

CITY OF DELTA

Minutes of the Public Hearing of Delta City Council held Tuesday, December 14, 2021 at 6:00 p.m. in the Council Chamber of the Delta City Hall, 4500 Clarence Taylor Crescent, Delta, British Columbia, and streamed virtually by Zoom Videoconference.

PRESENT: Mayor George V. Harvie, Chair
Councillor Alicia Guichon*
Councillor Jeannie Kanakos*
Councillor Dylan Kruger
Councillor Bruce McDonald*

** By Videoconference*

ABSENT: Councillor Dan Copeland
Councillor Lois E. Jackson (Leave of Absence)

ALSO PRESENT: Sean McGill City Manager
Marcy Sangret Deputy City Manager/Director of
Community Planning & Development
Carmen Gonzalez* Director of Parks, Recreation & Culture
Param Grewal Director of Public Engagement and
Intergovernmental Affairs
Melanie Kerr* Director of Finance
Steven Lan Director of Engineering
Samantha Pillay* Director of Human Resources
Guy McKintuck* Fire Chief
James Klukas Deputy Director of Community Planning &
Development

CITY CLERK'S OFFICE: Michelle Jansson City Clerk
Hanieh Berg Deputy City Clerk
Crystal Eggli* Committee Clerk

** By Videoconference*

The Mayor opened the Hearing with an explanation of the process to be followed and noted that any persons who believe that their interest in property is affected by the proposed projects would be afforded an opportunity to be heard. The Mayor advised that after all persons have been heard, the Hearing would be declared "closed".

Project No. 1

Application for an Official Community Plan Amendment, to amend the Ladner Area Plan in order to update the land use designations, area plan policies, and development permit area guidelines for Ladner Village.

**File No. P20-10
Bylaw Nos. 8076 and
8077**

Location: Ladner Village, Delta

Applicant: City of Delta

Purpose: 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 the 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.

INFORMATION:

- 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/Director 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 as of December 10, 2021:

IN SUPPORT:

- N. Van Eeden Petersman – November 10, 2021
- P.J. 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
- 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

IN OPPOSITION:

- B. Michelitsch – November 18, 2021
- B.E. 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
- 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. & D. 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:

- G. Copeland – November 8, 2021
- 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

The following correspondence was provided on table in connection with this project:

IN SUPPORT:

- W. Zylmans – December 9, 2021
- D. Graham – December 9, 2021
- T. & C. Saunders – December 9, 2021
- R. Sandhu – December 10, 2021
- S. Uppal – December 10, 2021
- S. & J. Tracey – December 10, 2021
- B. Bach – December 11, 2021
- P. & A. Timmins – December 12, 2021
- Dr. L. Ghent – December 13, 2021

- S.A. Reid, J. Duhaime, W. Varley, L. Verrall, C. Anderson and C. Aston of Delta Housing Be Mine Society (Board of Directors) – December 12, 2021
- S. Dhinsa, R. Dhinsa, T. Kaur, K. Uppal, B. Uppal and M. Uppal – December 13, 2021
- S. Gill – December 13, 2021
- H. Buck – December 13, 2021
- T. Verrall – December 13, 2021
- L. Elder on behalf of V. Morlet (Britannia Brewing), J. Marcopoulous & T. Pichor (Il Posto), K. Malenstyn, F. Telli (Lara Cuisine) and T. Frustaci (Sharkey's Seafood Bar & Grille) – December 13, 2021
- L. Elder, Delta Chamber of Commerce – December 13, 2021
- M. Marcopoulos – December 13, 2021
- T. Knoepfel – December 13, 2021
- M. Knoepfel – December 14, 2021
- S. Gallop – November 30, 2021 (no address provided)
- A. & A. Jackson – December 4, 2021 (no address provided)
- C. Doolan – December 10, 2021 (business address provided)
- M. Saunders – December 10, 2021
- D. Hol – December 13, 2021
- R. Campbell – December 14, 2021
- R. Lowe – December 14, 2021 (business address provided)
- G. & G. Bramhill – December 14, 2021
- D. Dhillon – December 14, 2021 (no address provided)

IN OPPOSITION:

- J. Hugh – December 11, 2021
- M. Nielsen – December 11, 2021
- J. & D. Evans – December 11, 2021
- A. Melara-Wyman – December 11, 2021
- B. Mulder – December 12, 2021
- K. Ryan – December 12, 2021
- K. & R. Demers – December 12, 2021
- S. Jones - December 12, 2021
- S. Barber – December 12, 2021
- K. Lambert – December 13, 2021
- G. Coffey – December 13, 2021
- S. Holland – December 13, 2021
- C. Moriarty – December 13, 2021
- B. & J. Marra – December 13, 2021

- G. Fee – December 13, 2021
- G. & C. Hunter – December 13, 2021
- J. & P. Fleming – December 13, 2021
- J. Scabar – December 13, 2021
- B. Yaworski & B. E. Webb, 90-Signature Petition – December 13, 2021
- M. & R. Thibaudier – December 13, 2021
- C. Hopkins – December 13, 2021
- R. Oye – December 13, 2021
- B. Horth – December 13, 2021
- L. Smith – December 13, 2021
- I. Swanson – December 13, 2021
- L. Goosen – December 13, 2021
- L. Park, 164-Signature Petition – December 13, 2021
- L. Park, 9-Signature Petition – December 14, 2021
- B. Yaworski & B. E. Webb, 66-Signature Petition – December 14, 2021
- B. Yaworski & B. E. Webb, 33-Signature Petition – December 14, 2021
- P. & S. Hildebrand – December 14, 2021
- G. & G. Nicholson – December 14, 2021
- S. Johnson – December 14, 2021
- P. & E. Young – December 14, 2021
- T. Johnson – December 14, 2021
- D. Barber – December 14, 2021
- L. Cullen – December 14, 2021
- J. & G. Taggart – December 14, 2021
- D. Williams – November 19, 2021 (no address provided)
- S. Christian – November 20, 2021 (no address provided)
- M. Lang – November 26, 2021 (no address provided)
- C. Smith – December 13, 2021
- R. Ayers – December 13, 2021
- R. Castro- December 14, 2021
- C. Cunningham – December 14, 2021

CONCERNS:

- G. Millman – December 12, 2021
- M. Owen – December 13, 2021
- M. Moorhead – December 14, 2021

The City Clerk advised that three historical photos of Delta Street were included On Table.

Speakers: The following persons spoke in connection with Project No. 1:

**Via Videoconference*

In Support:

Yvonne Anderson* (1344 Enderby Avenue) Chair of the Delta Chamber of Commerce, and local business owner, commented that providing affordable housing for middle-income individuals within Ladner Village, often where such employees work, will create more vibrancy and walkability and help attract and retain employees.

Wesley Wollin* (5008 Kadota Drive) was in favour of the proposed Official Community Plan (OCP) amendments and noted that he lives, works, eats and shops in Ladner Village. Mr. Wollin remarked that this cautious plan is hope for an open and inclusive development, which would bring a positive and sustainable change to Ladner Village.

In Opposition:

Gerry McKinnon* (2300 Westham Island Road) spoke in opposition of the proposed OCP amendments and expressed concerns regarding density, reduced parking and incentives for developers. Also, Mr. McKinnon was of the opinion that capping building heights at 3-storeys would be most suitable for Ladner Village.

In Support:

Emily Paris* (1336 Duncan Drive) stated that she supports the proposed OCP amendments' respectful approach, as it will create new and inclusive homes in the community.

Patrica Cleave* (5599 Maple Crescent) spoke in support of the proposed OCP amendments, noting that she was a past member of the Ladner Village Revitalization Advisory Committee (LVRAC). She stated that a long-term vision is necessary in order to bring vibrancy and sustainability to Ladner Village. Ms. Cleave commented on the need to raise the City's dikes and to address the ongoing erosion of the waterfront and dilapidated buildings. She also noted that the proposed OCP amendments limit buildings to certain sites and that heritage buildings are recognized.

Concerns:

Prof. Hamish van der Ven* (4880 48 Avenue) stated that he supports the proposed densification and development of the waterfront, but has concerns regarding reduced sun exposure, privacy and increased shadowing from the potential massing of 6-storey buildings. He further expressed concern regarding the lack of heritage protection noting he would like to see more consistency in the designation of heritage buildings.

In Support:

Sharon
Townsend*

(5-6320 48A Avenue) spoke in support of the proposed OCP amendments and stated that she was a past LVRAC member. Ms. Townsend highlighted that the proposed OCP amendments provide the vision, leadership and planning framework required to create a long-term plan that will serve Ladner residents and businesses well.

Stephen
Matthews*

(1620 Enderby Avenue) spoke to the challenges of buying and renting homes in Ladner and offered his support for the proposed OCP amendments, noting that additional housing will afford those who grew up in Ladner more housing options to remain in Ladner. He stated that residents need activities and amenities close to home and an influx of new residents would help bring more small local businesses to Ladner.

Jessie Morton*

(795 56 Street) spoke in favour of the proposed OCP amendments as it will increase housing options in Ladner Village. Ms. Morton also expressed that she was keen to see improvement along the waterfront, and would like to see more affordable homes with increased rental quality come forward.

-- Cllr. Departs
Meeting

Due to technical difficulties, Cllr. Guichon had intermittent connectivity from 6:14 p.m. to 7:31 p.m.

Jenni Duhaine*

(315-1504 56 Street) Treasurer of Delta Housing Be Mine Society spoke in favour of the proposed OCP amendments as it would bring vibrancy and affordable housing to Ladner Village.

Ryan Campbell*

(2410-5380 Oben Street, Vancouver) stated that he had to leave Delta in order to find affordable housing that was appealing. In speaking in favour of the proposed OCP amendments, he stated that he would like to live in a city that is accessible, walkable and has a vibrant community atmosphere. In referencing a photo distributed on table, Mr. Campbell spoke to how commercial cores around the world have successfully increased density with building heights of 6-storeys.

Shirley-Ann Reid*

(5510 45 Avenue), President of Delta Housing Be Mine, spoke in support of the proposed OCP amendments as she believed the changes will allow people to live where they work and play. Also, she spoke to accessibility, noting that many adults with varying disabilities currently reside with their parents due to the limited stock of multi-family housing in Delta.

Rachael Loif* (5130 57A Street) member of the Mayor's Youth Council, spoke in favour of the proposed OCP amendments and in particular, how it would increase the types of housing in Delta. She remarked that the changes would bring vibrancy to Ladner Village, attracting and supporting employees and businesses.

Svetlana Loif* (5130 57A Street) spoke in support of the proposed OCP amendments, noting that her business, similar to other local businesses has not fully recovered from COVID-19, and this proposal would attract customers to Ladner Village. She further expressed her support as the amendments would increase density, which would lend itself to addressing the lack of rental housing in Ladner.

In Opposition:

Howard Solverson* (208-4984 48 Avenue) was not in favour of the proposed OCP amendments as 6-storey buildings would not align with the historic character of Ladner Village.

Victoria Huntington* (102-4815 48 Avenue) was in opposition of the proposed OCP amendments and expressed that there is a need to preserve the past and to protect the core of Ladner Village.

In Support:

Avery Chan* (5313 Laurel Drive) spoke in support of the proposed OCP amendments as it proposes to protect Ladner Village's heritage character and environment. He was of the opinion that Delta needs to attract the next generation of residents and a vibrant community with affordable housing is a step in the right direction.

In Opposition:

Brenda Horth* (101-4803 48 Avenue) was opposed to the proposed OCP amendments and spoke to the need to retain the heritage character of Ladner Village. She expressed concern with regard to the loss of parking, lack of sidewalks, and increased traffic in the area. Ms. Horth was of the opinion that a 6-storey building would mar the character of Ladner Village and would act as a gateway for other high-density developments.

In Support:

Masako Evans* (5683 9 Avenue) spoke in favour of the proposed OCP amendments and was of the opinion that there would be no benefit to the community, only harm to businesses, if Ladner Village remained as-is. She stated that the cost of housing and lack of rental inventory has financially driven many residents out of Ladner despite people wanting to live where they work and play. Ms. Evans stated that the proposed OCP amendments would attract more professionals to Ladner Village, which could potentially help fulfill the shortage of family physicians in the area.

Adam Spear*	(5184 Bentley Drive) spoke in favour of the proposed OCP amendments as he believed densification is required to provide more housing options for those moving to Ladner, as single-family homes are unattainable for many and rental housing stock very limited.
Vince Morlet*	Every effort was made to connect with V. Morlet but, due to technical difficulties on the part of the speaker, connection was not possible.
Jill McKnight	(4622 56 Street) representing the Ladner Business Association (LBA), member of the LVRAC, spoke in favour of the proposed OCP amendments and commented on the expertise required to draft a plan such as the current proposed amendments. She believed that the proposed changes will enhance what already exists in Ladner Village and further support the growing community.
Janice Lawlor-Cooper	(6058 Brodie Road) offered her support for the proposed OCP amendments and commented on the need to revitalize Ladner Village to support business. She spoke to the number of businesses that have closed, and cautioned that a lack of action would result in further business closures.
Valerie Miller	(102-4803 48 Avenue) Vice-President of the LBA, read a letter submitted on behalf of the LBA's 165 members and noted that the proposed OCP amendments received overwhelming support. Ms. Miller shared a few comments from its members, such as the revitalization of the waterfront is long overdue and necessary for economic sustainability, and that these changes could make Ladner a destination. She further remarked that more residents need to live and work within Ladner Village, and the waterfront should be accessible to everyone in the community. Ms. Miller then remarked that members did express concern with parking reductions, shading, and the need for social housing.
Bill McKnight	(5533 Wallace Avenue) owner of South Coast Casuals, spoke in support of adding density and multi-family housing in Ladner Village, noting that 6-storey buildings could integrate well if constructed in a well thought out manner. Mr. McKnight then offered that Chisholm Street could be designated as a one-way street to alleviate traffic.

In Opposition:

Linda Park

(4878 Delta Street) spoke in opposition of the proposed OCP amendments expressing concern regarding building height, infrastructure and transportation.

She advised that during collection of 173 signatures in opposition to the proposal, some residents expressed confusion about the public consultation process which combined revitalization of the waterfront with that of the Ladner Village.

Ms. Parks was of the opinion that a better flow of traffic in and out of Ladner Village would attract more visitors, and she suggested that large residential lots in other areas of Ladner would be better suited for densification.

In Support:

Norman Van Eden
Petersman

(4490 46 Street) spoke in favour of the proposed OCP amendments as Delta's housing market lacks inclusive housing, particularly in Ladner and this proposal is a great opportunity to keep families together, to build a healthier and more vibrant community and to reduce the number of vacant lots.

Andrea Frustaci

(4993 Linden Drive) member of the LVRAC, offered his support of the proposed OCP amendments, he noted that this proposal is the most well thought out plan to date as it supports local businesses and allows young families to work and remain in Ladner. He was of the opinion that creating an inviting vibrant core that is accessible to everyone is necessary for Ladner to remain viable as leaving it as-is would be devastating.

In Opposition:

Beverly Yaworski

(4687 Morgan Place) spoke in opposition of the proposed OCP amendments and stated that she collected over 600 signatures in opposition to the proposed amendments. Ms. Yaworski expressed concern with the OCP consultation process and the vagueness of the Community Planning and Development reports. She was of the opinion that the waterfront should be addressed prior to the renewal of Ladner Village. Ms. Yaworski further commented that consideration of the current amendments should be postponed until after consideration of a flood management report by the City's Engineering Department.

In Support:

Jeremy Stam

(105-4783 53 Street) Chair of the Advisory Design Panel and member of CACLAC, spoke in favour of the OCP amendments, noting that there is a need for accessibility and invigoration to the alleys, vacant lots and aging structures in Ladner Village. He remarked that Delta is behind in areas of pedestrian and cycling experiences in comparison to other municipalities. Mr. Stam then commented on those involved in the development of the proposed OCP, and was of the opinion that this proposal would preserve the form and character of Ladner Village.

Jack Bates

(3535 Kettles Road) is a third generation farmer and resident of Ladner, and spoke in support of the proposed OCP amendments as he believes it will help sustain farms, businesses and other services in Ladner Village, and it will provide more housing opportunities near transit. He commented on the Tsawwassen Springs development, highlighting that it has created a great community and its 6-storey buildings have not taken away from its quaint feel.

Concerns:

Gary Haylow

(6068 Gailbraith Crescent) stated that he generally agrees with the proposed OCP amendments but cited concern with the potential quality and design of future development. He was of the opinion that Chisholm Street is the potential jewel of Ladner Village, and wished to see a pedestrian only thoroughfare between Elliott Street and Georgia Street. He noted that a crosswalk on the north side of River Road on Elliot Street would be beneficial. Also, he commented that the proposed OCP provides an opportunity for a fresh start, however parking should not be reduced, and taller buildings should have terraces.

In Support:

Matt Pitcairn

(5491 5B Avenue) spoke in favour of the proposed OCP amendments and noted that densification is necessary in Ladner in order to avoid development on agricultural land. Mr. Pitcairn then stated that legacy planning is urgently and that Ladner Village needs to grow and achieve a more diverse supply of housing suitable for both young families and the aging population.

In Opposition:

Brian E. Webb

(301-4988 47A Avenue) spoke to a petition in favour of the proposed OCP amendments (available on file), but cited that he was opposed to 6-storey buildings in Ladner Village. Mr. Webb was of the opinion that more public engagement was required, multi-family homes should not be permitted along the waterfront, and taller buildings should have terraces. He also expressed concerns regarding traffic and parking.

In Support:

Amy McFee

(4398 Savoy Street) member of the LVRAC spoke in favour of the proposed OCP amendments as she was of the opinion that the current OCP is outdated and does not support positive change within Ladner Village which, she noted, turns into a 'ghost town' after 5:00 p.m. Ms. McFee further noted that Tsawwassen Mills has negatively affected local businesses.

In Opposition:

Ronn Dunnett

(4587 57 Street) Metis member, who spoke in opposition of the proposed OCP amendments and cited concerns regarding the lack of public engagement and transparency throughout this process; he believed that the public consultation had limited resident and business input and questioned whether Delta's housing shortage should fall onto Ladner Village.

In Support:

Surj Uppal

(3657 Arthur Drive) spoke in favour of the proposed OCP amendments and stated there is a need to revitalize Ladner Village. Mr. Uppal remarked that the proposed changes would serve both residents and businesses well. He further noted that local businesses have to compete with Tsawwassen Mills, and that Ladner Village is not welcoming after dark. Mr. Uppal was of the opinion that the proposed OCP amendments would offer flexible housing while maintaining the uniqueness and character of Ladner Village.

In Opposition:

Pamela Swanigan

(4876 Harbour Stroll) spoke in opposition of the proposed OCP amendments and was of the opinion that any new condominiums within Ladner Village would likely be unaffordable. She advised that she did not receive any notifications to past community consultations, and expressed concern regarding the process as she did not believe that it was adequately transparent or engaging.

Mary Taitt

(5402 Brigantine Road) was not in favour of the proposed OCP amendments, stating that the proposed amendments would destroy any hope for preserving Ladner Village and its historic waterfront. She was of the opinion that a conservation plan should be in place to protect and enhance the waterfront and slough prior to any development activity. Ms. Taitt further commented that 6-storeys would further separate Ladner Village from the waterfront and destroy the streetscape. She then stated that the proposed OCP amendments design should mimic La Conner, Washington as it is mostly made up of 2-storey buildings.

Pierluigi (Pierre)
Bonato

(4878 Delta Street) stated that he was in favour of development in Ladner Village but expressed concerns regarding traffic, the consultation process and the lack of public awareness and transparency for the proposed OCP amendments.

In reply to a query from the Chair, the City Clerk advised that staff were unsuccessful in contacting V. Morlet who had technical difficulties connecting earlier in the evening.

In Support:

Deep Dhillon

(872 Tsawwassen Beach Road) spoke in support of the proposed OCP amendments, noting that Delta needs to increase its housing inventory due to the ongoing rise in housing costs over the last two years.

Mayor Harvie recessed the meeting at 8:55 p.m.

Mayor Harvie reconvened the meeting at 9:03 p.m.

Staff:

Marcy Sangret

In response to speaker queries, the Deputy City Manager/Director of Community Planning and Development reviewed the community engagement process, highlighting that a report containing the recommendations of the LVRAC was presented to Council at the Regular Council Meeting in February 2020. At that time, Council directed staff to report back with further analysis and to identify ideal locations for the recommendations. Consultants were engaged for the Waterfront Project and the Ladner Village Revitalization. She stated that there were a number of community and Council engagements held over the past year including advertisements in local newspapers, mail drops to Ladner Village residents, and staff reports published on Delta's website and social media accounts.

M. Sangret advised that presentations were made to the public through webinars, with special presentations to stakeholders along the waterfront. Also, Delta's Heritage Advisory Commission, Parks, Recreation and Culture Commission, Mobility and Accessibility Committee, Climate Action and Community Liveability Advisory Committee, Advisory Design Panel and Mayor's Task Force on Building Permits and Development Applications participated in a Ladner Village Revitalization multi-committee meeting.

M. Sangret further advised that the proposed OCP amendments are for the vision of the revitalization; each project would still need to meet City requirements prior to it being brought forward to Council for its consideration, and subsequently to a Public Hearing. The proposed bylaws is a policy document and does not include specific traffic and infrastructure details as each project coming forward would be required to provide a traffic analysis.

Staff continue to look at opportunities to improve diking and flood protection throughout Delta.

In response to Council queries, the Deputy City Manager/Director of Community Planning and Development advised the following:

- the proposed bylaws are to amend the Ladner Area Plan with no new incentives being introduced;
- currently there is a South Delta Revitalization incentive related to park amenity contributions within Ladner Village; amenity packages and possible incentives would be brought before Council for its consideration on an individual application basis;
- any application for development in Riparian Areas and oceanfront properties must comply with federal and provincial legislation;
- multi-unit projects are evaluated by Delta's Sustainability Assessment for New Multi-Unit Residential/Mixed-Use and Townhouse Developments, which measures best practice sustainable development features;
- the proposed bylaw amendments would be parallel with the Heritage Advisory Commissions' heritage strategy, with actions in place to retain heritage sites and provide heritage grants to private property owners;
- the proposed bylaws reflect a broad land use designation and zoning applications would be considered with each project;
- parking requirements would be determined according to the size of the project site and at the discretion of Council;
- an applicant will be required to examine ways to mitigate massing by providing a terrace, stepping a building back, utilizing specific materials or introducing other creative solutions; and
- the proposed bylaws do not require affordable housing but encourage diverse housing to meet the needs of all residents.

In response to a Council query, the City Clerk stated that the On Table petition and other correspondence received totaled: 80 in favour, 684 in opposition, and 15 with concerns. The names and addresses provided in the petitions have not been verified.

There were no other persons present wishing to speak in connection with the proposed OCP amendments.

Mayor Harvie declared the Hearing on this particular application closed. (9:36 p.m.)

Terminate

MOVED By Cllr. McDonald,
SECONDED By Cllr. Kruger, THAT this Hearing now terminate.

CARRIED UNANIMOUSLY

The Hearing terminated at 9:36 p.m.

George V. Harvie,
Mayor

CERTIFIED CORRECT:

Michelle Jansson, CMC
City Clerk