

From: **Peter van der Velden** <[vandervelden.peter@gmail.com](mailto:vandervelden.peter@gmail.com)>

Date: Mon, Sep 26, 2022 at 11:59 AM

Subject: Re: questions to be answered by Thurs Sept 29

To: Delta Residents <[delta.residents@gmail.com](mailto:delta.residents@gmail.com)>, Gwynneth Thompson  
<[gwynne46@gmail.com](mailto:gwynne46@gmail.com)>

1.) I think public input is tantamount to a functional democracy. With all the claims of open access to council, the current council has never answered my emails. Nor have they accepted our offer and that of at least one other group to speak to council on the very important issue of LNG development. They have also refused to allow the showing of a film on the dangers of fracking in a Delta controlled public space.

2.) It is interesting that the current council has a 'housing action plan'. It is meant to address 'low-cost housing' which to date has meant the construction of smaller units, but little else.

So far, little has been done beyond promoting "market price housing". What we need is alternatives like co-operative housing. As well, the council can use tools like the 'Board of Variance' to press developers into adding affordable housing to proposals that require bylaw variances. As well, there are other proposals of medium density development that could be encouraged by council through cost cutting incentives. The tree bylaws created recently need to be revisited.

3.) The six story building for Ladner is typical of the developments being proposed (and accepted) with the current council. It is already changing the character of Ladner. Making more 'market priced' housing will not ease the housing needs. We need affordable housing for lower middle income people making \$50,000 or less.

I propose to look at the planning department of Delta to see how it can be made more effective. This will likely mean additional staff. However, it also means that an overall plan is developed (with the community) for all future growth so that it can be a plan familiar to the public. The plan would allow infrastructure to be developed as needed, again so that everyone knows what to expect and costs are considered.

4.) The Higgins plan is a fair plan for medium density development. I would encourage consideration of this type of development as a part of the above plan.

5.) The proposals for Tilbury are unconscionable and need to be opposed by Delta, as they have been in Vancouver, New Westminster and Port Coquitlam. The subsidies proposed to the LNG industry will make all BC taxpayers support jobs at a cost of \$500,000 per job per year so that we can ship cheap fuel to Asia. As a business proposal the push to develop this industry has NO VALID business case.

Environmentally, Vancouver, BC and Canada will not meet our Paris agreements if this project is allowed to succeed. It will harm the Fraser River, the salmon population and eventually also the killer whale pods off our coast. All of BC will be irreparably harmed.

Lastly, the danger of the location of the Tilbury plant is totally unacceptable for what has been proposed. It puts our communities at an incredible level of peril. The plant is located directly across the river from 85,000 litres of jet fuel. Any mistake, problem or accident will have very serious implications to our communities, our infrastructure and economy. Lastly, the location sits in BC's worst earthquake liquefaction zone adding another level of danger.

6.) Both terminal proposals are problematic, but T2 is totally unacceptable. And yet, it continues to be supported financially by the Port of Vancouver. The real container growth is at -and should be directed- to, Prince Rupert. The shipping industry has moved that way due to costs and the Port refuses to recognize this. Again, at great cost to the BC and Canadian taxpayer.

7.) Delta has not done well in the past four years. Some things have been handled well, and there our economy does seem to survive. However, there is a lot of frustration in the public that has not been addressed. Again, it comes down to communication. Planning is a big issue and communication is a larger part of this process than we experience now. The public needs to have faith in the civic government and from my understanding and discussion with the public, this faith is wavering.

8.) I know little about this issue, but it is a part of how we address environmental concerns and improve our approach to keep our community healthy and supportive of all our environmental needs. Our environment supports us. When it breaks down we will all be affected.

9.) Burns bog is one of those supportive environmental elements. The bog is an incredible carbon sink and needs to be protected. I will see to it that it remains protected.

10.) The ICLEI could be an incredible support in resource and sustainability drive. If we work at sustainability at the local level we can start influencing the senior levels of government to be more responsible. Presently the ICLEI is underutilized.

11.) When people take the time to contact politicians they should not be ignored. Being a social activist I have sent many letters to all levels of government with few real responses. It is one of the primary reasons the public is fed up with politicians and our political system. I WILL respond to people that contact me and reasonable/good ideas will all be considered.

On Sat, Sep 24, 2022 at 5:24 PM Delta Residents <[delta.residents@gmail.com](mailto:delta.residents@gmail.com)> wrote:

Here is a list of questions that people have submitted. Can you email me back the response by Sept 29 and I will post your answers on our association website by Fri Sept 30. Thank you again for participating. Also if you wish to receive, our free association newsletter once a month just let me know, I will add you to my mailing list.  
Christina Shyong

1. How do you “weight” public input? What would be other factors when deciding on an issue and how would you communicate this when announcing your decision? For example: Changes were made in 2021 to the Ladner Village Town Centre Plan to potentially allow buildings up to 6 stories in this heritage-themed village. According to City records: 684 Delta residents spoke against this change & only 80 residents were in favor.
2. Many residential properties in North Delta have been re-developed to become “monster homes” which extend to property lines, including below ground level basement suites, the cutting down of a substantial number of mature trees, and the paving over of the vegetation around a property. All of this negatively impacts the environmental integrity of the surrounding habitats. Please comment on how you feel this does, or does not, reconcile with the City of Delta Foundation for the Future 'Ours to Preserve - the Environment'.
3. Many Delta residents feel that Ladner Village and the Ladner Waterfront are unique.  
-Do you feel the deletion of a laneway and the consolidation of a full Ladner Village block to allow a large 6 story mixed use development complex in the heart of Ladner Village would help to keep the character, the charm, and the scale of Ladner Village? Also, how do you plan to deal with some of the infrastructure issues? What is your plan on dealing with the possibility of adding a thousand plus cars to the village once the density goals are met?
4. Since affordable home ownership is more and more difficult for the ordinary citizens of Delta, will the candidates commit to pre-zoning, pre-approved plans, and reduced or deferred fees and deposits for homeowners who want to replace their older homes with smaller homes on smaller lots, like the Higgins' project?
5. Considering that Canada is wanting to reduce greenhouse emissions, what is your opinion about the Liquid Natural Gas expansion at Tilbury? Also, are you comfortable with the possible fire and safety issues of the plant, considering its location in Burns Bog?
6. What do you think about the two competing proposals: T2 or Deltaport Berth 4?
7. What do you think Delta has done well these last 4 years, and what do you think needs attention in the coming 4 years?
8. Will you restore Delta's stream, rendered inaccessible to fish, and make our sloughs fully accessible to fish again?
9. What are you prepared to do to stop encroachment on Burns Bog? What is your vision for the Bog?
10. What are your thoughts on Delta's ICLEI membership, the UN and the World Economic Forum?
11. If a person would write to you with a concern in a handwritten letter, would you give them the courtesy of a reply?

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Peter van der Velden

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