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Delsom Update

Last chance for input!

Public Hearing
Tuesday September 12, 2006 at 7:00 pm
North Delta Senior Secondary School

On August 14, 2006, Delta Council gave first-and-second reading to a revised Delsom Estates development plan. While many residents were away on holidays, Council held a public hearing about the proposal in August. After the September 12th public hearing, Council could approve this development and the public process will be over.

The Delsom Estates land is “the last site of a significant size available in North Delta for a comprehensively planned development.” Let’s send Council a message that we want Delta’s last new development to become a “jewel in the crown” for this community.

Basic Facts about the current proposal:

The developers plan to build

- a 55,000 ft² mall (Nordel Centre Mall is 43,000 ft²), adjacent to the new entrance to their site at 108th St. and 84th Ave.
- 178 single-family houses, including 54-62 single-family houses on the Dunlop parcel
- 602 townhouses, including 3-storey (up to 14.5 m. (47.6 ft)) townhouses all along Nordel Way, across from Doncaster Cres. and Harrogate Dr., and
- a 70-unit rental apartment building for seniors.

The entire development is to be built in phases over the next 4-6 years.

- Along Nordel Way across from Harrogate Dr.: phases 1 and 2
- The mall and seniors’ apartments: phases 2 and 3
- The Dunlop parcel: ~~phase 6~~ phases 2 and 3 (change announced at August 29, 2006 public hearing)
- “Single-level-living” (master on main) houses and townhouses: phase 5
- The parcel across Nordel from Doncaster Cres.: phase 6

The Details:

Density

In total, the developers are asking permission to build **850 residential units** plus a **55,000 square foot mall**.

- The “overall density” of 20 units/hectare (8 units/acre) is the total number of units averaged over the total land base – including land that can’t be developed (right-of-ways, the pond/park, the amenity buildings, roads) and the shopping center with its above-ground parking lots.
- The residential density for this development ranges from 6 -18.5 units per acre compared to 3 -7 units per acre for the existing single-family residential in the surrounding area.
- The townhouse projects along Nordel Way will be the highest density of the entire development (11.6 -18.5 units/acre).

What will we be left with when the developers have gone home? Will these densely packed projects, backing onto an increasingly congested regional highway attract the stable owner-occupancy that fosters neighbourhood pride, safety and community?

Parks and pathways

The planners' mantra is density in exchange for green-space. But apart from gas, hydro, and drainage right-of-ways, which the developer cannot build upon anyway, the park dedication is the 5% Local Government Act requirement.

- The 0.49 acre park, in the Dunlop parcel is where the new storm-sewer comes through from the main site on its way down Centre St.

Commercial Centre and Apartment Building

Something new will be looming on the horizon. Instead of a 5,000 sq. ft. convenience centre as recommended in the Area Plan, the developer is asking to build a 55,000 sq. ft. mall with apartments on top.

- The total height of the proposed building is 19.5 metres (64 ft).
- This proposed building exceeds the “maximum building height of 4 storeys (17 metres [55.8 ft.])” set by the North Delta Area Plan for the Nordel Shopping Area in North Delta's Social Heart, 4 blocks up the street!

Trees

Delta's community profile brochure boasts that North Delta is “nestled on a forested hillside”. Saving mature trees by protecting them with covenants would help ensure the new development fits in with the existing community.

- The developers have committed to save just 2 of at least 18 good quality tree stands. Both of these stands are within the main Delsom site.

Let's ask Council to require covenants on more of these heritage trees.

Sustainability Commitments

The developers' list of “sustainability commitments” reads like a shopping list of environmental regulations and standard cost-reduction measures. But Delta is home of the Lower Mainland's first blue box program, Burns Bog, and Watershed Park! Being “green” is part of our community culture. The developers could make this project a showcase for other developments in the Lower Mainland. At the very least, let's insist they commit to following their own “Built Green” standards which they use elsewhere.

This development will change the face of North Delta and will set a precedent for future development in our community.

Please inform yourself about this development. The staff report and the bylaws can be viewed on Delta's website. <http://www.corp.delta.bc.ca>

Be counted.

Write to the Mayor and Council at

4500 Clarence Taylor Cres. or

Delta, BC

V4K 3E2

mayor-council@corp.delta.bc.ca

and/or

Attend the public hearing at **7:00 pm** on **September 12th** at **NDSS**.