

CITY OF DELTA

Minutes of the MEETING of Delta City Council held Tuesday, December 14, 2021 at 9:36 p.m. immediately following conclusion of the Public Hearing held 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*

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

* Via Videoconference

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
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Ladner Village, Delta Application by City of Delta, 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.

Cllr. McDonald provided the historical background for Ladner Village advising that there have been three formal area plan processes conducted. He commented that the Ladner Village Revitalization Advisory Committee (LVRAC) was comprised of community members, not developers, working to find a long-term vision that would bring vibrancy and sustainability to Ladner Village. Cllr. McDonald stated that with the absence of underground parking, future development in Ladner Village would include above ground parking and higher density as buildings below 6-storeys would not be economical.

Cllr. McDonald closed by stating that any future development proposal would require Council approval through the rezoning process, including a Public Hearing.

Cllr. Kruger spoke on the images of Chisholm Street in the early 1900s shared by Cllr. McDonald, highlighting how vibrant it was, as opposed to its current state where the waterfront is disconnected and buildings aging, infrastructure failing and lots empty.

Cllr. Kruger commented on previous Council attempts to revitalize Ladner Village over the last 30 years. He noted that the LVRAC's final report was published in 2019 and included professional opinions of consultants and economists; three rounds of public consultation took place following the release of the report, and public feedback was mostly positive.

Cllr. Kruger noted that the proposed Official Community Plan (OCP) amendments are supported by experts, and Ladner's business community and its vision aligns with the South Delta Sustainability Strategy and Delta's Housing Action Plan. Cllr. Kruger commented on the need to create vibrant streets, and increase densification with higher building heights while maintaining a small town feel similar to Whistler Village.

Cllr. Kanakos expressed her support for the proposed OCP amendments, highlighting that it will renew Ladner Village and open up the harbour to the public. She noted that the proposed amendments would set the framework for future proposals.

Cllr. Kanakos continued by stating that the need to incorporate affordable housing in future development is crucial in an effort to allow people to work and live within the community.

Cllr. Kanakos concluded by speaking on the need for benchmarks that would protect viewscales, and deliver high quality buildings.

Cllr. Guichon commented on the many benefits and opportunities that the proposed OCP amendments would bring to Ladner Village. Cllr. Guichon stated that as a fifth generation resident of Ladner with a long-standing history in farming, she's passionate about Ladner Village's identity.

Although the proposed OCP amendments have many aspects that would benefit Ladner Village, Cllr. Guichon stated her opposition as she cannot support 6-storey buildings in Ladner Village. She commented on how the proposed OCP amendments may put pressure on the next Council with regards to infrastructure, diking, traffic, emergency services, to name a few. Cllr. Guichon was of the opinion that there are opportunities for 6-storey buildings outside Ladner Village, and she can only support an OCP amendment that would cap building heights in Ladner Village at 4-storeys.

Mayor Harvie spoke in favour of the proposed OCP amendments, noting that the revitalization of Ladner Village has been a goal of Delta Council for over 20 years. Mayor Harvie thanked staff, Cllrs. McDonald and Kruger, and the LVRAC members for their work in achieving this framework. Mayor Harvie spoke on the need to support businesses in Ladner Village, and added that the proposed OCP amendments will help attract visitors and businesses. A Delta business plan would help sustain local businesses and draw new businesses to Ladner Village, which is lacking vibrancy and is deserted at night.

Mayor Harvie then noted that the proposed OCP amendments would allow buildings up to 6-storeys however, this is not guaranteed as all applications would be brought forward for Council consideration.

Mayor Harvie commented on Delta's Housing Action Plan that calls for housing near town centres with shops, services, amenities and transit. Mayor Harvie added that the proposed OCP amendments provide Council an opportunity to expand housing options, which would create opportunities for grant funding.

-- Third Reading
Bylaw No. 8076

MOVED By Cllr. Kruger,
SECONDED By Cllr. McDonald, THAT "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Ladner Village Update – P20-10) Bylaw No. 8076, 2021" be given Third Reading.

CARRIED
(Cllr. Guichon Opposed)

- Final Adoption Bylaw No. 8076 MOVED By Cllr. Kruger,
SECONDED By Cllr. Kanakos, THAT "The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985 Amendment (Ladner Village Update – P20-10) Bylaw No. 8076, 2021" be finally considered and adopted.

CARRIED
(Cllr. Guichon Opposed)

- Third Reading Bylaw No. 8077 MOVED By Cllr. Kruger,
SECONDED By Cllr. Kanakos, THAT 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" be given Third Reading.

CARRIED
(Cllr. Guichon Opposed)

- Final Adoption Bylaw No. 8077 MOVED By Cllr. Kruger,
SECONDED By Cllr. McDonald, THAT 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" be finally considered and adopted.

CARRIED
(Cllr. Guichon Opposed)

- Terminate** MOVED By Cllr. Kruger,
SECONDED By Cllr. Kanakos, THAT this Hearing now terminate.

CARRIED UNANIMOUSLY

The Meeting terminated at 10:22 p.m.

George V. Harvie,
Mayor

CERTIFIED CORRECT:

Michelle Jansson, CMC
City Clerk