



The Corporation of Delta  
COUNCIL REPORT  
Regular Meeting

To: **Mayor and Council** File No.: **LU007923**  
 From: **Community Planning & Development Department** Bylaws No.: **7651, 7652, 7653, 7654 and 7655**  
 Date: **June 7, 2017**

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**Tsawwassen Springs Townhouse Development Proposal for 4800 and 5133 Springs Boulevard (Tsawwassen Golf & Country Club Ltd.)**

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

▪ **RECOMMENDATIONS:**

- A. THAT first reading be given to Official Community Plan Amendment (Regional Context Statement Amendment) Bylaw No. 7651.
- B. THAT Bylaw No. 7651 be confirmed as being consistent with the Current Financial Plan and the Liquid and Solid Waste Management Plans, as required by the *Local Government Act*.
- C. THAT second reading be given to Bylaw No. 7651.
- D. THAT first reading be given to Official Community Plan Amendment (Land Use Designation Amendment) Bylaw No. 7652.
- E. THAT Bylaw No. 7652 be confirmed as being consistent with the Current Financial Plan and the Liquid and Solid Waste Management Plans, as required by the *Local Government Act*.
- F. THAT second reading be given to Bylaw No. 7652.
- G. THAT first and second readings be given to Zoning Amendment Bylaw No. 7653.
- H. THAT first, second and third readings be given to Sanitary Sewer Area Extension Bylaw No. 7654.
- I. THAT a copy of Bylaw No. 7654 be forwarded to Metro Vancouver for approval of the Sanitary Area expansion following third reading.
- J. THAT first and second readings be given to Road Closure Bylaw No. 7655. This bylaw would close and cancel the dedication of a 0.236 ha portion of the 16 Avenue (Brandrith Road) road alignment outlined in bold and shown as "ROAD TO BE CLOSED" on Plan EPP57798.

- K. THAT staff be instructed to carry out the transfer of a 0.236 ha portion of the 16 Avenue (Brandrith Road) road alignment identified as "ROAD TO BE CLOSED" on Plan EPP57798 to Tsawwassen Golf & Country Club Ltd. following road closure and payment of \$622,000.
- L. THAT Council approve the dedication of the remnant 42.1 m<sup>2</sup> portion of the 16 Avenue (Brandrith Road) road alignment shown as "DEDICATED AS ARTERIAL HIGHWAY" on Plan EPP57798 as Provincial Highway.
- M. THAT the application for Development Variance Permit LU007923 be received.
- N. THAT the application for Development Permit LU007923, for SPEA Streamside Protection and Enhancement and for protection of development from hazardous conditions, be received.
- O. THAT the Provincial Agricultural Land Commission application to exclude a 1.76 ha (4.35 ac) portion of the property at 4800 Springs Boulevard from the Agricultural Land Reserve be received.
- P. THAT the Provincial Agricultural Land Commission application for Non-Farm Use, for a 1.05 ha portion of the property that is proposed for the golf course, be received.
- Q. THAT the request to amend the Metro Vancouver Regional Growth Strategy land use designation for portions of the properties at 4800 and 5133 Springs Boulevard be received.
- R. THAT Bylaws No. 7651, 7652, 7653 and 7655, Development Variance Permit LU007923, Development Permit LU007923 and the requests for Agricultural Land Reserve exclusion and non-farm use be referred to a Public Hearing.
- S. THAT the applicant satisfies the following requirements as a condition of final consideration and adoption and permit issuance:
  - 1. Enter into one or more legal agreements to the satisfaction of the Director of Community Planning & Development prior to the disposition of the area outlined in bold and shown as "ROAD TO BE CLOSED" on Plan EPP57798 on Attachment 5, to address the following:
    - a. Statutory right-of-way for utilities and public access.
    - b. Statutory right-of-way for the access road for waterway maintenance.
    - c. Reciprocal access agreement over the entire length of the completed Springs Boulevard, to ensure practical access for all residents of the Tsawwassen Springs Community.
    - d. Easement for tennis and pickleball court access for all residents of the Tsawwassen Springs Community.

2. Enter into one or more Section 219 Restrictive Covenants, to the satisfaction of the Director of Community Planning and Development, to address the following:
    - a. Master development agreement covering:
      - i. Road and intersection improvements, rights-of-way, street tree planting, utility servicing, and implementation of Best Management Practices in storm water management;
      - ii. Water metering;
      - iii. Fire hydrant maintenance;
      - iv. The design and construction of on-site pedestrian/bicycle pathways;
      - v. Construction traffic management plan; and
      - vi. Tree replacement.
    - b. Ensure that, before a Strata Subdivision Plan can be registered, the applicant will provide cash-in-lieu of park land in the amount of five percent of the value of the land;
    - c. Acknowledge the proximity of the site to a major highway, golf course and agricultural properties and the associated nuisances such as noise, light, odours, air pollution and potential errant golf shots from the adjacent golf course;
    - d. Lot grading and geotechnical requirements;
    - e. Construction management;
    - f. Golf course operation and maintenance requirements;
    - g. Fire protection, via limiting distance;
    - h. Prohibition of secondary suites;
    - i. Riparian planting and maintenance over a three year period;
    - j. Flood proofing;
    - k. Landscaping; and
    - l. Other agreements as identified by Council or staff.
  3. Provide a \$500,000 voluntary contribution for agricultural capital works to be used toward drainage and irrigation improvement projects.
  4. Provide securities based on accepted cost estimates to address the following:
    - a. Landscaping security in the amount of \$767,000;
    - b. Riparian planting and maintenance, based on an accepted cost estimate.
    - c. Tree replacement security in the amount of \$84,000; and
    - d. Engineering security, to be determined upon receipt of the applicant's civil engineering cost estimate.
  5. Secure approvals from required external agencies including Metro Vancouver, the Provincial Agricultural Land Commission, the Ministry of Agriculture and the Ministry of Transportation and Infrastructure.
- T. THAT the Mayor and Municipal Clerk be authorized to sign all documents pertaining to this development.

## ▪ PURPOSE:

The purpose of this report is to provide an overview of the application from the Tsawwassen Golf & Country Club (TGCC) for a 60-unit townhouse development at 4800 Springs Boulevard and a 448 m<sup>2</sup> (4,822 ft<sup>2</sup>) portion of the Tsawwassen Springs Golf Course at 5133 Springs Boulevard, and to present for Council's consideration Official Community Plan Amendment Bylaw No. 7651 (Attachment 1), Official Community Plan Amendment Bylaw No. 7652 (Attachment 2), Zoning Amendment Bylaw No. 7653 (Attachment 3), Sewer Area Extension Bylaw No. 7654 (Attachment 4), and Road Closure and Cancellation Bylaw No. 7655 (Attachment 5), a development variance permit and a development permit. As the subject properties are currently in the Agricultural Land Reserve, the proposal includes applications for Agricultural Land Reserve exclusion and non-farm use.

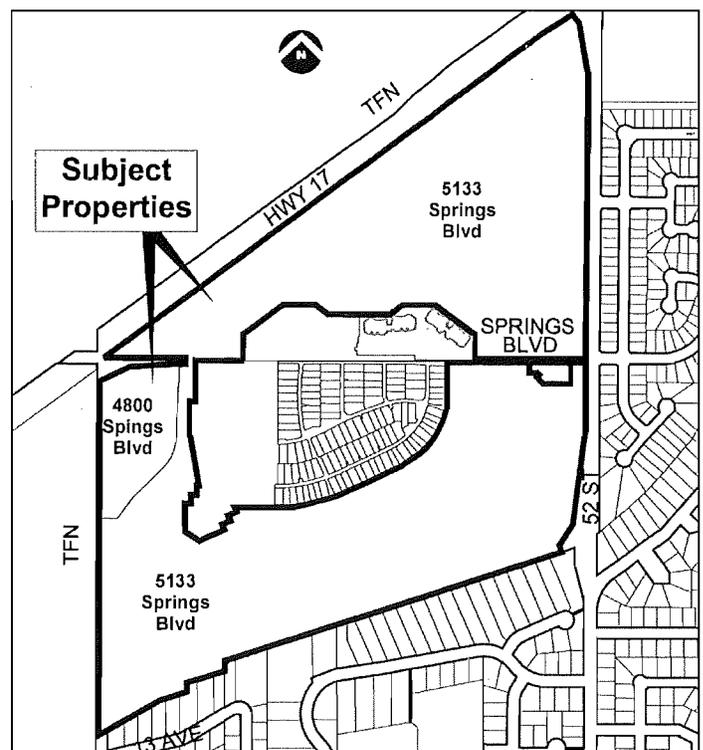
The above-noted applications seek to allow subdivision of the subject properties that would result in a new townhouse lot on approximately 1.6 ha (4 ac), with the remaining 1.05 ha (2.6 ac) being consolidated with the golf course. A location map is provided in Attachment 6 and a project data table is provided in Attachment 7. Because the subject site involves a number of sub-areas, a site area map is provided in Fig. 1 (pg 6), for easy reference to the various parts of the subject site.

## ▪ BACKGROUND:

### Site Description and Context:

4800 Springs Boulevard is located immediately west of the existing Tsawwassen Springs golf course and residential development. While not part of the original Tsawwassen Springs development, due to it being under different ownership at the time and owned by a resident that did not wish to sell, the property was considered a likely future addition to the Tsawwassen Springs master plan, subject to a separate approval process at the time when the land could be purchased.

The property at 4800 Springs Boulevard is 2.55 ha (6.3 ac) in area, zoned C5 Private Recreational and contains a single family dwelling and accessory buildings, all of which would be demolished. The property is surrounded on three sides by a large parcel zoned C.D. 360-1, accommodating the golf course and its accessory uses. The residential areas within the Tsawwassen Springs community include apartments and detached single family dwellings, and a smaller area close to 52 Street accommodates a neighbourhood commercial building.



To the west, the subject site directly abuts Tsawwassen First Nation land. The Tsawwassen First Nation Land Use Plan identifies this as the South Neighbourhood East Precinct (Attachment 8), permitting apartment dwelling units at a density of 120 uph (48 upa), and townhouse dwelling units at a density of 40 uph (16 upa), all accessed from the west via Tsawwassen Drive. The plan also identifies a linear park along the west side of the waterway and a dedicated cycling and pedestrian connection to Tsawwassen Beach on the south side of Highway 17.

**Site History:**

In 2008, Council approved the original Tsawwassen Springs development application, to create a golf-centric community that incorporated detached bare land strata dwellings, apartment dwellings, modestly-scaled commercial uses and an expansion of the previously-existing golf course.

More recently, a pumping station was constructed at the northeast corner of the property at 4800 Springs Boulevard in 2016 in order to accommodate the sanitary services of the existing dwellings in the Tsawwassen Springs community, with capacity to support the proposed townhouse dwellings, if approved.

**Council Policy:**

Delta's Official Community Plan contains a Regional Context Statement that describes how Delta's Official Community Plan complies with the Regional Growth Strategy. The Regional Context Statement indicates that the proposed development is located within the area designated as agricultural in the Regional Growth Strategy.

The Official Community Plan designation for the property at 4800 Springs Boulevard in the Future Land Use Plan in Schedule A is Private Recreational Areas (CR), which is intended for recreational uses of a commercial nature (e.g. golf courses, ice rinks, tennis clubs, and exhibition grounds).

The Official Community Plan designation for the property at 4800 Springs Boulevard in the Tsawwassen Future Land Use Plan in Schedule D.1 is Major Parks and Recreational Areas (P), which is intended for regional, municipal and public open space, recreation and conservation areas. Specialised commercial uses may be permitted to serve the users of these areas.

The portion of 5133 Springs Boulevard that would be consolidated with the townhouse development (Area 1a, as shown on Fig. 1) is designated Tsawwassen Golf and Country Club (TGCC) in the Future Land Use Plan in Schedule A, and is designated Tsawwassen Golf and Country Club (TGCC) in the Tsawwassen Future Land Use Plan in Schedule D.1.

An Official Community Plan amendment is required to integrate the property at 4800 Springs Boulevard into the Tsawwassen Golf and Country Club (TGCC) designation in order to support the proposed townhouse development and modification of the golf course.

The following Official Community Plan policies apply to this application:

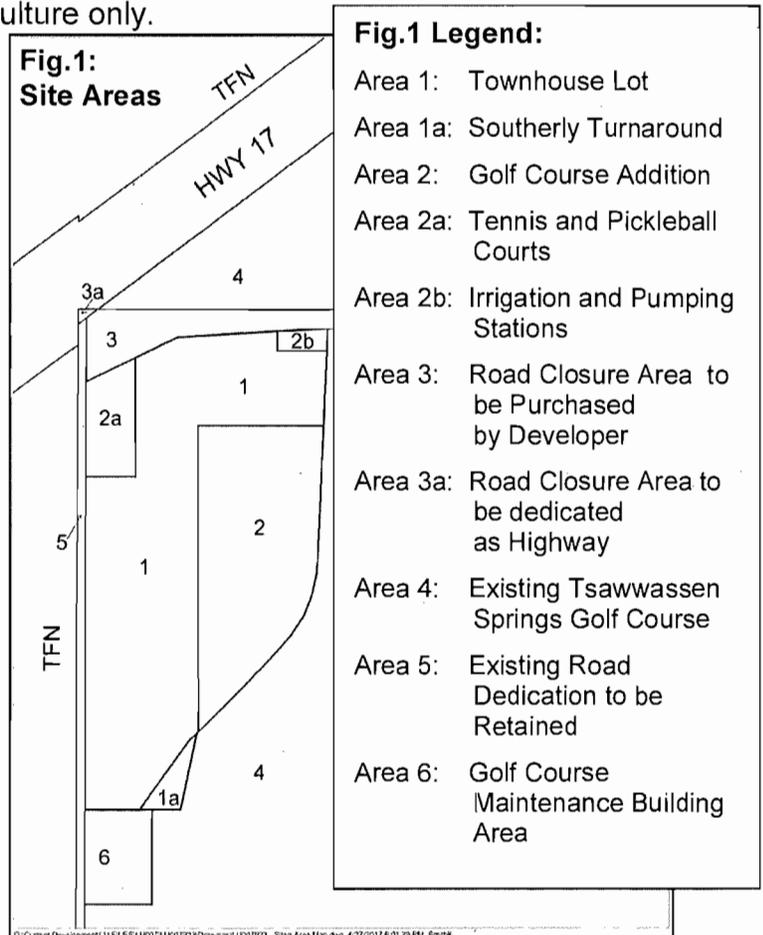
- Policy 2.1.12: Continue infrastructure improvements in neighbourhoods to promote pedestrian, bicycle and other users' safety in order to reinforce community identity, neighbourhood pride and promotion of physical activity.
- Policy 2.5.1: Recognize farming as the primary use of agricultural land.
- Policy 2.5.4: Use Agriculture Impact Assessments to quantify the impacts of a proposed development, rezoning subdivision or non-farm use on the ALR, farmed lands or lands adjacent to farmed lands. Require mitigation for possible impacts.
- Policy 2.5.7: Encourage non-soil dependent farm operations to locate in areas of poorer soils and minimize the impacts of these operations (e.g. air and light pollution).
- Policy E.8 (Tsawwassen Area Plan) encourage pedestrian and cycling connections: Pedestrian and Cycle Network – Develop a pedestrian and cycle network which links to Tsawwassen, Ladner and North Delta, local neighbourhoods, schools, and parks, the town centre, the beaches and other destinations in Tsawwassen to one another in a continuous system.
- Policy J.1 (Tsawwassen Area Plan) encourages a mix of housing types, as follows: Permit a mix of single-family, duplex, townhouse and apartments within Tsawwassen.
- Policy I.1 (Tsawwassen Area Plan) encourages retention of agricultural uses for agricultural lands north of Tsawwassen's urban areas: Limit the use of the Agricultural designated lands between the areas presently developed for urban uses and Highway 17 to agriculture only.

▪ **DISCUSSION:**

**Proposal:**

The applicant proposes to subdivide the property at 4800 Springs Boulevard into two lots, to permit construction of 60 townhouses on Lot 1 (Areas 1 & 1a, as shown on Fig. 1), and a new hole for the Tsawwassen Springs Golf Course, a tennis court and a pickleball court on Remainder Lot A (Areas 2, 2a & 2b). A survey plan and site plan are provided in Attachment 9.

Remainder Lot A would be consolidated with the adjacent Tsawwassen Springs Golf Course. A 448 m<sup>2</sup> (4,822 ft<sup>2</sup>) area directly east of the south portion of the property at 4800 Springs Boulevard (Area 1a) would be rezoned and consolidated with proposed Lot 1 and would form part of the townhouse



development site. Cross-sections of the proposed townhouse development are provided on Attachment 10, and an overall master plan showing the entire TGCC community, should the subject application be approved, is provided on Attachment 11.

**Community Consultation:**

A public notification letter about the proposal was sent on August 23, 2016, a public notice sign was installed on the site on August 29, 2016, and a Public Information Meeting was held on October 5, 2016, which was attended by approximately 13 people.

To date, seven comments have been received regarding the application, two of which opposed the development, three noted concerns and suggestions without stating opposition or support, and two had a question; six of those respondents reside in the Tsawwassen Springs Community and one resides on Spyglass Crescent. Residents with concerns regarding the proposal noted a potential increase in traffic along Springs Boulevard and at the intersection of 52 Street and Highway 17 as a result of the proposed development and included suggestions that vehicle access to the subject site be provided via Highway 17; one resident suggested connecting English Bluff Road to Highway 17 as part of the proposed development. Other residents noted a lack of publicly-accessible park area in the Tsawwassen Springs neighbourhood. Residents in opposition to the proposed development noted that the Tsawwassen Springs neighbourhood was large enough and did not warrant increased density.

**Agricultural Land Reserve Exclusion:**

Approval by the Provincial Agricultural Land Commission is required to exclude a 1.82 ha (4.5 ac) portion of the property at 4800 Springs Boulevard (Area 1, as shown on Fig. 1) and a 448 m<sup>2</sup> (4,822 ft<sup>2</sup>) portion of the property at 5133 Spring Boulevard (Area 1a) from the Agricultural Land Reserve (Attachment 12). The applicant has provided an Agrologist's Report which indicates that the subject site is unsuitable for soil-based agricultural uses (Attachment 13). Delta has retained an Agrologist to undertake a peer review of this report and the results are in Attachment 13(b). The peer review supports the conclusions of the applicant's Agrologist.

Although the applicant's Agrologist has determined that the subject site is unsuitable for farming, the applicant proposes to provide a \$500,000 agricultural amenity contribution, to be used specifically for capital works that would benefit agricultural production in Delta, in order to offset the loss of Agricultural Land Reserve land. The amenity fund would be administered by Delta and would improve agricultural infrastructure, such as drainage and pumping systems and other such improvements.

In addition to the above, the applicant proposes that the applicant's efforts to reclaim the agricultural capability of a 6.2 ha (15 ac) portion of the agricultural property at 3752 Arthur Drive also helps to offset the loss of agricultural lands from the subject application. The site at 3752 Arthur Drive, also known as Millennium Greenhouses, had been using drainage ponds at the rear of the property. In 2016, the applicant filled in the ponds under the approval of the Provincial Agricultural Land Commission using excess topsoil from the construction of Tsawwassen Springs (Attachment 14).

At the time of the original Tsawwassen Springs development application in 2008, the Tsawwassen Springs development area, excluding the golf course, was approved for Agricultural Land Reserve exclusion and the applicant had provided the following as agricultural compensation:

- 6000 60 Ave (4.3 ha; 10.6 ac) was rezoned to A1 Agriculture and transferred to Delta ownership, and a covenant was registered on title requiring that the lot be used for “active farm use under good land stewardship and no other”.
- 5860 60 Ave, 6454 River Rd & 6785 62B St (52.9 ha; 130.7 ac) were subjected to a covenant registered on title requiring that only agricultural uses occur on the lots.
- 6350 River Road (7.9 ha; 19.5 ac) was subjected to a covenant registered on title requiring that the lot be used for “active farm use under good land stewardship and no other”.
- \$300,000 was provided for a Delta-administered Agricultural Fund that was directed to the grassland set-aside program of the Delta Farmland and Wildlife Trust under an agreement with Delta respecting the administration and conditions of the release of the funds.

#### **Agricultural Land Reserve Non-Farm Use:**

Approval by the Provincial Agricultural Land Commission is required to use proposed Remainder Lot A for golf course in Area 2 (as shown on Fig. 1), and tennis court and pickleball court use in Area 2a. The applicant’s Agrologist’s Report indicates that the subject area is likewise not ideal for agricultural uses and not likely to be developed for such purposes.

#### **Regional Growth Strategy Amendment:**

The property at 4800 Springs Boulevard and the portion of 5133 Springs Boulevard that would be consolidated with the townhouse development have an existing regional land use designation of ‘Agricultural’ (Attachment 15). A Type 2 Minor Amendment to the *Metro 2040* Regional Growth Strategy (“Greater Vancouver Regional District Bylaw No. 1136, 2010”) is therefore required, in order to amend the regional land use designation for proposed Lot 1 (Areas 1 & 1a, as shown on Fig. 1) from ‘Agricultural’ to ‘General Urban’. The area of the proposed amendment equals 2.56 ha (6.3 ac).

No changes would be needed to the regional land use designation for proposed Remainder Lot A as its current ‘Agricultural’ designation is consistent with the designation of the adjacent Tsawwassen Springs Golf Course property.

#### **Official Community Plan Amendment – Regional Context Statement:**

The existing Regional Context Statement identifies the property at 4800 Springs Boulevard as Agricultural. An amendment to the Regional Context Statement for a portion of the property at 4800 Springs Boulevard and a portion of the property at 5133 Springs Boulevard (Areas 1, 1a, 2a & 2b, as shown on Fig. 1) would be required.

Bylaw No. 7651 would 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 the property at 4800 Springs Boulevard from ‘Agricultural’ to

'General Urban'. Staff note that the subject site is already located within the Metro Vancouver Urban Containment Boundary.

**Official Community Plan Amendment:**

Bylaw No. 7652 would amend the Official Community Plan by:

1. amending the Tsawwassen Golf and Country Club (TGCC) designation by adding townhouses to the list of permitted uses;
2. changing the Land Use Designation for the property at 4800 Springs Boulevard on:
  - a) the Future Land Use Plan in Schedule A; and
  - b) the Tsawwassen Future Land Use Plan in Schedule D.1 to 'Tsawwassen Golf and Country Club (TGCC)', in order to permit the proposed uses; and
3. adding the property at 4800 Springs Boulevard to the SD4 Tsawwassen Golf and Country Club Development Permit Area, which would regulate building form and character.

A map of existing and proposed land use designations is provided on Attachment 16.

**Rezoning:**

The applicant proposes to rezone the property at 4800 Springs Boulevard from C5 Private Recreational to two Comprehensive Development Zones that would correspond with the proposed subdivision:

1. Areas to be rezoned to CD 360-5 (Areas 1 & 1a, as shown on Fig. 1):

Lot 1 would be rezoned to C.D. 360-5, in order to permit the development of 60 townhouses at a density of 34.9 uph (14 upa). The proposed siting of buildings is found in Attachment 9. Each townhouse unit is proposed to include a 2-car garage; no tandem parking is proposed. 17 visitor parking spaces, including two disability parking spaces, exceed Delta's requirement for visitor parking and are distributed throughout the proposed townhouse site.

Buildings are proposed to be two and three storeys: buildings most adjacent to Remainder Lot A are proposed to be two storeys high, with the remaining buildings proposed at three storeys high. The proposed two-storey buildings would have a maximum roof ridge height of 8.5 m (28 ft) and mid-roof height of 7.5 m (25 ft), while the three-storey buildings would have a maximum roof ridge height of 9.9 m (32 ft) and mid-roof height of 9 m (30 ft). Building heights would be measured from the 2.9 m Geodetic Survey of Canada datum level, which is the minimum flood elevation for residential uses in this area.

The applicant also proposes to rezone a 448 m<sup>2</sup> (4,822 ft<sup>2</sup>) portion of the property at 5133 Springs Boulevard (Area 1a) from C.D. 360-1 (golf course) to the new C.D. 360-5, in order to facilitate consolidation with Lot 1 (Area 1) and have the southerly cul-de-sac bulb wholly within the townhouse site.

2. Areas to be rezoned to CD 360-1 (Areas 2, 2a & 2b, as shown on Fig. 1)

Remainder Lot A would be rezoned to C.D. 360-1, which is an existing zone for the golf course.

Area 2: The proposed golf course area would be an extension of the existing golf course located at 5133 Springs Boulevard, which would be consolidated with Remainder Lot A.

Area 2a: This area would include a tennis court and a pickleball court for use by Tsawwassen Springs residents. Tennis courts are already a permitted use in CD 360-1 Zone. Because staff interpret pickleball court use as tantamount to tennis court use, an amendment is not required to accommodate pickleball court as a permitted use.

Area 2b: The pumping and irrigation stations do not conflict with the CD360-1 zone, as Section 401.2 of "Delta Zoning Bylaw No.2750, 1977" states that utility uses are permitted in any zone.

**Development Variance Permit:**

The applicant is requesting a development variance permit to vary Section 901.4 in the "Delta Zoning Bylaw No. 2750, 1977" in order to reduce the required parking provision for racquet sports and tennis courts from three parking spaces per court (six parking spaces) to one parking space per court (two parking spaces). Considering that both the tennis court and the pickleball court are designated for use by Tsawwassen Golf and Country Club residents only, all of whom live within 550 m (1,804 ft) of the proposed courts; staff have no concerns about the proposed reduction in parking.

"Delta Subdivision and Development Standards Bylaw No. 7162, 2015" requires private road widths to be a minimum of 7 m (23 ft). The applicant proposes 6 m (20 ft) wide internal roads, in concordance with the internal road widths for the existing Tsawwassen Springs community to the east. Therefore, a development variance permit to vary Part 7, Section 7.17(d) of Schedule A of Bylaw No. 7162 is required to construct the internal roads within the proposed townhouse site at 6 m (20 ft) width. Staff have no concerns with the required variance, which would match the road widths of the rest of Tsawwassen Springs.

**Development Permit for Protection of Development from Hazardous Conditions:**

The subject properties are located within the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area for hazardous conditions, although they are relatively flat. The subject site is located at least 250 m (820 ft) away from the escarpment. However, in compliance with the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area guidelines, the applicant has provided staff with a geotechnical report noting that the "use and efficient functioning of Engineering Works should not be adversely affected by any geotechnical site conditions" and that "the proposed construction of the Engineering Works should not have an adverse impact on the stability of the soil on the Lands or adjacent to the Lands or cause such soil to become susceptible to erosion, slippage, landslide, slumping or settling", providing that certain geotechnical recommendations are followed. Delta has retained

Thurber Engineering Ltd. to conduct a review the applicant's geotechnical report, which supports the report's conclusions.

The applicant has also provided a geotechnical report regarding general conditions of the site which comments on the composition of the soils of the subject site, provides the above-noted recommendations for site stripping, filling, preloading, and construction and recommends field reviews during specific phases of the site preparation and construction. A peer review of this report is not required.

**Development Permit for Streamside Protection and Enhancement (SPEA):**

The subject properties are within a development permit area to address Streamside Protection and Enhancement, as there is a watercourse that runs along the west property line. The northerly portion of the waterway is proposed to be culverted in order to facilitate the terminus bulb of Springs Boulevard.

The applicant has provided a report from an environmental professional which has determined that the proposed 10 m (33 ft) setback from the top of the bank of the watercourse is appropriate in this case, providing that the setback area on the east side of the waterway is restored to the report's specifications (Attachment 17) and monitored via annual inspection reports by the applicant's Qualified Environmental Professional for three years following completion of the streamside restoration. An access road for maintenance of the waterway is proposed at the request of Delta's Engineering Department, and a statutory right-of-way would be required to allow Delta Operations and environmental staff access to the water (Attachment 10).

**Building Design and Landscaping:**

The townhouses would be a mix of eight different unit types ranging from 131.4 m<sup>2</sup> (1,414 ft<sup>2</sup>) to 170.8 m<sup>2</sup> (1,838 ft<sup>2</sup>) on two and three storeys: buildings most adjacent to the golf course portion of Remainder Lot A are proposed to be two storeys high, with the remaining buildings proposed at three storeys high. The townhouse designs employ pitched roofs similar to the buildings found in the adjacent Tsawwassen Springs Development.

The architectural expression uses a mixture of traditional residential elements including gabled and hip roof forms and decorative gable brackets. A variety of horizontal and vertical board-and-batten hardi-board are proposed, reflecting designs found in the adjacent Tsawwassen Springs Development. Contrasting colour schemes are proposed for each building to avoid repetition. Articulation to the front elevations would be provided and include recesses and projections, balconies and separate entranceways. Designs for the proposed townhouses are provided in Attachment 18. Generally, the proposed landscaping is of a high calibre, and the results would be a high quality, usable and pleasing environment (Attachment 19).

The Official Community Plan amendment for this application would add the property at 4800 Springs Boulevard to the SD4 Tsawwassen Golf and Country Club Development Permit Area. As a result, a development permit would be required to address the form and character of the proposed development. Issuance of Development Permits in the

SD4 Tsawwassen Golf and Country Club Development Permit Area are delegated to the Director of Community Planning and Development.

**Tree Removal and Retention:**

An Arborist's report indicates that none of the trees on the site are suitable for retention. The landscape plan indicates that 84 trees are proposed for removal, including:

- 62 trees on 4800 Springs Boulevard;
- 19 trees on the golf course;
- one tree located on the Delta road shown as Area 5 on Fig. 1; and
- two trees straddling the west lot line, which are shared with Delta.

The applicant is proposing to provide 172 replacement trees, four more than required under Delta's 2-for-1 requirement. The Tree Removal Plan is provided on Attachment 20.

**Subdivision:**

4800 Springs Boulevard would be subdivided into two lots: Lot 1 (Area 1, as shown on Fig. 1) would consist of the townhouse development, its access and accessory uses, while the remainder would be composed of the remaining non-contiguous areas, including the large golf course area in the southeast corner (Area 2), the pumping station area line (Area 2b), the tennis and pickleball courts line (Area 2a) would be consolidated with the larger golf course lot (Area 4).

The 448 m<sup>2</sup> (4,822 ft<sup>2</sup>) portion of 5133 Springs Boulevard (Area 1a) would be subdivided from the golf course and consolidated with the townhouse lot. The Road Closure Area, excluding the small portion dedicated as highway (Area 3), would also be consolidated with the golf course lot (Area 4). The result would be one townhouse lot, with the remaining lands (except those dedicated as highway), consolidated with the golf course.

**Road Closure for Remainder of 16 Avenue:**

There is currently a 2,360 m<sup>2</sup> (25,403 ft<sup>2</sup>) remnant portion of 16 Avenue road alignment, dedicated by Plans 3163 and 78593, fronting the 4800 Springs Boulevard (Area 3, as shown on Fig. 1). This area would be used to access the site and would comprise part of the proposed pedestrian and cycling path that would continue west over Tsawwassen First Nation lands to the Tsawwassen Beach Road and east to Spyglass Crescent before turning north.

The applicant has requested to purchase the portion of 16 Avenue abutting 4800 Springs Boulevard to allow the road to be included in the development site (Attachment 21). This would allow for an extension of the existing Springs Boulevard as a private road. A Road Closure Bylaw is required, and the applicant would be required to pay Delta for the road as a condition of bylaw approval. The road would not connect through to Highway 17, although the Tsawwassen Springs

master plan calls for an east-west pedestrian and cycling connection that would run roughly parallel to Highway 17.

The road closure area has been appraised at \$622,000. The property at 4800 Springs Boulevard would retain legal access via the 4.7 m (15 ft) wide road dedicated by Plan LMP42473 which extends along the west side of the lot for its entire length (Area 5).

### **Access and Circulation:**

The proposed townhouse development would be accessed from 52 Street, via an extended Springs Boulevard, as discussed below.

#### 1. Vehicles:

- The property at 4800 Springs Boulevard would achieve practical access via Springs Boulevard, which is a private road accessed from 52 Street. Springs Boulevard would terminate in a cul-de-sac at the entrance to the proposed townhouse site, although pedestrian and cycling linkages would continue west to Tsawwassen First Nation lands and connecting to pedestrian and transit linkages on Highway 17 and areas north. No direct vehicle access to Tsawwassen First Nation lands or Highway 17 would be provided. Curbs and bollards would prevent vehicle access to the pedestrian and cycling facilities, although maintenance and emergency vehicles would retain access via removable bollards.
- Residents of the Tsawwassen Springs community using the tennis or pickleball courts are provided parking spaces east of the pumping station, accessed via Springs Boulevard.
- Both the westerly and southerly bulbs provide an effective turnaround for fire trucks.
- A maintenance right of way is proposed along the west property line, at the request of Delta's Engineering Department.

#### 2. Pedestrians and Cyclists:

- The applicant proposes a bike route along Springs Boulevard, including linkages to pedestrian and cycling routes to the west and north, and to the regional bike trail system, improving trail connectivity to Ladner and Tsawwassen (Attachment 22).
- Springs Boulevard would comprise part of the regional bike network, and would therefore accommodate cyclists as well as pedestrians.
- Pedestrian and cycling linkages that extend west into Tsawwassen First Nation lands would continue west, roughly parallel to Highway 17, to Tsawwassen Beach Road.
- There is an at-grade signalled pedestrian highway crossing located 70 m (230 ft) northeast of the proposed dedicated pedestrian and cycling facilities.
- Public access for pedestrians and cyclists would be secured through a public access right-of-way.

**Sewer Area Extension:**

The subject site is located outside of Delta's Sewer Area and Metro Vancouver's Fraser Sewerage Area. Therefore, the applicant proposes to include 1.94 ha (4.8 ac) of the subject site, comprised of the proposed townhouse development, the tennis and pickleball court area, the pumping station and a 1792.1 m<sup>2</sup> (19,290 ft<sup>2</sup>) golf course maintenance area directly south of the subject site in Delta's Sewer Area Bylaw and in Metro Vancouver's Fraser Sewerage Area (Attachment 23). The rest of Remainder Lot A would remain outside of the sewer areas. The sewer area extension amendment would require approval by the Greater Vancouver Regional District Board and the Greater Vancouver Sewerage and Drainage District Board. A Sewer Area Extension Evaluation Summary is provided on Attachment 24.

**Sustainable Features:**

The following is a summary of the key sustainability features for this development proposal:

- Location: The site is located along a bike and walking path that would extend to Tsawwassen Beach and is within 800 m (0.5 mi) of public transit, a regional pedestrian and cycling path and commercial services.
- Structures: The buildings would be constructed with:
  - At least 15% material comprising recycled content (as per CAN/CSO-ISO 14021-00 Environmental Labeling and Advertising Guidelines);
  - At least 20% of the value of the building materials include products harvested, manufactured and supplied within 800 km (497 mi) of the project site;
  - Finger-jointed studs, which involve re-use of wood material; and
  - Certified "environmentally friendly" framing lumber.

The applicant has provided a Green Growth Index (Attachment 25) that identifies the proposed sustainability features, in which the applicant has scored 55 out of 100. The applicant has also provided an addendum at the end of Attachment 25 providing additional rationale.

Although not specific to this application, many of Delta's sustainability measures are addressed when the subject site is considered in the context of the Tsawwassen Springs master plan. For example, a part of the original Development application for the Tsawwassen Springs residential community in 2007, the developer has committed to providing several features for the use of all Tsawwassen Springs community residents, including:

- the proposed tennis and pickleball courts; and
- a community garden and composting area, approximately 400 m<sup>2</sup> (4,306 ft<sup>2</sup>) in size and located in the area shown as 'community gardens' on Attachment 9.

Staff note that once the above features are constructed with the proposed development, they will benefit the proposed townhouse development.

**Implications:**

**Financial Implications** – The increased taxes to Delta resulting from 59 additional residences would be \$118,000, calculated using 2016 tax rates and information from BC Assessment.

**Interdepartmental Implications** – The applicant would be required to comply with the development regulations set out in Delta's Subdivision and Development Standards Bylaw No. 7162, 2015. Servicing requirements would be secured in a development agreement prior to final adoption. The applicant would also be required to provide water metering and to enter into flood proofing and lot grading covenants. An engineering security would be required upon receipt of a cost estimate from the applicant's civil engineer.

**Intergovernmental Implications** – The application was circulated to several agencies for input and a summary of their comments is provided in Attachment 26.

**Advisory Committee Implications** – The application was circulated to several committees for input and a summary of their comments is provided below:

- This application was reviewed by the Community Planning Advisory Committee at their November 3, 2016, Regular Meeting. The Committee supported the subject application. A copy of the Community Planning Advisory Committee minutes is provided in Attachment 27.
- This application was reviewed by the Agricultural Advisory Committee at their November 9, 2016, Regular Meeting. The Committee supported the subject application. A copy of the Agricultural Advisory Committee minutes is provided in Attachment 28.
- This application was reviewed by the Advisory Design Panel at their December 15, 2016, Regular Meeting. The Committee recommended approval of the subject application. A copy of the Advisory Design Panel minutes is provided in Attachment 29.

**Process and Next Steps:**

A flow chart illustrating the various steps in the processing of this application is provided in Attachment 30. Should Council give the bylaws first and second readings, a Public Hearing would be held on June 27, 2017. A Public Hearing notice would be published in the newspaper and mailed to property owners within the notification area surrounding the subject property as shown on Attachment 6. Should Council give third reading to the bylaws following a Public Hearing, Council would need to adopt a resolution to refer the Agricultural Land Reserve exclusion and Non-Farm Use requests to the Provincial Agricultural Land Commission for their consideration. If the Commission approves the exclusion and Non-Farm Use requests, the application would be brought back to Council for consideration of referral of the Regional Growth Strategy and Regional Context Statement (Bylaw No. 7651) amendments and the Sanitary Sewer Area Extension (Bylaw No. 7654) request to Metro Vancouver. The rezoning bylaw also requires approvals from the Ministry of Agriculture and the Ministry of Transportation and Infrastructure.

**▪ CONCLUSION:**

The subject proposal would expand the existing Tsawwassen Springs residential community by introducing 60 townhouse units, a tennis court and a pickleball court, pedestrian and cycling connections and utility stations serving the residential and golf course uses. A slight adjustment to the golf course is also proposed in the vicinity of the townhouse site

It is recommended that Official Community Plan Amendment (Regional Context Statement Amendment) Bylaw No. 7651, Official Community Amendment (Land Use Designation Amendment) Bylaw No. 7652, Zoning Amendment Bylaw No. 7653 and Road Closure Bylaw No. 7655 be given first and second readings, and that Sanitary Sewer Extension Bylaw No. 7654 be given first, second and third readings.

It is further recommended that Bylaws No. 7651, 7652, 7653 and 7655, Development Variance Permit LU007923, Development Permit LU007923, the requests for an Agricultural Land Reserve exclusion and non-farm use, and a Regional Growth Strategy amendment be referred to a Public Hearing.



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RP/hk

**▪ ATTACHMENTS:**

1. Official Community Plan (Regional Context Statement) Amendment Bylaw No. 7651
2. Official Community Plan (Land Use Designation) Amendment Bylaw No. 7652
3. Zoning Amendment Bylaw No. 7653
4. Sewer Extension Bylaw No. 7654
5. Road Closure Bylaw No. 7655
6. Location Map
7. Project Data Table
8. Excerpt from the Tsawwassen First Nation Land Use Plan
9. Survey Plan and Site Plans
10. Grading Cross-Sections
11. Tsawwassen Springs Community Master Plan
12. Proposed ALR Exclusion Map
13. Agrologist's Report: Subject Site
- 13(b) Peer Review of Agrologist Report

