

Appendix B - Amendment Summary SPA 4/2026

PRECINCT K SECONDARY PLAN			
#	Amendment Type	Existing Policy	Revised and/or Updated Policy
1	CCDS alignment	3.1.3 Lower Density Residential Areas 3.1.3.1 Objective The objective of the Lower Density Residential Area is to provide for lower density residential style of development including single-family homes, duplexes, triplexes, fourplexes, and townhomes. The specific residential subdivision design will be determined through the development application process based on the application of the following policies.	3.1.3 Lower Density Residential Areas 3.1.3.1 Objective The objective of the Lower Density Residential Area is to provide for lower density residential style of development including single-family homes, duplexes, triplexes, fourplexes, and townhomes. Other multi-family uses may also be considered in appropriate locations. The specific residential subdivision design will be determined through the development application process based on the application of the following policies.
2	CCDS alignment	3.1.3 Lower Density Residential Areas 3.1.3.2 Policies a. Single-family dwellings, two-family dwellings, triplexes, fourplexes and ground-oriented townhouses shall be the predominant land use.	3.1.3 Lower Density Residential Areas 3.1.3.2 Policies a. Single-family dwellings, two-family dwellings, triplexes, fourplexes and ground-oriented townhouses shall be the predominant land use. Low rise multi-family development may be permitted when located in close proximity to mixed use or higher density designations, or along collector roads.
3	Updating Density Policies	3.5 Residential Density Residential densities in Precinct K will vary between the various policy areas, individual subdivisions and projects. Generally, the overall density of the precinct should be supportive of public transit (approximately 7 dwelling units per net acre). Higher density areas should be focused around larger and more active streets that may be part of the public transit network.	3.5 Residential Density Residential densities in Precinct K will vary between the various policy areas, individual subdivisions and projects. Generally, the overall density of the precinct should be supportive of public transit (~~approximately 7 dwelling units per net acre~~). Higher density areas should be focused around larger and more active streets that may be part of the public transit network.