

PUBLIC INFORMATION MEETING
Official Community Plan Amendment Application at
Nordel Way and 84 Avenue (Delsom)

Notes of the Public Information Meeting for Official Community Plan Amendment Application at Nordel Way and 84 Avenue (Delsom) held Thursday, April 6, 2006 at 7:00 p.m., George Mackie Library, 8440 - 112 Street, Delta, British Columbia (LU06008)

PRESENT: Wally Semenoff, Manager of Development
Yvette Luke, Development Planner
Barry Konkin, Development Planner
Jennifer Shragge, Planner
Dan Neil, Senior Development Technologist
Tim Murphy, Manager, Roads & Transportation
Bryon Funnell, Deputy Fire Chief
Linda Nielsen, Parks, Recreation & Culture

Presentation: Merv Romilly, Delsom Estates Ltd.
Oleg Verbenkov, Pacific Land Group
David Purcell-Cheung, Pacific Land Group
Neil Chrystal, Polygon
Kevin Shoemaker, Polygon

WELCOME AND INTRODUCTION

Introduction: **Wally Semenoff**, Manager of Development, introduced staff, the applicants, and welcomed the public to the meeting. He gave a brief explanation of the purpose of the meeting and advised everyone that the meeting was being held in order to provide information and receive public commentary regarding an OCP amendment for the lands at Nordel Way and 84 Avenue. With input from the public, we will try to finalize plans and determine a preferred option. After this there would be a second round of meetings followed by a public hearing. He noted that the OCP is a bylaw adopted by Council containing general, broad statements and long range planning goals and is implemented by Area Plans. If the amendment proceeds the applicant will apply for rezoning.

Overview **Yvette Luke**, Development Planner, provided an overview of the project, the planning principles and the development review process.

- She provided a description of the 100 acre site, background as to the previous application, and a summary of the applicant's proposal for the site.

Background

- April 2004 – development application proposed:
 - About 1,000 dwelling units and 65,000 sq. ft. commercial space.
 - Through road at 82nd Avenue with main access at 84 Avenue.
 - In response to area residents' concerns, a loop road with one access from 84 Avenue was proposed.
 - 1st and 2nd Readings were given and the bylaws were referred to Public Hearing.
 - June 16, 2005 a Public Hearing was held and denial of 3rd Reading.
- January 2006 – new development application
 - Ms. Luke advised that staff have drafted a set of planning principles to guide the development on the site.

Planning Principles

- Planning for a people-oriented, pedestrian friendly residential community.
- Provide for alternative transportation modes including transit, walking and cycling.
- Take advantage of the existing pond as a central focal and plan for other public amenities for social interaction and activities.
- Provide housing choices for different age groups and income brackets.
- Address traffic concerns and density.
- New housing compatible with existing neighbourhoods.
- Sustainability features being considered include: Geothermal, solar energy, green roofs, swales to collect storm water, alternative road standards, planting trees on roads and proposed development, tree preservation and habitat conservation.

- Local retail and services within walking distance and close to seniors housing.
- Adequate site servicing.

Summary

- This is a walkable community and a sustainable development. Housing choices, amenities and services are part of this community.

Presentation

Merv Romilly, President of Delsom Estates Ltd., introduced the consultants and provided an overview of the project.

- Were requested to go back to the drawing board.
- Enlisted the aid of focus groups from different neighbourhoods to help draw a new plan.
- Consulted with Ray Letkeman, an architect specializing in master planning.
- Focus included traffic and single family neighbourhoods in the surrounding area.
- Increased the number of single family dwellings and integrated with the existing neighbourhoods, dissipating traffic and allowing only single family traffic through single family neighbourhoods.
- Addressed density. Cap of 850 units in current presentation (1022 in previous) resulting in a reduction of 172 units and less traffic generation.
- Retained commercial in the original area is one of the plan options. Seniors building as a stand alone building. An overpass would be built crossing 84 from the main core of the development.
- 15% less commercial.
- Kept a walkway from the existing overpass over Nordel Way to access the Nordel Shopping area.
- Kept storm water management system.
- Slightly increased size of park.

Oleg Verbenkov, Pacific Land Group, introduced the project, noting the following:

Background

- Worked with city staff and conducted focus groups with neighbours surrounding the site, Delsom Estates, and Ray Letkeman, Architect, to address neighbourhood issues raised.
- Looked at:
 - Providing for demographics and changing life cycle needs.
 - Dividing the site into logical areas / single family neighbourhoods organized to integrate with existing single family neighbourhoods.
 - Constraining terrain, new focal point near the park.
 - Integrating options.
- After site analysis, options include:
 - More single family units, less townhouses
 - Townhouses are internal to the site and linked to 84 Avenue.
 - Reduction in commercial by 15% and can still keep it viable.
 - More park and pedestrian circulation.
 - Arrived at 7 possible neighbourhoods in the plan.

Neighbourhood areas include:

1. **Dunlop Road Area** – North side of Nordel – original plan was for approximately 97 townhouses to be built. Now the plan is for 56-57 single family homes of approximately 2200 sq. ft. above grade – An extension of single family neighbourhoods.
2. **Modesto Drive** – Small southwest portion of the site – original plan was for townhouses to be built. Now the plan is for a cul-de-sac with approximately 30 single family homes being built approximately the same size as the Dunlop area, again an extension of the single family neighbourhood.
2. **82 Avenue** – southeast corner of the site – original plan was connecting 82nd into the site. Now a cul-de-sac extends in from 108th St. at 82nd of approximately 39 single family homes, again approximately same size and

not connected to the rest of the site. This will tie in with the adjacent single family neighbourhood.

4. **108th Street – south**, backing on to the right-of-way. Approximately 18 single family homes to be built tying in with single family homes across the street.
5. **108th Street – north**, fronting 108th Street and single family homes, at the back the right-of-way. Approximately 15 single family homes to be built tying in with single family homes across the street.
6. **Central Park and Townhouses** – Park in core of development with a water feature and wharf. There will be passive area and children’s play area. There will be pedestrian connections to surrounding areas and a loop road servicing townhouse clusters. This loop road will not connect with single family areas. There will be approximately 600 townhouses built in the core area – 2 and 3 levels and a variety of styles throughout the clusters. South of the park there will be built “Single Level Living” townhomes with master bedroom on the main floor. On the hillside - single level with walkout basement – ridge homes.
7. **Village commercial and senior independent living** – 84 Avenue and Nordel Way. The plan is for a 70 unit, 4 stories stand alone seniors’ apartment. This location is the most viable and best suite for commercial as it is the most exposed and least livable.

Option 1

- Density of 840-860 units.
- 180 single family homes.
- 600 townhouses.
- 70 senior apartments.
- 55,000 sq. ft. commercial – reduced from original – 15% Village commercial is centrally located and accessible relative to surrounding neighbourhoods.
- Single family units consistent with Delta’s RS8 zone. Not asking for relaxations as previously proposed.
- Seniors’ apartments and commercial uses are adjoining to support viability of seniors building and overall social sustainability of community.

- Overall reduction in commercial and density is about 15% less than previous proposal.

Option 2

- Density about the same as Option 1.
- Village commercial and seniors' building move to entry of the development. Corner site becomes townhouses.
- Commercial becomes less visible and less viable.
- Live-work concept introduced in core area – allows home-based businesses in street fronting townhouse units. Maybe 30 units of these.

Option 3

- Density increase to 850-890 units.
- 80 condos next to seniors and commercial buildings.
- Commercial is moved to interior of site where it is less exposed – opposite park. Visibility and viability is reduced further to serving the core area and less day-to-day needs.
- Smaller commercial doesn't fulfill sustainability and will generate more vehicle trips in and out of area.
- Seniors worried about being opposite park – too much activity and prefer quieter area.

Comparison of Options

Options 1 and 2 propose a density of 840-860 units or 8.4 – 8.6 units per acre. The density is the same as other single family developments in other areas. A variety of townhouses, size wise, will be built.

Option 3 will introduce 8.9 units per acre and has reduced the commercial area.

Park, Green spaces and Walkways

- Option 1
 - Pedestrian overpass over 84 Avenue to link to the commercial/seniors' area.
 - Direct pathway from Nordel overpass to 84 Avenue – concern heard from previous plan. More direct route.
 - Walkways will be visible from the street and homes for safety.

- Providing additional park and open space in all options.
- Outdoor play areas and green space in each townhouse site.
- Sustainable storm water management model for all 3 options.
 - Runoff at the source, cisterns, infiltration, vegetation, bioswales, base flow to Cougar Creek at base of Nordel Way.

Summary

- To address neighbourhood concerns from previous application, the plan included reducing overall density, more single family units, less townhouses, reduced commercial component, increased park and open space, increased pedestrian circulation opportunities, more sensitive integration of single family neighbourhoods with adjacent single family neighbourhoods.
- Developed with the assistance of neighbourhood focus groups. We thank you for your help.

**Questions and Answer Period
Comments**

Ted Olak 11717 – 82A	How many homes will be built under the ridge line? What size will they be?
Oleg Verbenkov	(Pacific Land) Twenty. Approximately 2200 sq. ft. in size.
Ted Olak	During peak traffic times how are you addressing the traffic at 84 Avenue?
Oleg Verbenkov	(Pacific Land) In consultation with the Traffic Consultant it shows approximately 100 vehicles leaving the area during peak times. But they will not all be leaving at the same time.
Barb Konowalchuk 11083 – 84B	How will we handle traffic lining up to get in and out of the neighbourhood at the intersection? There will be traffic jams.
Oleg Verbenkov	(Pacific Land) The traffic engineer has looked at the numbers – we realize there will be more traffic but we will do our best to mitigate the situation.

- Barb Konowalchuk What about emergency vehicles being able to get in and out during busy times?
- Oleg Verbenkov (Pacific Land) There will be alternate access points for emergencies.
- Bryon Funnell (Deputy Fire Chief) – In responding to your concerns – Emergency exits are handled in a number of ways. For this site we have asked for Opticon They can control the traffic lights to address emergencies. You may be disrupted but we will address the incident. We can have emergency vehicles coming from other areas and there will be alternate access points for emergencies to the site.
- Kathy Riggs
8841 Delmonte Do we have sufficient fire trucks and ambulance service to handle the additional homes and residents generated by this development?
- Bryon Funnell (Deputy Fire Chief) “I believe we do, yes”.
- Chuck Gauthier
8727 Brooke Prefer commercial in the core of the site. Have the drainage issues for this site been properly addressed?
- Merv Romilly (Delsom Estates) We have a state-of-the-art storm water management system planned and will be building an extra pipe under Nordel Way for excess run off. We should have no problems.
- Chuck Gauthier Could the developer widen Nordel Way on the property side to make a dedicated turn-in lane?
- Merv Romilly (Delsom Estates) The berms are too steep to do this.
- Sonya Burton
7810 – 108 St. Does not feel the new housing planned is compatible with the existing homes in the neighbourhood.
- Merv Romilly (Delsom Estates) This project will be surrounded by single family homes, integrating single family with single family. All homes will be built to RS8 zone. They will not be large homes and will be comparable in size to existing homes in the neighbourhood.
- Ron Szoczel
7810 – 108 St. Will there be a bylaw to ensure that the 80-90 homes to be built adjacent to their homes be single family only and no suites to be built in them?

Wally Semenovff	(Manager of Development) There will be covenants placed on the lots prohibiting secondary suites.
Kevin Shoemaker	(Polygon) Morningstar Homes, only one builder for the single family homes, and they do not build suites in their homes.
Rita Steeple 8542 – 109B	What is the total square footage of the live work townhomes plus commercial?
Oleg Verbenkov	(Pacific Land) Commercial is 55,000 sq. ft.
Wally Semenovff	(Manager of Development) In Option 2 – the live work townhouse probably has an area in the front part of the house which could be used for office space allowing the resident to work from their home. For example, an accountant or someone who might make handmade items.
Neil Chrystal	(Polygon) It will be like a home office anywhere and won't be an invasive form of commercial.
Chuck Gauthier 8727 Brooke	Will there be enough off-street parking?
Oleg Verbenkov	(Pacific Land) Yes. Every townhouse cluster will have visitor parking.
Barry McKinnon 10843 – 85A	Are these Live Work Townhouses going to be built differently?
Kevin Shoemaker	(Polygon) There will be a small room of approximately 80 sq ft at the front of the home built for an office – there is no requirement to use this as such and no signage allowed. Must follow Delta Bylaws.
Jill Gillett 8447 Sullivan Pl	She was told with regard to home based businesses that a home office does not restrict retail.
Wally Semenovff	(Manager of Development) You cannot sell goods which generate traffic. Retail is allowed limited to home products i.e. handmade rugs, home crafts.
Sonya Burton 7810 – 108 th	Do we have to have this kind of housing?

Merv Romilly	(Delsom Estates) This is only an option – we do not have to build this as it was only a suggestion to mitigate traffic.
David Robertson 8159 Turner Pl	Asked to have a slide of the original application displayed along with a slide of the present application. Addressing the audience he said there was a huge stink at the original meetings to the single entry at the light on 84 - one entrance is bad news and does not work. He proposes that the main entrance be at 82 nd and 108 th . 84 is the last place we should focus the traffic. The train has to go back to the station on this. He then asked the audience if anyone would be offended if they would be asked to sit on a Delsom advisory committee?
Resident	Regarding the commercial in one corner - he feels it should be further south and the seniors should be near the commercial closer to the centre of the development.
Sonya Burton	If this development is 8.5 U.P.A. what is the surrounding Area?
Wally Semenoff	(Manager of Development) In the 4.5 U.P.A. range.
Mark Schiller 8414 108 St	He is a soccer coach. This project will generate more children. Why doesn't the Corporation of Delta buy the commercial area in Option 1 and build a soccer field there or build another sports venue?
Jill Gillett 8445 Sullivan Pl	Addressing the audience – stated that we haven't had any discussion regarding the Planning Principles. Other items could be added. We need compatible architectural styles – landscaped noise barriers. She asked – “Would anyone like to see trees taller than buildings on the skyline?”
	A number of residents raised their hands.
Narinder Brach 10501 – 84 Ave	Can the slides be seen on the website?
Wally Semenoff	(Manager of Development) Yes, there is a link
Wally Semenoff	(Manager of Development) Are there people wanting to participate in smaller focus group sessions?
	Some responded yes.

Wally Semenoff Thank you all for coming. We have rescheduled the Cancelled Meeting #2 at Sunbury Hall, April 4th to Thursday April 27th, Sunbury Hall, 7-9 p.m.

Adjournment There being no other questions or comments, the meeting was adjourned at 8:30 p.m.