



City of Delta

Public Hearing Agenda

Public Notice is hereby given of this Public Hearing to be held on:

Tuesday, December 14, 2021 – 6:00 pm
Council Chamber of the Delta City Hall
4500 Clarence Taylor Crescent, Delta, British Columbia
Virtual/ZOOM Videoconference

Some members of Council may participate in this meeting via electronic means.

Due to the ongoing COVID-19 pandemic, this meeting will be convened as authorized by “Council Procedure Bylaw No. 5000, 2000”, with a capacity limit on in-person attendance. It is therefore recommended that comments be provided in writing in advance or at the hearing by telephone or videoconference.

Written comments must be received by the Office of the City Clerk no later than 10:00 a.m. on Tuesday, December 14, 2021.

To speak, you must register with the Office of the City Clerk before 10:00 a.m. on Tuesday, December 14, 2021 by emailing PublicHearing@delta.ca or by calling 604-946-3220 and providing all of the following: (1) the Public Hearing meeting date; (2) the Project Number; (3) whether you will attend by telephone or videoconference or in person; and (4) your contact information (name, address, phone and email address).

In-person attendees are required to follow safety measures to mitigate the spread of COVID-19. As per Public Health Orders, face masks are required for indoor public settings for people 5 years and older regardless of vaccination status.

If you do not wish to speak at the Public Hearing, please observe the proceedings by live broadcast through video streaming at www.delta.ca/watchlive.

OPENING STATEMENT BY MAYOR

1. INTRODUCTION OF BYLAW BY CITY CLERK

Location: Ladner Village

Applicant: City of Delta

Proposal: As part of the Ladner Village Revitalization project, the City of Delta is introducing amendments to the Ladner Area Plan to update the Ladner Village land use designations, area plan policies and design guidelines.

“The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Ladner Village Update – P20-10) Bylaw No. 8076, 2021”

To amend land use designations and area plan policies for Ladner Village.

“The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Ladner Village Core Development Permit Area Guidelines – P20-10) Bylaw No. 8077, 2021”

To introduce new development permit area guidelines for Ladner Village to address form and character.

The updated Area Plan land use designations would permit development between 1.5 and up to 6 storeys in Ladner Village, depending on location. Updated land use designations would also amend the permitted uses and densities permitted in Ladner Village. Development would be further guided by Area Plan policies and design guidelines specific to Ladner Village.

Reference Materials (See Tab 1)

- Bylaw 8076
 - THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW NO. 3950, 1985 AMENDMENT (LADNER VILLAGE UPDATE – P20-10) BYLAW NO. 8076, 2021
- Bylaw 8077
 - THE CORPORATION OF DELTA OFFICIAL COMMUNITY PLAN BYLAW NO. 3950, 1985 AMENDMENT (LADNER VILLAGE CORE DEVELOPMENT PERMIT AREA GUIDELINES – P20-10) BYLAW NO. 8077, 2021

- [Report](#) by the Community Planning and Development Department dated November 15, 2021 regarding Ladner Village Revitalization – Official Community Plan Update (File: P20-10 & B/Ls 8076 & 8077)
- Extract of [Minutes](#) of Regular Meeting:
 - November 22, 2021
- [Information Memo](#) to Council from the Deputy City Manager /Directory of Community Planning and Development dated November 22, 2021 regarding Ladner Village Revitalization – Official Community Plan Update
- [Memorandum](#) from the Deputy City Manager/Director of Community Planning and Development dated December 8, 2021 regarding December 14, 2021 Public Hearing Project No.1 Ladner Village Area Plan Amendments (File: P20-10)
- [Correspondence](#) – received up to November 22, 2021 (previously distributed):

IN SUPPORT:

- N. Van Eeden Petersman – November 10, 2021
- P. Wren – November 12, 2021
- J. Lawlor-Cooper – November 14, 2021
- P. Cleave – November 17, 2021
- Y. Anderson, Chair, Delta Chamber of Commerce – November 19, 2021
- Ladner Business Association – November 19, 2021
- A. McFee – November 19, 2021
- M. Evans – November 22, 2021
- E. Paris – November 22, 2021
- T. & S. Matthews – November 22, 2021

OPPOSED:

- B. Michelitsch – November 18, 2021
- B. Webb – November 18, 2021
- L. Webb – November 18, 2021
- J. Dean – November 18, 2021
- G. Matson – November 19, 2021
- M. Painter – November 19, 2021
- S. Stephens, Apex Glass – November 19, 2021
- K. Taipalus – November 20, 2021
- K. Rose – November 19, 2021
- J. Yhalomi – November 19, 2021
- R. Schappert – November 20, 2021
- D. Reynolds – November 20, 2021
- C. van Halderen – November 20, 2021
- N. Milne – November 20, 2021
- C. Rusli – November 20, 2021
- B. Hanson – November 20, 2021
- M. Stapf – November 20, 2021

- S. O'Connor – November 20, 2021
- S. Strukoff – November 20, 2021
- J. Brunner – November 20, 2021
- J. Storer – November 20, 2021
- E. & B. Stevens – November 20, 2021
- G. Harper – November 20, 2021
- B. McKinnon – November 21, 2021
- C. Smith – November 22, 2021
- L. Gerrard – November 22, 2021
- L. Park – November 22, 2021
- G. & J. McKinnon – November 22, 2021
- L. Grant – November 22, 2021

CONCERNS:

- G. Copeland – November 8, 2021
- Correspondence received as of December 10, 2021:

IN SUPPORT:

- J. A. Spear – November 19, 2021
- M. Dieleman – November 19, 2021
- M. Ghilarducci – November 20, 2021
- J. Morton – November 21, 2021
- D. Bar-Dayana – November 22, 2021
- W. Wollin – November 23, 2021
- R. Jackson – November 23, 2021
- A. Frustaci – November 26, 2021
- M. Piperni – November 26, 2021
- K. Garbutt – November 27, 2021
- S. Dowd – November 30, 2021
- D. Swenson – November 30, 2021
- J. Cochrane – November 30, 2021
- D. Roche – December 1, 2021
- T. & S. Matthews – December 1, 2021
- W. P. Coates – December 3, 2021
- H. Sandhu – December 3, 2021
- J. & T. Porteous – December 3, 2021
- T. Smid – December 4, 2021
- E. Paris – December 5, 2021
- R. White – December 6, 2021
- J. Marcopoulos & T. Pichor – December 6, 2021
- M. Schneider – December 7, 2021
- B. & L. Vander Zalm – December 7, 2021
- M. Gill – December 7, 2021
- K. Bassi – December 7, 2021
- S. Aroon – December 7, 2021
- M. Marrandino – December 7, 2021
- C. Taylor – December 8, 2021
- D. Yatchuk – December 8, 2021
- L. Wollin – December 8, 2021

- R. Morton – December 8, 2021
- R. Connors – December 8, 2021
- S. Engh – December 9, 2021
- T. Grant – December 9, 2021
- C. Mockford – December 9, 2021
- R. Campbell – December 9, 2021
- L. Dixon – December 9, 2021
- D. Long – December 9, 2021
- S. Loif – December 10, 2021
- R. Loif – December 10, 2021
- M. Pici – December 10, 2021

OPPOSED:

- C. Hill – November 19, 2021
- H. Solverson – November 21, 2021
- C. Mosser – November 22, 2021
- C. Farlow – November 22, 2021
- K. Gregory – November 25, 2021
- A. Datto – November 25, 2021
- M. Bogart – November 26, 2021
- S. Williams – November 26, 2021
- G. Honigman – November 26, 2021
- L. Honigman – November 26, 2021
- P. Rose – November 26, 2021
- K. & B. Yamasaki – November 26, 2021
- S. Leary Guichon – November 26, 2021
- S. Murthy – November 26, 2021
- R. Taranath – November 26, 2021
- R. Cohen – November 27, 2021
- A.M. Tvette & R. Gill – November 27, 2021
- W. Limvalencia – November 27, 2021
- J. Milne – November 27, 2021
- D. Moerman – November 27, 2021
- K. Jenkins – November 29, 2021
- K. Threadkell – November 29, 2021
- F. & P. Richardson – November 29, 2021
- M. Strukoff – November 30, 2021
- J. Hutton – November 30, 2021
- F. & D. Dosen – December 1, 2021
- A. Belless – December 1, 2021
- D. Bogyo – December 2, 2021
- G. W. Latowski – December 2, 2021
- R. McKibbin – December 3, 2021
- D. Lawrence – December 4, 2021
- L. Lapointe – December 4, 2021
- M. Mikulik – December 4, 2021
- M. L. Davidson – December 5, 2021
- R. Bogyo – December 5, 2021
- N. & G. Brown – December 5, 2021

- S. Kraemer – December 6, 2021
- D. Hastings – December 6, 2021
- D. Anderson – December 6, 2021
- T. Roberts – December 6, 2021
- R. Schappert – December 6, 2021
- M.A. Dowsett – December 6, 2021
- G. & N. Brown – December 6, 2021
- J. Thoss – December 7, 2021
- B. & M. Strukoff – December 8, 2021
- D. J. Greenfield – December 8, 2021
- S. Senior – December 8, 2021
- K. J. White – December 8, 2021
- B. Yaworski & Brian E Webb, 193 Signature Petition – December 8, 2021
- B. Yaworski – December 9, 2021
- L. Sinkler – December 9, 2021
- R. MacInnes – December 9, 2021
- D. Reynolds – December 9, 2021
- K. Colhoun – December 9, 2021
- P. Berry – December 9, 2021
- Y. Parenteau – December 9, 2021
- J. Smith – December 10, 2021
- S. Meredith – December 10, 2021
- R. Leeson – December 10, 2021
- H. Solverson – December 10, 2021

CONCERNS:

- B. & T. Schroeter – December 3, 2021
- I. Miller – December 3, 2021
- J. & S. Rogers – December 5, 2021
- J. McDonald – December 5, 2021
- G. Gibson – December 6, 2021
- J. & B. Larson – December 6, 2021
- J. Fan – December 6, 2021
- N. Hawksworth – December 6, 2021
- J. Neutce & I. Raeburn – December 7, 2021
- J. Greenfield – December 8, 2021
- B. G. Hart – December 9, 2021

2. ADDITIONAL INFORMATION FROM STAFF

3. PRESENTATION BY APPLICANT

4. SUBMISSIONS BY ELECTRONIC MEANS

5. SUBMISSIONS FROM THE FLOOR

6. QUESTIONS FROM COUNCIL

7. DECLARATION BY THE CHAIR TO CLOSE THE PUBLIC HEARING ON THIS APPLICATION.

TERMINATION
