

Figure 9: Illustrative Site Plan - East Precinct



8.6.1 DEVELOPMENT PRECINCTS POLICY

- 1 Within the South Neighbourhood Plan area, East, Central and Foreshore Precincts are established as shown on Figure 2 for the purpose of allocating density, Amenity Area calculations and future detailed planning.

8.6.2 EAST PRECINCT

- 1 A local public road is to be constructed at the time of subdivision within the East Precinct, with a multi-use path and emergency vehicle access to 16th Avenue in Corporation of Delta, as conceptually illustrated on Schedule 1 and will be consistent with provisions of any existing access easements.
- 2 A mix of townhouse and apartment uses are allowed at densities of up to 120 units per hectare for apartment use and 40 units per hectare for townhouse use, calculated on a gross parcel area basis as described in Section 8.1.4 above.
- 3 A minimum of 15% of units in East Precinct are to be apartment units and a minimum of 50% are to be townhouse units.

8.6.3 CENTRAL PRECINCT

- 1 A mix of townhouse and apartment uses are allowed at densities of up to 120 units per hectare for apartment use and 40 units per hectare for townhouse use, calculated on a gross parcel area basis as described in Section 8.1.4 above.
- 2 A minimum of 15% of multiple family units in Central Precinct are to be apartment units and a minimum of 50% are to be townhouse units.
- 3 Zoning of Lot 7 (Tsatsu Service Station site) is to be brought into conformance with the TFN Land Use Plan.
- 4 Where subdivision of a parcel or parcels in the Central Precinct is for Single Family use in accordance with Zoning Regulation Section 4.6, the subdivision applicant may defer provision of Amenity Area provided a restrictive covenant is registered on title of the subdivided parcels which restricts the parcel use to Single Family and records the amount of Amenity Area deferral measured in land area.