

NEW APPLICATION RECEIVED

<b>Owner:</b> Century Industries Ltd.	<b>Applicant:</b> Century Industries Ltd. (Sean Hodgins)
<b>Property Addresses:</b> 7 properties in total; 6 are to the west of Boundary Bay Road, near 3 <sup>rd</sup> Avenue, Tsawwassen	
<b>Date Received:</b> March 23, 2009	
<b>Type of Application:</b> Official Community Plan Amendment	
<b>File No.:</b> LU005717	
<b>Development Planner:</b> Susan Elbe, Planner II	

**Purpose:**

The purpose of the application is to seek an amendment to the Delta Official Community Plan (OCP) to redesignate the "Southlands" properties from "A" – Agricultural to a variety of designations that would allow for housing, an urban farm, a commercial area, a post-secondary educational facility, public parkland and a public community building. The appropriate OCP designations would include Agricultural, One and Two-Unit Residential, Multi-Family Residential, Institutional, Parks and Recreation Area, and Neighbourhood Commercial.

Work on development concepts for these lands began in February, 2007. The owner invited public participation in the planning process and a team of 24 volunteers from the community began discussing plan objectives. This Planning Team developed a set of objectives and strategies over a period of fifteen months, culminating in a public design charrette in May, 2008.

Three design concepts emerged from this initial planning process, all of which propose redevelopment of the Southlands as a mixed urban-agricultural area. Each concept proposes that roughly one-third of the entire 217.2 ha (536.7 ac) site be developed as residential, one-third retain and enhance agricultural land, and one-third provide for community amenities, parks and educational uses. The urban residential, commercial, educational and public uses in this concept would revolve around an enhanced and active agricultural area. Each of the concepts is similar in broad land use allocations but differ essentially in the shape and location of the urban component. Copies of the concept plans are included in Attachment B.

Given the nature of this application as a proposed OCP amendment rather than a rezoning, there is minimal detail with regard to densities, heights or land use locations. The components of the concept are briefly described in the following.

**Housing:** The development would include approximately 1,900 homes. Many of these would be smaller dwellings in order to provide more affordable housing for seniors and young families.

**Community Trust Farm:** The concept proposes dedicating at least 80.94 ha (200 ac) out of a total of 217.2 ha (536.7 ac) to The Corporation of Delta for community-based agriculture.

**Agricultural Precinct:** An area to support small-scale farming activities, including small barn structures for machinery storage or light processing of agricultural products. This area would also include commercial venues for food-based retail as well as a farmers' market.

**Market Square:** Proposed public, commercial and institutional space meant to provide a public gathering point, farmers' market, neighbourhood retail, live-work residences, and a "Centre of Urban Agriculture".

**Centre of Urban Agriculture:** This would provide an institutional space located on the Market Square but with a presence in the agricultural area. The developer has partnered with Kwantlen Polytechnic University to assist in developing the agricultural component of the Southlands concept.

**Transportation Networks and Circulation:** The proposed land use plan promotes pedestrian friendliness by providing a moderately dense, walkable urban area and limited vehicle access. Area residents would also have excellent pedestrian access to nearby Boundary Bay Regional Park. The concept also proposes opening up recreation trails within the property for other Tsawwassen residents.

**Public Amenities:** The development concept proposes to dedicate to The Corporation of Delta and/or Metro Vancouver, over 56.6 ha (140 ac) of parkland, together with trails and other facilities. A multi-use facility accommodating a variety of public uses is also proposed for the Market Square area.

As Council is aware, the Community Planning & Development Department is set to begin preparing a new area plan for Tsawwassen in 2009. This will replace the current area plan adopted over 16 years ago, in 1992. Council has considered members for a Tsawwassen Area Plan steering committee and its meetings are expected to begin in the near future. With this project underway, consideration of the Century Group application will be delayed until the Tsawwassen Area Plan is complete.

### **Public Consultation**

Once the updated Tsawwassen Area Plan is complete, staff will develop an appropriate consultation process for this application and seek Council approval for the process at that time.

### **Persons/Properties Affected:**

Surrounding property owners, residents, and businesses.

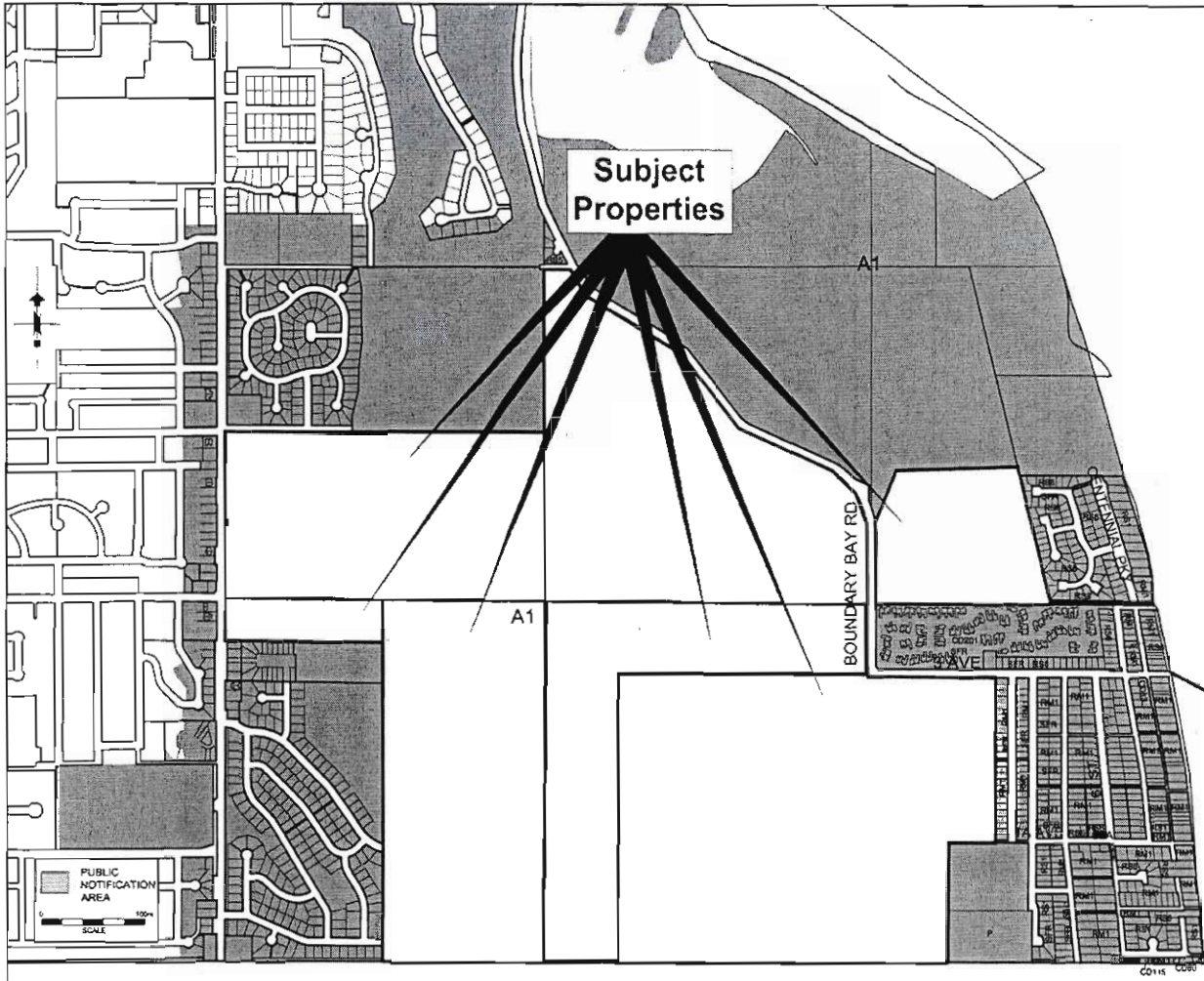
**Departments/Committees:**

Departments: Engineering; Finance; Fire and Emergency Services; Parks, Recreation & Culture; Delta Police.

Committees: Community Planning Advisory Committee; Environmental Advisory Committee; Agricultural Advisory Committee; Tsawwassen Area Planning Committee; Parks, Recreation & Culture Commission; Traffic and Safety Advisory Committee; Dykes and Drainage Advisory Committee; Delta - DFO Environmental Review Committee.

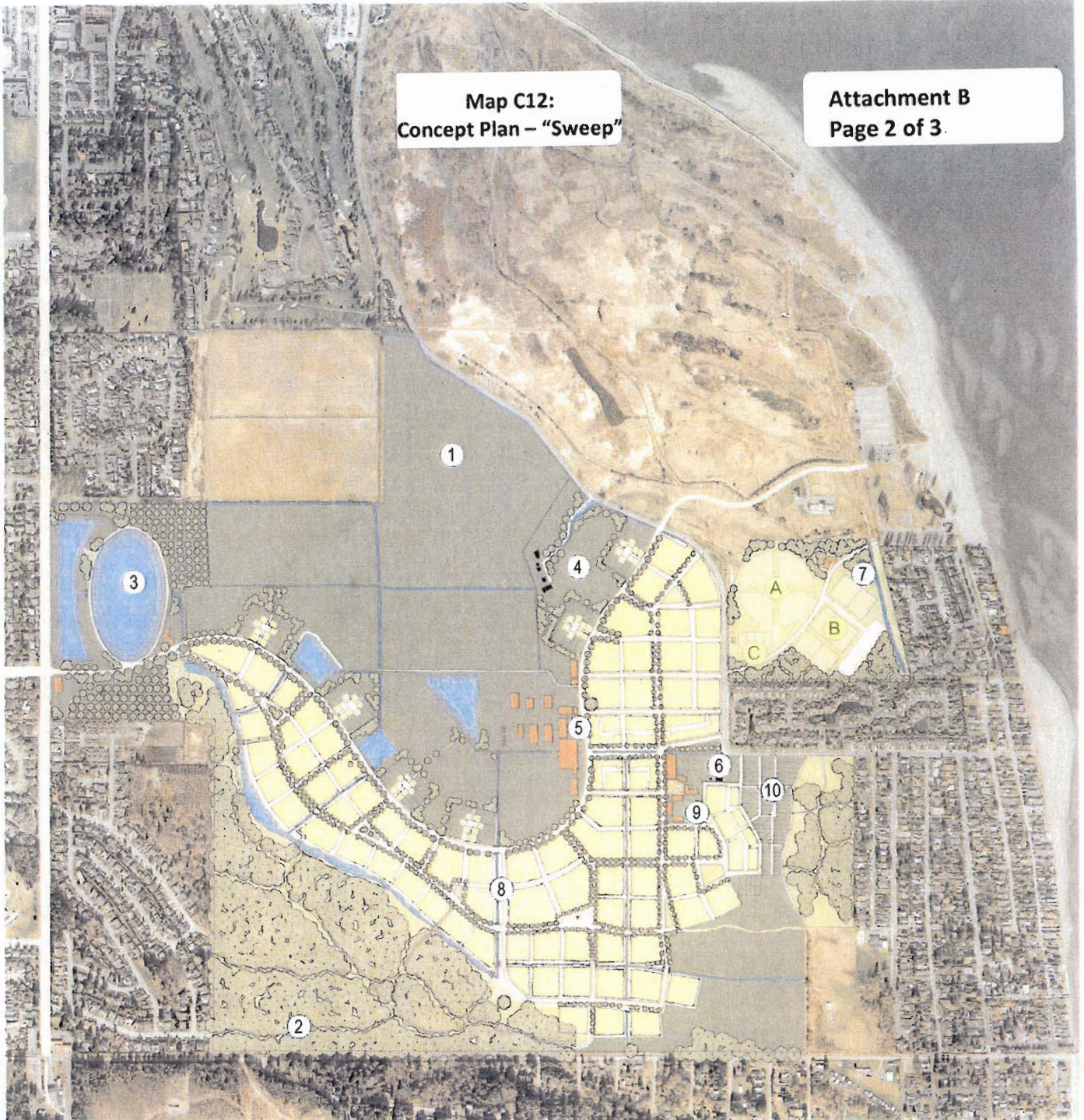
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Location Map:



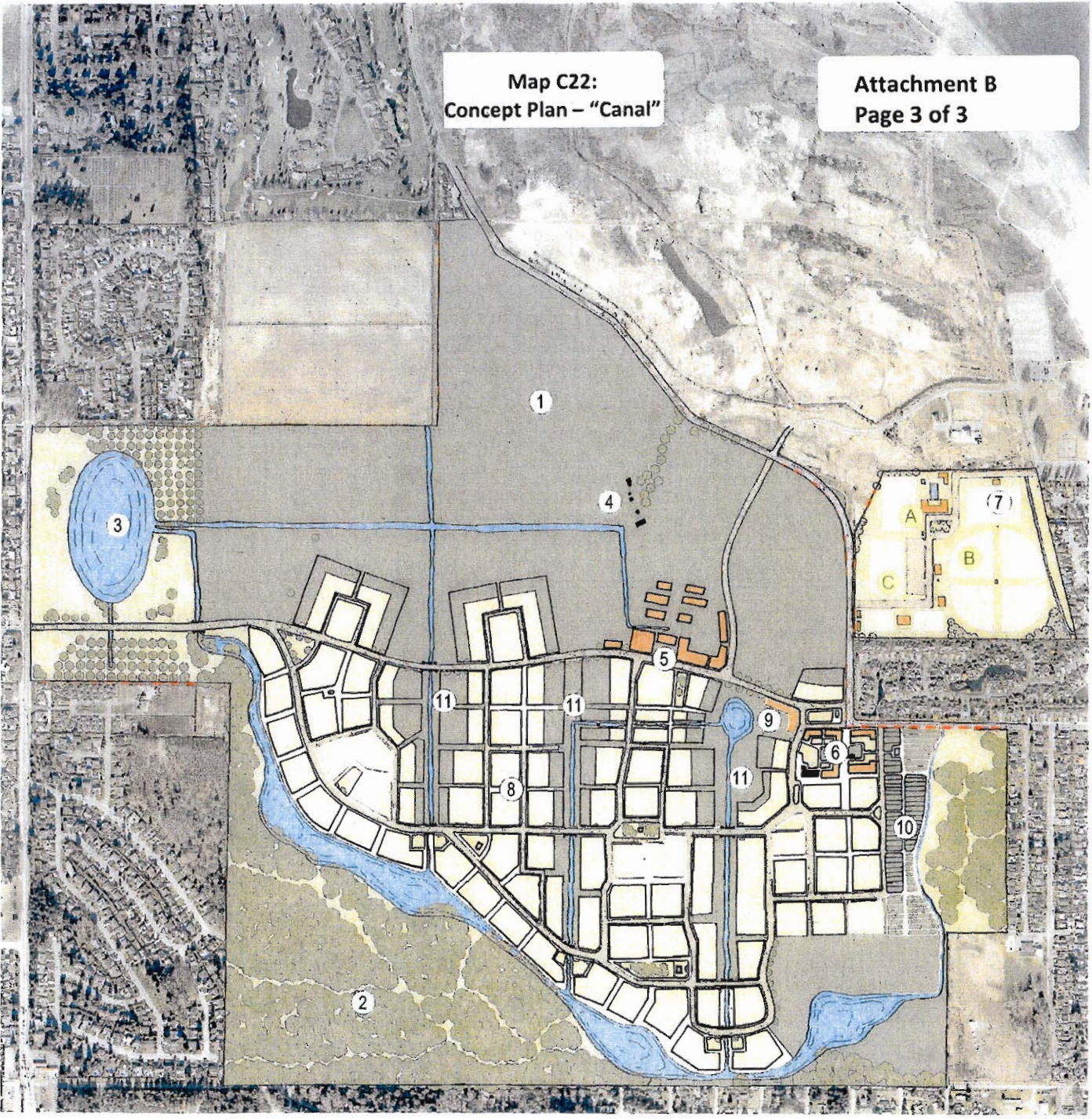


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|--|-----------------------------|
| 1. Large Agricultural Lands managed by The Southlands Land Trust | 7. Recreation Fields        |
| 2. Existing Forested Area and Preserved Open Space               | A. 4 Baseball Fields        |
| 3. Storm Water Filtration Ponds                                  | B. 3 Soccer Fields          |
| 4. Existing Structures on Site                                   | C. 6 Tennis Courts          |
| 5. Agriculture Precinct / Town Centre                            | 8. Neighbourhood Built Area |
| 6. Existing Barn, Heritage Home and Earthwise Gardens            | 9. Elementary School        |
|  | 10. Community Gardens       |



1. Agricultural Lands
2. Existing Forested Area and Preserved Open Space
3. Storm Water Filtration
4. Existing Structures on Site
5. Agriculture Precinct / Town Centre
6. Existing Barn, Heritage Home and Earthwise Gardens

7. Recreation Fields
  - A. 4 Baseball Fields
  - B. 3 Soccer Fields
  - C. 4 Tennis Courts
8. Neighbourhood Built Area
9. Elementary School
10. Community Gardens



- 1. Agricultural Lands
- 2. Existing Forested Area and Preserved Open Space
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- 7. Recreation Fields
  - A. 4 Baseball Fields
  - B. 3 Soccer Fields
  - C. 4 Tennis Courts
- 8. Neighbourhood
- 9. Elementary School
- 10. Community Gardens
- 11. Agricultural Fingers