

**4800 Springs  
Boulevard  
(B.03)**

Memorandum from Robin Pallett, Planner, dated December 6, 2016 re: 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 Application at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) (LU007923)

*Delegation  
Arrives*

*The delegation joined the meeting at 7:56 p.m.*

- Wayne Fougere, Architect
- Grant Brumpton, Landscape Architect
- Ron Toigo, TGCC Management LLP
- Ross Clouston, TGCC Management LLP

Staff introduced the application for a 60-townhouse project and introduction of a new hole for the Tsawwassen Springs Golf Course.

The proposed development project received approval from the Community Planning Advisory Committee. As noted in the memorandum, staff has requested the applicant to:

- further refine the townhomes situated at the Springs Boulevard to address the street and to maintain an opportunity for causal surveillance; and
- continue the established streetscape treatment along the Springs Boulevard connecting to the site.

Mr. Ron Toigo provided an overview of the development by noting that Tsawwassen Springs is designed to be a community to attract all types of purchasers and the current proposal is for constructing two- to three-storey townhomes which will add a third housing type to the community.

Mr. Wayne Fougere distributed six pages of additional graphics to Panel members as new information and noted that the proposed development received approval from the Agricultural Advisory Committee and Delta Farmers Institute. The subject property is situated on a 6.3 ac land and the development is for a 60-unit townhouse development with low density, 4 units per block, with a mix of two and three storey units ranging from 1,444 ft<sup>2</sup> to 1,800 ft<sup>2</sup>; noting some units have tandem garages. The remaining land will be used for a new hole on the golf course, a tennis court and a pickleball court for the Tsawwassen Springs community, and the habitat area along the western edge of the site. The fsr is 0.64 and the site coverage is under 39%. The proposed character is a continuation of the existing Tsawwassen Springs development and has received compliments from neighbours. In relation to the building design, the two-storey units facing the golf course will have dividers to separate units and be open to the golf course. For the three-storey units backing onto Springs Boulevard, the garage is located at the ground floor and a large

deck proposed on the main floor. A small yard, which is accessible from the garage, is proposed with a 6 foot fence in addition to shrub planting to enclose it. Mr. Fougere noted that he felt the main level deck would be the primary outdoor space used given there was no ground level floor space. In response to staff comment recommending the height of the fencing be lowered to allow the yard space to address the street and allow for overlook and to provide gates and pedestrian connections to the yards, Mr. Fougere noted that overlook would be from the deck on the main level and as the ground level spaces would not be used as the primary open space, gates and walkways are not felt to be useful. Concern was also expressed with changing the orientation of the units noting orienting the units to Springs Boulevard would mean they would turn their backs on the internal street and townhouse community.

Mr. Grant Brumpton distributed a new layout and materials plan to Panel members illustrating the proposed sidewalk along Springs Boulevard. He presented the landscape plan noting the design approach was similar to the other Tsawwassen Springs developments, proposing the use of native and ornamental plant material in a heavily landscaped manner. The buildings facing the golf course would have layered planting for privacy between units while maintaining views out to the golf course. The riparian area along the west edge of the property is to be landscaped in accordance with Envirowest plans.

Responding to questions from the Panel, Mr. Fougere had provided the following information:

- The proposed 6 foot fence along Springs Boulevard is consistent with the bare land strata homes to the east where pedestrian access is via the internal road not Springs Boulevard. The applicant does not support staffs suggestions to use lower fencing and incorporate a walkway connecting to the sidewalk from each yard. A 5 foot sidewalk will be incorporated at the curb.
- A pedestrian and bike connection to the Tsawwassen First Nation lands to the west will be provided and a gate will restrict vehicle access. The pedestrian access will be on the south side Springs Boulevard as there is a drainage ditch on the north side.
- The proposed amenities are designed for the Tsawwassen Springs Golf Club. Visitor parking spaces are available besides Building 14, as noted as "V" in the provided drawings.
- The internal lane is a shared standard townhouse space; speed bumps can be installed as requested.
- The applicant is willing to explore ways for additional visitor parking to be incorporated noting that space may be made available by reducing the environmental sensitive area.

**Panel  
Comments**

**Site Context:**

- The proposal fits well into the context of the Tsawwassen Springs Community.
- Site plan is well thought out.

**Site Layout:**

- The location of the amenities at the entrance to the development is positive.
- Additional visitor parking for tennis and pickleball courts should be considered.

**Building Design**

- The buildings are well designed and well considered.
- Matches the form and character of the rest of Tsawwassen Springs, which is positive and acceptable.
- Agree with the current orientation of buildings 14 and 15.
- There is a good interconnection between interior and exterior spaces with the exception of the units along Springs Boulevard which seem to be disconnected with the ground. Adjusting grades may help to better connect the inside and outside spaces.

**Exterior Finishes & Colours:**

- Matches rest of community which is positive.

**Landscaping:**

- Well executed and a continuation of the character already established in the community.
- Appreciate the design and the location of the amenity areas.
- The substantial streetscape planting is positive.
- The addition of a sidewalk to Springs Boulevard is positive.
- The 6 foot fencing along Springs Boulevard is not a concern and may work to create a private courtyard space at the ground level as an option for residents.

**Other Comments:**

- Complemented the quality of the presentation.
- The graphics and well-illustrated cross sections enables panel members to understand and visualize the relationships between streets and the development.
- Complimented the architectural and landscape design consistency with the overall form and character of the remainder of the Tsawwassen Springs community.

- Overall this is a well designed community.

-- Motion  
Endorsed

MOVED By Ronald McIntyre,  
SECONDED By Don Wuori, THAT the Advisory Design Panel recommends APPROVAL of the 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 Application at 4800 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.) (LU007923) and commends the applicant for the quality of the proposal and commends the applicant for a thorough presentation.

CARRIED UNANIMOUSLY

*Delegation  
Departs*

*The delegation departed the meeting at 8:25 p.m.*

**4911 and 4923  
47A Avenue  
and an  
Adjacent  
Unaddressed  
Property with  
PID: 011-252-  
090 (B.04)**

Memorandum from Alex Cauduro, Planner, dated December 6, 2016 re: Rezoning, Development Variance Permit, Development Permit and Subdivision at 4911 and 4923 47A Avenue and an Adjacent Unaddressed Property with PID: 011-252-090 (Lien Four Holdings Ltd., Lien and Shannon) (LU007733)

*Delegation  
Arrives*

*The delegation joined the meeting at 8:50 p.m.*

- Samuel Chan, Architect
- Patricia Campbell, Landscape Architect
- David Love, Ionic Architecture

Staff introduced the application for a 14-unit townhouse development noting a rezoning, development variance permit and development permit was required. An overview of the context was provided and it was noted that the application was approved by the Community Planning Advisory Committee subject to revision of two visitor parking spaces. As noted in the memorandum, staff has requested the applicant to:

- further refine the design of the corner unit at the east of Block B.
- consider breaking up the massing at the front elevation along 47A Avenue and/or reducing or interrupting the extensive wrap-around railing at the second level of the east (corner) unit of Block B;
- provide additional planting on the boulevard area along 47A Avenue at the base of the retaining wall;
- include more opportunities for children's play in the amenity area; and
- remove bike rack and reduce concrete pavement in the amenity area.