



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

PLANNING PRINCIPLES

Highlights

A. A Walkable Community

- ◆ Create a pedestrian-friendly residential community
- ◆ Provide alternative transportation modes (walking, cycling and public transit)
- ◆ Develop safe, convenient and pleasant pedestrian and cycling linkages
- ◆ Provide central focal point and other amenities for social activities

B. Providing Housing Choices

- ◆ Provide housing choices for different age groups and income brackets
- ◆ Maintain a housing density that conduces to a pleasant living environment
- ◆ New housing to be compatible with character of existing neighbourhoods

C. Environmentally Sustainable Development

- ◆ Explore and incorporate sustainability initiatives
- ◆ Use alternative road standards giving priority to pedestrians and cyclists
- ◆ Provide green space and plant trees
- ◆ Maximize tree retention and enhance habitat conservation

D. Amenities and Services as Part of the Community

- ◆ Provide local retail and services within walking distance and close to seniors housing
- ◆ Offer active and passive recreational amenities that appeal to different user groups
- ◆ Provide safe and convenient circulation for pedestrians and cyclists
- ◆ Provide sufficient road capacity and traffic calming
- ◆ Provide emergency access
- ◆ Provide adequate water supply, sanitary sewer and storm water management systems

Planning Principles

1. Community

- 1.1 Create a pedestrian-friendly residential community that is integrated into the larger community in North Delta.
- 1.2 Promote a sense of community with a central focal point and other public amenities which encourage social interaction.
- 1.3 Develop safe neighbourhoods through planning and design.
- 1.4 Develop a walkable community with safe, convenient, and pleasant pedestrian and cycling linkages within the site and to the neighbouring schools, parks, Nature Reserve, retail services and residential areas.

2. Housing

- 2.1 Provide housing choices for different age groups and income brackets.
- 2.2 Maintain a housing density that conduces to a pleasant living environment and addresses traffic concerns.
- 2.3 New housing to be compatible with the character of the existing neighbourhoods.
- 2.4 Provide sound attenuation for proposed residences along Nordel Way.

3. Sustainability/Environmental Protection

- 3.1 Incorporate sustainable development features and set an example of sustainable development in the municipality.
- 3.2 Maximize tree retention and enhance habitat conservation.
- 3.3 Maximize the amount of green area and permeable surfaces.
- 3.4 Use alternative road standards giving priority to pedestrians and cyclists.

4. Amenities and Services

- 4.1 Provide local retail and service facilities within walking distance and close to seniors housing.
- 4.2 Offer active and passive recreational amenities and formal and informal sports opportunities that would appeal to different user groups.
- 4.3 Develop a trail system that forms part of the circulation linkages.
- 4.4 Provide view points, taking advantage of the natural landscape.
- 4.5 Enhance public open space with low maintenance landscaping.
- 4.6 Provide contribution to community facilities that serve the additional needs of the new population.

5. Circulation

- 5.1 Discourage automobile dependence and provide alternative transportation modes, including walking, cycling and public transit.
- 5.2 Provide a safe and convenient circulation network for pedestrians and cyclists, integrated with the existing system.
- 5.3 Accommodate transit service in the road design.
- 5.4 Provide sufficient on- and off-site road capacity to meet the access needs of the proposed development.
- 5.5 Utilize the arterial and collector road network as access routes for the proposed development where possible to minimize negative impacts on adjacent neighbourhoods, and provide road widening and improvements as required.
- 5.6 Provide traffic calming measures to enhance road safety.
- 5.7 Address parking demand in the local area.

6. Engineering Servicing

- 6.1 Provide adequate water supply for peak hour and fire flow demands, without negatively impacting the existing system and level of service for the surrounding neighbours.
- 6.2 Provide a system that maintains water quality, e.g. backflow prevention, system looping, to meet Health Authority requirements.
- 6.3 Provide water meters for all new buildings.
- 6.4 Provide a sanitary sewer system readily accessible for operation and maintenance, without negatively impacting the existing downstream sewerage systems.
- 6.5 Provide a storm water management system that maintains a base flow rate of good quality to local watercourses and causes no net increase in runoff to the North East Interceptor Canal or other local watercourses.
- 6.6 Provide a storm water system that addresses both minor and major system flows.
- 6.7 Provide receiving water aquatic habitat improvements as required.
- 6.8 Ensure lot grading does not negatively impact the surrounding properties.
- 6.9 Implement an effective sediment management plan.

7. Fire and Emergency Services

- 7.1 Ensure accesses, including traffic control systems, emergency access lanes, turn-around facilities and building access, are provided for fire and emergency services.
- 7.2 Provide the required water supply, hydrant and sprinkler systems.

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