

**4800 Springs  
Boulevard  
(A.01)**

**A. DELEGATIONS/PRESENTATIONS**

Memorandum from Robin Pallett, Planner, dated October 26, 2016 regarding Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.).

Delegation: Ron Toigo, President of Shato Holdings  
Wayne Fougere, Fougere Architecture (Architect)  
Ross Clouston, Talisman Homes (Applicant)

Mike Ruskowski, Senior Planner, introduced the delegation. Mr. Ruskowski advised the current application is a proposal to subdivide the subject property into two lots to permit construction of 60 townhouses on proposed Lot 1 and a new hole for the Tsawwassen Springs Golf Course, a tennis court and a pickleball court on the proposed Remainder Lot A.

Mr. Ruskowski noted the proposal involves a request for the following:

- Approval by the Provincial Agricultural Land Commission (ALC) to exclude the 1.72 ha (4.3 ac) proposed Lot 1 from the Agricultural Land Reserve (ALR).
- Approval by the Provincial ALC to use the proposed Remainder Lot A for non-farm use for a golf course, tennis court and pickleball court.
- A Regional Growth Strategy Amendment to change the regional land use designation from “Agricultural” to “General Urban” for proposed Lot 1 and amending the Urban Containment Boundary to include proposed Lot 1.
- An amendment to the Official Community Plan is required to:
  - amend the Regional Context Statement by replacing the Regional Context Statement Map with a new map which would change the regional land use designation of proposed Lot 1 from “Agricultural” to “General Urban”;
  - amend the “Tsawwassen Golf and Country Club (TGCC)” designation by adding townhouses to the list of permitted uses;
  - change the Land Use Designation for the subject property to the same designation as the Tsawwassen Golf and Country Club (TGCC) to permit the proposed uses; and

- adding the subject property to the SD4 Tsawwassen Golf and Country Club Development Permit Area to address the form and character of the development site.

Mr. Ruskowski advised that as the subject property is outside of Delta's "Sewer Area", the applicant proposes including proposed Lot 1 in Delta's Sewer Area Bylaw and in Metro Vancouver's Fraser Sewerage Area. Remainder Lot A would remain outside of the sewer area. The amendment to add townhouses to the TGCC designation in the Official Community Plan is required because townhouses were not envisioned in the original Tsawwassen Springs development application.

Mr. Ruskowski noted that three Development Permits are required. One Development Permit is required to address the protection of development within the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area boundaries from hazardous conditions. A Development Permit would be required to address the Streamside Protection and Enhancement requirements as there is a watercourse that runs along the west property line of the subject property. A Development Permit is also required to address the form and character of the proposed development.

Mr. Ruskowski advised that the developer is in discussions with The Corporation of Delta regarding purchasing a portion of 16 Avenue abutting the subject property to allow the road to be included in the development site. This would allow for an extension of the existing Springs Boulevard. If supported, a Road Closure Bylaw would be required and the applicant would be required to pay Delta for the road as a condition of the bylaw approval.

Mr. Toigo reviewed drawings of the application presented on display boards. In the course of the overview, and in response to queries from the Committee, Mr. Toigo noted:

- The subject site was not included in previous applications for Tsawwassen Springs as the prior owner was not willing to sell at that time. The developer had a right of first refusal for the purchase of the subject site and the subject site has now been purchased by the current owner.

- It was felt that a townhouse component was lacking from the overall Tsawwassen Springs development and the addition of townhomes would be a good complement to the existing uses in the development. Townhouses would allow another price point and housing option in Tsawwassen.
- The subject site directly abuts the Tsawwassen First Nation (TFN) to the west.
- The front nine of the Tsawwassen Springs Golf Course is a bit tight and it is proposed that one of the existing holes on the south portion of the course be closed and a new hole be created on proposed Remainder Lot A.
- One of the commitments made as part of the original Tsawwassen Springs development is to create a pedestrian and cycling path that will extend west from the westerly part of Springs Boulevard into the TFN lands to Tsawwassen Drive. This path would provide access to the beach. The general public would have access to the path.
- Once the project is completed, residents of Tsawwassen Springs would be able to access a private roadway from the westerly part of Springs Boulevard to Tsawwassen Drive by using a key fob to operate the gate.

In response to Committee queries, the Deputy Director of Planning noted that the developer would need to purchase the right of way for the portion of 16 Avenue from The Corporation of Delta in order to extend the existing Springs Boulevard. This issue would be addressed before the application is presented to Council for consideration of first and second bylaw readings. A road closure bylaw would be required in order to convert it to a private road.

In discussion, the Committee expressed support for the project noting that townhouses were a practical option providing multi-family housing options for the area. The Committee noted that Tsawwassen Springs was a well designed project and townhouses would be a good option for the site given the demand for increasing the variety of housing in Delta.

The Committee noted some concern regarding the lack of amenity space available for public use within Tsawwassen Springs.

In response to a suggestion by the Committee, Mr. Fougere advised that the developer would look into whether it would be possible to pre-frame elevator shafts into some townhouse units to accommodate future accessibility needs of residents.

-- Motion Endorsed

MOVED By Duncan Macdonald,  
SECONDED By Jaspal Mundy, THAT the Community Planning Advisory Committee supports the application for Agricultural Land Reserve Exclusion, Agricultural Land Reserve Non-Farm Use, Regional Growth Strategy Amendment, Official Community Plan Amendment, Sewer Area Extension, Rezoning, Development Permit and Subdivision at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) as presented.

CARRIED UNANIMOUSLY

*Delegation Departs*

*The delegation departed the meeting at 7:20 p.m.*

**B. BUSINESS ARISING FROM MINUTES**

No business arising from the minutes.

**C. NEW BUSINESS**

**Draft 2017 CPAC Meeting Schedule (C.01)**

Draft 2017 Community Planning Advisory Committee Meeting Schedule.

-- Motion Endorsed

MOVED By Trevor de Jaray,  
SECONDED By Gordon Freeborn, THAT the 2017 Community Planning Advisory Committee schedule be endorsed.

CARRIED UNANIMOUSLY

**D. INFORMATION**

No items for this meeting.

**Next Meeting**

The next meeting is scheduled for December 1, 2016.