

THE CORPORATION OF DELTA

Meeting with Area Business Owners

Official Community Plan Amendment Application at Nordel Way and 84 Avenue (Delsom - LU06008)

Notes of the meeting with Nordel area business owners regarding Official Community Plan Amendment Applications at Nordel Way and 84 Avenue (Delsom - LU06008) held Wednesday, April 12, 2006 at 12:00 p.m., North Delta Public Safety Building, 11375 - 84 Avenue, Delta, British Columbia

PRESENT: Kip Gaudry, P.Eng., Director of Community Planning & Development
Yvette Luke, Development Planner
Jennifer Shragge, Planner
Edmund Lee, Roads Engineer
Bryon Funnell, Deputy Fire Chief
Kathleen Chan, Recording Secretary

Delsom Presentation: Merv Romily, Delsom Estates Ltd.
Oleg Verbenkov, Pacific Land Group
Kevin Shoemaker, Polygon
Rebecca Marzolf, Polygon
Carol Freeman, Delsom Estates Ltd.

Business Owners: Petra Hermes, Fly and Sea Travel Club
Lois Butler, M & M Meats
Mike Mahoney, Delta Lion Pub
Jill Gillette, Keg Systems
Dave Smith, Fleetwood Developments

WELCOME AND INTRODUCTION

Introduction **Kip Gaudry**, P.Eng., Director of Community Planning & Development, welcomed everyone. Everyone agreed to focus on the commercial area and less housing.

Delsom Presentation **Merv Romily**, Delsom Estates Ltd., provided a thumbnail sketch of the process.

- Original project started with the idea of a sustainable community.
- Considered traffic constrains, affordability, diversity of housing, and the need for seniors housing.
- Tried to come up with best compromise; however cannot please everyone and everything has to be justified. The commercial component has evolved this way.
- Viability of a high-rise building was looked at. Apart from

- the cost, there are no services around it.
- Seniors need certain facilities.
 - Then looked at combining small commercial and seniors' complex.
 - Provide services for seniors,
 - Neighbourhood type commercial complex, so not everyone in subdivision has to get in their car to access it.
 - Contribute to idea of sustainability.
 - Intent was never to compete with the existing Nordel Centre. Existing centre has been around for some time and needs some upgrading. It is also close to capacity in terms of parking.
 - Professional studies were completed and looked at what the area could support, including:
 - The market could support the two centres.
 - Adding 80,000 ft² of commercial space.
 - Scaled commercial back to 65,000 ft².
 - Not to compete. It is not too large, more a neighbourhood type of structure.
 - In the previous application, the seniors' units were going to be on top, and the retail anchored by a small food store.
 - Bottom floor would have been built into the ground. There were a number of objections to that.

Mike Mahoney

(Delta Lion Pub) Were there other objections?

Merv Romily

(Delsom Estates Ltd.)

- There were objections to the height of the tower.
- Between the closest homes and the site there is a 40 m right-of-way.
- Challenged by staff and Council as to the need for the commercial centre.
- Commercial study was done.
 - Delta did an independent study as well.
 - Study found that commercial area was not only needed, but necessary.
- First proposal failed at Public Hearing.
- The council of the day also prohibited access to the shopping centre to and from Nordel Way.
- Had to go back to the drawing board and came up with a number of different options.
- In residential real estate, location is very important. For commercial it is all about access and visibility.
- In Option 1, the shopping centre is located at triangle bordered by 84 Avenue, Nordel Way and transmission lines. Took into consideration:

- It is the least desirable for residential.
- Topography up the hill, there are large berms, and after passing 84 Avenue it flattens to ground level - it is noisy with no berms there.
- Combining the commercial and seniors' units rounds out the overall project. Looked at a business model, seniors housing is not a money maker, but could be balanced by the shopping centre. Seniors homes are being built out in areas like Langley and Cloverdale because land is cheap.
- Ended up with a smaller shopping centre, there were distortions as to the size of the shopping centre in the original proposal. The size is comparable to Nordel shopping centre to the south, about 50,000 ft² with an additional 5,000 ft² professional offices on the second floor to serve the seniors, e.g. doctor's office.
- Looking for anchoring of a small food store, restaurant and some other cru's which would cater to the day-to-day needs of the local residents and seniors.
- Not attempting to draw away from nearby commercial centres.
- Financial institution or credit union is desirable.

- Mike Mahoney (Delta Lion Pub) Has there been any formal contact with potential tenants?
- Merv Romily (Delsom Estates Ltd.) We have spoken to a couple of food retailers to investigate the viability of a food store. The pattern of shopping is changing; people like to pick up some things every 2-3 days and buy more on the weekends. New concept in neighbourhood planning is to have a small local food store.
- Mike Mahoney (Delta Lion Pub) Is the commercial area an obstacle to the project proceeding?
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) In the first application, some people thought that the proposed development did not justify the size of the commercial centre. The project was not turned down because of the commercial component in particular.
- Oleg Verbenkov (Pacific Land Group) The study was done by a land economist.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) The developer was asked to provide funds to Delta for an independent study. The study was similar, but was a bit more direct. The study said the new commercial development would ultimately lead to reinvestment into the existing centre to

compete and bring up standards and should have no detrimental effect. The study is 1 to 1 ½ years old and has not been repeated this time around.

- Dave Smith (Fleetwood Development) How big a catchment area will the commercial development draw from and where is it located?
- Oleg Verbenkov (Pacific Land Group) It will draw from the development. The location at the corner in Option 1 has higher exposure and would take some of the passing traffic you wouldn't necessarily see at 112 Street.
- Merv Romily (Delsom Estates Ltd.) In the new plan, single family homes have been added near 108 Street, due to access and traffic concerns. These will access near the 112 Street shopping centre.
- Dave Smith (Fleetwood Development) If putting a commercial centre as large as Nordel, it will need to draw more customers than that. How far will the commercial area draw from?
- Oleg Verbenkov (Pacific Land Group) It would also draw from the surrounding neighbourhoods.
- Merv Romily (Delsom Estates Ltd.) The catchment area was outlined in previous reports, can't give definite area off hand. Looked at overall catchment area as a homogeneous group. It is difficult to say catering to a particular block.
- Dave Smith (Fleetwood Development) Grocery stores and retailers will want to know where the customers will be coming from.
- Merv Romily (Delsom Estates Ltd.) There will be approximately 3000 people moving in. Expecting pedestrian traffic to the commercial site. There is an option of an overpass across 84 Avenue. Not too many people will do their weekly shopping in this size of grocery store.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) There is a large percentage of leakage of consumers going outside Delta, going to Scott Road and beyond. That is why this commercial area is supported from planning and traffic principles and also why both centres could co-exist successfully. There is no line on the map in the traffic impact study.
- Oleg Verbenkov (Pacific Land Group) The main thing is that there is so much leakage out of this area going to the Surrey side, from a locational prospective.

- Dave Smith (Fleetwood Development) He is not opposed to having commercial node there; it is helpful for him to have more information to answer his tenants' questions.
- Oleg Verbenkov (Pacific Land Group) Can sit down and go over some of those details at a later date.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) Would you like to be provided with the previous reports?
- Dave Smith (Fleetwood Development) Had copies originally and pretty well know what was in it. Thought maybe there were further studies.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) – At the time of the study, the liquor store had not opened and only half of the commercial retail units were opened at 88 Avenue and Nordel Way.
- Dave Smith (Fleetwood Development) He is a firm believer that competition doesn't hurt; synergies are created. If there is the right mix and they are done properly.
- Oleg Verbenkov (Pacific Land Group) – might keep more people in the neighbourhood.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) What do tenants ask or say?
- Dave Smith (Fleetwood Development) Business can always be a little better. There have been some problems getting quality tenants. Most pay their rents. Have 670 ft² available. Small space not the easiest to find right tenant. Access is generally good, but the afternoon can be harder. Parking is not bad, which was allocated per square foot, but there is no excess. His commercial area has been pretty successful.
- Lois Butler (M&M Meats) Would be concerned if Thrifty's moved in, as they would be in competition. Going to have to be drawing consumers from a large area to sustain 50,000 ft² if only adding 3000 people.
- Merv Romily (Delsom Estates Ltd.) Have relied on the experts opinions.
- Lois Butler (M&M Meats) Don't see people coming westbound.
- Oleg Verbenkov (Pacific Land Group) Might keep more people in the

neighbourhood.

- Dave Smith (Fleetwood Development) If there is 25,000 ft² for a grocery store, that leaves 25,000 ft² for other retail. That is room for quite a few mom & pop shops.
- Merv Romily (Delsom Estates Ltd.) Looking at a restaurant and a financial institution, which would take up a sizable space.
- Dave Smith (Fleetwood Development) A restaurant is probably a good use such as ABC. Don't think a higher end restaurant would want to go in there.
- Oleg Verbenkov (Pacific Land Group) Have made presentations to local service providers.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) To Mike Mahoney – How has your restaurant worked?
- Mike Mahoney (Delta Lion Pub) Economically, the restaurant wasn't overly successful. However, it was a service to community. It was busy Friday and weekends, but not during the week. Economically, the licenced liquor store has been more successful. Agrees that a progressive community encourages competition. Would want to know what type of restaurant, might have a problem with an Earls or Keg, because of the changing liquor laws. Wouldn't worry as much about a family type restaurant.
- Petra Hermes (Fly and Sea Travel Club) Their business is Canada wide. She also lives in North Delta and attended the previous application's meetings. She believes the gist of the previous meetings, that the resistance was not so much to do with commercial, but more with traffic and housing. They are in one of the smaller units in the Nordel Shopping Centre.
- Petra Hermes (Fly and Sea Travel Club) A recently renovated unit made them realize the drawbacks of an old building, such as sound traveling. Business such as theirs may be interested in 2nd storey professional offices. She is in favour of the whole development. Would envision consumers would like to see coffee shops and dry cleaners there. From their point of view, may be more concerned if another flight centre went in there.
- Jill Gillette (Keg Systems) Interested in what the retailers have to say.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) Would you like to have a more detailed meeting including commercial area reports?

- Mike Mahoney (Delta Lion Pub) Depends how far along in the process.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) It would be later in the process after hearing from Council, whether the proposal moves forward, and if it does, which option.
- Lois Butler (M&M Meats) How has it been going at community meetings?
- Yvette Luke (Development Planner) There have been three meetings, a seniors meeting, and this meeting with business owners. There are two more meetings scheduled. The next meeting is community wide. Staff and Oleg Verbenkov will further discuss the plan options. A preferred option has not been identified yet. Still discussing general issues. The public would like to know more details of the number of units in each area. Concerns include traffic and access. The last meeting with Sunbury area residents is scheduled for April 27 and will include time to work in small groups.
- Kip Gaudry, P.Eng. (Director of Community Planning & Development) Our minds have not been made up yet. We are gathering information at this stage. The public learned a lot from the first application's public consultation. Their questions are more direct and to the point at the front end.
- Yvette Luke (Development Planner) The public is being involved earlier in the process.
- Adjournment** There being no other questions or comments, the meeting was adjourned at 1:00 p.m.

G:\Current Development\LU FILES\LU06\LU06008\Meetings\Notes Apr 12 - Business Owners.doc