



The Corporation of Delta COMMUNITY PLANNING & DEVELOPMENT DEPARTMENT

To: Mayor & Council

From: Kip Gaudry, P.Eng., Director of Community Planning & Development

File: LU06008

Date: February 8, 2007

Subject: Final Consideration and Adoption of Bylaws 6480, 6481, 6482 and 6492 and Approval of Development Permit No. LU06008 and Development Variance Permit No. LU06008 at Nordel Way and 84 Avenue (Delsom)

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

■ RECOMMENDATIONS:

- A. That the voluntary contribution of \$5.5 million offered by the developer to mitigate the impact of the Delsom development on the local community be accepted.
- B. That the timing offered by the developer to provide the voluntary contribution be accepted as follows:
 - \$2,000,000 by March 1, 2007 or the date of first sale of land, whichever is the later;
 - \$1,250,000 by June 30, 2007;
 - \$1,125,000 by January 31, 2008; and
 - \$1,125,000 by July 1, 2009.
- C. That Bylaw No. 6480, 2006 be finally considered and adopted.
- D. That Bylaw No. 6481, 2006 be finally considered and adopted.
- E. That Bylaw No. 6482, 2006 be finally considered and adopted.
- F. That Bylaw No. 6492, 2006 be finally considered and adopted.

G. That Development Permit No. LU06008 be approved.

H. That Development Variance Permit No. LU06008 be approved.

■ BACKGROUND:

To mitigate the impact of the proposed development on the local community, the developer has offered to provide a voluntary contribution in the amount of \$5.5 million, including \$500,000 for road improvement works in the surrounding area. The developer offers to provide the voluntary contribution in the following time frame:

- \$2,000,000 by March 1, 2007 or the date of first sale of land, whichever is the later;
- \$1,250,000 by June 30, 2007;
- \$1,125,000 by January 31, 2008; and
- \$1,125,000 by July 1, 2009.

A separate staff report on the allocation of the voluntary contribution will be submitted to Council for consideration.

Bylaw No. 6480, 2006 (Attachment A) would amend “The Corporation of Delta Official Community Plan Bylaw No. 3950, 1985”, as amended, for the subject site at Nordel Way and 84 Avenue by:

1. changing the land use designations in the Future Land Use Plan in Schedule A from One and Two Unit Residential (R), Multi-Unit Residential (MR), and Institutional (S) to One and Two Unit Residential (R), Multi-Unit Residential (MR), Mixed Use (MU), and Parks and Recreation Areas (P);
2. changing the land use designations in the North Delta Future Land Use Plan in Schedule C.1 from Single Family Residential (SFR), Medium Density Residential (MDR), Major Parks and Recreational Areas (P), and Institutional (S) to Single Family Residential (SFR), Medium Density Residential (MDR), Mixed Use (MU), and Major Parks and Recreational Areas (P);
3. limiting the overall residential density to a maximum of 20 units per hectare;
4. adding Delsom Crescent to the list of designated collector roads and showing it on the map entitled “Proposed Arterial and Collector Roads”;
5. adding a policy to maintain the configuration of Delsom Crescent and Delsom Place being connected to 84 Avenue only;

6. adding a policy to provide a network of pathways, parks, and sidewalk connections;
7. providing a new set of guidelines for the ND2 Delsom Lands Development Permit Area and repealing the existing D'Elsom Village Development Permit Area guidelines; and
8. deleting the policy to create a neighbourhood centre on the Delsom lands (Policy D.8), which is substituted by the above-noted Official Community Plan amendments.

- First and Second Readings: August 14, 2006
- Public Hearing: August 29, 2006 and September 12, 2006
- Third Reading: September 18, 2006

Bylaw No. 6481, 2006 (Attachment B) would amend "Delta Zoning Bylaw No. 2750, 1977" to rezone the subject site at Nordel Way and 84 Avenue from RS3, I3 and P to RS6, RS8, P and C.D. 348-1 to C.D. 348-8 to permit the land to be developed for single family residential uses, townhouses, a private amenity building, seniors apartments, neighbourhood commercial uses, and public parks and pathways.

- First and Second Readings: August 14, 2006
- Public Hearing: August 29, 2006 and September 12, 2006
- Third Reading: September 18, 2006

Bylaw No. 6482, 2006 (Attachment C) would close and cancel the dedication of a 0.823 hectare portion of road dedicated on Plan 11235 (84 Avenue) and a 0.238 hectare portion of road dedicated on Plan 79636 (Richardson Gate) for inclusion into the development site.

- First, Second and Third Readings: August 14, 2006
- Public Notice: August 18, 2006 to September 12, 2006
- Public Hearing: August 29, 2006 and September 12, 2006

Bylaw No. 6492, 2006 (Attachment D) would amend the "Development Application Procedures Bylaw No. 4918, 1992" to delegate authority to the Director of Community Planning and Development to issue and execute development permits in the ND2 Delsom Lands Development Permit Area.

- First, Second and Third Readings: August 14, 2006

The development permit would address streamside protection and enhancement issues

on a master plan level.

The development variance permit would vary the following sections of “Delta Zoning Bylaw No. 2750, 1977”:

1. Section 636E to relax the minimum average lot depth for 14 single family lots proposed on 108 Street south of Wadham Drive and proposed Lot 31 and Lot 32 within the Dunlop Road subdivision from 30 m to 27 m;
2. Section 632E to relax the minimum rear setback of the principal structure from 9 m to 6.2 m for 14 single family lots proposed on 108 Street south of Wadham Drive, and to 6.8 m for proposed Lot 31 and Lot 32 within the Dunlop Road subdivision;
3. Section 607.3 to waive the minimum 9 m rear setback requirement for windows above the first storey for 14 single family lots proposed on 108 Street south of Wadham Drive, proposed Lot 31 and Lot 32 within the Dunlop Road subdivision and other lots with rear lot lines abutting the “P” zone;
4. Section 607.7 to relax the minimum front yard landscaping requirement for 15 pie-shaped lots fronting on cul de sacs from 50% to 40%; and
5. Section 914 to waive the special setback requirements from the centre line of 84 Avenue and Dunlop Road.

The applicant has satisfied all requirements for adoption of Bylaws 6480, 6481, 6482 and 6492 and approval of the development permit and development variance permit.

Kip Gaudry, P.Eng.
Director of Community Planning & Development
KG/YL/bp

Attachment A: [Bylaw No. 6480](#)

Attachment B: [Bylaw No. 6481](#)

Attachment C: [Bylaw No. 6482](#)

Attachment D: [Bylaw No. 6492](#)

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