

## **Bulyea Heights Project Integration meeting- Key messages and Briefing**

### **Briefing (April 27, 2017)**

Further to the April 18 new home design engagement meeting, Rohit Communities has completed revisions to the Bulyea Heights First Place site plan as requested (see revised attached plan). The revised plan reflects 76 total townhomes as discussed, and has been reduced from 80 townhomes on the previous site plan.

The builder (Rohit) has created the requested new two story townhome design with a lower building height (homes shown as “B” on the revised plan) and incorporated this style of home on the site plan for the 22 homes that face onto Bulyea road or face onto George Luck the school. The homes fronting onto Bulyea Road are designed with a deck and 2 surface stalls at the rear of the homes as requested.

The revised site plan reduces from 12 to 11 the two storey homes backing onto George H Luck School – this was done to accommodate a longer site entry due to new two story home design.

The inclusion of the new 2 story townhome design requires a revision to the proposed building setback from 10m to 8m – this is to accommodate the agreed townhome count and provide an appropriate product compatible with the community. Rohit Communities will work with both the landscape architect and forestry to identify and protect as many trees as possible along Bulyea Road, or relocate trees on the adjacent open space consistent with the new site concept if possible.

The revised plan also reflects changes requested in parking. It includes the provision of 23 more parking stalls (including 4 additional visitor parking) that required by the current zoning bylaw.

The builder has also provided two exterior photos of the proposed new two story townhome shown on the revised site plan. These are actual photos from a previous development Rohit Communities recently completed, however all architectural selections (i.e. colors & trim treatments) as outlined in our meeting on April 4, 2017 will be applied to these homes as previously committed.

We believe these additional revisions have appropriately responded to the suggestions shared by design participants at the April 18th meeting and request your response to this email by May 4th outlining your support of the revised attached designs moving forward.

City staff are scheduling the overall site update meeting at the rec centre prior to end of June and will be inviting the executives of the community league and home owners association as

well as all design participants to attend the update if available. At the update meeting, the estimate of net sales revenue to be placed in the reserve account will be available.

The City and builder confirms that all new home buyers will be required to be HOA members. Future sales agreements are being modified to include this requirement with every home purchase as discussed at the April 18th meeting.

## **Key Project Highlights (Updated April 22, 2017)**

### **Key Project updates**

- An Open space project charter has been developed to support the 2015 community consulted open space concept
- A Landscape architect is being retained by City to support open space plan development
- Preliminary open space plans will be prepared by the landscape architect, followed by funding strategy, construction phasing and detailed designs.

### **City/builder commitments made**

1. Builder will make best efforts to design a new less high two story home for the townhomes facing Bulyea road setback 10m from the road. This change may result in the loss of up to four homes and impact existing trees, and will be reflected in the site design previously developed by community design participants.
2. Builder will share the revised site design reflecting this change with all design participants by first week of May if possible. Design participants will review the new site plan individually and advise builder by May 5th if a sixth design participant meeting during the week of May 8th is necessary or not.
3. City will schedule a meeting of League, Homeowner Association (HOA) and design participants in June (prior to summer break) to provide update on both new home design and open space detailed plans.
4. City will provide estimate of sale proceeds to be placed in Parks reserve account for use consistent with city policy.
5. City will provide additional confirmation to HOA that first place buyers will be members of HOA and pay \$126/ yr. The confirmation will be emailed to the HOA.
6. Development of building site will begin in 2017 and continue in 2018, and open space development is expected to begin in 2018. (subject to detailed project costs and project funding strategy.) League clarifies that open space project scope excludes spray deck, rink changes and playground.
7. To minimize trucking impacts to the community, the City and Builder will manage construction soil issues on and adjacent to the building site (borrow pit) as much as possible.
8. If soil management occurs on site, the builder can support restricting truck traffic from entering site when school is about to begin (8:30- 9:30 am ) and when school day ends (2:30 -3:30pm).

9. City will reach out to roadway operation staff to explore process to request a new four way stop on bulyea road by site entrance. Community desire is to have stop signs in place when home buyers move in.
10. Builder will manage site grading on the building site and adjust adjacent city land to ensure stormwater from building is managed onsite and runoff from adjacent City Land drains properly on site.
11. As part of First Place implementation, the City is committed to provide funds for
  - a. relocation of irrigated soccer fields to another site,
  - b. A connecting sidewalk between building site and adjacent open space,
  - c. Relocation of existing 22 gravel parking stalls to a new location consistent with open space concept plan
  - d. relocation or replacement of trees as required from the building site to adjacent open space
12. The City and Rohit will work together to develop a communications plan for notifying the community in advance of construction, which will include information about site safety and who to contact if there are concerns.
13. The City will also work with the community and sports field booking office to minimize any disruptions to sports field bookings during First Place construction

**Attachments:**



**Site Plan**  
 Design & Construction



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- Starburst
- Tree
- Boundary
- Starburst
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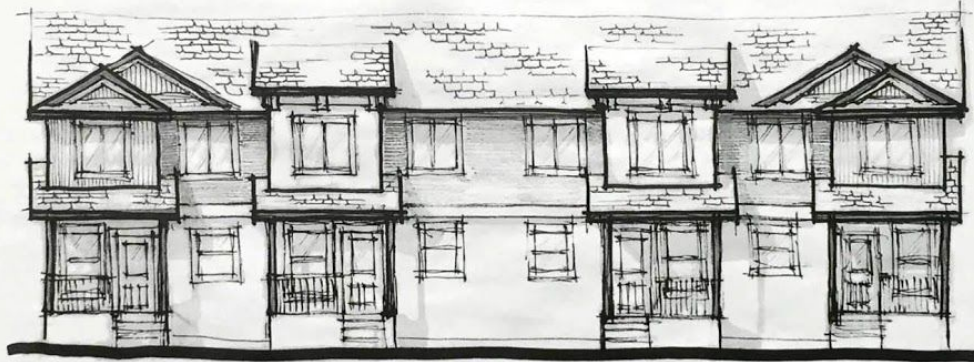




# UNIT B PROPOSED ELEVATIONS

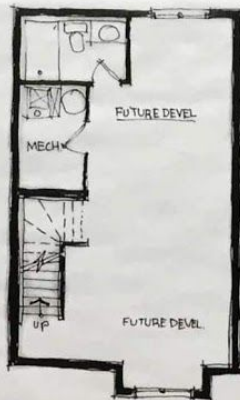


FRONT ELEVATION

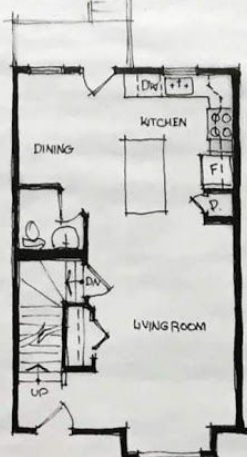


REAR ELEVATION

BASEMENT FLOOR



MAIN FLOOR



SECOND FLOOR

