



The Corporation of Delta
COUNCIL REPORT
Regular Meeting

To: Mayor and Council

File No.: LU007915, LU007874 and
LU007923

From: Community Planning & Development Department

Date: July 26, 2016

New Applications Received

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

▪ **RECOMMENDATIONS:**

- A. THAT information on a new application be received and the consultation process as described in Attachment A be endorsed for:
11156, 11166, 11176, 11180, 11184, 11188, 11192 and 11210 72 Avenue
(Russo/Ramsay/Flewin/Shannon/Carrier/Grewal)
(Attachment A – File No.: LU007915).
- B. THAT information on a new applications to amend the Official Community Plan be received and the consultation process as described in Attachments B and C be endorsed in accordance with Section 475 of the *Local Government Act* for:
- a. 5711 16 Avenue (Malhi)
(Attachment B – File No.: LU007874)
- b. 4800 Springs Boulevard (TGCC Management LLP)
(Attachment C – File No.: LU007923)

A handwritten signature in black ink, appearing to read 'Jeff Day'.

Jeff Day, P.Eng.

Director of Community Planning and Development

Department submission prepared by Nancy McLean and Susan Elbe, Planner
NM/SE/MR/ph

▪ **ATTACHMENTS:**

- A. Application File No. LU007915
B. Application File No. LU007874
C. Application File No. LU007923

NEW APPLICATION RECEIVED

Owners:	
11156 72 Avenue	Joseph and Gloria Russo
11166 72 Avenue	Garnet and Tami Ramsay; and Troy Flewin
11176 72 Avenue	Laura Shannon
11180 72 Avenue	Terry and Teija Carrier
11184 72 Avenue	Majinder and Gurpreet Grewal
11188 72 Avenue	Joseph and Gloria Russo
11192 72 Avenue	Joseph and Gloria Russo
11210 72 Avenue	Joseph and Gloria Russo
Applicant: Manjit Baughan	
Property Addresses: 11156, 11166, 11176, 11180, 11184, 11188, 11192 & 11210 72 Avenue	
Date Received: June 27, 2016	
Type of Application: Land Use Contract Discharge, Rezoning, Development Permit and Subdivision	
File No.: LU007915	
Development Planner: Nancy McLean	

Purpose:

The purpose of the application is to consolidate eight existing properties into one parcel to allow a 61-unit townhouse development with a density of 49.5 units per hectare (20 units per acre). In order to proceed, the following are required:

- Discharging the land use contract registered on the property at 11588 72 Avenue;
- Rezoning of the subject properties at 11156 72 Avenue from RS1 Single Family Residential; 11166, 11176 and 11180 72 Avenue from RS3 Single Family (0.4 ha) Residential; 11184, 11188 and 11192 72 Avenue from RS6 Single Family (460 m²) Residential and 11210 72 Avenue from RM1 Multiple Family (Duplex) Residential to CD Comprehensive Development Zone No. 477;
- A development permit to address Streamside Protection and Enhancement requirements as there is a watercourse that runs along the south property line of the subject properties;
- A development permit to address the form and character of the proposed development, as the subject properties are in the CC Community Corridor Development Permit Area; and
- Road dedication may be required to support any improvements identified as a result of the traffic impact study.

Consultation Requirements:

An amendment to the Official Community Plan is not required, as the proposed development is consistent with the MR Multi-Unit Residential land use designation in Schedule A Future Land Use Plan and MGR Medium Density Ground-Oriented Residential land use designation in Schedule C.1 North Delta Area Plan; therefore, consultation under Section 475 of the *Local Government Act* is not required.

The Official Community Plan includes policies to continue to provide residents with information on changes proposed for their neighbourhoods, and ways in which they can provide input into the proposed changes. Given the recent changes to the land use designations in North Delta and specifically the 72 Avenue corridor, and "72nd Avenue Revitalization Bylaw No. 7224, 2013", the following consultation process is recommended.

The proposed consultation process would entail:

- Placing public notice signs on site;
- Sending a notification letter to the surrounding property owners to advise them of the proposed development;
- Holding a Public Information Meeting to introduce the proposed development to the community and to stakeholders such as the Cougar Creek Streamkeepers; and
- Holding a Public Hearing for the rezoning bylaw if the application proceeds past second reading.

Persons/properties affected:

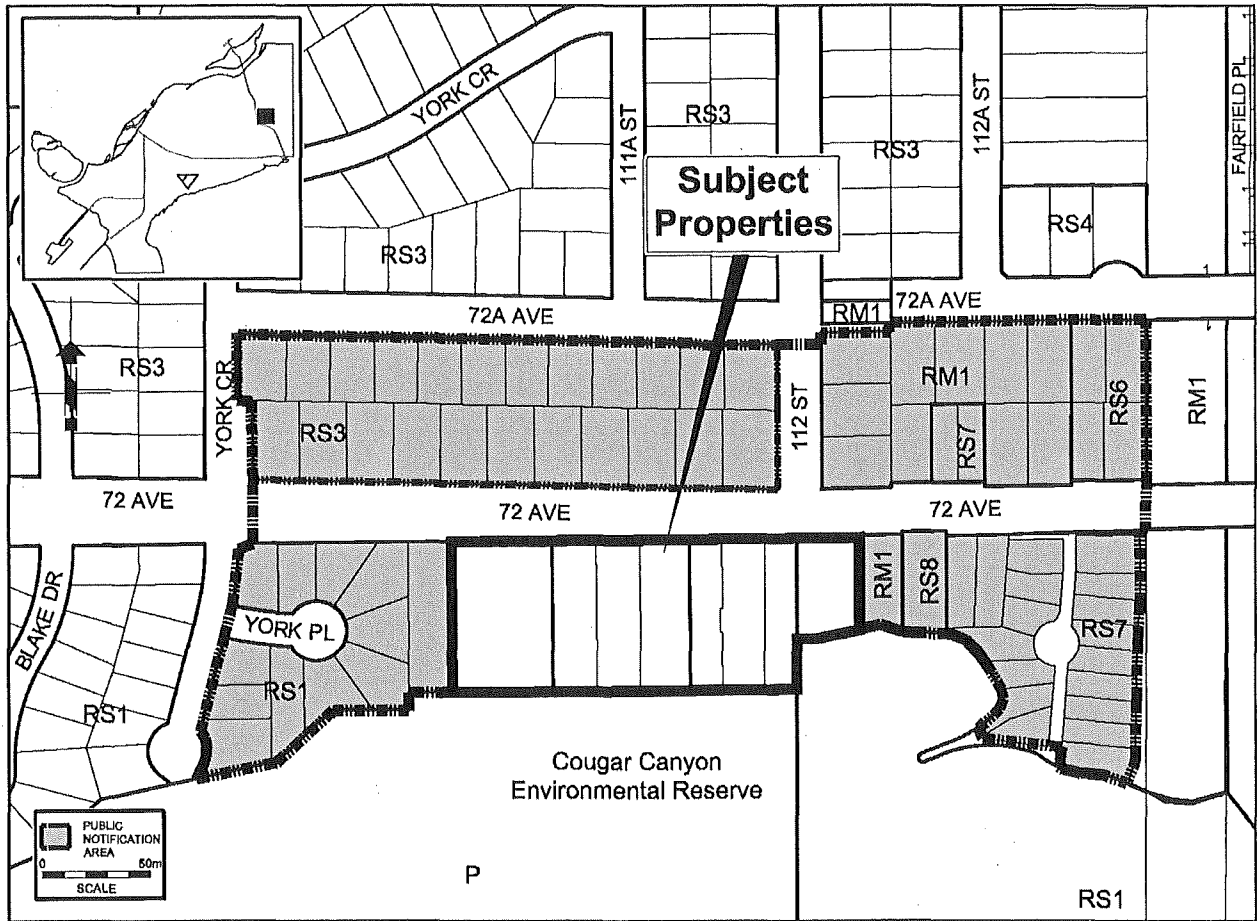
Surrounding property owners, residents and businesses.

Referrals:

Departments: Engineering, Fire & Emergency Services,
 Finance and Climate Action & Environment
Committees: Community Planning Advisory Committee
 Advisory Design Panel

New Application Received
Address: 11156, 11166, 11176, 11180, 11184, 11188, 11192 and 11210 72 Avenue
(Russo, Ramsay, Flewin, Shannon, Carrier and Grewal)
File No.: LU007915

Location Map:



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NEW APPLICATION RECEIVED

Owners: Kulwant and Rauni Malhi	Applicant: Kulwant Malhi
Property Address: 5711 16 Avenue	
Date Received: June 2, 2016	
Type of Application: OCP Amendment, Rezoning, Development Variance Permit and Subdivision	
File No.: LU007874	
Development Planner: Susan Elbe	

Purpose:

The purpose of the application is to permit subdivision into two single family lots and construction of two new homes. In order to proceed, the following are required:

- Amendment to the Official Community Plan by changing the land use designation on the subject property from SFR Single Family Residential to ISF Infill Single Family Residential to allow a residential density of 21 units per hectare (8.5 units per acre);
- Rezoning from RM1 Multiple Family (Duplex) Residential to RS6 Single Family (460 m²) Residential; and
- A Development Variance Permit to vary "Delta Zoning Bylaw No. 2750, 1977 by reducing the minimum front yard averaging setback for proposed Lot 2 from 7.3 m (24 ft) to 6.6 m (22 ft).

Consultation requirements:

Section 475(1) of the *Local Government Act* requires that, for an Official Community Plan amendment, the local government must provide one or more opportunities it considers appropriate for consultation with the persons it considers will be affected by the amendment.

In particular, Section 475(2)(b) specifies that to satisfy Section 475(1), a local government must specifically consider whether consultation is required with the following:

- the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- the board of any regional district that is adjacent to the area covered by the plan;
- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- school district boards, greater boards and improvement district boards; and
- the provincial and federal governments and their agencies.

The proposed consultation process will entail:

- Placing a public notice sign on site;
- Sending a notification letter to the surrounding property owners to advise them of the proposed development; and
- Holding a Public Hearing for the Official Community Plan amendment and rezoning bylaws if the application proceeds past second reading.

Council has a policy that a Public Information Meeting not be required for single family subdivisions creating one additional lot, except for those cases where public concerns are known or anticipated. This application proposes a subdivision creating one additional lot. Given the recent development activities in the neighbourhood and the nature of the proposed Official Community Plan amendment, staff recommend a Public Information Meeting not be required. Other than the consultation process described above, staff believe that no further consultation need be undertaken, including with those bodies referred to in Section 475(2)(b) of the *Local Government Act*. However, a Public Information Meeting will be held prior to bylaw introduction if there are serious concerns raised by the surrounding residents subsequent to the public notification given on the proposed development.

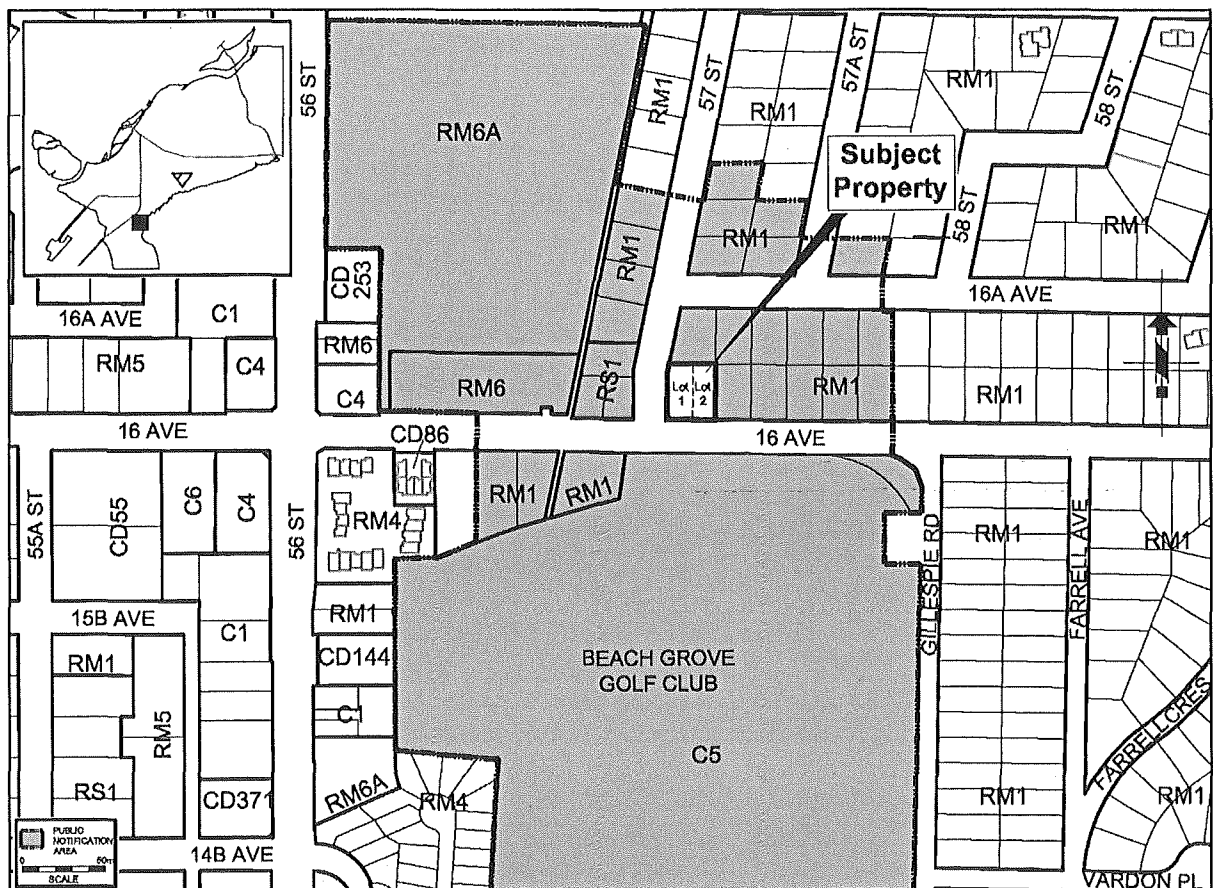
Persons/properties affected:

Surrounding property owners, residents, and businesses.

Referral:

Departments: Engineering, Finance and Climate Action & Environment

Location Map



NEW APPLICATION RECEIVED

Owner: TGCC Management LLP	Applicant: Ross Clouston
Property Address: 4800 Springs Boulevard	
Date Received: June 29, 2016	
Type of Application: 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	
File No.: LU007923	
Development Planner: Robin Pallett	

Purpose:

The purpose of the application is 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 on proposed Remainder Lot A. Proposed Lot A would be consolidated with the adjacent Tsawwassen Springs Golf Course should the subdivision be approved. In order to proceed, the following are required:

1. Agricultural Land Reserve Exclusion
 - To exclude the 1.72 hectare (4.3 acre) proposed Lot 1 from the Agricultural Land Reserve.

The application would require approval by the Provincial Agricultural Land Commission (ALC) and therefore must follow the ALC's application and exclusion notification requirements.
2. Agricultural Land Reserve Non-Farm Use
 - To obtain permission to use proposed Remainder Lot A for golf course use.

The application would require approval by the Provincial Agricultural Land Commission (ALC) and therefore must follow the ALC's application requirements.
3. Regional Growth Strategy Amendment
 - To amend the regional land use designation in the Regional Growth Strategy from Agriculture to General Urban, for proposed Lot 1. Proposed Remainder Lot A would retain its existing Regional Growth Strategy designation of Agriculture, consistent with the designation of the adjacent Tsawwassen Springs Golf Course property.
 - To amend the Urban Containment Boundary in the Regional Growth Strategy to include proposed Lot 1.

These amendments would require approval from Metro Vancouver.
4. Official Community Plan Amendment
 - To change the land use designation of the subject property in Schedule A of Delta's Official Community Plan from A Agricultural to TGCC Tsawwassen Golf and Country Club.

- To change the land use designation of the subject property in the Tsawwassen Future Land Use Plan in Schedule D.1 of Delta's Official Community Plan from P Major Parks and Recreational Areas to TGCC Tsawwassen Golf and Country Club.
 - To amend the definition for the TGCC Tsawwassen Golf and Country Club designation in Section 1.9.1 Designations for Future Land Use Plan and Section 1.9.2 Land Use Designations for Area Plans, in Schedule A of Delta's Official Community Plan, by adding townhouse to the list of permitted uses.
 - To amend the Regional Context Statement Map in Schedule A of Delta's Official Community Plan by changing the land use designation for proposed Lot 1 from Agriculture to General Urban.
 - To amend Map IIB in Schedule E of Delta's Official Community Plan by adding the subject property to the SD4 Tsawwassen Golf and Country Club Development Permit Area.
5. Sewer Area Extension
- To include proposed Lot 1 in Delta's Sewer Area Bylaw and in Metro Vancouver's Fraser Sewerage Area.
- The sewer area extension amendment would require approval by the Greater Vancouver Regional District Board and the Greater Vancouver Sewerage and Drainage District Board.
6. Rezoning
- To rezone the subject property from C5 Private Recreational to a new Comprehensive Development Zone to permit development of 60 townhouses on proposed Lot 1 and golf course use on proposed Remainder Lot A.
7. Development Permit for Protection of Development from Hazardous Conditions
- To obtain a development permit to address the protection of development within the SD2 English Bluff (Tsawwassen Escarpment) Development Permit Area boundaries from hazardous conditions.
8. Development Permit for Streamside Protection and Enhancement
- To obtain a development permit to address Streamside Protection and Enhancement requirements as there is a watercourse that runs along the west property line of the subject property. Compliance with environmental regulations is required.
9. Development Permit for Form and Character
- The Official Community Plan amendment for this application described above includes a proposal to add the subject property 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.

Consultation requirements:

Section 475(1) of the *Local Government Act* requires that, for an Official Community Plan amendment, the local government must provide one or more opportunities it considers appropriate for consultation with the persons it considers will be affected by the amendment.

In particular, Section 475(2)(b) specifies that to satisfy Section 475(1), a local government must specifically consider whether consultation is required with the following:

- the board of the regional district in which the area covered by the plan is located, in the case of a municipal official community plan;
- the board of any regional district that is adjacent to the area covered by the plan;
- the council of any municipality that is adjacent to the area covered by the plan;
- first nations;
- school district boards, greater boards and improvement district boards; and
- the provincial and federal governments and their agencies.

The proposed consultation process will entail:

- Placing public notice signs on site.
- Sending a notification letter to the surrounding property owners to advise them of the proposed development and a Public Information Meeting.
- Holding a Public Information Meeting (hosted by Delta) to introduce the proposed development to the community. It is also noted that the applicant intends to host their own Public Information Meeting with Tsawwassen Springs residents to inform them of the proposed development.
- Holding a Public Hearing for the Official Community Plan amendment and rezoning bylaws if the application proceeds past second reading.
- External Agencies to be consulted: Provincial Agricultural Land Commission, Delta Farmers' Institute, Delta School Board, Metro Vancouver – Policy and Planning, Metro Vancouver – Operations and Maintenance and Utility Planning, Provincial Archaeology Branch, Ministry of Agriculture, Ministry of Transportation and Infrastructure, and Tsawwassen First Nation.

Given the nature of the proposed amendments and their anticipated impact, staff believe that no other consultation need be undertaken, including with those bodies referred to in Section 475(2)(b) of the *Local Government Act*.

Persons/properties affected:

Surrounding property owners, residents, and businesses.

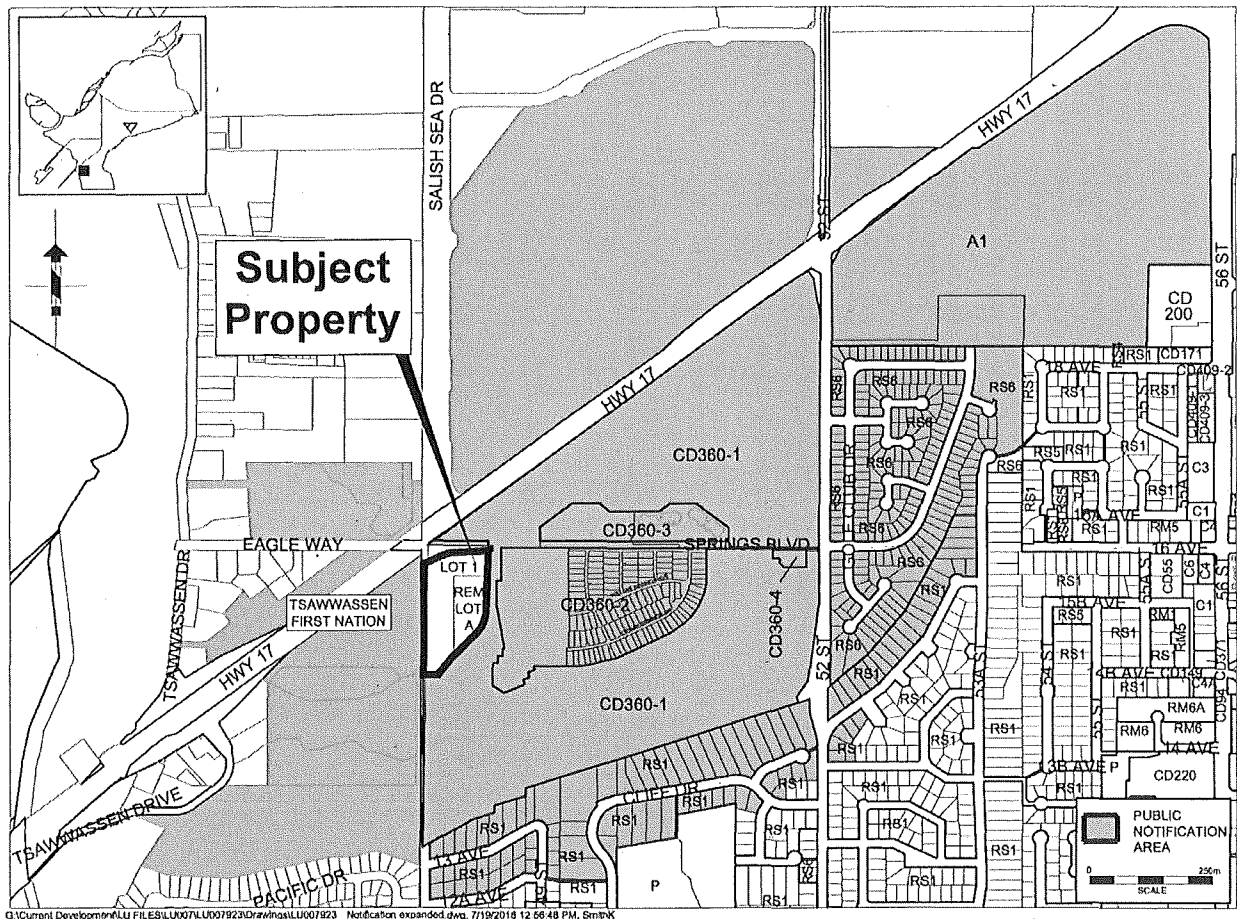
Referrals:

Departments: Climate Action & Environment, Engineering, Finance, Fire & Emergency Services

Committees: Advisory Design Panel, Agricultural Advisory Committee, Community Planning Advisory Committee.

External Agencies: Provincial Agricultural Land Commission, Delta Farmers' Institute, Delta School Board, Metro Vancouver – Policy and Planning, Metro Vancouver – Operations and Maintenance and Utility Planning, Provincial Archaeology Branch, Ministry of Agriculture, Ministry of Transportation and Infrastructure (for zoning amendment bylaw only), and Tsawwassen First Nation.

Location Map



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