

May 6, 2021

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

RE: Support for Application for 29-Storey Mixed-Use Development at 9365 to 9383 120 Street and 11959 to 11969 93A Avenue

Dear Mayor Harvie and Councillors,

When the BC Chamber of Commerce completed its most recent province-wide “Collective Perspectives Survey” one of the particular issues noted by employers in Delta as a concern was their ability to effectively recruit and retain workers; with housing shortage in, and transportation to and from Delta, identified as the top two issues they face.

The Delta Chamber of Commerce agrees with our BC Chamber on the importance of ensuring that a variety of options are supported through zoning, official community plans, and by Mayor and Council. When working families have access to affordable housing choices within Delta, it provides greater opportunities to both live and work within the same community and enhances their ability to take advantage of pedestrian-oriented spaced and amenities, public transit and/or active transportation options here as well.

The Chamber notes that the subject site of this application is located within the Townline Neighbourhood and that Townline Node Special Development Area designation bylaw was brought into effect by Mayor and Council in 2002 with the intention “to encourage redevelopment and revitalization” of the area and has remained part of Delta’s Official Community Plan since that time. Plan directions for Phase 1 of the Townline Special Development Area Concept Plan, which is being developed to guide future development in the area, was endorsed by Council on October 26, 2020. The application fits within those plan guidelines as well.

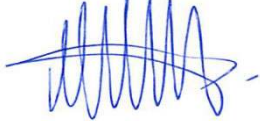
In addition, we observed that the location of this application is part of the study area for the Mayor's Housing Task Force for Scott Road and that it fits with the Task Force’s recommendations for height. We also note that the application includes a proposal of 50 rental units, of which 10 would be provided for rental at below-market rates as part of a community benefits package. The developer would also build a new 2,335² ft childcare facility, which would provide services for both residents of the building and the surrounding community in North Delta.

Delta is home to many essential service businesses and these businesses need to recruit and retain workers. Reasonable commutes, which are accessible by public transit or active transportation options; and a diverse stock of housing – including affordable purchase, rental, and below market rental housing choices – are an important component in success for these industries and for the success of complete communities.

The Townline Node neighbourhood has been designated as a “special development area” in Delta for almost twenty years. Many young workers in Delta who may be looking for their first rental apartment now had not even been born at the time when this designation was made. The Delta Chamber of Commerce would like to see

more opportunities for these young workers to one day be able to have options to purchase affordable housing without having to leave Delta. The Delta Chamber of Commerce supports development of additional diverse housing stock within our city and asks that Mayor and Council consider this application accordingly.

Sincerely,



Rick Gibbs

Board Chair, Delta Chamber of Commerce

cc: Board of Directors – Delta Chamber of Commerce
Mr. Sean McGill, City Manager – City of Delta
Ms. Mel Cheesman, Director of Corporate Services – City of Delta
Mr. Garry Shearer, Executive Director – Delta Chamber of Commerce