

PROPOSED CHISHOLM STREET MIXED USE REZONING APPLICATION

Consultation Summary

The City of Delta provides residents with the opportunity to learn more about applications to rezone properties for development and offer comments. The feedback received is provided to staff to consider in preparing a recommendation for the application and to Council to inform their decision. The following is a summary of the feedback received for the Chisholm Street Mixed Use Rezoning Application in Ladner Village. Delta received 79 comments including 69 through the letstalk.delta.ca application website, 7 from emails and 3 at the public information meeting. Key themes of the feedback include:

1. Economic Development & Revitalization

- Support for a mixed-use development that enhances downtown vitality, attracts tourism, and strengthens local businesses.
- Interest in revitalizing Ladner with more commercial opportunities.

2. Building Height

- Desire to see heights less than six-storeys.
- Preference for a maximum of two to four storeys to preserve the village's historic character and views.

3. Ladner Identity

- Concern that development may threaten Ladner's identity as a heritage village.
- Criticism of the displacement of long-standing businesses and historical architecture.
- Support for development that includes historic-style architecture.

4. Hotel Development

- Mixed comments on the possibility of a tourist accommodation at this location.
- Concern that a hotel is unnecessary and could sit empty as Ladner is not a year-round tourist destination.
- Support for a well-designed hotel that could accommodate events, conferences, and bring activity to the area.

5. Need for Housing

- Emphasis on the urgent need for affordable housing over other uses (e.g., tourist accommodation).
- Desire to see long-term residents' needs for housing prioritized on City-owned land.
- Interest in proposals for co-op housing or mixed-use developments.

6. Parking

- Objection to losing existing public parking, especially for the popular Ladner Village and its seasonal farmers' market.
- Concern that reduced parking would deter shoppers and hurt local businesses.
- Support for development with adequate parking and public parking.

7. Public Consultation

- Suggestions that the process was rushed and that decisions were already made.

8. Environmental and Infrastructure Considerations

- Suggestions to improve green infrastructure and manage stormwater integration.
- Emphasis on maintaining river access and views.