



**DEVELOPMENT PROPOSAL
PRESENTATION**

PUBLIC INFORMATION MEETING

JUNE 7, 2006



SUNSTONE COMMUNITY AT DELSOM

COMMUNITY FEEDBACK

Delsom Estates recently completed a series of public consultation meetings between March 2006 and April 2006.

- 3 plan options presented to the public
- 8 meetings held with 15 – 110 people attending per session
- People completed questionnaires and submitted comments
- Feed back on plans generally summarized as follows:
 - 44% were in favour of the commercial component to be inside the development at the corner of Delsom Way and 84th Avenue;
 - Majority were not in favour of the live-work townhomes;
 - People were in support of the single-level living (master-on-main) homes;
 - Majority in favour of walkable community with a variety of housing choices;
 - People like the environmental sustainability features and amenities being provided;
 - People were in support of Option 2;

PACIFIC LAND GROUP
LAND USE, DEVELOPMENT & ENVIRONMENTAL STRATEGISTS

RAYMOND LEREMAN
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SUNSTONE COMMUNITY AT DELSOM

June 7, 2006

ANALYSIS & REVISIONS

Based on community feedback, Council endorsed Option 2 as the preferred land-use plan. Delsom Estates team focused on Option 2 and made modifications based on public input.

- The preferred plan now incorporates:
 - Fine-tuned seniors/commercial village centre at 84th Avenue and Delsom Way;
 - Provided New right-in/right-out access at Richardson Gate;
 - Introduced RS6 lots to single-family areas;
 - Offered additional single-level (master on main) living units;
 - Added connecting walking trails;
 - Increased parkland on Dunlop Road side;
 - Provided more open space north of 84th Avenue; and
 - Confirmed density and unit types

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PROPOSED ZONING PLAN



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PUBLIC REALM & HOUSING



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SINGLE FAMILY DUNLOP RD (RS8 & RS6 Zones)



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SINGLE FAMILY MODESTO DR (RS8 Zone)



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MASTER ON MAIN RING RD SOUTH (RS8 & RS6 Zone)



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SINGLE FAMILY

82 AVENUE (RS8 Zone)



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SINGLE FAMILY

108 STREET SOUTH (RS8 & RS6 Zones)



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SINGLE FAMILY

108 STREET NORTH (RS6 Zone)

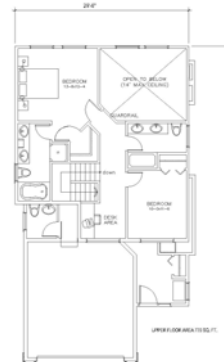
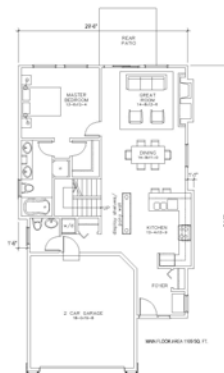


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SINGLE LEVEL LIVING

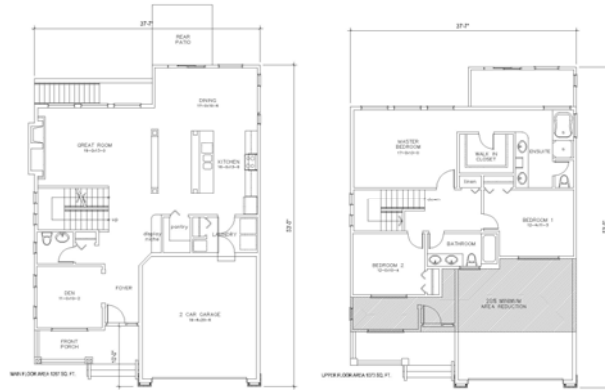


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TWO-STOREY SINGLE FAMILY HOME



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3-LEVEL TOWNHOMES



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2-3 LEVEL TOWNHOMES



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SINGLE-LEVEL LIVING TOWNHOMES



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SUNSTONE COMMUNITY AT DELSOM

SITE PLAN

SENIORS / COMMERCIAL CENTRE



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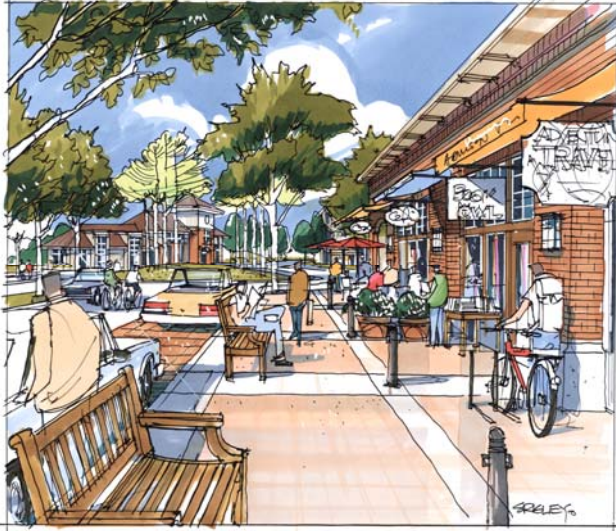
VILLAGE CENTRE CONCEPT



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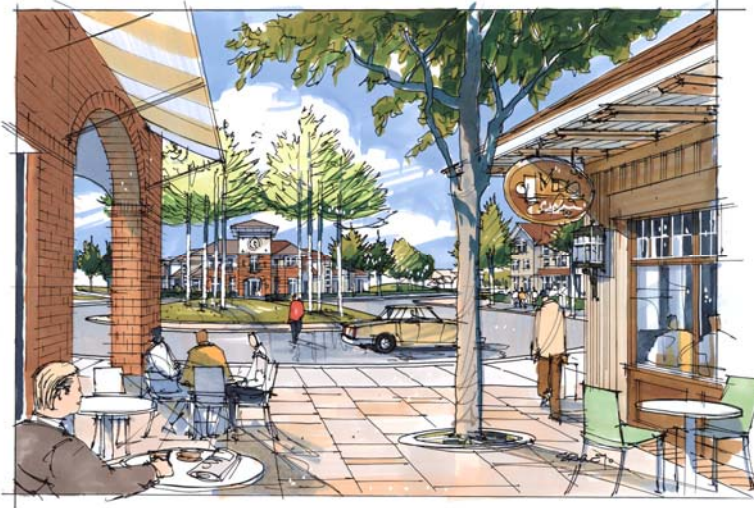
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SUNSTONE COMMUNITY ENTRYWAY



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SUNSTONE COMMUNITY PARK



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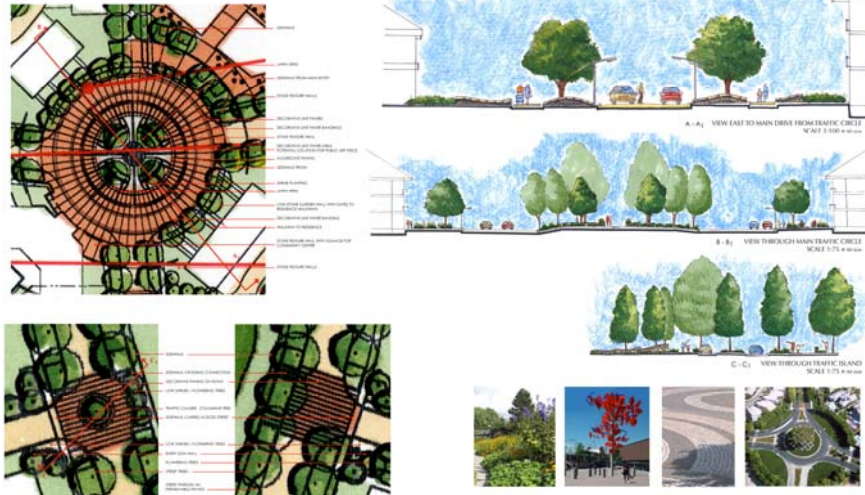
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PUBLIC REALM TRAFFIC CIRCLE



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SUNSTONE COMMUNITY AT DELSOM

CHARACTER STUDY

A character study was conducted to inventory housing styles of homes surrounding the Sunstone Community.

- The surrounding area is characterized by a mix of old urban and modern urban homes.
- The study found "west coast modern" and some "neo-classical" ('neo-traditional' and 'neo-heritage') style homes within the study area."
- The study concluded that the neo-heritage and neo-traditional elements will help to create a bridge between existing homes and proposed new single family homes.
- Introducing such classical elements will add interest and variety without causing architectural dissonance with existing homes.

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SUNSTONE COMMUNITY AT DELSOM

DESIGN GUIDELINES

Comprehensive design guidelines for the construction and development of the Sunstone Community are being prepared.

- The guidelines will establish the criterion and principles to oversee the development process to completion.
- The architectural design and elements that will be controlled include:
 - General architectural and building conditions;
 - Single-family and multi-family unit types, sizes, height, colour, windows, doors, accent materials, etc.;
 - Clubhouse building;
 - Seniors complex / neighbourhood commercial centre; and
 - Landscaping, tree planting and public areas.

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SUNSTONE COMMUNITY AT DELSOM

DESIGN GUIDELINES

Part 4: Architecture



The vision for housing in Sunstone Ridge will be a synthesis of distinctive, high quality design with a diverse housing choice to create a vibrant and sustainable architectural 'village'.



Chimney continues to grade and complements existing site.



Example of multi-story build colour with complementary accent line colour.



Stargreen, with stone roof, wood deck, accent gables.

Sunstone Ridge Design Guidelines

- building facade, i.e. box-out projections except that where a stone or brick return is designed to simulate a column, the return shall be at least equal to the width of the column face.
2. Brick or stone or wall shingles used as an accent on the front face shall cover the exposed face in a proportion that suits the style and design of the dwelling.
 3. The brick or stone on the street facade shall be used only if the colour, pattern, and texture are compatible with the siding.
 4. There is no use of concrete blocks or jumbo blocks which are exposed to the exterior; and
 5. Mortar, where exposed, shall be of a shade which complements the brick or stone colour.

4.4.18 Chimneys + Roof Vents

1. All exterior chimneys visible from the street adjacent to the lot or parcel shall be constructed only if they are continuous to grade and with a foundation.
2. The building does not include cantilevered chimney chases—including direct vent fireplace with framed chases—of such chases are visible from the street.
3. Chimneys shall have detailing, such as corbeling, recessing, and a distinctive cap.
4. Roof vents are to be placed on rear roof slopes or another location with limited visibility, or are painted to match the roof colour if visible from the street; and
5. Interior chimneys shall be enclosed in a chase to match the body of the building and capped if visible from the street.

4.4.19 Colour Palette

The surrounding landscape shall set the precedence for building colour, therefore all earth and grey tones are permitted.

Item 2 roof colour must complement the body colour. To create a diverse development, each parcel must use a minimum of three colour schemes, and cannot repeat the same colour scheme in buildings within 1 unit on either side or directly across a public or internal roadway.

The following colour guidelines are proposed for Sunstone Ridge:

1. The colours for wood siding, vinyl siding and cementitious siding shall be in the range of the following earth and grey tones:
 - Heritage Red
 - Heritage Blue
 - Monterey Gray
 - Cape Wood Gray
 - Sandstone
 - Ashberry
 - Chocolate
 - Beige
 - Taupe White
 - Stoneledge
 - Taupe
 - Beechwood
 - Fieldcrest
 - California Rustic
 - Cream
 - Beige Gray

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PHASING PLAN



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SUNSTONE COMMUNITY AT DELSOM

SUMMARY

- Plans for the Sunstone Community developed with considerable public input over the past 2 years
- Plans viewed by public at each stage of the development
- Sunstone Community planned with considerable attention to livability and benefit to the broader community
- Sunstone Community will provide for a variety of housing choices and household lifecycle needs for North Delta
- Sunstone team appreciates your input to date and asks for community support to move forward and turn this vision into a reality

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