3. WRITTEN SUBMISSIONS RECEIVED

3.2 Submissions Received from Monday April 28, 2014 at 8:01 a.m. up to Wednesday, April 30, 2014 at 4:00 p.m.

PART 2

387. Laurence E Ashton
388. Bruce Velestuk
389. Susannah Anderson
390. Debra Bowden
391. Marilyn Cherenko
392. Maya Bridger Denz
393. Cindy Skrivanek
394. Robert Very
395. Sandy Crowe
396. Thea Bridger Denz
397. Doug Lee
398. Michael Allen
399. Elizabeth Laturnus
400. Melanie Pow
401. Richard Kunz
402. Leo Skrivanek
403. David Pow
404. Jennifer Allen
405. Mark McColman
406. Renee Wilkins
407. Sandra Ellis
408. Dale LaVerne
409. Dale LaVerne
410. Robin Crabb
411. Olga Tkatcheva
412. Tom Martin
413. Alexander Pow
414. Marcella Szel
415. Sharon Severson
416. Maureen Grenier
417. Jody Beke
418. Jody Beke
419. Jim Stephen
420. Larry & Martha Hoff
421. Cilla Bachop

April 30, 2014  Oppose
422. Christina Shyong  April 30, 2014  Oppose
423. Michael A. Goldberg  April 30, 2014  Support
424. Peggy Schick  April 30, 2014  Oppose
425. Bob Semple  April 30, 2014  Support
426. Ted Laturnus  April 30, 2014  Oppose
427. Chris Kasza  April 30, 2014  Oppose
428. Chris Kasza  April 30, 2014  Oppose
429. Pat Gibbs  April 30, 2014  Support
430. Andy Sinats  April 30, 2014  Oppose
431. Pat Dodwell  April 30, 2014  Support
432. Michael Perry  April 30, 2014  Oppose
433. D.R. Foster  April 30, 2014  Oppose
434. Jamie Rodger  April 30, 2014  Oppose
436. Dianne Bennett  April 30, 2014  Oppose
437. George & June Pope  April 30, 2014  Support
438. Greg Prommaz  April 30, 2014  Oppose
439. Ron Foreman  April 30, 2014  Oppose
440. Lester Phillips  April 30, 2014  Oppose
441. Sandra Jones  April 30, 2014  Oppose
442. Sheila Pratt  April 30, 2014  Oppose
443. Gloria Paremain  April 30, 2014  Oppose
444. Jolanta Potrzebowska  April 30, 2014  Oppose
445. Ellen Thomson  April 30, 2014  Oppose
446. Ulrich Urfer  April 30, 2014  Oppose
447. PJ Austin  April 30, 2014  Support
448. Diane Bohmert  April 30, 2014  Oppose
449. Ron Bennett  April 30, 2014  Oppose
450. Desiree Erickson  April 30, 2014  Oppose
451. Cheryl Kristiansen  April 30, 2014  Oppose
452. Karen Bennett  April 30, 2014  Oppose
453. Dave Nedelec  April 30, 2014  Oppose
454. Karen Rougier  April 30, 2014  Oppose
455. Kristina McNamara  April 30, 2014  Support
456. Monte Russett  April 30, 2014  Support
457. Tom Morrison  April 30, 2014  Oppose
458. Joan Hebb  April 30, 2014  Support
459. Wilma Haig  April 30, 2014  Oppose
460. Elmar Klukas  April 30, 2014  Support
461. Dela Jahani Tyers  April 30, 2014  Support
462. Peter Thoss  April 30, 2014  Support
463. Gerry A. Clark  April 30, 2014  Oppose
464. Beverly Kingston  April 30, 2014  Oppose
465. Peter Hebb  April 30, 2014  Support
466. Joan Russow  April 30, 2014  Oppose
467. Dela Jahani Tyers  April 30, 2014  Oppose
468. Elmar Klukas  April 30, 2014  Support
469. Allan Arnold  April 30, 2014  Oppose
<table>
<thead>
<tr>
<th></th>
<th>Name</th>
<th>Date</th>
<th>Position</th>
</tr>
</thead>
<tbody>
<tr>
<td>470</td>
<td>S.A. &amp; J.F. Lundell</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>471</td>
<td>Leo &amp; Valerie Duckworth</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>472</td>
<td>Russ &amp; Sandy Thompson</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>473</td>
<td>Judith F. Clark</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>474</td>
<td>Jason Owen</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>475</td>
<td>Karin</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>476</td>
<td>O.F. Tyers</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>477</td>
<td>G.F.O. Tyers</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>478</td>
<td>David A Leroy</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>479</td>
<td>Kristin Ohm-Pedersen</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>480</td>
<td>Phyllis Tyers</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>481</td>
<td>Glennis Sherwin</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>482</td>
<td>Corinne Paulin</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>483</td>
<td>David Jones</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>484</td>
<td>Dianne Wallace</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>485</td>
<td>Gordon Ellis</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>486</td>
<td>Colin Liptrot</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>487</td>
<td>Mary Ruhl</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>488</td>
<td>Margaret Richardson</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>489</td>
<td>Linda Annandale</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>490</td>
<td>Marty Vanstone</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>491</td>
<td>Denise Burhoe</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>492</td>
<td>Julia Lattimer</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>493</td>
<td>Raeleen MacArthur</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>494</td>
<td>Gwendolyn Burke</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>495</td>
<td>Zachary Moshansky</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>496</td>
<td>Christine Knowlden</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>497</td>
<td>Davina Mckaig</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>498</td>
<td>Debbie McBride</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>499</td>
<td>Susan Jackson</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>500</td>
<td>Paul Van Westendorp</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>501</td>
<td>Jacqueline Forster</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>502</td>
<td>Cheryl Bezalel</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>503</td>
<td>Rachel Burke</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>504</td>
<td>Michael Burke</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>505</td>
<td>Oliver B. Hamilton</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>506</td>
<td>Trevor A. Elliot</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>507</td>
<td>Hui Sim</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>508</td>
<td>Kory Woeste</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>509</td>
<td>Cindy Chong</td>
<td>April 30, 2014</td>
<td>Support</td>
</tr>
<tr>
<td>510</td>
<td>Jacqueline Sowa</td>
<td>April 30, 2014</td>
<td>Oppose</td>
</tr>
<tr>
<td>511</td>
<td>Keira Chapman</td>
<td>April 20, 2014</td>
<td>Oppose</td>
</tr>
</tbody>
</table>
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Laurence E Ashton, 7666 119A St., North Delta

On Wed, Apr 30, 2014 at 8:51 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Laurence E Ashton, North Delta
Waste Not Want Not

As long as the tantalizing prospect of development on agricultural land is open for horse trading, the land will be unattainable for preservation and agricultural use.

We don’t need another commercial center. Century should be encouraged to fix their burned out Town Center Mall. Century is in the process of building a 6 story commercial building along 56 St alongside its town home, condo and assisted living complex just down the street from the commercial buildings complex also on 56 St. There was no resident push back against this Century development.

We don’t need to build a new Beach community in Boundary Bay or put development on the Southlands.

We do need to protect and preserve what is left of an important stop along the Pacific Flyway, an archeological jewel yet to be acknowledged and our quickly disappearing agricultural land, your thinking needs to be progressive, not myopic.

The RGS boundaries were only established after much discussion and input from many, many people who care a great deal for the unique areas we live in throughout the lower mainland. When zoning is put up for barter, Development companies who have bought agricultural land at speculative prices recognize that once a precedent is set there is no turning back. You will not be able to “close the door quickly” on future proposals as one of your members put it.

To say that speculation won’t happen is to bury your heads in the sand and eventually see Green Zones disappear into the clutches of concrete and infrastructure with SPRAWL as the end result... and insult.

Committee members, please do the right thing and respect the RGS as it is. Turn down this request to amend the RGS.

Respectfully,
Bruce Velestuk
585 Milsom Wynd
Delta BC
V4M 2T6
From: Susannah Anderson
Sent: Wednesday, April 30, 2014 10:57 AM
To: Public Hearing
Subject: Re: Southlands development

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Susannah Anderson, 103 7666 119A St, North Delta, BC

On Wed, Apr 30, 2014 at 8:30 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your name and address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Susannah Anderson
Sent: Tuesday, April 29, 2014 1:38 PM
To: Public Hearing
Subject: Southlands development

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Susannah Anderson, Delta
1410 Windsor Cres. Delta (Tsawwassen) BC V4M 3C2

On Apr 30, 2014 10:51 AM, "Public Hearing" <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

---

I live in South Delta and I am **against** the rezoning of the Southlands.

*I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.*

Thank you.

--

Debra Bowden, BCRPA Certified Trainer

Student, PCU College of Holistic Medicine

Website: **www.pcutcollege.ca**
Attention Public Hearing:

I am writing to restate that I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Thank you for considering my statement of opposition,

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient.

My address is

467 Seashell Dr
Delta BC V4L 2K8

Please let me know if there are other requirements to process my input. Please reply as soon as possible, but no later than the close of the public hearing.

Thank you,

Marilyn Cherenko
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Maya Bridger Denz
1334 Farrell Ave.
Delta, B.C.
V4L 1V2
I am opposed to changing the urban containment boundary in Delta to allow the proposal Southlands development to occur.

Thank you, Cindy Skrivanek
219 Murphy Drive
Delta, BC
I am opposed to changing the urban containment boundary in Delta to allow the proposal Southlands development to occur.

Thank you, Robert Very
219 Murphy Drive
Delta, BC
From: Sandy Crowe
Sent: Wednesday, April 30, 2014 11:11 AM
To: Public Hearing
Subject: proposed Southlands development

I wish to register my opposition to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Can you please send me a confirmation that you have received this email and that my opposition has been registered.

Thank You,

Sandy Crowe

#305, 1175 55th Street,
Delta (Tsawwassen), V4M 3J9
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Thea Bridger Denz
1334 Farrell Ave.
Delta, B.C.
V4L 1V2
Dear Metro Vancouver,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Please do not pave over any more farmland.

Doug Lee
1420 Gillespie Road
Delta, B.C.
On Wed, Apr 30, 2014 at 11:01 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your name and address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

'I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.'
From: Elizabeth Laturnus
Sent: Wednesday, April 30, 2014 11:17 AM
To: Public Hearing
Subject: RE: Opposition to Southlands development

Sorry for not noting that, it is: 2676 Macbeth Crescent, Abbotsford, BC

From: PublicHearing@metrovancouver.org
To: Elizabeth Laturnus
Date: Wed, 30 Apr 2014 10:57:47 -0700
Subject: RE: Opposition to Southlands development

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Elizabeth Laturnus
Sent: Tuesday, April 29, 2014 4:35 PM
To: Public Hearing
Subject: Opposition to Southlands development

Hi,

I am very much opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur. I grew up in South Delta and strongly feel that this land needs to be preserved.

Thank you,
Elizabeth Laturnus
Talia Parr

From: Talia Parr
Sent: Wednesday, April 30, 2014 11:18 AM
To: Public Hearing
Subject: Opposed to Southlands

Importance: High

I am opposed to changing the urban containment boundary in Delta to allow the proposal Southlands development to occur.

Thank you,

Melanie Pow
5446 7B Ave
Delta, BC
V4L 1S6
Dear Metro Board Members

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Please vote No and turn down Delta's application.

Richard Kunz
526 Centennial Parkway
Delta BC V4L1L1
I am opposed to changing the urban containment boundary in Delta to allow the proposal Southlands development to occur.

Thank you,

Leo Skrivanek
193 Woodland Drive
Delta, BC
I am opposed to changing the urban containment boundary in Delta to allow the proposal Southlands development to occur.

Thank you,
David Pow
1100 50B Street
Delta, BC
V4M 2W1
Please consider my following comments and NOT AMEND the Regional Growth Strategy as being recommended by the Corporation of Delta to change the regional land use designation for part of the site from Agricultural to General Urban.

1. Southlands is outside the Urban Containment Boundary and development would create high density housing away from the town centre and transit. Tsawwassen already has approximately 2500 approved housing units. This already surpasses Metro's goals for growth.

2. Increasing the population puts more commuters on our roads. More population where there is no reasonable transit service increases our carbon footprint exponentially at a time when there are already climate change impacts partially due to our carbon footprint.

3. The loss of over 300 acres of farmland reduces the ability to create a sustainable agricultural economy - one that also supports food production and food security. Part of the land in question is presently being used for food production. Once paved over it is paved over forever.

4. Building on this floodplain and increasing the number of vehicle trips, not to mention the diesel particulates from thousands of dump-trucks of fill will destroy important bird and wildlife habitats - forever.

5. This current plan will NOT provide affordable housing as the developer suggests. The type of housing will be determined by the future housing market. Boundary Bay is already one of the most costly housing areas in the lower mainland! This is not social housing that is being proposed here. It will be fair market value. Nothing less.

6. Living in Boundary Bay means that residents require a vehicle to do their daily shopping, appointments, etc. Most families now have two or more vehicles. Boundary Bay is as far away from a transportation hub as you can get in Tsawwassen. Being serviced by the proposed once-a-hour shuttle bus, forces residents to drive.

Thank you for your time.

Jennifer Allen
442 Seashell Dr.
Tsawwassen, B.C.
V4L 2L4
From: Mark McColman
Sent: Wednesday, April 30, 2014 11:25 AM
To: Public Hearing
Subject: Re: Proposed Southlands Development South Delta

My address is 392 Centennial Parkway, Delta. BC V4L 1K7
Thank you

---

Mark McColman, B.Sc., C.Ped (C)
President

phone
fax | 604-634-3339

kintec
Footwear + Orthotics
www.kintec.net

~Sent from my iPad

On Apr 30, 2014, at 11:07 AM, "Public Hearing" <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Mark McColman
Sent: Tuesday, April 29, 2014 3:33 PM
To: Public Hearing
Subject: FW: Proposed Southlands Development South Delta

Subject: Proposed Southlands Development South Delta

To whom it may concern,

As a resident of South Delta and the Metro Vancouver Region I am opposed to changing the Urban Containment Boundary in Delta to allow the Southlands Development for the following reasons:

1: The area needs to maintain and enhance the Metro Vancouver’s local farming base to allow for greater supply/provision/access to locally grown produce.
   Allowing this development to occur only reduces the opportunity to acquire local produce.

2: This area is a prime migratory bird flight path resting/feeding stage and the area acts as a natural aqua-filter for run off water.
3: The potential detrimental effect to the salinity and ecosystem within boundary bay. If allowed to be developed the draining of storm sewers into the waters of boundary bay will disrupt the current salinity of the bay. The marine life within that system will be adversely affected with the possibility of complete eradication along the tidal shoreline.

Please accept this as notification as my official opposition on this issue.

Thank you

Mark McCollman, BSc., C.Ped (C)
President
phone 
fax 604-634-3339

KinTeC
Footwear + Orthotics
www.kinteconet

KinTeC Footwear
www.facebook.com/KinTeCFootwear
www.facebook.com/KinTeCRunClinics
I completely oppose this as Southlands Amendment does not conform to the five goals of the Regional Growth Strategy.

Acceptance of the Southlands Amendment will set precedence and will undermine the intent of the Regional Growth Strategy.

What part of retaining farm land for our future food source for future generations do you not get!

Renee Wilkins
55 – 66A Street
Boundary Bay, B.C. V4L 1M3
I have strong concerns regarding the documented flood plain that exists in the Southlands property. There is further documentation that flood plains exist throughout the adjacent neighbourhoods of Beach Grove and Boundary Bay.

In addition, UNDERGROUND SPRINGS ARE REPLETE THROUGHOUT TSAWWASSEN. Tsawwassen is located in an area where there is a lot of water occurring naturally.

It is not sound planning to build homes on land located in a documented flood plain.

Regardless of the fill the developer proposes to make, it will only cover the problem. Water will find its way. I am concerned that the effort to buttress the Southlands property from flooding by elevating the building site with 4.2 metres of fill, (4.59 yards, 13.78 feet higher) will divert water to my neighbourhood in Beach Grove and thereby affect the safety of the homes. Is there a study for this potential problem? Who will bear the cost should the neighbourhood flood because of the infill on the Southlands property?

Many experts have presented evidence that 9 million dollars earmarked for Delta to upgrade irrigation and drainage will be grossly insufficient to complete necessary work on the Southlands property. This funding does not include upgrading drainage in adjacent neighbourhoods.

I urge Metro Vancouver to deny the application to develop homes on the Southlands property.

Sandra Ellis
5860 16A Avenue
Delta, BC V4L 1H9
Dale LaVerne
8951 Nash Street
Fort Langley
BC
V1N 2S3

thank you.

On 30/04/2014 11:15 AM, Public Hearing wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Dale LaVerne
Sent: Tuesday, April 29, 2014 6:58 PM
Subject: I'm opposed and appalled

'I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.'

How do you feel it is fair to disallow all voices in this matter as registered prior to March 28th, to state they will be silenced?

We live in a democratic country and you would be unhappy to be doing business in other countries without our respect for citizens so why do you constantly feel the right to dismiss the very basic premise of our citizenry?

Please stop seeing money as your objective, start to see the people who have voted you into positions of responsibility for people now and the children of the future.

Sincerely

Dale LaVerne
Fort Langley BC.
From: Dale LaVerne
Sent: Wednesday, April 30, 2014 11:31 AM
To: Public Hearing
Subject: Re: I'm opposed and appalled

Dale LaVerne
8951 Nash Street
Fort Langley
BC
V1N 2S3

Thank you.

On 30/04/2014 11:15 AM, Public Hearing wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Dale LaVerne
Sent: Tuesday, April 29, 2014 6:58 PM
Subject: I'm opposed and appalled

'I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.'

How do you feel it is fair to disallow all voices in this matter as registered prior to March 28th, to state they will be silenced?

We live in a democratic country and you would be unhappy to be doing business in other countries without our respect for citizens so why do you constantly feel the right to dismiss the very basic premise of our citizenry?

Please stop seeing money as your objective, start to see the people who have voted you into positions of responsibility for people now and the children of the future.

Sincerely

Dale LaVerne
Fort Langley BC.
66A Street, Delta, BC

On Apr 30, 2014, at 10:48 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

---

'I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.'

Who in their right mind would want to pave over perfectly good local farmland...this would be one huge mistake

Robin Crabb
Thank you for letting me know re. address.
I live at the 3508 Lockhart rd in Richmond BC v7c1m2

thank you again, Olga Tkatcheva.

On Wed, Apr 30, 2014 at 10:53 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your name and address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

Hello,
my name is Olga Tkatcheva and I live in Richmond, BC.
I am aware that Metro Vancouver's Public Hearing on Southlands re-zoning will commence on May 1st at 11:00am.

I cannot attend the Public Hearing in the middle of a work day, but it's very important for me to register my opposition for a public record.
I completely oppose the proposed rezoning and I feel that more effort has to be done to preserve and increase the amount of the good quality fertile lands for the Agriculture Lands reserve, and it is less important if they are actually farmed right now versus preserving this availability for the future as a strategic reserve, instead of increasingly relying on an import produce.

with best regards,
Olga.
To: Metro Vancouver Board and Committee Members.

This is to request that you deny the re-designation application for the Southlands.

I live in Victoria, BC. At least twice a year I visit Boundary Bay Park. I go there to see birds in their natural surroundings. I do not go there to see houses! Boundary Park is a special place---even more special if you are a bird! Building 950 housing units so close to it will drastically alter the landscape.

I am also concerned about loss of farmland. All around the world, delta areas provide rich soil providing they have not been polluted by industrial or other developments. Some of our food in Victoria comes from Delta. All of us need to eat---an even more critical human need than houses, especially when careful planning as in the RGS and TAP have shown alternative locations for housing.

I will finish with a third concern and that is climate change. In an area without any public transportation, 950 or more additional cars will have a major effect. Climate change is real. We all must take responsibility for it.

Please reject the application to re-designate the Southlands area.

Respectfully submitted,

Tom Martin
Unit B,
1703 Fernwood Road
Victoria, BC.
I am opposed to changing the urban containment boundary in Delta to allow the proposal Southlands development to occur.

Thank you,
Alexander Pow
4684 Delta Street
Delta, BC
April 25, 2014

Paulette A. Vetleson
Director, Board and Information Services/Corporate Officer
Metro Vancouver
4330 Kingsway
Burnaby, BC V5H 4G8

Dear Ms. Vetleson,

Re: Notification of a Proposed Amendment to Metro Vancouver 2040: Shaping Our Future (Metro 2040), the Regional Growth Strategy – Type 2 Amendment (Southlands)

The following constitutes the response from the TransLink Board of Directors to the above-described notification from Metro Vancouver, dated March 28, 2014.

TransLink is providing these comments pursuant to our legislative mandate in the South Coast British Columbia Transportation Act to “...review, and advise the Greater Vancouver Regional District... regarding the implications to the regional transportation system of... the regional growth strategy and any amendments to it”. As per this mandate, the comments provided in this response pertain only to the proposed amendment’s implications on the regional transportation system.

As discussed in the “Partner” strategy of TransLink’s Regional Transportation Strategy: Strategic Framework (RTS), it is critical for TransLink to work with Metro Vancouver as well as the municipalities to ensure that the region’s jobs and housing are located so as to support the goals of the RTS.

These goals, written to correspond with the goals set out in the Regional Growth Strategy, include making “transportation decisions that:

1. Provide sustainable transportation choices
2. Support a compact urban area
3. Foster safe, healthy, and complete communities
4. Enable a sustainable economy
5. Protect the environment"

The RTS also states that “As a region, we can best achieve these goals by designing our communities and transportation system in a way that:

- makes it possible to make half of all trips by walking, cycling and transit; and
makes it possible to make half of all trips by walking, cycling and transit; and
makes it possible to reduce the distances people drive by one-third”

Based on the RTS, as well as TransLink’s commitment to upholding the regional land use goals of Metro 2040, and lastly our own Transit-Oriented Communities Design Guidelines, TransLink supports developments which:

- are located on the Frequent Transit Network and in designated centres;
- create compact and complete communities; and
- make most trips possible by walking, cycling and transit.

In examining the implications of the proposed Southlands development on the regional transportation system, TransLink finds that the development is not consistent with the type of development that will advance our regional transportation goals, given that:

- the site is not located on (or near) the Frequent Transit Network, nor in a designated centre;
- most trips would be made by private automobile; and
- the site has limited transit service with some of the region’s lowest ridership, and service is expected to remain limited into the future.

This summary of the proposal’s transportation impacts is consistent with points raised in the Metro Vancouver staff report, which considered the amendment application against the goals of Metro 2040.

In assessing the proposed development’s impacts on the region’s transportation system, it appears likely that Southlands would move the region farther away from the goals and targets set out in the RTS, ultimately making those goals and targets more challenging to achieve in the long term.

If you have any questions regarding the above comments, please contact Bob Paddon, Executive Vice President Strategic Planning and Public Affairs, at 778-375-7720, or bjp.paddon@translink.ca.

Regards,

Marcella Szel
Chair, TransLink Board of Directors
From: sharon severson [person information redacted]
Sent: Wednesday, April 30, 2014 11:44 AM
To: Public Hearing
Subject: Re: Opposition to Urban Containment Boundary in Delta

152 st and number 10 hwy surrey bc

On Apr 30, 2014, at 10:58 AM, "Public Hearing" <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: sharon severson [person information redacted]
Sent: Tuesday, April 29, 2014 4:50 PM
To: Public Hearing
Subject: Opposition to Urban Containment Boundary in Delta

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Sharon Severson
From: Maureen Grenier
Sent: Wednesday, April 30, 2014 11:47 AM
To: Public Hearing
Subject: Re: I object to the Southlands Development

> From: Maureen Grenier
> Sent: Tuesday, April 29, 2014 2:21 PM
> To: Public Hearing
> Subject: I object to the Southlands Development
> I am strongly opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.
>
> Maureen Grenier
> Resident of Tsawwassen

My address:
5096 Dennison Drive,
Tsawwassen, BC
April 30, 2014

To Metro Vancouver Directors:

I am writing to you today to inform you not only of my support but the strong community support for Century Group’s Southlands plan. The Southlands plan is a plan that has evolved over the past eight years to reflect thousands of hours of community input. Every public meeting has helped improve the Southlands plan for the community and community support has increased to the point that at the most recent Public Information Meeting hosted by Delta over 70% of those that attended the Public Information Meeting (over 400) and provided comments on the plan were in support of Century Group’s Southlands plan.

To further show the current local support, I have attached a copy of an endorsement sheet that was featured in our local paper, which consists of close to 400 people that all signed up to make their voice known publically. In addition to the attached endorsement sheet, at the Delta Public Hearing Linda Ottho a local resident and community leader turned in a hand signed petition of over 1,700 Delta residents in full support of Century Group’s Southlands plan.

The fact that the opposition continues to refer to old proposals from the 80’s that are in no way related to the current community created vision being put forth by Century Group before you today is frustrating. As you make your final decision I would ask that you make your decision based on what the Century Group is proposing and what the community of Delta and Delta Council has shown their support for.

Thank you for your consideration in this matter.

Sincerely,

Jody Béke
4955 River Road Unit 107
Delta, BC
V4K 4V9
April 30, 2014

To Metro Vancouver Directors:

I am writing to you today to inform you not only of my support but the strong community support for Century Group's Southlands plan. The Southlands plan is a plan that has evolved over the past eight years to reflect thousands of hours of community input. Every public meeting has helped improve the Southlands plan for the community and community support has increased to the point that at the most recent Public Information Meeting hosted by Delta over 70% of those that attended the Public Information Meeting (over 400) and provided comments on the plan were in support of Century Group's Southlands plan.

To further show the current local support, I have attached a copy of an endorsement sheet that was featured in our local paper, which consists of close to 400 people that all signed up to make their voice known publically. In addition to the attached endorsement sheet, at the Delta Public Hearing Linda Ottho a local resident and community leader turned in a hand signed petition of over 1,700 Delta residents in full support of Century Group's Southlands plan.

The fact that the opposition continues to refer to old proposals from the 80's that are in no way related to the current community created vision being put forth by Century Group before you today is frustrating. As you make your final decision I would ask that you make your decision based on what the Century Group is proposing and what the community of Delta and Delta Council has shown their support for.

Thank you for your consideration in this matter.

Sincerely,

Jody Béke
4955 River Road Unit 107
Delta, BC
V4K 4V9
"The Southlands Proposal will Activate Farmland, Preserve Wildlife Habitat & Provide much needed Housing Options for Delta."

"The Southern Lands Plan is a thoughtful and creative solution that will provide needed housing options for Delta while still respecting agriculture."
From: Jim Stephen
Sent: Wednesday, April 30, 2014 11:49 AM
To: Public Hearing
Subject: Amendment bylaw No. 1203, 2014 - Southland Properties

I object to the proposed amendment to change some of the Southlands Properties land use designation from Agriculture to General Urban.

The proposed residential and commercial development would impose a massive change on the little, old (pre-dates 1914) community of Boundary Bay. The population would more than double in a relatively short period of time. The community would also have to suffer through the construction period as a large number of gravel trucks will be required to bring the ground level up to a flood proof level and make the land useable for residential purposes.

Southlands is proven farm land. It appears to be neglected farmland held by an owner who is more interested in creating evidence that it has areas of unsuitable farm land that would better used as residential area. Some of the farmland that the owner would like decision makers to believe is unsuitable farmland actually was used successfully to grow potatoes a couple years ago when other potato farmers were having difficulties harvesting their crop from water logged soils. The Southlands sandy soil did not experience the same level of soggy soil limitations.

I would like to see Metro Vancouver maintain the farm land use designation for all the Southland Properties. Your rejection may encourage the speculator/developer owner to sell the property to someone more interested in farming the land.

Delta council is too close to the Southlands owner to act in an impartial manner. Delta taxpayers should not take ownership of the gifted farmland component either, the farmland should owned by farmers.

Yours truly,

Jim Stephen
190 Centennial Parkway
Delta, B.C. V4L 1K5
To the Members of the Metro Vancouver Regional Planning and Agriculture Committee:

As long-time residents of Tsawwassen, we respectfully request that you do not amend the Regional Growth Strategy in order that the proposed “Southlands” development can go ahead for the following reasons:

1. The proposal fails all the criteria for where and when to approve new housing developments, both from The Corporation of Delta and from Metro Vancouver.
2. Approval of this development to infill and pave farmland, and to put unneeded housing on good farmland will open the floodgates of applications from farmland owners to do the same thing – and unfortunately, you would have set a precedent.
3. Agricultural land is precious, and, despite whatever document you might have been given that calls this plot “marginal”, this land produces bumper crops every year, and has for the 40+ years we have lived here. In fact, this year’s crops are being planted right now. Farmlands must be preserved. What little would be left and supposedly put back into the ALR with this proposal, and in the divisions drawn out, would not be farmable and would not be farmed in today’s economy.
4. More housing and retail development is not needed in Tsawwassen. There are huge developments already approved and under construction, and lots of “reconstruction” that more than doubles the number of present units on lots. On one lot in South Delta that previously held one home, Delta Council approved 10 detached houses.
5. The residents in Tsawwassen live daily with the constraints of living on a peninsula with only one somewhat unrestricted road in and out. There was no plan to in this proposal or by the Corporation of Delta to mitigate the huge safety and livability problem that would occur by adding 950 housing units at that location and the vehicle traffic that it would produce.
6. The entire Tsawwassen hill area drains through the area where housing units are proposed. Prepared reports do not indicate that the perpetual water problems would be mitigated that the long-time residents in Boundary Bay would surely incur by infilling that area for housing.
7. It is a well-known fact that you risk catastrophe when you disturb the ecosystems of low lying areas. Right now the Corporation of Delta is suing for “soil deposit activities” on Burns Bog, another sensitive low-lying area in Delta. It doesn’t make sense that Delta is suing over infill of a sensitive ecosystem in one area of Delta, and recommending that you consider allowing infill of a sensitive ecosystem in another part of Delta? Would an approval open Metro Vancouver open to litigation?
8. This project has no redeeming factors for this community. We are shocked that Delta Council changed a bylaw to create a Phased Development Agreement that would bind future Delta Councils for 20 years and not allow alterations without permission of the developer. Consequently, parcels could be sold and then anything in this proposal could be changed at will by the buyer.
9. This project flies in the face of the Tsawwassen Area Plan which was approved by the residents of Tsawwassen, and it was rejected by a huge majority of citizens at the public hearing held in Delta. It is unfortunate that our council members (with one exception) do not live in Tsawwassen, and do not understand our community like the residents do.

Thank you for your consideration of our submission to the public hearing.

Larry & Martha Hoff
5310 Wallace Ave.
Tsawwassen, Delta, BC
Sorry,

Cilla Bachop
105 66a St
Tsawwassen, BC
V4L1M3

On 2014-04-30, at 11:57 AM, Public Hearing wrote:

> We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

> -----Original Message-----
> From: Cilla Bachop [mailto:cillabachop@gmail.com]
> Sent: Tuesday, April 29, 2014 7:53 PM
> To: Public Hearing
> Subject: Southlands Public Hearing
>
> To Whom It May Concern,
>
> I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

> The replacement of the Massey Tunnel is paving the way for significant development of farmland along the access route.
> Even a casual traveller along Highway 17/17a and Highway 99 must notice the many "For Sale" signs on existing farmland.
> As with the purchase of the Spettifore lands, the purchaser is banking on future residential or commercial development.

> I won't insult you by parad ing the argument of climate change and its effect on food production as surely this fact must be foremost in your minds. The Southlands farmlands are viable. Apart from the few fields that have been potato farmed, the rest of the land has not been worked in decades but the lands, if one were to look at the farming records, were once productive when good farming practices undertaken. The produce from this land provided Woodwards with most of their produce. (Delta Archives)

> At Delta Council's last meeting to consider the Century Group proposal for Southlands development, the Mayor's declaration she would propose that the 80% of the land not developed be put back into the ALR was a clever political move in that it removed the fear that this land would eventually be developed. Gosh. As of today, what is the future of the ALR?
Take a stand. This Century Group proposal may seem a more civilized solution to the dilemma of what one does with privately owned farmland but it isn’t. It’s just another development, another example of urban sprawl where it needn’t be and doesn’t deserve to be.

Keep to the plan to consolidate residential areas within town cores, next to transit and other facilities. Farm, farmland!

Please do the right thing.

Sincerely,

Cilla Bachop
Tsawwassen, BC
Dear Board of Metro Vancouver,

I would urge you to say "No" to the Southlands proposal because of the following reasons:

The Southlands proposal does not conform to the 5 goals of Metro Vancouver’s Regional Growth Strategy (RGS)

Goal 1 – Create a Compact Urban Area.

The location of this development in no way supports a compact urban area; Southlands is 1.3km from the town center, making the residential areas in Tsawwassen more spread out not more compact.

Goal 2 – Support a Sustainable Economy.

Increasing the population does not guarantee increased economy and many of the new residents would be working outside of Tsawwassen. In addition, the loss of over 300 acres of farmland reduces the ability to create a sustainable agricultural economy, one that also supports food production and food security.

Goal 3 – Protect the Environment and Respond to Climate Change Impacts.

The development places greater stress on the fragile eco-system of Boundary Bay, a recognized site protected by the RAMSAR convention and also part of the Western Hemisphere Shorebird Reserve Network (WHSRN). Perhaps the biggest omission of Delta Council and the developer is ignoring the climate change reality. Is it even wise to build on a flood plain any longer? This area would be at greater risk from liquefaction during an earthquake event?

Diesel particulates from 60,000-100, 000 dump trucks will pollute the air during the construction phase.
Already the Boundary Bay community suffered a flood in February 2006. Building at that location puts 2,000 more people in harm’s way. Raising the elevation of Southlands to 4.2 meters would protect the new community to the year 2050 but the latest report from Ministry of Environment recommends protection to 6.2 meters for the year 2100. But one thing to be sure, building in flood protection for Southlands would only achieve one reality – creating a dam that would flood the surrounding residents during the next storm!

**Goal 4 – Develop Complete Communities.**

*The current plan will NOT provide “affordable” housing and diversity of housing will be determined by the future housing market.* Is the 80/20 plan a good compromise when the developer is granted a Phased Development Agreement that allows him to proceed with any revisions as ‘market forces dictate’? It is possible that only condos are built and no single dwelling homes will ever be built. Is it a good compromise when there are absolutely no covenants to ensure there will be a diversity of housing options for all age groups?

**Goal 5 – Support Sustainable Transportation Choices**

*The location of the vast majority of the homes is as far away from transportation hubs as possible. Those living close to Boundary Bay will be serviced by a once an hour shuttle bus. People living in Southlands would most likely drive whenever they need to go to the dentist, bank and use other amenities.*

Other considerations:

1. **Comment from Ministry of Agriculture (Letter to Delta Council, May 2013)**

   “we do not support the premise that the public will appreciated agriculture and become more involved with it by living next to it...Farm operations will certainly utilized machinery and manure generating a variety of annoyances for non-farm neighbors”

2. **Preserve the integrity of our local and regional planning processes**

   Two years was spent drafting the Tsawwassen Area Plan. The majority of the people want Southlands to stay 100% agricultural.

3. **Land speculation**

Public Hearing - 560
Another ‘by-product’ of approving this re-zoning application is the impact on farmland values throughout Metro Vancouver. By diluting the enforceability of the RGS goals as it relates to farmland and green space, these areas become the subject of **greater land speculation** agricultural land values will escalate to even higher levels to reflect Metro Vancouver’s endorsement of this re-zoning. Farmland prices have already become unaffordable to farmers who are interested in actually farming the land.

4) The Issue of Precedence

Is it a good precedent for Metro Vancouver to set, that there would be **‘Land donations’ in exchange for chan Containment Boundary** as a means to preserve some arbitrary percentage of agricultural land?

Even you own staff has identified serious concerns regarding the current proposal.  *Metro Staff mentions* “Given the intention of applying to have some of these lands reinstated in the Agricultural Land Reserve, and that these lands are partly owned and therefore at greater risk of development, this is a significant regional and local gain.” “However, it is a significant challenge to determine what level or amount of regional and local benefit is sufficient outside of the urban containment boundary when it is clear that there is sufficient space to accommodate project need for employment growth within the existing community.” *(the Tsawwassen area already has at least 2500 approved residential units, with future growth already surpassing Metro’s goals for growth.)*

And also, “A key issue with the potential to set precedent is the notion that public ownership of land enhances agricultural productivity and community benefit. Given that the vast majority of agricultural land is privately owned, accepting this amendment could be seen to signal to those land owners, that subdividing the land for urban development is a small percentage of the land, and dedicating the rest to public ownership is an acceptable, even desirable goal. Even on a broader regional level, lead to greater speculation of agricultural land and proposals of this nature, there is fundamental values inherent in the regional growth strategy.”

Here are some comments from the South Delta Leader ...

“A key concern at Metro is whether the development if approved will encourage more developers to craft proj some farmland in order to lucratively convert the rest to urban use. That’s what a final decision will likely hinge about traffic, dust or other potential impacts on Tsawwassen

Metro Committee member Harold Steves said the developer should not be rewarded after the land and a good allowed to deteriorate over the years, degrading the agriculture potential.”

Finally, the Vancouver Sun wrote, “This is so important, this is probably one of the biggest agriculture issues for Steves said. “It definitely sets a precedent.”

Please say, "No" to Southlands proposal!

Sincerely,

Christina Shyong
11153 Carstone Cr.
Delta, BC
V4E 1L4
Metro Vancouver Staff Report  

Vancouver Sun

South Delta Leader
Dear Chair Moore and Metro Vancouver Board:

I am writing to strongly and enthusiastically support the Metro Vancouver staff recommendation to amend the Regional Growth Strategy as below:

“The proposed regional growth strategy (RGS) amendment for the Southlands development includes redesignating 59.7 hectares from RGS Agricultural to RGS General Urban (27% of the site) and amending the Urban Containment Boundary to include these lands; and redesignating 42.2 hectares from RGS Agricultural to RGS Conservation and Recreation (19% of the site).

Another commitment prevents me from sharing my views in person at the Public Hearing on 1st May 2014 at 11:00 am. Accordingly, I am writing instead so that I can be on the record as profoundly supporting the proposed amendment.

I am very familiar with the site and the proposal. My family and I lived in Monterra, directly across from the proposed Southlands Development, and in other parts of Tsawwassen as well. We have family and friends who continue to live in both Monterra and Boundary Bay at the present time. Thus, I am knowledgeable about both the neighbourhood, the larger Tsawwassen community and the proposed Southlands Development. Also, and of equal importance to me, I write as someone potentially very interested in moving into an innovative and pedestrian friendly development such as that being proposed here for Southlands by The Century Group.

I think the proposal is an excellent one which is why I am so wholehearted in my support. My review of the proposal and the discussions by Delta Council convince me that the proposed development offers Tsawwassen and Delta a unique chance to add 950 more diverse and well-designed housing units to Tsawwassen. The resulting development will create a more functional and interesting community integrating the existing Tsawwassen Town Centre with the Boundary Bay community to create a more diverse, robust and complete Tsawwassen. In addition the development will see some 172 hectares devoted to farming and open space for all residents of South Delta and indeed residents of Metro Vancouver to enjoy in perpetuity. The estimated 2700 new residents will also add to the vitality and economic viability of commercial enterprises in Tsawwassen and to the completeness and sustainability of the community. The additional housing units also provide much needed diversity in the Tsawwassen housing stock so that current empty nesters and smaller households can continue to live in Tsawwassen in more appropriate sized units in this new and compact pedestrian-oriented neighbourhood.

The proposal also helps Metro Vancouver achieve its two of its highly laudable goals of “Focusing Growth in Urban Centres” and helping “Support a Sustainable Economy.” Delta has designated Tsawwassen Town Centre as a “Local Centre” and the Southlands proposal will greatly facilitate this designation becoming a reality by helping to shape a true town centre and focal point for all. The commitment to sustainability by Metro Vancouver, the Corporation of Delta and indeed the citizens of our region will also be significantly advanced by the active farming that will be occurring within the boundaries of the proposed Southlands Development.

In summary, I find the Southlands development proposal to be an highly innovative and exciting and exciting one. Indeed, had it been built when my family and I lived in Tsawwassen it would have made our five years there considerably richer and more enjoyable. It is also precisely the kind of development that could lure us back.
I fervently hope that Metro Vancouver Board approves the Metro Vancouver Staff Recommendation to amend the Regional Growth Boundary to enable this development to move forward quickly.

Thank you for allowing me to place this letter on the public record.

Sincerely,

Michael A. Goldberg
Professor and Dean Emeritus
Sauder School of Business
The University of British Columbia
Home Address: #402 – 1228 West Hastings Street, Vancouver, BC V6E 4S6
Home Phone: [红acted]
Talia Parr

From: Alan Martin
Sent: Wednesday, April 30, 2014 12:05 PM
To: Public Hearing
Subject: Re: Southlands development

My address is 11102 Southridge Road, Delta, BC

Peggy Schick

From: Public Hearing
Sent: Wednesday, April 30, 2014 10:49 AM
To: ‘Alan Martin’
Subject: RE: Southlands development

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Alan Martin
Sent: Tuesday, April 29, 2014 2:56 PM
To: Public Hearing
Subject: Southlands development

To those concerned;

I am opposed to changing the Urban Containment Boundary in Delta that would allow the proposed Southlands development to occur.

Peggy Schick,
Delta Homeowner
Talia Parr

From: B & D Semple
Sent: Wednesday, April 30, 2014 12:09 PM
To: Public Hearing
Subject: RE: Southlands

Sorry for the oversight...
My name is Bob Semple 21 Georgia Wynd Tsawwassen BC V4M 1A6
Thank you for your trouble
Bob Semple

From: Public Hearing
Sent: April-30-14 11:14 AM
To: 'B & D Semple'
Subject: RE: Southlands

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: B & D Semple
Sent: Tuesday, April 29, 2014 6:46 PM
To: Public Hearing
Subject: Southlands

Dear Committee Members,
Please have the good sense not to let the few dinosaurs stop what will be a world class lifestyle development that will set the stage to further place Vancouver as the most thoughtful, forward looking city on the planet. This project is planning carried to the next stage...a stage for the future where all people can be offered a green solution for the first time. I plan to live there, with other like minded individuals, in harmony with our world.
Please support the Southlands
Regards
Bob Semple
Tsawwassen Resident

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4577 / Virus Database: 3931/7420 - Release Date: 04/30/14

No virus found in this message.
Checked by AVG - www.avg.com
Version: 2014.0.4577 / Virus Database: 3931/7420 - Release Date: 04/30/14
OK.....see below.

From: Public Hearing [mailto:PublicHearing@metrovancouver.org]
Sent: Wednesday, April 30, 2014 11:04 AM
To: 'Ted Laturnus'
Subject: RE: Southlands.

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Ted Laturnus
Sent: Tuesday, April 29, 2014 6:17 PM
To: Public Hearing
Subject: Re: Southlands.

To Whom It May Concern:

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Ted Laturnus
4734 44A Ave
Delta, BC
Dewberry & 246

On Apr 30, 2014 2:52 PM, "Public Hearing" <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

---

To Whom It May Concern,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Regards,

Chris Kasza
Sorry; I hit send prematurely.

Dewdney Trunk Rd. & 246 St., Maple Ridge

Regards,
Chris

On Apr 30, 2014 4:13 PM, "Chris Kasza" wrote:

Dewberry & 246

On Apr 30, 2014 2:52 PM, "Public Hearing" wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

To Whom It May Concern,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Regards,
Chris Kasza
Ok, I live at 14-22411 124th Ave, Maple Ridge BC

On 4/30/14 10:08 AM, Public Hearing wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

I would like to register my opposition to this project and to having our elected officials complicit in facilitating it.

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Pat Gibbs
Southlands / Metro Public Hearing
Metro Vancouver
4330 Kingsway, Burnaby

To Whom It May Concern:

The Regional Growth Strategy needs to look to the future needs of the Vancouver Metropolitan Area, as well as employing foresight about climate change and rising sea levels.

The thousands of truck-loads of fill indicate that ocean incursion is a real possibility. This area would be better preserved as habitat for migratory and resident birds and other species, and for agriculture for our species.

What is the use of having a Regional Growth Strategy, if a project that does not meet its goals is allowed to proceed?

Please so no to the Southlands Amendment and the requested rezoning. Say yes to preserving Vancouver as a green city now and for the future.

Thank you for considering these comments.

Yours truly,

Andy Sinats

BC Environmental Network
318 St. James Street
Victoria, BC, V8V 1J8

Southlands Amendment does not conform to the five goals of the Regional Growth Strategy.

Acceptance of the Southlands Amendment will set precedence and will undermine the intent of the Regional Growth Strategy.
I am writing to you today to give my whole hearted support to the proposal put forth by Sean Hodgins and Century Group.

My boys have grown up in Tsawwassen. When we moved here, we were looking for choices in housing but didn't really find it. I think that the Southlands will give people, particularly young families and empty nesters more choice in housing which will be good for measured growth in Tsawwassen.

Clearly, the land has difficulties and conventional, industrial farming practices are not viable for this piece of property. Century Group has consulted experts in urban agriculture and has put forth this plan. He has listened to what people in the community have had to say about what they would like to see and this plan is a great opportunity to ensure that the 5 key goals of Metro Vancouver’s goals for Regional Planning are met.

Please support this application. Have the foresight to see where the possibilities proposed by Century Group can take us. Through this, Delta can become an example of what the future of housing and agriculture are. It will reflect your goals of a compact urban area while creating a sustainable economy, protecting the environment and responding to impact on climate changes, developing a complete community and sustainable transportation systems.

I am at an age where I am getting closer to retirement. I want to be able to have a choice of housing alternatives for my latter years. I want to be able to walk to where my daily needs from my grocer, baker and others can be met. I think that this is possible in what is proposed for the Southlands.

Respectfully submitted,

Pat Dodwell

1432 View Crescent, Tsawwassen, B.C.
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Sincerely,

Michael Perry
1325 56 street
Delta BC
V4L2A6
I thank you for your prompt response and sorry for the need to do so.
Braid road
Delta BC V4L 1T3

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

Good day to you,

Again I write, I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Yours
D.R.Foster
Jamie Rodgers
4th ave and 53rd street, Delta

On Apr 30, 2014 9:06 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:
We are not able to process your written submission until you provide your name and address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

-----Original Message-----
From: Jamie Rodgers
Sent: Tuesday, April 29, 2014 2:04 PM
To: Public Hearing
Subject: Southlands

I oppose the development on the south delta Southland's. The area is beautiful rich farmland which someday will be essential to food procurement. We have plenty or areas elsewhere in the community that are perfect for housing development.
My wife and I have lived close to the lands that are subject to your consideration for many years and are familiar with the long history of its proposed development.

We have met Mr. Hodgins, have toured the model home his company installed at a local shopping centre, and have attended a public meeting sponsored by Century Group to explain what is involved in making the lands suitable for crop farming.

We believe the project as designed represents the only viable way this property can be salvaged for the benefit of the entire community.

Not only will it provide a variety of state-of-the-art ‘green’ residential options that presently do not exist in Tsawwassen, it will enhance the network of park trails connecting to the adjacent Boundary Bay Regional Park, and best of all ensure that 80% of the property (the arable portions) are available for soil-based farming for generations to come.

We support this project and trust you will too.

Jim and Judy Wallace
1374 Gillespie Road,
Delta, BC V4L 1V9
I would like to voice my opposition to the Southlands amendment.

Dianne Bennett
361 Centennial Pkwy
Delta B.C
V4L1K8
We support the amendment to Bylaw 1203, 2014 for the following reasons:

(1) There is a valid need for Housing particularly by the young and the elderly.

(2) The "Century" proposal particularly removes the present wasteland of its rats, snakes, dust and mosquitoes

(3) Economically, the presumed lower tax rate would be replaced, assuming municipal acumen, by overseeing governmental development. A win, win result.

(4) While well meaning and honest environmentalists have some valid points, balance is the key factor. The pressure group "Southlands The Facts" has proven itself to be dishonest. The local owners, through goodwill, have been more than generous.

(5) Knowledgable Delta farmers have attested to the fact that farming is a dirty smelly vocation, not economically viable in even a larger land base. Presumably there are no buyers.

(6) This is an established URBAN area with housing on three (3) sides. It should be officially recognized as such.

We are adjacent residents (13) years and feel that this debate is now over. We urge your sincere deliberation and approval.

Thank you for your consideration.

George and June Pope,

5636 Wellington Place,
S. Delta, B.C.
V4L 2M8
Address is 250 54a st tsawwassen.

Greg Prommaz  
Caprice Countertops Inc.  
Office 604-340-6363  
Cell 604-790-1453

On Apr 30, 2014, at 10:05 AM, "Public Hearing" <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

Hello, as a resident of Tsawwassen I am writing this letter to voice my opposition to the south lands proposed development. I hope you consider the voice of the residents who live in Tsawwassen and who are most affected by the proposed development.

Thanks

Greg Prommaz  
Caprice Countertops Inc.  
Office 604-340-6363  
Cell 604-790-1453
894 Eden Cr. Delta, B.C.

On Apr 30, 2014, at 10:25 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

> We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.
>
> ----Original Message-----
> From: Ronald Foreman [mailto:Ron Foreman@telus.net]
> Sent: Tuesday, April 29, 2014 2:39 PM
> To: Public Hearing
> Subject: Southlands re-zoning
>
> To Whom It May Concern
>
> I would like to indicate my opposition to the proposed Southland development - multiple reasons including low elevation, end of the line for all infrastructure services (water, power, transportation, etc.) as it is essentially a dead end location with no chance of flow through, preservation of farm land from development - to mention but a few.
>
> In addition, the majority of public opinion expressed in the municipality hearings was opposed, even after the information was manipulated by council, so the council is going against the wishes of the majority of residents and refuses to put it to a binding referendum.
>
> Thank you,
>
> Ron Foreman
> Delta, B.C.
Paton Drive and Crescent Drive, Delta BC

On Apr 30, 2014, at 10:25 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

LESTER PHILLIPS
From: sandra [mailto:]
Sent: Wednesday, April 30, 2014 12:40 PM
To: Public Hearing
Subject: RE: Opposition with Metro on Southlands

From: sandra [mailto:]
Sent: Tuesday, April 29, 2014 2:02 PM
To: Public Hearing
Subject: Opposition with Metro on Southlands

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Is it the intention of government to destroy all habitat for our beautiful natural world? You are shameful and driven by nothing but greed.

Sandra Jones
472 – 8025 Champlain Cres.
Vancouver, BC
V5S 4K3
From: Sheila Pratt
Sent: Wednesday, April 30, 2014 12:45 PM
To: Public Hearing
Subject: Re: proposed Southlands development

I live in Maple Ridge on Silver Valley Road.
Sheila Pratt

On 30-Apr-14, at 10:06 AM, Public Hearing wrote:

> We are not able to process your written submission until you provide
> your address for the public record. For address, the cross-road and
> city where you live is sufficient. Please reply as soon as possible,
> but no later than the close of the public hearing.
>
> -----Original Message-----
> From: Sheila Pratt [mailto:]
> Sent: Tuesday, April 29, 2014 2:31 PM
> To: Public Hearing
> Subject: proposed Southlands development
>
> I am opposed to changing the Urban Containment Boundary in Delta to
> allow the proposed Southlands development to occur. It should never
> have been removed from the ALR and it doesn't comply with the RGS.
> There is plenty of other space to develop additional housing; this
> farmland should REMAIN FARMLAND!
> Sheila Pratt
>
> !DSPAM:3168,53612d683085938333318730!
Dear Metro Councilors

I am strongly opposed to the changing the urban containment boundary to allow the proposed Southlands development to occur for many reasons.

Particularly, the Greater Vancouver Regional District has an expanding population but a shrinking amount of arable land to feed its population.

With global warming and the increasing number of natural disasters it is imperative that we be able to feed ourselves from sources as close as possible.

The further away our food has to be transported from, the greater the carbon footprint it causes and the higher the risk of it not being available from those distant places.

As Councilors you have an obligation to think the “big picture”. You also have a responsibility not only to the current population but to future generations.

I strongly urge you to reject this application as it will destroy a large area of arable land close to the people that will need its products. A non renewable resource will have been destroyed!

Think very carefully.

Sincerely

Gloria Paremain

5681 Goldenrod Crescent
Delta, BC
V4L 2H9
On Wed, Apr 30, 2014 at 11:59 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Ulrich Urfer [mailto:ulrich.urfer@gmail.com]  
Sent: Tuesday, April 29, 2014 8:27 PM  
To: Public Hearing  
Subject: Southlands Re-zoning

'I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.'

Jolanta Potrzebowska

1175 Ferguson Rd.
Delta, BC V4L1X2
From: Jim Thomson  
Sent: Wednesday, April 30, 2014 12:54 PM  
To: Public Hearing  
Subject: RE: Southland

Ellen Thomson  
8033 Champlain Crescett  
Vancouver, BC V5S 4K3  

I am opposed to taking away more land for development as I have said very clearly below.

From: Public Hearing  
Sent: April 30, 2014 10:58 AM  
To: Jim Thomson  
Subject: RE: Southland

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Jim Thomson  
Sent: Tuesday, April 29, 2014 4:42 PM  
To: Public Hearing  
Subject: Southland

'I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.'

Ellen Thomson  
Vancouver, BC
'I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.'

Ulrich Urfer
4727 Wesley Drive
Delta, BC, V4M1W7
FROM THE DESK OF

PJ AUSTIN

April 30, 2014

Metro Vancouver - Southlands Public Hearing
Metro Vancouver Regional District
4330 Kingsway, Burnaby
BC, V5H 4G8

Directors,

I am here to whole heartedly support the Southlands Project.

I was a resident of Boundary Bay for over ten years and during that time it was concerning to me what might be developed on the land that is the Southlands Project. What I feared the most as I watched greenhouses being built in surrounding areas of South Delta was that this land might also be covered with glass.

It is my belief that Sean Hodgins and his team at Century Group have listened to and worked closely with the people of Delta to refine this project, the one that is being presented to you today. This project encompasses the best of both worlds, a compact, beautiful neighbourhood where small business, amenities, parks, people, and wildlife can co-exist, while still maintaining a strong, sustainable agricultural footprint. The Southland Project incorporates all of the five key goals of the Regional Growth Strategies and in fact presents as an exemplary model of those principals. As I now live in a city where people search for any small piece of land where they can build small community gardens, I think of the Southlands Project where Delta will hold in perpetuity, a vast amount of land that will be the largest ‘community garden’ completely within the bounds of the community of Tsawwassen.

I urge you to support this project.

Sincerely yours,

PJ Austin

19 - 13400 PRINCESS STREET, RICHMOND, BC, V7E6R5
Sorry for neglecting my address for your record. It is:

Diane Bohmert
1109 51st Street,
Delta, B.C.
V4M 3X6

On 30/04/2014 11:12 AM, Public Hearing wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

Dear Council,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Sincerely,
Diane Bohmert
Tsawwassen, B.C.
I am opposed to the Southlands amendment and would like my opposition registered!

Ron Bennett
361 Centennial Pkwy
Delta B.C
V4L1K8
Desiree Erickson. 3341 webber road west kelowna.

On Apr 30, 2014, at 11:03 AM, "Public Hearing" <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your name and address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Sincerely,

Desiree Erickson
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

I believe the proposed Southlands development is NOT aligned with Metro’s Regional Growth Strategy Planning Principles and in fact violates many of the key principles.

ALL of our agricultural land in the Lower Mainland should remain agricultural to help satisfy current and future needs of our growing population for local food supplies. There are plenty of opportunities within existing residential areas of Tsawwassen near the town centre and main transportation road – that can accommodate increased density to ensure the Tsawwassen contributes to population growth targets set by Metro. But all growth should be sustainable growth that does not impact the quality of life and planning principles set out by Metro.

Thank you
Cheryl

Cheryl Kristiansen
101 – 66A Street
Delta BC

[redacted]
I would like to add my voice to the majority who oppose the Southlands amendment.

Karen Bennett
5271 Saratoga Drive
Delta B.C
V4M2E8
5373  45 ave delta NCAA

> On Apr 30, 2014, at 10:24 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:
> We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.
>
> ----Original Message-----
> From: Dave Nedelec [mailto:]  
> Sent: Tuesday, April 29, 2014 2:34 PM  
> To: Public Hearing  
> Subject: Stop the south lands  
>  
> I am totally against this development.  
> Please do not proceed with any construction on this Delta jewel.  
> Do not trust the Century group as they continue to sway the public.  
> Leave it alone!  
> That's what we the residents want!  
> Thank you  
> Dave Nedelec
> 
>
My name is Karen Rougier, 1460 Farrell Ave, Delta, BC V4L1V4.

Southlands Amendment does not conform to the five goals of the Regional Growth Strategy. I am opposed to Southlands being developed.

Karen

Sent from my iPhone
I am unable to attend the public hearing tomorrow regarding the Southlands. I am emailing in SUPPORT of the development. Tsawwassen is in desperate need of change and we need to attract new families to the area. The Southlands proposal is innovative and community minded. Please say YES to the proposal.

Thank you,

Kristina McNamara
43-67th Street
Delta, BC
V4L 1L5
From: Carol & Monte Russett
Sent: Wednesday, April 30, 2014 1:21 PM
To: Public Hearing
Subject: Re: South lands

5467 18th. Ave v4m2j1. Regards

Monte Russett
Home:
Cell:
Email:

On Apr 30, 2014, at 11:58 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

> We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.
>
> -----Original Message-----
> From: Carol & Monte Russett [mailto:]
> Sent: Tuesday, April 29, 2014 8:02 PM
> To: Public Hearing
> Subject: South lands
>
> I have resided in Tsawwassen science 1989. I believe south lands needs to be developed looking from the past Hod gins ( century holdings ) has tabled a very good. Proposal. The best so far
> I believe the company to be sincere
> .
>
> Monte Russett
> Home:
> Cell:
> Email:
The Corporation of Delta  
4500 Clarence Taylor Crescent  
Delta, British Columbia  
V4K 3E2

Attention: Mr. George Harvie, CAO

Dear Mr. Harvie:

Re: Southlands Development

The following four photographs show Tsawwassen town centre mall and the intersection of 56th Street and 12th Avenue in the late morning of a recent Saturday.
The proposed Southlands development will put another thousand cars through this intersection. That is the equivalent of four lanes blocked solid for 2.3 kilometres – in addition to the existing traffic which, as you can see, is close to saturation at peak periods.

For the Corporation of Delta even to consider this application is completely irresponsible.

Yours truly

Tom Morrison

cc. Southlands the Facts
Dear Mr. Smith:

Re: Southlands Development, Tsawwassen

Mr. Daniel Werger gave me your name and said that you had no objection to me writing to you on the above subject; I understand you will be reviewing an application to develop this area which has been passed by the Corporation of Delta.

Perhaps you will allow me to offer you some long-term, broad-scale background to this contentious issue.

I have lived in Tsawwassen since 1988. In that period there has hardly, if ever, been a time when at least one housing development has not been in permitting or construction, all of them built to house higher occupation densities than the buildings that they have replaced. The result has been an enormous increase in population density, especially in the vicinity of 56th Street and 12th Avenue. Almost all the resulting motor vehicle traffic is channeled through that intersection to the point where it is practically saturated at certain times of the day and week. Individually, these developments have been unobjectionable, but their cumulative effect over the years has caused a deterioration in the quality of life in Tsawwassen, with increased noise, dirt and hazard and inconvenience to pedestrians.

Now that the existing traffic system is approaching saturation, the proposed Southlands development of 1,000 dwellings will add 1,000-1,500 cars, equivalent to a traffic jam four lanes wide and 3 kilometres long, plus service vehicles and construction traffic. The area is accessed by two routes: 56th Street and 12th Avenue or 56th Street, 16th Avenue and Beach Grove Road. Beach Grove Road is narrow and has speed bumps, pushing traffic onto the already saturated 56th Street and 12th Avenue intersection. The capacity of these roads cannot be increased without demolishing large numbers of dwellings and businesses.

The same is true of other services -- standing room only on some buses and a gradual decline in domestic water pressure being among the more apparent. Mr. S. Lan of Corporation of Delta Engineering assures me that there has been no decrease in water pressure and that a reservoir to the north of Tsawwassen will cater for the additional water demands made by the Southlands.
development. His instruments are either misplaced or in error; while a reservoir may even out short-term fluctuations, it obviously cannot cater to a sustained demand increase of 1,000 dwellings x 3 people per dwelling x 300 litres per person per day ≈ 900,000 litres per day. This will entail increasing the mains capacity all the way across the Lower Fraser Valley. The developer is indifferent; Delta Engineering is naïve; the Tsawwassen tax payers end up footing the bill for developments that are contrary to their best interests.

On that subject, the Corporation of Delta’s interest is to increase the number of tax payers. Tsawwassen business operators are interested to increase the number of their customers so that they can pay the exorbitant rents charged by Sean Hodgins’s Century Holdings, Sean Hodgins being the proponent of the Southlands development. The people that get left out of the picture are the inhabitants of Tsawwassen.

The proposed Southlands development does not offer the greatest possible good for the greatest possible number of people. Its acceptance by the Corporation of Delta is irresponsible. It should never have got as far as it has; I and plenty of other people hope it will go no further.

Yours truly

Tom Morrison, P.Eng.
Dear Ms. MacFarlane;

Re: Southlands Development

This follows from your letter, dated August 19, 2013. I will be obliged if you will also circulate the following remarks to the Mayor, Council, the Chief Administrative Officer and the Director of Community Planning and Development for consideration at the public hearing to be held on October 28 and 29, 2013, and to be added to the public record.

I have been living in central Tsawwassen since 1988. In that time there has been a continual reduction in the average pressure of the domestic water supply. Within this general reduction have been short periods of greatly reduced pressure. These abnormally low pressures have, themselves, become lower in the course of time. On Wednesday, August 21, 2013, the domestic water pressure was the lowest it has been in twenty-five years; the trickle of water that came out of the taps was barely enough to wash in. This reduction in water supply has accompanied a large and continuing increase in the Tsawwassen dwelling density, including the construction of hundreds of apartments. The Corporation of Delta continues to authorize new high-density construction, examples being the apartment blocks starting construction on 12th Avenue, two blocks east and west of 56th Street.

The proposed Southlands development will, obviously, add very substantially to Tsawwassen’s water demand. Increasing the supply is no simple matter because Tsawwassen’s water comes from the North Shore across the whole width of the Fraser Valley, as shown in the following map published by Metro Vancouver.
Any increase in supply depends on the supply infrastructure over the whole of that distance. I do not suppose that the proponent of the Southlands development is prepared to shoulder this cost; there is no
reason why the tax payer should do so. Nor is there any legitimate reason why the existing residents of Tsawwassen should have to put up with the continuing reduction of their water supply.

Yours truly

Tom Morrison

cc. Southlands the Facts
The Corporation of Delta  
Engineering Department  
4500 Clarence Taylor Crescent  
Delta, BC  
V4K 3E2  

Attention: Mr. S. Lan, P. Eng.

Dear Mr. Lan;

Re: Southlands Development

Thank you for your letter on this subject dated September 26, 2013.

Regarding paragraph 1 of your letter, I am describing the water pressure in two different buildings in Tsawwassen over a period of twenty-five years. As I wrote earlier, these are short periods of low water pressure – which have been falling lower over the years. Your instrumentation may not pick up these short-period events.

Regarding paragraph 2 of your letter, it must be obvious to you that, while a reservoir may cushion short-term demand fluctuations, the Southlands development will result in a large sustained increase in water consumption – order-of-magnitude 1,000 dwellings x 3 people per dwelling x 300 litres per person per day = 900,000 litres/day. The supply to the reservoirs that you mention must increase to meet the increased draw on them. My original comment therefore remains valid.

I will be obliged if you will include your letter and my response in the public record relating to this development.

Yours truly

Tom Morrison, P.Eng.

October 18, 2013
December 10, 2013

The Corporation of Delta
Engineering Department
4500 Clarence Taylor Crescent
Delta, BC
V4K 3E2

Attention: Mr. S. Lan, P. Eng.

Dear Mr. Lan;

**Re: Southlands Development**

Can you please inform me whether the proponent of the Southlands Development, or any affiliate thereof, has ever offered an improper payment, directly or indirectly, to the Corporation of Delta or any individual connected with it?

Yours truly

Tom Morrison, P.Eng.

cc. *Delta Optimist*
Metro Vancouver
4330 Kingsway,
Burnaby, BC
V5H 4G8

Attention: Mr. C. Plagnol

Dear Mr. Plagnol;

Re: Southlands Development, Tsawwassen

This refers to your notice of the public hearing dated May 1, 2014, received by mail on April 29.

This is the last chance for Metro Vancouver to protect the inhabitants of Tsawwassen against the limitless rapacity of the developer and the cynical indifference of the Corporation of Delta.

It is unfortunate that this appeal should even be necessary.

Please refer to attached correspondence on this subject.

Yours truly

Tom Morrison, P.Eng.
I want to register my approval of Century Group's application for development of the Southlands in Delta.

I believe Century's plans set a high benchmark for other developers in the Lower Mainland area and beyond and would serve Metro as an example of what can be done when creative thinking is applied, as well as time taken to consult extensively with the community. I would also like to point out the high percentage of the Southlands being donated to the community for park and recreation.

I know there is still opposition to Century's plan from those who would like to see the land left vacant or farmed, at someone else's expense, not theirs. Farming has been tried there in years past and found to be unproductive. The owner could always cover it with greenhouses, which would feed the community but would not be nice to look at. I am all for local farming but the greatest damage to that has already been done in allowing the excellent soil of Richmond and other parts of the Fraser delta to be covered over with houses.

Yours truly,

Joan Hebb
6080 Iona Drive,
Vancouver, but with family members living in Delta presently and in the past.
To whom it may concern,

I strongly protest any development on agricultural lands. You must all be aware of the threat to farmland all over the world; huge areas of China converted to factories rather than food production; water shortages, the overuse of water resources in oilsands and liquefied natural gas production; drought in Southern U.S.A. due to climate change. Metro Vancouver must have food sovereignty and protection of Delta’s farmlands is the key to local organic food provision for citizens. This cannot be achieved through hydroponic growing in warehouses as was suggested by a realty group when buying options on many acres of the best farmland in the country. This is not what citizens want, as is evidenced by the growing numbers of urban farmers and gardeners. Urban farming, however, is not a term which can be applied to the plan for the Southlands. This is simply more development on farmland with a part of the farm ‘gifted’ to the municipality. It is not good enough. Delta has shirked its responsibility to its citizens in this matter. The regional government must take a strong stance on destruction of the agricultural lands which are left to us, to protect its citizens. The quality of food from afar cannot be guaranteed, nor can the constant supply. Greater Vancouver citizens want fresh local food and this can only be supplied by retaining all remaining farmland in the region. You can do the right thing for Vancouver today. Please do not allow this plan to proceed, yours truly,

Wilma Haig
Ladner
5634 52nd avenue, v4k2c5
Dear Metro Vancouver Directors,

My name is Elmar Klukas and I reside at 5265 11th Avenue in Tsawwassen, BC. I have resided in Tsawwassen since 1969.

I support the development of the Southlands as proposed by Sean Hodgins and the Century Group. I believe that this is an unprecedented opportunity for not only the residents of Tsawwassen, but also for all of the residents of Delta if not Greater Vancouver to benefit from the very generous offer of the Century Group to donate back to the community approximately 80% of the Southlands for the purposes of various forms of agriculture as well as public parkland. I would urge the directors of Metro Vancouver to not let this opportunity ‘slip through the fingers of the Greater Vancouver community’ because it is my firm belief that it will never present itself again. The time and resources invested in the Southlands proposal to date is likely unprecedented for a development of this magnitude and the plan as proposed will be a ‘showcase’ for similar developments in North America in the future. I believe that the small portion of the site being developed will bring housing types to this community which are in demand but currently not supplied. In addition, the opportunities for the greater community to become involved in soil-based agriculture will be beneficial for generations to come.

Trusting that the Metro Vancouver Board will make the correct decision with respect to the Southlands Proposal.

Yours Truly,

Elmar Klukas
5265 11th Ave
Tsawwassen, BC
V4M 1Z1
To Whom it may concern:  

My name is Dela Jahani Tyers. I reside at 825 Ironwood Place, in Delta BC. You can reach me at [redacted].

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Thank you

Regards,

"Dela Jahani"

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed. This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please immediately telephone to advise us, and then delete the message. Thank you.

BOYD JAHANI
Barristers & Solicitors
Second Floor, 14016 32nd Avenue
South Surrey, BC V4P 2L2
ph: 604-998-1900
fax: 604-998-1901
dj@boydjahani.com
Talia Parr

From: Peter Thoss
Sent: Wednesday, April 30, 2014 1:44 PM
To: Public Hearing
Subject: Bylaw 1203/2014

att.: Chris Plagnol

In Support of Regional Approval of above By-law.

Reason: Regional Growth requires longrange Planning
in support of sensible Development by sensible People.

This Property is located within short distance of recreational and commercial facilities and also pays attention to an agricultural component and nature preservation.

Regional Services are available and should be utilized in harmony with responsible fiscal development strategies.

The obvious positive Merits outweigh any negative ones by a very wide margin indeed.

Respectfully in strong support of approval of above By-laws

Peter Thoss
1088 - 50b st.
Delta B.C.

tel. [redacted]

April 30/14
I am OPPOSED to the re-zoning of the "Southlands" property in Tsawwassen from its current 'agricultural' designation to allow the Century Group to build residential and commercial structures. This is good farmland, which we are going to desperately need in the future, and should be farmed, not covered with houses.

If the developers 'deal' to turn over a percentage of the land holding to the municipality in exchange for the right to build houses on the rest of the property is allowed to proceed you will be setting a precedent for future developments on agricultural land that may be hard to overcome.

PLEASE, do not allow this to happen! Although Delta city counselors chose to ignore the often substantiated will of their constituents, I urge the regional district to listen to the majority of the people of Tsawwassen and turn down this application!

Thank you

A 35 year resident of Tsawwessen,

Gerry A. Clark
1397 Enderby Ave
V4L 1S4
Talia Parr

From: Bev Kingston
Sent: Wednesday, April 30, 2014 1:54 PM
To: Public Hearing
Subject: Southlands Public Hearing

Dear Staff,

I would like to make my opinion known on the proposed development of Southlands in Tsawwassen. Our council had a referendum on this issue and our community voted overwhelmingly to reject this proposal. Our council is not heeding the majority of our community, this feels wrong. I am not sure why I oppose the development of the Southlands.

Beverly Kingston
121 49th Street
Delta, BC
V4M 2P1
Talia Parr

From: Peter/Hensey
Sent: Wednesday, April 30, 2014 1:55 PM
To: Public Hearing
Subject: Century's Southlands Application: 2014.05.01

Dear Sirs:

In support of the Southlands Application by the Century company, I urge the approval as a benefit for all residents of Metro Vancouver. Small affordable houses for Seniors are scarce in Metro, and this project, with its environmental advantages and “give-back” of improved land to the public (including land for growing) is needed in Delta and a few other municipalities that ring the City of Vancouver.

With sincerity
Peter Hebb
6080 Iona Drive
Vancouver
Southlands / Metro Public Hearing
Metro Vancouver
4330 Kingsway, Burnaby

To Whom It May Concern:

The Rezoning is in contravention of the objective of the regional plan which advocates the following.

A regional growth strategy (RGS) is a local government strategic plan to promote human settlement that is socially, economically and environmentally healthy and that makes efficient use of public facilities, land and other resources. An RGS gives

*long range planning direction for regional district and municipal official community plans (OCPs) and provides a basis for decisions regarding implementation of provincial programs in the area. There are currently ten regional districts within the three higher growth areas of the province with completed regional growth strategies. More information on RGSs is provided below and you can also download:*

It would seem that this Amendment is neither environmentally healthy nor evidence of long range planning for future generations.

sincerely

Joan Russow PhD
Global Compliance Research Project
Victoria, V8S4YS
To Whom it may concern:

My name is Dela Jahani Tyers. I reside at 825 Ironwood Place, in Delta BC. You can reach me at (__) or [redacted].

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Thank you

Regards,

“Dela Jahani”

IMPORTANT NOTICE: This message is intended only for the use of the individual or entity to which it is addressed. This message may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please immediately telephone to advise us, and then delete the message. Thank you.

BOYD JAHANI
Barristers & Solicitors
Second Floor, 14016 32nd Avenue
South Surrey, BC V4P 2J2
ph: [redacted]
fax: [redacted]
Dear Metro Vancouver Directors,

My name is Elmar Klukas and I reside at 5265 11th Avenue in Tsawwassen, BC. I have resided in Tsawwassen since 1969.

I support the development of the Southlands as proposed by Sean Hodgins and the Century Group. I believe that this is an unprecedented opportunity for not only the residents of Tsawwassen, but also for all of the residents of Delta if not Greater Vancouver to benefit from the very generous offer of the Century Group to donate back to the community approximately 80% of the Southlands for the purposes of various forms of agriculture as well as public parkland. I would urge the directors of Metro Vancouver to not let this opportunity ‘slip through the fingers of the Greater Vancouver community’ because it is my firm belief that it will never present itself again. The time and resources invested in the Southlands proposal to date is likely unprecedented for a development of this magnitude and the plan as proposed will be a ‘showcase’ for similar developments in North America in the future. I believe that the small portion of the site being developed will bring housing types to this community which are in demand but currently not supplied. In addition, the opportunities for the greater community to become involved in soil-based agriculture will be beneficial for generations to come.

Trusting that the Metro Vancouver Board will make the correct decision with respect to the Southlands Proposal.

Yours Truly,

Elmar Klukas
5265 11th Ave
Tsawwassen, BC
V4M 1Z1
To the Metro Vancouver Board

I am opposed to the amendment proposed by Bylaw 1203.

After having read the letter dated February 21, 2014 to the Regional Planning and Agriculture Committee I am left with the impression that the risks of moving forward with this amendment far out weigh the possible benefits.

In brief:

1. Accepting the amendment will signal to landowners that subdividing property, proposing to develop a small percentage and dedicating the rest to public ownership is acceptable. This could lead to greater land speculation. I am of the opinion that greater land speculation involving viable farmland will indeed happen in the future.

2. Stormwater management and the potential negative effects on the adjacent regional Park hydrology have not been adequately explored or developed. Furthermore as noted in attachments to the Feb 21 letter the $9 million the developer is proposing for drainage and infrastructure initiatives is likely insufficient funding. Who pays for any shortfall?

3. The developer proposes to raise the site 4.2 M to mitigate flooding. Ministry of the Environment recommends 6.2 M above sea level. Future owners will unnecessarily be put at risk. Furthermore raising the site 4.2 M will require 60,000 truckloads of fill. No consideration appears to have been given to the Greenhouse gas emissions from this undertaking.

4. The development is 1.3 km from the town centre which will promote driving and further GHG emissions.

5. Future traffic congestion at 56th and 12th ave is projected in part due to this proposed development.

The Corporation of Delta has advised they intend to reinstate some lands to the ALR. I would suggest if some lands can be reinstated to the ALR that the entire Southlands property should be reinstated to the ALR.

Allan Arnold
56St and 6th Avenue Tsawassen
As the Southlands development does not conform to the growth strategy for the Lower Mainland, we fail to see how it can be accepted.

Of particular concern for us is the fact that 1,000 homes are scheduled to be built on the land of the Tsawwassen First Nation - & some are already built & sold.

The George Massey Tunnel has already been described as "the worst bottleneck in Canada."

Until transportation is improved, further residential development in the area should not be allowed.

S.A. Lundell & J.F. Lundell  
1016 Pacific Drive  
South Delta, B.C.  
V4M 2K4
PLEASE NOTE A COPY OF THIS WAS SENT AT APPROXIMATELY 2:13PM WITHOUT NOTING OUR ADDRESS.

We are opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands Development to occur.

Leo and Valerie Duckworth
352 – 54A Street
Delta B.C.
V4M 3J3
Dear Chris Plagnol,

In short, I believe all these lands should be protected by returning all of it to the ALR as it once was. In particular, much of the area to be redesignated to "general urban" (off 3rd ave.) was a cattle/hay farm for many years. There is no reason it couldn't become that again.

The impact of residential development on wildlife would be severe. Furthermore, current Tsawwassen infrastructure cannot handle a development of this magnitude.

If we continue to gobble up green space and farmland around the Metro area, I know we will regret it for generations to come. There is no way to get it back.

I urge you to reject this proposal once and for all.

Yours Truly,
Russ and Sandy Thompson
5688 9-a ave,
Delta, B.C.

Sent from my iPad
To the members of the committee:

I am strongly opposed to the amendment to the Regional Growth Strategy currently under consideration for the Southlands area of South Delta. I believe that this amendment does not conform to the five goals of the Regional Growth Strategy and that it will set a bad precedence and erode the stated intent of the Regional Growth Strategy.

I am concerned with both the short and long-term effects of this development proposal. This is a unique opportunity to do the right thing and not to continue to chip away at our precious agricultural lands and their natural inhabitants.

Thank you for the important work that you do.

Sincerely,

Judith F. Clark
1397 Enderby Avenue
Delta, BC
V4L 1S4
Hi Chris,

Attached is my letter to be submitted for the May 1 Southlands hearing. For whatever reason if you can't open the attached word doc, below is the letter (unformatted).

Thank you, Jason Owen
Glenwood Dr. South Delta

GVRD Regional Growth Strategy Amendment Bylaw No. 1203, 2014

Honorable members of the board,

I have lived in sunny Tsawwassen for 14 years and our family has owned property in Boundary Bay since 1947. I have seen the vast changes take place here since the 1970’s. I am 100% in favour of the Southlands proposal. Growth needs to be controlled and it needs to take shape in a very specific form to ensure a strong future for any community. ‘Shaping our Future’ through ‘Sustainability’ is what comes to mind when I read about the regional planning structure of Metro Vancouver. Providing planned, local, and sustainable farming of smaller parcels is the solution that makes sense based on location and the surrounding urban area of this proposal. The Southlands proposal is one of the most extensive and well thought community plans for this area. The proposal has found the middle ground with a solid foundation of community involvement and forward thinking during the process. Decisions made in favour of this proposal will not and should not affect other decisions for future proposals anywhere in Metro. Each proposal is different and it is the job of governing bodies, municipalities and members of your board to treat each as their own.

For me, 3 key reasons for necessary growth within my area are:

1.) Ensure school enrollment stabilizes and more schools don’t shut down

2.) Retain our seniors who are the true heritage of this town and provide an opportunity for their kids and grandkids to come back

3.) Create more family diversity, artists, stay at home remote workers, health care employees etc. and bring that necessary stability to our local micro-economies

I come from a family of farmers and most long term farmers have a heck of a good belly laugh when they hear outside groups talking about what to do with land when they have no idea what it takes to prepare and sustain good arable farmland. The combination of the 9 million dollars going towards necessary land upgrades and the gifted 425 acres to the community of Delta is unprecedented and is an extremely important part of this proposal.

This whole ongoing debate has been about planned growth and how it affects the overall future snapshot of our town. I need to see concrete information and the only information that has been solid and professionally
addressed is from Sean (the developer) and the Century Group. I don’t know anyone from the Century Group and I don’t know Sean but I can say this: I have seen what him, his family and his team at Century Group has done for this community over the years and I’m 100% confident in their noble community intentions. I’m also 100% confident in all the members of council and The Municipality of Delta to work closely with all constituents and the developer to ensure the evolution of smart development.

It has taken 25 years and a great effort for all involved to come to what I believe is the proper route for you, the honorable board members of Metro to move forward and approve what is an extremely historical moment in our town's history. Please allow for the forward thinking and sustainable growth we need. Move forward with the Southlands proposal.

Sincerely,

Jason Owen
Honorable members of the board,

I have lived in sunny Tsawwassen for 14 years and our family has owned property in Boundary Bay since 1947. I have seen the vast changes take place here since the 1970’s. I am 100% in favour of the Southlands proposal. Growth needs to be controlled and it needs to take shape in a very specific form to ensure a strong future for any community. ‘Shaping our Future’ through ‘Sustainability’ is what comes to mind when I read about the regional planning structure of Metro Vancouver. Providing planned, local, and sustainable farming of smaller parcels is the solution that makes sense based on location and the surrounding urban area of this proposal. The Southlands proposal is one of the most extensive and well thought community plans for this area. The proposal has found the middle ground with a solid foundation of community involvement and forward thinking during the process. Decisions made in favour of this proposal will not and should not affect other decisions for future proposals anywhere in Metro. Each proposal is different and it is the job of governing bodies, municipalities and members of your board to treat each as their own.

For me, 3 key reasons for necessary growth within my area are:

1.) Ensure school enrollment stabilizes and more schools don’t shut down
2.) Retain our seniors who are the true heritage of this town and provide an opportunity for their kids and grandkids to come back
3.) Create more family diversity, artists, stay at home remote workers, health care employees etc. and bring that necessary stability to our local micro-economics

I come from a family of farmers and most long term farmers have a heck of a good belly laugh when they hear outside groups talking about what to do with land when they have no idea what it takes to prepare and sustain good arable farmland. The combination of the 9 million dollars going towards necessary land upgrades and the gifted 425 acres to the community of Delta is unprecedented and is an extremely important part of this proposal.

This whole ongoing debate has been about planned growth and how it affects the overall future snapshot of our town. I need to see concrete information and the only information that has been solid and professionally addressed is from Sean (the developer) and the Century Group. I don’t know anyone from the Century Group and I don’t know Sean but I can say this: I have seen what him, his family and his team at Century Group has done for this community over the years and I’m 100% confident in their noble community intentions. I’m also 100% confident in all the members of council and The Municipality of Delta to work closely with all constituents and the developer to ensure the evolution of smart development.

It has taken 25 years and a great effort for all involved to come to what I believe is the proper route for you, the honorable board members of Metro to move forward and approve what is an extremely historical moment in our town’s history. Please allow for the forward thinking and sustainable growth we need. Move forward with the Southlands proposal.

Sincerely,

Jason Owen
Begin forwarded message:

From: Karin Zeitler [k Zeitler] 
Date: April 30, 2014 2:26:09 PM PDT (CA) 
To: PublicHearing@metrovancouver.org 
Subject: Southlands Tsawwassen

To Attention of: Chris Plagnol
Deputy Corporate Officer

Dear Mr. Plagnol

As a resident of the Boundary Bay area, I would like to say that I am AGAINST this proposal of development in the Southland Properties. I am sure that this decision is being rendered by persons that are not even familiar with the area. If you have ever visited, or spent any time here, you would note how truly special and unique this area is. It is home to many, many species of birds ... eagles, ducks, songbirds, frogs, raccoons, coyotes, honeybees, bumblebees, salamanders and snakes. It truly is an eco system of its own. Once lost, it will be lost forever. There would be no going back. There is no other place for this wildlife to go. Please, vote NO on this development proposal.

Sincerely,

Karin Zeitler
Frederick Zeitler
259 66 Street
Delta BC
V4L 1M7
Dear Metro Vancouver Board,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Many of us were pleased at one Southlands open house to hear the developer commit to doing what is best for Tsawwassen and to respect the wishes of the people. The problem though is that the majority of people have clearly spoken in opposition and since then the developer has engaged in multiple deceptive practices in an attempt to force through this project. Will the Metro Vancouver Board respect the will of the people and the important Urban Containment Boundary or is it going to endorse traffic-dependent, urban sprawl, on a flood plain no less, in the farthest part of Metro Vancouver from the downtown core?

There is land in the city core of Tsawwassen (including land held by this developer) that is available for, and would benefit from, development and increased density. The city core is already served by transit and has multiple stores and services in place that are within easy walking distance. The Southlands development in contrast is on the outskirts of town and would require people to jump into their cars every time they wanted to go to the store, bank or pharmacy. This is bad development no matter what greenwashing the developer attempts. It is not smart development. It is the sort of dumb, traffic-dependent development that we all know needs to stop.

Moreover, if the Board allows this development they will be setting an extremely dangerous precedent. Let’s just consider the math.

For the same reason one’s neighbors cannot build a 20 storey high-rise that towers over one’s house, the Southlands is currently 100% agricultural land. Our community has set the zoning and you, me, and the developer all knew what the zoning meant when we purchased our properties. The only way for the developer to build on the Southlands is if we, the community, agree to change the zoning.

A review of local property listings shows that agricultural land is worth about $100,000 per acre while residential land is worth about $3.5 million per acre. Accordingly, the 107 acres of the Southlands that they want to develop is currently worth $11 million. If the Board agrees to change the zoning though, that land will be worth $375 million. Allowing this sort of development to happen provides an enormous financial incentive (a $364 million windfall in this situation) for developers to snap up every last piece of agricultural land, neglect it as the Southland’s developer has done, and then foist plans like these on the public. Is the Metro Vancouver
Board prepared to allow this to happen, and encourage developers to destroy agricultural land so they can make hundred million dollar windfalls that comes at the expense (traffic, pollution, etc.) of everyone else?

Please do the right thing.

Thank you,

O. F. Tyers
825 Ironwood Place
Delta, BC V4L 2K6
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

G.F.O. Tyers, MD, 1675 Trimble Street, Vancouver, B.C. V6R4J6
Dear Mr. Chris Plagnol,

I wanted take this opportunity to send written letter of support for this proposed development.

I have lived in South Delta for 31 years and am very familiar with the subject properties and issues. I am also aware of the need for more affordable housing options closer to the GVRD core and in particular our somewhat sheltered community of Tsawwassen where I live.

I am no more in favour of new houses, new roads, port expansion or pipelines than anyone else. However I am also what I would call a realist. I worked with people who had to commute to Richmond and New Westminster from Chilliwack, Sardis, Mission, Squamish, and Abbotsford. For some on a good day these were one way commutes of 90 minutes. Can you imagine that? What do these commutes contribute to the environment or to a good family life?

Without a doubt the population of the Lower Mainland will continue to grow. There is also no doubt that the Port of Vancouver will continue to expand as Canada’s population grows. There is also significant new development taking place at the Boundary Bay airfield. These local industrial developments will provide jobs for some of the new arrivals into our Lower Mainland region.

The closer that more housing is provided to the sources of employment the better it is for the employees, and the better it is for the environment.

I think the proposal helps provide for some of the new housing; it provides for protection of farmland; it secures more land for natural greenland park spaces. I would say that it is a win win for our community.

I am in favour of it.

Respectfully,

David A Leroy
5076-1A Ave.
Delta, BC

http://daleroy.smugmug.com/
From: Kristin Ohm-Pedersen [redacted]
Sent: Wednesday, April 30, 2014 2:07 PM
To: Public Hearing
Subject: RE: NO!

My address is 140 E 17th St, North Vancouver, BC
Thanks

---

Kristin Ohm-Pedersen, BHK, C. Ped (C)
Canadian Certified Pedorthist

Kintec North Vancouver
Footwear + Orthotics
www.kintec.net

@KintecFootwear
www.facebook.com/KintecFootwear
www.facebook.com/KintecRunClinics

On Wed 30/04/14 12:01 PM, Public Hearing PublicHearing@metrovancouver.org sent:
> We are not able to process your written submission until you provide your
> address for the public record. For address, the cross-road and city where
> you live is sufficient. Please reply as soon as possible, but no later than
> the close of the public hearing.
>
> -----Original Message-----
>
> From: Kristin Ohm-Pedersen [redacted]
> Sent: Tuesday, April 29, 2014 4:53 PM
> To: Public Hearing
> Subject: NO!
>
> Hi there,
>
> I would like to officially say that I am opposed to changing the Urban
> Containment Boundary in Delta to allow development to occur in the
> Southlands.
> Thanks!
>
> ---
>
> Kristin Ohm-Pedersen, BHK, C. Ped (C)
> 
> Canadian Certified Pedorthist
>
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.
Phyllis Tyers, 1675 Trimble Street, Vancouver, B.C. V6R4J6 -
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

I do not believe that the change meets the 5 conditions set out by Metro, and therefore should be rejected.

Sincerely,

Glennis Sherwin
This email is to show my FULL SUPPORT for Century Holdings going ahead with the Southlands project.

I spoke already at the Delta Meetings and do not want to go into it just sending this email IN SUPPORT.

Corinne Paulin
223-1441 Garden Place
Delta, BC V4M 3Z2

I have lived in Tsawwassen all of my life.
Re: **Opposition to Southlands, Delta “Greater Vancouver Regional District Regional Growth Strategy Amendment Bylaw No. 1203, 2014”**

I wish to register my opposition to the Proposed Bylaw 1203 in the strongest possible terms.

1. **Regional Growth Strategy**

From an ethical perspective, Metro Vancouver should abide by the goals of the Regional Growth Strategy. As the proposed Southlands amendment is fundamentally at odds with these goals, the bylaw should be rejected.

The Southlands Amendment does not conform to any of the five goals of the Regional Growth Strategy (RGS):

**Goal 1 – Create a Compact Urban Area**

The Southlands are outside the Urban Containment Boundary and development would create high density housing far away from the Town Centre and transit services. Virtually nobody living in this proposed community will be able to get to the town centre for shopping, etc. without a vehicle. It is simply too far. How does this help create a compact urban area?

This development isn’t even needed as Tsawwassen already has at least 2500 approved new housing units under design/construction, which will result in large population increases (30% of existing population, already surpassing Metro’s goals for growth.

**Goal 2 – Support a Sustainable Economy**

There is sufficient space to accommodate projected population and employment growth within the existing community.

The loss of over 300 acres of farmland reduces the ability to create a sustainable agricultural economy, one that also supports food production and food security. Even this figure of 300 acres understates the problem, as much of the remaining farmland will be very difficult to farm if the housing development goes ahead, due to fragmentation and undoubted conflicts between farmer and urban dwellers living so close by. .... The manure spreader effect.
What is sad is this land has been rated by Agronomists as the very best farmland in all of Canada, i.e. most productive, and such land is very, very scarce now.

The B.C. Ministry of Agriculture has written that the land is already being farmed, albeit reluctantly by the developer, so as to make it look bad, and Min. of Ag. has raised concerns about the viability of small-scale farming.

(Letter to Delta Council, May 15, 2013)

The Ministry also expressed concern that the proposed development will be a loss of farmland with no benefit to agriculture and the new municipal road through the site will bisect the properties leading to fragmentation of farmland.

**Goal 3 – Protect the Environment and Respond to Climate Change Impacts**

The Southlands development proposal does not meet Metro’s strategies to meet greenhouse gas emission targets.

Southlands development as proposed does not provide adequate flood protection against sea level rise and climate change, and does not meet current best practice for protection to 2100.

The Phased Development Agreement would prevent Delta from enforcing any future changes to Flood Control Levels arising from ongoing research and best science.

The development as proposed would set a dangerous precedent and could represent an enormous liability for future residents of the region. People who buy homes in the area will be required to indemnify the Municipality against claims arising from flood risks. Placing the responsibility for flooding on future residents is simply unacceptable.

The Southlands Project does not satisfy the goal to prepare for, and mitigate, risks from climate change and natural hazards. The Southlands proposal is located in an area that has a high risk of liquefaction in the event of an earthquake.

**Goal 4 – Develop Complete Communities**

The current plan will NOT provide “affordable” housing and diversity of housing will be determined by the future housing market. Putting houses far away from the town center will not function to develop a more “complete” Tsawwassen.

The Project introduces inappropriate development in the middle of environmentally-sensitive agricultural land. As the plan is not consistent with the existing uses, it will create an anomaly within Metro Vancouver’s recognized green zone.

There has been strong opposition to developing the Southlands properties with a majority of residents calling for retention of this fertile floodplain for agriculture and habitat values.

**Goal 5 – Support Sustainable Transportation Choices**
The area does not have an efficient transportation network. Transit service is very infrequent with no plans for improvement.

The Southlands is 1.3 kilometers away from the Town Centre... “Given the location of the development in relation to employment centres, major commercial centres and the lack of regular transit service, it is likely that most residents will need to use private vehicles for most trips off-site leading to greenhouse gas emissions implications.”

2. The ‘Gifting’ issue. Is this ethical? When is a gift not a gift? When it’s a bribe.

The question facing Metro Vancouver is whether, or not, to permit the so-called “gifting” of land to Delta in return for significant residential development outside the urban containment boundary in contravention of the intent and goals of the Regional Growth Strategy.

In other words, is zoning up for sale by Metro Vancouver? Is it ethical to considerably extend the Urban Containment Boundary onto floodplain and agricultural lands despite the fact that Delta has the capacity to accommodate all projected growth and despite the fact that the Southlands plan introduces car-dependent urban sprawl far from services, institutions, amenities and employment?

The market value for real farmland, as opposed to land held by speculators, is of the order of $10,000 - $20,000 per acre. This is all a farmer can afford to pay, and still make a living. Urban land is worth about 100X times this, or $1,000,000 - $5,000,000 per acre dependent on location of course.

Farmland held by speculators therefore trades roughly in the mean of these two extremes or about $100,000 - $300,000 per acre, given that the speculator eventually hopes to persuade a friendly council to help him cash in his lottery ticket.

Please do not allow the owner to cash in this lottery ticket.

3. Intrinsic Value of Farmland and Wildlife habitat within Metro

Is it worth carving up a vast stretch of farmland that protects internationally – significant wildlife habitat by its very existence? These are the areas that Metro politicians agreed to protect during the process for establishing the Regional Growth Strategy. Can this be bargained away? Does the Metro process allow for such a major change to the Urban Containment Boundary permitting 50% of an agricultural green zone area to be turned over to housing, a municipal road and public use? Can this legally be interpreted as a minor amendment?

4. History of the Southlands. A long struggle to keep it agricultural

Zoning was not for sale on April 29, 1980 when the Agriculture Land Commission documented:

“The Commission regards the GVRD’s decision to trade off ALR land for the Regional Park as unacceptable and in the view of the Commission if the GVRD wants a regional park at Boundary Bay they should buy the land at fair market value.”
The argument put forth about securing 80% of the site for farmland and parkland in perpetuity in return for urban sprawl has been rejected by a healthy majority of Delta residents as evidenced by the overwhelming majority of speakers at the lengthy Public Hearing in October 2013, (ended peremptorily by Delta council after a week, with many speakers still lining up voice their opinions), as well as numerous opinion polls in recent years. Will Metro Vancouver compound Delta Council’s gross injustice and also ignore public opinion?

The so-called gift retains only 50% of the land for traditional agriculture. As the B.C. Ministry of Agriculture has pointed out, that land is already being farmed. The Ministry questions the viability of the vague plan for small-scale farms and has expressed concern about the loss of farmland as well as future interface problems with residential development.

The Agricultural Land Commission stated the same in 1980:

“First and foremost, the Commission is of the opinion that the 523 acres is good capability agricultural land that is suitable for agricultural production…

...The Commission also believes that regional planning considerations should be taken into account. Viewed from a regional perspective, there is sufficient land in the region, outside the ALR to accommodate urban growth for the foreseeable future and there is no substantiated case presented that part of this growth need to be accommodated in South Delta on floodplain and ALR lands.”

Despite the opinion of the Agricultural Land Commission, the land was removed from the Agricultural Land Reserve by the Sacred government as Order-in-Council 33, Jan. 1981. That political error has caused controversy ever since.

5. Future Implications of allowing this development

The Metro Staff Report states that acceptance of this deal will allow greater control over future land deals in the area and will provide closure for a long-standing source of tension in the local community. This will not be the case. The 20 year Phased Development Agreement is vague and allows for future rezoning meaning more public hearings and controversy. There is the adjacent 46 acre-property and the owners also want to make a deal. The land is heavily mortgaged and the owners have approached Delta City Hall on several occasion. The owners of that property will not be pleased with the statement by Delta that it will ask to have the land adjacent to them reinstated in the Agricultural Land Reserve. The Southlands deal will create more uncertainty and tension in South Delta.

Not only will there be no closure on the Southlands, acceptance of the amendment will send a message that the Metro Urban Containment Boundary can be altered if the price is right. In Delta alone, deal-making is already lining up with Burns Bog properties and with the 46 acres adjacent to the Southlands. This precedence is acknowledged in the Metro Staff Report:

“Given that the vast majority of agricultural lands in the region are privately owned, accepting this amendment could be seen to signal to those land owners, that subdividing their property, proposing to develop a small percentage of the land, and dedicating the rest to public ownership is an acceptable, even desirable proposal. This could, on a broader regional level, lead to greater speculation of agricultural land and proposals of this nature, thereby undermining fundamental values inherent in the regional growth strategy.”
Yours sincerely,
David Jones

References:

Metro Vancouver Planning, Policy and Environment Department report February 21, 2014

http://public.metrovancouver.org/planning/development/strategy/Pages/Amendments.aspx

The document detailing the Regional Growth Strategy is titled: Metro Vancouver 2040 - Shaping Our Future and can be found at:

http://www.metrovancouver.org/planning/development/strategy/Pages/default.aspx
Metro Vancouver

Att’n: Chris PLAGNOL

It is so sad to have witnessed all the hoops the Century Group have had to jump through since 1987.

The company that has virtually built our town has been treated very poorly to say the least!

Many of our merchants are struggling and many businesses have gone under. We desperately need this wonderful, forward thinking project to go ahead. We certainly do not want to see greenhouses, a dairy farm, more blueberry fields or worse.

The majority of people opposed to this project are themselves living in homes on property Century developed.

Please do the right thing and let the Southlands be developed so more young families can also enjoy living in Boundary Bay as well as making this a very vibrant community.

Respectfully yours,

Dianne Wallace

307 1140-55 St.
Delta, BC
Please include the attached letter of support in the correspondence for Delta’s Application to Metro Vancouver for the ‘Southlands.’

Letter from Gordon Ellis
4690 Kirkland Rd.
Delta, BC V4K 3N2

Thank you,

NAOMI SHUCARD
Southlands Community Liaison

Century Group
604-943-2203
www.CenturyGroup.ca

Century Thinking builds community™
April 30, 2014

Vancouver Metro Directors – Southlands Application
4330 Kingsway
BC V5H 4G8

RE: Delta Heritage farming family in SUPPORT of Southlands application

Dear Directors,

I am writing to you on behalf of our entire family, a heritage farming family who has been farming Delta soil for over 100 years. It is not often that we take a public stance on an issue but we feel that the benefits the Southlands plan put forth by Sean Hodgins and his local company Century Group are too valuable to our community to not make our voice known. We love our farm, the farming life and the community we live in and feel strongly that the balanced approach that Century Group has proposed in dealing with what is known by local farmers to be marginal farmland will bring the maximum community benefit from the Southlands.

The Southlands plan respects and improves the farmable areas, increases food production, preserves natural habitat and provides needed housing on only 20% of the land that is not suitable for soil based crops.

It would be a great loss to the farm community and the greater community of Delta if the Southlands plan is not approved and the historical drainage and irrigation issues that have plagued the Southlands since they were first cleared by the Spetifore family are not resolved.

I would encourage you to respect the decision of Delta Council and grant Delta the ability to realign the Urban Growth Boundary to permit the Southlands plan to become a reality.

Sincerely,

Gordon Ellis,
on behalf of the
The Ellis Family

4690 Kirkland Rd
Delta, BC V4K 3N2
Kimberly Ho

From: Kimberly Ho
Sent: Wednesday, April 30, 2014 3:18 PM
To: Public Hearing
Subject: Delta/Southlands rezoning application.

I have been resident in Tsawwassen for over 20 years and object to this application and the loss of farmland that will result. As part of Delta Municipality we have all had a say in how we want our community planned, this plan is about to be drastically altered without our consent. Indeed the majority do not want to change our future in favour of the Southlands development and have been saying so for more than 20 years. Our council continues to support this proposal despite our opposition, even an Ipsos Reed survey confirmed there was little interest in it but did council take note, no! They will not even tell us the percentage of voters who support and who are opposed to this project following several days of hearings and we do not have access to the mounds of resulting correspondence. The Mayor would not let the hearings finish terminating the meeting before all could be heard. Aside from all the issues that we are concerned about such as the location of the project and its liability to flooding, traffic issues, the danger to Tsawwassen residents, particularly children, by the thousands of dump trucks needed to reclaim the farm land. No consideration has been given to the developments taking place on the Tsawwassen First Nations property that will bring many new residents to the area as well as its major shopping centres which will bring countless visitors and for which no new infrastructure is apparently planned. I am sorry this is the wrong project, I hope you will listen to us, our council has not listened to Tsawwassen residents and we appeal to you to do the right thing at the forthcoming hearing.

Thank you for your consideration, Colin Liptrot,
5655 Goldenrod Crescent, Tsawwassen. B.C.
Thank you. My address is 3813 west 35th avenue Vancouver.

> On Apr 30, 2014, at 1:54 PM, Public Hearing <PublicHearing@metrovancouver.org> wrote:
> >
> > We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.
> >
> > -----Original Message-----
> > From: Mary Ruhl [mailto:]
> > Sent: Tuesday, April 29, 2014 4:31 PM
> > To: Public Hearing
> > Subject: Southlands development
> >
> > I am opposed to the proposed development of the Southland lands.
> > Mary Ruhl
From: F & P Richardson
Sent: Wednesday, April 30, 2014 3:21 PM
To: Public Hearing
Subject: Re: Southlands Development

Our address is 6350 48A Ave. Delta, BC V4K4W3
If you want me to resend the whole letter, please let me know.

Margaret Richardson

On Wed, Apr 30, 2014 at 11:26 AM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: F & P Richardson [mailto:]
Sent: Tuesday, April 29, 2014 8:14 PM
To: Public Hearing
Subject: Southlands Development

If this development is allowed to proceed, it will destroy the community of Tsawwassen. The residents have been against this project for close to 30 years. We spoke against this project 26 years ago.

There will be an increased strain on the infrastructure, recreational facilities that are now at capacity, law enforcement and traffic. Will the existing schools support additional students? Studies have shown that the tax revenue from newly created properties will not cover the on-going expenses of supporting the additional population.

If this development is allowed, what insurance do we have that the "gifted" property will remain as specified? What if a future council decides to sell off the property to another developer?

There have been successful farms and agricultural use of this land for as far back as the late 1800's. It is being farmed today. This farm land should have been included in the Land Reserve and protected for future farming.
We don't intend to be disrespectful but, it is beyond our understanding as to why the Metro Vancouver officials have been tasked with a decision to allow or disallow this project in our community. Our residents and council should be making this decision.

Allowing this to proceed would be a great travesty to the people of South Delta. Please vote no!

Margaret and Foster Richardson

---

Doing what you love is freedom. Loving what you do is happiness.

---

Doing what you love is freedom. Loving what you do is happiness.
5472 Summer Way  
Delta, BC  
V4M 3Y4  

Thank you,  
Linda Annandale

----- Original Message -----  
From: Public Hearing <PublicHearing@metrovancouver.org>  
To:  
Sent: Wed, 30 Apr 2014 16:17:38 -0600 (MDT)  
Subject: RE: opposed to Southlands development

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

----- Original Message -----  
From:  
Sent: Wednesday, April 30, 2014 7:48 AM  
To: Public Hearing  
Subject: opposed to Southlands development

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Thank you,  
Linda Annandale
My wife and I were residents in Tsawwassen for seven years, 1960 – 1967. We started our family here, and now since 2001 we have come back primarily to follow our grandchildren but also for the lifestyle and community available to us here. We are now octogenarians and, as we contemplate our next move, we find very little suitable detached housing in the Tsawwassen area. Apartment living does not appeal to us at this time as we realize that subsequent moves will be into assisted living. We want to be able to enjoy our independence as long as possible.

The Southlands proposals would provide just what we need in an area that has all the comforts of a familiar infrastructure plus the proximity of our family.

We have three grandchildren who have grown up in Tsawwassen and who have expressed the wish to have their children grow up here also. However, the present housing market of large houses at very high prices will not allow them to follow their dream. Southlands was designed to provide smaller housing on smaller lots at prices that first time buyers and downsizing seniors can afford. Over the years we have watched many seniors have to move away because there is not sufficient and suitable housing stock in Tsawwassen that meets their needs.

We urge Council to reject the naysayers and approve the Southlands project. I believe that Tsawwassen history would show similar objections to the development of Monterra, Forest by the Sea and Centennial Tides, yet today, those communities provide homes to many and are assets of which Tsawwassen can be very proud.

I often wonder how many of the today's vocal objectors live in those communities, unaware or forgetful of the difficulties that preceded their development. Their desire to preserve "everything as it is" would seem to indicate that they are very happy and content with what their developers were able to achieve.

So too will the future residents of Southlands be happy there, and be equal contributors to the overall wellbeing of Tsawwassen.

Marty Vanstone
1264 Pacific Drive
Delta, BC V4M 4B1
Kimberly Ho

From: D Arthurs
Sent: Wednesday, April 30, 2014 3:23 PM
To: Public Hearing
Subject: Re: Southlands

My address is 1671 Farrell Cr, Delta, BC, V4L 1T9

On Wednesday, April 30, 2014 3:12:44 PM, Public Hearing <PublicHearing@metrovancouver.org> wrote:
We are not able to process your written submission until you provide your address for the public record.
For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no
later than the close of the public hearing.

From: D Arthurs
Sent: Wednesday, April 30, 2014 2:37 AM
To: Public Hearing
Subject: Southlands

Hello,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands
development to occur.

Regards,

Denise Burhoe
Delta, BC
To Whom it may concern:

My name is Julia Lattimer. I live at 1486 Enderby Ave. Delta. I am not in favour of the Southlands Development. The Southlands Amendment will set precedence and undermine the intent of the Regional Growth Strategy.

Please see that my opinion is noted on the official record.

Julia Lattimer.

Sent from my iPad
To whom it may concern,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands developments to occur.

Thank-you for your time.

Sincerely,

Raeleen MacArthur

4250 River Rd West

Delta, BC

V4K 1S1

On Wednesday, April 30, 2014, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.
To whom it may concern,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands developments to occur.

Thank-you for your time.

Sincerely,

Raeleen MacArthur from Delta, BC.
Kimberly Ho

From: Lynn
Sent: Wednesday, April 30, 2014 3:40 PM
To: Public Hearing
Subject: RGS Amendment Bylaw No. 1203, 2014- Delta Southlands Application

I am Gwendolyn Burke, 553 Seashell Drive Delta BC, V4L 2K9.

Please do NOT pass RGS Amendment 1203! I remain Opposed to this development and find it does not meet any of the 5 goals of the Regional Growth Strategy.

Goal 1: This project will create place housing outside of our urban center And in an area of poor not frequent transit service- in fact there is no longer any school buses available. This will increase the need for 2 car households since 4km is too far to walk your elementary child to and from school and there is NO transit service to the local schools before school starts... Presumably the high school aged children in the 950 new housing units will be able to ride their bikes, although there is very limited bike parking at the schools. (Also Goal 5 not met here)

Goal 2: Support a sustainable economy- the projected growth for all of Delta according to our Regional Context Statement is 2,800 by 2021. Delta has already approved housing starts that will house > 2,500 in Tsawwassen alone. We do Not need to develop farmland to exceed our share of regional growth obligations.

Goal 3: Protect the Environment and Respond to Climate Change Impacts. The Southlands Area Coastal Flood Modeling and Flood Construction Level Assessment says in part: 'filling development areas to current or revised flood construction levels will remove Flood Plain storage and increase internal water elevations...' The Geotechnical report on this development proposal and the Peer review both say there will be some effects on surrounding properties but they don't expect them to be significant. They also both say they would want to see the actual plans before commenting further. We have already had the street we live on sink a bit and had flooding of the street in front of ourselves and our neighbours due to the sand below the street settling. The Engineering Department advised me that they wanted to wait for the sand to dry out so they could fix the problem... This has now been fixed. We live in the dreaded V4L postal code area- high risk for earth quake and liquefication according to the Insurance Industry. There was an advertisement at my Insurance Agency this month saying the BC coast has had 240 earthquakes in the last year. Yikes! This is not the area for residential development. If it increases my risk of liquefication or lateral displacement or flooding even an amount 'insignificant' to a Geotechnical Engineer (that does make clear he would want to see specific plans for the actual development before commenting further) it could certainly be enough to ruin my property values and enjoyment of my property and perhaps even be catastrophic.

Century Group- coincidentally the same developer and Delta Corp. entered into a covenant which they placed on my property saving themselves harmless in the event of flooding. This may relieve Delta of...
responsibility in the event of flooding given the known risks at the
time, BUT IT DOES NOT release them from responsibility should they take
action that will increase our risk!
Carlson, D 2012- Preparing for Climate Change, an Implementation Guide
for Local Governments in BC - says the City could be found liable if
development is approved in an area that is at risk from Natural hazards
that may be exasperated by climate change (such as flooding).
A class action suit in Stratford Ontario following a flood in 2002 paid
7.7 million dollars to >800 homeowners as well as 1.3 emergency
compensation (City of Stratford. 2013)
Please do not pass this amendment- do not change the Urban containment
boundary. Do not expose us to this risk. Don't encourage speculation on
our farmland. Thank you for your attention, Gwendolyn Burke
My Address is West 31st Avenue & Cambie, Vancouver, BC.

On Wed, Apr 30, 2014 at 3:11 PM, Public Hearing <PublicHearing@metrovancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

Hello,

I writing in today to say that I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Regards,
Zachary Moshansky

--

Zachary Moshansky
BASC Candidate 2015 - E:
From: Christine Knowlden
Sent: Wednesday, April 30, 2014 3:35 PM
To: Public Hearing
Subject: SOUTHLAND AMENDMENT PUBLIC HEARING

I AM OPPOSED TO THE SOUTHLANDS AMENDMENT.
IT DOES NOT CONFIRM TO THE GOALS OF THE REGIONAL GROWTH STRATEGY.
CHRISTINE KNOWLDEN
5440 16TH AVENUE
DELTA B.C. V4M 2H6
To Whom it may concern,

I am a resident of Delta, Tsawwassen at 895 Eden Crescent V4L 1W6 and my name is Davina Mckaig.

I am extremely disappointed that I cannot attend the planned public hearing as I have attended the ones in Delta. We are a young family and I feel that planning a public hearing starting mid day and most likely concluding before the work day ends is inaccessible and excludes many of the population who would otherwise attend including myself. Although I would prefer to deliver these words in person, I am submitting this email in my absence.

I am writing to notify you of my opposition to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur. I have written several submissions to both the Corporation of Delta as well as Metro Vancouver. In this email I am drawing on 2 submissions including received correspondence from your office planners.

October 19, 2012 - I contacted Metro Vancouver with concerns that the growth strategy initiated and approved was in a sense being violated by the proposed planning of development both for commercial and housing densification on the zoned "Agricultural Land" known as the Southlands (of Delta). This land was approved as Agricultural zoned land the Metro Vancouver Growth Strategy.

The response from your office:

- 'davina_mckaig'
- Heather McNell
- Theresa Duynstee

SENT ON BEHALF OF HEATHER MCNELL

Dear Ms. McKaig:

RE: Metro Vancouver Regional Planning and the Development of Tsawwassen Southlands

Thank you for your letter dated October 19, 2012, regarding the proposed development on the Tsawwassen Southlands.

On July 29, 2011, the Metro Vancouver Board adopted a new regional growth strategy that aims to concentrate future growth in urban areas and along transit corridors to ensure efficient investments in utilities, transit and infrastructure while protecting agriculture land and the natural environment, (previously referred to as the green zone). The new regional growth strategy is called Metro Vancouver 2040: Shaping our Future is available on the Metro Vancouver website [http://www.metrovancouver.org/planning/development/strategy/Pages/default.aspx](http://www.metrovancouver.org/planning/development/strategy/Pages/default.aspx). The Tsawwassen Southlands are designated as Agricultural in the regional growth strategy, (page 11).
Yours truly,

Heather McNell
Regional Planning Division Manager
Metropolitan Planning, Environment and Parks.

CC Theresa Duynstee - Regional Planner, Regional Planning Division

I wrote in response to this to both Metro Vancouver specifically about the value of commitment to the allocated "green space" within the document "Shaping Our Future". In this document and by your staff, I was led to believe by Metro Vancouver that there was and is a commitment to our green space including the Southlands in Delta, which is rapidly diminishing.

The current growth strategy of Metro Vancouver illustrates and reads that the current Southlands agricultural land is allocated "green space" and out of the containment area for development purposes for condensed building for residential building. This area does not have regular public transportation as described for one of the current criteria of densification. It is off the beaten track of the town centre and it's amenities. Currently this space is used for both for farming and houses habitants such as birds, coyotes, and raccoons etc. All of these species contribute to the Eco system which occurs naturally.

This development proposal is natural in that it is consistent with how out of touch our society is with the need for nature and green space. Unfortunately, this development proposal does not take into consideration the needs of the future green space as proposed in the growth strategy and a livability factor. Maslow noted a hierarchy of needs being food, shelter and clothing for human survival. It was Maslow that could not foretell what the human species could do to the environment to obstruct his model of needs. We as humans operate on a logistical and financial model that does not consider future impacts of current decision making. We as the human population sit ourselves on the top of the food chain and continue to make changes to the landscape without respect and understanding for what our current environment provides.

It is impossible to bring up the topic of "food security" when discussing this land in addition to the bio-diversity that this land provides. It was stated by council member Ian Paton that upgrades to this land for irrigation would be impossible to make it entirely viable for farming. Commitment - it is in Ian's portfolio to ensure that land is farmed and is viable for farmland and to date this has not occurred for the Southlands property due to speculation. Farming has occurred on this land and the bordering "Guichon Farm" (previously know). This property owner has currently submitted a proposal for development riding on the coat tails of the Southlands development and how many others will follow? How many more decisions and proposals are to come like this proposal just to get the deal done?

The decision for you as board members and representatives of your commitment to green space sets a precedent of Metro Vancouver to follow - through with its commitment to the public. Developers and speculators will and are watching for the intended decision with the intent of future proposals to replicate similar developments. From a citizen, this development and it's intended precedent is to offer a carrot to build.

I am urging Metro Vancouver Board Members to honour the agreement and validate its commitment to the public. Green space as allocated was decided for environmental reasons and should be honoured. The community of Tsawwassen in Delta has been engaged citizens, honour the voice that has been made via the citizens of Delta majority and to honour the environment as it has committed in recognizing what it has to offer.

I do not believe that this development is unique in its offering despite the shiny selling features presented - weighing the
environment benefits of its natural state, commitment of Metro Vancouver for Green Space and the fact that this area is
out of the containment area for densification, together this proposal although sold and packaged well does not fill a
required need for the community of Tsawwassen in Delta.

This Proposed amendment to the Urban Containment Boundary Area is a “fail” for the many proposed areas in your
“Shaping the Future” document

Fail: Focus growth in Urban Centres and Frequent Transit Development Areas
Fail: Protect Rural areas from urban development
Fail: Protect the supply of agricultural land and promote agricultural viability with an emphasis on food production
Fail: Protect and enhance natural features and their connectivity
Fail: Encourage land use and transportation infrastructure that reduce energy consumption and greenhouse gas emissions, and improve
air quality.
Fail: Encourage land use and transportation infrastructure that improve the ability to withstand climate change impacts and natural
hazard risks ...
Fail: Provide diverse and affordable housing choices.
N/A: Develop healthy and complete communities with access to a range of services and amenities
Fail: Coordinate land use and transportation to encourage transit,multiple-occupancy vehicles, cycling and walking.
N/A: Coordinate land use and transportation to support the safe and efficient movement of vehicles for passengers, goods and
services

Davina McKaig
Mayors and Councillors,

Metro staff have admitted that this proposed redrawning of the Green Zone to allow for comprehensive development on the agricultural property known as the Southlands, violates all the 5 principles of the Regional Growth Strategy.

Metro staff and Delta have recommended you put those principles aside because in return for rezoning, Delta will be "gifted" a purported 80% of the property.

Mayor Jackson has told you that this is good for agriculture and she says you should allow it.

Metro staff has said they do not think that there would be other similar proposals coming forward and such an action would not create further stress on other agricultural properties and increase the prices in other Metro municipalities.

Please consider the following.

The 47.68 acres of agricultural land directly adjacent to the Southlands was purchased Nov. 9, 2011 by a numbered company owned by a developer, whom out of respect, I will not identify at this time, for 6 million dollars from an Abbotsford Development Company. That is roughly $130,000 per acre. The average price for agricultural property in South Delta is $100,000, so a premium was paid.

On May 3, 2012 an ad for the property was placed with Real Estate Canada, advertising the 47.68 acres as a potential development property.

Then on June 9, 2012 a similar ad was placed in the Vancouver Sun under the Commercial and Industrial property For Sale Banner.

A few weeks after that ad appeared I phoned the number in the ad, identified myself and told him I was interested in the property. I was given quite a sales pitch about the development potential of the property.

I told him I was aware that the property was zoned agricultural and wasn't he concerned about that. I was told, "no, no, that isn't a problem. Delta planning staff had told him that designation would be changed in due course"

He then continued on telling me that some of the property would have to be given to Delta, just like the Southlands, but there would be enough land left for investors to make a big profit. He also said he had showed his plans to the Delta planners.

I learned in early 2014, according to the Land Titles Office, that there were now 7 new investors in the property. I again phoned the developer, identified myself and asked if he was still taking on investors for the 47.68 acres. Yes he was.

This time he told me that a member of his staff had contacted Delta about the development.

The developer told me that Delta had assured the staffer that a development proposal could proceed once the rezoning was done on the Southlands. When I expressed doubt he said not to worry, the rezoning was in the bag and investors will make a lot of money.

I want it noted that he did not say IF, he said WHEN. This conversation took place before the Delta Public Hearing, where, despite overwhelming opposition, Delta passed the rezoning.
Let's look now at the cost of agricultural land in Delta. Specifically a 20 acre agricultural property owned by Century Holdings. In 2007 Mr. Hodgins company, Century Holdings purchased the 20 acres for $2.7 million dollars. This agricultural property had not been farmed for years and was said to be of very poor soil quality.

Mr. Hodgins did not even attempt to rehabilitate the property but left it in the same poor condition he had purchased it in.

In 2010, after seeing that the land could not be developed, he put it on the market for $1.95 million. It sat for two years, until it was purchased in 2012 by Delta for $1.55 million. That worked out to around $88,500 per acre. Quite a loss.

Then at a cost of only $177,000 the property was rehabilitated and leased to Snow Farms, a successful organic farm.

In a Delta Optimist interview Mr. Hodgins was quoted saying, "I'm glad to sell the property at the going price per acre".

Yes, that land is in the ALR but Mr. Hodgins speculated that it would eventually be removed and he could develop it. That is his business.

Let's look just down the street at the 47.68 acres. It was purchased at a premium price of $130,000 per acre in 2011. It was speculated that the land would eventually be removed from its agricultural designation and investors would make a bag of money.

This is what's happened already just in Tsawwassen and these are verifiable facts and figures. If Metro allows the boundary change and votes to remove the Southlands from the Green Zone, you will be doing exactly what the Developer expected would be done.

As was pointed out in the recent Vancouver Sun, there is no real free ride for the receipt of these Developer "gifts". The cost of that "gifted" land is factored into the costs of homes. Sadly, the cost of houses will be at Market pricing and there will be a premium for beach living. Nor will there ever be the required social housing component envisioned in a livable region plan.

We all recognize that developers will expect the same treatment for their properties. They will gift a part of their agricultural land to the municipality in return for zoning. And they will get their zoning no matter how many of the 5 principles laid out in the RGS are ignored and violated.

The courts and lawyers love precedents. Please do not set one in this case and vote against the applied for rezoning and Green Zone boundary change as set out in the Regional Growth Strategy.

Thank you,
Debbie McBride
1086-51A St
Delta, BC
V4M 2Y1
I have lived in Tsawwassen for over 30 years and have been to public hearing after public hearing regarding developers wanting to put housing on the Southlands. Granted, this development proposal by Sean Hodgins is the most acceptable yet, but I must voice my opposition to it once again.

We are seeing the huge development on the TFN lands taking place. The amount of fill is staggering, and to see so much farmland covered up with sand is heartbreaking. The amount of traffic this huge mall and housing development will bring in on a highway that also has to accommodate ferry traffic will be excessive. Since the Southlands is NOT near the town centre, it's conceivable that most of its residents will have a car which will not only add more traffic to 56th Street but also to that highway. Add to it the trucks needed to service the TFN lands and the Southlands and you affect the clean air that Tsawwassen residents are so fortunate to have (except for the effects of the port and coal terminal, but that's another story).

We hear in the news constantly about agricultural land being destroyed and how valuable this land will be in the future, with climate change occurring. It seems counter-intuitive to build nearly 1,000 homes on agricultural land. The developer knew this was farmland when it was purchased and also that the community has said over and over again that it doesn't want this scale of development.

The area is also part of a vital flyway for migratory birds. The amount of construction, light and noise for the many years it will take to build this project will have a detrimental effect.

Delta is just that - a delta. Why put even more homes on low land with sea levels forecasted to rise significantly in the future.

I could go on and on, but you have enough to read. I want to get my voice of opposition in by your deadline.

Please say no to this proposal.

Susan Jackson
5039 Cliff Drive
Delta BC
Paul van Westendorp  
5272 - 2 Avenue  
Delta, BC V4M 1E3

On Apr 30, 2014, at 3:18 PM, Public Hearing <PublicHearing@metro.vancouver.org> wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

Dear Metro-Vancouver members,

I urge you NOT to approve the proposed Southlands development proposal.

There are too many reasons to list, but please consider that this development results in further fragmentation of agricultural lands, as well as natural habitat.

As we have seen throughout the Fraser Valley, conflicts between residents and agriculture always occur at the interface. With the development of Southlands, we can expect future restrictions on farm practices and activities because of complaints about dust, farm machinery noise, pesticide sprays, flying insects, etc etc. Depending on the type of crops grown, farmers often experience theft of people just “helping themselves” of a bag of potatoes or berries.

Slowly but surely, the agricultural activities will become too expensive, inconvenient and wrought with controversy, causing Delta to eventually decide to diversify and increase other human activities. The slow slide into urbanization has been witnessed everywhere. Your committee is the only body that is entrusted to look at the larger picture and place limitations on urban sprawl.

Please reject this proposal.

Paul van Westendorp
Sirs/Madames:

I am writing in support of the Southlands Development Application.

Both Ladner and Tsawwassen require the proposed type of affordable housing, for people who work in the area. Currently, due to the high cost of real estate in the region, most workers in Tsawwassen travel from Richmond, Delta and Surrey. People who work and live here will use less gas and have a smaller ecoprint from travel.

As well, I am looking forward to walking daily to pick up groceries at the market/s to be built. This will save gas usage as we currently tend to shop weekly driving the car.

Something that is not in Metro Vancouver’s 5 goals concerns tax base for schooling in Delta. When families move into the affordable housing offered, the tax base will increase. At the moment, there’s not much room to grow for family housing. The development will bring new admissions to schools and can help schools remain open.

Personally, I am not interested in the land being developed for farmland - the main reason - the existing clay soil isn’t suitable for farming. As well, the thoughts of a mink farm, turkey ranch or cattle feedlot on the land are not appealing...

Although I believe the percentage of land donated to parks in the plan is an excessive amount, what a wonderful gift to citizens to be able to continue to watch up close the Bald Eagles, coyotes, hawks and those pesky raccoons - adjacent to Centennial Beach.

I urge you to support this Development Proposal.

Regards
Jacqueline Forster
From: Christine Knowlden
Sent: Wednesday, April 30, 2014 3:43 PM
To: Public Hearing
Subject: OPOSED TO SOUTHLANDS AMMENDMENT

CHERYL BEZALEL
1148 51 ST
DELTA BC V4M 3W4

PLEASE BE ADVISED THAT I AM OPOSED TO THE SOUTHLANDS AMMNDMENT AT IT DOES NOT MEET THE GOALS OF THE REGIONAL GROWTH STRATEGY.
Kimberly Ho

From: Rachel Burke
Sent: Wednesday, April 30, 2014 3:50 PM
To: Public Hearing
Subject: Regional District Growth Strategy Amendment Bylaw No. 1203

I am Rachel Burke, 553 Seashell Drive Delta BC, V4L 2K9.

Dear Committee/Board Members;

Please do not amend the Regional Growth Strategy- do not move the Urban Containment Boundary or change the land use designation of the land commonly known as the Southlands.
I'm sure you are aware of our public hearing on the matter. 2/3 of the speakers did not want the development approved. In fact the hearing was cut short with our Mayor saying she had heard enough! There were still many people left signed up waiting to speak. We do not want this housing development on agricultural land. We do not want a real estate speculator to develop this land.
Our OCP had recently been newly redesigned. Our Regional Context Statement was last updated July 2013. Neither of these allowed for housing on this agricultural land.
In fact Goal 1 of the RCS Strategy 1.1 States our strategy is to contain urban development within the Urban Containment Boundaries. Strategy 1.2 - Focus growth in Urban centers and Frequent Transit Development Areas. Strategy 1.3 - Protect rural areas from urban development.
Goal 2-Support A Sustainable Economy - As far as providing our share of population growth, the projected growth for all of Delta according to the RCS is 2,800 by 2021-housing starts that would house >2,500 has already been approved in Tsawwassen alone Not counting the Southlands proposal! We don't need this. Development to fulfill our obligation to provide growth. Most of these people would be working outside of Delta.
Goal 3 Protect The Environment and Respond to Climate Change Impacts
Delta's Official Community Plan section F.5 Drainage Patterns reads: Protect Farms, existing Developments, Wildlife, Habitats, and other properties from deterioration caused by change in drainage patterns or water table levels. (We have already had drainage problems due to the road in front of our house settling. The drainage in our subdivision is two stage- both drip and sewer. Having a large subdivision built up on fill behind our subdivision is going to affect the water table. The Geotechnical report said there will be some impacts to adjacent properties but they don't expect them to be significant. We can't afford any increase at all in groundwater, settlement, lateral displacement, or liquefaction.
In the Southlands Area Coastal Flood Modeling and Flood Construction Level Assessment, the only assessment for this proposal that considered both fill and development, they included a dike. We don't have one. This assessment says in part 'filling development areas to current or revised flood construction levels will remove Flood Plain storage and increase internal water elevations...' This worries me!
Our OCP also states in section F.6 Development on the Floodplain are to be built to the Provincial Floodproofing Standards- why then is this proposal using Saskatchewan instead of BC Standards?
Goal 4 Develop Complete Communities- The Developer has said on numerous occasions these will be market housing, not affordable housing. Keeping housing development within the Urban Containment Boundary is important to me. Agricultural land should be farmed.
Goal 5 Support Sustainable Transportation Choices- most of this subdivision is isolated from the center of town and has access to limited transit (9-9 hourly shuttle twice am and pm Mon- Fri Commuter bus but limited stops ie we have to walk 6 blocks to nearest stop). The developer plans to offer limited parking in hopes this will encourage walking and biking but the distances are beyond what most would be inclined to walk. There is no school bus any longer and no public transit that can get the kids to school on time. That means two car families. Tsawwassen tends to be a bedroom community as there is limited employment. Transit is poor. These new residents will be driving. If the development was infill in the urban containment boundary, where transit is better, perhaps traffic would not be as impacted.

Please don't give this amendment second reading. Our Community doesn’t want it! I don't Want it. You will be setting a bad precedent for The Urban Containment Boundaries.
I hope you will do the right thing. Thank you for your time, Rachel Burke
Please do not Amend the Regional Growth Strategy Bylaw 1203, 2014

I am Michael Burke, 553 Seashell Drive (Delta BC V4L 2K9). Metro Vancouver, Please do not pass this Bylaw amendment before you. Do not Change the Urban Containment Boundary. This will be a risky development for our community with only the developer benefiting.

My question is- what are the diking plans? In the Southlands Area Coastal Flood Modeling and Flood Construction Level Assessment the only assessment that considered fill and development included having a dike. Boundary Bay does not have one. This assessment says in part 'filling development areas to current or revised flood construction levels will remove Flood Plain storage and increase internal water elevations...' (referring to a dike breach but also applicable to flooding with no dike!)

Both the original geotechnical report and the peer review of the geotechnical report admit there will be some impacts to adjacent properties but they don't expect them to be 'significant'. We already have settlement leading to drainage issues. We can't afford any increase at all in groundwater, settlement or lateral displacement. Century Group placed a Covenant on our subdivision that save Delta harmless in case of flooding and required previous Flood Construction Levels be followed. This may relieve Delta of responsibility in the event of flooding given the known risks at the time, BUT IT DOES NOT release you from the responsibility should you take actions that will increase our risk!

Carlson, D 2012- Preparing for Climate Change, an Implementation Guide for Local Governments in BC (can be found on the West Coast Environmental Law Website) says the City could be found liable if development is approved in an area that is at risk from natural hazards that may be exacerbated by climate change (such as flooding).

A class action suit in Stratford Ontario following a flood in 2002 paid 7.7 million dollars to >800 homeowners as well as 1.3 million in emergency compensation immediately after the flood (City of Stratford. 2013).

It may be that our only recourse will be a suit under the Nuisance heading, but please do not make the mistake of thinking that placing a Covenant to save Delta harmless on a subdivision you expect will flood will relieve all of liability. Please do not expose us to this risk! Thank you, Michael
I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Metro Vancouver (Greater Vancouver Regional District) should follow and respect the tenants of administrative law and our democracy and reject this application.

(Does the local area plan and Official Community Plan (OCP) mean anything at all other than a joke?)

Oliver Hamilton
1140 English Bluff Road
Delta BC
V4M 2N6

Oliver B. Hamilton
FERMANAGH LANDS
4463-88 Street, Delta, B.C. V4K 3N3 Phone: (604) 565-4868

April 30, 2014

To: Southlands Metro Public Hearing
To all concerned:

Please be advised that I am 100% in support of the Southlands proposal.

I own a farm in east Delta, amongst full time farmers, and am also a qualified Real Estate Appraiser/Consultant (AACI) with 39 years of experience in this area, including experience with development.

I am fully in support of keeping good farmland for farm use where it makes sense to do so. However, the Southlands tract of land is surrounded by the town of Tsawwassen where there is a distinct need for new housing types to be supplied within the existing community, and Southlands indeed provides a golden opportunity to meet this need with a properly planned community “within the community”, achieving for Metro Vancouver the objective of “Developing Complete Communities”. In my view it makes no sense to refuse this proposal, since the demand for a better range of housing types exists. There are hundreds of acres of “farmland” lying dormant in the Ladner/Tsawwassen areas, for sale, with no demand from buyers.

This proposal is, in my view, a “Planner’s Dream” to be presented with such an opportunity to have a properly planned “community within the community” coupled with 400 acres to be held as farmland, as well as the provision of walking trails, cycle trails, and a healthy lifestyle overall. This proposal will indeed fulfil the Metro Vancouver objective of “Creating a Compact Urban Area” rather than piecemeal spread out development that is so visible in places like Surrey........

Tsawwassen is already built around this 530 acre parcel of land, so in effect no expansion of the town is really happening, keeping Tsawwassen as a “Compact Urban Area”.

In these 39 years I have never yet seen such a generous offer as the proposal offered by Century Group, with 80% of this 530 acre parcel being dedicated to Delta for farming through future generations.
Metro Vancouver should accept and embrace this proposal in the same fashion that it has been embraced by Delta Council. We are indeed fortunate in this community to have this 530 acre parcel owned by Century Group, a very community minded developer, whose owners have largely made Tsawwassen what it already is today and who live there and want to provide a well planned development that will help to support a sustainable economy as well as making sure that a large parcel of farmland will be protected as well as ensuring there is sufficient commercial component involved. Century has been exemplary in inviting public input all along, as well as investing a lot of resources in proper professional planning for a sustainable development.

Based on my long experience with the real estate market in the Tsawwassen area, I can state with all confidence that there is indeed a real need for a more diverse range of housing types to become available for people in varying age groups, at different stages in life. Real Estate agents active in the area confirm that frequently people who sell in Tsawwassen cannot find suitable alternative housing types to satisfy their requirements, and often move out to the south Surrey/White Rock areas.

This proposal will also provide housing close to transit, without people having to drive out of town to reach transit.

The commercial component of the Century proposal is also good planning, since the planned new community of housing will support and require that, keeping people close to home for local shopping etc. People from the overall Boundary Bay area will be able to cycle to local shops, cafes etc rather than drive cars to more distant commercial zones.

By accepting this proposal, Delta will have a 400 acre tract of land for farming use which should provide an entry point into farming for some young people who will otherwise find it impossible to get into farming on a larger scale.

Metro Vancouver...........my advice is to “approve this development proposal” as presented and let Century Group provide the best development Tsawwassen has seen to date.

Yours sincerely,

Trevor A. Elliott  AACI
Dear Metro Vancouver,

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Thank you

Hui Sim
2213 Cliff Avenue
Burnaby, BC
We have lived in Boundary Bay for twenty-seven years, and have a great appreciation for this amazing, special little corner of Canada. I am not opposed to the rebuilding that has been going on in the Bay. These homes that are replacing the aging structures are substantial and diverse. The taxes are substantial as well. My parents bought a home in Boundary Bay as well.

I am VERY MUCH OPPOSED to the FARMLAND being used for anything other than farmland.

Kory Woeste
171-67th street Delta B.C. V4L-1M2
In regards to the Southlands proposal:

Please see this as my letter of support of the development proposal.

I am a 40 year resident of South Delta. The proposed plan allows for young families like mine, access to affordable housing options. As well, the marketplace and farming will allow for food security and easy access to fresh and local foods.

Kind Regards,
Cindy Chong

69 Wallace place
Delta, BC V4M 3S2
I write to oppose the development of the Southlands. The Corporation of Delta is well aware that the residents of Tsawwassen are against the development of the Southlands and have been ever since it was proposed over 20 years ago. The Corporation of Delta purposely chose not to allow the residents of Tsawwassen to vote on the development because they knew that we would vote against it again. Instead, the Corporation heard submissions from residents, which they ignored in making their decision to approve the development. Unfortunately the Corporation of Delta is primarily run by people who reside in North Delta, which not located anywhere near the Southlands and these people would not be personally affected by the development. The Corporation of Delta is only interested in the financial gain it will receive and is not concerned about the negative impact their decision will have on the residents of Tsawwassen. The development will cause an increase in traffic in and out of Tsawwassen. The Massey Tunnel is the only means of access to South Delta and has been grossly inadequate for the residents of South Delta for many years. If the Corporation actually cares what we want, it should be put to a vote.

Jacqueline Sowa
Barrister & Solicitor
Severide Law
#201-5027 47A Avenue
Delta, BC V4K 1T9
Telephone: 604-940-8182
Facsimile: 604-940-9892
Email: jacqueline@severide.com
Farrell Ave & Whitcomb, Beach Grove, Delta BC

On 30-Apr-14, at 12:23 PM, Public Hearing wrote:

We are not able to process your written submission until you provide your address for the public record. For address, the cross-road and city where you live is sufficient. Please reply as soon as possible, but no later than the close of the public hearing.

From: Keira Chapman [mailto:]
Sent: Tuesday, April 29, 2014 9:18 PM
To: Public Hearing
Subject: Opposed

I am opposed to changing the Urban Containment Boundary in Delta to allow the proposed Southlands development to occur.

Keira Chapman