and keeping our green space like Imperial Village Park.
Screen Name Redacted 3/01/2024 04:40 PM	Yes, make public the estimated rate of return for Century Group if their mega development for Tsawwassen centre proceeds as planned versus the return for a more modest development proposal. What is being floated now for Tsawwassen will be a benefit only to a small few and to the detriment of the many.
Screen Name Redacted 3/01/2024 05:48 PM	I have a lot of opinions on this issue. It worries myself and my wife. We are both 64 years old. We are not opposed to development, but are very concerned about ever increasing delays of a reliable crossing to access our ever increasing heath care requirements within other municipalities throughout the GVRD.
Screen Name Redacted 3/01/2024 08:28 PM	Only allow 6 stories in Tsawwassen. Stop focusing on growth when we need support for the people we already have.
Screen Name Redacted 3/02/2024 08:32 AM	There is plenty of space in other parts of BC, grow other communities.
Screen Name Redacted 3/02/2024 08:49 AM	See above. Please modify the plan to include a more holistic view. Every city bears the responsibility to mitigate its carbon footprint and allocate areas for carbon sequestration, thereby mitigating the adverse effects of climate change. This can be done through incentivising green spaces alongside densification.
Screen Name Redacted 3/02/2024 11:32 AM	Come out and see it for yourselves. Drive Scott road and surrounding roads at rush hour or when children are dripped off or picked up from school. South on 116th turning left onto 72nd needs a turn arrow at the light. 72 a to Scott road needs a right hand turn lane, because so many walk across this intersection. Also the 4 way stop at 72 a and

	Nicholson will need to be a light with turn lanes in 2 directions. These are all routes with bike lanes but are very dangerous for bikers.
Screen Name Redacted 3/02/2024 01:46 PM	Do better, be less preferential towards higher priced neighbourhoods
Screen Name Redacted 3/02/2024 04:11 PM	No. This is a well thought out plan which I feel represents smart and planned growth for the community.
Screen Name Redacted 3/02/2024 05:30 PM	What if we have questions regarding our specific neighbourhood? If we're in an area that is now going to be Mixed residential will our tax rate go up (is it a zoning change)? How do you plan for tons of separate developments yet still encourage market and non market rentals, or 'old style' Co-op housing?
Screen Name Redacted 3/02/2024 10:04 PM	Listen to the people and don't just pretend to listen. it seems like mayor and council do what they like and I have little faith this survey will do anything.
Screen Name Redacted 3/02/2024 10:25 PM	Remember what makes Delta great, small town feeling with community pride and a sense of ownership from all.
Screen Name Redacted 3/02/2024 10:33 PM	I m not sure how TFN and Tsawwassen Mills fits into the picture. Thanks for opportunity to provide feedback ahead of the meetings.
Screen Name Redacted 3/03/2024 10:07 AM	I understand that we need more housing for people here in Delta. I am wondering how this increase in housing numbers is across the three town centers in Delta and what are the types of housing being developed for each area . Perhaps this will be available at the Open House.
Screen Name Redacted 3/03/2024 11:00 AM	INCLUDE LONG TIME RESIDENTS OF NORTH DELTA IN FORMING A PLAN.
Screen Name Redacted 3/03/2024 11:20 AM	Slow down and engage people more. The community feeling is that this is being rammed down the throats of the locals and they are angry and defensive.
Screen Name Redacted	City council should listen to the citizens of Delta. We do not want our

3/03/2024 12:09 PM	community to become what Richomd and White Rock had become. Understand that yes, people may want to move here, but we are a farming community, its our heritage and should remain this.
Screen Name Redacted 3/03/2024 01:32 PM	City Council needs to listen to the concerns of citizens, and they need to act accordingly. Responsible, sustainable development is the way forward.
Screen Name Redacted 3/03/2024 02:59 PM	Understand this is quite a shift for the council so looking forward.
Screen Name Redacted 3/03/2024 04:18 PM	Development of an adequate transportation structure alongside other infrastructure growth.
Screen Name Redacted 3/03/2024 06:16 PM	I met a few families in the past few years who were forced to leave sunshine hill area for having no luck finding rental or being unable to afford to buy a single family house. I felt sorry for their kids to leave their friends and school to another area or even to another district because of that reason. I suggest to have more housing options available in the area to make it more inclusive to families who can't afford to buy single family houses.
Screen Name Redacted 3/04/2024 05:37 AM	Not at this time.
Screen Name Redacted 3/04/2024 08:55 AM	Please reduce parking minimums where possible. Developers will provide as much parking as required for people to buy their properties regardless.
Screen Name Redacted 3/04/2024 11:07 AM	Keep Density closest to the town centre or major road. ie. Ladner Trunk. Do not encroach on single family neighborhoods.
Screen Name Redacted 3/04/2024 11:21 AM	See my EXTENSIVE “other” comments in previous sections. If invited to do so, I would be willing to engage further with the 2024 plan drafting to assist in implementing amendments to advance toward final approval. Thank you.
Screen Name Redacted 3/04/2024 11:25 AM	One problem that is becoming increasingly evident is that our roadways out of Ladner and Tsawwassen are already becoming overwhelmed with increased traffic from the developments that have

	happened over the last couple of years. With the huge increase in housing that is being proposed for this area in the near future our road infrastructure will need to be improved dramatically.
Screen Name Redacted 3/04/2024 01:01 PM	Build baby build.
Screen Name Redacted 3/04/2024 01:42 PM	This is not easy work and I applaud the City of Delta for taking the right steps to move our community into the future.
Screen Name Redacted 3/04/2024 03:07 PM	Keep residents in the loop
Screen Name Redacted 3/04/2024 03:14 PM	Yes! Ensure residents have an honest chance to engage with the OCP, beyond "open houses" where questions are asked but concerns and feedback aren't integrated into the OCP. Respect the fact that many residents take pride in and are very passionate about their town. A more inclusive approach will gain respect and support. For instance, there is only an online information session, which cuts out most of the older generation that are not familiar, and are unable to be included. I don’t believe more housing units equals affordability either. As with TFN, people with money will be buying units as investment property with sky high rent that’s still not affordable. Many people live in this town, and have paid a premium because we like the quiet, small town to be ruined. I also don’t believe that people are going to use transit and be car free so these housing units close to transit that requires zero parking spots is just ridiculous. The same cars that will still be used are going to jam up the already hugely busy intersections, and one way in and out of town for both Ladner and Tsawwassen. I don’t believe any buildings should be more than four stories for various reasons. And I’m upset that it appears that the densification is going to come at the expense of heritage houses such as the Delta Lodge at 4501 Arthur Dr, listed in Delta’s Heritage Register. According to newspaper articles, though Delta staffs professional encouragement to incorporate the house into the development, the Mayor states it has to go. All after setting the precedent that a developer can buy these heritage houses, allow them to become dilapidated, and then say it’s too expensive to restore them.
Screen Name Redacted 3/04/2024 03:54 PM	High rise blocks are not the answer for building a community. All they do is put more money in the pickets of the developers. It has been proved that people who live in high rise blocks are cut off from the community.

Screen Name Redacted 3/04/2024 05:34 PM	Stop building high density residences.
Screen Name Redacted 3/04/2024 06:02 PM	HI THERE NOT EVERYONE HAD GOT THAT KIND OF MONEY TO TEAR DOWN THEIR OLD HOUSES TO MAKE 4 UNITS SO I THINK PEOPLE WITH EXISTING HOUSES SHOULD BE GIVEN AN OPTION TO ADD MORE THAN ONE SUITE AND A GARDEN SUITE WHICH WILL ADD UPTO 4 UNITS PER HOUSE INCLUDING THE MAIN UNIT AND THAT WILL HELP NOT CREATE HOUSING FASTER AS WELL. I DONT THINK 1 PARKING PER UNIT MIGHT WORK SPECAILLY SMALL LOTS . ALSO AREA CLOSE TO 92- 96 AVE UPTO 116 STREET SHOULD BE HIGHER DENSITY AREA AS ITS CLOSE TO SCOTT ROAD SKY TRAIN BUS SERVICE. THIS AREA HAS BEEN LEFT BEHIND AND SHOULD BE INCLUDED SPECIALLY 96 AVE SHOULD BE ASSIGNED AS COMMERCIAL AND RESIDENSTION MIXED. THANKS FOR GIVING THE OPPORTUNITY TO GIVE THE SUGGESTIONS.
Screen Name Redacted 3/04/2024 09:05 PM	Slow down and work with your residents of Tsawwassen
Screen Name Redacted 3/04/2024 09:09 PM	Don't be a sellout politician or bureaucrat working in the city of Delta. We're gonna take your names and we're gonna let you know how we feel if you ruin our villages and towns
Screen Name Redacted 3/04/2024 10:16 PM	Why are they these huge mega houses on farm land if the land is so valuable there why have the ability to build these houses If you can build those then you can use some of that existing land to build more houses.
Screen Name Redacted 3/04/2024 11:53 PM	involved the communities in developing the longterm plans and proposed development staging
Screen Name Redacted 3/05/2024 09:46 AM	stop immigration?
Screen Name Redacted 3/05/2024 10:30 AM	Spread it out
Screen Name Redacted 3/05/2024 11:04 AM	I received to North Delta plan in the mail yesterday and online information session is tonight and tomorrow is a Townhall meeting.

	This is Absolutely Inadequate time for Delta residents affected to process the OCP plan!
Screen Name Redacted 3/05/2024 01:30 PM	Further increase the density
Screen Name Redacted 3/05/2024 02:00 PM	All the area should be trated in a same way as its the same city. Also Garden Suites should not be counted toward the main house sqft because old houses wont be able to accomdate those units that case. Garden Suites can be capped to a max size otherwise for old houses allowed sqft it wont be feasible and will be a big no. If these changes can be made only for new construction than there will be lot of people will be out from their houses and hunting for rentals again . So my suggestion is to be that Garden suites should be allowed in every house without considering the total sqft allowed for the whole lot specially for older houses. This will help lot of people to afford housing faster and it will be a relief fro the home owners as well. thanks
Screen Name Redacted 3/05/2024 04:13 PM	Keep up the good work.
Screen Name Redacted 3/05/2024 04:17 PM	Good work, keep it up!
Screen Name Redacted 3/05/2024 04:18 PM	Not sure why you even go through the motions of this type of forum. It's a done deal, high rises and more density is coming at the expense of the village feel. Additionally, why have a Community Plan/Zoning, etc. when this can be changed if you have the money and willpower.
Screen Name Redacted 3/05/2024 04:26 PM	These homes additional homes you are building will not be affordable to anyone but the wealthy.
Screen Name Redacted 3/05/2024 04:27 PM	as above.
Screen Name Redacted 3/05/2024 04:36 PM	Public consultations.
Screen Name Redacted 3/05/2024 04:36 PM	Focus on roadways and access points first. Then build neighbourhoods or increase density in neighbourhoods once all the

infrastructure is in place.

Screen Name Redacted
3/05/2024 04:39 PM

Government should build more housing options and not make wonderful neighbourhoods like North Delta into city like areas. This will have implications like Surrey has with matressess and garbage and street lined with vehicles and shopping carts.

Screen Name Redacted
3/05/2024 04:42 PM

As before. SLOW DOWN - DO IT RIGHT

Screen Name Redacted
3/05/2024 04:58 PM

No development of the large scale proposed in the town centre should be allowed to start until real and tangible improvements and expansion have been made to the existing infrastructure. The cart is being put before the horse and we will take decades to undo the damage & some will be irreversible. I'm actually shocked at the lack of concrete plans of anything in place. You cannot undo 30 years of doing nothing overnight. Information is so readily available of how to execute growth and expansion wisely and thoughtfully to build a long term, sustainable and liveable community and this council seems to have ignored all of it!?

Screen Name Redacted
3/05/2024 05:04 PM

We can have moderate growth without excessive growth, and all residential growth should ensure adequate on property parking to maintain civility among neighbors. What we are seeing here now is driving us and many long time residents that we speak with to plan on leaving Delta. Not all of us want to live in High Rises and Condos.

Screen Name Redacted
3/05/2024 05:17 PM

Please get on with it. This is 30 years overdue.

Screen Name Redacted
3/05/2024 05:19 PM

No.

Screen Name Redacted
3/05/2024 05:52 PM

The rising sea levels projected by obvious global warming predictions will threaten livable areas around Boundary Bay, the TFN area and Ladner harbour/village area. Long term planning and consequent construction of flood protection systems should be the focus of large-scale capital spending in these areas

Screen Name Redacted
3/05/2024 06:02 PM

As noted above - maintain current green park space as is - should not be converted to housing I am also concerned about maintaining level of services - water, sewer, emergency services for example

Screen Name Redacted 3/05/2024 06:05 PM	Need to protect ecologically important areas like Burns Bog and make sure more trees and green space is created
Screen Name Redacted 3/05/2024 07:02 PM	Parking should be required for all units regardless of size as most families/individuals have cars. Larger lots and corner lots should be allowed higher density than smaller lots.
Screen Name Redacted 3/05/2024 07:06 PM	I appreciate all the work that has gone into the preparation of these materials for the community to discuss and consult.
Screen Name Redacted 3/05/2024 07:07 PM	South Delta is a hidden gem that has huge potential for attracting young families, tourism and industrial growth with support of engaged management.
Screen Name Redacted 3/05/2024 07:35 PM	No
Screen Name Redacted 3/05/2024 07:52 PM	Young families have been moving into this neighbourhood to raise their children in safe and clean environment. Please keep our community the beautiful place it is.
Screen Name Redacted 3/05/2024 08:36 PM	Please re-consider 96 AVE - 92 AVE for higher density.
Screen Name Redacted 3/05/2024 08:59 PM	There are few words for me to express how dissapointed I am with this Mayor and Councils deceptive tactics employed over the past 18 months. Please stop hiding behind the "Affordable Housing" need and required Provincial housing targets as an excuse to allow development of housing that is an investors playpen and start building units that CONTRIBUTE to the current housing needs.
Screen Name Redacted 3/05/2024 08:59 PM	No
Screen Name Redacted 3/05/2024 09:00 PM	Thank you for hosting the info sessions and open houses. I hope our feedback will actually make a difference.
Screen Name Redacted	North delta will grow more than predicted and Ladner and tawassan

3/05/2024 09:01 PM	will grow at fast pace after tunnel upgrading.
Screen Name Redacted 3/05/2024 09:21 PM	Yes. Stop being the City of "no" and "nimby". Delta has one of the worst (if not the worst) reputations for being the most difficult to work with in terms of new ideas and development. For example: Tsawwassen Mills (which everyone in Tsawwassen now crows about how great it is) would never in a million years would have been built had it not been on 1st nations land. North Delta has more than 3 times the population of Tsawwassen and 3 times the population of Ladner. What does N. Delta have? Scottsdale Mall. Give me a break. Ladner and Tsawwassen have cute and trendy shops and town centres. Most people are not huge fans of large sprawling shopping malls but why not incorporate residential development with retail - Obviously not on the same scale but does Brentwood, Morgan Heights, Metrotown, Burquitlam, White Rock Town Centre, Port Moody, mean anything? And yes 80th and Scott is a small start in the right direction. N. Delta has Scott Road (or should I say Stroad) and a dying Nordel Centre. Most residents in N. Delta are fed up with the lack of vision, tepid future planning and disrespect our community gets from our South Delta biased City Hall. Planting trees on our boulevards and in front of our houses doesn't cut it - it's not planning and it feels patronizing.
Screen Name Redacted 3/05/2024 09:22 PM	Don't use this as an excuse to ram poorly thought out projects through. Think of the sheds at the entrance to Tsawwassen as an example.
Screen Name Redacted 3/05/2024 09:39 PM	I think continuing to consult with all the citizens of delta is good. Maybe online town meetings like during covid would be good too
Screen Name Redacted 3/05/2024 10:00 PM	Start talks about LRT connecting scott rd station to ladner to the ferry terminal
Screen Name Redacted 3/05/2024 10:01 PM	Congestion , Congestion, congestion The amount of dump trucks on 56 th is too many already with Southlands.
Screen Name Redacted 3/05/2024 10:06 PM	No high rise concrete towers. Stick to timber framed structures.
Screen Name Redacted 3/05/2024 10:58 PM	No high rises in Tsawwassen or Ladner they will ruin everything that people love about the community

Screen Name Redacted 3/06/2024 01:27 AM	Consult the public who actually live in Tsawwassen. Have inclusive meetings where residents are heard and listened too. Make it affordable.Ensure environmental concerns are met, tired of the sugar coating from the aspect of developers and council on affordability. Make sure that when new trees are planted they actually get watered and fertilized. Quit spending tax payer dollars on landscaping in front of the Tsawwassen Recreation center and through south lands where I've seen dead or dying landscape material due to bad planning and drought. Keep things smaller and sustainable.
Screen Name Redacted 3/06/2024 08:09 AM	Supporting small businesses is essential as well, they add to our communities and connect people. We need more spaces available and initiatives to start or open a business.
Screen Name Redacted 3/06/2024 08:44 AM	After the City has finished the open houses and discussion forums, let the people have a real say by allowing referendums on a neighbourhood level based on the most popular options.
Screen Name Redacted 3/06/2024 09:17 AM	N/a
Screen Name Redacted 3/06/2024 09:34 AM	Have a plebiscite asking the inhabitants what they want, instead of imposing a faulty plan on them.
Screen Name Redacted 3/06/2024 09:43 AM	I would like to see the growth plan more suitable to our communities. I don't see any reason to allow 24 story buildings. I would like to see the 'downtown' core of each area of Delta take on a more thoughtful approach. There needs to be a middle ground. Part of the reason so many people move to Delta is for the sense of community and not for a city feel.
Screen Name Redacted 3/06/2024 09:52 AM	Please protect our agricultural land.
Screen Name Redacted 3/06/2024 10:07 AM	Consider the streets and traffic before adding more density to Tsawwassen's center. The proposed project is way too big for what the town can handle.
Screen Name Redacted 3/06/2024 10:22 AM	Listen to the public. fight against the NDP govt if needed. Lawyer up.

Screen Name Redacted 3/06/2024 10:27 AM	Don’t do it
Screen Name Redacted 3/06/2024 11:44 AM	We were hoodwinked when Century gave us the proposal for Southlands. Where is the Cottage type houses, like the one they had on Display at the Mall? That were supposed to be affordable.
Screen Name Redacted 3/06/2024 12:32 PM	Single-family housing in Delta is, predominantly, built on an automobile-based infrastructure, which is clearly the market preference for the area. Given that this type of housing is the clear and obvious preference of the taxpayer, moving away from this model from which we chosen, without firstly addressing the non-automobile infrastructure will have an overall negative effect on the livability of the area.
Screen Name Redacted 3/06/2024 01:06 PM	This looks great! I’m supportive
Screen Name Redacted 3/06/2024 02:23 PM	Look at it with open eyes, see what is going on!!!!
Screen Name Redacted 3/06/2024 03:49 PM	If you want more people to live here you have to go above and beyond to make North Delta a pleasant place to live car-free. What you are currently doing is too car dependent to add more.
Screen Name Redacted 3/06/2024 04:58 PM	I would like to add that the city should ensure that these private companies act in the interest of the residents and city. This means the city should explore below market units, amenities on site open to the public, bike racks/storage, transit stops, and most importantly that these units are affordable for low-middle income earners and not for rich people from other places in the lower mainland to settle in. As new buildings right now seems to just be benefiting wealthy people (The View, Southlands, Hamptons Cove, etc). Lets ensure non-luxury buildings are being made so 80% of people can afford them.
Screen Name Redacted 3/06/2024 05:54 PM	I wish the provincial government would put its housing energy and focus on healthcare. If someone moves here so hope they have a Dr. our only walk in clinic is the Drlta hospital.
Screen Name Redacted 3/06/2024 05:55 PM	Stop developers from defining the growth and direction and listen to the community. This means the City council needs be honest and

	direct with the community, something that seems sadly lacking currently.
Screen Name Redacted 3/06/2024 06:12 PM	Revise it completely and rethink what is appropriate.
Screen Name Redacted 3/06/2024 06:36 PM	I do not and never will buy into people who want something for nothing. We all pay our taxes. I try to understand but not everyone can OWN a home. This is historical. BE very careful how much you crowd into spaces. This council is buying into density and a high cost going down the road for the future environment of Delta. Keep our Agriculture. Our Parks. This is frustrating. Much can be accomplished without massive density and provide a healthy community going forward. There are enough malls here in South Delta already. Best I end.
Screen Name Redacted 3/06/2024 07:29 PM	Pressure the Prov Gov to remove the moratorium on Float Homes. It's another housing option in Ladner that is currently on hold due to the prov gov lack of resources.
Screen Name Redacted 3/06/2024 08:15 PM	No
Screen Name Redacted 3/06/2024 08:33 PM	I am unaware of any consultation the province did with local residents so why should we blindly accept their edicts. Perhaps if Delta had updated the OCP on a 5 year basis we wouldn't find ourselves in this position
Screen Name Redacted 3/06/2024 09:27 PM	See above
Screen Name Redacted 3/06/2024 10:09 PM	Please listen to the residents of Delta. It appears as though the vast majority of Tsawwassen residents do not want the town centre to be overdeveloped and become city-like. We are the ones who live here, some of us have multi-generational roots in Tsawwassen and our futures here will be greatly impacted by the outcome of the town's development.
Screen Name Redacted 3/06/2024 10:11 PM	So far, the OCP information that has been provided has been disappointing. Not much in the way of meaningful data to support the proposed plans. I question whether Delta is looking for any real input at all.. the plan as presented will ruin the quality of life in Delta - very

disturbing and frustrating.

Screen Name Redacted
3/07/2024 01:27 AM

I would like for the city to consider our property that is located on 11012 River road. The property is surrounded by mixed use residential/commercial zoning. This is the only property with residential zoning in the section. The community would benefit from having rezoned this property to mixed use and to allow small businesses in the area such as childcare, laundromat, medical or dental office, pharmacy etc. I would highly appreciate if the counsel can consider reviewing the zoning in the new OCP.

Screen Name Redacted
3/07/2024 01:29 AM

With growth comes change and unfortunately services will be cut The infrastructure is not in place for more growth Pool, rec centres , police are already underfunded

Screen Name Redacted
3/07/2024 09:53 AM

Build roads, increase public transportation, address increased crime. NO 20 storey towers!!!!!

Screen Name Redacted
3/07/2024 11:00 AM

I'm personally affected by not enough density. My address is 11566 96 ave. We are next to Ben's market on 96th ave. It got re-zoned and we aren't included though we are on busy streets. It doesn't make sense to me to keep it low density

Screen Name Redacted
3/07/2024 01:33 PM

Do these plans in Abbostford and chilliwack where they have room to expand and have new roads and parks and schools and so on. Not in tsawwassen, literally the edge of the lower main

Screen Name Redacted
3/07/2024 02:39 PM

Has consideration been given to the impact of high rises in the middle of a migratory bird flight path?

Screen Name Redacted
3/07/2024 02:59 PM

Take time to consider the overall impacts of what the NDP government is asking of Delta, do not rush something as important as the Official Community Plan based on an arbitrary deadline imposed by a governing party in an election year. There has already been significant development in and around Tsawwassen, including hundreds of units for the Southlands Development, and hundreds of units built on TFN land. This area has already gotten a lot busier in the last 2-3 years, and proper thought and public engagement should be undertaken before opening the flood gates to this type of community change.

Screen Name Redacted 3/07/2024 03:28 PM	Try and get more funding for required infrastructure improvements from other senior governments (Federal and Provincial). The trouble is they're both fiscally irresponsible.
Screen Name Redacted 3/07/2024 03:30 PM	The Mail Out received the last week of February was Well Done with Clear Visuals but at the same time quite confusing due to errors made when 75 land use categories were streamlined down to10 .This was the Community's 1st look at it's 20 yr future perhaps the "Draft" could have been presented as a "Working Draft Only"with an explanation that the 1985 OCP was used as a starting point .I'm still confused how some developed areas ie Tsawwassen Springs 2010' turned up on the Draft and not others ie Imperial Village Park circa 1990's
Screen Name Redacted 3/07/2024 04:09 PM	th future looks bright .. could be brighter!
Screen Name Redacted 3/07/2024 05:55 PM	Please fight back against the NDP's foolish give away on what is a politically driven issue of the housing crisis. This can be managed but it takes a thought out plan, courage of your convictions and some time. There are many people in the community who can assist with this process.
Screen Name Redacted 3/07/2024 06:30 PM	Will have some after attending the open house and understanding the changes proposed
Screen Name Redacted 3/07/2024 07:55 PM	I have been a long term resident of Delta, it is so beautiful and I will feel very sad to see this beautiful city ruined.
Screen Name Redacted 3/07/2024 08:03 PM	Let's yet transit to re-engage and not accept their 2050 plan with no further investment in Delta. Let's look to multigenerational homes. Let's build senior living at Patterson Park and think to use track for a active living portion with housing in the center for seniors. Build a educ institution to train care givers and have practicum on site. Build a hotel or condos at Ladner Harbour Park.
Screen Name Redacted 3/07/2024 10:18 PM	Involve Translink and lobby for efficient bus service beyond the R4 route
Screen Name Redacted	Take the time to truly engage a public conversation. “ In person open

3/07/2024 10:19 PM	houses" with charts and "online info sessions" are probably not sufficient to truly gauge community concerns and develop a civic plan that can be accepted by the community. I appreciate that Mayor Harvie was on hand to take questions from citizens at the information session at the South Delta rec center. More face-to-face dialogue is required and I think it's necessary to slow down the process. The first meeting to okay a plan going forward for the OCP was a month ago. While I congratulate the city on producing a plan and all the documents associated with it, I do think more time is needed.
Screen Name Redacted 3/07/2024 10:32 PM	Create the required infrastructure first and respect the culture of various neighborhoods that originally attracted many residents. Much of what is being discussed is exactly what we moved here to escape. Increased density should focused on transit corridors such as skytrain where residents may actually be able to live and work without vehicles. That is not currently the case in much if not all of North Delta.
Screen Name Redacted 3/08/2024 01:22 AM	This density is being pushed on us from above, with neither thought nor foresight going into it. It can only end badly. Maybe some actual planning, with input from the people who live here, could be a start.
Screen Name Redacted 3/08/2024 03:44 AM	I just wanted to commend you all on the work you do, and the readability of these zoning maps as a layperson. Cutting down the number of zones makes it possible to understand these maps intuitively. My only real complaint with the presentation is that the two shades of red for "neighbourhood centres & corridors" and "urban centres" are very similar, and perhaps they should be better differentiated. Thank you for your time.
Screen Name Redacted 3/08/2024 09:15 AM	I have a question: I have a heritage B home in one of the proposed areas for densification (townhomes...). What are the possible outcomes and advantages for me with a heritage home should I want to develop?
Screen Name Redacted 3/08/2024 11:03 AM	As we try to make a greener world, is Delta thinking about requiring future developments using passive power alternatives? Building net zero buildings? Wind Farms? Solar Farms? Ways to create the energy we will need to support all this growth? I hope so. Build a sustainable, green future.
Screen Name Redacted	We have not fully experienced the impact of the Southland

3/08/2024 11:11 AM	developments yet…allow that project to complete before approving other high density developments
Screen Name Redacted 3/08/2024 11:40 AM	No
Screen Name Redacted 3/08/2024 11:43 AM	Our community has grown significantly (TFN lands/Southlands ect) and will continue to grow and require envisioning on how this is done. We really hope this Mayor and Council will continue to listen to the people who live here to understand why we have chosen to raise our kids in this great area. If towers are approved we will certainly feel betrayed by our elected officials given the strong opposition and alternative solutions provided.
Screen Name Redacted 3/08/2024 11:50 AM	Our community has grown significantly (TFN lands/Southlands ect) and will continue to grow and require envisioning on how this is done. We really hope this Mayor and Council will continue to listen to the people who live here to understand why we have chosen to raise our kids in this great area. If towers are approved we will certainly feel betrayed by our elected officials given the strong opposition and alternative solutions provided.
Screen Name Redacted 3/08/2024 01:10 PM	I think this is great and I am fully supportive of the proposals in the OCP. It is exciting to see the community change in the proper way and more housing will bring more diversity (which is very needed in Tsawwassen).
Screen Name Redacted 3/08/2024 01:38 PM	I feel that with one way in and one way out, we need to address the lack of ambulance station and one fire truck. We have Roberts Bank, BCFerries, huge warhorses now and again, with the TFN building, the number of people has increased dramatically and we are under resourced already. The lack of sidewalks, bike lanes etc in south delta should be addressed prior to bringing on more people. The tunnel is an on going issue for the people already. I believe change is inevitable, but it needs to be done right..
Screen Name Redacted 3/08/2024 03:33 PM	Keep our small town vibes by creating gentle density and keeping high rises to a maximum of 6 stories. More infrastructure needed before we become Langley 2.0
Screen Name Redacted 3/08/2024 03:50 PM	Scrap this document and speak to the residents

Screen Name Redacted
3/08/2024 04:12 PM

I support development if it is thoughtfully planned and includes engagement with and feedback from the community. There is no place for towers in Tsawwassen. There are spaces that would be better suited for density than what the city's current OCP proposes and it is clear the community opposes towers. Please and thank you for seriously taking this into consideration.

Screen Name Redacted
3/08/2024 04:55 PM

I would like to see actual long term, scientific, studies concerning the magnitude and impact of the projected growth in the area. At this point little work has been demonstrated by the city. All activity seems to be focused on unleashing contractors to build.

Screen Name Redacted
3/08/2024 05:04 PM

This was a great and accessible way to educate everyone and allow participation! Thanks for all the hard work in putting this together. The Delta staff have done an amazing job so far.

Screen Name Redacted
3/08/2024 10:01 PM

No

Screen Name Redacted
3/09/2024 11:13 AM

Transit service down 72 Ave to 22nd Street Skytrain. At the very least the bus that travels down Kittson Parkway should detour down Westview Drive and have a stop at the intersection with 72 Ave.

Screen Name Redacted
3/09/2024 01:42 PM

AFFORDABILITY AFFORDABILITY AFFORDABILITY must be more actively pursued by gov'ts because the present miss-guided philosophy of build & build & prices will go down (like Vancouver has done) is DEFINITELY NOT working! Prices keep going UP & UP! For eg: to have our own 1/2 duplex strata purchased in 2020 for $225,000 now valued at $1 million is IMMORAL, EXPLOITIVE & UNACCEPTABLE!! The Lower Mainland has become an international embarrassing example of financial property greed! Thank you for this opportunity to provide input which I hope will be accurately acted upon! Bev Yaworski & Doug Reynolds, Morgan Place - Ladner

Screen Name Redacted
3/09/2024 02:05 PM

While I understand that this is driven by the province, a big picture approach needs to be undertaken. Building more housing is an easy sound bite for a politician but does not factor in the larger picture of the communities and the infrastructure needed to support this. New homes currently being built are not in the least affordable - it is heartbreaking that young people who grew up here can't afford to get

	into the housing market here (or anywhere remotely close by). Lastly, dividing a residential street (Camaro Drive) into 2 sides with different zoning does not make sense and I ask that this decision be reconsidered.
Screen Name Redacted 3/09/2024 02:30 PM	Need a much more restrictive height limit for central Tsawwassen. Large towers should only be allowed by the highway if public transit improves
Screen Name Redacted 3/09/2024 02:59 PM	I would encourage the council to consider expanding the mixed residential boundaries near major transit hubs and recreational facilities/parks.
Screen Name Redacted 3/09/2024 03:02 PM	Be bold while being bold is politically possible. While intentions may be that this plan be revisited more frequently than the 1985 plan was, there is no guarantee that 40 years from now your 2024 plan will have been dramatically updated.
Screen Name Redacted 3/09/2024 03:54 PM	Bike paths bike paths bike paths! Linking town centres to communities. And what happened to Lois Jackson's promise to change the timing of the Highway 17/Ladner Trunk traffic light so that the highway has longer waits and Highway 10 has shorter waits? This might encourage more traffic to take the Highway 17A option from Tsawwassen and the ferry. East Ladner is a cut-off community - no services, no bike path along Ladner Trunk, and a very long light to cross to get into West Ladner. Please review whether there are options for making East Ladner more connected to West Ladner. We're all one community!
Screen Name Redacted 3/09/2024 04:06 PM	Overall, this is a step in the right direction, even if I don't think it's enough.
Screen Name Redacted 3/09/2024 04:30 PM	More cross-government levels working together, maybe including local businesses, to provide more realistic options for the growing population.
Screen Name Redacted 3/09/2024 04:55 PM	No - thanks for soliciting community feedback!
Screen Name Redacted 3/09/2024 06:06 PM	Do not block the sunshine with 20+ storey towers. There are hundreds of residents surrounding town centre & we all treasure

	our sunshine for the well-being of our mental health. We are called “Sunny Tsawwassen”!
Screen Name Redacted 3/09/2024 07:17 PM	Continued consultation. Streamlined permitting process. Having recently build a single detached home, I was extremely frustrated by the significant delays in the various reviews and approvals required. It took almost a year from when final plans were submitted (the development was approved by council years ago) before we could even break ground.
Screen Name Redacted 3/09/2024 08:38 PM	Not exactly
Screen Name Redacted 3/09/2024 08:59 PM	Go back to your drawing board. Take out the option for developers to be able to build above 6 stories if they make a contribution. rethink: Making it automatic approval for any multiple family dwelling on a single family lot. The current government may not be in power next term. Keep in mind that you are asked to build the population in an area which has been maxed out for roads and services such as transit and health care. The wait times at Ladner emergence are always long. Any infrastructure improvements are likely to be added to the people's already high tax burden as the Prov and Fed government are apparently not going to fund anything. Please listen to the people who have lived her for decades and new comers who came here for a reason. We don't want to be a big city... we want to retain the charm we have. Continue with the thoughful and limited building which has occured in the 50 years i have lived here.
Screen Name Redacted 3/09/2024 10:04 PM	Get a planner who actually knows the community and what would suit it.
Screen Name Redacted 3/09/2024 10:21 PM	See above
Screen Name Redacted 3/09/2024 10:30 PM	ask citizens first, and listen to them. Tell the province if it cannot be done
Screen Name Redacted 3/09/2024 10:46 PM	slow growth to allow for proper communicating and infrastructure NO HUGH RISE TOWERS!
Screen Name Redacted	Make it more walkable/heathier community listening to taxpayers

3/09/2024 10:59 PM	about towers in Tsawassen. Incentives for people to try transit , given road entrance/exit limits in Tsawassen
Screen Name Redacted 3/09/2024 11:19 PM	STOP! The community does not want this. Delta is perceived as a small - town feel semi -rural community. Densification only benefits developers and city planning staff protecting their jobs. Focus on existing areas (IE, Scott Rd) with higher densification already in place.
Screen Name Redacted 3/09/2024 11:25 PM	I think North Delta has been ignored in city planning and that the council and mayor have no idea how our quality of life has been negatively affected by increased density and development and if they do they just don't care because they don't live here.
Screen Name Redacted 3/09/2024 11:28 PM	Structure must grow with the increased density. Roads, health care, schools, parks etc
Screen Name Redacted 3/09/2024 11:35 PM	Opportunities for cultural event >
Screen Name Redacted 3/09/2024 11:49 PM	The council should push back against the insatiable need for growth at the expense of destroying the existing (and evading) character of the Tsawwassen community feeling
Screen Name Redacted 3/10/2024 12:02 AM	Where we live and where we work period we know that their needs to be development and it needs to be done with how this will affect the daily lives of current residents/business owners. Towers have no place in Delta as this will put a strain on already strained systems
Screen Name Redacted 3/10/2024 12:06 AM	Concerned about the permitting process. There appears to be a pushback in regards to social housing as few projects get approved
Screen Name Redacted 3/10/2024 06:04 AM	Make sure we have enough water , sewer and recreation space for all these people. British Columbia has lots of space. Just because most people want to live in the GVRD doesn’t mean municipalities have to ruin the area to accommodate all these people
Screen Name Redacted 3/10/2024 07:43 AM	as above

Screen Name Redacted 3/10/2024 08:21 AM	This is too rushed. Most people still don't understand the relevance of an OCP so overall any feedback or more importantly the lack thereof, will significantly diminish what the plan will eventually look like - Compared to a plan that is underpinned by an educated population and true public engagement.
Screen Name Redacted 3/10/2024 12:39 PM	Put the high density(urban center) in the above the 18th Ave area of tsawwassen
Screen Name Redacted 3/10/2024 01:07 PM	Not at this time
Screen Name Redacted 3/10/2024 01:09 PM	Public consultation at different times, you are doing open houses this weekend and if we couldn't attend and are not computer literate you're left out. Please repeat opportunities for in person participation at each location spread out, our street residents comments is that it's been rammed through, and it doesn't look like a positive community consultation. Thank you!
Screen Name Redacted 3/10/2024 03:08 PM	mixed housing apartments townhomes small detached
Screen Name Redacted 3/10/2024 03:24 PM	The OCP documents sent to our homes are fantastic! Kudos to staff! Keep encouraging us and ensure those of us who walk F/T have opportunities to participate as W/tonights open house. Thank you
Screen Name Redacted 3/10/2024 03:31 PM	The federal government should curb immigration for a time until housing catches up and more doctors, nurses etc are hired.
Screen Name Redacted 3/10/2024 03:40 PM	Don't ruin the charm of Tsawwassen with towers.
Screen Name Redacted 3/10/2024 03:45 PM	Please act with extreme sensitivity and care before you "highlight pen" my street into extinction
Screen Name Redacted 3/10/2024 03:51 PM	No building higher than six floors. Do not allow larger buildings and residential areas, who smaller units are OK. The people of Tsawwassen live here for the small town charm. We do not want tall buildings or big crowded streets

Screen Name Redacted 3/10/2024 04:01 PM	Give the community a voice. Be honest! Define Mid Rise and stick with that definition. Care about the community & Not the developers
Screen Name Redacted 3/10/2024 04:10 PM	LEAVE WELL ENOUGH ALONE! NO BUILDINGS BIGGER THAN 6 STOREYS. INCREASE MEDICAL FACILITIES
Screen Name Redacted 3/10/2024 04:15 PM	we need better pool
Screen Name Redacted 3/10/2024 04:27 PM	Keep pebble hill small scale residential as in the plan more bike paths/trails would be nice
Screen Name Redacted 3/10/2024 04:35 PM	Keep the walking path as is Keep Row Haising on 56th & 12th Plan for more parking & cars
Screen Name Redacted 3/10/2024 04:40 PM	Keep the people in mind. Have the infrastructure in place first period in other words build it, they will come yet don't save our paradise over with a bunch of parking lots and ugly things. With bad people. Good people with good morals and cultural of honesty and generosity. Not greed or foreign influences. Clearly Canadian with a Canadian mindset and thinking an action accordingly to good, excellent planning for this beautiful country
Screen Name Redacted 3/10/2024 04:45 PM	What is the government going to do if we don't follow their orders . Whose pockets are being lined
Screen Name Redacted 3/10/2024 05:04 PM	Related to South Delta transportation planning - I recommend that the Ladner Exchange be moved to be accessed primarily from 17A and secondarily from Clarence Taylor Crescent to occupy the southeast corner of Paterson Park (east of the current dog park). I am happy to describe and discuss this idea in more detail. Thanks! James (jmghudson@gmail.com)
Screen Name Redacted 3/10/2024 05:31 PM	I moved to Ladner many years ago because it had a great village feeling and it feels like we're getting away from this.
Screen Name Redacted 3/10/2024 05:34 PM	I cannot stress enough the vital need for vastly improved, more rapid public transit as well as hard infrastructure to support a growth of population density as envisioned by City Hall. Also, with the

	predictable rise of electric vehicle ownership, many more public Charging stations will be required
Screen Name Redacted 3/10/2024 09:19 PM	Traffic is a big problem already leaving south delta due to limited options(tunnel) , facilities such as Winskill have limited availability as we also have to include other jurisdiction like the TFN where the density has more than doubled in 10 yrs, the community feeling will be lost with high rise density here , I believe this will affect birds and other wildlife significantly
Screen Name Redacted 3/10/2024 10:04 PM	Make it really easy for individual homeowners to get upgrade plans approved.
Screen Name Redacted 3/11/2024 06:41 AM	Outdated infrastructure is the biggest problem the hinders the development South Delta.
Screen Name Redacted 3/11/2024 09:00 AM	Don't feel forced by the Provincial Government they don't live here - politicians that need to keep their hands off individual communities
Screen Name Redacted 3/11/2024 09:49 AM	Don't do it!
Screen Name Redacted 3/11/2024 11:20 AM	i think Paterson Park should be revisited. Kwantlen College and Delta own this property 50/50. Delta should buy them out. If this property is cover by some govents like the land reserve we should look at making a exchange of properties. This property is ACROSS the street from TRASIST We could probably house up to five hundred families by building 3 story town houses with some supporting over the garage rental units. if they say its farm land i have a hard time believing this as no farming have be done on this property from before horse racing.
Screen Name Redacted 3/11/2024 11:41 AM	shelve it for now,
Screen Name Redacted 3/11/2024 11:45 AM	I am concerned that this may not solve the cost of housing in this area. Suddenly folks are able to get more density for land near town centres and that will drive up the value. Realtors/developers are already talking of potential. There needs to be a clear mandate from Delta if 12 stories or 20 are allowable near town centre to take out guess work and potential returns which will drive up cost. It takes

	time to add housing stock to help out with supply and demand in this in-between stage, I do fear that housing will not become affordable. Also, if developers are paying high amenity fees, or fees to help with local infrastructure, the quality of buildings will decrease as any developer still tries to achieve some sort of bottom line income/profit. There needs to be great checks and balance to ensure any and all new housing stock is of good quality.
Screen Name Redacted 3/11/2024 11:50 AM	Tell the Premier, that the affected communities including Delta all need more time to properly plan our housing future that works for the communities. Where is the new bridge or tunnel?
Screen Name Redacted 3/11/2024 12:02 PM	With changes to the OCP I see that our house, 4605 61st Street, is pictured as an area for potential rezoning. We support this kind of higher density close to a school, a walkway to the municipal precinct, and close to the transit loop. The houses in this area tend to be older houses with larger lots that are underutilized. This plan would allow more families into this neighbourhood and to do so with more affordable options.
Screen Name Redacted 3/11/2024 12:32 PM	Consider increasing density around parks such as Deifenbaker. 239 & 251 55St and 5481/5469/250 54St should be 4 or 6 story apartments. Like many parks in our community Diefenbaker park is an underused asset. It should serve as a backyard to as many people as possible. In many parts of the world parks are targeted areas for increased density. Dont be afraid to be bold in housing decisions. Young people need politicians that think about the next generation not about incumbant homeowners.
Screen Name Redacted 3/11/2024 01:11 PM	Keep up the great seniors' fitness program; i.e. super senior access to fitness (I'm almost there!!).
Screen Name Redacted 3/11/2024 02:28 PM	There needs to be consideration for the people who have lived here and paid taxes for many years to preserve our quality of life instead of placing the priority on new comers and poorly thought out government policies. I can't afford a new house at my age.
Screen Name Redacted 3/11/2024 03:01 PM	Tsawwassen is not a City that needs a high rise central core. This is all about greed, money making politicians…..this whole concept needs to slow down the process to allow time for the community to respond. With the growth of housing in the Southlands and the Tsawwassen lands together, more development too soon is a recipe

	for disaster. Premier Eby needs to go, and our Mayor needs to listen or he too will fall. When Eby changed housing to remove all grandfathered condos from restricting renters, he did not care about the consequences of this act. In my building a new renter beat an eighty year old man who was hospitalized for days from his injuries. If we listen to Eby again and hurry along his arbitrary timeline created, there will undoubtedly be more consequences from this overdevelopment in an area not designed to become a city central. Mayor Harvey you need to listen to voices of Tsawwassen. I've lived here 39 years, raised two children here. One is a local high school teacher and cannot afford to even live here. Something is very wrong when our youth must leave their hometown due to affordability.
Screen Name Redacted 3/11/2024 03:10 PM	I am honestly so tired of our Mayor and Council not listening.....they are clearly out of touch with reality.
Screen Name Redacted 3/11/2024 03:15 PM	Make the NCP max out at 4-6 floors and require a formal public process for anything over that. I fully realize the just of showing high densities and approving them is the OCP is to streamline the development process but when existing residents are opposed to high towers Delta politicians must listen to the community.
Screen Name Redacted 3/11/2024 04:53 PM	Once you figure out what changes will happen to rules & regulations, speed up the approval process - this will create a large amount of housing construction & renewal in the community.
Screen Name Redacted 3/11/2024 05:14 PM	I grew up in Tsawwassen and have moved back here to raise my two children. Despite both my husband and I being teachers we cannot afford to buy a place in this community. As my children approach school age we will need to decide if we can stay in Delta or if we need to leave to find affordable housing. I don't want to raise my kids in the towers that are being proposed, I want to live in a place that respects the charm of the neighbourhood I love and have the space for my kids to play. Right now I feel like Tsawwassen is built for the older generation so I support change and development but in the right way!
Screen Name Redacted 3/11/2024 05:25 PM	Wait for the boomers to die off and housing will naturally become available.
Screen Name Redacted 3/11/2024 05:53 PM	No, and thank you for giving me the opportunity to provide input.

Screen Name Redacted 3/11/2024 08:17 PM	The proposed height of up to 24 floors towers would it erodes community feel and drastically changed the quality of life of residents currently living on Tsawassen
Screen Name Redacted 3/11/2024 08:25 PM	Reiterate my concern is drastic height increase which would drastically change community feel
Screen Name Redacted 3/11/2024 08:33 PM	A direct bus from 56 to downtown Vancouver needs to be reinstated to accommodate those many who do not have the mobility to transit via Canada line. The Canada line may need extension to TSA. More exit roads out of TSA. Are needed for safety reasons (fire, floods). The BC NDP party is/seems to be moving too far to the right and expect they will be voted out next election. No bridge or tunnel yet of high priority on Hwy. 99
Screen Name Redacted 3/11/2024 08:45 PM	Appreciation for the honest effort of community engagement. Thank you
Screen Name Redacted 3/11/2024 08:49 PM	thank you!
Screen Name Redacted 3/11/2024 09:07 PM	Delta does not have to solve all of the housing needs for BC keep vertical development reasonable (10floors)
Screen Name Redacted 3/11/2024 09:19 PM	I think at the end of the day Tsawwassen will be competing for infrastructure investments from other levels of government and delta citizens will face a significantly increased tax burden in the future
Screen Name Redacted 3/11/2024 09:23 PM	Do not block the sunlight to hundreds of residents neighboring town center
Screen Name Redacted 3/11/2024 09:23 PM	When I attended the Tsawwassen Town Hall meeting last week, I was told that no new roads are intended to be built in Tsawwassen. While I am not advocating a new road being built as it would likely impact our agricultural land, I do not feel that traffic and increase in vehicles on the roads has been adequately addressed. As a Tsawwassen resident of almost 30 years, I can attest that 56th street, 12Ave and 52nd Street have never been busier. We do not have the proper infrastructure established or planned to respond to this large increase in housing.

Screen Name Redacted 3/11/2024 09:26 PM	make the process easier!
Screen Name Redacted 3/11/2024 09:28 PM	nope-good job!!
Screen Name Redacted 3/11/2024 09:33 PM	yes, encourage home owners on single family lots to add additional living/accommodations to their existing property
Screen Name Redacted 3/11/2024 09:37 PM	not yet
Screen Name Redacted 3/11/2024 09:48 PM	Delta was denied federal funding exclamation exclamation where are the funds coming from for infrastructure. until our municipality has sufficient roads to deal with the already over burden of traffic with housing construction and use by the ferry traffic, port traffic, Powell Roberts traffic, and all the projects to increase housing, (Southlands are only 40% built out to date)
Screen Name Redacted 3/11/2024 09:52 PM	23 story towers in Tsawwassen is way too much but density does have to be increased
Screen Name Redacted 3/11/2024 10:08 PM	Adequate oversight and limit red tape
Screen Name Redacted 3/11/2024 10:23 PM	When I change discussion increase housing to decrease green to increase temperature -as we take down trees to build more housing in fill in yards, how will we control rising temp in urban areas. See Europe, see progressive urban centers taking action to green their cities. This should be part of Delta's densification plan
Screen Name Redacted 3/11/2024 10:28 PM	I would accept up to 8 - 10 stories apartment buildings
Screen Name Redacted 3/11/2024 10:36 PM	Do better. Think about the families that live here
Screen Name Redacted 3/11/2024 10:40 PM	No Towers. Help senior w/housing, lot of young kids. Manage the area. Towers is not the answer. no infrastructure to support any of these pans.

Screen Name Redacted 3/11/2024 10:50 PM	Encourage and support local restaurants and businesses, we don't want chains
Screen Name Redacted 3/11/2024 10:55 PM	I assume there are already considerations regarding infrastructure, seriously and data is gathered from the current community
Screen Name Redacted 3/11/2024 10:59 PM	Listen to the community
Screen Name Redacted 3/11/2024 11:10 PM	as delta is becoming Canada's doormat to the world. The road /railroad structure needs improving. - light rail from Scott Rd. /Brownsville to TSA ferry - Hwy. 96 split and sent N from 72nd St. to hello .8 road and boundary Rd. - heritage- create a heritage area along 104th from Hwy. 10 to the dyke (including overpass of 99) by moving historic houses and old church to grounds of first delta hall
Screen Name Redacted 3/11/2024 11:13 PM	High rise will not help Tsawwassen needs more infrastructure
Screen Name Redacted 3/11/2024 11:17 PM	Throw this all back at the MLAs
Screen Name Redacted 3/11/2024 11:22 PM	Please expand the hospital first. There are 64 acute care beds only. How can we increase our population when the hospital is not big enough to care for slash help the residents of South delta?? This is a HUGE safety concern and should be have been addressed before changing the city plans /OCP
Screen Name Redacted 3/11/2024 11:26 PM	4 units on a detached lot is too many . I support the idea of garden suites of a size suitable for two bedrooms and two baths with a reasonable size for green space and garden
Screen Name Redacted 3/12/2024 12:55 AM	Development here needs to reflect sea side characteristics of Tsawwassen
Screen Name Redacted 3/12/2024 10:53 AM	I just want to re-iterate the "small scale residential" zones I'm seeing just don't seem to be enough with suggesting to just add a secondary suite or coach home. It already feels out of date. We need more multiplex conversations in these single family zones. I'd much rather

	see a site filled with a larger structure that I know houses 4+ families in a unique design than the same size structure that looks awful at 3000SF and only houses 1 or maybe 2 families.
Screen Name Redacted 3/12/2024 11:07 AM	Plus, I feel no one pays attention to the way residential neighborhoods live and support each other. Does anyone in the engineering department come around our neighborhoods and really see how we live? No one has sold their home on our block for years and years. Doesn't that say something. That they are happy with where they are living? Yes!
Screen Name Redacted 3/12/2024 12:10 PM	The BC government has legislated no consultation now with local residents around a proposed development. This will lead to the undermining of existing communities. I feel this in particular in Sunshine Hills. Densification without proper oversight and long term planning is not sustainable and will create ever increasing problems, like homelessness, poor medical care, undermining the integrity of the natural environment and lack of space in educational institutions.
Screen Name Redacted 3/12/2024 12:32 PM	I appreciated the OCP info. online session and in-person session in Ladner. It helped answer questions and enabled me to share findings with friends. Delta staff have been approachable, curteous and very helpful.
Screen Name Redacted 3/12/2024 01:00 PM	No
Screen Name Redacted 3/12/2024 02:47 PM	Please do not make your decisions or give the appearance of having made decisions before you ask the community for feedback. I find this insulting.
Screen Name Redacted 3/12/2024 06:46 PM	I can't see that it will work.
Screen Name Redacted 3/12/2024 10:23 PM	Plant the seeds that will offer shelter for future generations. You will not see the shade you created, but your legacy will.
Screen Name Redacted 3/13/2024 11:49 AM	Don't do it. Don't ruin another gem of a community
Screen Name Redacted	Avoid public hearings for things we need to do. The people impacted

3/13/2024 12:40 PM	the most are usually too busy with kids or work so the loudest voices of retirees with nothing but time on their hands get amplified.
Screen Name Redacted 3/13/2024 02:52 PM	Too much is being relieved on graphs and charts and projections. You need to see things physically and to experience things to know how decisions are impacting the lives of people in North Delta. The R6 construction was poorly done. The lanes are too narrow and buses are hitting sandwich boards as they go along Scott Road. Accidents have increased. More pedestrians have been hit. Plans were drawn on paper that looked good, but poorly implemented. People who make these decisions should come down and see the mess their decisions have made and the problems they have caused for tax payers. Not everyone was surveyed about the R6 and that was a very poor decision made by someone who needs to get of the office and actually see how things work.
Screen Name Redacted 3/13/2024 03:01 PM	This will never be affordable housing,
Screen Name Redacted 3/13/2024 03:15 PM	We don’t need to sacrifice all that Delta offers just to accommodate growth. I believe that preserving what we all have is far more important than growth at all costs. The idea that housing will become affordable with all the planned growth is ludicrous. People live in Delta because of what it is now, if we wanted a high density lifestyle, we would move somewhere else.
Screen Name Redacted 3/13/2024 03:26 PM	No
Screen Name Redacted 3/13/2024 05:14 PM	I request a much longer public engagement period in order to allow people to educate themselves and become more involved in the planning process. A period of 18 months until Final Hearing and Adoption in order to accommodate much more input and feedback from the community is reasonable. This OCP update should have been informed by public input at the onset, not foisted upon us at the last minute almost as a 'fait accompli', with 4 months from announcement to Final Hearing and Adoption. As an example, Victoria BC, also one of the 'Top Ten' cities that have been issued a target order, is in the process of updating their OCP. Their Public Engagement timeline began in the fall of 2023, with final hearing and adoption of the OCP in Spring of 2025. Another example, is The City of Abbotsford, again, one of the 'Top Ten' to be issued a target order, has just launched an 18 month OCP update program. Port Moody reportedly, has suspended their OCP update process in light of the

	new Provincial mandate. However their initial Draft OCP was 'the result of three years of workshops, surveys, and community engagement', with several more meetings, public hearings and town halls still originally scheduled. Delta's process and timeline is completely inadequate. To paraphrase City of Victoria 'The Official Community Plan (OCP) IS A BIG DEAL. It shapes how we live, work and play. It's the long-term plan that determines how our community will grow and change. Decisions on where housing, businesses and parks should go, how we move around the city and ways we can respond to the climate crisis are all determined by the OCP.' The residents of Delta deserve to be a big part of the planning and decision making process, not an afterthought.
Screen Name Redacted 3/13/2024 05:30 PM	The communication of this plan has been excellent. The mayor's newsletter, the community information/maps sent out in the mail, the open houses, and the online information sessions. I think the online sessions are the best for hearing about the plan and also answering questions. I listened to the online session replay. I also read the online Q&As. I attended an open house session and found it difficult to speak with anyone. High marks for communication. Thank you for this. I probably missed something but I'm sure you're tired of reading. (light-hearted comment) Thank you for your time. I know we all just want the best for our community and everyone living in it.
Screen Name Redacted 3/13/2024 06:07 PM	See #5 & 6 above.
Screen Name Redacted 3/13/2024 06:25 PM	Regarding 56th street, we need a multi use path on each side.
Screen Name Redacted 3/13/2024 06:48 PM	I voted for the current mayor and council thinking you represented my position. If you continue with this density scheme I will actively take part in the next election of having you removed from office.
Screen Name Redacted 3/13/2024 07:04 PM	Provincial governments change. Federal governments change. Don’t make any ill-conceived decisions that may compound existing problems while unsatisfactorily solving others.
Screen Name Redacted 3/13/2024 07:22 PM	As above - Community feedback should not have a deadline or only appear in the local news. Survey landowners to identify interest in land assemblies. The wording on #3 has changed from the paper surveys supplied at the March 7 SDRC Open House.

Screen Name Redacted 3/13/2024 07:29 PM	Think long-term and do not fall prey to the greed of developers looking to secure generational wealth at the expense of quality of life for residents.
Screen Name Redacted 3/13/2024 09:36 PM	Don't fix something that isn't broken. We have been doing a reasonably good job at growing right now. Even with the speed of the current growth we have failed to keep up with infrastructure and services but it's not too late to catch up. Please reconsider and don't bow to Provincial pressure. No high rises either, we should never have anything taller than 4-6 storeys in South Delta.
Screen Name Redacted 3/13/2024 09:40 PM	Listen to the residents! Many are voicing their opinions with reasonable ideas. People need to feel they are being heard. Many of us have young adult children who would like to be to afford to buy a home here.
Screen Name Redacted 3/14/2024 09:13 AM	We would like to use our land in more ways. We own the largest “BC hydro” property which has the easement. We have many restrictions on it and cant do anything with the back of our property we would like this changed. We would like to see the tunnel replaced to accommodate more growth, the hospital updates and enlarged and small businesses and families be able to still afford to live here.
Screen Name Redacted 3/14/2024 09:34 AM	Work on the George Massey tunnel replacement as a priority.
Screen Name Redacted 3/14/2024 11:47 AM	The Planning team has done a great job from what I can see in the OCP especially given tight timelines. I would just reiterate that I believe it would be prudent to have another look at the OCP to ensure main corridors throughout the plan have a higher form of density to not miss out on the low hanging fruit opportunity that they present especially when near Urban Centres and other parks, schools and facilities. The community is supportive of the higher form of density on these main corridors as it typically means less density would be required on the quiet streets and it also improves the look of the main corridors vs the usually not so appealing look with the older homes and yards not being maintained due to being on a busier street (not many people want to rebuild or renovate their homes on the busier corridors).
Screen Name Redacted 3/14/2024 12:36 PM	Great job overall. I know a lot of people will not be happy with the heights at the Urban Center so possibly stepping those heights down a bit might be more prudent and spreading that additional height

	further along the main corridors where you currently have low density residential on the busier roads. That would be a good compromise to alleviate some of our concerns in the community.
Screen Name Redacted 3/14/2024 01:34 PM	I'm very disappointed in counsel for even considering this. I will not be voting the same people in again
Screen Name Redacted 3/14/2024 01:56 PM	Yes - actually consider the feelings of the communities and not just feel the need to make money- I really get the feeling that this city council only sees dollar signs.
Screen Name Redacted 3/14/2024 02:12 PM	Thinking about the environmental impact of stacking people 35x on top of each other. How is Delta going to provide water for all these people? Any decisions that are fast tracked and rushed will always revealed the COSTLY mistakes after the fact. We need to slow down. Maybe start pushing the federal government to slow down immigration so we can pace ourselves with housing to the immigration
Screen Name Redacted 3/14/2024 05:21 PM	As previously stated, I strongly disagree with the 1st of what will probably be many 6 story buildings in Ladner. Would there be any options to build at least percentage of the new housing on first nations land? There seems to be a lot of unused land around the Mills mall.
Screen Name Redacted 3/14/2024 06:07 PM	The proposed towers at Tsawwassen Town Centre are a bizarre idea. And for the developers to "compensate" the community with a library is equally bizarre. I understand the need to densify, but this particular project is ludicrous and unacceptable. In fact, trying to push it through is going to incentivize the entire town to rally against the city of Delta. Why propose something so extreme and inflammatory?
Screen Name Redacted 3/14/2024 08:10 PM	As above, more time and information for detailed discussion. We should not be stampede by a dictatorial prov. govt. into poor planning decisions which will reduce the livability of our community.
Screen Name Redacted 3/14/2024 09:22 PM	We moved to Delta because it was family friendly with quiet, single familay residential neighbourhoods. This proposed OCP demonstrates the opposite. Rapid growth will result in rapid social probelms such as a significant increase in vehicle traffic increase and crime making Delta less safe and livable.

Screen Name Redacted 3/15/2024 12:56 AM	Delta used to be a great city. Now it's overcrowded already with promises of so much more. I long for the return of our quiet city
Screen Name Redacted 3/15/2024 12:59 PM	Unfortunately it's all probably too little too late unless we slow the rate of Immigration to something that better reflects Our resource and amenity capabilities.
Screen Name Redacted 3/15/2024 01:17 PM	Listen to the Homeowners that pay Delta taxes and vote for the Mayor and Council!
Screen Name Redacted 3/15/2024 01:46 PM	Keep the biggest developments near decent transit - Scott Road corridor. Tsawwassen itself will never get adequate transit so limit the increases in the core. TFN could get a bus loop like ladner has with the potential for future LRT of some kind if because of the ferry but Tsawwassen simply won't and doesn't have the physical area required. Tsawwassen would be better served focusing as a retiree or an elder care center. Not trying to aquire more commuters to increase the traffic jams.
Screen Name Redacted 3/15/2024 02:05 PM	Talk to your community. We live here and witness the improvements needed to make this town better. We can only create a better Delta by communicating and collaborating with one another.
Screen Name Redacted 3/15/2024 03:09 PM	See above.
Screen Name Redacted 3/15/2024 04:06 PM	Nothing further.
Screen Name Redacted 3/15/2024 06:32 PM	Avoid the "noise" created by special interest or Facebook groups. Encourage more people to complete this survey.
Screen Name Redacted 3/15/2024 06:43 PM	Stop trying to rush the approvals through. We were told June 30 was the deadline for a new OCP. We now know this is not true. Victoria as an example is taking six months with lots of community input and consultation. A new OCP must not be rushed through. If it is it will be a bad OCP. Slow down, listen to the community. Recognize that housing and expansion must keep pace with infrastructure and services. Tsawwassen is not going to get more transit - that is a fact of life. Tsawwassen only has two roads in and out and those roads

	are already congested. It can only handle so much expansion. Tsawwassen only has one fire hall. Because ambulance service is so poor they handle many medical emergencies. Delta' ER is already congested and with Surrey's ER a complete disaster there is nowhere else to go. Highway 17 and Highway 17a are already heavily travelled and at times congested. Parts of Tsawwassen are in the flood plain. All of these issues must be taken into account in coming up with a new OCP and zoning bylaws. If Victoria doesn't like some of what Delta and its residents decide, so be it. They can be challenged.
Screen Name Redacted 3/15/2024 07:42 PM	It needs to be accessible for everyone Not just the young families and physically able adults
Screen Name Redacted 3/15/2024 07:50 PM	No
Screen Name Redacted 3/15/2024 07:54 PM	Better coordination on road work/closures. Currently multiple closures on alternate routes to avoid closures on main routes.
Screen Name Redacted 3/15/2024 07:54 PM	Yes, don't include Tsawwassen in your plans.
Screen Name Redacted 3/15/2024 07:56 PM	Don’t do it or reassess your plan.
Screen Name Redacted 3/15/2024 07:59 PM	I feel the anti-development fear mongers have too loud of a voice for the small percentage they represent.
Screen Name Redacted 3/15/2024 08:02 PM	The gentrification of Ladner is well on the way to eliminating all the interesting businesses that were related to farming and sadly what was fishing. Even the forever ongoing discussion of the riverfront redevelopment seems permanently stalled, which could have given a new focus for the city, and I could then agree with somewhat more densification in the city core.
Screen Name Redacted 3/15/2024 08:06 PM	this work?? who writes this stuff lol
Screen Name Redacted 3/15/2024 08:10 PM	No

Screen Name Redacted 3/15/2024 08:23 PM	I strongly believe that keeping an atmosphere of small town would be the best for many families they choose to live here
Screen Name Redacted 3/15/2024 08:24 PM	Asking existing home owners to financially support this growth when it affects them the most is what I see as Mayor and Council's aim.
Screen Name Redacted 3/15/2024 08:32 PM	No
Screen Name Redacted 3/15/2024 08:35 PM	NO HIGH RISES
Screen Name Redacted 3/15/2024 08:39 PM	As above, stop letting developers dictate. Take initiative and get creative.
Screen Name Redacted 3/15/2024 08:45 PM	Townhomes are poorly designed for very young children and those who are older. Require space to be set aside in new townhome construction in the event homeowners wish to install elevators to increase accessibility.
Screen Name Redacted 3/15/2024 08:49 PM	If we are going to provide housing for new residents we need to make sure it attracts people who work in the community and fill those jobs essential to the community
Screen Name Redacted 3/15/2024 09:09 PM	Delta is in a tough spot because the provincial government is trying to win the next election on the density issue. Nothing Delta can do except play along. Good luck.
Screen Name Redacted 3/15/2024 09:10 PM	Convert federal land and agriculture for housing project. Attract more businesses in delta.
Screen Name Redacted 3/15/2024 09:15 PM	Recognize the issues of traffic that Scott road construction has caused, and it’s just the beginning. There are also many houses with lots of people in them not accounting for our sewer, services use. It’s scary to think about how if this is not managed right we will be very unhappy citizens of Delta. We would want to ensure we can enjoy our small town feel while close to everything. Please don’t make us a Surrey or Langley. Please.

Screen Name Redacted 3/15/2024 09:24 PM	Affordable housing options should not rely simply on increasing density.
Screen Name Redacted 3/15/2024 09:31 PM	Yes, next municipal election get rid of the voting machines or at least have an audit on 2 random polling stations from end-to-end. If the results don't match the voting machines then a complete recount should be done. Also I recommend that across all the municipalities that it should be considered a conflict of interest for the Chief Officer of the Municipalities be permitted to run in a civic election in the municipality where they work for at least 5 years.
Screen Name Redacted 3/15/2024 09:31 PM	Start listening to residents. It would be nice if council members actually turned up to open houses. Listen to voters and engage them.
Screen Name Redacted 3/15/2024 09:46 PM	Stall development until Provincial government gives Delta decent transit and road systems to Vancouver (bridge).
Screen Name Redacted 3/15/2024 09:56 PM	What I hear from friends and co-workers is how out of touch George Harvie and some counselors are with the residents they are supposed to serve. First there was the change to the Ladner Village OCP to allow for a multi story building and now changes to the city's OCP to allow for higher density and less public hearings. Please stop and listen to the people. I have lived in Ladner all my life (65 years) and witnessed lots of growth. I've supported most of it however the with the mess that the tunnel is now makes it unfathomable to me why there would be any discussion at all as to increasing housing in this area.
Screen Name Redacted 3/15/2024 10:09 PM	Stop pushing through inappropriate housing
Screen Name Redacted 3/15/2024 10:14 PM	Concerned about the utilities. Garbage day may become disgusting and unmanageable if every property has four families multiple bins put out for each lot.
Screen Name Redacted 3/15/2024 10:19 PM	Stop being bullied by higher levels of government
Screen Name Redacted 3/15/2024 10:49 PM	I would really like to see the proposed ocp amended to change the pocket off of 10th ave and 56th street from mixed residential to small scale residential. Changing to small scale residential would still keep

	with the City's plan of increasing density and offering more varied housing but offer the chance to keep more trees/wildlife habitat and limit the congestion issues for an area with only one entrance/exit.
Screen Name Redacted 3/15/2024 11:20 PM	yes - do what I said. However, I have zero confidence that you will - this is all just for show so you can say you did it - and then you can go ahead and do whatever you want, regardless of the opposition
Screen Name Redacted 3/15/2024 11:25 PM	Get professional, independent agencies to create non-biased surveys.
Screen Name Redacted 3/15/2024 11:42 PM	Work to promote development work beyond just changing rules. Change height restrictions and setbacks so the new homes don't need to be in big expensive excavations. Basements are unfair cost for homes in "single detached" zones, when townhomes developments don't need to. Can easily cut tens of thousands of dollars in construction costs by changing rules. We need to modernize zoning to offset the meteoric rise in construction costs.
Screen Name Redacted 3/16/2024 12:21 AM	Densifying living conditions, psychologically, does NOT create happier community members. This also takes away from our small-town community feeling that draws people to live here, and we generally just do not have the local infrastructure capacity (grocery, schools, etc) to handle thousands more people to move here. Further, this will put more stress and need of employment on our community's emergency services, which is obviously not ideal in any way. We need to be meaningful and considerate when expanding and densifying our town (not city).
Screen Name Redacted 3/16/2024 12:54 AM	No at the moment. Thanks.
Screen Name Redacted 3/16/2024 09:14 AM	I can retire in a few years - it will be pretty tempting to move elsewhere in the province
Screen Name Redacted 3/16/2024 09:27 AM	Rezone our area small scale residential.
Screen Name Redacted 3/16/2024 09:36 AM	Consideration needs to be given to the increase in traffic brought about by increased densification. It is naive to expect that in the Mixed Residential neighbourhoods one parking spot per townhouse

	will suffice. Not everyone will walk, ride their bikes or take transit. Most households will have 2 or more vehicles and this will turn quiet, safe streets, many without sidewalks and with open culverts abutting the street, into parking lots.
Screen Name Redacted 3/16/2024 09:40 AM	Keep up the good works started by Mayor Lois Jackson,…. George, just follow her example of total commitment to Delta 😊
Screen Name Redacted 3/16/2024 09:43 AM	Federal government money was denied. The government would be irresponsible to complete the project with no plans or funds to support the community infrastructure and resources. Keep buildings in Tsawwassen at 6 stories. Clean up our fields. Add emergency services. We need the tunnel/bridge dealt with.
Screen Name Redacted 3/16/2024 09:50 AM	Yes. Use your heads and put density where density makes SENSE. I don't disapprove of more housing, but we must use common sense. Do we have the infrastructure to support more growth. Transit, sewers.... I'm here to say "No' we don't at present. Those things need to be in place BEFORE we can SAFELY densify. The Province be damned! Council needs to grow a pair and logic needs to be your utmost priority. If the Province demands densification - then Delta has the right - no the OBLIGATION to demand the support it needs to accommodate. The Province has turned a blind eye to our needs this long - it can wait on densification equally as long - until it can be done with proper consideration, preparation and thoughtfulness.
Screen Name Redacted 3/16/2024 10:08 AM	Thanks for asking. This is a daunting and challenging process but it is also an opportunity to make Delta even better than it is.
Screen Name Redacted 3/16/2024 10:11 AM	Actually do drive around neighbourhood and see what happens if you add more density…duplexes, carriage homes…change suite requirements, change parking requirements etc because what looks good on paper does not always translate to what will work in actuality.
Screen Name Redacted 3/16/2024 10:45 AM	Keep the Village atmosphere
Screen Name Redacted 3/16/2024 10:51 AM	Please do not ruin Camaro Drive
Screen Name Redacted	Some people I spoke with at the meetings are concerned with the

3/16/2024 10:53 AM

amount of rental units within a neighborhood and the parking issues that go along with it. Multi unit density, should be concentrated along transportation corridors and streets with bus routes. We can hit our target and not create rental slum areas

Screen Name Redacted
3/16/2024 10:57 AM

I don't think we should be governed by what the provincial government says. They don't live here. We should decided without input from there whether or not we need to have more housing. People can't afford the houses anyway and if you don't attract for doctors you are going to end up with a horrific amount of traffic at the emergency room hospital.

Screen Name Redacted
3/16/2024 11:07 AM

We seriously need to work on bike paths, transit and the quality of our roads. I say this in every survey but it is especially needed if we densify. We also need more than one way out of Ladner and the tunnel is a disaster!

Screen Name Redacted
3/16/2024 11:08 AM

I firmly believe the Mayors of each Municipality need to push back on the Provincial Housing Ministers proposals, step back take a breath an inject a sense of reasonability. Which first plans development, puts in motion balanced infrastructure and development across 'all' Municipalities'. This singling out of the top 10 worst communities is a slap in the face from the Provincial Government. Yes, each Municipality has 'red tape'. Lets fix those issues across the region then collaboratively deliver balanced growth.

Screen Name Redacted
3/16/2024 11:10 AM

Open and honest communication is the key for local support of successful growth in Ladner or any other community. A mayor and council were voted in to be the leadership and representatives of the Ladner/South Delta residents. Regarding the former Dunbar Lumber property, this has not appeared to happen. It appears that local voices have not been heard and that amendments(height, density of units, decreased parking space, exterior design) are not in keeping with the historic concept of Ladner Village. Public consultation when asked for, needs to be considered. Case in point is the new Ladner Village sign in the downtown core which could have been a visitor/tourist highlight had it been constructed with a First Nations/fishing theme using natural materials. This was a missed opportunity for public consultation or a local concept contest that residents would be proud of.

Screen Name Redacted
3/16/2024 11:12 AM

The development of Tsawwassen’s city centre does not need towers. Tsawwassen does not need more luxury development we need a

	mixture of affordable rental, affordable homes and housing for seniors and families.
Screen Name Redacted 3/16/2024 11:16 AM	- Priority should be given to residential lot rezoning/building applications. This will spread the density with less impact on infrastructure. - Fast track development approvals. It currently takes 18 months to get first reading on a development/rezoning application. - Define building story height to ensure consistency in overall building height. The DSM development proposed 32 story highrises, however these 32 story highrises are just as tall as the 37 story DeltaRise. - Plan growth along the river district & the ALR. - Major road upgrades should be conducted between 9:00PM - 6:00AM to minimize traffic delays. - Protect views - Ensure additional Policing and Fire Protection resources are included in each high density development plan. Adopt the recommendations outlined in the previous HOUSING TASK FORCE REPORT
Screen Name Redacted 3/16/2024 11:18 AM	I live on Camaro Drive. I note that one side of the road is proposed to be rezoned mixed residential. This is totally inappropriate and in conflict with the long established single family zoning that I have enjoyed for nearly 4o years. I am not aware of any of my neighbours supporting the proposed rezoning either. Please consider this in the OCP.
Screen Name Redacted 3/16/2024 11:35 AM	Possibly installing water meters in new developments or even existing ones, so as to conserve our water supply. Solar panels put on new developments with a rebate given to the developer so as to encourage green alternatives.
Screen Name Redacted 3/16/2024 12:00 PM	Pre-approved designs for garden suites, coach houses and the like would be extremely useful to facilitate additional units in Small-scale Residential designated areas. This would expedite and reduce the cost of permitting and construction. Love living in ND but we are reaching the point in the foreseeable future when I can no longer live in the same house but cannot find another smaller house to live.
Screen Name Redacted 3/16/2024 12:15 PM	Go back to the drawing board.
Screen Name Redacted 3/16/2024 12:21 PM	I hope our elected officials and our mayor actually listens to our concerns as local residents of this community and pushes back on some of these mandates. The feedback from this initiative has been extremely negative and we often feel like we are not heard and the

	municipality is going to do whatever they want regardless of our feedback. I hope they do better in the future
Screen Name Redacted 3/16/2024 12:33 PM	I feel the council needs to ask for definite numbers from the province to help ensure we get the necessary infrastructure updates that would be necessary to support the growth. Feels a bit like the province is putting the cart before the horse.
Screen Name Redacted 3/16/2024 12:43 PM	ensure there are schools and other community resources in place to handle the numbers of potential new students once the units are build (within those 5 years)
Screen Name Redacted 3/16/2024 12:46 PM	This is a generalization growth proposal. It would be nice to have specific reports mailed to the homes that have newer by-laws due to this project or changes
Screen Name Redacted 3/16/2024 12:54 PM	No towers in Tsawwassen or Lander
Screen Name Redacted 3/16/2024 01:08 PM	Our family has continued to be priced out by builders who buy more affordable homes that they then tear down and sell for double the price. Leaving fewer options for families looking to get into the market or move up to bigger homes. We feel stuck in our 2 bedroom condo and it feels less and less likely that we will be able to find anything in our own community. Creating 3000+ more 1 and 2 bedroom condos will do nothing to help families like ours.
Screen Name Redacted 3/16/2024 01:13 PM	Tough job!
Screen Name Redacted 3/16/2024 01:27 PM	What is proposed now in my opinion as a long time resident of Delta is horrific with no concern for existing residents, just thinking about what may be coming in the future.
Screen Name Redacted 3/16/2024 01:42 PM	how about the planner come to ND and spend some time here before they make changes. it feels like whoever made the last road changes have never driven here, or if they did it was while everyone else was home sleeping.
Screen Name Redacted	After several communications about the 'high density' project to the

3/16/2024 02:18 PM	Mayor and Council, we received feedback from 3 or 4 folks to date.
Screen Name Redacted 3/16/2024 02:24 PM	I feel like counselor Daniel Bouvair being in an industry that stands to make a lot of money from property transfers (notary) should be a bit of a conflict of interest when voting on any major development
Screen Name Redacted 3/16/2024 02:26 PM	I would love to engage regarding the traffic situation example. Live at 80th and 108th.!took me one hr to exit north delta to get to 91 to go to border. Fact!!!!
Screen Name Redacted 3/16/2024 02:37 PM	Achieve significant growth in Tsawwassen Town Centre area ,but limiting building heights to 6 storeys for responsible density, based on limitations. Community amenities should not be a trade off to paralyze and destroy our community.
Screen Name Redacted 3/16/2024 02:58 PM	As we are surrounded by farmland. TSA is not a metropolis. A high rise building /buildings would not be akin to any other buildings or structure in TSA . - with the people living in the type of density have access to accessible transit? - would families be able to work to local elementary schools? - what in the manner of parking is being considered . *I am a community nurse and would be willing to participate in a task force to address moving forward with consistent and accessible urgent and medical care needs for the proposed increase in Delta's population
Screen Name Redacted 3/16/2024 03:05 PM	Get a tunnel or a bridge built so that our city can make wise decisions regarding traffic routes
Screen Name Redacted 3/16/2024 03:19 PM	Ideally an express bus directly to Vancouver- although I realize this is a dream wish and very likely will never happen! Providing address to allow for regular post would be appreciated. Not everyone is comfortable on line hope this reaches you! :-)
Screen Name Redacted 3/16/2024 03:28 PM	Gradual and cap stories at six- no need for 2011 library that will be at expense of destroying community * Treat Ladner and Tsawwassen the same - both have limitations
Screen Name Redacted 3/16/2024 03:33 PM	My comments are already covered in a previous comments reply (number 6 above)

Screen Name Redacted 3/16/2024 03:38 PM	Delta needs more facilities where groups can meet, both indoor and outdoor
Screen Name Redacted 3/16/2024 03:40 PM	I own two houses: 5643 9th Ave and 5642 9th Ave, both of which are proposed to change from single family to mixed residential (townhouses). I support this proposal, provided that the future development is conducted with consideration to the relevant environmental concerns and provides the necessary services, parks, and schools.
Screen Name Redacted 3/16/2024 03:43 PM	Responsible building development
Screen Name Redacted 3/16/2024 03:46 PM	Better distribution of information & better timing. People need to feel a part of the process
Screen Name Redacted 3/16/2024 04:00 PM	As long as we manage the supply and demand for housing the rest will come, we will need more activities for families and opportunities for seniors!
Screen Name Redacted 3/16/2024 04:08 PM	There should be NO densification in South Delta until new tunnel is built
Screen Name Redacted 3/16/2024 04:17 PM	Can we have a transit hub in the industrial area on Annacis Island for people who work there?
Screen Name Redacted 3/16/2024 04:29 PM	Listen to the residents of Delta got elected you to serve them and stand up for Delta to provincial and federal governments that haven't supported delta through grants and infrastructure ! Development needs to be thoughtful and gradual or you will cause other issues while attempting to fix the housing situation !
Screen Name Redacted 3/16/2024 04:31 PM	Mayor and Council need to remember that this is a "TARGET Order" and read the "Housing Supply Act" again. Stop trying to scare the public that the "Province will take over the City" if exactly 3607 new units are not built by 2028. Simply NOT what the Act says - these are targets to aim for. We do not have to RUIN the community that we love to satisfy what the Mayor wants, or what a developer wants - which is what we already saw in 2019 (and they both know that if that area is designated "urban" that he can just do as he pleases and there would not have to be any input from the community of people

	WHO ACTUALLY LIVE HERE).
Screen Name Redacted 3/16/2024 04:35 PM	Ladner & Tsawwassen both have limitations & neither can be subjected nor able to support high densification. Treat the same. Cap at 6 stories
Screen Name Redacted 3/16/2024 04:41 PM	I really appreciate the planning teams effort with a revised OCP and would encourage them to review main corridors throughout the plan have a higher form of density especially when near Urban centers, parks, schools and facilities.
Screen Name Redacted 3/16/2024 04:50 PM	its about time. and we need a Costco at the bottom of Nordel hill (north delta)
Screen Name Redacted 3/16/2024 05:05 PM	Your staff were very knowledgeable and helpful
Screen Name Redacted 3/16/2024 05:09 PM	Better make Transit the first priority or it will fail.
Screen Name Redacted 3/16/2024 05:23 PM	need more below market housing
Screen Name Redacted 3/16/2024 05:24 PM	This is being rammed through. The time line is too short. Push back on the province. We already have monster house problems, don’t need 4 plex bullshit.
Screen Name Redacted 3/16/2024 05:28 PM	Please do not spoil this beautiful neighbourhood with those unsightly monstrosities. Do you want to become Burnaby?
Screen Name Redacted 3/16/2024 05:38 PM	Please contact me for more details s.22(1) Personal and Confidential [redacted]
Screen Name Redacted 3/16/2024 05:42 PM	Have more "set" house plans to make building small scale density easier for builders, owners - inspectors. Cost efficient
Screen Name Redacted 3/16/2024 05:48 PM	Our address is 8464 116th street Delta. As per zoning we are in the townhouse (mixed) we would like to be in the neighborhood center corridor. Since we have a huge frontage on the main road & are

	next to the bus station. We believe more houses will help
Screen Name Redacted 3/16/2024 05:57 PM	I will read more of this plan to educate myself
Screen Name Redacted 3/16/2024 06:17 PM	The province's mandate for Delta is irresponsible without infrastructure. The current environment cannot support it. Municipalities need to collaboratively speak out to the Provincial and Federal Governments to "mandate" their support.
Screen Name Redacted 3/16/2024 06:34 PM	Open infrastructure that developers pay for- not to senior /low income families. Most people won't be able to afford a unit- developers will buy an then rent them out - you want taxpayers to help pay for developers costs- they have big money let them pay their own costs and get us our own HOSPITAL!! You are so concerned for seniors!
Screen Name Redacted 3/16/2024 06:41 PM	concrete which is not good for the environment
Screen Name Redacted 3/16/2024 06:43 PM	I love tonight's open house. It was so helpful & informative
Screen Name Redacted 3/16/2024 06:51 PM	as above
Screen Name Redacted 3/16/2024 06:53 PM	Please listen to the voices and concerns of Delta citizens.
Screen Name Redacted 3/16/2024 06:59 PM	something needs to be done to apress a potential water shortage during the summer. Green vegetation equals oxygen, or dry grass and gardens during the January not only reduced oxygen creation, it becomes a fire risk. The trend that appears to be forming is replacing lawns with rocks and or artificial turf
Screen Name Redacted 3/16/2024 06:59 PM	Tsawwassen is a unique community that people have chosen for their home, it would be catastrophic to allow it to become something that nobody would recognize.
Screen Name Redacted 3/16/2024 07:23 PM	Improve the urban life + university + entertainment, to attract younger people to move in

Screen Name Redacted 3/16/2024 07:28 PM	More will be emailed to council, mayor, etc
Screen Name Redacted 3/16/2024 07:34 PM	Many people may not want to add sweets given current costs and penalties
Screen Name Redacted 3/16/2024 07:40 PM	none
Screen Name Redacted 3/16/2024 07:53 PM	Increase destiny with 1 Level Condos for seniors close to town center
Screen Name Redacted 3/16/2024 08:00 PM	Make parking available at highway 10 & hwy 99 so we can take 351 into town
Screen Name Redacted 3/16/2024 08:04 PM	Stop allowing a major donation to circumvent the size of the buildings
Screen Name Redacted 3/16/2024 08:05 PM	Please add my address to (11789-85A Ave) high density plan which is very convenient to busses
Screen Name Redacted 3/16/2024 08:19 PM	See above. And perhaps strike a panel of community citizens to work with you to develop a new plan. Also be upfront with information. There is a lot of misinformation out there.
Screen Name Redacted 3/16/2024 08:21 PM	Canada has two official languages, English and French only. All immigrants need to learn one or the other. Delta is not here to cater to those who can’t speak either English or French. NO communications should ever be in any other language!
Screen Name Redacted 3/16/2024 08:34 PM	Delta staff have done an impressive job in a short amount of time, putting all this together! I like your questions above too. Thought-provoking and open-ended. Thank you!
Screen Name Redacted 3/16/2024 08:44 PM	I am just very disappointed with how council has allowed development in North Delta in the last few years that I have no confidence they will build a better North Delta as they rush to meet the mandate.

Screen Name Redacted 3/16/2024 10:17 PM	Please start again
Screen Name Redacted 3/16/2024 10:25 PM	It’s upsetting that the community is not being heard. People matter more than money
Screen Name Redacted 3/16/2024 10:34 PM	Look at other well planned and received communities. Steveston is gorgeous. People crowd it all year round. Ladner could have been the equivalent, but instead it looks cheap. We missed a great opportunity. Keep character buildings and at least bring in actual architects. No more than 5 story condos. Again look to Steveston or Fort Langley, not Surrey for inspiration.
Screen Name Redacted 3/16/2024 11:05 PM	Yes. Don't do it!
Screen Name Redacted 3/16/2024 11:21 PM	Please let people have smaller setbacks, at the moment people are forced to have massive front yards and tiny backyards. The present setbacks results in a less efficient property, as front yards lack the utility of a backyard and the present arraignment makes it harder for people to install coach and garden houses.
Screen Name Redacted 3/16/2024 11:30 PM	this plan should have absolutely no input from "developer" No cookie cutter has decisions across province - each community has unique needs & should be considered
Screen Name Redacted 3/16/2024 11:36 PM	No high-rises above 6 stories Provincial government should NOT be mandating how our community should look & grow
Screen Name Redacted 3/16/2024 11:57 PM	Leave Tsawwassen and Ladner the way it is.
Screen Name Redacted 3/17/2024 12:14 AM	We have nearly no light industrial/service oriented/strata type warehousing near TSA, Tilbory is the closest. ZBB i restricted generally to aviation focus. Could land at ZBB be fired up for light Industry that is not necessarily aviation oriented?
Screen Name Redacted 3/17/2024 12:19 AM	feedback and consultation seems like a redundant joke, you have already dictated that there is nothing that can be done as we are being 'forced' by the province, your leadership has already changed

	North delta from suburban to urban, and with this OCP will drive people out of this community.
Screen Name Redacted 3/17/2024 12:21 AM	Pay attention to what the residents (taxpayers) are telling you. There is a generation of people who are unrealistic in their expectations for "affordable" housing that are pushing for these changes. What they seem to lack is an understanding that more building & more growth does NOT go hand in hand with affordability. If anything, it will be worse than it is now. If they can't afford to purchase a home and pay a mortgage on existing builds now, they are dreaming if they think they will somehow be able to pay less for brand new builds. Developers do NOT build to give away their product. Take a look at Southlands - the affordable family oriented community that was described has never materialized. Instead, those builds are million dollar+ homes crammed together into tight lots with no room for families. We don't see that generation of individuals flocking to purchase them, because they can't afford them. We do NOT need even more of that, yet that's exactly what the OCP changes will create.
Screen Name Redacted 3/17/2024 12:28 AM	I believe that meaningful engagement with residents is necessary moving forward. Open Houses etc need a formal compilation of questions/concerns to enable Delta Council to have comprehensive feedback. The OCP Process in Delta should be taken with the same level of engagement and thought as with other cities that also have housing targets. Many residents feel that Delta Council is making a mockery out of this very significant vision for Delta's future.
Screen Name Redacted 3/17/2024 12:56 AM	We don't want high rises here. I moved here for the small town vibe. To escape Vancouver and now you're bringing the city of glass here. 6 stories max. I know we need some growth but be responsible and listen to the people.
Screen Name Redacted 3/17/2024 01:04 AM	Listen to your community about keeping tower height down.
Screen Name Redacted 3/17/2024 09:09 AM	Thank you for polling residents. I love Delta, and I want to help preserve its beauty and charm.
Screen Name Redacted 3/17/2024 09:38 AM	No

Screen Name Redacted 3/17/2024 11:12 AM	perhaps not in this mandate... but would offer we need to absolutely consider an OCP that feeds into and supports growing our Delta based businesses... places to operate the business (therein provding a needed growing tax base) and a housing plan that provides living for those working in Delta
Screen Name Redacted 3/17/2024 11:25 AM	To revisit single family home building sizes (in particular height) in existing residential areas. A goal stated in the ‘Small Scale Residential’ category is to balance neighborhood character with opportunities for increased diversity in housing. How do higher allowances in height contribute to the goal other than negatively alter the character and charm of the areas that one chooses to set roots in. Monster high homes that selfishly block the beauty of our environment for the sole purposes of one home owner. Square footage and coach homes & garden suites are helpful but how does increasing ceiling heights help to house more people? Not to mention the waste and environmental impacts of tearing down perfectly good modest homes to build 3 story hotels in small scale residential neighborhoods.
Screen Name Redacted 3/17/2024 11:59 AM	Slow and steady wins the race! There is a provincial election soon. There are a few key issues where this current NDP government is quietly making decisions without proper public engagement that may sway voters!
Screen Name Redacted 3/17/2024 12:08 PM	Spend less time and funds trying to change 3rd in Boundary Bay and. using prop into Centennial Beach and direct energies to improving Transit and a solution to the antiquated tunnel.
Screen Name Redacted 3/17/2024 12:09 PM	Slow in down Density for North Delta and developers build for families not just 1-2 bedroom units. ...2020 Mayors Housing Task Force Report Recommendations 18 Storeys and more green space in developments need to be brought forth and implemented in the rewriting of the current OCP. Couldn't there be a compromise 20 storeys?
Screen Name Redacted 3/17/2024 12:32 PM	Revisit the proposed OCP update & incorporate community suggestions.
Screen Name Redacted 3/17/2024 12:53 PM	Please, please hold a referendum to decide on building height, this is our community, we should have a say. Rural, beach community, please keep that in mind.

Screen Name Redacted
3/17/2024 01:15 PM

Thanks for the opportunity to express opinions and provide observations. A positive plan is flexible, ever changing and dynamic Even our provincial and federal plans will change to meet political , economic and hopefully social humanitarian and environmental driven goals.

Screen Name Redacted
3/17/2024 01:19 PM

Most new homes built in Tsawwassen at the moment are enormous monster homes (perhaps justified by a nominal secondary suite). They are multi million dollar homes. This does not help young people find housing or get on the property ladder. They also are much larger than previous buildings and yet they take out most of the green space. Delta needs to seriously scrutinize proposed plans and insist on buildings that do not pretend to be helping with housing needs while in practice they simply provide monster homes to wealthy people.

Screen Name Redacted
3/17/2024 02:00 PM

This whole process sucks. It is obvious that this is not a consultative process but one where you are telling us what you are going to do and trying to give us, the residents, the impression that we are included in the process, when we are not. It is all about money, plain and simple. If I lived in Shaunassey in Vancouver this would not be a discussion ... the income in that area is just too high. We, individuals who 'scrimped and saved' for our piece of 'paradise' are going to get screwed, plain and simple, as we don't have the money to buy the necessary political infulence.

Screen Name Redacted
3/17/2024 02:14 PM

Can you please reconsider your high density and excessive height proposals, instead building within the parameters of the community? Most of city council and those on building committees don't live in North Delta and yet you feel the need to change our lovely neighbourhood to mirror those of the Downtown corridor. Please consider those of us who struggle to drive to work, 5 minutes from our homes, but can't get out of our side streets due to the traffic congestion from the Delta Rise? Will you consider building your high density towers closer to the skytrain, where people can access the transit hub and the buildings won't infringe upon the feel of the neighbourhood we love so much?

Screen Name Redacted
3/17/2024 02:14 PM

This area will become much to congested and destroy the viability and uniqueness of Tsawwassen. We are moving too fast and not thinking if the consequences if not having the infrastructure in place. High rise condos would be detrimental to our city

Screen Name Redacted 3/17/2024 02:44 PM	Do Not use the Provincial or Federal governments as an excuse to not take care of our community properly.
Screen Name Redacted 3/17/2024 03:09 PM	Be more ambitious. Keep the farming land, but build a real city too. “Up to four units on a lot”is cute but inefficient.
Screen Name Redacted 3/17/2024 03:28 PM	Carefully consider how many units can go into a extra wide lot and the design. These 3 houses with coach houses have not sold and will not appeal to a family. They were taken off the market and just came back on. This should have been 2 houses or a duplex and 1 house to allow for a yard for kids. Construction damaged the neighbouring hedge roots. https://www.realtor.ca/real-estate/26629287/4903a-53-street-delta?view=imagelist https://www.realtor.ca/real-estate/26629287/4903a-53-street-delta?view=imagelist
Screen Name Redacted 3/17/2024 04:10 PM	Why are you waiting until after you have made all the decisions to poll the people, typical bureaucracy and then when people complain you will say you asked but way too late!
Screen Name Redacted 3/17/2024 04:15 PM	Skinny townhouse with 3 flights of stairs do not work for seniors who still want a bit a yard & some privacy
Screen Name Redacted 3/17/2024 04:34 PM	- The older section of the NDRC facility desperately needs to be updated and renovated. The hallway at the old entrance on the north end of the NDRC is a disgrace. The cabinets below the showcases have laminated veneer that is cracked & peeling. Watershed Artworks has three beautiful large showcases with amazing artwork and these cupboards detract from the display. There is also a need for classrooms with sinks for teaching visual arts. - There is no artwork on display in the North Delta Centre for the Arts. - There are no classrooms in the ND Centre for the Arts appropriate to teach art classes. - There is no public art in the community of North Delta.
Screen Name Redacted 3/17/2024 04:59 PM	Have a contest to get pre-approved plans for smaller homes -Build some smaller homes and sell them to people with ordinary incomes, but with the limitation that they have to sell it back to Delta unless they keep it for 20 years
Screen Name Redacted 3/17/2024 05:03 PM	Growth is ok but the approval of multiple towers in the Scott Road area is ridiculous. Also the approval of greater commercial and

	condos at 112 and 84 ave area shows how little regard for the existing residents given the terrible bottle necks that we already have in and around the area
Screen Name Redacted 3/17/2024 05:08 PM	Adding housing is great & of coarse as the GVRD densifies, we need to as well. However the burden needs to land across Delta, not just in ND, roads, schools, shopping, community services all need to be considered & right now it feels like they are an after thought
Screen Name Redacted 3/17/2024 05:24 PM	Listen to community. The TOD-Down approach is more density by desperation rather than density by design!
Screen Name Redacted 3/17/2024 05:25 PM	Why is there a panic to bulldoze ahead with all these unaffordable and completely useless (unless you are a speculator or developer) thousands of houses. Unless BC is planning to have hundreds and thousands of refugees or immigrants come to Delta to buy them and live in them. The whole idea is misplaced. Please walk around these areas and talk and listen to people. They are the taxpayers and the voters.
Screen Name Redacted 3/17/2024 05:28 PM	Ask for an extension and ask that the TFN lands and the Southlands lands to be counted.
Screen Name Redacted 3/17/2024 05:28 PM	More housing required. Also small retail units needed near the housing areas to avoid using vehicles (at walkable distance)
Screen Name Redacted 3/17/2024 05:37 PM	The deadline for this survey is too soon. Many resident I have spoken to were unaware of the deadline for March 17. Many residents did not receive the OCP 2024 update mailout.
Screen Name Redacted 3/17/2024 06:01 PM	I realize this is not an easy position to be in when the government imposes this, however, if carefully planned with the right people who truly care about this community, the desired outcome can be achieved
Screen Name Redacted 3/17/2024 06:12 PM	Take it back to the people in a fair and honest way!
Screen Name Redacted 3/17/2024 06:20 PM	I believe that if growth is to proceed the City of Delta must push the regional district, provincial and federal governments' for rapid transit (Canada Line Extension) south of the Fraser River to service Ladner,

	Tsawwassen and potential south Surrey. It is beyond comprehension that the province is planning to construct a new tunnel crossing of the Fraser River without provision for future expansion of transit beyond proposed bus lanes. There is no long range planning being. I further believe that improvements must be undertaken to other aged municipal infrastructure (roads and underground services) in order to adequately service new (or denser) development: improvements should also include parks and play fields and recreation centres similar to what is proposed for Winskill Aquatic Centre. Further more, improvements and expansion are required to provide appropriate medical care to the current population before we consider expansion. Currently you cannot find a family doctor in south delta.
Screen Name Redacted 3/17/2024 06:24 PM	I attended a council meeting last summer July 10 in North Delta. Holding a meeting like that on a summer afternoon assures that attendance will be low .The mayor was especially rude to a gentleman who wished to speak .The whole thing was a farce . The first second and third reading were all on the same day. The councillors didn't care how residents felt about another palace in Sunshine Hills . Everything was rubber stamped in favour of the palace owner . I don't know why you even bother with the sham of public consultation as it appears that you have already made up your minds
Screen Name Redacted 3/17/2024 06:40 PM	Please stand up for our community, not give into developers or be bullied by the Provincial government.
Screen Name Redacted 3/17/2024 06:40 PM	Please leave WOODLYNN CRT. out of consideration. I moved there to raise a family on a quiet street and that is now at risk
Screen Name Redacted 3/17/2024 06:55 PM	This is a sneaky way to promote development and provide favours.
Screen Name Redacted 3/17/2024 06:56 PM	Rushing into this and overdensifying without taking care of all the previously outlined concerns will absolutely destroy all of the qualities that long time residents of this City love. Up until this current mayor and council I always felt that this was the last bastion of that small town community feel this side of Chilliwack. Their vision is extremely short sighted and does not pave the way for a bright, vibrant future in Delta, its paving the way for an overpopulated dump, and it's not taking care of things from the ground up. Instead it's just worrying about how many units they can pump in. It's a shame and for the first time in my life I'm looking elsewhere to call home and to raise my growing family. I truly believe mayor and council have set us down a

path that will let many of us down.

Screen Name Redacted
3/17/2024 06:56 PM

Fight for the rights of existing residents to live in the community we built, rather than for the developers and socialist politicians.

Screen Name Redacted
3/17/2024 07:00 PM

"SLOW DOWN" Examine the consequences from the already approved projects & development. Learn from the error of other cities - ie Surry. We are heading down that same road. People will need to move & work further from the coast. The lower mainland doesn't have to provide housing needs for everyone.

Screen Name Redacted
3/17/2024 07:06 PM

We need to manage growth we do not want to end up like Surrey School and Parks are not consider before build housing too fast

Screen Name Redacted
3/17/2024 07:13 PM

Deltans need our own hospital, Surrey hosp. cannot support all that go there with an increase in housing it will only get worse, build a hospital, update recreation facilities, infrastructure, have everything set up before more housing is done

Screen Name Redacted
3/17/2024 07:18 PM

Two wide open, not enough guardrails for a more gradual transition

Screen Name Redacted
3/17/2024 07:20 PM

While I understand that the OCP update is focused on housing, the eventual changes that are adopted will have an impact on other sections of the OCP. In addition to the transportation component noted above, more human density will make green spaces (such as parks and preserved natural environment) as well as community and recreational facilities even more important because these are the places that residents will use increasingly outside their homes. Moreover, inevitably there will be greater demands on utilities and infrastructure. Therefore, I urge the City to review these other sections of the OCP soon and revise them accordingly to ensure they are in sync with housing plans and development as they proceed. As the City’s own communications note, significant community contributions will need to be provided by developers as part of major developments in urban centres and the Scott Road Corridor. Thank you for consulting with the Delta community and the opportunity to provide input about the proposed OCP changes.

Screen Name Redacted
3/17/2024 07:23 PM

Build additional schools, hospital, better transit, roads and finally construct a new bridge or tunnel at the location of the current Massey tunnel.

Screen Name Redacted 3/17/2024 07:40 PM	Want to have the citizen's onboard promote consensus and dialogue, trust citizens. If you are honest with them they will get behind the OCP!
Screen Name Redacted 3/17/2024 07:44 PM	No, thanks for the opportunity to write.
Screen Name Redacted 3/17/2024 07:47 PM	I would like to see more higher densities along bus exchanges, commercial needs and encourage more businesses to start here
Screen Name Redacted 3/17/2024 07:55 PM	You cannot just put your plan on growth population in every areas, some areas just won't be able to sustain this kind of growth. You need to study each areas individually before you blindly execute the plan. You must address the cost of living issues and the infrastructure and transit network first.
Screen Name Redacted 3/17/2024 07:58 PM	need AFFORDABLE seniors housing since population is aging
Screen Name Redacted 3/17/2024 08:04 PM	Larger fines for people leaving dog feces in parks, throwing garbage in parks
Screen Name Redacted 3/17/2024 08:04 PM	It would be a shame to fill tbe centre of Tsawwassen with high rise, it doesn’t need to turn into Surrey Central where Century Group is developing. Port Moody around Ioco road is more in line…6 stories and townhouses.
Screen Name Redacted 3/17/2024 08:08 PM	Excellent
Screen Name Redacted 3/17/2024 08:10 PM	More planning.
Screen Name Redacted 3/17/2024 08:11 PM	Do not make decisions without capable of being used or dealt with successfully in the future
Screen Name Redacted 3/17/2024 08:12 PM	Tsawwassen by its very nature is a 'Small Scale Residential' area in its entirety. South Delta simply does not have the space as many

	other cities have to increase housing – Tsawwassen has only one route which has to serve for 'in' and 'out' traffic – our area, considered as having access to public transport in the OCP, only has one 'Peak Hour' route (totally useless to most residents for most of the day).
Screen Name Redacted 3/17/2024 08:27 PM	If growth is to be accommodated, is the distribution to the three areas of Delta done on a rational basis or is it expected that N Delta faces is the larger and ongoing influx /growth?
Screen Name Redacted 3/17/2024 08:35 PM	I appreciate the situation is very complex and we are limited based on years of devotion to the single family home. I support Council to be bold and make changes necessary to actively support this initiative. I understand zoning bylaws are being updated which is needed. I attended the info session Mar 14th at the Arts club. I appreciate the visuals and discussions.
Screen Name Redacted 3/17/2024 09:06 PM	Create a medical care hub in ladner near the hospital
Screen Name Redacted 3/17/2024 09:10 PM	We need transportation, having sky train station could help. I'm concerned about the congestion because if the housing issue gets resolved we will need to support all the new people living in this community (facilities, amenities, parking, roads, sky train, jobs and new businesses). I would recommend pushing the multipurpose housing near Scott Rd. major highways, possibly into surrey, near the bridge etc
Screen Name Redacted 3/17/2024 09:15 PM	Tsawwassen needs a blend of both, a small town atmosphere with elements of urban style.
Screen Name Redacted 3/17/2024 09:18 PM	It seems to me that a solution to the housing problem in South delta is for the city and Kwantlen become together and build an area of homes on the lands they own jointly in Ladner. This site is near transit and city services and would not require each home to have two cars, etc why not consider this before just drawing single family home residential areas? Regarding Tsawwassen town centre: since when is 24 story building considered to be mid rise this is high rise. I propose 6 to 8 story about maximum height into Tsawwassen town centre. By including 24 stories is acceptable in town city in this OCP revision it appears to local residents that Delta is pre approving century holdings proposal to densify with four tall buildings, plus several lower level buildings in order to build 1250 Holmes (or should I say boxes)! This

	is scary given its location. What kind of shadowing would appear to close buy homes. What about traffic? What about bus service. Only one bus goes by this corner and it takes an hour on 601 to arrive at Bridgeport as the 602 service is limited. People will drive and of course only 1300 parking spaces proposed. Century has been going around to business groups talking about this proposal and sounding like it is a done deal! Why am I not surprised? Why not wait and see what happens in completion of southlands. I was told less than 300 homes built there so that leaves 600 more to come! Traffic is insane right now. Doctors are not available to anyone newly arriving or having a doctor retire. Townhomes are far and few between in south Delta but these are not suitable for downsizing seniors as all built on 3 levels. Developers want to make money and use up every last piece of land! PLEASE DO NOT DESTROY TSAWWASSEN!
Screen Name Redacted 3/17/2024 09:18 PM	please make above happen. give people more house buying options!
Screen Name Redacted 3/17/2024 09:28 PM	these definitely should be a public hearing to allow face to face discourse
Screen Name Redacted 3/17/2024 09:29 PM	The communities of north and south Delta are very segregated. It's imperative that we develop separate business plans. We can then evolve our community plans around these and allow for a livable and sustainable community.
Screen Name Redacted 3/17/2024 09:30 PM	Thank you for surveying residents and future residents.
Screen Name Redacted 3/17/2024 09:31 PM	Don't allow more than 6 story buildings. Do not allow using single residency areas to go 2X or 4X Make slow changes with consultation and listen to what we say!
Screen Name Redacted 3/17/2024 09:35 PM	no more height other than we already have
Screen Name Redacted 3/17/2024 09:51 PM	Too many average (in design forms of housing being built. Up the design requirements! Parking criteria for duplexes with suites, multiplexes etc and to be well thought out!
Screen Name Redacted 3/17/2024 10:10 PM	Please understand this is the most important political issue to my family at present. The City's decisions on this and the Province's

	actions will absolutely impact how we vote in the next elections. Delay the rezoning of single family home neighbourhoods to mixed residential. There are many other opportunities for this kind of development at present in areas already zoned for this. Save this rezoning for future plans if demand for this arises. At this time, the only people who demand this rezoning are developers seeking to profit off the rezoning. I suspect you will ignore our pleas to stop the rezoning of our neighbourhood. If that is the case, at minimum you must protect those of us who wish to stay in our homes and not allow us to be forced out of the community. This means you cannot allow 3 story townhome developments immediately adjacent to 1 story ranchers. There must be a sufficient setback to prevent overshadowing and a minimum assembly number that prevents the orphaning of homes between townhomes. In addition, we understand you are eliminating the minimum parking spaces per residence. Please consider the measures other communities like Burnaby have taken that prevents people from parking during certain hours in front of residences they do not inhabit.a
Screen Name Redacted 3/17/2024 10:14 PM	involve interested people also not only staff. I love DELTA
Screen Name Redacted 3/17/2024 10:20 PM	The cost of a secondary suite or garden suite is too much for most homeowners in these challenging economic times. Are there cost effective designs or funding available to help the homeowner create an extra home?
Screen Name Redacted 3/17/2024 10:37 PM	see 10 and 11 above, avoid hastily making a bad decision, respect your residents.
Screen Name Redacted 3/17/2024 10:46 PM	No
Screen Name Redacted 3/17/2024 10:51 PM	Oppose NDP's plans for creating affordable housing by shoving fourplexes into single family neighbourhoods. Density can be increased but needs careful planning by our City's experienced planners.
Screen Name Redacted 3/17/2024 11:21 PM	Traffic management is my biggest concern, but also the health care system and current schools aren't equipped for this type of growth. Who is responsible for finding health care for all the added people, as well as children's schooling? I would be fine with much shorter height buildings as it feels reasonable, since maintaining a true small town

	feel is going to be difficult beign close to Vancouver, but 56 street also shouldn't just turn into Richmond as there really isn't that much space, and the main street to enter and exit tsawwassen is only 2 lanes on each side!
Screen Name Redacted 3/17/2024 11:37 PM	Keep citizens informed of all neighbourhood changes by various means, print, digital, public meetings, schools, bulletins displayed at the library, have a REGULAR time slot on our local Delta cable network for. “Delta news only”. It is important that all residents and business be included in what’s happening with our OCP. As a resident of North Delta I also would like to be informed what is happening in Ladner and Tswaassen as we are all one Delta. How will I know if you have received and read my input?
Screen Name Redacted 3/17/2024 11:42 PM	This will become an election issue. The residents of Tsawwassen (and Delta) will be voting. Not the developers. It is time to listen to the residents.
Screen Name Redacted 3/18/2024 12:15 AM	Let’s make this work!
Screen Name Redacted 3/18/2024 12:19 AM	Don't allow banket upzoning, and limit building heights in Tsawwassen and Ladner to 6 storeys
Screen Name Redacted 3/18/2024 12:55 AM	We would like to see more housing opportunities for families. Delta Lodge proposes to add (81) units, most are single bedroom or bachelor suites. How does this help families?
Screen Name Redacted 3/18/2024 12:56 AM	Improve roadways both in TSAWWASSEN and connection to downtown. And, improve transit options, frequency etc. it is way overdue!!!
Screen Name Redacted 3/18/2024 09:52 AM	It's being done too fast. This should be given way more critical consideration.
Screen Name Redacted 3/18/2024 12:28 PM	We built our home here in 1986, while the Alex Fraser was still under construction. We have steadily seen an increase in traffic which brings with it many accidents. My own daughter was run over crossing on a walk light at 64th Ave. and Sunwood Drive while in the middle of the intersection. She luckily survived! We have many cars driving down Sunwood Drive from Surrey to beat the congestion at

	Scott and 64th. I really dont think this corner should be subject to more traffic which development would bring!
Screen Name Redacted 3/18/2024 02:13 PM	Include 6446 Wade Rd in townhouses. Allow creative living construction options at the discretion of city staff.
Screen Name Redacted 3/18/2024 04:14 PM	Listen to us . Care about us .
Screen Name Redacted 3/18/2024 08:24 PM	Consideration needs to be made for efficient entry and exit. 2 roads out in Tsawwassen and Ladner.
Screen Name Redacted 3/18/2024 08:32 PM	Not agreeable at all with 24 storeys. I feel like you are agreeing with an developers' plans. 12 Stories better represent Tsawwassen
Screen Name Redacted 3/18/2024 09:04 PM	look very good. Right step in right direction
Screen Name Redacted 3/18/2024 09:25 PM	The mix of units in delta shoppers mall is horribly 1 sided to one bedroom units that don't appeal to families. The delta optimist had a story that there will only be a net influx of approximately 120 school aged children out of a potential 700 suites? What demographic market are you catering to? Real estate investors or people that want to raise families more two and three bedroom suites are needed
Screen Name Redacted 3/18/2024 09:31 PM	Yes...Instead of cutting down trees and killing plants, why not lower housing prices so drelta wont be cluttered and houses won't soon be two, three, billion dollars!
Screen Name Redacted 3/18/2024 09:37 PM	Thank you for your work!
Screen Name Redacted 3/18/2024 10:02 PM	-hope this is not in future exercise where these wonderful ideas and plans . -Scott Rd. The new structure should be set back to allow more lanes in the future to handle growth in the community
Screen Name Redacted 3/18/2024 10:11 PM	Continue to keep bike paths in mind What is the average length (of years in city)? Please post statistics?

Screen Name Redacted 3/18/2024 10:41 PM	First before all this is done the whole Rd. system must be upgraded! Scott Rd. with the addition of traffic lights as far as the eye can see has not helped with traffic congestion, now add high rises an it will be stand still
Screen Name Redacted 3/18/2024 10:52 PM	moratorium on 72a(3-5years) moratorium on 120 (3-5 years) allow infrastructure to catch up!
Screen Name Redacted 3/18/2024 11:02 PM	Terrry Nisbett 8543-1163B St
Screen Name Redacted 3/18/2024 11:08 PM	Research further the impact of increased density & the impact of the existing infrastructure
Screen Name Redacted 3/18/2024 11:14 PM	We are not opposed to development. But you must rein in the magnitude. Provide enough infrastructure to match the volume of proposed homes.
Screen Name Redacted 3/18/2024 11:16 PM	Do you have more paper
Screen Name Redacted 3/18/2024 11:26 PM	Have planning, infrastructure, parks and community centre and school boards all sit in on meetings so delta comes up with a robust and successful plan to move forward
Screen Name Redacted 3/18/2024 11:34 PM	stand firm - ignore the noise
Screen Name Redacted 3/19/2024 04:28 PM	I think town houses closer to elementary schools would help. I have a young family and the housing options near schools are too expensive but a 2 bedroom suite is too small
Screen Name Redacted 3/19/2024 04:37 PM	Allow coach homes/garden suites along South side. Federal fisheries set backs be modified to allow for this to create small suites for single people/bedroom suites
Screen Name Redacted 3/19/2024 04:44 PM	Love the approach and look forward to seeing our community grow, thrive and expand!

Screen Name Redacted 3/19/2024 05:15 PM	This rushed. Council needs to push back on provincial mandates to speak up for the community. Trying to solve problems that have developed in 20 years or move in a very short time span is not a good planning concept. This is a strategy to push forward controversial developments w/o public input!
Screen Name Redacted 3/19/2024 05:18 PM	Please adopt a ratio for green space per capita, size of structure
Screen Name Redacted 3/19/2024 05:25 PM	I support he redevelopment of the Ladner lumber yards, & Tsawwassen town centre towers and all
Screen Name Redacted 3/19/2024 05:42 PM	Too much change
Screen Name Redacted 3/19/2024 05:45 PM	Let it grow allow multi-units garden suites etc txs
Screen Name Redacted 3/19/2024 05:49 PM	Delta council has betrayed lots of people
Screen Name Redacted 3/19/2024 05:52 PM	Limit # of vehicles per household re street parking!
Screen Name Redacted 3/19/2024 05:57 PM	The money from the provincial and federal government must pay for all the required upgrades to infrastructure when they say delta needs to build 3600 new homes
Screen Name Redacted 3/19/2024 06:11 PM	Would like to propose development for Nordel shopping ctre which will affect the 7-11 property as well. Why little development on 64th, 80th (none) 90, 96th? 84th is overloaded!
Screen Name Redacted 3/19/2024 06:33 PM	Do better. Think about families that live here
Screen Name Redacted 3/19/2024 06:48 PM	Quit rushing this mandate
Screen Name Redacted 3/19/2024 06:52 PM	Council should listen to it's residents!

Screen Name Redacted 3/19/2024 07:02 PM	don't make drastic changes to the OCP, such as calling 6-24 storeys "medium rise" - if developer wants to build this type, public input should be necessary
Screen Name Redacted 3/19/2024 07:08 PM	I feel like the person who invite more people to dinner that I have room a food for and then have to disappoint them
Screen Name Redacted 3/19/2024 07:15 PM	This is rushed. Counsel needs to push back on provincial mandates to speak up for community trying to solve problems that have developed in 20 years in a very short time span. This is a strategy to push forward controversial developments without public inpt.
Screen Name Redacted 3/19/2024 08:53 PM	a bribe - ie Library
Screen Name Redacted 3/19/2024 09:00 PM	What about improved transportation corridors & transit capacity?
Screen Name Redacted 3/19/2024 09:09 PM	Let's keep Tsaw & Ladner livable! We need proper community centre in Ladner & Tsawwassen - (not just sports facilities)
Screen Name Redacted 3/19/2024 09:17 PM	So happy with this change, much needed ALC also needs to make changes.! The rules are too old
Screen Name Redacted 3/19/2024 09:25 PM	I live at Commodur Drive on a 2003 built home, 4,700 sq ft lot that is considering to be zoned to townhomes. In order for that to proceed, we need 13116 homes to agree to sell Townhome upzoning will never move the needle. If the city actually wanted to encourage more density (ie condos) maybe it would happen within the next 42-50 years. If townhomes, it just won't happen
Screen Name Redacted 3/19/2024 09:33 PM	I support redevelopment in core Ladner (higher density, with transit & parking, heritage theme
Screen Name Redacted 3/19/2024 09:37 PM	I trust Deltas ability to deal with the logistics. I would like to see the increased density bring beautiful design keeping in character with the history of the neighborhood. Living it Ladner, I love the way the increased density of the town houses, and coach houses, have a lot of beautiful landscaping, homey /traditional design elements. They are a big improvement over the 1960s three story apartment suites

	and old Vancouver Spires
Screen Name Redacted 3/19/2024 09:52 PM	My husband paid $5000 to create a grassy area outside the fence next to the slough and river Rd. as was suggested to him years ago. Adjacent owners did nothing and this lawn rarely gets mowed or cleaned out. Would be nice to enjoy the back area as well. Next door has a huge pile of dry cedar branches laying next to Slough that could be a fire hazard.
Screen Name Redacted 3/19/2024 10:00 PM	Go slow provincial govt may change A library is not a community enhancement *the developer only provides a location more affordable below market rentals more rec facilities/less traffic
Screen Name Redacted 3/19/2024 10:20 PM	-LISTEN TO THE PEOPLE OF DELTA -don't say "your hands are tied". -tired of mayor & council giving "lip service" to Deltans -push for the tunnel/bridg to be built if you want more people in Ladner & Tsawwassen
Screen Name Redacted 3/19/2024 10:25 PM	Free the free market
Screen Name Redacted 3/19/2024 10:33 PM	This OCP is being proposed and open to ratification far too quickly and not in the best interest of Tsawwassen and it's residents.
Screen Name Redacted 3/19/2024 10:39 PM	I will submit details on the Delta city website. Thank you W Campbell
Screen Name Redacted 3/19/2024 10:48 PM	We must have access to transit for moving people around for Ladner is becoming a bedroom community
Screen Name Redacted 3/19/2024 10:54 PM	Lots of growth ++ people + puts huge pressure on our infrastructure. I'm thinking roads specifically and our local hospital (provincial). We are already struggling to meet the needs of our current population it's a work in progress for sure! But growth is inevitable
Screen Name Redacted 3/19/2024 11:10 PM	Consider how other cities have created community an long term housing in their apartment blocks- room enough to share a space with family and friends, young and old ; Consider more co-op housing as well

Screen Name Redacted 3/19/2024 11:20 PM	Would the city allow a 1-2-bedroom house trailer to be moved onto a large lot with an existing home, what would be the difference if a garden home is allowed? This would be a financial benefit to some families
Screen Name Redacted 3/19/2024 11:23 PM	i like it
Screen Name Redacted 3/19/2024 11:34 PM	More community places
Screen Name Redacted 3/19/2024 11:39 PM	Main concern are roadways becoming congested, school buildings not keeping up & needed space - need modernizing and parking - enough for a family of 5 to be able to park on their property. Not on the road
Screen Name Redacted 3/19/2024 11:43 PM	Multi unit housing is excellent for building capacity; just need to faction in parking demand
Screen Name Redacted 3/19/2024 11:45 PM	I don't see another high school as part of the plan, More people/families means more schools needed,
Screen Name Redacted 3/19/2024 11:48 PM	i would accept up to 8-10 stories apartment buildings
Screen Name Redacted 3/19/2024 11:49 PM	I have spoken to staff (planning) & I agree 48A ave from 53rd street east (north side) should be 4 story condo, now that across the street (ash) is no a 6 story, was same as mine 3 story townhouse. Thanks
Screen Name Redacted 3/20/2024 12:11 AM	climate change discussion increase housing --> decrease. green --> increase temperature. as we take down trees to build more housing and fill in yards, how will we control rising temp in urban area. see Europe , see progressive urban centers taking action to 'green' their cities. this should be part of Deltas densification plan.
Screen Name Redacted 3/20/2024 08:44 PM	Mike Ruskowski s.22(1) Personal and Confident

Screen Name Redacted 3/20/2024 09:09 PM	"Heart"
Screen Name Redacted 3/20/2024 09:40 PM	Not agreeable at all with 24 storeys. I feel like you are agreeing with n developers' plans. 12 stories better represents Tsawwassen

Optional question (570 response(s), 464 skipped)
Question type: Essay Question