

November 19th, 2021

Mayor and Council
City of Delta
4500 Clarence Taylor Crescent
Delta, BC V4K 3E2

Re: Support for the Ladner Village Revitalization – Official Community Plan (Bylaws 8076 and 8077)

Dear Mayor and Councillors,

I am writing to you today to articulate that the Delta Chamber of Commerce **strongly endorses** the recommendations of the Ladner Village Renewal Advisory Committee (LVRAC); specifically to **“encourage a range of housing through smart densification in the Village core; activate the waterfront through and for commercial development and public access; and support business sustainability and increased vibrancy in the Village through active investment and redevelopment of the waterfront.”**

As we have all been made keenly aware; through the course of the COVID-19 pandemic, the supply chain crisis, and through recent demonstration of the climate crisis, bold action by our leadership is necessary to ensure that the youth in our communities today have the opportunity to live in and enjoy Ladner Village in the future. Delta has been advised repeatedly of the need to densify housing; to increase our demand for public transit and active transportation options; and to support and shop locally whenever possible to reduce the footprint of our greenhouse gas emissions. **By approving the proposed changes to the Ladner Area plan, you will be supporting more environmentally sustainable housing and lifestyle choices for current and future generations of Delta residents in Ladner.**

I also point out to you that **the City of Delta’s recently approved Housing Action Plan**, which has gone through significant public feedback and stakeholder discussion processes includes recommendations to “consider older commercial areas as possible sites for multi-unit or mixed use housing” and to “encourage seniors and special need housing in town centres, close to shops, services, transit, and other amenities.” It also **notes that “economic analysis showed that low density housing forms are unlikely to achieve significant affordability.”** Defined as up to four-storeys, “low density” housing and mixed-used commercial and residential building land-use designation buildings comprise the majority of proposed building height and land-use designations in the proposed Ladner Village Area Plan. It is only a minority of buildings even proposed to be considered for medium-density uses. If land use designations for all properties are diminished to low density only it will reduce the likelihood of achieving the Housing Action Plan goal of improving housing affordability. Young people, those raising families, adults with supportive or accessible housing needs, and seniors alike can all benefit from the housing recommendations made in the LVRAC report and proposed in the Ladner Area Plan.

From young people looking to rent their first apartment and work in a local restaurant down the street to seniors who want to downsize their 4-bedroom home and continue to stay connected to their community, the proposed changes in the Ladner Area Plan match the recommendations in Delta's Housing Action Plan. **By approving the proposed Ladner Area Plan you will ensure that the right supply of housing options, with the right balance of density is available to local residents so that they are able to continue to live in the community they love.**

Through the Metro Vancouver 2050 and Translink 2050 planning processes, we have all been reminded that Delta's lack of rental stock and low housing density relegates us to a situation in which our communities do not currently qualify for increased public transit services. With these regional planning processes occurring only once each decade, if Council does not approve greater housing density within its communities' commercial cores now, there will be few opportunities to improve those options before the next planning phase in ten years' time. We are all aware that construction on a replacement for the George Massey Tunnel will not be completed before 2030 and that the lack of transportation options to and from Delta is causing economic harm to businesses in Delta, which are challenged to attract and retain employees from other communities due to the unsustainable commute; much less the negative impact on Delta residents who must commute to other parts of the Lower Mainland by single occupant vehicle themselves because of the lack of viable public transit options. **By approving the proposed changes to the Ladner Area Plan, you will be approving additional housing options which will support improved public transit services to the South Delta and Tsawwassen First Nation areas.**

We are aware that some individuals are concerned about maintaining the heritage and character of Ladner Village. The Delta Chamber of Commerce would like to highlight that this is a plan for future generations. It creates a framework for approving individual future projects and sets the community up for success. In following with Delta's "Foundation for the Future" strategic initiative, the Ladner Area Plan is exactly that. It is literally building the foundation for the future of Delta's Ladner Village. We know from surveying Delta businesses both before the COVID-19 pandemic and again this summer and fall that they need more employees and customers to survive against ever increasing competition for labour force and alternative shopping alternatives. **We need more residents living and working in the Village and throughout our community to improve vitality for all.**

The Ladner Village Revitalization Plan is the most comprehensive community plan developed for the Village to date. It addresses business sustainability, housing, transportation, public access to the waterfront, and placemaking. We ask that you "enhance our already vibrant community and continue to support our local businesses and do right by them" (A. Guichon, Delta Optimist, Feb 28, 2019) by having a *Vision for the Village* – a vision for tomorrow and for the generations to come. **We ask that you move that vision forward by supporting the Ladner Area Plan and voting "yes" to these proposed bylaws.**

Sincerely,



Yvonne Anderson, Chair
Delta Chamber of Commerce

cc: Sean McGill, City of Delta
Marcy Sangret, City of Delta
Mel Cheesman, City of Delta
Board of Directors, Delta Chamber of Commerce
Jill McKnight, Delta Chamber of Commerce