



**THE CORPORATION OF DELTA**  
**COUNCIL REPORT**  
**REGULAR MEETING**

**To:** Mayor & Council

**File No.:** LU06008

**From:** Community Planning & Development Department

**Date:** February 16, 2006

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**New Application Report**  
**Official Community Plan Amendment Application**  
**at Nordel Way and 84 Avenue (Delsom)**  
**Public Consultation and Planning Principles**

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The following report has been reviewed and endorsed by the Chief Administrative Officer.

■ **RECOMMENDATIONS:**

- A. That public consultation form an integral part of the development review process for the Delsom lands, providing opportunities for residents and businesses to obtain information and express views and comments at different steps, including formulation of planning principles and review of plan options.
- B. That the planning principles outlined in Attachment A be presented at a public information meeting to receive community feedback.
- C. That the planning principles when finalized be used to evaluate proposals for the development of the Delsom lands.
- D. That the consultation process as described in this report for Delsom's Official Community Plan amendment application be endorsed.

■ **PURPOSE:**

The purpose of this report is to seek Council's direction on the development review process, including public consultation and planning principles, for the Delsom lands.

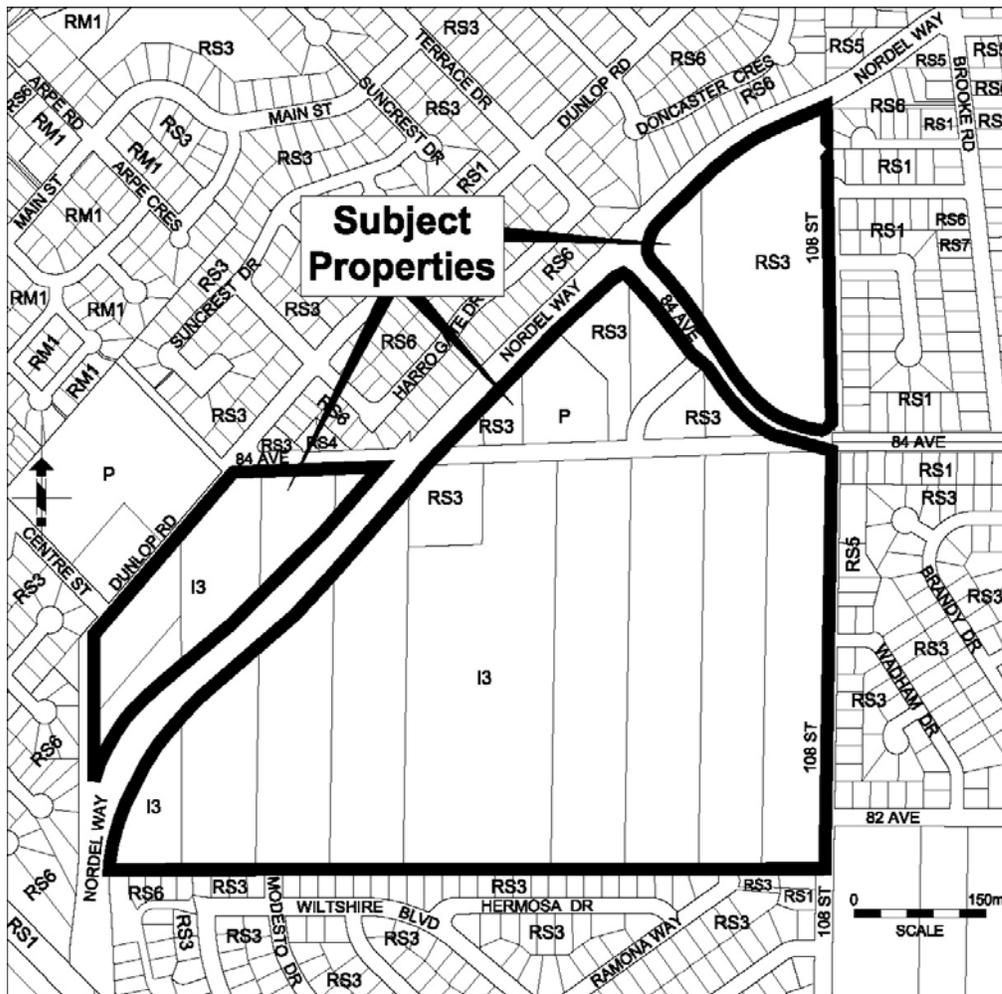
## ■ BACKGROUND:

### Site Description and Context

Located on the west side of North Delta, the 100-acre Delsom site comprises lands north and south of Nordel Way, which is a major arterial road connecting Surrey with Highway 91 and carries heavy volumes of traffic. This is the last site of a significant size available in North Delta for a comprehensively planned development.

Surrounding the site are well established single-family residential neighbourhoods and the Sunbury Park. The Mackie Park, Sands Secondary School and Gray Elementary School are in its immediate vicinity. The Nordel shopping area is 800 m (0.5 mile) to the east.

### Location Map and Current Zoning



## Site Data

Owners	Delsom Estates Limited and Richard Anthony Elsom
OCP Designations*	Multi-Unit Residential, One and Two-Unit Residential, and Institutional
Area Plan Designations*	Medium Density Residential, Single Family Residential, Major Parks and Recreational Areas, and Institutional
Development Permit Areas	ND2 D'Elsom Village ND14 North Delta Development Permit Area for Intensive Residential Development SPEA Streamside Protection and Enhancement Area
Zoning	I3 Extraction Industrial, RS3 Single Family (0.4 ha) Residential, and P Public Use
Total Site Area	Approximately 40 hectares (100 acres)

\* When OCP and Area Plan designations are in conflict, the latter prevails.

### Previous Application

A development application for the Delsom site, including an Official Community Plan (OCP) amendment, rezoning, road closure and a development variance permit, was submitted by Delsom Estates Limited in April 2004. The development proposal included a maximum of 115 single family lots, 827 townhouses, 80 seniors apartment or assisted living units, and 6,039 m<sup>2</sup> (65,000 ft<sup>2</sup>) of commercial floor area. On May 30, 2005, Council granted first and second readings to the OCP amendment and rezoning bylaws and referred the bylaws to a Public Hearing. Council also gave three readings to the road closure bylaw. During the Public Hearing held on June 16, 2005, concerns and opposition were raised by many residents, a summary of which is provided in Attachment B. At the Special Meeting following the Public Hearing, Council denied third reading of the OCP amendment and rezoning bylaws, and referred the application back to staff.

### ■ DISCUSSION:

Implementing a work plan, which was approved by Council on July 11, 2005, as a follow-up on the Delsom application, staff undertook the following actions in the second half of 2005:

1. Held three meetings with a number of North Delta residents on July 13, September 29, and November 30, 2005 respectively to receive input to improve the public consultation process. There were 13 – 18 residents participating in each meeting, with 13 of them attending two or all three of the meetings. As a result of the discussion at these meetings, a set of guiding principles and actions for public consultation on community planning and development projects were formulated. The guiding principles and the improved process for public consultation are the subject of a separate report being submitted to Council for consideration at the same meeting.
- 2.

Met with five seniors from the Kennedy House Senior Citizens' Centre and the centre coordinator on August 15, 2005 to seek their opinions on housing types and facilities that would be appropriate for seniors as part of the Delsom development. The seniors' comments are summarized in Attachment C.

3. Drafted a set of planning principles which would guide the future development on the Delsom site (Attachment A), on the basis of previous input from Council and the public.

Staff also met with the applicant a few times to review issues, concerns, and next steps.

A new OCP amendment application to develop the Delsom site was submitted on January 27, 2006.

<b>Owners:</b> Delsom Estates Limited and Richard Anthony Elsom	<b>Applicant:</b> Pacific Land Resource Group Inc.
<b>Property Location:</b> Lands bounded by Nordel Way, 84 Avenue, 108 Street, Hydro and Gas Rights-of-way, 104 Street and Dunlop Road	
<b>Date Received:</b> January 27, 2006	
<b>Type of Application:</b> Official Community Plan amendment	
<b>File No.:</b> LU06008	
<b>Development Planner:</b> Yvette Luke	

***Purpose of Application:***

The purpose of the application is to amend the OCP and North Delta Area Plan designations to allow development of a comprehensive mixed-use community, comprising a maximum number of 850 residential units, an amenity building, a neighbourhood commercial centre, park areas and a pathway system, on the Delsom site. A comparison of the unit mix between the previous and the new applications is provided below:

Unit Type	Previous Application Maximum No. of Units	New Application Maximum No. of Units		Difference	
Single Family Dwellings	115	180		+ 65	
Townhouses	827	600*	670**	-227*	-157**
Seniors Apartment Units (to be determined)	80	70*	0**	-10*	-80**
<b>Total</b>	<b>1,022</b>	<b>850</b>		<b>-172</b>	

\* No. of units if seniors apartments are proposed as part of the development.

\*\* No. of units if seniors apartments are *not* proposed as part of the development.

### *Development Review Process:*

For the Delsom application, staff propose the development review process, as outlined in Attachment D, be followed. A number of plan options are proposed to be developed and evaluated. It is recommended that public consultation forms an integral part of the development review process, and at different steps of the process, including formulation of planning principles and review of plan options, residents and businesses are provided with opportunities to obtain information and to provide comments. If endorsed by Council, the public consultation guiding principles and process, which are discussed in a separate report, will be followed. Moreover, the process will be kept up-to-date and adapted as required to maximize community input.

In addition, the proposed consultation process will include:

- Placing development proposal signs on site.
- Sending a notification letter to the surrounding property owners and businesses to advise them of the development application.
- Providing updates by mail, on Delta's website and in local libraries.
- Holding public information meetings to receive input from the community.
- Holding a Public Hearing for the OCP amendment bylaw.
- Consulting external agencies: Ministry of Transportation, Greater Vancouver Project District, Delta School District, B.C. Hydro, and Terasen Gas.

Except as provided above, no additional consultation needs to be undertaken with any of the bodies referred to in Section 879 (2)(b) of the *Local Government Act*.

### *Persons/Properties Affected:*

Property owners, residents and businesses in the surrounding neighbourhoods.

### *Departments/Committees:*

Departments: Parks, Recreation and Culture, Engineering, Fire and Emergency Services, Police, and Finance.  
Committees: Community Planning Advisory Committee and Environmental Review Committee.

### **Interdepartmental Implications:**

The Parks, Recreation and Culture Department, Engineering Department, and Fire and Emergency Services have provided input to the planning principles outlined in Attachment A.

### **■ CONCLUSION:**

**Since the denial of the previous development application for the Delsom lands by Council, staff undertook a number of actions in preparation for an improved process to review a new application. Policy directions for the development of the Delsom site, including public consultation and planning principles, are proposed in this report for Council's consideration.**

Kip Gaudry, P.Eng.,  
Director of Community Planning and Development  
Department submission prepared by: Yvette Luke  
YL/bp

■ **ATTACHMENTS:**

Attachment A: Planning Principles for Delsom Sunstone Community  
Attachment B: Area Issues and Concerns  
Attachment C: Comments from Seniors  
Attachment D: Development Review Process

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## **Delsom Lands - 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 convenient, safe 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.

### **4. Services and Amenities**

- 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 water meters for all new buildings.
- 6.3 Provide a sanitary sewer system readily accessible for operation and maintenance, without negatively impacting the existing downstream sewerage systems.
- 6.4 Provide a stormwater management system that maintains a base flow rate of good quality and causes no net increase in runoff to the North East Interceptor Canal.
- 6.5 Provide receiving water aquatic habitat improvements as required.
- 6.6 Ensure lot grading does not negatively impact the surrounding properties.
- 6.7 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.

**Delsom Lands – Area Issues and Concerns  
June 16, 2005 Public Hearing**

***Residential Issues:***

- Density is too high.
- Too many multi-family residential units and their proximity to single family neighbourhoods.
- Provide more single family homes on nice size lots, rather than multi-family units.
- Opposed to multi-family development on the Dunlop site.
- Opposed to the multi-storey building on the commercial site.
- The assisted living building is too tall as it is located on top of the proposed food store.
- Proposed homes on the west side of 108 Street between 84 Avenue and 85A Avenue are not compatible with the character of the existing homes across the street.
- Little yard space for proposed homes.
- Need a diversity of housing for families, young people, seniors and empty nesters.
- Lack of affordable housing in North Delta.

***Circulation Issues:***

- Displacement of pedestrian route up 84 Avenue to Nordel commercial area.
- Increase of traffic from an additional 2,000 cars with only one way in and out.
- Single access at 84 Avenue cannot handle all the traffic generated from the development.
- Traffic congestion at Nordel Way and 84 Avenue during rush hours.
- Aggravating the existing traffic problems.
- Increase in traffic on Dunlop Road and 108 Street.
- Traffic impact on safety of children playing on the streets.
- Traffic calming is required.
- Large number of car trips generated from the development and potential future connection from the development to Modesto Drive.
- Address traffic problems by lowering the density.
- Proposed opening at 108 Street be closed off to eliminate an entrance to the shopping area.

***Commercial Issues:***

- A 65,000 sq ft commercial development is not needed at this location as retail commercial services are available 800 m away.
- Proposed amount of retail floor space creates competition with Nordel merchants.
- Area Plan calls for a 5,000 sq ft convenience commercial centre.
- Smaller local commercial at the centre of the development be considered.

***Parks and Recreation Issues:***

- Additional playground and sports facilities are required for existing and future population.
- Ball field at Sunbury Park is not heavily used due to poor drainage.

***Environmental Issues:***

- Application of LEED standards and use of geothermal power required.
- Tree preservation.

**Comments Provided by Seniors from  
Kennedy House Senior Citizens' Centre  
on Seniors' Housing and Delsom Opportunities**

**August 15, 2005**

1. Delsom may be suitable for younger seniors who are able to drive, but it is not suitable for older seniors (75 - 80 plus) who do not hold driving licences any more and who need to be close to shopping and facilities such as doctors' offices and library, unless it is located on a good bus route.
2. Seniors prefer to be on one storey, without stairs. It was agreed that this is difficult to achieve because of the high cost of land.
3. There is nowhere in North Delta for empty-nesters and seniors to down-size to. The ranchers for sale all need fixing and maintenance which is not what seniors want to do.
4. There are affluent seniors who can afford to spend \$300,000 or more on accommodation, and there are less wealthy ones, to whom \$150,000 would be a strain.
5. For those who are able to afford it, a one-storey home, perhaps with extra bedrooms on a second floor, as proposed by Delsom (duplexes in Area D), would be fine.
6. Low-rise apartment buildings (with elevators) would also be fine for less affluent seniors.
7. The idea of having several low-rise seniors' apartment buildings close to the pond at Delsom was supported. Some commercial space there would be desirable.
8. Seniors are keen on good security features and systems.

The seniors expressed an interest in being kept informed of the project, and in providing comments on development proposals.

# DEVELOPMENT REVIEW PROCESS

## Delsom Lands – LU06008

