

THE CORPORATION OF DELTA

SMALL GROUP DISCUSSION SESSION Official Community Plan Amendment Application at Nordel Way and 84 Avenue (Delsom)

Notes of the Small Group Discussion Session for Official Community Plan Amendment and Rezoning Application at Nordel Way and 84 Avenue (Delsom) held Wednesday, June 14, 2006 at 6:30 pm, Sunbury Hall, 10409 Dunlop Street, North Delta.

Group # 1 Facilitated by Pat Lau and Michael Ruskowski

- 1.1 What are the design features of the central park that you like?
 - The pathways around the park for running
 - Pond and amphitheatre, would like to know how many people will be able to use the amphitheatre at one time
 - Well designed area
 - Should have a feeling that it is open to the larger public, not just new residents
- 1.2 Within the public park, what park amenities would you like to see?
 - Basketball court within Hydro right-of-way, separate older kids from younger kids, provide surveillance
 - BBQ pits
 - Dog park
 - Washrooms
 - Baseball diamonds
 - Pond safety concerns - will there be fencing? Landscaping?
- 1.3 Do you like the pedestrian environment illustrated in the renderings?
 - To encourage walking/cycling—suggestions of bike lockers
 - At Harrogate junction, suggestion of pedestrian overpass for walkers and cyclists
 - Like the boutique feel of the retail, a smaller scale
 - Would like to see professional offices on the second floor of the retail services
- 1.4 Are there sufficient walking connections to schools, sports fields, shopping, etc.?
 - Would like to see a better connection to Brooke Elementary School
- 1.5 What types of amenities would you like to see along the proposed trails?
 - Distance markers
 - Drinking fountains/water taps
 - Benches, specifically at south east portion of the bluff-above the single level townhomes
 - Placed at lookouts as well for views of the Bog
 - Multiple benches to form group seating
 - Pedestrian scale lighting
- 1.6 Would you like to see public art incorporated into the development and where?
 - Not appropriate for the development, would rather see it in a municipal park setting
- 1.7 Would you or your family use a mini soccer field?
 - Basketball court would be ideal in northern portion of the Hydro right-of-way

- Some concerns regarding the height of the basketball hoop poles as well as having young children playing under the Hydro lines
 - Perhaps a lacrosse field could be incorporated
 - Could be left open for any recreational use, rather than a specific sport
- 1.8 To develop a sense of community, should we promote programs like “adopt a trail” or “volunteers in the park”? Would you be interested in such programs?
- Would be worthwhile, worth trying
 - Volunteering programs and adopt a trail programs but should be promoted to the larger existing community
- 1.9 What else could be done to promote a community spirit?
- Adopt a street programs
 - Community runs/walks i.e. the Terry Fox run or Cancer fund raising runs
 - Could use the amphitheatre to draw out the larger community for such activities as concerts
 - Would like to see upgrading to Sunbury Hall

2. Home Design

- 2.1 For the detached single level living homes, should we consider a lot width less than 15 m (50 ft) in order to make them more affordable? 13 m (43 ft) or 11 m (36 ft)?
- To aid in affordability, the lot width should be kept at 15 m, but build smaller houses
 - Do not want to see 13 or 11 m wide lots, too small
 - Concerns about high density and traffic:
 - At 13 m – 2 additional homes
 - At 11 m – 4 additional homes
- 2.2 Do you think the proposed home designs would enhance the character of the area?
- West coast contemporary would be a nice addition to styles
 - Do not want to see repetition in the styles all in a row

Transportation

- 3.1 Would you have any concerns with a Translink shuttle bus running in this neighbourhood?
- If the bus ran from a commercial area, there are concerns that people would park in the commercial area and then take the shuttle bus to their destinations
 - The bus should run to other neighbourhoods outside of Delsom
 - The bus should circle the ring road

Other Transportation Concerns

- Traffic circle:
 - Must be proper curbs with low level planting for good sightlines (not like on Dunlop)
- Concerns with the proposed road locations and possible future connections with existing roads -“P” and “O” areas especially (north east triangle)
- Connection of proposed cul-de-sacs at south east portion of development
- Place covenants on these lots to disallow future road connections
- Traffic movement concerns at the intersection of 84 Ave and the ring road
- 82 Avenue and 112 Street:
 - Will there be a full-signalized intersection?

1. Design of Public Space

- 1.1 What are the design features of the central park that you like?
 - Like amphitheatre and stage area for concerts in the park, but play structure must be nearby so adults can enjoy concert while keeping an eye on playing children
 - Play areas are great, but must accommodate various age ranges and not just young children, facilities for older children and youth needed as well
- 1.2 Within the public park, what park amenities would you like to see?
 - Picnic benches
 - Garbage cans
 - Amphitheatre with stage area
 - Children's play structure and amenities for all ages
 - Upgrades to existing Sunbury Park wanted
- 1.4 Are there sufficient walking connections to schools, sports fields, shopping, etc.?
 - Good connections but perhaps there could be a better pedestrian connection from the southern neighbourhoods (Modesto area) into the new development
- 1.5 What types of amenities would you like to see along the proposed trails?
 - Multi-seating benches not desirable due to the potential for loitering and crime
 - Single seating benches would be beneficial to the disabled or elderly
 - View points and interpretive panels, perhaps relating to Burns Bog and its history
 - Not a lot of history for the site
 - Garbage cans needed
 - Police presence would be beneficial as there are many safety concerns
 - Leaving the fence along the southern portion of the site where the trail is proposed and also leaving the natural brush and wildlife which abuts the fence (natural deterrent)
 - Have no trail along southern edge, keep the area natural to preserve some natural space in the development
- 1.6 Would you like to see public art incorporated into the development and where?
 - No art right away, too much going on at first
 - Perhaps a large mural could be painted on the side of the grocery store/commercial
 - Simple art in round-a-bout to keep pedestrians off
- 1.7 Would you or your family use a mini soccer field?
 - Yes. More than one would be even better. Having younger children on mini sports fields free up the larger fields which are already in high demand and would allow for more groups to have access

2. Home Design

- 2.1 For the detached single level living homes, should we consider a lot width less than 15 m (50 ft) in order to make them more affordable? 13 m (43 ft) or 11 m (36 ft)?
 - Lots are already too narrow
 - Would be acceptable perhaps in another location, one that does not abut existing houses such as in parcel "M"

- Existing problem with grow-ops in neighbourhood and there are fears that these homes will be conducive to exacerbating the existing problems
- Density is still too high
- Definition of “single level living” is misleading, need to be more clear that they are 2 storey homes and 1.5 storey homes for townhouses
- Would be great to have less density but also have smaller homes so that affordability is not compromised, i.e. more green/open space

2.2 Do you think the proposed home designs would enhance the character of the area?

- Some sample homes are attractive
- Some dislike a mix of building materials such as siding with stone facades
- Fears that variances on the heights on homes on steep slopes will lead to homes towering over the existing homes on Modesto Drive area

3. Transportation

3.1 Would you have any concerns with a Translink shuttle bus running in this neighbourhood?

- Shuttle bus would be great
- Must ensure that the loop road is conducive to future transit service if there should be a need

Additional Comments

- Where are the pedestrian access points going to be on the roads, i.e. lights, cross walks etc.
- Public hearing date is too soon, people are away in the summer, date should be set for September
- Meeting should be in North Delta
- Would like all reports to be available online (including arborist report and traffic study)
- Have traffic studies been done on other existing developments which have similar single entry points
- What will the traffic flow be like on the weekends going up to 112th and Surrey shopping areas
- Can the existing bus stop on 84th near Nordel be upgraded to include a pocket?
- Including Right in and Right out on Richardson Gate is a huge improvement
- Straight route of 84th Avenue is well liked, but perhaps the lane immediately off Nordel could be made longer for right turns onto Richardson Gate
- Will the right-of-way ever be opened up to a road, and could it be narrowed by making adjacent lots wider so as to prevent any future road considerations?