



The Corporation of Delta

The Tsawwassen Area Plan

Existing Plan / Vision / Content Overview



1992 Plan Vision

The Tsawwassen Area Plan attempts to preserve and enhance the attributes of the community desired by the residents of Tsawwassen:

- “Small town” atmosphere,
- Mix of uses with a pedestrian environment
- Medium density around town centre
- Transition from single family neighbourhood



Plan Structure

Town Centre:

- “Small town” atmosphere
- Mix of uses with a pedestrian environment

Transition Area:

- Medium density surrounding the town centre

Neighbourhoods:

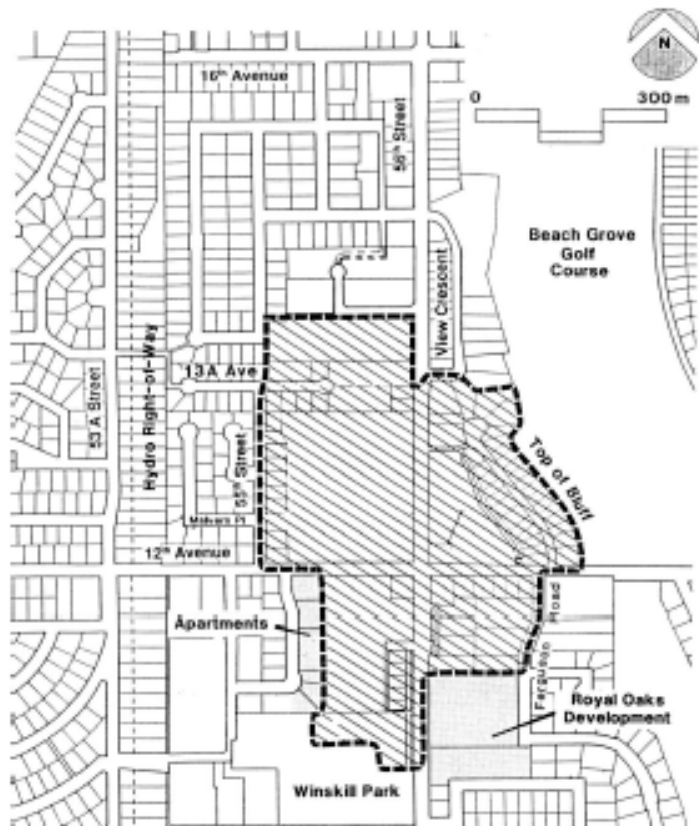
- Transition to single family neighbourhoods



Town Centre

**Boundaries of the
Town Centre**

as follows:

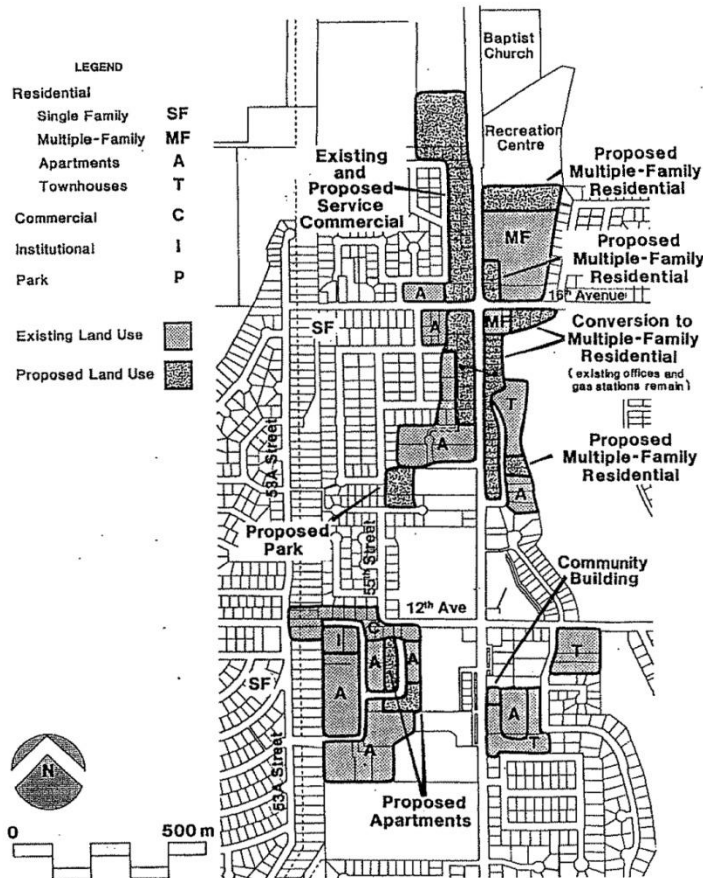


- Mix of uses
- Improved pedestrian environment
- Compact area
- Four storey height



Transition Area

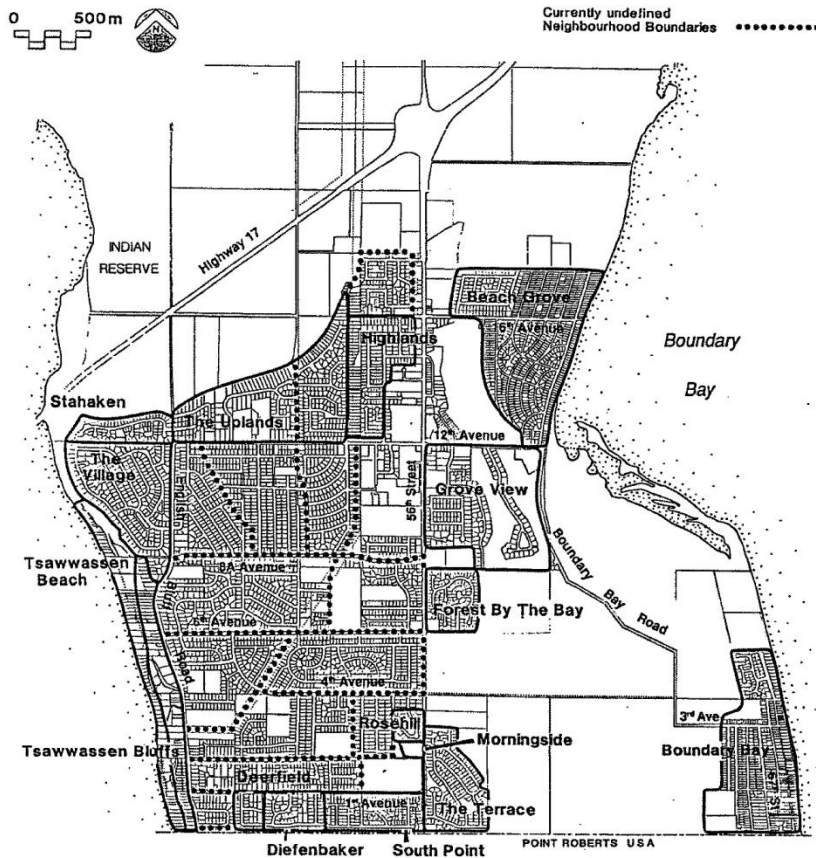
Medium Density Transition Areas



- Multi-family residential
- Automobile oriented uses on the West side of 56th Avenue & the North side of 16th Street
- Three storey height limit
- 1.45 floor space ratio (FSR) limit



Neighbourhoods



- 85% rule
- Modified road engineering standards
- Special zoning for:
 - Beach Grove
 - Boundary Bay
 - Bluffs & beach



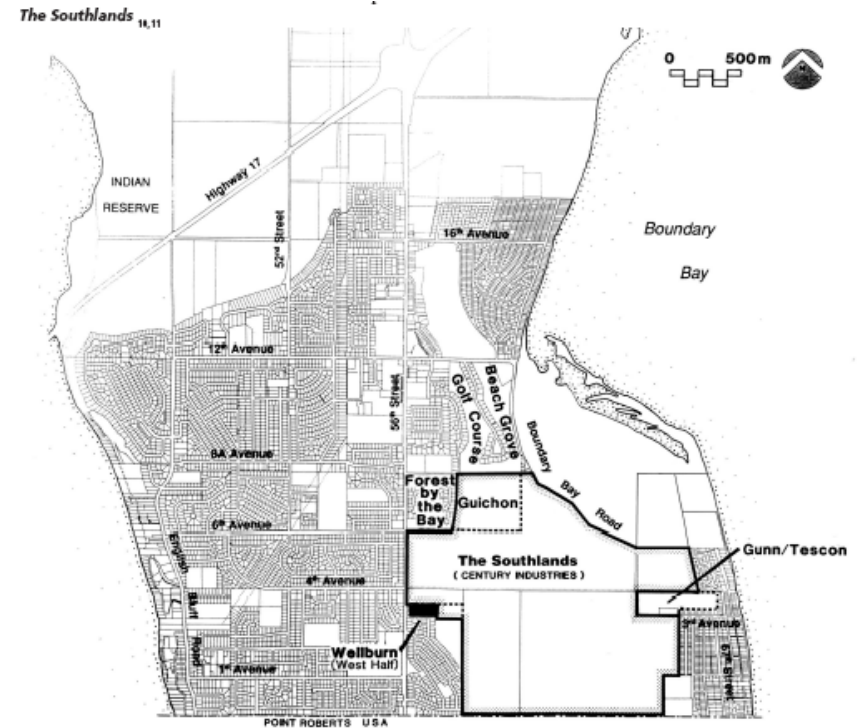
Existing Policy Areas

- A range of broad policy areas are covered in the Tsawwassen Area Plan
- Community identity
 - Policies focus on Farming, Open Space, Entrance To Tsawwassen, Garden Theme, Neighbourhood Identity and Character, Retention of Single Family Character



Existing Policy Areas

- D. The Southlands – Agriculture
 - Objective D.1: Preserve Agricultural Land
 - Objective D.2: Encourage Agencies To Acquire Farms
 - Policy D.1: Retain Agriculture
 - Designate the “Southlands” as Agricultural.





Existing Policy Areas

- E. Transportation
 - Objective E.1: Improve Traffic Flow
 - Access via 56 and 52 Streets, support local traffic, Point Roberts traffic, no new roads in farm areas, treatment of 56 Street
 - Objective E.2: Promote Public Transit Use
 - Focus on convenient transit service, bus stopping bays and an improved pedestrian and bicycle network



Existing Policy Areas

- F. The Natural Environment
 - Objective F.1: Protect Natural Areas & Enhance Public Enjoyment
 - Preserve existing vegetation, Boundary Bay Study, Nature parks, Wildlife management, Drainage patterns and flood proofing, bluff stability.
 - Maintenance of the natural shoreline, Beach Grove Beachfront, view corridors and improved access to Tsawwassen Beach.



Existing Policy Areas

- G. Historical and Archaeological
- H. Recreation, Culture, Parks, and Education
- I. Agricultural Areas North of Town
- J. Housing Variety for All Incomes
 - Objective J.1: Housing Variety
 - A mix of housing types, including social, affordable, rental and special needs housing.



Existing Policy Areas

- K. Engineering Services
- L. Developments Adjacent to Tsawwassen
- M. Population Forecasts
- N. Fiscal Responsibility
- O. Public Participation
 - To ensure the community is given the opportunity to provide commentary on Development Permit applications in the entrance to Tsawwassen and the Tsawwassen Town Centre.



Background

Between the 2001 and 2006 Census, all of Delta's communities experienced no growth.

	Vancouver (CMA)	Delta	North Delta	Ladner	Tsawwassen	Rural
Population in 2006	2,116,581	96,723	51,623	21,112	20,933	3,060
Population in 2001	1,986,965	96,950	52,108	21,367	21,084	2,270
Total private dwellings	870,992	35,125	17,040	8,010	8,781	1,300
Population density per square kilometre	735.6	526.5	2,538.0	3,070.2	1,524.6	30.6
Land area (square km)	2,877.4	183.7	20.3	6.6	13.7	145.6
2001 to 2006 population change (%)	6.5%	-0.2%	-0.9%	-1.2%	-0.7%	25.8%



Growth Strategy

Tsawwassen Area Plan Growth Strategy:

- The 1992 Plan expected growth of approximately 2,440 persons (increased from 21,410 to 23,849 persons), or a growth rate of 11.4%, by 2000.

A: Estimated Current Population (August 1, 1997) **POPULATION**
21,410

B: Approved developments not yet constructed or occupied and development proposals

	UNITS	POTENTIAL POPULATION	
Approved developments			
Single Family	7 SF	20	
Imperial Village (Phase III)	20 SF	58	
Shultz (55th Avenue)	18 MF	26	
The Pillars	61 MF	94	
Windsor Woods	128 MF	195	
Sandollar 2	13 MF	<u>20</u>	
		415	
Proposals			
Single Family Applications	9 SF	26	
Windgrove	12 MF	19	
Sandalwood	13 MF	<u>20</u>	
		65	480

C: Possible population from potential units generated by this plan

Town Centre (28 single family units lost)	924 MF	1,432	
Transition areas (24 single family units lost)	222 MF	<u>344</u>	
		1,776	
(Assuming a 10% variation)			1,599 - 1,953

Total Potential Population 23,495 - 23,849
(at the end of the 10-year term of this Plan)



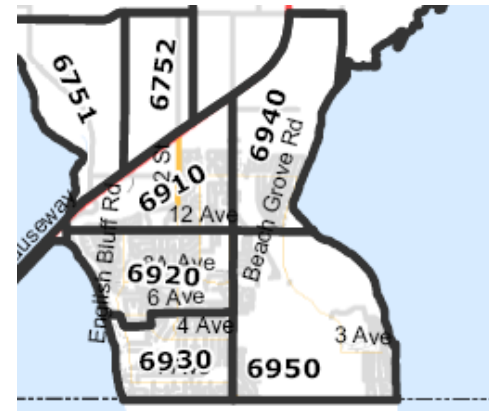
Rates of Growth

- The population growth targets of the Tsawwassen Area Plan and the Metro Vancouver Regional Growth Strategy have not been met.
- Population should increase by 2,916 to meet the Tsawwassen Area Plan targets.
- The Tsawwassen Golf & Country Club development will ultimately add about 800-900 residents (437 units)
- Southlands could add 4000 residents (1900 units)



Growth to 2041

- Metro Vancouver's draft Regional Growth Strategy identifies population and employment levels for Tsawwassen up to 2041:



Traffic Zone	POP 2006	POP draft 2021	POP draft 2031	POP draft 2041	EMP 2006	EMP draft 2021	EMP draft 2031	EMP draft 2041
6910	4,103	5,103	5,103	5,103	1,659	1,843	1,939	2,018
6920	5,895	6,195	6,281	6,332	1,576	2,047	2,293	2,498
6930	4,772	4,811	4,936	5,011	548	563	612	652
6940	3,757	4,057	4,082	4,097	842	996	1,092	1,172
6950	3,546	3,646	3,725	3,772	449	477	520	555
TOTAL	22,073	23,812	24,127	24,315	5,075	5,926	6,455	6,895
Census	20,933							



Future Land Use Plan

LEGEND

For Future Land Use Plan designation definitions, refer to the "Land Use Plan Designations" section of Schedule A.

- SFR Single Family Residential
- OR Other Residential
- MDR Medium Density Residential
- C Commercial
- NC Neighbourhood Commercial
- S Institutional (including schools, churches, recreation centres)
- P Major Parks and Recreational Areas
- TGCC Tsawwassen Golf and Country Club
- AGR Agricultural
- MU(T)1 Mixed-Use (T) 1
- MU(T)2 Mixed-Use (T) 2
- Single Family Residential Properties exempted from Policy A.5

Excluding those lands within the Tsawwassen Indian Band Reserve

Tsawwassen Indian Band Reserve lands excluded

