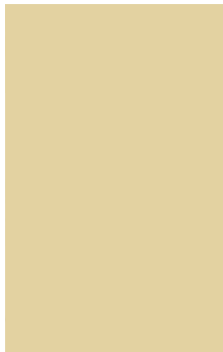
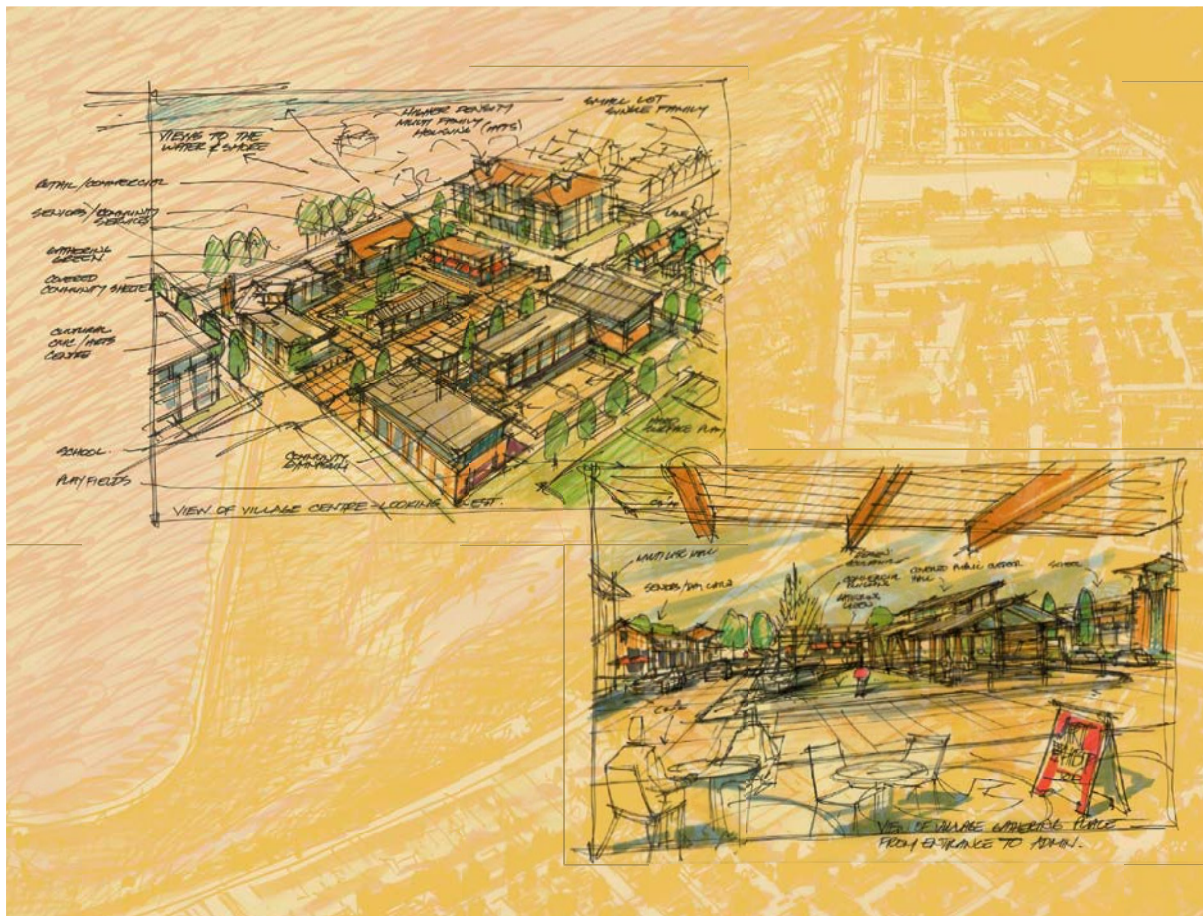




TSAWWASSEN FIRST NATION
sc̓awaθən məsteyəx^W

NEIGHBOURHOOD PLAN

RESIDENTIAL / COMMERCIAL ENTERPRISE AREA



“We will carry on the tradition of putting the nail on the wall by the door – to hang up any hard or negative feelings before coming into this place to work together for our people – past, present and future generations.”

Declaration of Tsawwassen Identity & Nationhood, 2009

TABLE OF CONTENTS

<u>1</u>	<u>NEIGHBOURHOOD PLAN CONTEXT</u>	<u>1</u>
1.1	NEIGHBOURHOOD PLAN PURPOSE	1
1.2	NEIGHBOURHOOD PLAN AREA	1
1.3	PLANNING CONTEXT	3
1.3.1	TSAWWASSEN FIRST NATION	3
1.3.2	LAND USE PLAN GUIDANCE	3
1.4	NEIGHBOURHOOD PLAN METHODOLOGY	4
1.4.1	CONSULTING TEAM	4
1.4.2	CONSULTATION SUMMARY	4
<u>2</u>	<u>VISION</u>	<u>6</u>
<u>3</u>	<u>DESIGN PRINCIPLES</u>	<u>7</u>
<u>4</u>	<u>PREFERRED LAND USE CONCEPT</u>	<u>8</u>
<u>5</u>	<u>LAND USE</u>	<u>10</u>
5.1	LAND USE DESIGNATIONS	10
5.2	RESIDENTIAL	11
5.2.1	SINGLE DETACHED	11
5.2.2	TOWNHOUSE	15
5.2.3	APARTMENT	16
5.3	AMENITY AREA	16
5.3.1	AMENITY AREA PROVISION	17
5.3.2	PARK	18
5.3.3	VILLAGE CENTRE	19
5.3.4	SCHOOL	21
5.4	TOURIST COMMERCIAL	21
<u>6</u>	<u>DENSITY</u>	<u>22</u>
6.1	HOUSING MIX	22
6.2	DEVELOPMENT PRECINCTS	22
6.3	MAXIMUM FLOOR AREA DENSITY	23
6.4	NEIGHBOURHOOD PLAN FLOOR AREA	23
6.5	PRECINCT PLAN OPTION FOR MULTI-PHASE DEVELOPMENTS	24
<u>7</u>	<u>NEIGHBOURHOOD CIRCULATION</u>	<u>26</u>
7.1	CONNECTIVITY	26
7.2	TRANSPORTATION	27
7.2.1	ROADS	27

Neighbourhood Plan

7.2.2	GREENWAY	29
7.2.3	GREAT BLUE HERON WAY TRAIL	30

[8 STORM WATER MANAGEMENT](#) [32](#)

[9 SUSTAINABILITY](#) [33](#)

[10 TRANSITION AREAS](#) [35](#)

10.1	TFN COMMUNITY AREA	35
10.2	RESIDENTIAL ADJACENT TO TOURIST AND ENTERPRISE ZONE COMMERCIAL	35
10.3	EXISTING TEMPORARY COMMERCIAL USE ADJACENT TO FUTURE RESIDENTIAL – LANDSCAPE BUFFER	36

[11 DESIGN GUIDELINES](#) [37](#)

[12 IMPLEMENTATION STRATEGY](#) [38](#)

[13 DEFINITIONS](#) [39](#)

LIST OF SCHEDULES

- 1 – Preferred Land Use Concept
- 2 – Land Use Designations
- 3 – Tables (Density)
- 4 – Park Concept
- 5 – Development Precincts
- 6 – Circulation Concept
- 7 – Floor Area Calculation
- 8 – Road Cross Sections

LIST OF FIGURES

- Figure 1: Aerial Context
- Figure 2: deleted
- Figure 3: deleted
- Figure 4: deleted
- Figure 5: Small Lot – Single Detached
- Figure 6: Large Lot – Single Detached
- Figure 7: Townhouse Examples
- Figure 8: Apartment
- Figure 9: Village Centre Concept
- Figure 10: Village Centre

1 NEIGHBOURHOOD PLAN CONTEXT

1.1 NEIGHBOURHOOD PLAN PURPOSE

The Neighbourhood Plan builds upon the framework and certainty established in the Tsawwassen First Nation (TFN) Land Use Plan (January 12, 2009), which provides a long-term vision for TFN land development. The Neighbourhood Plan provides detailed policies aimed at facilitating development within the Neighbourhood Plan Area in the near-term. The purpose of this plan is to create a new neighbourhood which:

- Respects TFN's historical and cultural context,
- Reflects best practices in community development and sustainable design,
- Establishes a high quality community that serves the needs of TFN, its members, and all future residents.

Flexibility of the Neighbourhood Plan provides Tsawwassen Fee Simple Interest (TFSI) holders an option to develop their lands, while ensuring that development is compatible with the needs and desires of the overall community.

1.2 NEIGHBOURHOOD PLAN AREA

The Neighbourhood Plan Area is about 95 hectares (235 acres), centered on the area designated as 'residential/commercial enterprise' in the TFN Land Use Plan. On the north end, it is bordered by the Industrial Area, and on the east by the mixed-use and business park-specialty retail area. On the south, the plan area touches Highway 17 at Big Splash Water Park and the western boundary follows the 'TFN Community Area' boundary.

Figure 1 Aerial Context



The Neighbourhood Plan Area consists primarily of lands owned by TFSI holders.

In preparing the plan the consultant team considered the broader context of the Neighbourhood Plan Area, specifically its relations to the Tidal Marsh, the TFN Community lands along Tsawwassen Drive, the Industrial Lands to the north, the Agricultural Land Reserve to the north and east and the Mixed Use area to the east.

1.3 PLANNING CONTEXT

1.3.1 TSAWWASSEN FIRST NATION

Tsawwassen First Nation (TFN) has enacted legislation and regulations to guide land development on TFN Lands. The following TFN acts and regulations also serve to guide the implementation of the Neighbourhood Plan:

- Land Act
- Land Use Planning and Development Act
 - Regulations:
 - Zoning
 - Offsite Levies
 - Development Permit Guidelines
 - Subdivision and Development
 - Building
- Land Use Plan

1.3.2 LAND USE PLAN GUIDANCE

The Neighbourhood Plan is to be in conformance with the Vision, Guiding Principles, Objectives and Policies of the TFN Land Use Plan. Enhanced detail is provided to Land Use Plan objectives and policies related to the Commercial Enterprise Residential Area. The Land Use Plan contains broad policies and objectives, including the following:

- To create a variety of economic development opportunities which provide flexibility for Tsawwassen Fee Simple Interest holders to develop their land.
- Developers of property, including TFN members, will be expected to dedicate rights of way for community amenities, including but not limited to roads, parks, community art and pedestrian/bike trails.
- To ensure development within this designation is compatible with the adjacent TFN Community.

The Neighbourhood Plan has further been designed to be in conformance with policies of the Commercial Enterprise/Residential Area of the Land Use Plan. Broadly, these will promote the new neighbourhood's compatibility with the adjacent TFN Community. The Neighbourhood Plan area features: no industrial uses, a high design aesthetic, a new entrance to the community from Highway 17 and a connector road to 28th Avenue.

1.4 NEIGHBOURHOOD PLAN METHODOLOGY

1.4.1 CONSULTING TEAM

The Neighbourhood Plan was developed through an integrated consultation process with TFN Members, staff and elected officials, supported by a professional consulting team. The consulting team comprised:

- Jorden Cook Associates
- Perry + Associates
- Neale Staniszki Doll Adams Architects
- Endall Elliot Associates
- Don Wuori Design
- Calum Srigley : Placemaker
- DLF Communications Ltd.
- Site Economics Ltd.
- Pottinger Gaherty Environmental Ltd.

1.4.2 CONSULTATION SUMMARY

The Neighbourhood Plan has been strongly influenced by the consultation process. Throughout the consultation process, TFN members were provided information briefings within the 'TFN Community Notice' and mailed information packages. Key consultation components included:

- **Welcome Event:** Introduced the planning process and timeline to the TFN Community and highlighted opportunities for public participation.
- **Design Workshops:** The consulting team hosted an on-site, 2-day workshop in October and a second on-site 2-day workshop in December, 2010. Inputs included received comments (verbal and written), market studies, opportunities and constraint analysis. Outputs from the design workshops included land use sketches, and a draft preferred land use concept.
- **Family Meetings:** An open invitation was made available to TFN families interested in the neighbourhood plan planning process. Meetings were held in Bellingham, Vernon and Kelowna as well as at TFN.
- **Neighbourhood Plan Advisory Committee:** A Neighbourhood Plan Advisory Committee (NPAC) comprising TFN members was assembled to provide comments and guidance to the consulting team to assist with the preparation of core Neighbourhood Plan principles. Several meetings were held. NPAC meetings provided opportunities for participants to discuss community issues in depth.

- **TFN Legislature Presentation:** A presentation was made to the TFN Legislature in November.
- **Information Mail Out Packages:** Information mail outs were sent to TFN members for their comments on the Neighbourhood Plan after the Welcome Event and again after the December Design Workshop.

2 VISION

The Neighbourhood Plan's vision is the same as the vision adopted in the Land Use Plan:

In 2020, Tsawwassen First Nation will be a safe accessible community, with infrastructure and services that will make it the perfect place to raise children and to live. Our community will be close-knit, with elders and youth at the core of the community. Our people will be proud of our culture, traditions and stories and the Hunq'um'I'num language will be enjoying a revival.

Industrial and commercial development will be active and growing, and will provide significant revenue to Tsawwassen First Nation and TFSI holders. However, development will not intrude on the environment, views, and idyllic location of TFN lands. Jobs will be plentiful, and businesses owned by our members will be thriving, assisted by a successful, innovative education program.

3 DESIGN PRINCIPLES

Complementary to the 2009 Land Use Plan Guiding Plan Principles, a set of Neighbourhood Plan design principles were endorsed by NPAC to guide Neighbourhood Plan development. The following design principles guided the plan's development:

- One community infused* with celebration of its traditions and heritage
- Safe accessible community
- Recreational & cultural opportunities are diverse and inviting
- Urban Design and built-form reflect community identity
- Accessible retail/commercial services within the community
- Provide a diversity of housing opportunities, by which we mean:
 - Apartment, Townhouse and Single Detached options in both the north half and the south half of the plan area.
 - Single Detached parcels of 308 square meters (3,300 square feet) and up
 - Townhouse options are to include ground-oriented, stacked, strata + street-oriented; with a full range of sizes and types
 - Low- to mid-rise apartments up to the maximum height allowed in the zone as designated by the TFN Zoning Regulation (rental and condo-style)
 - Rental opportunities
 - Housing appropriate for different ages, different family structures, low-to-upper middle income.
- Plan bike and major walking routes in concert with major roads – provide links to jobs and community nodes.
- Plan for a “Great Blue Heron Way” multi-purpose trail
- Provide a 5-minute (400m) walking loop opportunity for 90-100% of residents
- Protect the integrity of the longhouse for traditional uses
- Encourage low-impact recreational, educational and traditional plant harvesting uses of the Tidal Marsh within a primary conservation mandate

*Infuse: origin ‘to pour in’, ‘to cause to be permeated with something (as a principle or quality) that alters usually for the better; inspire; animate. (Merriam-Webster Dictionary).

4 PREFERRED LAND USE CONCEPT

Neighbourhood Plan area land uses are illustrated in the Preferred Land Use Concept (Schedule 1), produced through two intensive workshops, and amended through input from: the TFN consultation process (Family meetings, surveys of members, TFSI holder meetings, NPAC meetings). The Preferred Land Use Concept illustrates key concepts such as a Village Centre, distribution of housing types, park and greenway concept, general road pattern and landscaped boulevards. At the same time, the Preferred Land Use Concept is illustrative, and is intended to allow individual development applicants some flexibility in what may be built, and where, for a specific parcel. The Preferred Land Use Concept is a visual expression of the Design Principles.

Organizing concepts of the Preferred Land Use Concept include:

- A new 'front door' entry road, extending north from Highway 17 on the east side of the Neighbourhood Plan area. The entry road will serve both the Mixed Use Area and the Neighbourhood Plan Area. It will also enable closing Tsawwassen Drive from Highway 17 and from the Industrial Area.
- A distribution of amenities, such as local parks and greenways, throughout the plan area.
- A 'Great Blue Heron Way' is a local multi-use path, linking the Tsawwassen First Nation to its immediate neighbour Delta, and beyond to other communities and other First Nations, as part of a regional and national trail network. Its intended purposes are educational and functional, underpinned by a welcoming cultural expression from the Tsawwassen First Nation as a Host Nation.
- A Village Centre, with an ability for detailed use to evolve over time. The Village Centre contemplates civic, cultural and neighbourhood-scale retail uses, adjacent to an elementary school, community gymnasium and play field. Spaces for elders, artists and children are envisaged.; some indoor, some outdoor. The Village Centre will be close to the geographic centre of the Neighbourhood.
- A hierarchy of roads which serve local needs, provide a traffic-calmed environment, conveniently connect to Highway 17, and new TFN employment areas, such as the Mixed Use Area and Industrial Area.
- An improved connection to the Tidal Marsh and the breakwater pathway as a place of quiet relaxation and education for all.
- A distribution of single detached, townhouse and apartment uses, which may occur throughout the plan area, in accordance with the policies of the Neighbourhood Plan.

- Residential components are market-sensitive, while also encouraging a diversity of housing types such as single detached, townhouse and apartment.
- A plan that has been sensitive to boundaries between potential development parcels, so those who wish to develop, may develop; and those who do not wish to develop, retain that choice.
- An emphasis on a quality 'public realm' --- treed boulevards, sidewalks for pedestrians, paths or quiet roads for cyclists, public spaces which can be transformed into places that celebrate Tsawwassen First Nation culture --- past, present and future.

5 LAND USE

Land uses reflect the intent of the adopted Land Use Plan. They are a refinement of the principles and objectives of the Land Use Plan, applied in more detail to the Neighbourhood Plan area.

5.1 LAND USE DESIGNATIONS

The Neighbourhood Plan assigns two land use designations, shown on Schedule 2. Land Use Designations are:

- Residential
- Tourist Commercial

Areas designated Residential comprise the majority of the plan area, permitting Single Detached, Townhouse and Apartment units. It also includes associated roads and parks (local and linear). TFN Family housing is also permitted within the residential area.

A Tourist Commercial designation may accommodate indoor and outdoor commercial recreation uses, such as:

- amusement establishment
- eating and drinking establishments
- off-street parking facility
- retail services
- tourist campsites
- waterpark.

All lands within the Tourist Commercial designation are currently zoned C-1 Tourist Commercial.

Schedule 2 also shows the TFN owned Neighbourhood Park, Village Centre and School parcels in the adjacent TFN Community Area.

Additional amenity areas are to be provided through the subdivision process, with locations to be determined at time of detailed planning, and in conformance with the Amenity Area provisions of the Neighbourhood Plan (Schedule 3 Tables, Table 2, Amenity Areas). Conceptual locations are shown in Schedule 1, Preferred Land Use Concept and Schedule 4, Parks Concept.

The Village Centre is intended to accommodate a variety of potential uses including civic administration uses, day care, places for youth, artists and elders, indoor and outdoor community gathering spaces and neighbourhood-scale retail uses up to 500 m² total floor area.

5.2 RESIDENTIAL

The Neighbourhood Plan establishes a mixture of residential densities and housing options, which will support and encourage a cohesive community, with residents benefiting from distributed amenities.

Three (3) residential housing types are permitted within the Residential designation:

- Single Detached
- Townhouse
- Apartment

Definitions for these terms are found in Section 13, and are the same as in the Zoning Regulation (February 2010). For purposes of the Neighbourhood Plan, the Townhouse category includes duplexes.

5.2.1 SINGLE DETACHED

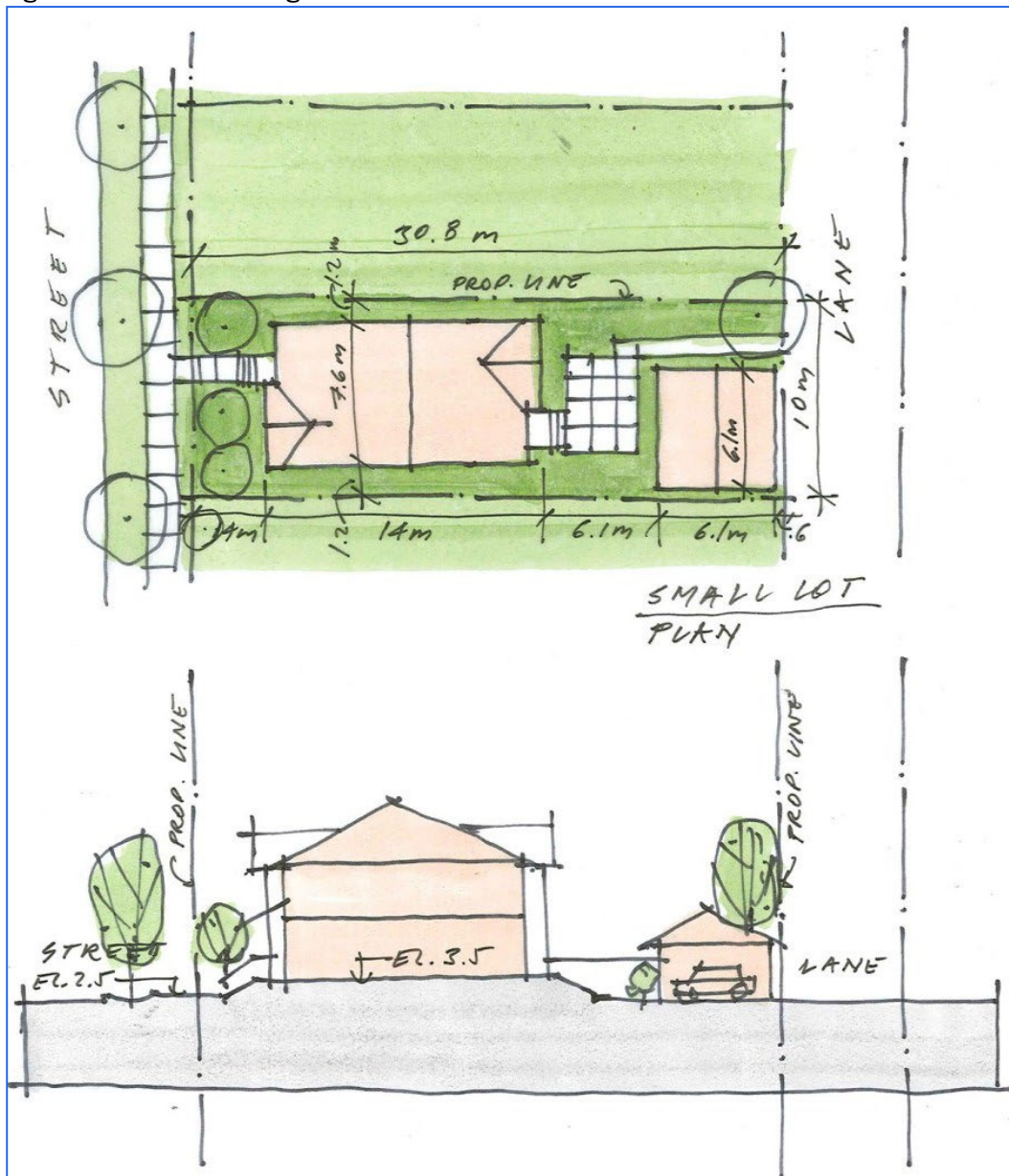
The Neighbourhood Plan supports the provision of a range of single detached housing types. Single Detached dwellings may be a single unit on a single lot, or a detached unit within a strata project. Single Detached are forecast to comprise a mixture of 'large lot' and 'small lot' categories. Small lots are those which have lane access. Large lots have no lane access.

Policies related to Single Detached lot dimensions are provided. Where Single Detached lots are without rear lane access, minimum lot widths are wider than lots with lane access. Wider lots are to accommodate a driveway for a 2-car garage, while minimizing the impact a driveway cut will have on aesthetics. Wider lots with front driveways will also maintain some on-street parking and the potential for a front room in each home. A minimum recommended side yard is also proposed. To implement these policies, zoning regulations will need amendment.

The absence of hills, steep slopes and ravines within the Neighbourhood Plan area strongly supports the development of an efficient residential form served with laneways. Small Lot dimension as shown in Figure 5 illustrates an efficient

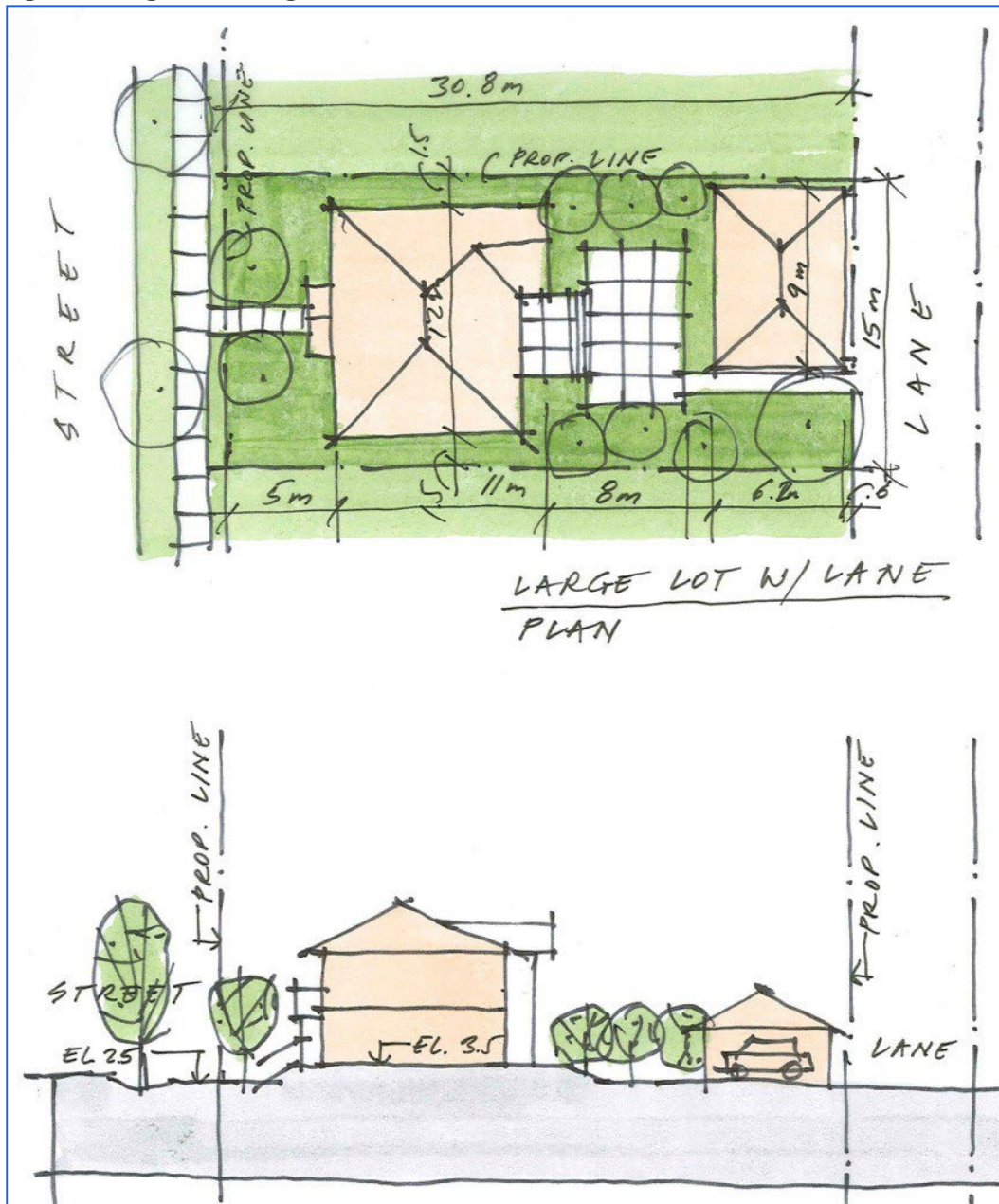
lot layout that will enable efficient parcel servicing, and promote walking within the neighbourhood.

Figure 5 Small Lot – Single Detached



The intention of the Small Lot Single Detached residential is to achieve a density sufficient to support local-oriented commercial and civic services (e.g. elementary school, commercial services such as a medical office) in addition to achieving a population threshold to sustain local youth sporting teams and volunteers (e.g. coaches), while creating a character associated with traditional single detached neighbourhoods.

Figure 6 Large Lot – Single Detached



An example of a Small Lot Single Detached dwelling is shown in Figure 5, and a Large Lot Single Detached in Figure 6. It is anticipated that approximately two-thirds of the units will be Small Lot averaging 370sm in area (accounting for typical parcel irregularities), and one-third will be Large Lots averaging 557sm in area. Large Lots are appropriate for sites abutting the Agricultural Land Reserve, and along the northern edge of the plan area, as one example.

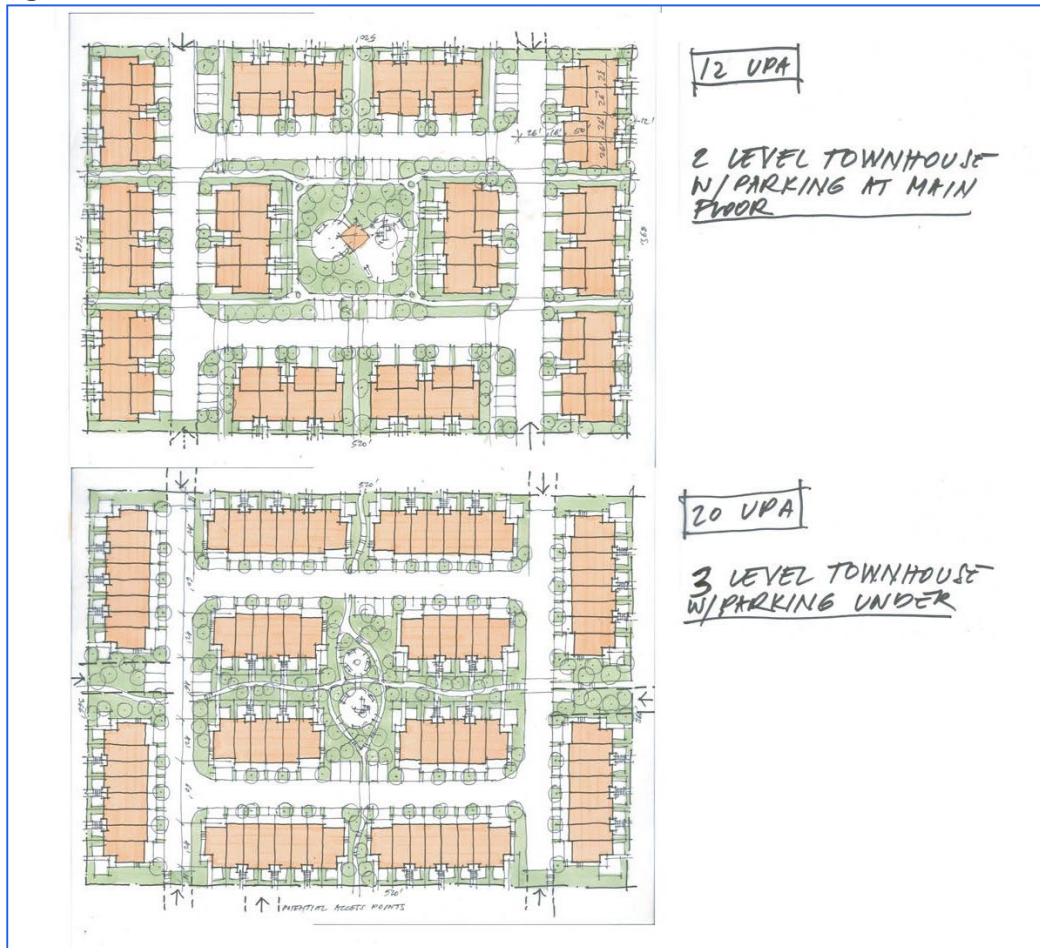
SINGLE DETACHED POLICIES

- 5.2.1.1** *Single Detached minimum interior side yard setbacks shall be 1.2 m.*
- 5.2.1.2** *Single Detached lot dimensions with lane access shall be: a minimum parcel size of 308 m², a minimum lot width of 10.0m, a minimum front yard setback for buildings of 3.0m. Driveways are not permitted in the front yard.*
- 5.2.1.3** *Single Detached lot dimensions with no lane access shall be: a minimum parcel width of 14.6 m (48 feet), a maximum front yard driveway access of 5.0 m width (measurement at 1.5 m from the road curbface), a minimum front yard setback for principal buildings of 3.0 m, a minimum setback of 5.5 m for garages.*
- 5.2.1.4** *Where Single Detached units are part of a bare-land strata or strata, policies 7.2.3.2 and 7.2.3.3 shall apply. An individual unit strata parcel shall be considered a parcel. If vehicular access is provided to a parcel via a rear lane, parking shall be provided on both sides of the common area front street, or equivalent stalls within the common area. If front driveway access is provided to a parcel, parking is required on one side of the common area front street, or equivalent stalls within the common area.*

5.2.2 TOWNHOUSE

A variety of Townhouse unit types are encouraged within the Neighbourhood Plan Residential areas. Unit variety may include ground-oriented, stacked, strata or street-townhouse units. Street townhouse units share a common wall(s) with adjacent units, but otherwise sit on an individually titled parcel similar to a Single Detached unit. Townhouse units may be grouped in a single strata-title project, or attached units each on their own individual lot. They may be stacked (i.e. one unit on the ground floor, with a unit above having direct access to the ground level).

Figure 7 Townhouse Examples



Ideally, townhouses will be located adjacent to, or across a street from, a public park, to ensure townhouse residents have accessible green space.

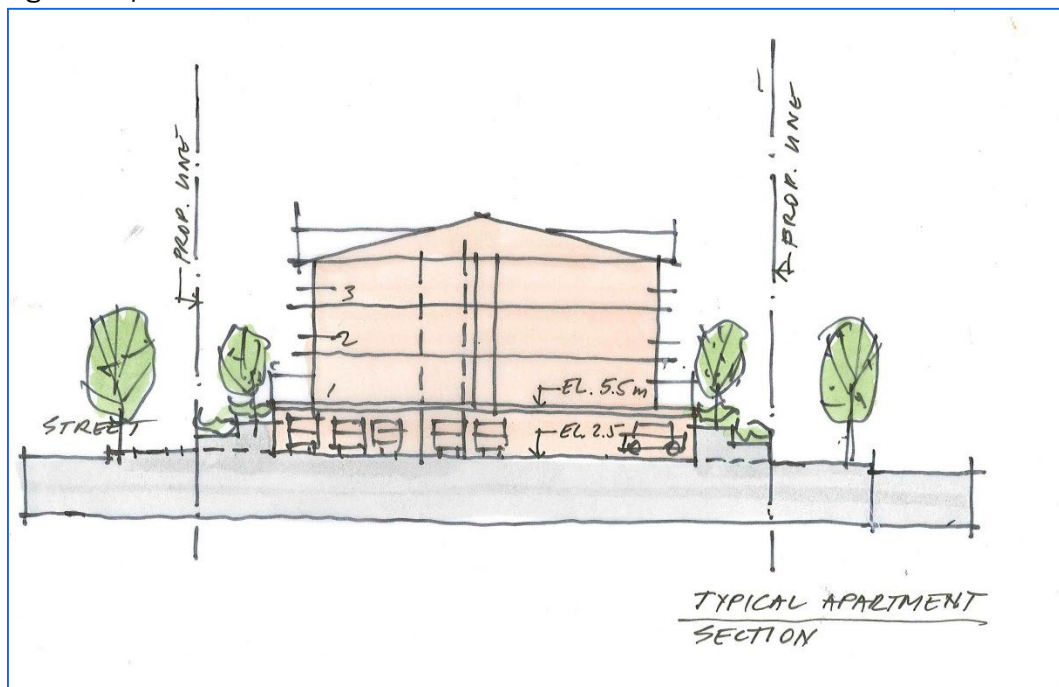
TOWNHOUSE POLICY

5.2.2.1 All Townhouse project sites are required to be located within 150 metres of a Neighbourhood Park, Local Park or Linear Park as shown on Schedule 4, Park Concept.

5.2.3 APARTMENT

Inclusion of Apartment type units achieves an attractive mix of housing options for prospective residents, thereby enhancing the ability to sustain a diverse population (e.g. age, family structures, income). In addition apartment units enable greater tenure options for residents, either ownership (condominium) or rental.

Figure 8 Apartment



APARTMENT POLICIES

5.2.3.1 The height of an Apartment building is permitted to be low- to mid-rise up to the maximum height allowed in the zone as designated by the TFN Zoning Regulation.

5.2.3.2 Apartment buildings must be located within 150 metres of a Neighbourhood, Local or Linear Park. As shown on Schedule 4, Park Concept.

5.2.3.3 Apartments, other than immediately adjacent to the Village Centre, are encouraged to be located on the northern and eastern boundaries of the Neighbourhood Plan, to maximize view potentials of Vancouver Island and the Salish Sea.

5.3 AMENITY AREA

Amenity Areas permit land uses that enhance the quality of life of the existing TFN residents as well as new residents.

Amenity Areas are distributed throughout the Neighbourhood Plan, encouraging active use by all residents. Amenity uses are located adjacent to compatible land uses, or in locations that will help support community interaction.

5.3.1 AMENITY AREA PROVISION

Overall, 10% of the TFSI land in the Neighbourhood Plan area (net of environmental setback areas, ESA) is to be set aside as Amenity Area.

Land is to be dedicated at time of subdivision. Cash-in-lieu would be due as follows:

- a one-third on registration of a subdivision,
- b one-third within one year of the registration of a subdivision, and
- c the balance outstanding within two years of the registration of a subdivision.

The intent of the staggered payments is to approximate the time when cash flows would be received for the subdivided parcels, and the time at which users are likely to begin benefitting from the use of the amenity spaces.

Where lands are owned by the TFN government within the Neighbourhood Plan area, and are appropriate for park or community use, these lands may result in amenity area for the neighbourhood exceeding 10%.

For purposes of calculating cash-in-lieu payments, the provisions of TFN Policy for Land Sale, Purchase or Exchange, December 2009 shall apply. In terms of timing of the valuation, it is recommended that British Columbia Local Government Act s.510(6) apply.

AMENITY AREA POLICIES

5.3.1.1 *Amenity Area provisions for each Development Precinct are to be provided in accordance with Schedule 3, Table 2.*

5.3.1.2 *Amenity Area locations are to be consistent with the Schedule 4, Park Concept.*

5.3.1.3 *As lands develop, each TFSI holder within the Neighbourhood Plan area will contribute 10% of their land (net of ESA) to these purposes as follows:*

- a first, through the minimum parcel dedication shown on Schedule 3, Table 2 for each precinct, and, in addition, either*
 - i additional dedication from within the precinct acceptable to TFN up to a maximum of 10%, or*
 - ii cash-in-lieu to TFN for the value of the balance of the land area needed to raise the precinct amenity area to the 10% level.*

5.3.2 PARK

A deficient park supply within TFN Lands was a frequent comment received throughout the consultation process. As of February 2011, TFN does not have functional public parks suitable for organized sport or hosting events. TFN Members provided comments throughout the consultation process expressing a strong desire for recreation space to be prominently featured within the TFN Neighbourhood Plan area to provide opportunities for organized sport, social gatherings, green space and play areas for residents. Comments received indicated a desire for a diverse park and open space plan that will provide passive park space and active park space.

Park locations and areas are illustrated on Schedule 4 Park Concept. They have been derived from a 'bottom up' approach working with the design team and community inputs to determine what lands were appropriate for parks, and what would be appropriate sizes. It was also derived from a 'top down' approach of fitting the park area concept within an overall cap for Amenity Area contributions by TFSI holders of 10% of their total parcel area (net of ESA).

The creation of a park and trail network will serve as a critical element in improving the liveability of the community serving as an asset to TFN members and the broader public. Active and passive park spaces are provided.

NEIGHBOURHOOD PARK

Neighbourhood Parks will provide adequate space to facilitate playfields, and are intended to be used for Host Nation events, organized sport, passive recreation, and general recreation.

Neighbourhood Parks are intended to be visual, physical and social focus nodes and are located approximately 10-20 min walk from residences.

The Neighbourhood Parks are planned on the Neighbourhood Park, School & Village Centre parcels, as shown on Schedule 4, on lands already owned by TFN.

LOCAL PARK

Local Parks are distributed throughout the Neighbourhood Plan Area, within a 5-10 minute walk of residences.

Local parks are primarily intended to provide green space for residents who do not have private green space on their property.

LINEAR PARK

Linear Parks serve multiple functions; some contribute to the community's green network, while others provide a functional and visual buffer between the Neighbourhood Plan Area and community lands along Tsawwassen Drive. Linear park locations provide an intentional permeable buffer between TFN family areas and the Neighbourhood Plan Area, and as such serve to provide convenient spaces for residents to meet.

PARK POLICIES

5.3.2.1 *Local Parks will be a minimum area of 1200m².*

5.3.2.2 *Linear parks must be a minimum of 10m in width.*

5.3.3 VILLAGE CENTRE

The proposed Village Centre is centrally located, and well positioned to serve the TFN community. The central location of the proposed Village Centre location will enable the efficient design and development of purpose-built facilities. Further, the proposed location and uses create a strong focal point within the community that will pull residents together in a common area via the Neighbourhood Plan Area's Greenway pedestrian and cycling network. Its siting adjacent to a future elementary school and neighbourhood park will help create an active centre, attractive to existing and future residents alike. It has the potential to be well served with amenities to support future generations.

The Village Centre location is within a short walk from Tsawwassen Drive, however located in a manner to maintain a buffer to preserve the character of homes and the TFN longhouse.

The Village Centre is envisioned to accommodate active uses that will bring residents together. Potential uses could include TFN administration, TFN community support services, art and cultural spaces, covered public community space, local-oriented commercial service uses (e.g. café, medical clinic), community markets, library. The Village Centre will directly connect with the

proposed Great Blue Heron Way, a multi-purpose pathway linking people and geography together.

Development of the Village Centre is expected to occur over time as some uses relocate from their current locations, and other uses will require sufficient market demand to support their services.

Figure 9 Village Centre Concept, Dec 2010

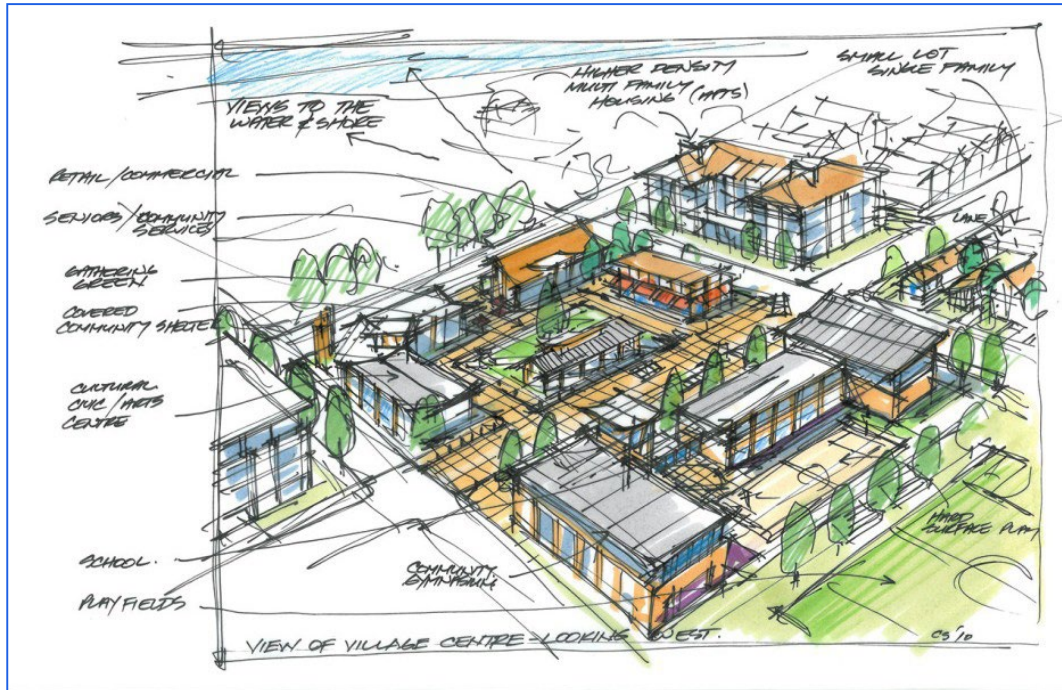
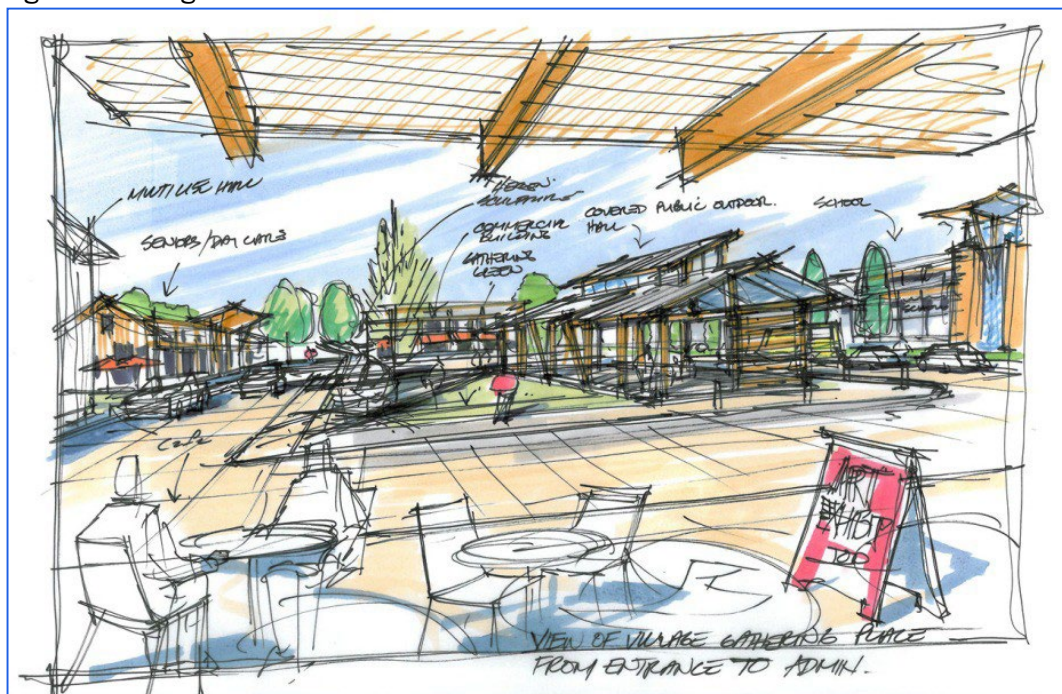


Figure 10 Village Centre



5.3.4 SCHOOL

TFN community school site is prominently located within the community, served by the Neighbourhood Plan Area Greenway network that will provide a safe walking environment for children and parents alike. The school site on the Neighbourhood Park, School and Village Centre parcels could accommodate the BC Ministry of Education School Area Standards. It is intended to accommodate an elementary school serving approximately 400 students.

TFN's elementary school will be a community focal point and provide a safe and supportive learning environment for young students. Having a local school is an attractive amenity, and has been strongly supported by TFN Members during the consultation process.

5.4 TOURIST COMMERCIAL

Areas designated as Tourist Commercial within the plan may accommodate commercial retail, highway oriented commercial, and tourism/entertainment uses. As these uses are at the 'front door' to the new community, high quality architectural design and landscaping is encouraged as sites redevelop to create both enhanced building appearance, and safe and secure environments. Commercial uses will provide services to TFN residents in addition to highway travellers.

For noise nuisance purposes, performance standards as described in the policies below apply to future development within the Tourist Commercial area. Definitions of terms are provided in Section 13.

TOURIST COMMERCIAL POLICIES

5.4.1.1 *Development within Tourist Commercial areas will require a 7.5m landscaped buffer, where adjacent to a Residential area.*

5.4.1.2 *Tourist Commercial uses are to be compatible with adjacent Residential uses.*

5.4.1.3 *The Tourist Commercial area is designated as an Activity Zone, and the adjacent Residential parcels are designated as a Quiet Zone. No person within an Activity Zone may make, cause or permit to be made or caused, continuous sound the sound level of which:*

During the day time exceeds a rating of 70 dbA on an approved sound meter when received at a point of reception within an Activity Zone, or 60 dbA on an approved sound meter when received at a point of reception within a Quiet Zone; or

During the night time exceeds a rating of 65 dbA on an approved sound meter when received at a point of reception within an activity zone, or 55 dbA on an approved sound meter when received at a point of reception within a Quiet Zone.

6 DENSITY

6.1 HOUSING MIX

A key Neighbourhood Plan objective is to have a mix of all three types of housing throughout the neighbourhood and generally within each precinct. The housing mix target established in Schedule 3 Table 1 is 50% Single Detached, 35% Townhouse and 15% Apartment. These numbers reflect both independent market analysis and inputs from TFSI holders and TFN members in the Neighbourhood Plan process.

Flexibility is provided by allowing for a transfer in density, should higher than anticipated market demand for townhouse or apartment units occur. Where population is forecast to increase from the density transfer, increased Amenity Areas are required.

In precincts which are small in total area, and the allocated Apartment density may be insufficient to provide for a viable Apartment project, there is also flexibility to transfer that apartment density to either a Single Detached or Townhouse use.

A detailed description of housing mix and residential density policies is provided in Schedule 7 Floor Area Calculation.

6.2 DEVELOPMENT PRECINCTS

Balancing what is flexible against what is fixed in the Neighbourhood Plan requires a set of policies to be applied to specific sub-areas of the neighbourhood. Each sub-area is a Development Precinct, or alternately, Precinct. Development Precincts are defined based on Tsawwassen Fee Simple Interest (TFSI) boundaries, and where groups of TFSI owners have formed, those interests have been consolidated into a single Development Precinct. Ten (10) Precincts have been defined, as shown on Schedule 5 Development Precincts. Precincts A1 through A6 have been treated as one Precinct for density and Amenity Area calculation purposes as they are represented by one development proponent through a partnership agreement. Precincts C1 and G1 similarly consolidate the interests of several TFSI holders. For each Development Precinct, minimum and maximum floor areas of housing by type (Single Detached, Townhouse and Apartment) are defined in Schedule 3, Table 4.

The minimum amount of Amenity Area that is to be provided (park, school, village centre) is defined in Schedule 3, Table 2 in locations illustrated on Schedule 4, Park Concept. The general road pattern (topology) and connections required to provide access to adjacent Precincts or parcels is also shown on Schedule 6, Circulation Concept.

DEVELOPMENT PRECINCTS POLICY

6.2.1.1 *Development Precincts are established as shown on Schedule 5 within the Neighbourhood Plan for the purpose of allocating density and Amenity Area calculations and future detailed planning.*

6.3 MAXIMUM FLOOR AREA DENSITY

Flexibility is provided by allocating density on the basis of floor area, rather than a unit count. The purpose for this approach is to encourage a wider range in size of dwelling unit sizes, whether Single Detached, Townhouse or Apartments.

Floor Space Ratio (FSR) maximums are to be applied to a Site Area for Single Detached, Townhouse and Apartments within each Precinct.

MAXIMUM FLOOR AREA DENSITY POLICY

6.3.1.1 *Residential density will be allocated by maximum and minimum floor areas within each Development Precinct, by housing type (Single Detached, Townhouse, Apartment)*

6.4 NEIGHBOURHOOD PLAN FLOOR AREA

The Floor Area for each Development Precinct and the entire Neighbourhood Plan has been determined by a series of calculations, described in detail in Schedule 7, Floor Area Calculation. Briefly, the steps are:

- 1 Establish typical parcel area and building floor areas for each housing type, resulting in typical and Site Maximum floor space ratios (FSR).
- 2 Apply an efficiency adjustment to the Site Maximum to obtain a Precinct FSR of 0.63.
- 3 Multiply the 0.63 FSR by net residential area in the Neighbourhood Plan to obtain the Total Residential Floor Space in the Neighbourhood Plan area, of 396,900 m². This figure will remain fixed unless the Neighbourhood Plan area is amended.
- 4 Assign the Precinct FSR of 0.63 to each precinct's net residential area, and to each housing type, to maintain an overall mix of 50% Single Detached, 35% Townhouse and 15% Apartment. These are then the Maximum Floor Area allowed for each housing type in each precinct.
- 5 In order to ensure a minimum mix of housing types in each precinct, provide a minimum floor area for each Precinct for each housing type.
- 6 Provide flexibility to transfer Single Detached floor area to either Townhouse or Apartment use. Provide flexibility to transfer townhouse allowable floor area to Apartment use.
- 7 For precincts with a small allocation of Apartment floor area, allow transfer of Apartment floor area to Single Detached or Townhouse use.

An overall FSR of 0.63 is a density consistent with achieving sustainable bus transit usage, and is comparable or higher than densities being achieved in competing residential development projects outside of town centres.

Schedule 3, Tables provides the density allocation of Maximum and Minimum Floor Area, by Precinct and by housing type. The tables are:

- Table 1: Neighbourhood Plan Yield Estimates
- Table 2: Amenity Areas by Precinct
- Table 3: Road Length Estimates
- Table 4: Total Floor Area, by Precinct, by Unit Type.

As a consequence of the above density and Floor Area provisions, the forecast housing unit totals and percentage mix in Schedule 3, Table 1 is an estimate, and actual numbers of units and mix percentages will vary depending on market conditions, in accordance with the policies and density allocations in Schedule 3, Tables.

NEIGHBOURHOOD PLAN FLOOR AREA POLICY

6.4.1.1 Maximum and Minimum Floor Areas for Single Detached, Townhouse and Apartments for each Development Precinct are in accordance with Schedule 3, Table 4, Total Floor Area, by Precinct, by Unit Type, subject to variance in accordance with the notes to Table 4.

6.5 PRECINCT PLAN OPTION FOR MULTI-PHASE DEVELOPMENTS

Where a proponent chooses to subdivide or rezone just a portion of a precinct, then a Precinct Plan is required at the time of the first subdivision application within a precinct, to ensure planning for each part of a precinct links logically to the whole precinct as well as to adjacent lands.

The Precinct Plan must demonstrate conformance with the Preferred Land Use Concept, the policies of the Neighbourhood Plan and the relationship to adjacent Precincts. If subsequent subdivisions are not in conformance with the current Precinct Plan, a Precinct Plan amendment is required. The Approving Officer is responsible for determining whether a Precinct Plan is in conformance with the Neighbourhood Plan, and whether a subdivision application is in conformance with a current Precinct Plan.

PRECINCT PLAN OPTION FOR MULTI-PHASE DEVELOPMENT POLICY

6.5.1.1 Where a rezoning or subdivision application does not encompass the entire area of a Development Precinct, a Precinct Plan shall be prepared for the entire Development Precinct. A Precinct Plan shall:

- 1 Provide a road circulation layout for all public roads, lanes and pedestrian facilities, including rights of way and typical road cross sections.*

- 2 *Demonstrate conformance in text and figures to Schedule 1, Preferred Land Use Concept, Schedule 4, Park Concept, Schedule 6, Circulation Concept, and the policies of the Neighbourhood Plan.*
- 3 *Identify proposed dwelling unit types and densities and conformance to the residential mix and density requirements of the Neighbourhood Plan.*
- 4 *Demonstrate how the Precinct Plan area connects with adjacent land parcels for roads, pedestrian facilities, greenways and utility services (including water, sanitary sewer, drainage, power, gas, phone and cable, and district heating (where applicable)).*
- 5 *Include with the 1st and subsequent subdivision or Development Permit Applications, a table and supplementary information as required by the Approving Officer showing cumulative conformance to the use and density provisions of Schedule 3, Table 4 Total Floor Area, by Precinct, by Unit Type.*

7 NEIGHBOURHOOD CIRCULATION

7.1 CONNECTIVITY

The Neighbourhood Plan provides for a hierarchy of road types, and appropriate connectivity for pedestrians, cyclists, transit and vehicles within the Neighbourhood Plan. Links between the Neighbourhood and its adjacent land uses are also provided. Key elements, as illustrated on Schedule 6, Circulation Concept are:

- A 'Front Door' Entrance Boulevard connecting at the south edge of the Neighbourhood to Highway 17
- A Collector Road through the east half of the neighbourhood, which provides efficient connection for local residents to the Industrial Area, without encouraging through traffic, or industrial truck traffic, to short-cut through the Neighbourhood Plan area
- A grid of local roads and greenways, which provide efficient access for pedestrians, cyclists and vehicles alike. The grid encourages active transportation (i.e. non-auto use).
- Support for eventual traffic calming of Tsawwassen Drive, in part by closure of Tsawwassen Drive at both its south and north ends, consistent with the Land Use Plan.
- A regionally significant multi-use path, the Great Blue Heron Way, with complementary pedestrian and cyclist paths within the Neighbourhood Plan Area.

7.2 TRANSPORTATION

7.2.1 ROADS

The following road typologies were developed as part of the Design Workshop. Six (6) road typologies were created.

Table 7.1: Road Typologies

ROAD TYPE	RIGHT OF WAY (M)	PARKING
Entrance Boulevard	22.7 +	None
Collector Road	20.6	2-side (pocket)
Local 1	18.5	2-side (pocket)
Local 2	16.3	1-side
Village Centre	24.3	2-side (angled)
Lane	6.0m	None
<p>Where Greenways are part of a Road Type, an additional 2.7m would be required for width, does not apply to Lane Road Type.</p> <p>All Rights of Way are estimates only, subject to detailed engineering review. Bike and transit provisions require specific engineering review.</p>		

Draft road cross-sections, subject to engineering review are in Schedule 8, Road Cross Sections. It is recommended that space under each paved road surface be reserved to allow for potential provision of district heating distribution services.

ENTRANCE BOULEVARD

Consistent with TFN Land Use Plan Section 4.2, a new ‘front door’ entry to the community is proposed. It is located immediately east of a current north-south ditch, known as Channel D, approximately at the alignment of 48th Street. It is on TFN lands. The Entrance Boulevard would serve as an important access for both the Neighbourhood Plan and the Mixed Use area. It represents a slight shift eastward from the conceptual location shown in Schedule 1 of the Land Use Plan. Detailed planning of this intersection will require consideration of long-term access to parcels on the south side of Highway 17. From a planning perspective, key features of the Entrance Boulevard are a treed median, no parking along the boulevard, ability for it to extend north to the south edge of the Agricultural Land Reserve on TFN-owned land, treed bioswales on either side of the road surface to clean road drainage prior to discharge to fish habitat.

COLLECTOR ROAD

The Collector Road is located within the Neighbourhood Plan Area, connects to the Entrance Boulevard and feeds to the roads serving the Village Centre. It also connects north of the neighbourhood into the Industrial Area, eventually connecting to 28th Avenue. The connection to the Industrial Area is proposed on the east side of the designated ALR lands, as they exist in 2011. This represents a shift of one parcel to the west, when compared to the conceptual location identified in the Land Use Plan.

Functionally, the Collector Road is envisaged as a two-lane road with sufficient lane-width for bus service, with parking pockets along both sides. The road surface is bordered by bioswales which also serve as treed boulevards. A 1.5 m sidewalk is proposed on one-side and a 3 m path suitable for cyclists and pedestrians is proposed on the other side. Total width is estimated at 20.6 meters, subject to engineering review.

LOCAL ROADS 1 AND 2

Two standards of local road are proposed. For routes with parking primarily in driveways, parking on one-side of the local road is proposed. For routes with frontage related to Townhouse, Apartment or lane-access Single Detached units, parking on both sides of the local street is recommended. Bioswales in support of best management practices of stormwater management, and to maintain the treed boulevard character consistently throughout the Neighbourhood Plan are proposed on all local roads. Sidewalks are shown on both sides of the road, but, depending on density, may be acceptable on one-side. Road rights-of-way, subject to detailed engineering review are proposed at 16.3 m for Local 2 roads (parking on 1-side), and 18.5 m for Local 1 roads (parking on 2-sides). Where fire safety standards can be met, Local 2 roads may operate with one travel lane for alternating one-way traffic, and parking on both sides of the street.

If bioswales are not required under the Integrated Stormwater Management Plan, each bioswale boulevard can be reduced by 1 m to a width of 1.5 m.

Schedule 6 Circulation Concept illustrates selected local roads, which are considered critical to maintaining the integrity of the Preferred Land Use Concept and providing a minimum level of desirable connectivity between precincts. An 'arch' loop local road is shown within precinct C1. It forms the top end of a linear park aligned to highlight the TFN Longhouse and connect the new community both visually and symbolically to a central element of Tsawwassen First Nation culture.

VILLAGE CENTRE ROAD

In the vicinity of the Village Centre, a Village road type is also envisaged, with traffic calming surfaces and angled or 90-degree parking for access to Village Centre facilities.

FIXED CONNECTION POINTS

Schedule 6, Circulation Concept provides for 'fixed connection points', shown as triangles on the map. These are points between Precincts where the road location is fixed, so each Precinct connects logically to adjacent Precincts, for road and utility services. Where agreement can be established between adjacent precinct owners, then the fixed connection point may be moved by joint agreement. Between the fixed connection points, within each precinct, a general road location is illustrated, with flexibility to move from this location if the general public road connectivity is maintained. Proponents will need to demonstrate a net benefit to TFN from changes to the Preferred Land Use Concept road pattern.

LANE

A minimum width of 6m is proposed for lanes. Alternative Lane standards are encouraged, and may include plantings, grass and pavers, or gravel lanes.

7.2.2 GREENWAY

Participants of the public consultation events indicated a strong desire for the Neighbourhood Plan to include opportunities for walking and cycling to be safe from automobiles. Greenways will provide residents with alternative transportation options to cross the neighbourhood, minimizing encounters with vehicle traffic.

Further to providing safe alternative transportation routes, the greenways will link key community Amenity Areas, including Neighbourhood Parks, Local Parks, Village Centre, School, TFN Industrial Lands and the Mixed Use Area, and ultimately connect with Metro Vancouver and Translink's regional trail network plan.

Greenways locations are shown on Schedule 6, Circulation Concept. Greenways will feature a 3 m path, with trees planted on either side. Where Greenways are built adjacent to roads, they would add 2.7 m to the typical road right-of-way width. There is one primary Greenway proposed, running north-south through the heart of the Neighbourhood Plan. Through other green links and the Great Blue Heron Way, it connects to external path locations.

If a Linear Park is developed along a road right-of-way with a minimum width of 10 m and is shown in a location compatible with a Greenway, the Greenway's path and planting may be located within the Linear Park.

7.2.3 GREAT BLUE HERON WAY TRAIL

The Great Blue Heron Way is proposed as an important legacy of the Neighbourhood Plan. It is a multi-use pathway for pedestrians and cyclists. It will be a legacy host facility at the gateway of the Fraser River, connecting all First Nations and their neighbours. It is a vision for a safe pedestrian and bicycle route strengthening TFN's connection with other First Nations, neighbouring communities and locations such as: Delta, USA border, Boundary Bay, Tsawwassen Ferry Terminal (to Vancouver Island, Gulf Islands), the mouth of Fraser River and throughout Metro Vancouver as part of a Metro Vancouver Regional Recreation greenway network and Trans Canada Trail.

Great Blue Heron Way identifies Cultural and Heritage sites with a plan to mark sites along the way. The intent is for Great Blue Heron Way to have a logo and signage as a clear welcoming path for travellers and commuters. The Great Blue Heron Way will connect and be a signed route for all connected routes on Vancouver Island and the mainland. The vision for the Great Blue Heron Way has been inspired by the leadership of Tsawwassen First Nation elder, Ruth Adams.

While there have been a number of options considered for the Great Blue Heron Way, with the location of the new Village Centre close to Tsawwassen Drive, and the potential for the Drive to be calmed for vehicular traffic, the primary route proposed for the Great Blue Heron Way is along Tsawwassen Drive. An eastern leg of the Great Blue Heron Way would extend from Tsawwassen Drive through the Mixed Use Area. The design team concluded that it was of primary importance, was to have one or two very clear routes designated as the 'Great Blue Heron Way', with special signage and landscape features to distinguish this regional route from local greenway connections.

There are notable connections to the illustrated Great Blue Heron for recreational users. For example, there is a proposed link from the vicinity of the TFN administration building to the Breakwater Pathway. The Breakwater Pathway itself can be improved to a standard consistent with a regional recreational route, and feature educational stops to provide interested visitors with knowledge and understanding of the Tsawwassen First Nation and the natural wonder of the Tidal Marsh. The central greenway in the Neighbourhood Plan provides loop connections which extend the Great Blue Heron way functionality throughout the Neighbourhood Plan.

Within the Neighbourhood Plan Area, the Greenway cross section standard, as shown in Schedule 8 Road Cross Sections, will apply to the Great Blue Heron Way.

CIRCULATION POLICIES

7.2.3.1 *Road and pedestrian facilities shall be provided in accordance with Schedule 6 Circulation Concept, Schedule 8 Road Cross Sections and Table 7.1.*

7.2.3.2 *If Single Detached Residential parcels are served by a lane, on-street parking is required on a minimum of one side (Local Road 2 standard), and may be required on both sides of the fronting Local Road (Local Road 1 standard) at the discretion of the Director of Lands.*

Order 101-2015

7.2.3.3 *If Single Detached Residential parcels are not served by a lane, on-street parking is only required on one side of the fronting Local Road.*

8 STORM WATER MANAGEMENT

TFN has engaged a consultant to complete an Integrated Storm Water Management Plan (ISMP), which includes the Neighbourhood Plan Area. It is expected to be completed in 2011. Prior to completion of the ISMP, development proponents should be aware that storm water detention or water quality facilities may be required, which potentially could have an impact on surface uses.

9 SUSTAINABILITY

The TFN Land Use Plan places a high level of emphasis on sustainability i.e., ‘to create a remarkable community that is a centre-piece for sustainable development’.

The Preferred Land Use Concept and policies respond to this challenge in the following ways:

- The residential density allowed has been increased from the current zoning regulation for the Enterprise zone
- The Village Centre is located in a convenient central location for the future population
- The road network has a strong grid-form to encourage walking, cycling and access to transit
- A network of greenways and the Great Blue Heron Way provides convenient linkage within the Neighbourhood, to other parts of the Tsawwassen First Nation, and to communities beyond.
- A diversity of housing is ensured through the Neighbourhood Plan policies, and a transfer from lower to higher density housing is encouraged, if there is a market demand.
- Park space is distributed throughout the plan area, within convenient walking distance of users.
- Road cross sections are proposed which provide room for bioswales to clean stormwater prior to discharge, sidewalks for pedestrians, and with room to provide for district heating distribution, if demand warrants.
- The Neighbourhood Plan Area, because of its proximity to new job opportunities emerging in the Industrial Area and the Mixed Use area makes it possible for a significant number of work trips from the local area to be made by non-auto modes.
- As a market-oriented approach to land planning, the plan encourages affordable housing for the general population, and thereby economic sustainability.

In the future, it is recommended that TFN participate in an Energy Design workshop in partnership with BC Hydro to explore other initiatives and sustainability opportunities across the TFN community.

Future work encouraged by the Neighbourhood Plan policies in the Implementation Strategy include Public Realm Design Guidelines and Design Guidelines by development proponents. Both of these have opportunities to further sustainability goals, focused on building elements.

The Public Realm has particular opportunity for TFN to pursue cultural sustainability. As expressed by TFN members through the Neighbourhood Plan Advisory Committee, this expression of TFN culture should be directed not just at the past, but also at the present and future generations. This will take time to evolve, and may find its clearest expression in the detailed design of the Village Centre. The Neighbourhood Plan opens the door to this opportunity, and provides the public spaces for these expressions of cultural identity to be rooted.

10 TRANSITION AREAS

10.1 TFN COMMUNITY AREA

The western boundary of the Neighbourhood Plan is adjacent to the TFN Community lands as designated in the Land Use Plan, or the TFN Community Area Overlay Zone in the Zoning Regulation.

Over the course of the development of the Neighbourhood Plan, a variety of options for transition between the TFN Community (development along Tsawwassen Drive) and the Neighbourhood Plan uses has been considered, primarily through a series of family meetings. A number of these are illustrated on the Preferred Land Use Concept. In addition to a landscape buffer between the Neighbourhood Plan Area and the TFN Community lands in selected locations, a transition in building height is proposed for housing located immediately adjacent or across a street from TFN Community lands.

TFN COMMUNITY AREA POLICIES

10.1.1.1 The first row of housing adjacent to the RS-1 zone shall have a maximum height of 2 ½ storeys, with the exception of the Village Centre, where the maximum for adjacent parcels shall be 3-storeys.

10.2 RESIDENTIAL ADJACENT TO TOURIST AND ENTERPRISE ZONE COMMERCIAL

Until the Commercial Zone regulations (C1) are amended with respect to permissible noise generation adjacent to residential uses, residential developments adjacent to the Tourist Commercial area, or residential development adjacent to permitted commercial uses within the Enterprise (E1) zone must demonstrate that they can meet the noise performance standards established in the Residential Adjacent to Tourist Commercial – Interim Policy.

RESIDENTIAL ADJACENT TO TOURIST COMMERCIAL -- INTERIM POLICY

- 10.2.1.1 Day time continuous sound must not exceed a rating of 60 dbA, as measured on an approved sound meter at a Point of Reception.*
- 10.2.1.2 Night time continuous sound must not exceed a rating of 50 dbA, as measured on an approved sound meter at a Point of Reception.*
- 10.2.1.3 A noise study prepared by a qualified professional is to be provided to the Approving Officer. The noise study must consider the current and permitted uses in the adjacent commercial area.*

Note: A landscaped buffer is required to be provided for future developments within Tourist Commercial areas abutting residential designations (see Section 5.4).

10.3 EXISTING TEMPORARY COMMERCIAL USE ADJACENT TO FUTURE RESIDENTIAL – LANDSCAPE BUFFER

Where residential uses are proposed adjacent to existing commercial uses within the C1 or E1 zones, landscaped buffers of a minimum of 7.5 m must be provided between the commercial and the residential uses, until both a) the existing commercial use ceases operation, and b) the commercial use is no longer a permitted use on its site within the zoning regulation. The Village Centre is exempt from this provision. If it is not possible to create the buffer on the commercial side of the boundary, then the residential area must provide the landscaped buffer.

11 DESIGN GUIDELINES

DEVELOPMENT APPLICATIONS

The Neighbourhood Plan process and resulting Preferred Land Use Concept and policies contemplate a high standard of design, in both the public and private realms. Prior to issuance of a Development Permit, it is recommended that proponents submit guidelines which shall apply to the proposed development that will include but not be limited to:

- form and character of buildings,
- open spaces, amenities and streetscape,
- landscaping,
- street furniture and lighting selection,
- colour palette and material selection.

The guidelines are to address to the satisfaction of TFN the policies and objectives of the Land Use Plan and the Neighbourhood Plan, scale, character and quality of materials to be incorporated into the project.

TFN is recommended to adopt an internal design review process to review proposed guidelines by applicants, and provide a mechanism for dialogue between the applicants and TFN. A Design Review Panel consisting of a TFN staff member, and at least one design consultant, is the recommended approach.

Project design guidelines may be registered on title, or be a condition of issuance of a development permit.

PUBLIC REALM URBAN DESIGN GUIDELINES

Proposed development within the Neighbourhood Plan Area is to follow the “Neighbourhood Plan Area Design Guidelines” dated March 2012, as amended from time to time.

12 IMPLEMENTATION STRATEGY

Prior to development within the Neighbourhood Plan area, the tasks/studies outlined within the general and specific development prerequisites should be completed to the satisfaction of the Tsawwassen First Nation government. Where appropriate external agency review and input will be required from the following, but not limited to: Ministry of Transportation and Infrastructure; Ministry of Environment, Delta School District #37; Corporation of Delta; Fisheries and Oceans Canada; Metro Vancouver; and TransLink.

12.1 GENERAL DEVELOPMENT PREREQUISITES

To ensure orderly development occurs within the Neighbourhood Plan area the following tasks/studies are to be completed:

- Zoning Regulation Amendments (modify zones to conform with the Neighbourhood Plan policies)
- Integrated Stormwater Management Plan (initiated 2010)
- Community Servicing Study (potable water, sanitary)
- Community-wide Transportation Study (including road cross-sections)
- Development Finance Recovery Study
- Flood Construction Level
- Sustainability Guidelines
- Public Realm Design Guidelines

12.2 SPECIFIC DEVELOPMENT PREREQUISITES

Prior to subdivision approval the following tasks/studies are to be complete (development proponents are encouraged to review relevant TFN legislation):

- Rezoning
- Development Permit
- Design Guidelines
- Environmental and Archaeological Assessments
- Geotechnical Assessment
- Neighbourhood Plan Context Statement
- Precinct Plan (If needed, see policy 6.5.1.1)
- Site Servicing (e.g. water, sanitary, drainage, grading, road, hydro, cable, telephone, gas, district heating option).

13 DEFINITIONS

Apartment means units which are accessed by a common or shared entrance facilities or interior passageway, where none of the dwelling units are rented or are available for rent or occupation for periods of less than 30 days.

Approved sound meter means an instrument calibrated to measure levels of sound pressure in accordance with the minimum specifications for type 2 general purpose sound level meters set out under ANSI S1.4 or IEC 123, and includes Bruel and Kjaer's Sound Level Meter Type 2232, 2230, and 2205 as well as Larson-Davis Laboratories Model 700;

Continuous sound means any sound occurring for a duration of more than three minutes, or occurring continually, sporadically or erratically but totalling more than minutes in any 15 minute period of time;

Day time means from 7 o'clock in the morning (0700 hours) to 10 o'clock in the evening (2200 hours). On any week day or Saturday, and from 10 o'clock in the morning (1000 hours) to 10 o'clock in the evening (2200 hours) on any Sunday or Holiday.

Development as defined within the Land Use Planning and Development Act – Subdivision and Development Regulation. **ESA** means Environmentally Sensitive Area.

Night time means any time not included within the definition of day time;

Point of reception means the interior side of an exterior wall which may be placed at a minimum building setback from the sound source, with such wall constructed to standard building code practice, including permitted window and door openings.

Single Detached means a detached building containing only one dwelling unit designed exclusively for occupancy by one household. They may be a single unit on a single lot, or a detached unit within a strata project.

Site Area means is a project site (e.g. townhouse or apartment) or a strata-title site (apartment, townhouse or single detached strata), including private roads and common areas. The individual parcel (or lot) is the site area for a single detached unit, not in a strata.

TFN means Tsawwassen First Nation

TFSI means Tsawwassen Fee Simple Interest

Townhouse means a building not more than three storeys high divided into three or more dwelling units located side by side under one roof with private exits or entrances to each dwelling, with each dwelling sharing at least one common wall or party wall, and have direct access from the unit to the exterior of the building. For purposes of the Neighbourhood Plan, the townhouse category also includes

duplexes, which are a residential building, divided horizontally or vertically into two separate dwelling units (excluding secondary suites), each of which has an independent entrance either directly from the outside or through a common vestibule.



TSAWWASSEN FIRST NATION
s̓c̓awaḥən məsteyax™

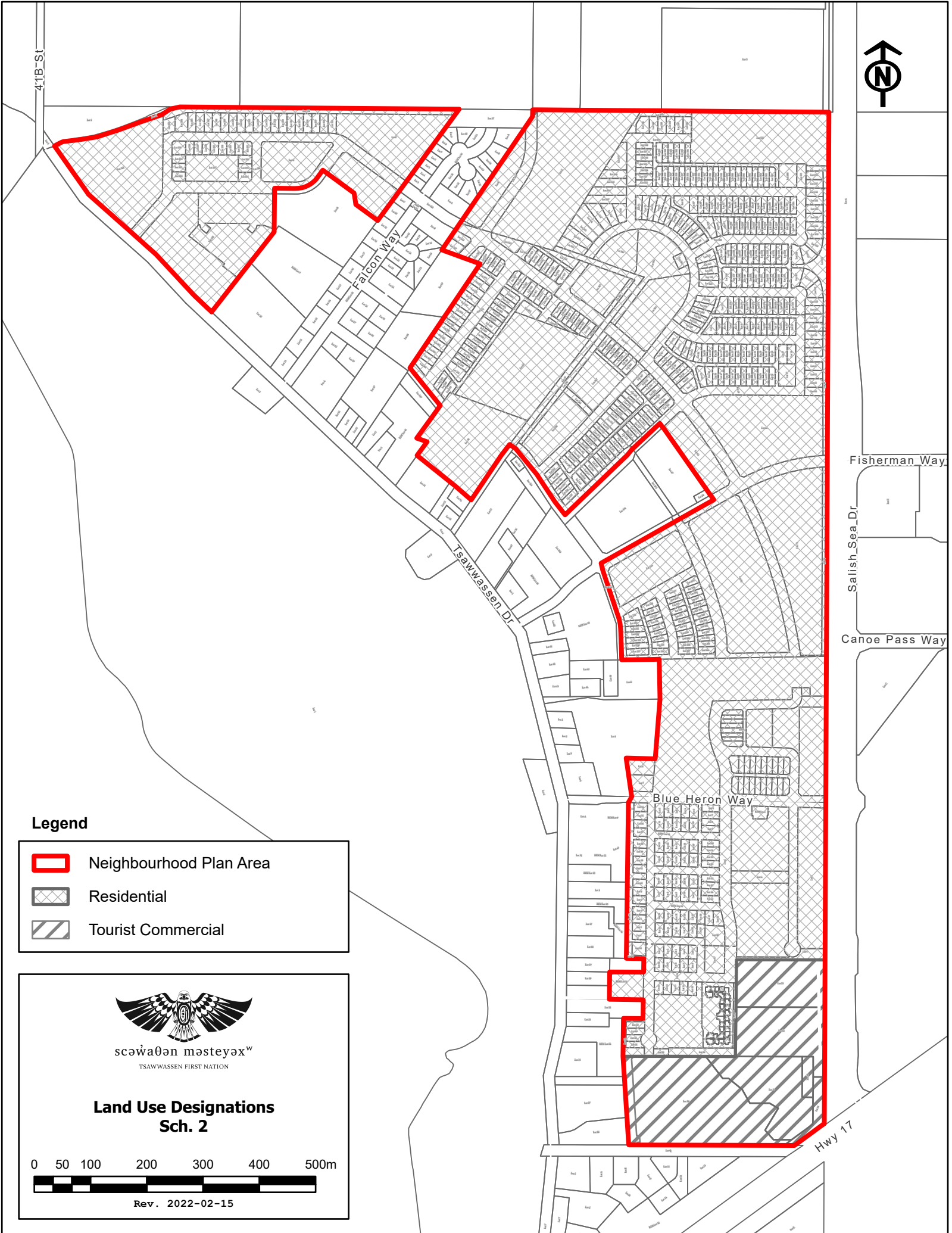
Preferred Land Use Concept Sch. 1

0 25 50 75 150 250 375m




2011-Feb-11

0 25 50 75 150 250 375m





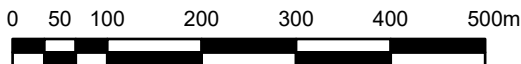
Legend

-  Neighbourhood Plan Area
-  Residential
-  Tourist Commercial



scəwəθən məsteyəx^w
TSAWASSEN FIRST NATION

Land Use Designations
Sch. 2



Rev. 2022-02-15

Neighbourhood Plan

Note: The Neighbourhood Plan Area Boundary has been amended since the adoption of the Plan in 2011. This table presents the original estimates for information only

Schedule 3, Table 1: TFN NP Yield Estimates				Amended to: 24-Feb-2016			
		Hectares	Acres	Source:			
Total Study Area		112.20	277.24	Table 2			
plus:							
Half of Road east of Channel D		0.96	2.38	Table 3			
Gross Neighbourhood Area		113.16	279.62				
less:							
Env. Sens. Area		5.96	14.72	Table 2			
School/Park Site		2.51	6.19	Table 2			
Village Centre		0.77	1.90	Table 2			
Commercial Area (Lots 26, 29, 32, 33, net of park)		7.58	18.72	Table 2			
Roads		20.04	49.51	Table 4			
Parks		7.77	19.20	Table 2			
TFN Family Housing		1.20	2.96	Table 2			
Net Residential Area		67.35	166.43				
Floor Space							
	Net	% of	Floor		Site		
	Res. Ha	Units	Space (FS) ,000 m2	% of FS	Max FSR	Est. Units	
Single Detached	42.88	50.0%	253.17	62.4%	0.9	993	
Townhouse	22.06	35.0%	126.99	31.3%	0.9	695	
Apartment	2.41	15.0%	25.55	6.3%	1.9	298	
Total	67.35	100.0%	405.71	100.0%		1,986	
Estimated Population							
	Units	Pe/unit	People				
SD/TH	1,688	2.5	4,219				
Apt	298	1.5	447				
	1,986		4,666				
		Maximum Allowable	Table 4 for FS m2	Target/Estimate			
Notes:							
FSR (Floor Space Ratio) means the gross floor area (inc. common spaces) divided by site area.							
Site area is a project site (e.g. townhouse or apartment) or a strata site(single detached, townhouse or apartment strata), including private roads and common area. The lot is the site area for a single detached unit, not in a strata.							
Individual sites may reach Site Max FSR. Single Detached maximum is for housing on lane with coach unit.							
For each Precinct, Floor Areas must not exceed the Maximum Floor Areas for each unit type (single detached, townhouse, apartment). For each Precinct, Floor Areas must demonstrate capacity at build-out to develop at above the Minimum Floor Areas, by type. See Table 4.							
Acres per hectare	2.471				SF/ m2	10.763	

Schedule 3, Table 2.1: Amenity Areas, acres

Amended to: 24-Feb-2016

TFN Neighbourhood Amenity Areas		Aquilini / TFSI										Williams Family et al (Colliers)		TFN								Total Area (ac)
1	Development Precinct	A1	A2	A3	A4	A5	A6 ⁷	A7 ³	C2	Sub	B1	C1		D1	D2	D5	Sub	E1	F1	G1	H1	
2	Development Type	R	R	R	R	R/C	R	R	R	Total	C	R		R	R	P	Total	R	R	R	R	
3	Area by Precinct ¹	22.72	29.74	10.63	1.42	5.34	1.51	4.76	4.91	81.03	20.22	121.56		9.18	3.01	7.12	19.31	2.83	6.47	21.65	4.17	277.24
4	ESA	0.76	3.82	0.74	0.00	0.64	0.00	0.00	0.00	5.96	1.50	5.27		0.55	0.00	0.20	0.75	0.00	0.00	1.24	0.00	14.72
5	Developable Net of ESA	21.96	25.92	9.89	1.42	4.70	1.51	4.76	4.91	75.07	18.72	116.29		8.63	3.01	6.92	18.56	2.83	6.47	20.41	4.17	262.52
6	Park	1.70	1.95	0.75	0.00	0.54	0.00	0.00	0.49	5.43	0.00	3.55		0.58	0.00	6.92	7.50	0.03	0.65	2.04	0.00	19.20
7	Village Centre									0.00		1.90			0.00		0.00					1.90
8	School & Playfield									0.00		6.19					0.00					6.19
9	Amenity Areas	1.70	1.95	0.75	0.00	0.54	0.00	0.00	0.49	5.43	0.00	11.64		0.58	0.00	6.92	7.50	0.03	0.65	2.04	0.00	27.29
10	Amenity % (Row 9/5)	7.7%	7.5%	7.6%	0.0%	11.5%	0.0%	0.0%	10.0%	7.2%	0.0%	10.0%		6.7%	0.0%	100.0%	40.4%	1.1%	10.0%	10.0%	0.0%	10.39%
11	TFN Family																			2.96		2.96
12	Commercial										18.72											18.72
13	Gross Residential (inc. road)	20.26	23.97	9.14	1.42	4.16	1.51	4.76	4.42	69.64	0.00	104.65		8.05	0.00	0.00	8.05	2.80	5.82	15.41	4.17	210.54
14	Developable Area	20.26	23.97	9.14	1.42	4.16	1.51	4.76	4.42	69.64	18.72	104.65		8.05	0.00	0.00	8.05	2.80	5.82	15.41	4.17	229.26

Schedule 3, Table 2.2: Amenity Areas, hectares

1	Development Precinct	A1	A2	A3	A4	A5	A6	A7	C2 ⁴	Sub	B1	C1	D1	D2 ⁶	D5 ⁵	Sub	E1	F1	G1	H1	
2	Development Type	R	R	R	R	R/c	R	R	R	Total	C	R	R	R	P	Total	R	R	R	R	
3	Area by Precinct ¹	9.19	12.04	4.30	0.57	2.16	0.61	1.93	1.99	32.79	8.18	49.19	3.72	1.22	2.88	7.81	1.15	2.62	8.76	1.69	112.20
4	ESA	0.31	1.55	0.30	0.00	0.26	0.00	0.00	0.00	2.41	0.61	2.13	0.22	0.00	0.08	0.30	0.00	0.00	0.50	0.00	5.96
5	Developable Net of ESA	8.89	10.49	4.00	0.57	1.90	0.61	1.93	1.99	30.38	7.58	47.06	3.49	1.22	2.80	7.51	1.15	2.62	8.26	1.69	106.24
6	Park	0.69	0.79	0.30	0.00	0.22	0.00	0.00	0.198	2.20	0.00	1.44	0.23	0.00	2.80	3.03	0.01	0.263	0.826	0.00	7.77
7	Village Centre	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77
8	School & Playfield	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.51	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.51
9	Amenity Areas	0.69	0.79	0.30	0.00	0.22	0.00	0.00	0.20	2.20	0.00	4.71	0.23	0.00	2.80	3.03	0.01	0.26	0.83	0.00	11.04
10	Amenity %(Row 9/5)	7.7%	7.5%	7.6%	0.0%	11.5%	0.0%	0.0%	10.0%	7.2%	0.0%	10.0%	6.7%	0.0%	100.0%	40.4%	1.1%	10.0%	10.0%	0.0%	10.39%
11	TFN Family	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.20	0.00	1.20
12	Commercial	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.58
13	Gross Residential (inc. road)	8.20	9.70	3.70	0.57	1.68	0.61	1.93	1.79	28.18	0.00	42.35	3.26	0.00	0.00	3.26	1.13	2.36	6.24	1.69	85.21
14	Developable Area	8.20	9.70	3.70	0.57	1.68	0.61	1.93	1.79	28.18	7.58	42.35	3.26	0.00	0.00	3.26	1.13	2.36	6.24	1.69	92.78

1. Not including half road East of Channel D. Total road approximately 4.76 acres at 22.7m R/W width.

2. Includes 2.96 ac of W. & G. Williams 'family lands'.

3. Precinct A7 is former Precincts D3 and D4, total of 1.93 hectares.

4. Precinct C2 is grouped with Precincts A1-A7.

5. Precinct D5 is the new playfield area added to the Neighbourhood Plan area.

6. Precinct D2 is assumed to remain as institutional, and therefore no developable area.

7. Precinct A6 is increased by 0.2 hectare, balance of Lot 9 from addition of Sports Field to the Neighbourhood.

8. The Neighbourhood Plan Area Boundary has been amended since the adoption of the Plan in 2011. Columns D1, D2, D5, E1 and H1 in Tables 2.1 and 2.2 are no longer relevant.

Legend - Development Types

P - Parks and Open Space

R- Residential

C - Commercial

Schedule 3, Table 3: Road Lengths

Amended to:

24-Feb-2016

	Length ²	R/W ¹	Area m2	ha	acres	of which, Greenway
Entry Road (1/2)	850	22.7	9,648	0.96	2.38	
Collector	1200	20.6	24,720	2.47	6.11	625
Local 1	7350	18.5	135,975	13.60	33.60	2925
Local 2	1025	16.3	16,708	1.67	4.13	0
Greenway (added r/w)	3550	2.7	9,585	0.96	2.37	3550
Lane	3375	6.0	20,250	2.03	5.00	
Total	17,350		216,885	21.69	53.59	

1. Right of way from Feb 2011 draft Neighbourhood Plan Report
2. Lengths estimated from Dec 2010 draft Preferred Land Use Concept.
3. Road lengths estimate are at 2011 Mar 15 and exclude Precincts A6, A7 and D5, as amended.

Schedule 3, Table 4: Total Floor Area (m2 ,000) by Precinct, by Unit Type³

Amended to: 15-Feb-2022

Precinct	A1	A2	A3	A4	A5	A6	A7	C2	Sub ²	B1	C1	Sub	E1	F1	G1
Residential (Gross) Table 2	8.20	9.70	3.70	0.57	1.68	0.61	1.93	1.79	28.18	0.00	42.35	3.26	1.13	2.36	6.24
Less Roads Estimate ¹	1.93	2.28	0.87	0.14	0.40	0.14	0.45	0.42	6.63	0.00	9.96	0.77	0.27	0.55	1.47
Net Res. Area (ha)	6.27	7.42	2.83	0.44	1.29	0.47	1.47	1.37	21.55	0.00	32.39	2.49	0.87	1.80	4.77
FSR overall ³	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	n/a	0.63	0.63		0.63	0.63	0.63
Maximum Floor Area^{3,7}	39.37	46.57	17.76	2.76	8.08	-	8.80	8.59	131.93	0.00	203.34	15.64	5.44	11.31	29.94
of which:															
Single Detached ⁴										0.00	126.89	9.76	3.40	7.06	18.69
Townhouse ⁵										0.00	63.65	4.90	1.70	3.54	9.37
Apartment ⁶										0.00	12.81	0.99	0.34	0.71	1.88
Total									148.50⁸	0.00	203.34	15.64	5.44	11.31	29.94
Minimum Floor Area		75% of Maximum													
Single Detached										0.00	95.17	7.32	2.55	5.29	14.01
Townhouse										0.00	47.74	3.67	1.28	2.65	7.03
Apartment										0.00	9.61	0.74	0.26	0.53	1.41
Total									98.95	0.00	152.51	11.73	4.08	8.48	22.46

Maximum	
Minimum	

Note 1: Estimated at 23.512% of Residential Gross, for each precinct (per percentage at adoption on 2011 Mar 15).

Note 2: Precincts A1 through A7, and C2, are one precinct for purposes of density and amenity area allocations. Overall minimum and maximum floor areas shall apply, but not breakdowns

for single detached, town house and apartment unit types.

Note 3: Floor Areas based on Neighbourhood Plan adopted on 2015 Mar 15 (0.62773 Total FSR, Row 4 times Row 5), except as amended.

Amendment 2015-04- Precincts A6+A7 which are as established by agreement 2011 Sep 29. Split by unit type by % of units on Table 1 (from 2011 Mar 15).

Note 4: In each Precinct, up to 25% of maximum single detached floor area may be transferred to townhouse or apartment use, subject to: for each 1000 m2 transferred, provide additional park space of 100 m2 for area transferred to townhouse use, and 150 m2 for area transferred to apartment use.

Note 5: In each precinct, up to 25% of townhouse maximum floor area may be transferred to apartment use, subject to: for each 1000 m2 transferred, provide additional park space of 50 m2 for area transferred to apartment use.

Note 6: In each precinct where the Apartment Maximum Floor Area is less than 3,000 m2, applicants may transfer the apartment floor area to either Single Detached or Townhouse floor area. Note 7: 8,798 m2; per TFN letter of 2011 Sep 29 re Sportsfield Land Exchange and 830 m2 on 0.2 ha portion added to Precinct A6.

Note 8: The maximum floor area allowed for Precincts A1 through A7 and C2 has been increased from 131,930 m2 (based on Row 6 calculation) to 148,500 m2 (adopted on 2018 Nov 20).

The following multi-family residential density breakdown is provided as a guide to ensure compliance with the maximum floor area allowed for Precincts A1 through A7 and C2.







Note 9: The Neighbourhood Plan Area Boundary has been amended since the adoption of the Plan in 2011. The calculations for Precinct E1 are not up to date in Table 4 except that the FSR overall of 0.63 will still apply.

Multi-Family Residential Breakdown Guide

Multi-Family Site	Maximum Floor Area (sq.m.)
Lot 201, Plan EPP83165	29,000
Lot 202, Plan EPP83165	14,780
Lot G, Plan EPP83165	3,600
Lot D, Plan EPP83165	3,900
Multi-family site on Lot E, Plan EPP83165	10,400
Lot F, Plan EPP83165	6,600



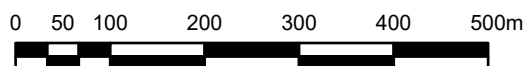
Legend

-  Neighbourhood Plan Area
-  ESA
-  Precincts
-  Linear Park
-  Local Park
-  Neighbourhood Park, School & Village Centre



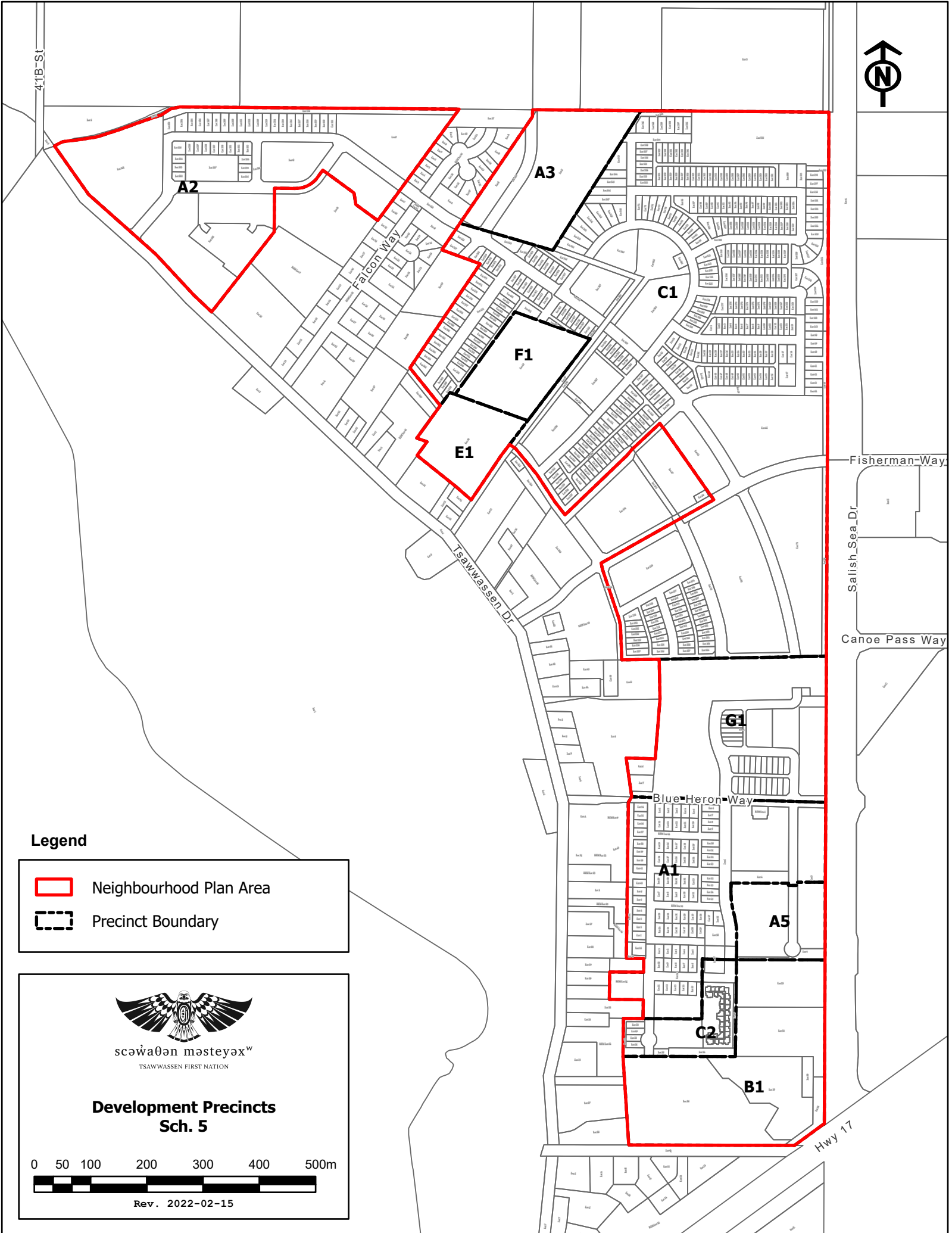
scəwəθən məsteyəx^w
TSAWWASSEN FIRST NATION

Park Concept Plan Sch. 4



Rev. 2022-02-15





Legend



Neighbourhood Plan Area



Precinct Boundary



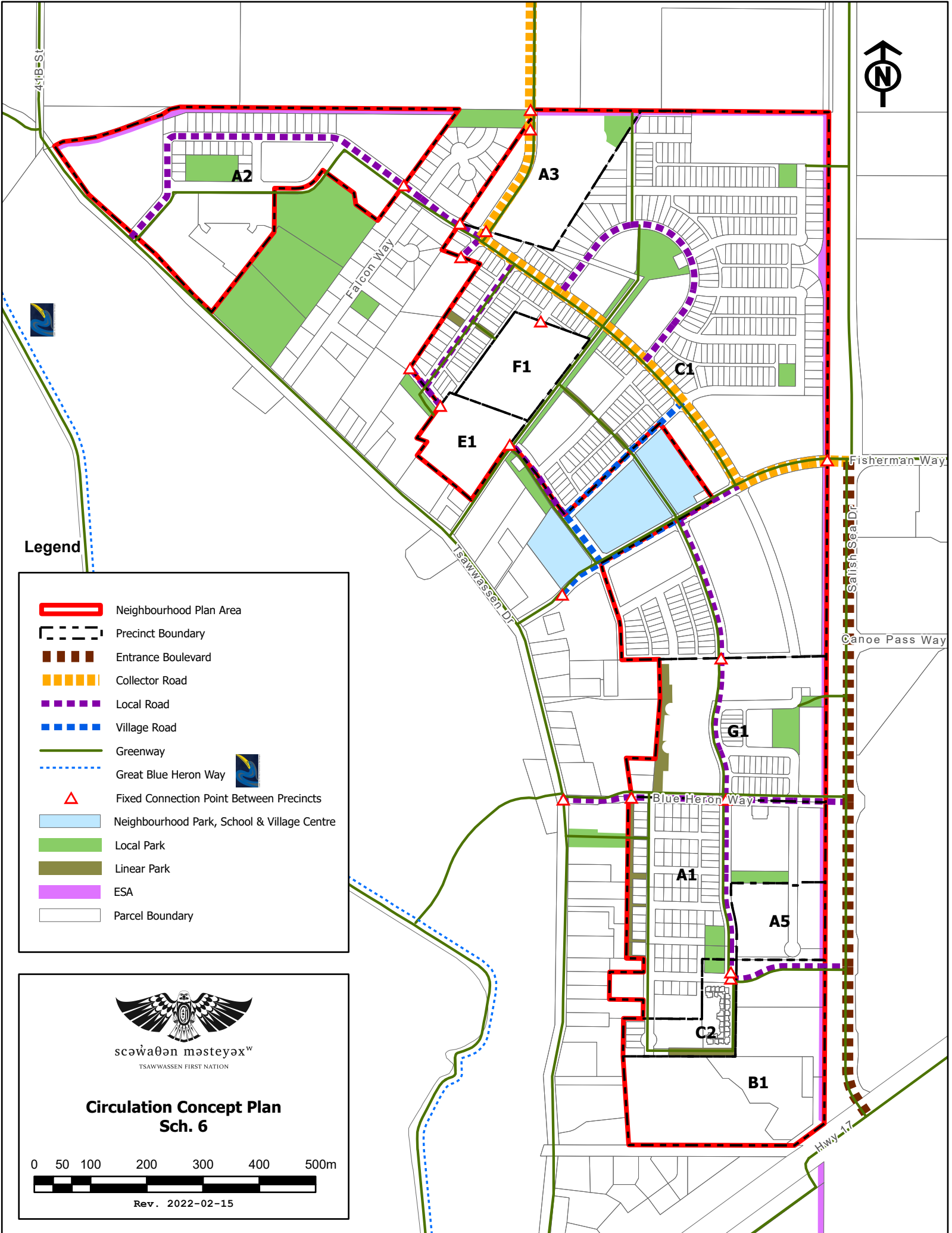
scəwəθən məsteyəx^w
TSAWWASSEN FIRST NATION

Development Precincts Sch. 5

0 50 100 200 300 400 500m



Rev. 2022-02-15



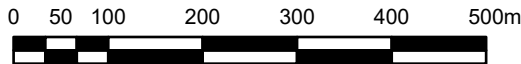
Legend

- Neighbourhood Plan Area
- Precinct Boundary
- Entrance Boulevard
- Collector Road
- Local Road
- Village Road
- Greenway
- Great Blue Heron Way
- Fixed Connection Point Between Precincts
- Neighbourhood Park, School & Village Centre
- Local Park
- Linear Park
- ESA
- Parcel Boundary



scəwəθən məsteyəx^w
TSAWWASSEN FIRST NATION

Circulation Concept Plan
Sch. 6



Rev. 2022-02-15

SCHEDULE 7: FLOOR AREA CALCULATION

1.1 OVERVIEW

- 1 Establish typical single family (large lot, small lot) site areas and floor areas and thereby typical FSR. Repeat for townhouse and apartment uses. These provide Site Maximum FSR figures shown in Schedule 3, Table 1 Column 7.
- 2 Apply an efficiency adjustment to the Site Maximum to obtain a Precinct FSR.
- 3 Apply the Precinct FSR to net residential area in Schedule 3, Table 1 to obtain the Total Residential Floor Space in the Neighbourhood Plan area. This figure will remain fixed unless the Neighbourhood Plan area is amended.
- 4 Assign the Precinct FSR to each precinct's net residential area from Schedule 3, Table 2, and to each housing type to maintain the target overall unit mix of single detached, townhouse and apartment units. These are then the Maximum Floor Area allowed for each housing type in each precinct. See Schedule 3, Table 4.
- 5 In order to ensure a minimum mix of housing types in each precinct, provide a minimum floor area for each precinct for each housing type, based on a designated % of the maximum allowed. See Schedule 3, Table 4.
- 6 Provide flexibility to transfer single detached allowable floor area to either townhouse or apartment use. Provide flexibility to transfer townhouse allowable floor area to apartment use. See Schedule 3, Table 4 Notes.
- 7 For small precincts, allow an option to transfer apartment floor area to single detached or townhouse use, where the maximum allowable apartment floor area in Schedule 3, Table 4 is unlikely to be economically viable. See Schedule 3, Table 4 Note.

1.2 METHODOLOGY

The overall objective is to have a mix of all three types of housing throughout the neighbourhood and generally within each precinct.

A secondary objective is to provide some flexibility within the overall housing mix target, to allow for transfer in some density should there be a higher than anticipated market demand for townhouse or apartment units. Where population is forecast to increase from the density transfer, increased amenity areas are required.

In precincts which are small in total area, and the allocated apartment density may be insufficient to result in a viable scale of apartment project, there is also flexibility to transfer that apartment density to either single detached or townhouse uses.

The calculation of FSR has been based, first, on typical floor space ratios for large lot single family, small lot single family, townhouse and apartment units on very efficient sites, as illustrated in Figures 5, 6, 7 and 8. These figures form the basis to establish maximum FSR for

each type of unit as shown on Table 1 Column 7, Site Max FSR. For lane-access 'small lots', FSR is set a maximum of 0.9; for lots with no lane access, i.e. 'large lots' FSR is set at 0.6. Similarly townhouse FSR maximum is 0.9, and apartment at 1.3.

The second step in calculating Precinct FSR was to take the maximums allowed for each site, and adjust these downward based on loss of efficiency due to some sites not being perfectly rectangular, and other site specific design considerations. For townhouse projects, a majority of townhouse units are expected to be 2-storey units with at-grade parking, rather than 3-storey stacked units with underground parking. Combining the Precinct FSR for each unit type, with the targets for housing mix between single detached, townhouse and apartment, resulted in an overall Precinct Floor Space Ratio (FSR) of 0.63 as shown on Schedule 3, Table 1. Applied to the net residential areas estimated for Neighbourhood Plan Area from Schedule 3, Table 1 results in the Total Floor Space maximum for the residential uses in the Neighbourhood Plan. This figure is intended to remain fixed, unless the area of the Neighbourhood Plan changes, in which case the new net residential area would be multiplied by factor of 0.63 to calculate the change in allowable residential floor area.

Each precinct has then been assigned maximum floor areas for each housing type in Schedule 3, Table 4, based on the total net residential area within the precinct (Schedule 3, Table 2). For example, precinct F1, with 2.62 hectares in total area (Table 2), and 1.80 of net residential hectares (Table 4, row 4)) has been assigned a maximum floor area of 7,060 m² for single detached, 3,540 m² for townhouse and 710 m² for apartment uses.

Minimum floor area is required to ensure there is a housing mix within each precinct, and in the overall neighbourhood. Minimum floor area by housing type is 75% of the maximum for each housing type.

Notes 4 and 5 provide for density transfer from single detached to either townhouse or apartment, and from townhouse to apartment, with a proviso that increased population density requires some increased provision for amenity area. More people, more parks.

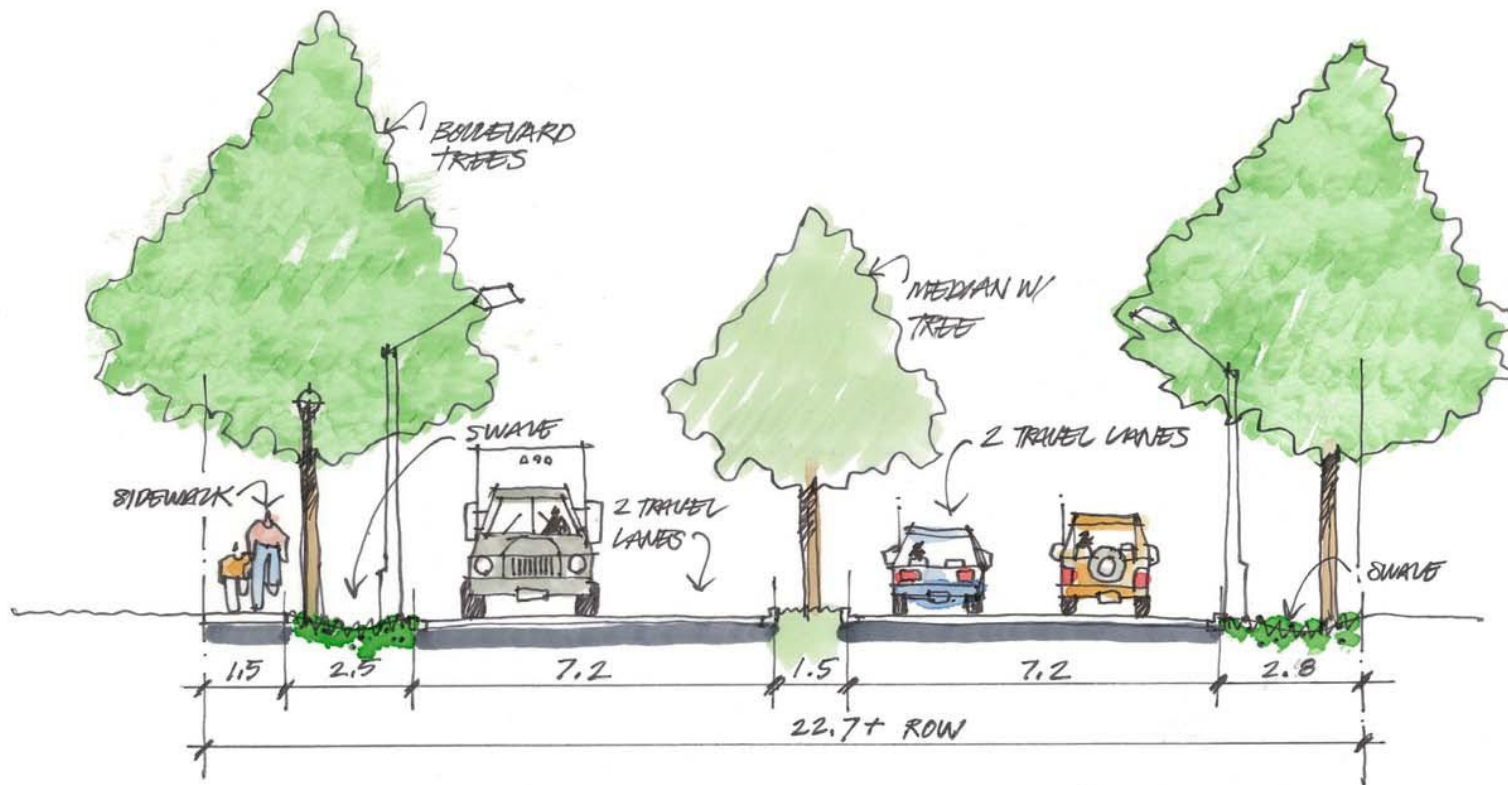
In precincts where these calculations generate an apartment floor area which is below a minimum viability threshold, such as Precinct F1, apartment floor area is allowed to be transferred, at the applicant's choice, to either single detached or townhouse use. See Note 6 on Table 4.

As a consequence of the above density provisions, the forecast of housing unit totals and percentage mix is an estimate, and actual numbers of units and mix percentages will vary depending on market conditions, and in accordance with the policies of the Neighbourhood Plan and density allocations in Schedule 3, Table 1, Neighbourhood Plan Yields Estimate.

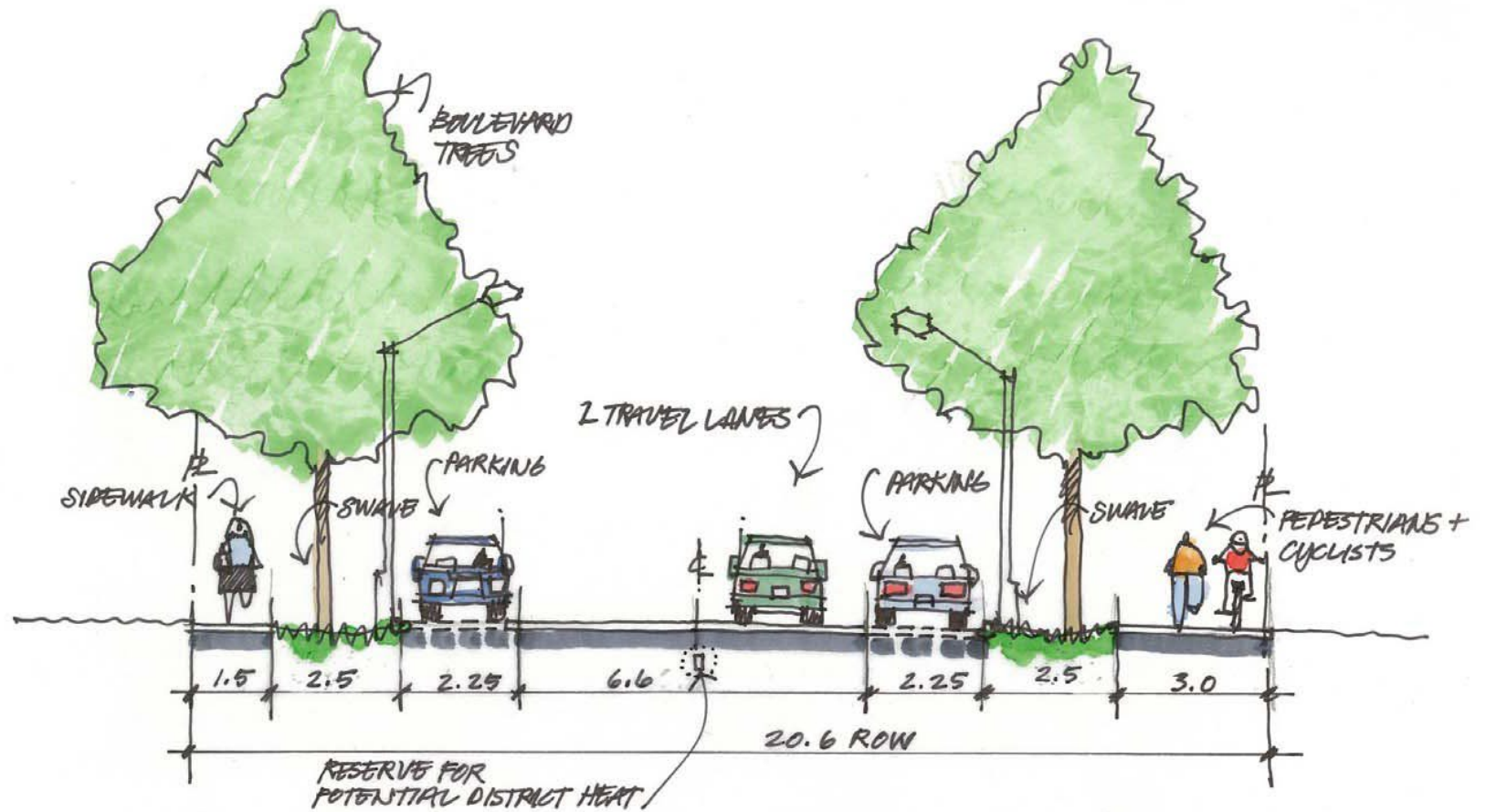


TSAWWASSEN FIRST NATION
sɬəwaθən məsteyəx^w

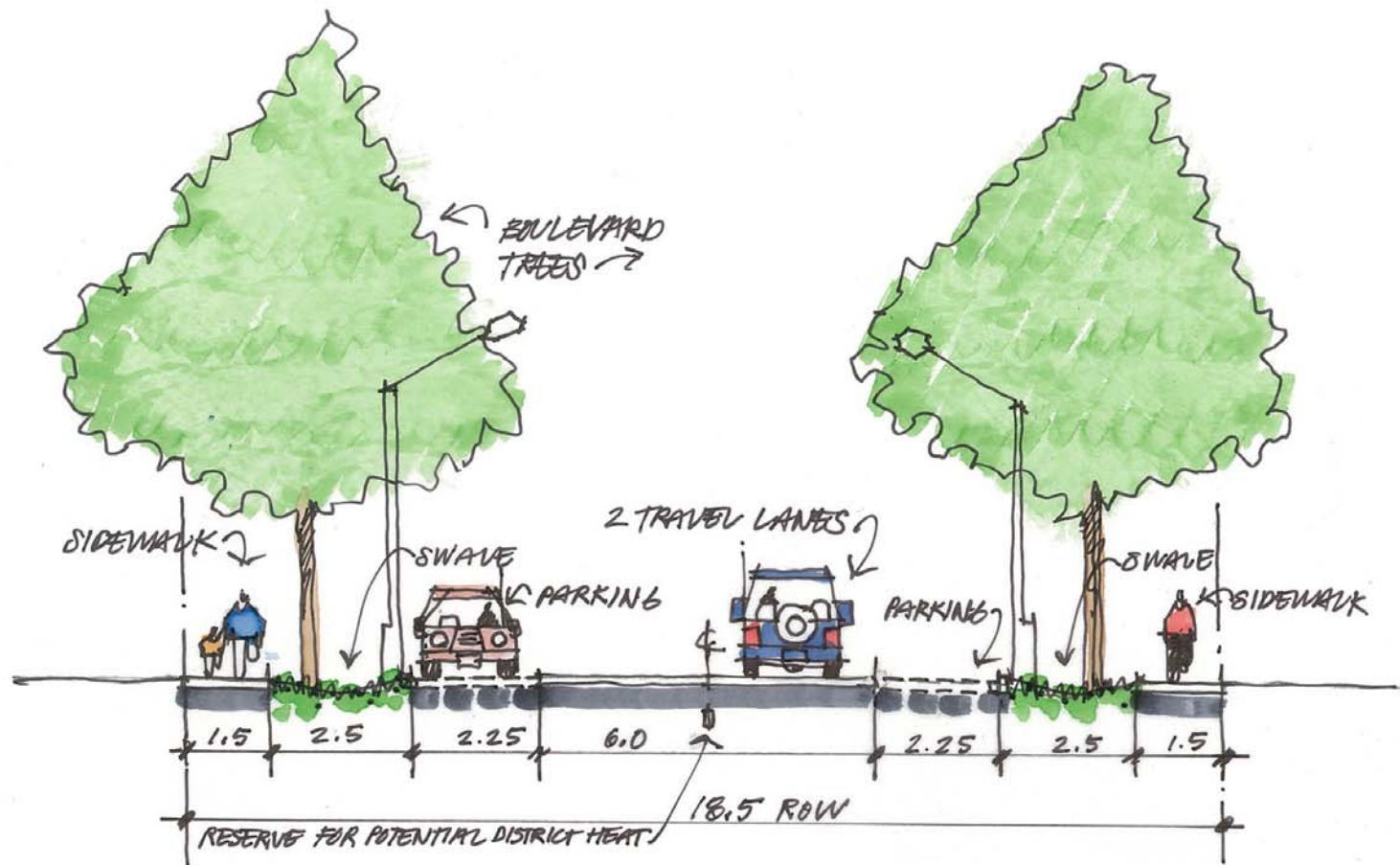
Road Cross Sections Sch. 8



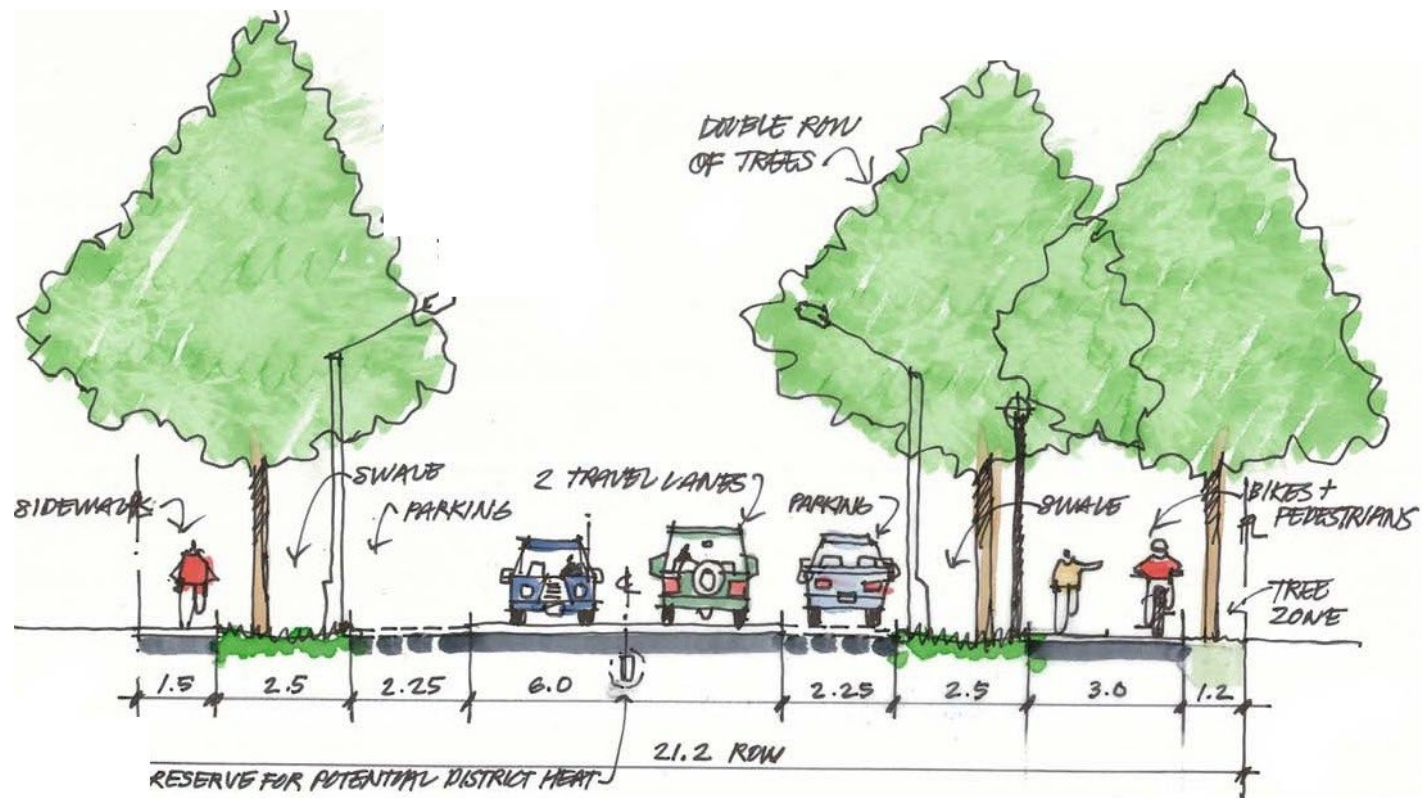
ENTRANCE BOULEVARD.
* SUBJECT TO ENGINEERING REVIEW



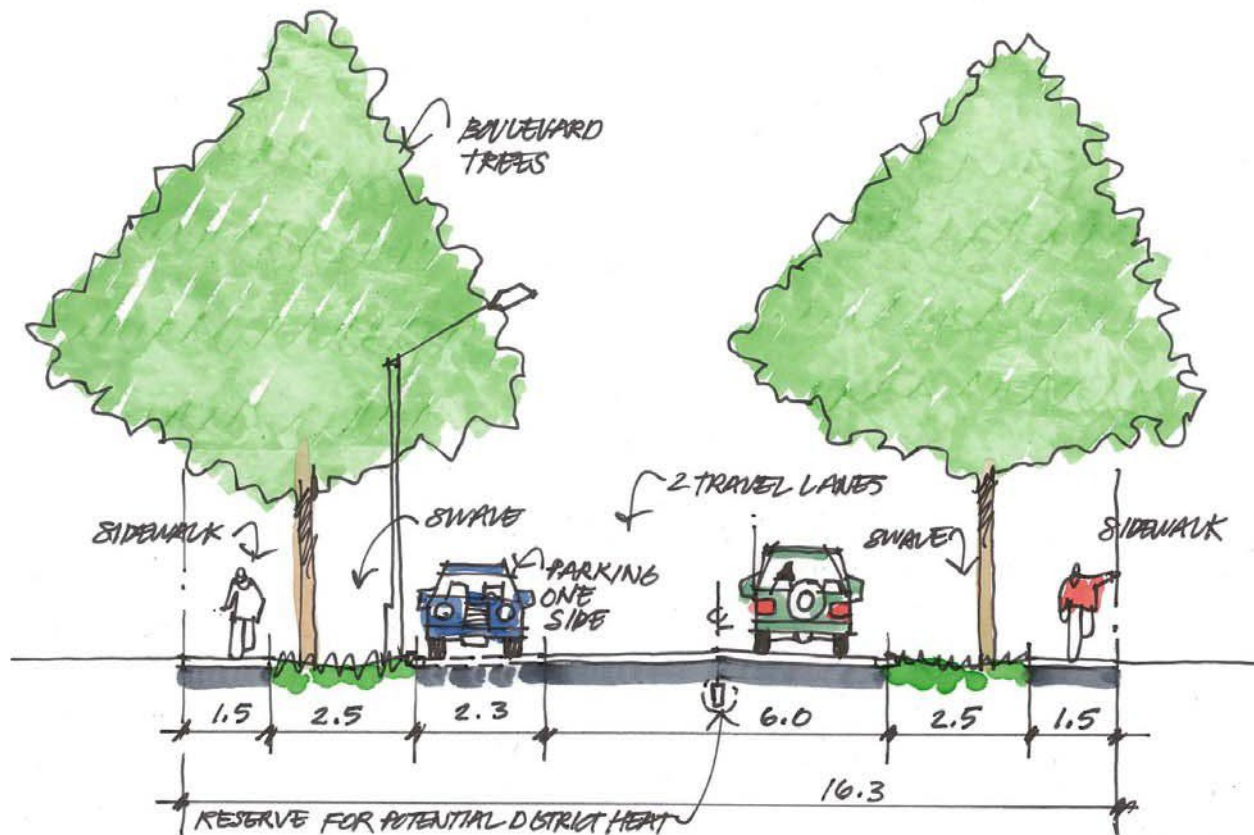
COLLECTOR ROAD
SUBJECT TO ENGINEERING REVIEW



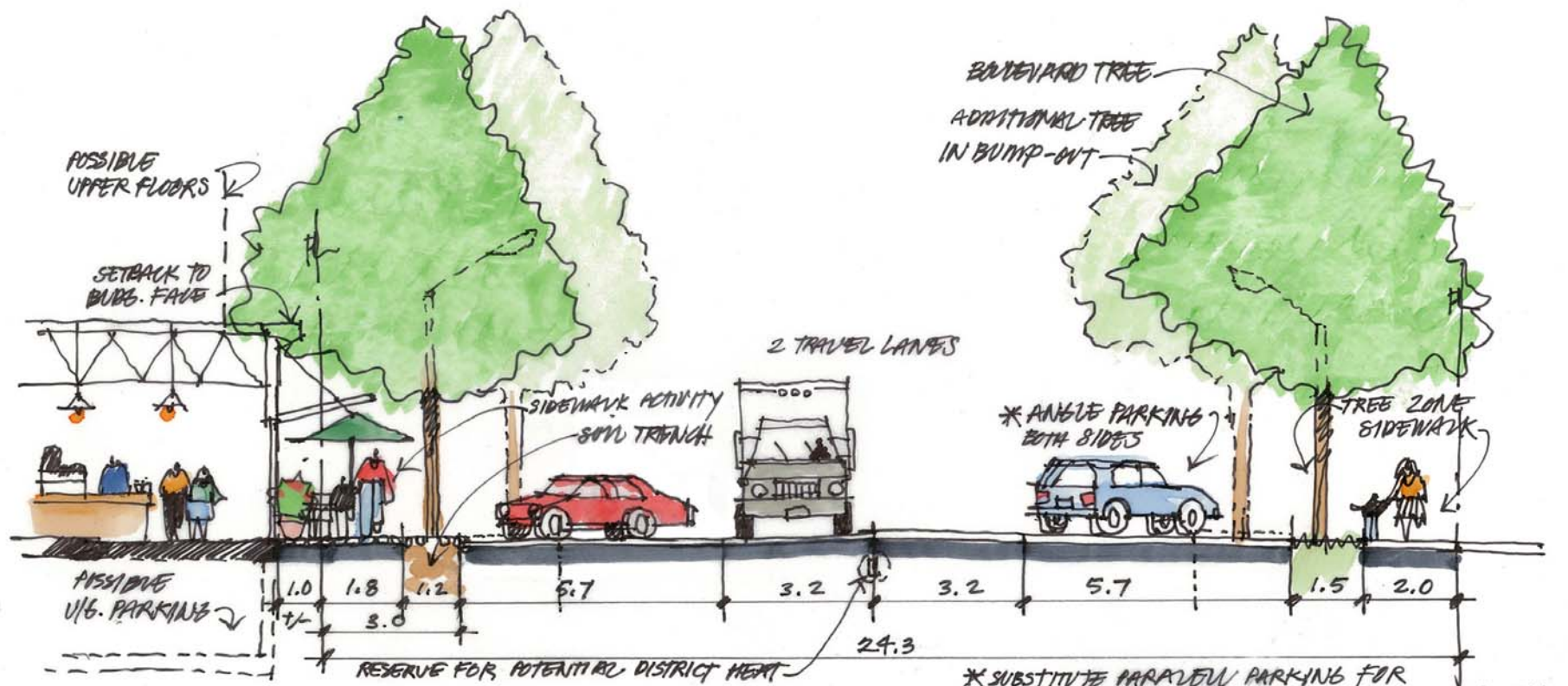
LOCAL 1
SUBJECT TO ENGINEERING REVIEW.



LOCAL 1 W/GREENWAY
SUBJECT TO ENGINEERING REVIEW.

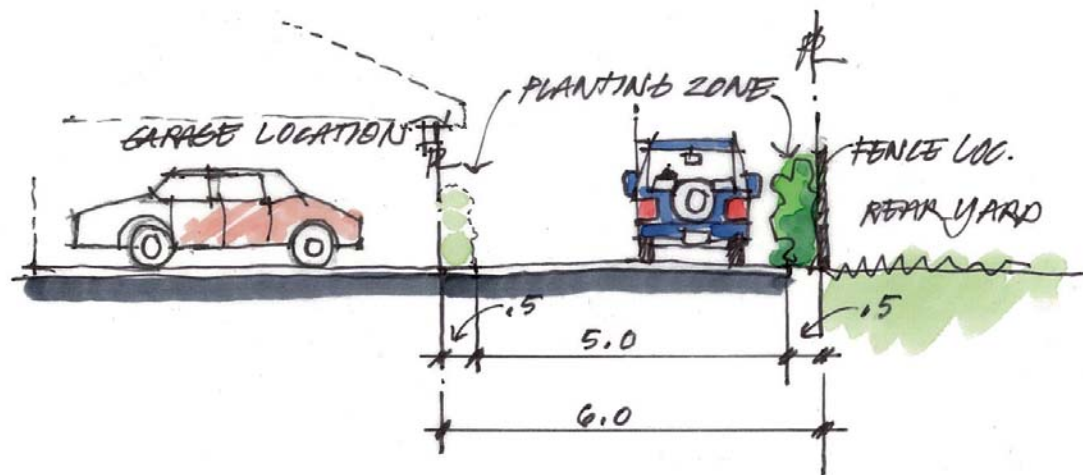


LOCAL 2
SUBJECT TO ENGINEERING REVIEW.



* SUBSTITUTE PARALLEL PARKING FOR ANGLE PARKING WHERE RESIDENTIAL ADJACENT

VILLAGE CENTRE
SUBJECT TO ENGINEERING REVIEW.



REAR LANE
SUBJECT TO ENGINEERING REVIEW.