

THE CORPORATION OF DELTA
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 and Rezoning Application at Nordel Way and 84 Avenue (Delsom) held Thursday, June 13, 2006 at 7:00 pm, Sunbury Hall, 10409 Dunlop Road, Delta, BC (LU06008)

PRESENT: Wally Semenoff, Manager of Development
Yvette Luke, Development Planner
Barry Konkin, Development Planner
Jennifer Shragge, Planner
Dan Neil, Senior Development Technologist
Gordon Botha, Transportation Engineer
John McMurchy, Manager of Community Recreation Services
Kathleen Chan, Recording Secretary

Presentation: Merv Romily, Delsom Estates Ltd.
Oleg Verbenkov, Pacific Land Group
Kevin Shoemaker, Polygon Homes Ltd.
Bob Morris, Morningstar Homes
Bruce Hemstock, PWL Partnership Landscape Architects Inc.
David Purcell-Chung, Pacific Land Group
Scott Baldwin, Polygon Homes Ltd.
Carol Freeman, Delsom Estates

WELCOME AND INTRODUCTION

Introduction

Wally Semenoff, Manager of Development, introduced staff and welcomed the public to the meeting. He gave a brief explanation of the purpose of meeting. He advised that the meeting is being held in order to provide information and receive public commentary regarding OCP amendment and rezoning applications for lands at Nordel Way and 84 Avenue. He noted that this is the second round of public information meetings authorized by Council at the regular meeting of May 15/06. At that meeting, Council selected a Preferred Plan Option for this 100 acre site. Details of this Plan will be presented tonight. If the application proceeds, a Public Hearing will provide the public with another opportunity for input.

Objectives of the GVRD Livable Region Strategic Plan have been addressed by:

- Developing in existing urban area allows preservation of the Green Zone.

- Providing housing and transportation choices as well as amenities and commercial services.
- Increasing residential density to achieve a compact metropolitan region.
- Encouraging use of alternative modes of transportation such as walking, cycling and public transit.

Smart Growth principles have been addressed including:

- Mixed land use in a compact, well designed neighbourhood.
- A range of housing types, commercial centre and recreational space within walking distance.
- Transportation choices include walking/cycling paths, access to transit and major arterial roads.
- Creation of diverse housing opportunities including single family dwellings, a variety of townhouses and seniors' housing units.
- Integration into the existing community.
- Enhancement of the existing pond and maximized tree retention.

There will be two additional meetings held at Sunbury Hall – one on June 13, 2006 and a detailed session for small groups held on June 14, 2006. A questionnaire has been provided for public input. In addition, residents may provide their comments via emails, letters and phone calls, all of which are being logged and will be forwarded to Council for their information.

The public may access all the display boards, questionnaire and handouts from the public information meetings on Delta's website www.corp.delta.bc.ca under Community/Planning Projects.

Presentation

Merv Romily, Delsom Estates Ltd., introduced the consultants. After extensive public consultation, we present an overview of the preferred option of the Sunstone Community at Delsom.

- Transition between new and old neighbourhoods and a dynamic village centre.
- Design guidelines to include: form, content and design from start to finish.
- To build out over a six year period.
- 850 units are proposed. The market includes one third of first-time buyers, young couples and singles, one fifth adult and seniors oriented, 180 single family homes, and the remainder would be multi-family homes in the mid price range.
- The commercial centre will consist of a small neighbourhood

shopping plaza, which connects to the trail system to reduce car trips for daily requirements, which fits in the sustainability model.

- Traffic studies have shown the adequacy of 84 Avenue to 2015.
- At full build out, Nordel Way and bridge access traffic is estimated to be increased by 2% as a direct result of this site.
- The extensive trail network is to promote walking and cycling.
- State of the art stormwater management system.
- Two large tree stands to be retained through covenant. Park areas will contain significant trees.
- Two trees / unit in subdivision.
- Over 3,500 trees in all will be planted. Existing trees will be retained where practical.
- Sustainability is a primary focus.

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

Background

Delsom has completed a series of public meetings, including meeting with neighbours, over the last couple of years. In March and April 2006, three plan options were presented.

44% of the public were in favour of the commercial area in Option 2 on the inside leg of 84 Avenue. The majority were not in favour of the live-work townhomes. The public were in support of the walkable components and single level living (master-on-main) homes, the variety of housing choices, sustainability features and amenities. Based on input from Delta staff and community feedback, Council considered the three options and endorsed Option 2.

Focusing on Option 2, modifications have been made, incorporating more units with the master on the main floor, new right in / right out access into the project at 84 Avenue and Richardson Gate, added connecting trailways, increased parkland on the Dunlop side, and more open space north of 84 Avenue.

Have moved forward with a rezoning application, set out boundaries of the townhouse units, parcel sizes, and quantified the number of units. The overall plan consists of public open spaces, parks, attractive units and streetscape. Higher density

housing is next to the commercial centre and lower density is on the periphery, with new single family homes adjacent to existing single family homes.

Neighbourhood areas include:

1. Dunlop Road Area (RS8 & RS6 Zones)
 - 55 lots of single family homes.
 - Confirmed parcel sizes.
 - Largest lot is about 10,000 ft².
 - Lots fronting 84 Avenue will be RS6, which are wider and larger.
 - Smallest lot is under 5,000 ft².
 - Design concept images presented.
2. Modesto Drive (RS8 Zone) - Small southwest portion of the site.
 - 30 lots of single family homes.
 - Largest lot is 10,000 ft²; small lots are 4,000-5,000 ft², which back onto the greenbelt.
 - The average home size would be 2,300 ft² with 45 ft – 50 ft frontages.
3. 82 Ave (RS8 Zone) – southeast corner
 - Single family homes.
 - cul-de-sac.
 - 34 lots - 4,600 – 8,000 ft².
4. 108 Street South (RS8 & RS6 Zones)
 - Eight RS6 lots
 - 14 RS8 lots – 4,400 ft² – 7,000 ft²
 - The right-of-way is at an angle, so the lots get shallower towards the south.
5. 108 Street North (RS6 Zone)
 - Cul-de-sac will not access 84 Avenue.
 - 13 lots ranging from 5,500 - 6800 ft².
 - Deeper because the right-of-way is a little further away.
6. Ring Road South (RS8 & RS6 Zones)
 - 24 lots will take access from the ring road.
 - 15 m in width at setback line.
 - 4,600 - 8,500 ft² lots.

Bob Morris, Morningstar Homes. Have designed house plans with master-on-the-main where the occupants can spend most

of their time on the ground floor, yet have bedrooms upstairs for children or visitors. The homes would be approximately 1,800 ft²; however, they still are clarifying a couple of items and requirements.

The typical two-storey single family home, will be about 2,300 ft² and conform to the RS6 or RS8 zoning. Designs schemes will include craftsman, Georgian, and cape cod. The front and rear yards will be twice as large as some neighbouring municipalities require.

Kevin Shoemaker, Polygon Homes Ltd., outlined the range of multi-family homes offered at Sunstone. The three main groups will include a variety of architectural styles and prices including:

1. 3-level townhomes
 - More affordable
 - 1,300 – 1,600 ft², 2, 3 & 4 bedrooms
 - Market for young families, couples, and singles
 - Architectural Styles: Craftsman, Tudor, and Georgian styles
 - Wide range of floor plans
 - Central green within each area, with a play structure, play area style greenspace.
2. 2-3 level townhomes
 - mid price range
 - larger, more generous spaces
 - 3-4 bedrooms, 1,600-2,000 ft²
 - 2 car garage within the home.
3. Single level living
 - Adult oriented
 - 1,700 – 2,000 ft², main living is on the main floor with master and upstairs or downstairs has additional bedrooms.
 - Greenspace more of a quiet area.

Oleg Verbenkov, Pacific Land Group, preliminary details for the commercial village centre include the entry to the development from 84 Avenue.

- Larger building would be a 30,000 ft² food store such as Thrifty's or Choices size of store.
- 70 units of seniors' independent living. The building will be reduced to 3 storeys if possible, and integrated with the food store.

- Freestanding commercial retail units between 4,000-5,000 ft².
- Approximately 5,000 ft² of second storey professional offices on some buildings.
- Village centre concept – looking towards townhouses to west with a lively pedestrian friendly streetscape.
- Entry boulevard towards clubhouse kitty corner from the traffic circle.

Public Realm & Housing

Bruce Hemstock, PWL Partnership Landscape Architects Inc., provided an overview of landscaping features, public spaces and boulevards

- Tree lined boulevard for Nordel Way, 84 Avenue, and at the main entry.
- Tree preservation zones, public park with pond and playground area.
- Trails branch out, wind through the right-of-way and through community. Residents can stroll through and walk on paths or street network.
- Entryway – sets the stage with a formal entry with a theme stone walk, water feature and trees.
- Neighbourhood park – combines more of developed landscape, lawns, play area, deck over the pond, gathering space, walking trails, augmented naturalized riparian area, ecological habitat and storm water management.
- Traffic circle – safer and interesting.
- Traffic calming to include special pavers, public art, planting (including flowering trees) in centre traffic roundabouts.

Oleg Verbenkov, Pacific Land Group. Since the last Public Information Meeting, an inventory of houses around the site has been taken. Have looked at how to mix the old with the new. Studies found that Westcoast modern and neo-classical are featured in the area.

The design guidelines will set out a bridge between existing and new styles by introducing neo-classical and neo-traditional elements, interest and variety. Comprehensive guidelines developed will guide construction and contain criteria and principles for general architecture, building conditions, heights, sizes, colours, windows, porches, for the single family homes, townhomes, clubhouse, seniors complex, and commercial centre to provide overall guidance for the design teams.

Phasing Plan

- Single family areas along 108 Street would proceed as the project begins. The entry to the site would develop in years 1-3 of the plan and then later years as you move deeper into the core of the site. The peripheral single family homes on Nordel are proposed to be built in year six; however, the houses could also be built in year 1.

Summary

The Sunstone Community at Delsom has been developed with a lot of input over the last couple of years. There has been a lot of thinking behind creating a livable plan that will be a benefit to the community. A variety of homes suiting different lifestyles from the young buyer and working the way through as needs change. Thank you for the public input, and support to move forward through the process would be appreciated.

QUESTION AND ANSWER PERIOD

Comments

- | | |
|------------------------------------|--|
| Wally Semenoff | (Manager of Development) Opened the floor to questions. |
| Suzanne Clark
8992 Collings Way | (Resident) For the homes with a maximum of 2,300 ft ² , are basements allowed to be added to the square footage? |
| Oleg Verbenkov | (Pacific Land Group) The bylaw regulates the house size by the size of the lot. The average house size total includes the basement space. Non-habitable space, such as a crawlspace is not counted. |
| Laura White
10948 McAdam Rd. | (Resident) Likes the buffer of single family houses around the development. As the president of the Surdel Girls Soccer Association, she would like consideration to be given to putting in a soccer pitch, such as artificial turf, under the hydro right-of-way. |
| Merv Romily | (Delsom Estates Ltd.) We are looking at putting a soccer field there. |
| Penny Bond
10604 Dunlop Road | (Resident) Good job on the plan. The commercial is now moving inside of the development with townhouses moving north. Doesn't it make more sense to have the commercial area to the north where it has more visibility and access from Nordel Way that was presented as Option 1 previously? |
| Merv Romily | (Delsom Estates Ltd.) Have to look at the political reality of this |

municipality. Three options were given and Option 2 was chosen.

Penny Bond
10604 Dunlop Road

(Resident) Could it be revisited? The commercial area will be drawing a great deal of people not living there, which will increase traffic.

Merv Romily

(Delsom Estates Ltd.) Traffic has been taken into account and a second right-in / right out access has been added at Richardson Gate.

Wally Semenov

(Manager of Development) Having the commercial area internally allows more people from the development easier access to walk to services; the other option would have been further. This achieves the objective for a walkable community.

Bruce Fingarson
10710 Doncaster Cr.

(Resident) It is a great plan. Likes how it is melding and joining the community. Public transit is sparse, particularly traveling to Richmond and Vancouver. Is there a plan to enhance public transportation?

Merv Romily

(Delsom Estates Ltd.) Have conversed with TransLink regarding shuttles to access Skytrain and other connections. They couldn't give commitments. However, the ring road will be built to accommodate shuttle bus service.

Pam Bulpin
7169 York Crescent

(Resident) What will the square footage be for the seniors apartments. Where will the storage units be located?

Merv Romily

(Delsom Estates Ltd.) Not at that stage of detailed design on the building yet. They will likely be in the 600 ft² range with a few 2 bedroom units also.

Norm Sumner
8672 Byron Road

(Resident) It all looks beautiful, but haven't expressed how much it will cost. Will only the rich be able to afford to buy there? Went to South Surrey and it was \$300,000 – \$400,000 for 1,700 ft². Will this project be comparable?

Oleg Verbenkov

(Pacific Land Group) There is as much variety as possible. The 3-storey townhomes will be the most affordable and then moving through a range. Entry level buyers will be able to move into the neighbourhood and stay. It is difficult to establish a price as the market is changing.

Kevin Shoemaker

(Polygon) Some of the townhomes will be at the lower end of spectrum and about 1,300 ft². They are most affordable that can be built.

<p>Norm Sumner 8672 Byron Road</p>	<p>(Resident) He is thinking of moving into the seniors townhouses, but is concerned with the cost, maintenance fees, and taxes. With reduced income of old age pension, can he afford to stay here? You're out to make a profit from the development. Don't think people that live here now can afford to move into the new development.</p>
<p>Merv Romily</p>	<p>(Delsom Estates Ltd.) The hot market is a phenomenon in the Lower Mainland. Increased density could help with making homes cheaper, but density and traffic needed to be balanced to have the best of both worlds. The market determines the prices. We have looked at a variety of financial profiles.</p>
<p>Norm Sumner 8672 Byron Road</p>	<p>(Resident) Hope it is not just a dream – it looks good on paper.</p>
<p>Peter Phillips 7874 108B Street</p>	<p>(Resident) This project is absolutely necessary to revitalize North Delta. The Delta School Board will be grateful with half the number of students. Want to be able to buy something smaller to stay in Delta.</p>
<p>Bruce Fingarson 10710 Doncaster Cr.</p>	<p>(Resident) The market is hot and construction quality has gone way down. There is a department to do building inspections, but they are over-tasked. How, as a builder, are you going to guarantee quality?</p>
<p>Kevin Shoemaker</p>	<p>(Polygon) An advantage of being a larger builder is that we build in good times and bad. A lot of trades stick with us as we provide stable work; therefore, there is quality control. It enables us to keep quality up. It is a struggle, but achievable.</p>
<p>Claire Gunderson 10918 McAdam Rd.</p>	<p>(Resident) This development is a good shot in the arm. The areas kids have grown up and school numbers are dropping. There should be more greenspace and play fields for the increased number of kids.</p>
<p>Margaret Neilson 1103-11881 88 Avenue</p>	<p>(Resident) There are few areas for seniors to find housing in North Delta - have to go to Surrey or Langley. Think this development is wonderful and look forward to it.</p>
<p>Norm Sumner 8672 Byron Road</p>	<p>(Resident) What are price ranges for new houses in other areas? What about the seniors' apartments? People bought for \$280,000 at Wade Ridge and Turnbury – now they are \$400,000.</p>
<p>Merv Romily</p>	<p>(Delsom Estates Ltd.) The seniors' apartments will be rental.</p>

Kevin Shoemaker (Polygon) It is hard to know today what they will be in a few years when built. \$400,000 for the smaller townhouses would be stretching it. Those projects were lower density. Every method to make homes more affordable is being applied on these homes to make them more affordable. It is a challenge.

Norm Sumner (Resident) What about having 3 levels with high ceilings; it is a lot of stairs for seniors.
8672 Byron Road

Kevin Shoemaker (Polygon) Some have 9 ft ceiling and 3 levels. However there will be single level living townhomes and single family homes that are adult oriented.

Norm Sumner (Resident) How many seniors units are being built.
8672 Byron Road

Kevin Shoemaker (Polygon) There are currently 80 units proposed. This is an idea of a floor plan, but there is still time for public input.

Oleg Verbenkov (Pacific Land Group) Your own single family home in the area will also have appreciated. The whole market is floating.

Ted Brattston (Resident) Have been following the project since inception and is an empty nester who likes living in delta. The appeal of Polygon's class projects excites him. Can he sign up now to purchase one of the homes?
6567 Sunwood Dr.

Laura White (Resident) Will North Delta residents get first dibs, the seniors don't want to stand in line.
10948 McAdam Rd.

Merv Romily (Delsom Estates Ltd.) Will take the demographic of North Delta into consideration. A fair number of North Delta residents will move to the single level living, which will reinvigorate the whole neighbourhood with younger families moving into their areas.

Jill Gillett (Resident) In Option 2, thought there was 70 odd townhouses in that corner. Now 86 townhomes are to be built in the triangle right against Nordel Way. Concerned that the townhouses are too dense and will affect the quality of the community.
8445 Sullivan Place

Merv Romily (Delsom Estates Ltd.) I believed you worked hard to move the commercial from there. Regarding the number of homes in the area where commercial would be, we are working with a cap – not adding more density.

Jill Gillett (Resident) No, I didn't want the commercial area moved, I

- 8445 Sullivan Place wanted it downsized. On April 12th, I was told there would be 70 or 72 units if the commercial area was moved.
- Merv Romily (Delsom Estates Ltd.) We were in a conceptual phase at that time. Option 1 was our preference, but Option 2 was chosen.
- Jill Gillett (Resident) With pockets of intense density.
8445 Sullivan Place
- Merv Romily (Delsom Estates Ltd.) Density is a way to have affordable housing.
- Wally Semenov (Manager of Development) 16 units / ac is not considered high density.
- Jill Gillett (Resident) It feels dense when it is in our neighbourhood. Affordability is relative. Numbers from Fraser Valley Real Estate numbers show it is more affordable here than in neighbouring communities.
8445 Sullivan Place
- Val Sanderson (Resident) Don't think tandem garages are a good idea. Please describe them for some people.
10591 Harrogate Dr.
- Kevin Shoemaker (Polygon) A garage that has one car parked in front of another one. Have not had unfavourable customer comments on tandem garages. Units can be narrower, with more on a piece of land making them more affordable. By no means would these be the only type available.
- Brian White (Resident) As a comment, was a supporter of Option 1. The commercial centre would have been better served at Nordel Way and 84 Avenue for the new and existing communities as well. Development in North Delta is long overdue. North and South Delta are not balanced. When can we get the shovel in the dirt?
10948 McAdam Rd.
- Wally Semenov (Manager of Development) Thanked everyone for attending and for their comments.

Adjournment

There being no other questions or comments, the meeting was adjourned at 8:15 p.m.

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