



City of Delta
COUNCIL REPORT
Regular Meeting

To: **Mayor and Council**

File No.:

P22-01A

From: **Development Department**

Bylaw No.:

8400

Date: **March 27, 2024**

Official Community Plan 2024 – Housing Our Future

The following report has been reviewed and endorsed by the City Manager.

▪ **RECOMMENDATIONS:**

- A. THAT Council receive the consultation process summary as outlined in this report and consider the feedback received during the public consultation process included in Attachments B and C.
- B. THAT first and second readings be given to City of Delta Official Community Plan 2024: Housing Our Future Bylaw No. 8400.
- C. THAT Bylaw No. 8400 be confirmed as being consistent with the Current Financial Plan and the Liquid and Solid Waste Management Plans, as required by the *Local Government Act*.
- D. THAT Bylaw No. 8400 be referred to the Agricultural Land Commission for comment to confirm compliance with the Agricultural Land Commission Act.
- E. THAT Bylaw No. 8400 be referred to a Public Hearing to be scheduled on April 22, 2024 at 3:00 pm at Delta City Hall, 4500 Clarence Taylor Crescent.

▪ **PURPOSE:**

The purpose of this report is to present for Council's consideration Delta's new housing-focused Official Community Plan (OCP).

▪ **BACKGROUND:**

Provincial Requirements

In October 2023, the Province issued a Ministerial Order to the City of Delta under Section 2 of the *Housing Supply Act*. This Order requires Delta to meet a five year target of 3,607 net new housing units to be completed starting October 1, 2023. This number represents 75 percent of the estimated five-year housing need for Delta.

In November 2023, the Province introduced several other pieces of legislation aimed at increasing housing supply, which apply to municipalities across British Columbia (BC):

- Bill 44, the *Housing Statutes (Residential Development) Amendment Act*, requires municipalities to allow increased density in areas currently zoned for single detached and duplex homes.
- The *Housing Statutes (Residential Development) Amendment Act* also requires municipalities to identify areas for residential development to meet anticipated housing needs for the next 20 years.
- Bill 47, the *Housing Statutes (Transit-Oriented Areas) Amendment Act* requires Delta to designate minimum densities within a Transit Oriented Development Area (TOD Area) extending 400 metres from Scottsdale Exchange in Surrey.

In response to both the Ministerial Order and the introduction of new Provincial legislation, a housing-focused update to the OCP has been developed to help achieve increased housing supply and to better reflect the current housing needs of the community.

This OCP update also incorporates revisions to the Regional Context Statement, which is required by the *Local Government Act*. The Regional Context Statement describes how the policies in the OCP align with and support the regional vision for growth expressed in Metro Vancouver's Regional Growth Strategy. The latest Regional Growth Strategy, *Metro2050*, was adopted in February 2023. The *Local Government Act* stipulates that member jurisdictions have two years after the adoption of a Regional Growth Strategy to develop and submit a Regional Context Statement.

Consultation

At the February 12, 2024 Regular Meeting, Council received and endorsed a Communications and Consultation Plan outlining an engagement process to support these OCP updates. The engagement process consisted of three phases and is described in detail in the Discussion section below.

▪ DISCUSSION:

The current OCP, originally adopted in 1985 and amended over the years, is no longer reflective of the housing pressures facing Delta. The proposed new OCP will help Delta meet provincial mandates and modernize land use to meet the housing needs of the community. It also aligns with key objectives identified in Delta's 2021 Housing Action Plan. Specific provincial mandates addressed by this update include:

- Providing growth capacity to create the opportunity to achieve the Ministerial Housing Target of 3,607 net new units in the next five years.
- Creating the policy framework to enable small-scale multi-unit housing in areas currently zoned for single detached and duplex homes.
- Identifying areas for residential development in the OCP that meet the 20 years of housing need.
- Designating a Transit-Oriented Area within 400 metres of Scottsdale Exchange in Surrey.

The updates are largely structured around three big changes: enabling more opportunities for townhouses and apartments; enabling small scale multi-unit housing; and, simplifying land use designations. These three big moves and additional changes between the 1985 OCP and proposed 2024 OCP are described in more detail below.

Big Change #1: Enabling More Townhouse and Apartment Opportunities

The first set of proposed changes will create greater opportunities for townhouses, apartments, and mixed-use residential developments in strategic areas within the urban centres and major corridors of each community. These locations offer proximity to daily needs including grocery stores, offices, child care, schools, community centres, and transit. These areas also have existing or planned servicing capacity to support growth. In the current OCP, there are limited areas for townhouse or apartment developments. This makes the process to construct these forms of housing more difficult, as each project requires a lengthy process to apply for an amendment to the OCP.

In Tsawwassen, there has historically been limited redevelopment, with the exception of two master-planned communities, largely due to the lack of opportunities for more diverse housing forms. Changes proposed in Tsawwassen focus growth around the Urban Centre at 56 Street and 12 Avenue, where there are new opportunities for mixed-use apartment buildings and increased heights. Extending out from the Urban Centre area, there are new opportunities for townhouses proposed around facilities and along key corridors such as 12 Avenue, 53A Street, and 56 Street, as well as expanded apartment opportunities fronting 56 Street.

In North Delta, along Scott Road, there has historically been more opportunity for apartments, which is reinforced and modestly expanded in this proposed update. This will reflect Scott Road's importance as a transit corridor and the proposed changes provide for better transitions between high densities and Small Scale Residential housing. Additional changes are proposed along 84 Avenue to enable more townhouses and apartments, leading to an Urban Centre with increased height potential at Nordel Social Heart, including density transitions outwards towards Small Scale Residential.

In Ladner, changes are focused along Ladner Trunk Road, where more opportunities for apartments are proposed, and around Ladner Village, where greater opportunities for townhouses are proposed. Additional opportunities for townhouses are proposed north of the Urban Centre area and around Delta Secondary School/Memorial Park. Within Ladner Village, the urban centre for this community, heights are maintained as outlined in the 2021 Ladner Village Revitalization OCP Update.

These proposed changes will enable more diverse housing opportunities to help meet Delta's anticipated 20 year housing need and Housing Target Order. The changes can be reviewed in more detail in Attachment A.

Big Change #2: Small-Scale Multi-Unit Housing

The second proposed big change is to enable small-scale multi-unit housing. This will allow up to 4 units per single-detached or duplex lot, as required by Bill 44. The proposed update includes policies that support new forms of small-scale multi-unit

housing, like garden suites and coach homes, as well as greater opportunities for multi-unit forms like duplexes with suites where they were previously not permitted. Additional changes are required to the Zoning Bylaw, which must be completed prior to the provincial deadline of June 30, 2024.

Big Change #3: Simplifying Land Use Designations

The final proposed big change simplifies the land use designations. The current OCP has more than 75 distinct land use designations, some of which are highly specific and only apply to a couple of properties. The proposed 2024 OCP offers 10 land use designations, which are more generalized and provide a high level, long-term vision for land uses.

Existing designations for parks, green space, environmentally sensitive areas, and more have been combined into one **Conservation and Leisure** designation. Recreation, institutional, civic, school, and more have been combined into one **Civic and Institutional** designation. **Industrial** and **Agricultural** designations remain largely the same.

Residential and commercial areas have been divided into 5 designations:

- **Small Scale Residential** is used for areas that allow single-detached and duplexes in the current OCP. This proposed designation will permit up to 4 units per lot, as required by the Province and also allow for limited, small, local commercial uses such as corner stores or small child care facilities.
- **Mixed Residential** is proposed to enable townhouse opportunities along key corridors and around urban centres. With a 3 storey high limit this designation will help create transitions between higher and lower densities. Limited, small commercial uses will also be permitted in this proposed designation.
- **Neighbourhood Centre and Corridor** permits up to 6 storeys along key corridors and in smaller neighbourhood centres. This proposed designation will support mixed use and residential buildings that contribute to engaging pedestrian experiences.
- **Urban Centre** is used for expanded centres in each community. Urban Centres are envisioned as the local hub for each community, where shops, services, and employment opportunities are located together to create lively, safe, and inviting destinations. This proposed designation will emphasize active storefronts at street level that contribute to engaging pedestrian experiences. This designation is proposed to generally be 6 storeys, with opportunities for up to 24 storeys where a significant community contribution is provided. Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher.
- **Scott Road Corridor** is a standalone designation for the area along 120 Street stretching from 96 Avenue to 68 Avenue. This proposed designation offers opportunities for the highest density in the City fronting Scott Road, with transitional heights moving westward. Scott Road Corridor will primarily allow for mixed-use buildings, providing shops, services, and employment opportunities with active storefronts at street level that contribute to engaging pedestrian and transit experiences. This designation is proposed to generally be 6 storeys, with opportunities for up to 32 storeys where a significant community contribution is provided. Rental and non-market housing contributions will be encouraged in all projects over 6 storeys and will be expected for projects that include buildings

that are 18 storeys or higher. More specific guidance on heights within the Scott Road Corridor is provided in the proposed height map included as Map 3 in Attachment A.

The final proposed designation, **Marine Mixed Use**, applies to a small number of properties with unique combinations of residential and marine industrial due to their riverfront locations.

The proposed land use designations are illustrated on the following pages (Figure 1A and 1B).

Figure 1A. Proposed Land Use Designations for OCP 2024 (continued on next page).

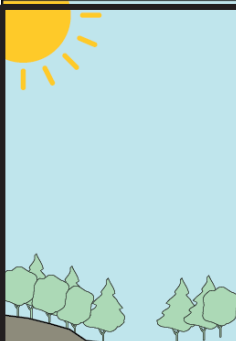
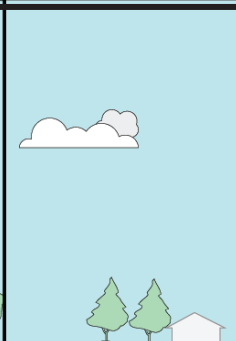
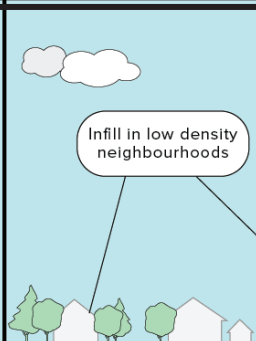
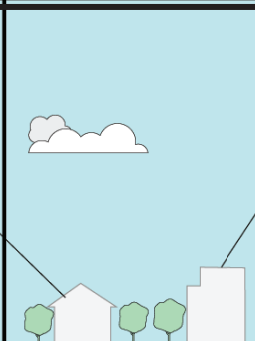
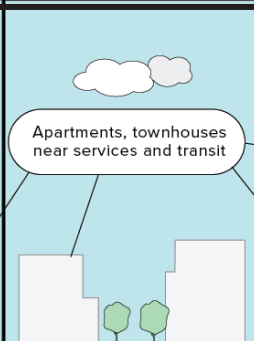
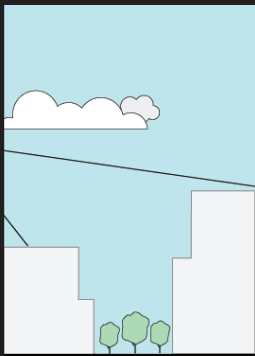

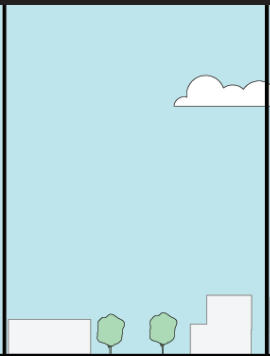
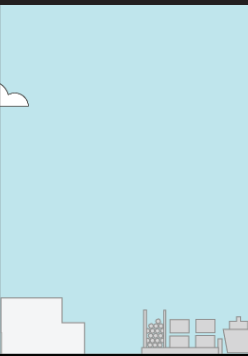
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| Conservation & Leisure | Agricultural | Small Scale Residential | Mixed Residential | Neighbourhood Centres & Corridors |
| Green space, passive parks | Agriculture and farm residential | Lower density residential including small scale, multi-unit housing | "Missing middle" including townhomes and ground oriented developments | Low-rise apartments and mixed use buildings |
| Building Types and Height | | | | |
| <ul style="list-style-type: none"> • Accessory buildings only. | <ul style="list-style-type: none"> • Farm and agricultural buildings, farm houses, and migrant farm worker housing. | <ul style="list-style-type: none"> • Single-detached houses, duplexes, houseplexes, accessory dwelling units like secondary suites, garden suites and coach homes, and some corner stores/cafes. • Maximum height 2.5 storeys • Maximum 4 units per lot, or 6 within 400 m of RapidBus stops in North Delta. | <ul style="list-style-type: none"> • Townhouses with potential for some houseplexes and corner stores/cafes. • Maximum height 3 storeys. | <ul style="list-style-type: none"> • Low-rise apartment buildings, commercial or mixed-use buildings with retail mostly on ground floor, some townhouses. • Maximum height 6 storeys. |

Figure 2B. Proposed Land Use Designations for OCP 2024, continued.

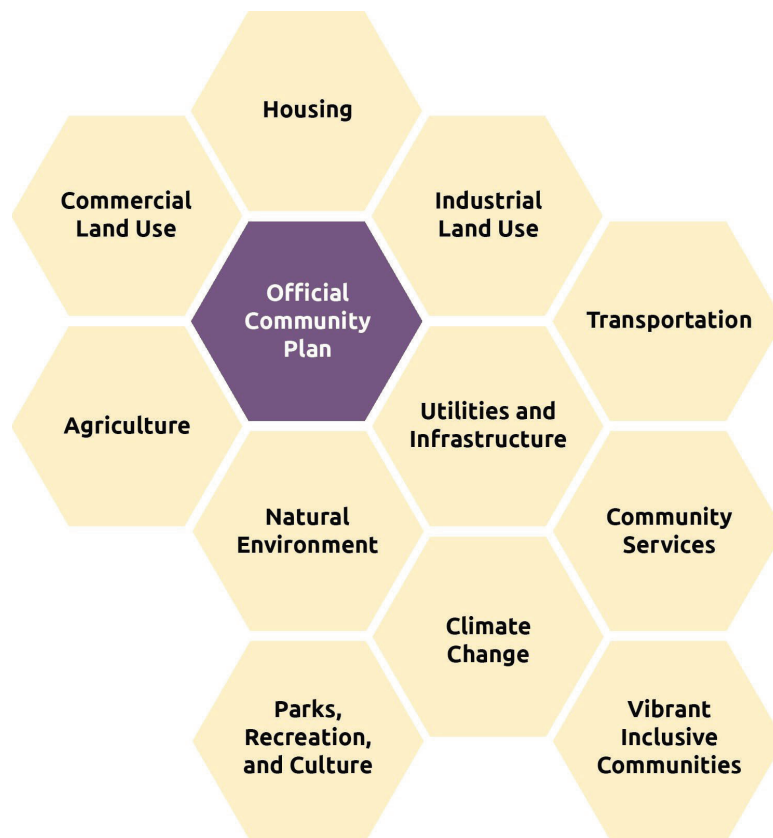
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| Urban Centres | Scott Road Corridor | Industrial Civic / Institutional | Marine Mixed Use |
| Up to mid-rise apartments and mixed use buildings | Up to high-rise apartments and mixed use buildings | Industrial / institutional buildings, civic facilities, active / programmed parks | Marine mixed use and water related industries along waterfront |
| Building Types and Height | | | |
| <ul style="list-style-type: none"> • Low to mid-rise residential and mixed-use buildings with commercial and civic uses on ground floors that contribute to lively, inviting, and safe pedestrian spaces. • 6 storeys with some opportunities for up to 24 storeys where a significant community contribution, generally including rental/non-market housing, is provided. • Ladner Village Height Map applies. | <ul style="list-style-type: none"> • Mid to high-rise residential and mixed-use buildings with commercial and civic uses on ground floors that contribute to lively, inviting, and safe pedestrian spaces. • 6 storeys up to 32 storeys where a significant community contribution, generally including rental/non-market housing, is provided. • Scott Road Height Map applies. | <ul style="list-style-type: none"> • Building types and heights will be specified in the Zoning Bylaw. | <ul style="list-style-type: none"> • Mix of building types with limited residential, including existing float homes. • Maximum residential height 3 storeys. |

Other Changes

Policy Updates

While this update focuses on housing, the OCP contains other policy sections (Figure 3).

Figure 3. OCP 2024 policy sections



These policy sections were updated by incorporating and referring to recent policy work and approved plans and strategies, such as:

- Accessibility Plan 2023
- Agricultural Plan 2023
- Child Care Strategy and Action Plan 2020
- Community Energy and Emissions Plan (underway)
- Cycling Master Plan 2023
- Housing Action Plan 2021
- Metro Vancouver's Regional Growth Strategy, *Metro2050* (2023)
- Social Action Plan 2023

These plans were developed with significant public engagement processes and are a critical input to this OCP update as a part of the long-term vision for Delta.

In addition, the area plans from the current OCP have been removed from the proposed 2024 OCP. The area plans contained many policies that only applied to specific areas of the City. This update proposes to take a more cohesive approach, generalizing applicable policies to the City as a whole and retaining specific policies

where necessary by inserting them into the relevant policy sections. These changes shift Delta to a City-wide approach based on common community goals, while allowing more detailed policies, plans, and strategies to be developed as needed. This approach is similar to other municipalities and helps ensure that the many overarching responsibilities of the City (transportation, utilities, parks, community services, agriculture, natural environment, etc.) can be addressed and regularly updated by respective City departments with appropriate community engagement programs.

Land Use Regulation Updates

The proposed 2024 OCP also contains some changes related to land use regulations, in the form of Development Permit Areas, Temporary Use Permits, and Heritage Conservation Areas.

Existing Development Permit Area (DPA) guidelines have been retained, and a new DPA has been proposed for Tsawwassen Urban Centre, which supercedes the existing DPA for the area designated Urban Centre. The proposed Tsawwassen Urban Centre DPA guidelines establish the objectives for the development of commercial, multi-unit residential, and mixed use buildings. It envisions the Tsawwassen Urban Centre as a walkable, complete community where current and future residents can live, work, shop, play, and feel part of a well-connect and integrated community. This DPA is being proposed to provide additional clarity to address some of the questions and comments received during the public consultation process. The remaining DPAs will be reviewed in the near future as part of ongoing work to ensure they accurately reflect the form of development envisioned by the OCP.

The existing Heritage Conservation Areas are proposed to be relocated to their own Appendix, and will incorporate changes to accommodate the requirements of small-scale multi-unit housing.

Temporary Use Permits have been removed from the proposed new OCP, and will be brought forward by staff in the near future as a proposed amendment to the Zoning Bylaw. At this time, staff do not anticipate proposing changes to the Temporary Use Permit regulations, with the exception of language changes for grammar and clarity. Temporary Use Permits that have previously been issued remain valid up to their date of expiry.

Finally, the Regional Context Statement has been updated, which is required by the *Local Government Act* to align with Metro Vancouver's 2023 Regional Growth Strategy, *Metro2050*. Updates to the Regional Context Statement illustrate how the proposed OCP will help manage growth to support complete, connect, and resilient communities, while protecting natural, agricultural, and employment lands and supporting the efficient provision of urban infrastructure.

Consultation Process and Summary

Section 475 of the *Local Government Act* outlines consultation requirements during the repeal and development of an OCP, specifying that a municipality must consider how they will consult the public, organizations, and agencies.

Agencies

Referrals were sent via email and letter on February 15 and March 8. Staff met with agencies and exchanged information via email upon request to facilitate their reviews. Responses were received from most; some had no comment and some provided formal letters.

In general, agencies were supportive of Delta's proposed OCP updates, noting the environmental, public health, and emissions reductions benefits of focusing development in centres and corridors while protecting agricultural lands and natural areas. Agencies also noted the opportunities created for more diverse housing forms and related ability to facilitate more rental and non-market housing for a range of socio-economic groups.

A summary of feedback received from agencies and a description of how feedback was considered is included in Attachment B. Two formal letters were received; one from Delta Police and one from Fraser Health. The Delta School District has indicated that, with efficient enrollment planning, they anticipate the expected increase in enrollment enabled through the updated OCP could be accommodated.

General Public

The City undertook an engagement program aimed at maximizing awareness and opportunities for involvement in accordance with the project timeline. It followed the "consult" level of participation with the aim 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.

The engagement program involved four phases, which are described below. Phases 1 and 2 have been completed.

Phase 1: Raise Awareness and Build Understanding (February 2024)

Recognizing that awareness of the need for housing and an OCP update may be low, the first phase of the engagement program increased awareness of the City's efforts to meet the provincial mandate and provide context for upcoming changes. Key activities included:

- Project page on Let's Talk Delta (letstalk.delta.ca/HousingOurFuture) visited by 10,700
- City-wide mail out to 44,000 homes and businesses
- Full page newspaper advertisements
- Social media campaign including 48 posts
- Public correspondence via the DeltaOCPUUpdate@delta.ca email

Phase 2: Review Direction and Gather Feedback (March 2024)

Building on Phase 1, Phase 2 shared draft land use designation maps and OCP policy directions. The community was invited to review what was being considered and share their feedback through online forms and in-person discussions. Key activities included:

- City-wide mail out to 44,000 homes and businesses
- Full page newspaper advertisements
- Four open houses attended by 1,200 community members
- Three online information sessions (including one in Punjabi and one for the business community)
- Community group and advisory committee outreach
- Online and paper feedback survey form that received 1,034 submissions

Feedback gathered through this phase has been considered in developing the proposed 2024 OCP.

Phase 3: Final Draft, Public Hearing (Proposed April 2024)

Phase 3 will provide the community and interested parties with the opportunity to view the proposed OCP and understand how their interests have been considered. This phase will also include the statutory requirement for a public hearing. Should Council give First and Second Reading to OCP Bylaw No. 8400, key activities would include:

- City-wide mail out to 44,000 homes and businesses
- Full page newspaper advertisements
- Statutory Notice of Public Hearing
- Two open houses from 6:00 – 8:00 pm on April 17 (Ladner Community Centre) and April 18 (North Delta Recreation Centre) to allow residents to ask questions about the OCP in advance of the Public Hearing
- Public Hearing proposed for April 22 at 3:00 pm at Delta City Hall

Phase 4: Statutory Reviews and Adoption (May 2024)

As per *Local Government Act* requirements, should Council wish to proceed following First and Second Readings, the OCP will be shared with the Agricultural Land Commission for comment to confirm compliance with the Agricultural Land Commission Act. Following the Public Hearing, should Council wish to proceed, the OCP will be referred to Metro Vancouver for formal review and consideration of the Regional Context Statement. Once these statutory reviews are complete, the OCP will be presented to Council for final consideration and adoption.

Feedback

The feedback gathered through the engagement program was analyzed to: understand the community's perspective on the approach to managing growth; identify suggestions for the Land Use Designation Map; and, identify suggestions for policies to include in the OCP. Results were reviewed by staff and considered in developing the proposed 2024 OCP. Generally, feedback was considered based on the following themes:

Support for Growth

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. While there is some support and some opposition to the proposed plans to manage growth, most are cautious.

How it was addressed:

- Areas to support new growth were identified and chosen given their proximity to services, transportation and daily needs.
- The proposed OCP changes will allow for greater development opportunities in all urban areas of Delta, for new homes to be built.

Infrastructure

Participants agree that growth should be focused in areas where infrastructure, such as water, sewer, and roads, can be easily expanded or are 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 including funding.

How it was addressed:

- Utilities capacities (e.g., water, sewer) were a key consideration in identifying areas for growth. All areas identified in the Land Use Designation Map for new townhouse or apartment opportunities are supported by existing infrastructure or have the ability to support capacity with future capital program upgrades.
- Policies have been incorporated to undertake neighbourhood-level servicing plans to identify sewer and water system upgrades required to support development, while considering climate change impacts.

Traffic and Transportation

Participants indicated that traffic and congestion are an issue already and want to understand how these issues will be alleviated or managed with further growth. There is a strong desire for improved transit and traffic management solutions to reduce congestion, improve safety, and support a more active, mobile, and accessible community.

How it was addressed:

- The OCP identifies a need to undertake neighbourhood servicing plans to support growth and improve vehicular circulation considering development and the unique context of Delta's communities.
- The OCP strongly supports improving active transportation infrastructure and linkages across the City, while also reinforcing the Cycling Master Plan.
- The OCP contains a policy related to working with TransLink to improve transit service. Access to transit was a key consideration in identifying areas for growth. Areas identified in the Land Use Designation Map for new townhouse or apartment opportunities have good proximity to transit.
- Outside of the OCP, the City assesses the traffic impacts of new developments on an ongoing basis by requiring detailed traffic impact assessment as part of major development applications. The City also advocates to TransLink for transit improvements.

Public Services and Amenities

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

How it was addressed:

- New OCP policies supporting child care and updated policies regarding collaboration with Delta School District.
- Updated policies have been incorporated regarding the provision of parks, recreation, and cultural facilities to support growth.
- While services like health care and schools are beyond the City's jurisdiction, staff consulted and shared growth projections with the Delta School District and Fraser Health in developing the OCP. The Delta School District has indicated that, with efficient enrollment planning, they anticipate the expected increase in enrollment enabled through the updated OCP could be accommodated. Additionally, outside of the OCP, the City works with the Delta School District to assess the school enrollment impacts of new developments on an ongoing basis as part of development applications.

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 the OCP will support affordability.

How it was addressed:

- The OCP integrates work and community feedback provided as part of the Housing Action Plan. These actions focus on increasing housing diversity and achieving needed forms of housing including rental, non-market, housing for families, housing for seniors, and housing for people with mobility, accessibility, and other needs.
- The OCP introduces a policy to explore rental tenure zoning to secure rental housing.
- The Land Use Designation Map allows for increased townhouse and apartment opportunities, and enables small-scale multi-unit housing in traditionally single-detached neighbourhoods. This will help more diverse housing forms and greater supply to be developed, which is an important component of making housing more attainable.
- A new policy to achieve rental and non-market housing was added: rental and non-market housing contributions will be encouraged in all projects within Urban Centre or Scott Road Corridor designations for buildings over 6 storeys and will be expected for projects that include buildings that are 18 storeys or higher.

Environmental and Natural Spaces

Participants value the natural environment highly 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.

How it was addressed:

- The OCP contains updated policies for protecting natural and environmental spaces, including areas where they interface with development.
- The Conservation and Leisure designation combines environmentally sensitive areas, natural parks, and other green spaces for preservation.
- New policies have been incorporated related to:
 - Natural infrastructure corridor¹ creation and restoration.
 - Birds and biodiversity.
 - Discouraging development in areas subject to unmitigated natural hazards.

Community Character and New Development

Participants want to see development that respects and maintains the unique character and small-town feel of neighbourhoods. They believe the Provincial Housing Target Order can be achieved with current proposals and without additional high rises. They also want to ensure growth enhances community livability. This is especially true in Tsawwassen where many participants want to see reduced heights in the Tsawwassen Urban Centre.

How it was addressed:

- The updated Land Use Designations propose new opportunities for commercial and mixed uses throughout the City, which will help support lively and livable neighbourhoods and urban centres where people can interact in safe and inviting spaces.
- Given the five-year timeframe, the Provincial Housing Target Order cannot be achieved with current proposals alone. The Provincial Housing Target Order is based on achieving occupancy and while some projects in the development approvals process may reach occupancy over the next five years, many will not. To meet the Provincial Housing Target Order, Delta must undertake a variety of initiatives such as a secondary suite program, allowing small-scale multi-unit residential, and increasing opportunities for townhomes and apartments. Delta will be evaluated not only on meeting the number of occupancy permits required, but also more broadly on all initiatives undertaken to improve housing diversity and increase supply.
- The OCP contains new Development Permit Area Guidelines for Tsawwassen Urban Centre that establish the objectives for the development of commercial, multi-unit residential, and mixed use buildings. They envision the Tsawwassen

¹ Natural spaces that link ecosystems, landscapes and species habitats, e.g., watershed, escarpment and ravine systems.

Urban Centre as a walkable, complete community where current and future residents can live, work, shop, play, and feel part of a well-connect and integrated community.

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 continued involvement in future proposals.

How it was addressed:

- Residents will still have the opportunity to engage in public consultation for major development rezoning applications, as is the case today. Consistent with our current practices, major development applications will undergo community consultation where public feedback will be sought. For projects that require an OCP amendment, a Public Hearing will also be required.

Specific Properties

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

How it was addressed:

- Staff reviewed and considered all comments received about the draft Land Use Designation Map.
- For residential/mixed use areas, edits were incorporated where requested changes aligned with the approach to increasing townhouse and apartment opportunities in proximity to daily needs and transit. Some areas were not changed at this time, but staff will monitor development progress and consider additional areas to be designated for townhouse and apartment opportunities as part of future updates to the OCP. Coordinated responses were received from residents in the following areas:
 - Camaro Drive (request to change land use on the south side from Mixed Residential to Small Scale Residential)
 - 12 Avenue is a priority corridor for Tsawwassen and the south side of Camaro Drive is captured within this corridor. This area is in close proximity to the Tsawwassen Urban Centre, and has good access to transportation options along 12 Avenue, 52 Street, and 56 Street. The proposed land use for this area was not changed.
 - Annieville (petition to change land use from Small Scale Residential to Mixed Residential)
 - This area is not near many existing shops and services and requires further evaluation of infrastructure upgrades required to support additional density, as well as the level of support from area residents. The proposed land use for this area was not changed.

- Woodlynn Court (petition to change land use from Mixed Residential to Small Scale Residential)
 - The petition received involved all land owners in the specified area. The proposed land use for the properties that signed the petition was changed from Mixed Residential to Small Scale Residential. 64 Avenue is a lower priority corridor at this time and has limited access to a variety of facilities and services.
- Many parks and small green spaces were added to the Civic and Institutional or Conservation and Leisure designations to ensure their preservation as parks and green spaces. Some of these parks and greenspaces are designated as residential in the current OCP and this has been updated to better reflect their existing and desired future use. Existing golf courses were added to the Conservation and Leisure designation, with a statement noting that new golf courses would not be permitted in these areas.

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 tunnel replacement project and crossing at River Road, allowing more housing on farmland for families, allowing more than one suite in a home in the BC Building Code, addressing doctor shortages, advancing plans for transit, and providing long term water lot leases.

How it was addressed:

- While these are outside the scope of the OCP, these are important pieces of feedback ascertained by this project and have been shared with relevant departments for additional consideration.

A complete Engagement Summary is provided as Attachment C for Council to receive and consider.

Next Steps

Looking forward, the new OCP is intended to be a living document that can grow and change according to dynamic needs of the community. There are changes that will be undertaken in the short and long-term, including streamlining existing Development Permit Areas and introducing new form-based guidelines, regular updates to account for ongoing policy work, and supporting the priorities of other City departments in the development of master plans and strategies. Moving forward, under Bill 44, Delta is required to update the OCP every 5 years to reflect the housing needs on a 20-year horizon. Delta is also required to adopt changes to its Zoning Bylaw by June 30, 2024 for small-scale multi-unit housing, which will mean that rezoning will not be required on an individual lot basis in future, provided proposals comply with the new zoning regulations. Pre-zoning is not being undertaken for other land use designations at this time and future rezoning applications will be required.

Delta has reached out to Tsawwassen First Nation and Musqueam regarding the OCP work as part of a longer-term process of strengthening relationships with the local host Nations. At this time a page with preliminary content has been provided as a placeholder to introduce an amendment, when all parties are ready, to reflect the ongoing ties and relationship with the local host Nations.

▪ **Implications**

Financial Implications – As Delta develops over time, infrastructure investment in utilities, transportation, parks, recreation, and other community services will be considered in Delta's financial planning process. Staff will explore a range of development financing tools to help fund the costs associated with necessary expanded infrastructure and amenities. For project-specific requirements, developments will continue to provide the needed upgrades to support their proposals overall.

Interdepartmental Implications – All City departments collaborated on the preparation of this proposed OCP update and will continue to collaborate for future updates.

Intergovernmental Implications – Should Council give Bylaw No. 8400 first and second Readings, the full document will be shared with the Agricultural Land Commission for formal comment to confirm compliance with the *Agricultural Land Commission Act*. Should Council wish to proceed through Public Hearing and give Bylaw No. 8400 third reading, the full document will be referred to Metro Vancouver for formal review and consideration of the Regional Context Statement.

▪ **CONCLUSION:**

This report outlines the proposed OCP update to help Delta meet the provincially mandated housing target and enable the development of more housing in Delta to meet the current and future needs of the community.

It is recommended that Bylaw No. 8400 be given first and second readings and be referred to a Public Hearing on April 22 at 3:00 pm at Delta City Hall.



Doreann Mayhew, P.Eng
General Manager, Development

Department submission prepared by: Emily Paterson, Planner; Emily Gray, Acting Senior Community Planner; Jeremy Keating, Acting Senior Community Planner; JoAnne Kleb, Manager of Engagement
EP/EG/JKe/JKI/wl

This report has been prepared in consultation with the following listed departments.

| Concurring Departments | | |
|-----------------------------|------------------|-------------------|
| Department | Name | Signature |
| Corporate Services | Mike Brotherston | MB |
| Engineering | Steven Lan | SL |
| Fire & Emergency Services | Guy McKintuck | GM |
| Parks, Recreation & Culture | Trent Reid | DC for Trent Reid |
| Communications | Deanie Wong | DW |
| Finance | Navin Chand | NC |

ATTACHMENTS:

- A. OCP 2024: Housing Our Future (Bylaw No. 8400)
- B. Agency OCP Feedback
- C. Engagement Summary Report

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