

Darts Hill NCP | Plan Summary

Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated and complete neighbourhood. Land use policies reflect the vision and principles of the Plan and set out how Darts Hill will grow. It promotes a balanced approach to growth and defines an appropriate scale of built form and intensity of uses.

Mixed-Use

Mixed use and commercial areas support a healthy and vibrant retail and office environment, while supporting residential uses. Mixed uses are centred on an urban village located at 171 Street and 20 Avenue, supported by future bus service along 20 Avenue and the longer term development of the neighbourhood north of 20 Avenue.

Residential

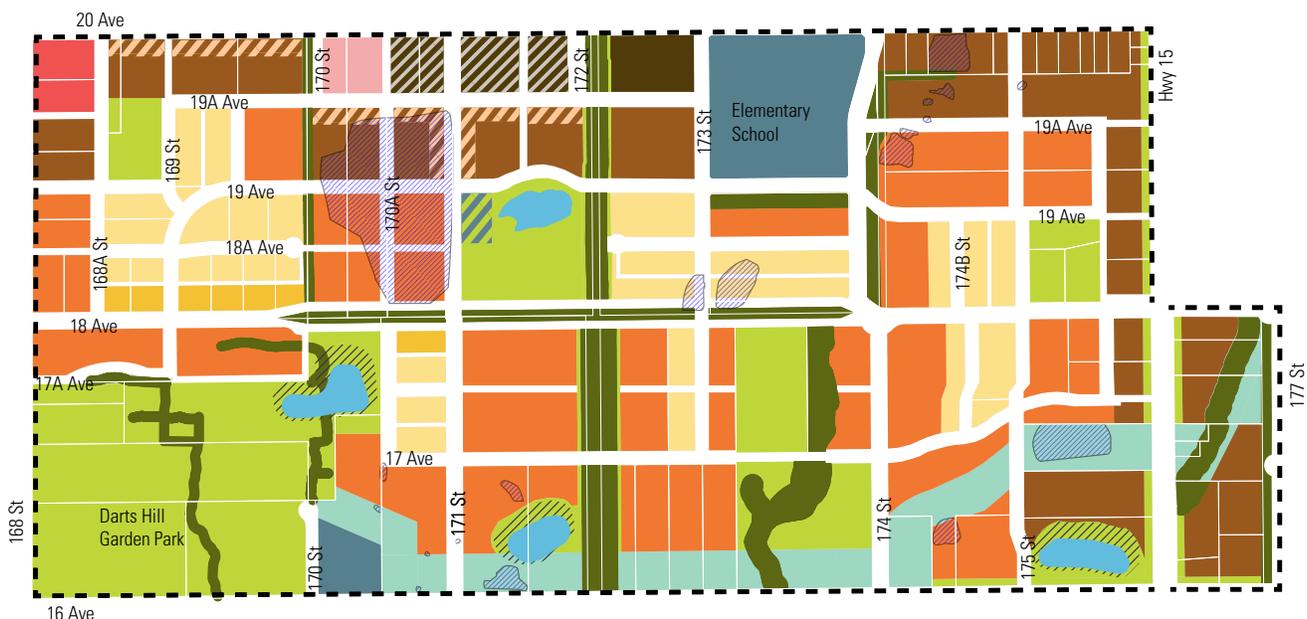
New residential development will provide a variety of housing types to support families, working professionals, and seniors. The highest densities of housing will be located around the urban village and adjacent to main roads. This will attract new residents to support local business and provide housing within closer proximity to transit.

Parks and Natural Areas

New neighbourhood parks are provided within walking distance of all future residents. A biodiversity corridor extends along the southern portion of the Plan Area connecting, and Darts Hill Garden Park is expanded.

LEGEND

-  Low Rise Mixed-Use
-  Community Commercial
-  Neighbourhood Commercial
-  Low Rise Residential
-  High Density Townhouse
-  Live/Work Townhouse
-  Medium Density Townhouse
-  Semi-Detached Townhouse
-  Detached Residential
-  Biodiversity Corridor
-  Riparian Area
-  Parks and Open Space
-  Institutional
-  Waterbody
-  Detention Pond
-  Potential Wetland



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Low Rise Mixed-Use



Low rise apartments with ground-oriented commercial space.

DENSITY RANGE

Base 1.5 FAR and up to 2.0 FAR with Zero Carbon Incentive.

TYPICAL HEIGHTS

4-5 storeys

Community Commercial



Neighbourhood scale retail and service commercial facilities, office, recreation, assembly and associated uses.

DENSITY RANGE

Base 1.0 FAR and up to 1.5 FAR with Zero Carbon Incentive.

Minimum commercial/office requirements.

TYPICAL HEIGHTS

Minimum 2 storey commercial/office and up to 5 storeys.

Neighbourhood Commercial



Local scale shopping, commercial, retail and community services node.

DENSITY RANGE

Base 0.5 FAR and up to 0.6 FAR commercial/office with Zero Carbon Incentive.

TYPICAL HEIGHTS

1-2 storeys.

Low Rise Residential



Multi-family housing with ground-oriented units at base.

DENSITY RANGE

Base 1.3 FAR and up to 1.5 FAR with Zero Carbon Incentive.

TYPICAL HEIGHTS

Up to 4 storeys

High Density Townhouse



Higher density townhouse buildings, and ground-oriented multiple residential. Stacked townhouses with underground parking will be considered in urban village area.

DENSITY RANGE

Base 25 UPA and up to 30 UPA with Zero Carbon Incentive.

TYPICAL HEIGHTS

Up to 4 storeys for stacked townhouse in select locations. Up to 3 storeys for townhouse.

Medium Density Townhouse



Lower density townhouses. Duplex and triplex forms to be considered in areas adjacent to Detached Residential.

DENSITY RANGE

Base 20 UPA and up to 24 UPA with Zero Carbon Incentive.

TYPICAL HEIGHTS

2-3 storeys

Semi-Detached Residential



Attached housing or lower density fee-simple row housing or manor homes at key intersections with options for some lane served single-family homes mid-block.

DENSITY RANGE

Base 12 UPA and up to 15 UPA with Zero Carbon Incentive.

TYPICAL HEIGHTS

2 storeys

Detached Residential



Compact detached houses with or without secondary suites.

DENSITY RANGE

Base 10 UPA and up to 14 UPA with Zero Carbon Incentive.

TYPICAL HEIGHTS

2 storeys

Institutional



Public and private community spaces such as churches, schools, libraries and community centres.

Institutional /Park



Institutional/recreational uses and/or neighbourhood house and park.

Parks and Natural Areas



Natural areas, recreation and open space with playgrounds within walking distance of local residents and Darts Hill Garden Park that attracts residents from outside the immediate neighbourhood.

Biodiversity Corridor



Passive Parkland and ecologically sensitive areas that provides wildlife habitat and facilitates wildlife movement.