



THE CORPORATION OF DELTA  
Tsawwassen Area Plan Review Public Forum  
COMMENT SHEET

Date: October 6, 2009 (Tuesday)

Time: 6:30 p.m. – 9:30 p.m.

Place: Cliff Drive Elementary School  
Adapting to a Changing Climate

Comment Sheets Received  
46

**SUMMARY:**

Please provide us with your comments on responses to climate change in Tsawwassen

**1. Please tell us the age group you fall into:**

	Number of Responses	Percentage
Under 20	0	0.0%
21 to 35	0	0.0%
36 to 45	5	10.9%
46 to 55	10	21.7%
Over 55	30	65.2%
No Response	1	2.2%
Total	46	100.0%

**2. How well do you understand what you and your family can do to reduce your contribution of greenhouse gases?**

	Number of Responses	Percentage
Very	28	62.2%
Somewhat	14	31.1%
Neutral	2	4.4%
Not very	1	2.2%
Not at all	0	0.0%
Total	45	100.0%

**3. How well do you understand what you and your family can do to adapt to the impacts of climate change?**

	Number of Responses	Percentage
Very	14	32.6%
Somewhat	25	55.8%
Neutral	2	4.7%
Not very	3	7.0%
Not at all	0	0.0%
Total	44	100.0%

**4. Would you support a community climate action plan?**

	Number of Responses	Percentage
Yes	38	86.4%
Neutral	5	11.4%
No	1	2.3%
Total	44	100.0%

5. *Do you regularly use public transit?*

	Number of Responses	Percentage
Yes	6	14.6%
No	35	85.4%
Total	41	100.0%

*If no, why not?*

- Live & work locally
- I did take 601 to Van twice per month now I drive.
- Work very close to home. 5 minutes by car, 1hr by bus
- Occasionally only
- Work most of the time from home
- It does not go where I go-Fraser Valley- I work 5 minutes from home - it isn't practical
- Young kids
- Yes to go downtown but no to work due to location.
- No work at home
- I only go for shopping trips with various destinations-public transport is too inconvenient for those kind of trips
- Use transit for daytime meetings in Vancouver regularly
- When I go to Vancouver & the Canada Line has made the trip way less pleasant
- No transport in Langley
- No service to most places I travel
- 95% of my travel is South Delta.
- Work is out of town, takes more time
- Walk-Bike -use of car
- When convenient I use it. Recent changes such as dropping 601 and substituting a method no longer in walking distance or transport distance make me less likely to use it in future.
- I used to but don't now as change to Canada line is inconvenient
- I live in Tsawwassen and work in N Delta. The nature of my work requires me to travel throughout Delta to meet families in their home.
- I did but no longer commute
- Live & work in Tsa
- Too expensive too slow
- Takes too long to get to YVR!
- Too inconvenient & time consuming
- Inconvenient for UBC
- No need
- Service is not adequate.
- Inconvenient
- 3 young children, tons of bags, multiple appointments not a practical option.
- Because Translink took away the express buses to Vancouver
- I stay home
- It's not convenient
- once a week
- 25 min to get to work or I use it when I can
- No time
- too inconvenient for people our age

**6. What impacts of climate change concern you the most? Please rank from 1 (most) to 9 (least)**

- |                          |                            |
|--------------------------|----------------------------|
| 1 flooding               | 6 increased food prices    |
| 2 extreme weather events | 7 increasing energy prices |
| 3 water shortages        | 8 biodiversity loss        |
| 4 declining air quality  | 9 climate refugees         |
| 5 health issues          |                            |

**7. Would you support policy and actions to reduce Delta’s vulnerability and contribution to climate change? Examples include flood protection enhancements, enhancing recycling opportunities, invasive plant management, energy efficiency initiatives, and public stewardship programs.**

	Number of Responses	Percentage
Very	31	70.5%
Somewhat	9	20.5%
Neutral	2	4.5%
Not very	1	2.3%
Not at all	1	2.3%
Total	44	100.0%

**8. Would you support the inclusion of policies in the Tsawwassen Area Plan that more strongly encourage energy efficiency in existing and new development? If no, why not?**

	Number of People	Percentage
Yes	45	52.3%
No	1	47.7%
Total	46	100.0%

*Presently, the minimum building elevation in Tsawwassen ranges from 1.6 m to 2.9 m geodetic, with the existing communities of Boundary Bay and Beach Grove at the lower range (1.6 m) due to historical development. Where seawall construction is required in support of new development, the current standard seawall height is higher than walls built in the past. In light of predicted sea level rise and climate change impacts:*

**9. Would you support higher minimum building elevations for new construction in Boundary Bay and Beach Grove?**

	Number of Responses	Percentage
Yes	30	75.0%
No	10	25.0%
Total	40	100.0%

**Do you have any comments?**

- But control monster homes
- Not necessary
- Make it mandatory
- Like Southlands neighborhood in Vancouver
- We need to build for flood possibilities.
- First of all I do not support higher building elevations. Since Southlands is an earthquake sensitive flood plain, there should be no housing allowed - it should remain as agricultural in entirety.

- We cannot dyke all of the flood plane with dykes-keep it in agriculture as long as possible
- New home buyers in these areas should not get any financial support if their properties are flooded.
- People may have to give up water front views for the better good/safety of the community.
- This is a must!
- Not sure what this means. If you mean the level of the foundation then yes.
- Within reason
- Higher building elevation is probably a good idea even though sea levels have not yet become higher - in 50 years the homeowners will appreciate it!
- Delta must, at all costs, be sure not to create a Katrina-style situation in Boudary Bay, Beach Grove, Ladner etc. Do not increase development pressure in these flood prone (earthquake susceptible) areas. Do not develop the Southlands.
- I'm not sure what this means
- I am deeply concerned that in these regions we are putting our valuable taxes towards the few who can afford to live in water prone ocean front properties. Many support too few.
- I don't know
- LEED standards, green space, trees-food production etc.
- However would be to "encourage" not "enforce"
- Mandatory minimum standards (e.g. Built green "silver")
- Absolutely- district heating, heat recovery systems, waste to energy plants
- These are artificial ploys by developers. Building codes provincially should cover this.

**10. Would you support increased height requirements for new seawalls?**

	Number of Responses	Percentage
Yes	39	92.9%
No	3	7.1%
Total	42	100.0%

**11. Would you support further flood protection measures to reduce the flood risk in Boundary Bay Village?**

	Number of Responses	Percentage
Yes	35	89.7%
No	4	10.3%
Total	39	100.0%

***If yes, what type of measures and where?***

- Seawall extending south of 49N because flooding comes in from there also.
- As needed to prevent property damage.
- Not the way it is now. This has not worked in the past- residents thwart efforts-risks are there so if they will not cooperate willingly-let them be!
- A continuous and higher seawall is all that is needed.
- Whatever is necessary
- This would be seawalls I guess - is it too late to bring in more fill. It's sad that development has been allowed in current format in view of location - with the predicted 4 metre increase in sea level a problem is brewing that must be dealt with --how?
- Stop building on the food plan!
- Raise seawall, extend dykes
- Whatever/wherever most effective
- Build proper seawall high enough! Presently it's a hit & miss some waterfront homeowners do not want any dyke or wall - their houses are so low-they want to be able to see the water. This is why some oppose any dyke or seawall construction.
- No knowledge to answer this

- Needs to be continuous along the shore inclusive of Point Roberts around to Surrey
- Better dyking. Less building on flood plain
- Who pays- owners?
- Move the village to a less vulnerable location.
- High wall - to walk on (wide enough)
- Not only Boundary bay but Beach Grove as well
- Completing the sea wall/dyke in Boundary Bay is all that should be done at this point. There is no need to increase the heights of the dykes/seawall at this time. The local Beach Grove sea level has not changed since the 1970's.
- Perhaps complete the seawall (rejected by resident in the 1970s when the Beach Grove wall was built)
- Some adoption of a policy of at least partial "retreat" is likely inevitable.
- I'm not an expert
- Provide them with sand & bangs. Whatever is done we need to spend our taxes wisely and equally.
- Not sure
- Need credible scientific report and approval by the residents
- not sure
- If our sea level is rising as scientist say they are then all Delta & Pt Roberts need a sea wall as well as all land will need if on a sea front.
- Higher dykes

**12. In your opinion should a seawall fronting Boundary Bay Village continue to be privately owned in the longer term?**

	<b>Number of Responses</b>	<b>Percentage</b>
Yes	11	28.9%
No	27	71.1%
Total	38	100.0%

***If no, why not?***

- The privately own walls means that houses behind the front don't have a chance if high tide causing flooding-and who pays for the damage-taxpayers.
- This must have uniform management & control i.e. Muni
- Public should have access to waterfront and beach areas.
- Simply because we all are paying for the seawall
- The residents cannot have it both ways. Either the public funds it and the residents live with it and leave it alone or they can live with the consequences.
- For the good of the whole area the municipality needs to take control. Past floods have been the direct result of private owner's negligence.
- No opinion
- Too serious of a threat to neighborhood
- Residents should be responsible for payment and maintenance. Our tax dollars can't support this- especially as the Corporation is on a strict budget.
- They want to live there let them pay for the privilege.
- If even one property owner failed to maintain damage could occur to other private and public land.
- Standard must be maintained. However buyers should be aware of possible flood danger and not be reliant on taxpayers to re house or reimburse them for anything this location decision causes
- Maintenance of a seawall is too important to be the responsibility of private ownership.
- Rush to agricultural land
- Municipal needs to control flooding in Delta so most have control of seawall.
- It is an inconsistent policy i.e. the wall is being built piece-meal and to differing designs & standards and in some places may never get built.
- It is too important to not be in public domain.
- No accountability
- I'm neutral due to lack of specifics surrounding the matter.

- The public should be able to use if taxpayers are paying for it
- Protects Delta therefore Delta should own it and maintain it. If one homeowner doesn't keep up his wall, the whole thing fails, impacting all of Boundary Bay.
- Surely it's the responsibility of the Community to take care of our beaches
- Needs to be fully integrated with the whole dyking system from Point Roberts around to White Rock/ crescent Beach.
- At present, it is inconsistent - someone who has a poor seawall can flood their neighbors.
- A public seawall could be a good pedestrian cycle/disabled/tourist access.
- The municipality needs control of height & building structure materials maintenance programs.
- Public ownership would ensure better maintenance.

**13. Please provide any general comments on tonight's meeting on Adapting to a Changing Climate.**

- Some lack of awareness amongst some of public. Be sure to see BBC News article on Australia.
- I support the effort made to deal with this issue. It was well done.
- Found speeches very informative-wish some clear parameters. Excited by work recently mentioned in news by community of Gibson-climate change plan quite comprehensive. Public education will be necessary.
- I think this is an important subject that needs further discussion. It is complex. The speakers were good. I was disappointed in the low turnout. I feel more folks need to understand the seriousness of climate change predictions and how we are vulnerable in this community. Folks were not happy when their homes were flooded recently. Yet Century talks of putting parking under buildings --doesn't make sense. Because of climate change etc. any new development or high density structure should go into Town Centre.
- 1. Accept that there will be climate change and rising sea levels 2. Accept that there will be refugees and loss of good producing areas. 3. Think ahead - a) preserve the agriculture land for food. B) Build upward and only on solid terrain away from flooding & landslides.
- Thank you- very informative, well run. I appreciate the opportunity for input. I am pleased with Delta's efforts so far in reducing our carbon. We all, however must do more, and be prepared to pay more.
- The big question is. Who will pay for any or all of new seawall? Federal - provincial municipality or property owners?
- I would have liked to have heard from industrial polluters - i.e. greenhouses, ferry, delta port, factory owners, landfill etc.
- The group seemed very interested in supporting changes that involve environmental/energy issues.
- Very good presentations.
- I feel that adopting climate initiatives in the TAP is admirable but we should not debate ourselves that our small scale contributions to global climate change will affect a tangible result on the global changes currently underway. The focus needs to be on reacting to the charges we believe are coming (i.e. sea level rise) by raising the levels, improving pumping etc.
- No building permits in a flood plain. (See history of BC communities Kamloops, Prince George, Chilliwack, etc.
- Excellent presentations that laid out the things that a community must do.
- Keep common good in mind and pay less attention to professional complainers
- The speakers all seem to say that densification is the only solution & I believe that is very narrow-minded. It was also implied that GHG is the only cause of climate change whereas in truth we don't know if it is due to activity on the sun or other factors. If we are to formulate any sort of opinion then we need all the information as opposed to a select and perhaps biased perspective. This meeting is more refined than the previous ones in which the topics discussed do NOT actually indicate how we feel; just that it was mentioned.
- Unfortunately could not hear everything that was said. Might hear it better on Delta cable
- We need to walk more and drive less. Make it easier for people to stay in Tsawwassen and not have to drive elsewhere for their needs. Better transit, more pathways & bike lanes. Greater density in communities and more shops & services within walking distance of homes. Make it easier for people to work from home.
- CP&D should keep the residents informed on what is happening before it happens and not often the fact.
- 1. The cost to the payers of all that was discussed is being considered was not covered at all. What can we realistically afford has to be a key consideration. 2. IF the municipality is investigating increasing the height of the sea walls/dyke why were these plans and there cost not presented at the forum.
- Feel a sense of helplessness as our individual efforts seem to be a drop in the bucket. We won't move forward much until governments at all levels are prepared to regulate big business.

- Excellent
- Very good science from the presenters. Increase density in town centre, not on flood prone agricultural land. Promote intensive food farming on agricultural land. Preserve agricultural land with appropriate zoning. More food production closer to home reduces the community footprint.
- Stop development in Flood prone areas or redefining
- This meeting was very informative and very applicable to the issues we face in Tsawwassen especially regarding earthquakes & extreme weather patterns.
- Reduction in Energy from Oil & electricity is important. More focus on wind/solar energy. Reduction of waste/recycling. Reduce reliance on automobiles/more transit, cycling, walking.
- So far we are not adapting.
- Very upset about the South Fraser Perim Road and the backward “Red World”