



Delta

**OFFICIAL
COMMUNITY PLAN**
Housing Our Future

Community Engagement Report

March 27, 2024

The City of Delta acknowledges that we are on the shared, traditional, ancestral, and unceded territories of the scəwáθən (Tsawwassen), xʷməθkʷəy̓əm (Musqueam), and other Coast Salish Peoples. We extend our appreciation to these First Nations for the opportunity to enjoy this land together.

Table of Contents



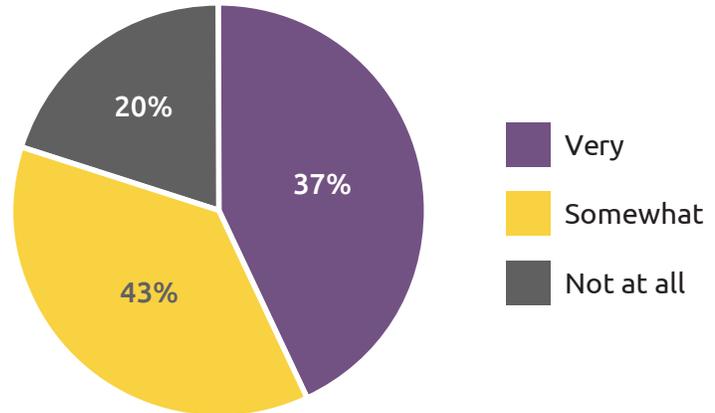
Engagement Snapshot	4
<ul style="list-style-type: none">• How we informed• How people engaged• What we learned	
1. Introduction	8
<ul style="list-style-type: none">• Background• Engagement Program	
2. Our Approach	10
<ul style="list-style-type: none">• Phase 1: Raise Awareness and Build Understanding• Phase 2: Review Direction and Gather Feedback	
3. What We Learned	16
<ul style="list-style-type: none">• Feedback Form• Open Houses	
Attachments	30
<i>The following Attachments are referenced in the report and available at letstalk.delta.ca/HousingOurFuture.</i>	
Attachment A: Communications and Engagement Timeline	
Attachment B: Feedback Form Results	

ENGAGEMENT SNAPSHOT

What participants love most about Delta

- Beautiful natural environment
- Positive sense of community
- Ample parks and green spaces
- Variety of walking and biking options
- Rich farming tradition
- Access to community facilities
- Proximity to Vancouver

Are you open to growth?



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

WHAT WE LEARNED

Delta is a community that is deeply invested in the future of their neighbourhoods, reflecting hopes for a balanced and thoughtful approach to development. They understand the need for growth and recognize that greater density is necessary. They have the following suggestions to support the success of growth:



Housing Options

Participants hope for a range of housing options that accommodate the diverse needs of young families, seniors, and all residents, fostering a vibrant and inclusive community. They want to understand how affordability will be supported through the plan.



Infrastructure

Participants agree that growth should be focused in areas where infrastructure, such as water, sewer, and roads, can be easily expanded or is already in place. They want to feel confident that these services will remain reliable for all residents and would like more information about planned and future investments and how they will be funded.



Traffic and Transportation

Participants indicated that traffic and congestion are an issue already and want to understand how it will be alleviated or managed with further growth. There's a strong desire for improved transit and traffic management solutions, reducing congestion, improving safety, and supporting a more mobile, accessible community.



Public Services and Amenities

Participants believe government services are strained and want to understand how Provincial and Regional services, such as health care, education, water, sewer and public transit, and City services—especially recreational amenities—will keep pace with growth.



Environmental and Natural Spaces

Participants value the natural environment above all else and want to see the preservation of parks and green spaces, recognizing the importance of the natural environment for the well-being and identity of the community.



Community Character

Participants want to see development that respects and maintains the unique character and small-town feel of neighbourhoods. They suggest the Provincial Housing Target Order can be achieved with current proposals and without high rises, and want to ensure growth enhances community livability. This is especially true in Tsawwassen where many participants want to see more detailed planning on heights in the town centre and have suggestions for what they would consider a balanced approach to development.



Community Involvement

Participants want to ensure that resident input is carefully considered and many have commented about the pace of the process. Their experience with engagement is mostly with development proposals and many expressed concerns about past applications and want to ensure their involvement in the consideration of future proposals.



Specific Properties

Participants had questions about what was proposed for their specific properties. Many are enthusiastic about adding suites while others are concerned about how their neighbourhoods will be affected.



Lobby Senior Governments

Participants identified opportunities for Council to consider lobbying other levels of government on behalf of residents for projects and initiatives such as: advancing the George Massey Tunnel, allowing more housing on farmland for families, allowing more than one suite in a home in the BC Building Code, addressing doctor shortages, and advancing plans for transit.

How We Informed



44,000

Homes and businesses received two mailouts

10,700

Visitors to the website



2,940

Downloads of project documents

6

Full Page Newspaper Advertisements



180,000

Reach of 48 Social Media Posts and Ads

5,700

E-blast subscribers on Let's Talk Delta



How People Engaged



350

Participants in first Online Information Session

1,200

In-Person Conversations



4

Open Houses

1,034

Feedback Forms





1. INTRODUCTION

Background

The Government of British Columbia has passed legislation to address a critical housing shortage across the province. Last fall, Delta was one of 10 cities issued a Housing Target Order mandating the addition of 3,607 net new housing units within five years. The City must also provide for an additional 14,000 units over the next 20 years to match projected population growth.

The creation of a new Official Community Plan (OCP) is one of several initiatives the City is undertaking to fulfill the Housing Target Order and comply with provincial legislation. As Delta's OCP has not been significantly updated since 1985, the focus of the update is on the housing section. Other policy areas in the OCP will also be reviewed to ensure they reflect recent work and to identify areas requiring further analysis.

Consultation in the preparation of the OCP is a legislated requirement and as the plan will guide development in Delta for the next 20 years, Council directed staff to undertake an engagement program to involve the community.

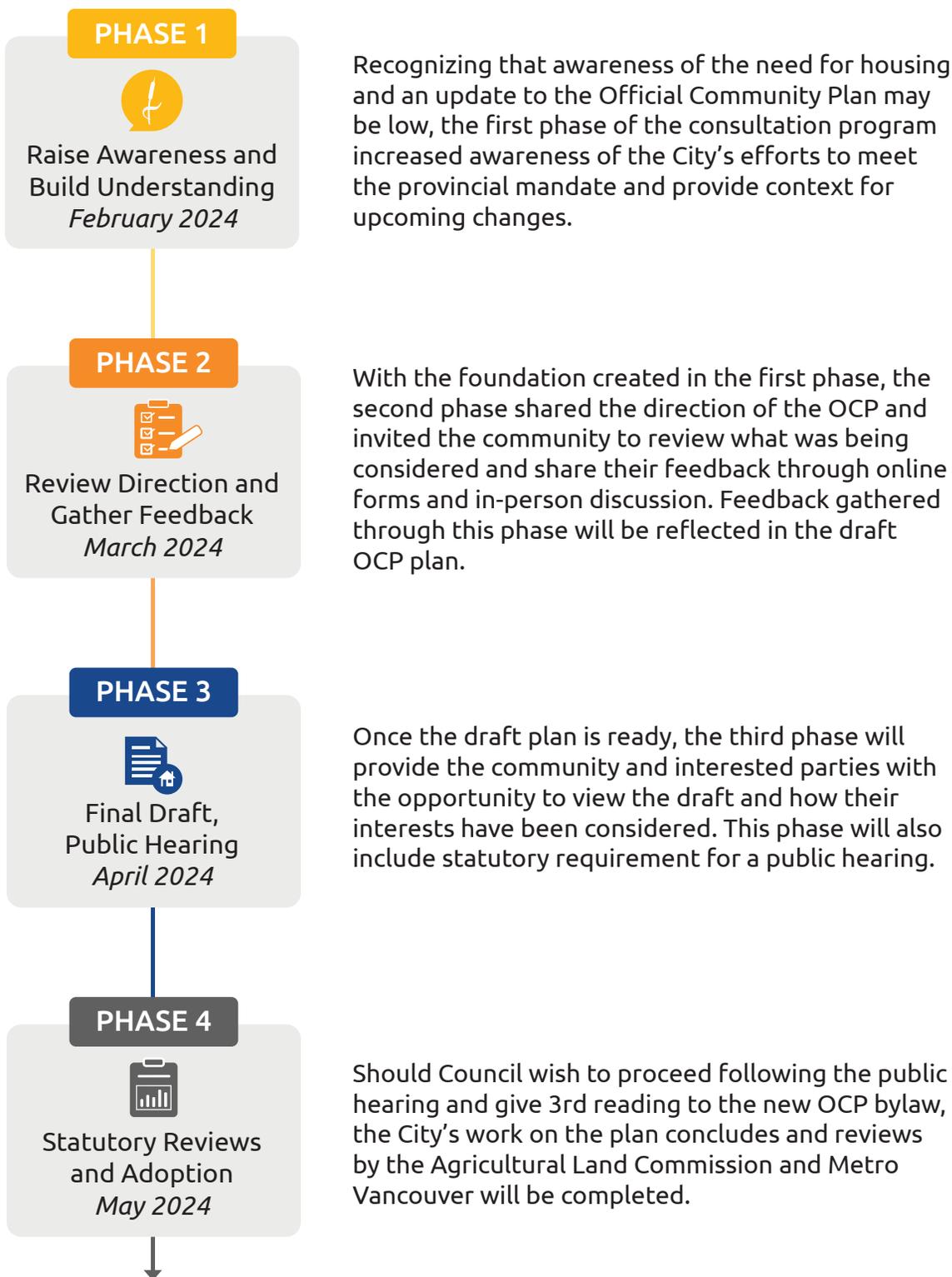
The engagement program was designed to maximize awareness and opportunities for involvement within the constraints of the provincial legislation requiring cities to add more housing. The program followed the Consult level of participation as defined by the International Association of Public Participation Practitioners. This level aims to obtain public feedback on analysis, alternatives, and/or decisions and commits to inform participants, listen to and acknowledge concerns and aspirations and provide feedback on how public input influenced the decision.

How your feedback was used

The feedback gathered through the engagement program was analyzed to understand the community's perspective on the approach to managing growth as well as to identify suggestions for the Land Use Maps and policies to include in the OCP. Results were provided to staff for consideration in the preparation of the draft OCP. A summary of the findings and the analysis is provided in this document.

ENGAGEMENT PROGRAM

The engagement program involved four phases to support the preparation of a new OCP focused on housing in accordance with the project timeline. A description of each phase is provided below. A detailed timeline is provided in Attachment A available at letstalk.delta.ca/HousingOurFuture.



2. OUR APPROACH

Phase 1: Raise Awareness and Build Understanding

Project Website

A dedicated project website was launched on the City's engagement platform, Let's Talk Delta, at the start of the project to provide a central resource for all information about the project and opportunities for involvement. As the project progressed, all supporting materials from the online information session, the open houses displays, and Q&As were available for residents to view.

Mailout

A city-wide mailout, including an introductory letter from Mayor Harvie and a fact sheet, was distributed to 44,000 homes and businesses. The mailout explained the need for housing and the plan to update the Official Community Plan.

Learn more about Delta's plan on the next page.

Visit letstalk.delta.ca/HousingOurFuture for more information and to participate. Contact us at 604-942-3380 or email DeltaOCPUpdate@delta.ca



EIGHT FACTS TO KNOW On the Future of Housing in Delta

The City of Delta is updating its Official Community Plan (OCP) to help build housing ordered by the Province of BC. Here's what you need to understand about what this means for Delta and how you can get involved.

- Delta is Growing**
Delta's population is estimated to grow by over 30,000 people in the next 20 years—nearly one-third of our current population.
- Housing Not Keeping Pace With Growth**
Delta is expected to need another 14,000 homes over the next 20 years to keep up with demand.
- Province Issues Housing Target Order to Delta**
Delta was one of 10 cities that was issued an order to add housing and is required to complete 3,607 net new homes in five years.
- More Small-Scale Housing Coming Soon**
The Province introduced changes to create more small-scale, multi-unit housing by allowing up to four units on single-detached lots.
- A Plan For How We Grow**
Delta's OCP describes our long-term vision and identifies where and how our city will grow. Cities must update their OCPs to integrate the Province's housing requirements.
- OCP Update Focused on Housing**
Work on the required OCP update is underway. The City is also evaluating other policy areas to determine if future work is required.
- Changes Coming to Delta Neighbourhoods**
The City is considering expanding the range of housing types in single-detached neighbourhoods and allowing more density in urban centres and along transit corridors.
- Community Invited to Get Involved**
In March, a series of open houses and online information sessions are planned to share information and gather feedback on the OCP update.

Share your views
Are you excited about the growth that is coming to Delta? Do you have concerns about how we grow successfully? The City wants to hear from you. Attend one of the following events to learn more about this work, discuss your views with staff, and share your ideas.

- Mar 5 Online Info Session* – 6 pm to 7:30 pm
- Mar 6 Open House – 6 pm to 8 pm at North Delta Rec Centre Gym
- Mar 7 Open House – 6 pm to 8 pm at South Delta Rec Centre Main Hall
- Mar 9 Open House – 10 am to 12 pm at Ladner Community Centre Auditorium
- Mar 12 Online Info Session in Punjabi* – 6 pm to 7:30 pm
- Mar 14 Open House – 6 pm to 8 pm at North Delta Centre for the Arts

*Register at letstalk.delta.ca/HousingOurFuture to attend the online information sessions.

Visit letstalk.delta.ca/HousingOurFuture for more information and to participate. Contact us at 604-946-3380 or email DeltaOCPupdate@delta.ca.



Newspaper Advertisements

To support awareness of community members who are not online, the City ran full page advertisements in the Delta Optimist and the North Delta Reporter providing background and promoting opportunities for involvement.

DeltaOCPUpdate@delta.ca

The City established a dedicated email address at DeltaOCPUpdate@delta.ca to provide a further channel for residents to ask questions about work to create a new OCP. While the formal method for submitting feedback was through the feedback form, staff monitored messages to the project email address to confirm findings and identify issues and opportunities.



Social Media

The City leveraged its social media accounts to raise awareness of the work and promote participation. Forty-eight posts were published on its main accounts for Facebook, Instagram, and X.

Phase 2: Review Direction and Gather Feedback

Look Inside To See How Delta Will Grow!

HOUSING OUR FUTURE
 2024 Official Community Plan Update

Three Big Changes

The new OCP will incorporate three big changes to support the need for housing. These changes include:

1
 Focus growth on key locations

2
 Simplify land use descriptions

3
 Allow small-scale, multi-unit housing

1 Focus Growth On Key Locations

Areas have been identified where there is good proximity to transit, shops, services, and infrastructure that could accommodate growth. Increases to density are proposed in the urban centres and major corridors, as shown on the map below.

2 Simplify Land Use Descriptions

The current OCP has 75 unique land use designations. Simplifying to 10 categories will reduce development barriers, build flexibility, and streamline the development process. This chart shows the new categories proposed.

3 Allow For Small-Scale, Multi-Unit Housing

The new OCP will provide the framework needed for the City to implement small-scale, multi-unit housing as required by the recent provincial legislation. These changes apply to neighbourhoods that have traditionally been designated for single-detached housing.

In addition to updating the OCP, the City is required by the Province to undertake zoning bylaw amendments by June 30, 2024 to support this initiative. We are receiving many inquiries and questions about how the City is proposing to implement small-scale, multi-unit housing. The following changes are being considered:

- Expand dwelling types to broadly permit coach homes and garden suites with associated floor area allowances.
- Allow more opportunities for duplexes by updating the lot size requirements.

Revise parking requirements to:

- one parking space per unit
- no spaces required for small studio units or any units within 400 metres of a RapidBus stop
- no requirements for enclosed parking spaces

Maintain zoning standards such as height and setbacks.

Bring Your Ideas!

Growth is coming to Delta and residents are encouraged to share their ideas on how the City can grow successfully. You can participate by attending one of the following events or viewing the materials online at letstalk.delta.ca.

- Mar 5 Online Info Session* – 6 pm to 7:30 pm
- Mar 6 Open House – 6 pm to 8 pm at North Delta Rec Centre
- Mar 7 Open House – 6 pm to 8 pm at South Delta Rec Centre
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Visit letstalk.delta.ca/HousingOurFuture for more information and to participate. Contact us at 604-946-3380 or email DeltaOCPUupdate@delta.ca

Mailout

A second mailout was sent to 44,000 homes and businesses in the community to initiate the formal engagement phase of the project. To ensure residents understood how they could be affected by this work, the City included draft Land Use Maps for the three major communities in Delta. This is believed to have contributed to the high level of participation in the online information sessions and open house events as well as submission of questions to the email address and website.

Newspaper Advertisements

A second round of newspaper advertisements were published to raise awareness of the direction of the plan with the release of the draft Land Use Maps, including the direction to provide feedback via the feedback form on Let's Talk Delta.

THREE BIG CHANGES
For the Future of Housing in Delta

The City of Delta is in the process of updating its Official Community Plan (OCP) to meet the future housing needs of our community as ordered by the Province of BC. Here are the three big changes to look out for and how you can get involved to provide us your feedback.

1
 Focus Growth on Key Locations

2
 Simplify Land Use Descriptions

3
 Allow For Small-Scale, Multi-Unit Housing

Neighbourhoods near transit, infrastructure, and businesses have been identified as areas for growth.

To help streamline the development process, land use designations have been simplified to 10 categories in the current OCP.

Bring Your Ideas!

Growth is coming to Delta and we encourage you to participate in this process by attending one of the following events to learn more and discuss the changes.

- Mar 5 Online Info Session* – 6 pm to 7:30 pm
- Mar 6 Open House – 6 pm to 8 pm at North Delta Rec Centre Gym
- Mar 7 Open House – 6 pm to 8 pm at South Delta Rec Centre Main Hall
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Online Information Sessions

A one-and-a-half-hour webinar on Zoom was held to provide interested community members with a presentation and opportunity to ask questions. The session was well attended with 350 participants. Questions that were not answered during the session were responded to via email. Close to 200 questions were answered as a result of this event.

For the first time, the City also hosted an information session online in Punjabi. The session was attended by 34 unique participants. The City was also invited by local businesses to host a special online information session for the business community.

Open Houses

Four in-person open houses were held, including two in North Delta and two in South Delta, to provide community members with an opportunity to ask staff questions and discuss their concerns. Staff from a wide range of departments including Development, Engineering, Parks, Recreation & Culture, Corporate Services, Communications & Engagement, and more supported the event. The open houses were well attended with nearly 1,200 residents participating. The display materials were made available on Let's Talk Delta in advance of the open houses for those who could not attend.



Phase 2: Review Direction and Gather Feedback

Feedback Form

Between February 28 and March 17, 2024, community members had the opportunity to complete a feedback form online to share their views. Paper copies were also available at the open houses. The City received 1,034 feedback forms.

The form served as the formal mechanism for providing feedback on the direction of the Official Community Plan. Its main focus was to gather thoughts on what is important to residents when it comes to managing growth in the City and how the City proposes to manage growth across Delta and in individual communities. The City also analyzed responses on the form for suggestions for specific addresses and properties as well as suggestions for policy statements.

City Committees

Staff arranged for presentations to the *Diversity, Inclusion, and Anti-Racism Committee (DIA)* and the *Mobility and Accessibility Committee* to directly inform them about the work and understand any interests they may have in the City's plans for growth. Guidance from plans prepared in concert with the committees—such as the Social Action Plan, the Housing Action Plan, and the Accessibility Plan—will be incorporated into the policy sections of the OCP. The DIA Committee would like to ensure future engagement processes integrate activities for underrepresented groups.

Community Groups

Emails were sent to representatives from a wide range of community groups who may have an interest in the anticipated population growth in Delta and the policies in the OCP to inform them of the update to the housing section of the OCP and the intent to review the policy areas. The emails included representatives with an interest in Community Services, Parks, Recreation and Culture, Commercial Land Use, Community Vibrancy and the Natural Environment and Climate Change. Examples of other activities to involve community groups include:

- The City hosted a dedicated information session for the business community as a result of interest received from members of the Delta Chamber of Commerce.
- The City met with the Tsawwassen Voices for Responsible Development group to meet to discuss their concerns and suggestions for a balanced approach to development in Tsawwassen.
- The City also translated engagement materials and held an online information session in Punjabi to support involvement from the Delta's South Asian community.

Indigenous Engagement

In order to understand the interests of Tsawwassen First Nation and Musqueam Indian Band in Delta's plans for growth, the City initiated conversations with both communities about the direction of the OCP. The City intends to leave space in the plan to allow the dialogue necessary to develop meaningful policies. The OCP will be updated in the future pending the outcome of ongoing dialogues.

Organizations and Authorities

As part of the development of an OCP, the local government must provide one or more opportunities for consultation with persons, organizations, or authorities that will be affected. In addition to community engagement, staff also sent letters to the following organizations and authorities to advise of the population estimates and plans for growth and invite discussion and feedback:

- Metro Vancouver (informal referral, supplementary to formal referral required after Public Hearing)
- City of Surrey
- City of Richmond
- Delta School District
- TransLink
- Agricultural Land Commission (informal referral, supplementary to formal referral required after First Reading)
- Delta Fire and Emergency Services
- Fraser Health
- BC Ferries
- Alpha Aviation (Boundary Bay Airport)
- Port Metro Vancouver

Feedback from these groups is tracked separately from the Community Engagement Report.

3. WHAT WE LEARNED

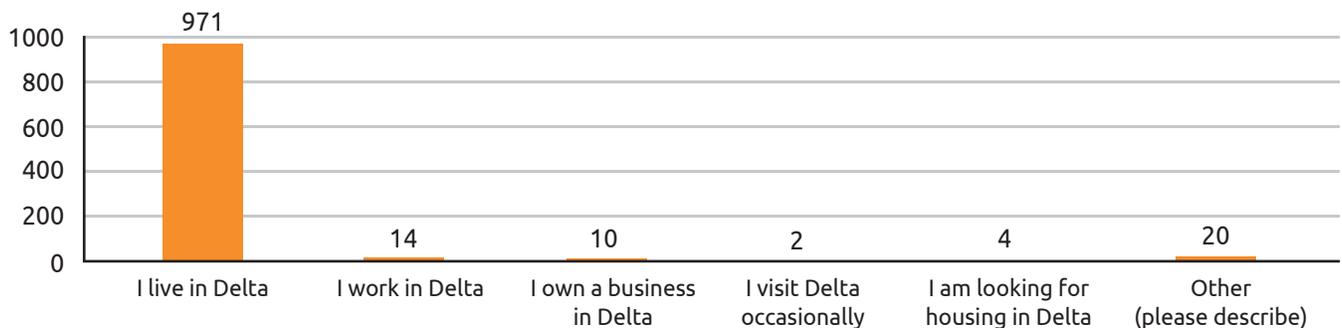
Feedback Form

Between February 28 and March 17, 2024, community members had the opportunity to complete a feedback form online to share their views. Paper copies were also available at the open houses. The City received 1,034 feedback forms (353 paper and 681 online).

The form served as the formal mechanism for providing feedback on the direction of the Official Community Plan. Its main focus was to gather thoughts on what is important to residents when it comes to managing growth in the City and how the City proposes to manage growth across Delta and in individual communities. It also provided participants with the opportunity to make general comments on the OCP as a whole and the process to create it. As residents elected to participate, the results reflect the views of the participants and not the community as a whole.

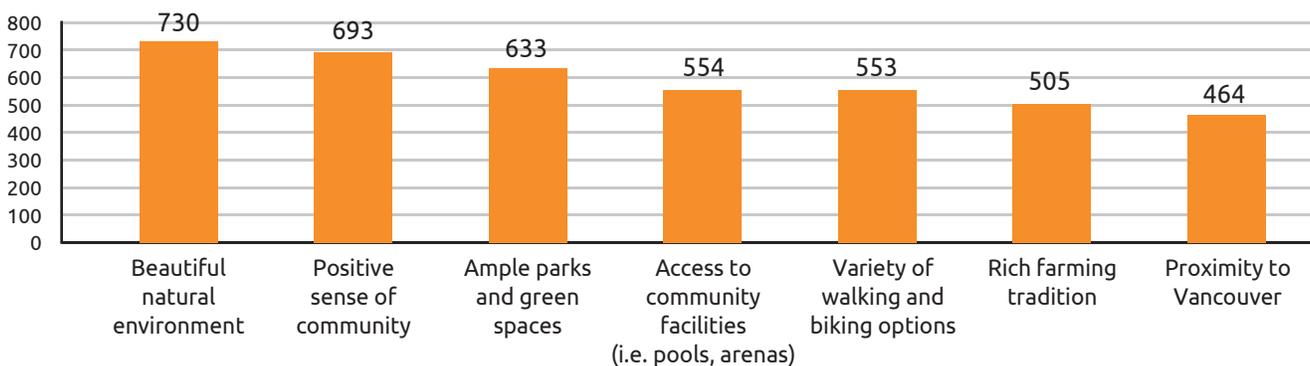
The following is a summary of the results. The complete findings can be viewed at letstalk.delta.ca/HousingOurFuture.

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



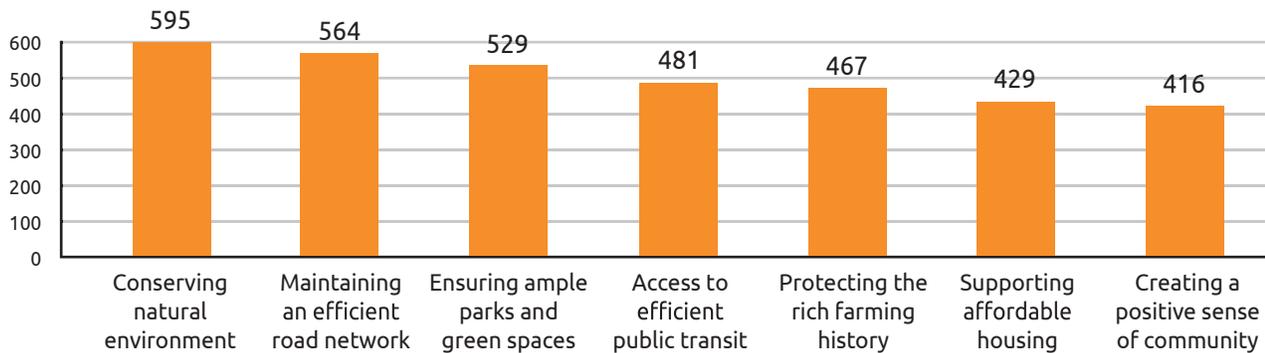
Overwhelmingly, the main interest in participating in the creation of the OCP was as a resident. Examples of interests from those that said 'Other' include: property owners with renters, fifth-generation residents, member of community groups, and all-of-the-above.

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



The participants were largely aligned on the characteristics they love about Delta. The top seven responses are shown in the chart. Examples of response from those that said 'Other' include: infrastructure able to handle current density, rural location, single-family living, small town atmosphere, low crime rate, and livable community.

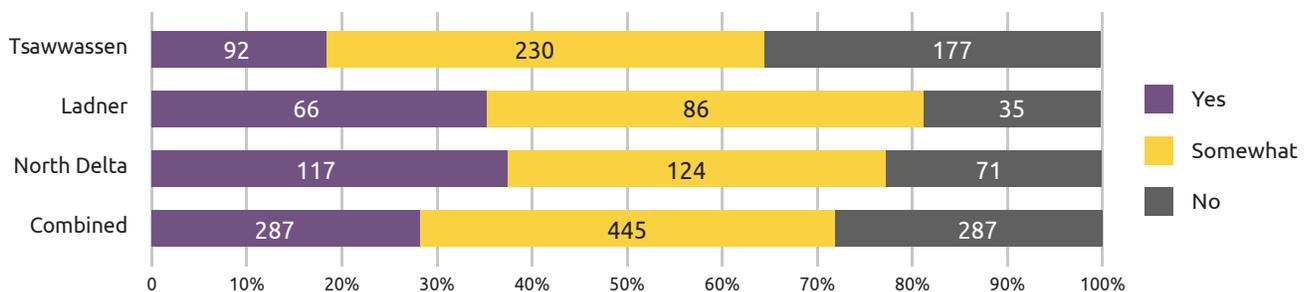
Q3: What do you think are the most important challenges facing Delta as the City grows? Select up to 7.



Respondents were less aligned in their views of what the challenges are to managing growth in Delta with greater distribution across the range of options. The top seven responses are shown in the chart. A large number of participants selected 'Other' and examples of their responses include: new infrastructure for schools, oversight of development, need for additional access routes, and grid stress.

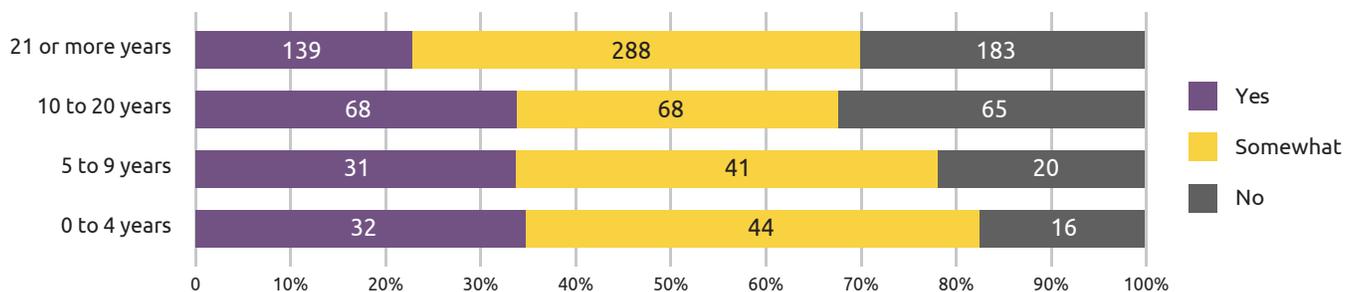
Q4: Thinking about the whole City of Delta, do you agree with this approach to managing growth?

Responses by Area of Interest



The majority of participants (44%) indicate they are somewhat in agreement with the approach to managing growth for the city as a whole. The remaining are split evenly in their support or opposition. Participants from both Ladner and North Delta are more supportive of the approach than they are opposed. Tsawwassen residents are more opposed to the plan than they are supportive.

Responses by Length of Time Lived In Delta



Participants who have lived in Delta for more than 21 years are more cautious in their support for the approach to managing growth of the city as a whole. Those who have lived in Delta for a shorter period tend to be more supportive of the plans to manage growth when compared to responses from those who have lived in Delta for longer periods of time.

Q5: Why or why not?

Participants were invited to provide comments that explain their support or opposition to the approach to managing growth in Delta as a whole.

Those that **AGREE** with the approach to managing growth cite the following reasons:

- There's a strong consensus on the urgent need to increase housing supply to address shortages and affordability issues. Many support allowing more diverse housing types, such as duplexes, townhouses, and coach houses, making it possible for more people, including young families and professionals, to afford to live in Delta. Discussion about the specific forms of density and innovative housing types is encouraged.
- Supporters are keen on sustainable growth that doesn't sacrifice green spaces or agricultural lands. The emphasis is on densification in already developed areas rather than spreading out, to protect farmlands and maintain the community's ecological balance.
- Many comments highlight the importance of enhancing infrastructure and public amenities alongside housing development. This includes the development of recreational facilities, schools, medical clinics, and efficient public transportation, ensuring that growth is balanced and beneficial for all residents.
- There's a desire to see Delta evolve into a more vibrant, inclusive community with mixed-use developments that offer residential, commercial, and recreational spaces. This is seen as a way to stimulate the local economy, provide social venues, and improve overall quality of life.
- The plan's support often cites the need to adapt to changing demographics, including the needs of younger generations who currently struggle to find affordable housing in Delta. The expansion of housing options is seen as crucial for allowing children to stay or return to the community, ensuring it remains dynamic and diverse.
- The changes are also recognized as necessary to meet or exceed the housing targets mandated by the Province of BC. This strategic compliance is aimed at ensuring Delta contributes to resolving broader regional housing challenges.
- While advocating for growth and densification, there's also a strong sentiment that these changes should not come at the expense of the community's unique character. Many support the idea of thoughtful, measured growth that respects the existing aesthetic and social fabric of Delta. There is a preference for mid-rise or low-rise buildings that fit the community's character.
- The connection between densification and the climate crisis is highlighted, with densification seen as a way to support more sustainable lifestyles through walking, biking, and using public transportation.
- The unique geographical position of Delta (South), offering easy access to Vancouver, the airport, Vancouver Island, and the U.S., is seen as an opportunity for economic growth through international trade and tourism, underlining the importance of managing growth while maintaining biodiversity.
- There is support for densification and some support for high-rises in the right place, such as near transit corridors.

Q5: Why or why not? (continued)

Those that **SOMEWHAT AGREE** with the approach to managing growth cite the following reasons:

- Participants express conditional support to the approach to managing growth in the proposed Official Community Plan (OCP) due to concerns about infrastructure, community character, and environmental impact.
- They appreciate the need for increased housing but emphasize the importance of managing growth to preserve the small-town feel of areas like Tsawwassen and Ladner.
- Concerns include traffic congestion, insufficient public transit, and limited access to health care and educational facilities due to already strained resources.
- Concerns about the capacity of emergency services to cope with increased population density, especially in areas with limited access routes.
- Discussions about affordable housing, including concerns that new developments cater to higher-income brackets at the expense of true affordability.
- Mention of the need for housing that supports diverse demographic needs, including seniors and those with disabilities.
- There's a call for more detailed planning regarding high-density development, particularly regarding the impact of high rises on community aesthetics and infrastructure.
- Supporters advocate for balanced growth that includes affordable housing and densification around urban centers and transit hubs, yet they stress the necessity of enhancing infrastructure, green spaces, and public services in tandem with development.
- The plan's ambition to increase housing options, such as coach houses and duplexes, is seen positively, but there's caution against rapid overdevelopment without adequate support systems in place.

Those that **DISAGREE** with the approach to managing growth cite the following reasons:

- Many believe that existing infrastructure, including roads, medical facilities, schools, and public transportation, is insufficient to support the proposed population increase. The community feels unprepared for the inevitable rise in traffic and demand for services.
- Several comments advocate for an "infrastructure-first" approach, suggesting that enhancements to roads, medical facilities, and other essential services should precede or accompany any major population growth. Some argue that the proposed housing types, such as coach homes and duplexes, won't effectively address affordability. There's a sentiment that these options could actually inflate property prices further, making housing less accessible.
- There's a strong desire to preserve the small-town feel of Delta and protect single-family housing. Residents fear that rapid urbanization and the construction of high-rise buildings will transform their community into a dense urban center, losing its unique character and appeal.
- The loss of green spaces and the potential strain on natural resources are major concerns. Residents value their parks and greenery for the physical and mental health benefits they provide and worry that increased density could compromise these vital community assets.

Q5: Why or why not? (continued)

Those that **DISAGREE** with the approach to managing growth cite the following reasons:

- Increased density is seen as a catalyst for more traffic congestion and parking issues, raising safety concerns for pedestrians and compromising the ease of movement within the community.
- There's a perception that the distribution of new housing is not equitable across Delta, with certain areas facing more intense development pressure. This has raised questions about the fairness and rationale behind decisions.
- Comments suggest the process for revising the OCP has been rushed, with insufficient engagement from the community. There's a call for more meaningful consultation and consideration of residents' feedback before any drastic changes are implemented.

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

Themes of the suggestions to support successful growth are:

- Prioritize resolving existing issues before pursuing further expansion. This includes taking it slow and ensuring the community's infrastructure can support new growth, focusing on gradual development based on tangible improvements.
- Collaborate with provincial and federal governments to improve access to transit, including exploring the extension of SkyTrain services. Improve biking infrastructure to support a more sustainable and accessible transportation network.
- Consider designating more areas of single-detached homes to allow for medium density housing, such as townhouses and low-rise apartment buildings, to accommodate growth in a more space-efficient manner.
- Focus growth in areas where infrastructure can be easily expanded or is already in place. This includes roads, utilities, and public services like parks, schools, and healthcare facilities.
- Emphasize the protection of farmland and ensure it is actively used for agriculture. This can help maintain the community's rural character and contribute to local food security.
- Implement a more inclusive planning process by directly engaging with residents, especially those directly impacted by proposed changes. Consult with residents, particularly concerning decisions around densification, design themes, and the placement of higher-density developments. Consider forming advisory or focus groups to consult on development plans before making public proposals.
- Allow for a range of housing options, including coach homes, suites, and higher-density developments, while ensuring new constructions blend with the existing community character. Encourage the development of housing that meets the diverse needs of the community, including affordable and senior housing.

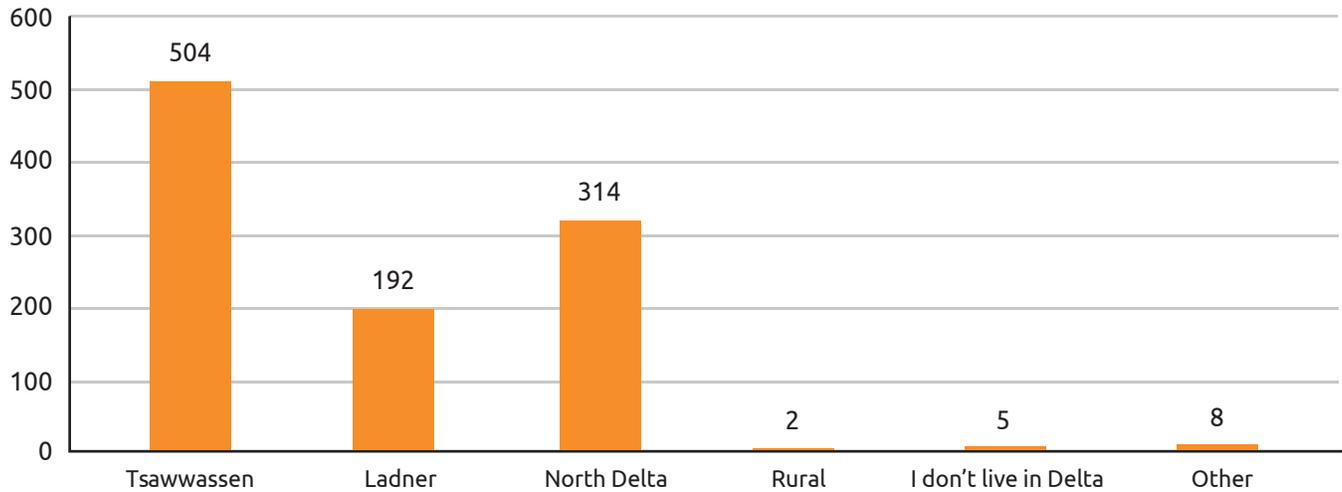
Q6: Do you have any suggestions to support successful growth? Is anything missing? (continued)

Themes of the suggestions to support successful growth are:

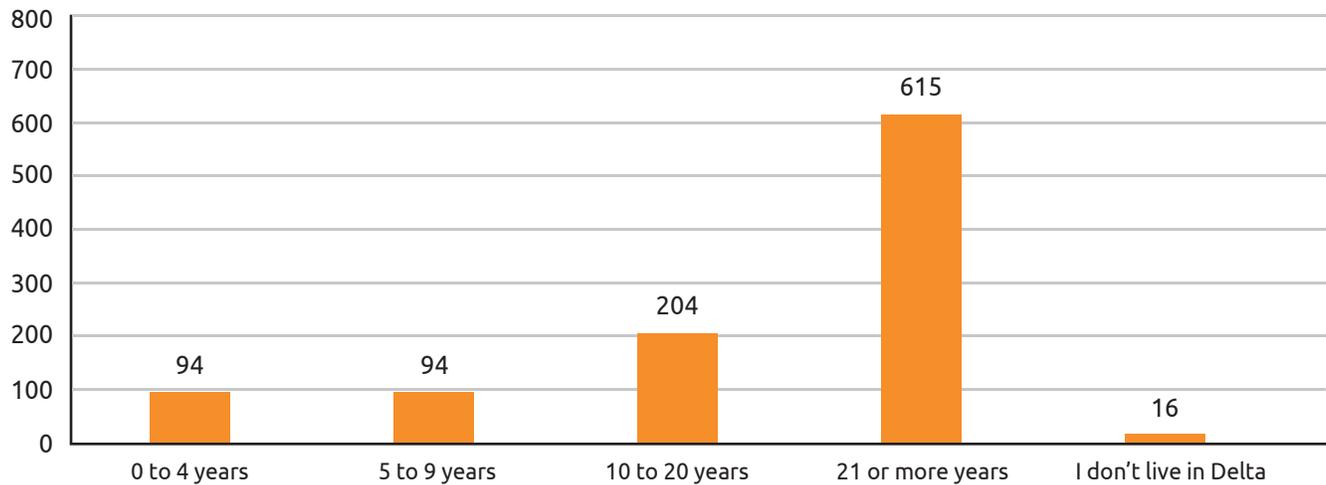
- Work towards creating more local job opportunities to reduce commuting pressures and support a more self-sufficient community. This can involve attracting businesses and supporting local enterprises.
- Address issues related to street parking by allowing more space for front yard parking and using permeable materials to mitigate runoff. Implement measures to ensure that the increase in density does not adversely affect traffic flow and parking availability.
- Look to examples of cities that prioritize pedestrian and cycling infrastructure, such as Barcelona, to guide urban design. Develop bike and walking routes that connect neighbourhoods, and ensure that public spaces and amenities support a high quality of life.
- Address the need for more schools and the expansion of local health care facilities like Delta Hospital to support growing populations. This includes ensuring adequate public amenities and services to match population growth.
- Keep focused on densification around transit corridors while preserving areas for single-family homes and quiet community areas. Balance higher-density developments with the need to maintain diverse living options for all community members.
- Plan small community gardens to support the sense of community and diversity as more infill housing occurs.
- Allow design flexibility in new homes and propose specific housing types like proper four-plexes on a single-family lot and townhouses on larger assembled parcels.
- Improve design guidelines around ecologically sensitive areas, emphasizing ecological restoration and mitigation in development close to such zones.
- Expand upon climate change goals and improve active transportation and public transit infrastructure to ensure safe, low-emission transportation alternatives.
- Promote mixed-use developments that can foster a self-sufficient community. Include integrating light commercial spaces within residential areas, like corner grocery stores, cafes, and daycares, to support local enterprises and reduce commuting pressures.
- Prioritize improvements to roads, transit, healthcare, and emergency services before or alongside housing expansion. Address current limitations like insufficient schools, daycare spaces, and healthcare facilities, which are essential for a sustainable community.
- Inclusive and Affordable Housing: A significant emphasis is placed on the need for housing affordability, including more options for affordable and senior housing. Suggestions include building on city-owned lands for rental or lower-cost housing and ensuring new developments offer a range of affordable options.

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

Participants were asked to identify their location of interest in order to provide feedback on the approach to growth suggested for different areas of the city.



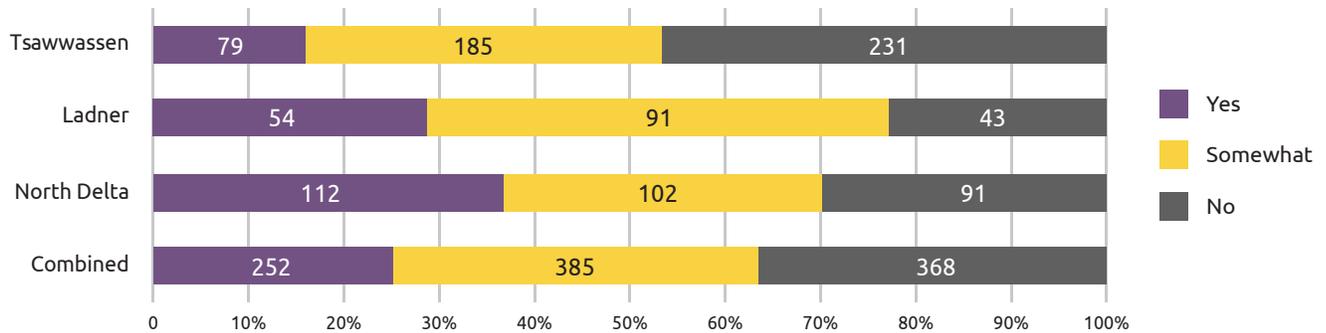
Q8: How long have you lived in Delta?



The majority of respondents have lived in Delta for 21 or more years.

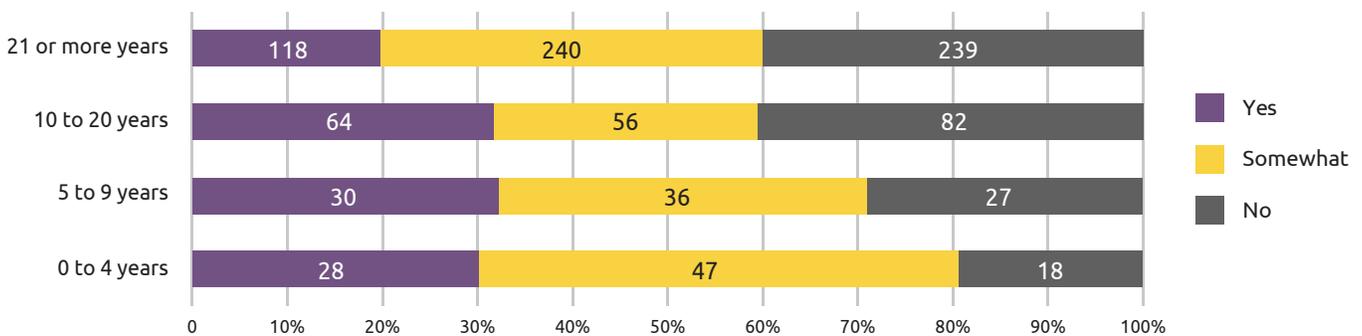
Q9: Do you agree with the approach to managing growth in this area?

Responses by Area of Interest



Similar to the results for Delta as a whole, participants who have an interest in Ladner and North Delta are more supportive of the approach to managing growth in those areas compared to Tsawwassen where 47% are opposed.

Responses by Length of Time Lived In Delta



Similar to the results for Delta as a whole, participants who have lived in the city for shorter periods of time tend to be less opposed to and more supportive of plans to manage growth than those who have lived in the community for longer periods of time.

Q10: Why or why not?

Participants were invited to provide comments that explain their support or opposition to the approach to managing growth in Delta as a whole.

North Delta Responses

- There's a strong call for more affordable housing options, with specific suggestions to allow four separate units on each lot to lower purchase prices, making homeownership more accessible to younger people. The idea of allowing townhouses on larger single-family lots to add affordable strata housing is also mentioned.
- Many comments express concerns about preserving the character of established neighbourhoods and ensuring infrastructure can support growth. This includes managing traffic, ensuring adequate parking, and maintaining green spaces.
- A lack of focus on local shops, amenities, and services is noted, with suggestions for improving access to health care, creating more family doctors, and enhancing public transportation to support a growing population.
- Opinions vary on the approach to densification, with some supporting strategic densification around transit corridors and urban centers, while others caution against high-density developments like towers, fearing they will disrupt community feel and strain infrastructure.
- Concerns are raised about the impact of development on the environment, including the loss of old-growth trees and the potential effects on local ecosystems like Burns Bog.
- Comments highlight concerns about decisions that avoid placing higher density in more affluent areas, suggesting a desire for a more equitable approach to density distribution.
- There's a desire for more meaningful engagement with the community in planning processes, with some suggesting that growth should not be solely determined by individual lot owners or developers, and that the community's voice should be stronger in decision-making.
- Traffic congestion, especially along Scott Road, is a recurring theme, with worries about how increased density will affect quality of life. The need for better infrastructure to support growth, including schools and health care, is emphasized.
- There are mixed opinions on the draft OCP, with some appreciating its design and others concerned it does not adequately address infrastructure needs or the potential overpopulation resulting from increased density.

Q10: Why or why not? (continued)

Ladner Responses

- There's an acknowledgment of the inevitability of change and growth but a strong desire to manage it in a way that preserves the unique charm, historical feel, and small-town vibe of Ladner. The community stresses the importance of planning for the future while maintaining the aspects that make Ladner special.
- Before introducing more housing, there's a call for significant enhancements to infrastructure. Concerns include the adequacy of transportation, healthcare, educational facilities, and community services to support an increased population. The existing infrastructure is seen as insufficient for current needs, let alone for future growth.
- While there's support for densification to address housing needs, residents advocate for a mindful approach. This includes focusing planned density around urban centers and maintaining the residential feel of neighbourhoods. There's support for low-rise apartments, townhomes, and mixed-use developments that align with Ladner's heritage design.
- Comments reflect a desire for greater community input and more responsive governance that considers the long-term impacts of growth on Ladner's quality of life. There's a call for the City of Delta to prioritize genuine improvement and sustainable growth over merely meeting housing targets.
- Comments mention specific controversial developments (e.g., Ladner Willows, Tsawwassen town center) and a strategy to push these projects forward without public hearings, highlighting specific points of contention within the community.

The need to preserve green spaces and ensure that growth does not compromise Ladner's natural environment or the lifestyle it offers its residents is emphasized. This includes maintaining accessibility and the safety of public spaces.

There's a noted lack of discussion around enhancing Ladner's economic vibrancy and
- creating a flourishing center of commerce. The community expresses a desire for growth that supports local businesses and attracts new ones, contributing to a vibrant local economy.

The comments highlight a need for diverse and affordable housing options to

- accommodate different demographics, including young families and the elderly. There's an acknowledgment that Ladner needs to evolve to support its residents' changing needs without sacrificing its character.

There's an expressed worry that changes to the Official Community Plan (OCP) could

- lead to large developments being approved without the need for community input. This shift could potentially bypass resident concerns and directly impact the quality of life in Ladner.

A stronger, more explicit resistance to any growth is noted, with some residents outright

- stating, "We do not need or want growth. Period." This reflects a segment of the community that prefers to maintain the status quo without any additional development.

Q10: Why or why not? (continued)

Tsawwassen Responses

- Many residents express strong concerns about the proposal to introduce high-rise buildings, especially buildings at 17 or more storeys. There's a clear preference for low-rise buildings, townhouses, and the inclusion of secondary suites in existing homes over high-rise buildings. There's a consensus that such development would drastically alter the community's character and exacerbate existing infrastructure challenges.
- There's widespread concern that the existing infrastructure (roads, healthcare, schools, etc.) cannot support the proposed level of densification. Many point out that traffic congestion, limited healthcare access, and insufficient public transit are already significant issues that would be further strained by increased population density.
- Tsawwassen is cherished for its small-town feel, open spaces, and community vibe. Many comments reflect a desire to maintain these qualities, arguing that the proposed development could transform the area into an urban center, contrary to the residents' wishes.
- Residents highlight the importance of preserving green spaces and the natural environment, expressing worries that development could lead to loss of greenery, negatively impacting physical and mental health, as well as the local ecosystem.
- Beyond the general desire to preserve green spaces, there's concern about the specific impact of development on local wildlife and the broader ecosystem, suggesting a deeper environmental concern.
- While there's recognition of the need for more affordable housing options, there's skepticism about whether the proposed developments will meet this need. Suggestions include focusing on townhouses, low-rise apartments, and adding secondary suites to existing homes as more appropriate ways to increase housing stock without overwhelming the community.
- A common theme is the call for significant improvements to infrastructure and services before any major development. This includes better roads, health care facilities, schools, and emergency services to support the current population and any future growth.
- The limited access to Tsawwassen, with only a few roads in and out, raises concerns about increased traffic congestion and potential evacuation challenges in emergencies. The impact of additional vehicles from new residents is seen as a critical issue.
- There's a perception that the process to develop the plan is being rushed and that community input is not being adequately considered. Residents desire a more transparent, inclusive planning process that respects the wishes of the community.
- Some residents support growth that is carefully managed, targeted around the town center, and includes a mix of housing types that cater to all segments of the population. However, there's a call for any development to be in harmony with Tsawwassen's existing character.

Q11: Do you have any other comments or suggestions for this work?

- There are concerns about maintaining the area's character amidst growth. Many residents are against the idea of high-density housing, particularly high-rise buildings, preferring development that preserves the small-town and semi-rural feel unique to different parts of Delta.
- A common theme is the need for infrastructure improvements to keep pace with development. This includes better roads, health care facilities, schools, and emergency services, as well as enhancements to water, sewer, and electrical systems to support a growing population.
- There's a call for a broader range of housing options across Delta, including affordable housing, townhouses, duplexes, and options for seniors and young families. Suggestions also point to exploring partnerships for developing underutilized spaces and allowing more secondary suites and garden homes to increase housing availability.
- Residents emphasize the importance of preserving green spaces, parks, and farmland. There's strong support for sustainable development that includes ample public green spaces and respects the area's agricultural heritage.
- Many comments express a desire for more inclusive and comprehensive consultation processes, allowing for genuine community input into the OCP. Residents seek transparency in decision-making and more opportunities to influence the future development of Delta.
- The feedback highlights concerns about traffic congestion and the need for better public transit options, including bus services and potential light rail connections. Enhancing mobility for cyclists and pedestrians is also seen as crucial, especially with increasing development.
- There's a recognized need for expanding local amenities, including shopping, recreational facilities, and services, to accommodate growth. This includes concerns about ensuring enough doctors and healthcare services are available to meet the needs of a larger population.
- There's a call for developments to incorporate sustainable practices, including energy-efficient buildings, solar panels, and green building standards, to ensure environmentally responsible growth.
- There is a sentiment that planning decisions are too influenced by developers, with a call for more resident-driven planning processes that prioritize community needs over profit.
- Some comments highlight the need to support local businesses and ensure that development does not negatively impact them, suggesting a desire for economic as well as physical planning.
- A recurring theme is the concern that rapid development and densification will negatively impact the community's quality of life, particularly in terms of increased congestion, loss of green space, and changes to the community feel.
- Some residents are concerned about the impact of densification on local heritage properties and the overall character of their communities, suggesting a need for development approaches that respect historical elements.

Open Houses

Discussions at the open houses echoed the feedback gathered through the feedback form. Open House attendees also had the opportunity to view the updates to the policy areas and provide their comments. Themes of the feedback related to the specific policy areas is summarized below:

Industrial Land Use

- Question about whether there are opportunities to activate industrial lands on the weekends.
- Interest in seeing multi-level warehouses to conserve land, suggesting the use of conveyor belts or freight elevators for material movement.

Commercial Land Use

- Proposal for multi-level parking softened by greenery, similar to Kerrisdale on 42 Ave, to encourage park and walk strategies.
- Feedback on potential traffic and planning issues at specific locations, including concerns about the size of a 7-Eleven property and the proposed zoning changes at 84th and 112th.
- Calls to preserve a strip mall in favour of more shops instead of apartment/high-rise developments.
- Suggestions to redevelop older commercial areas that are eyesores, particularly along Scott Road.
- Feedback on the impact of densification on local facilities and the necessity for more commercial spaces for purchase rather than lease.
- Emphasis on avoiding tall buildings to maintain the unique "small town" feel of certain areas.

Transportation

- Concerns over the cost-effectiveness of shaving minutes off bus trips and the alignment of transit availability with densification.
- Numerous points on traffic congestion, the inadequacy of current transit services, and suggestions for improved access and infrastructure.
- Suggestions to make more areas of the city walkable and to improve transit services to support community growth.

Utilities and Infrastructure

- Suggestions for alternating garbage pickup with recycling and enhancing natural drainage to mitigate flooding.

Agriculture

- Strong calls to preserve agricultural lands, support the farming community, and protect from urban sprawl.

Natural Environment and Climate Change

- Concerns about the impact of tree retention policies, the need for more educational efforts on water conservation, and the impact of urbanization on wildlife and natural habitats.

Parks, Recreation, and Culture

- Numerous suggestions for improving recreational facilities, including calls for more arts and cultural centres, improved park facilities, and specific facility requests like indoor tennis and safe bike paths.

Community Services

- Concerns about the capacity of schools and medical services to handle population growth, with suggestions for addressing these challenges.

Inclusive and Vibrant Communities

- Calls for more senior housing, affordable and accessible housing options, and maintaining community balance amidst growth. Emphasizes the importance of accommodating the needs of a diverse population, including seniors and families.

Attachment A: Communications and Engagement Timeline

Date	Activity
Feb. 12	OCP Communications and Engagement Program Report at Delta Council Meeting.
Feb. 13	Let's Talk Delta page published featuring background information.
Feb. 13	Public communications issued to raise awareness and inform about need for housing including: <ul style="list-style-type: none"> • News Release • Social Media • Eblast
Feb. 13	Email notifications to community groups advising of need for housing, plan to update OCP and refresh policies and invitation for involvement.
Feb. 13	Community Wide Mailout #1 to 44,000 homes and businesses. Mailout included letter from the Mayor and Fact Sheet #1 advising of need for housing, plan to update OCP, and opportunities for involvement.
Feb. 14 to 29	Social Media campaign raising awareness of need for housing, plan for update, and opportunities for involvement.
Feb. 16	Eblast to 5,634 subscribers of Let's Talk Delta informing them of start of work on a new Official Community Plan and opportunities for involvement.
Feb. 22	Full page ads in the Delta Optimist and the North Delta Reporter advising of need for housing, plan to update OCP, and opportunities for involvement.
Feb. 26 to Mar. 16	Meta ads on Facebook and Instagram to promote engagement events.
Feb. 29	News Release announcing the proposed direction of the OCP and the availability of the future land use maps.
Feb. 29	Community Wide Mail Out #2 to 44,000 homes and businesses. Mailout described the three big changes being proposed and included the draft land use maps for Tsawwassen, North Delta, and Ladner and reminded of the opportunities for involvement.
Feb. 29	Let's Talk Delta project page updated to include Fact Sheet #2 and Feedback Form.
Feb. 29 to Mar. 17	Social Media campaign updating residents on engagement activities.
Feb. 29 and Mar. 7	Full page ads in the Delta Optimist and North Delta Reporter describing the three changes and reminding residents how to get involved.
Mar. 1 to 14	Digital Advertising campaign including the Delta Optimist Email Newsletter, Wallpaper advertising, Mobile Persisten Banner advertising, Digital Out of Home advertising.
Mar. 5	Open House Display Boards uploaded to Let's Talk Delta project page featuring project background, future land use maps, building heights and types, and overview of policy areas.

Date	Activity
Mar. 5	Email notifications to community groups informing of availability of future land use maps and invitation for involvement.
Mar. 5	Eblast to 5,722 subscribers of Let's Talk Delta informing them of availability of display materials and reminder of engagement activities.
Mar. 5	Online Info Session #1 (6 pm to 7:30 pm). Event was attended by 350 unique viewers.
Mar. 6	Meeting with Delta School District staff to discuss population projections and policy content.
Mar. 6	Open House #1 - North Delta (6 pm to 8 pm at the North Delta Recreation Centre). Event was attended by 342 residents.
Mar. 7	Open House #2 - South Delta (6 pm to 8 pm at the South Delta Recreation Centre). Event was attended by 415 residents.
Mar. 8 to 12	Advertising on Red FM to promote Online Information Session in Punjabi.
Mar. 9	Open House #3 – South Delta (10 am to 12 pm at the Ladner Community Centre). Event was attended by 210 residents.
Mar. 12	Online Info Session #2 (Punjabi - 6 pm to 7:30 pm). Event was attended by 34 unique viewers.
Mar. 13	Eblast to 5,722 subscribers of Let's Talk Delta reminding them of final days to complete feedback form.
Mar. 13	Presentation to the Diversity, Inclusion and Anti-Racism Committee.
Mar. 14	Open House #4 – South Delta (6 pm to 8 pm at North Delta Centre for the Arts). Event was attended by 183 residents.
Mar. 19	Presentation to Mobility and Accessibility Committee.
Mar. 27	Online Info Session #3 – Business Community (12 pm to 1 pm).
Mar. 27	Presentation to Chamber of Commerce Board of Directors.
Mar. 28 – Apr. 5	Social Media Campaign answering Top Ten Questions.
Mar. 28	Full page ads in the Delta Optimist and the North Delta Reporter answering Top Ten Questions.
Apr. 4	Full page ads in the Delta Optimist and the North Delta Reporter answering Top Ten Questions.

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