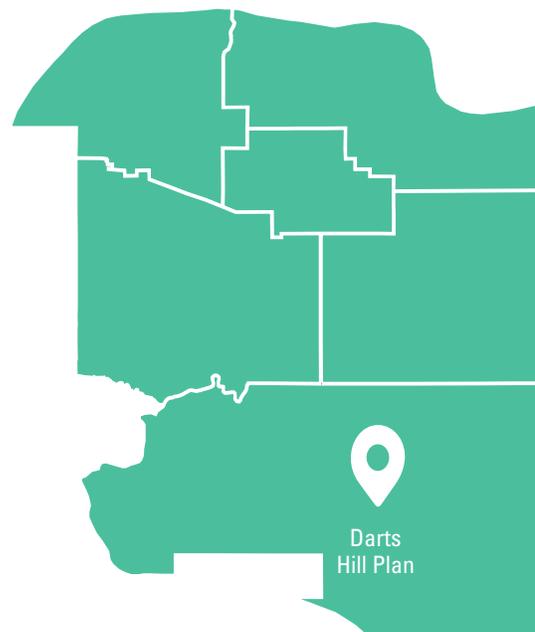


Darts Hill NCP | Plan Summary

Darts Hill Plan

The Darts Hill Neighbourhood Concept Plan (NCP) provides a comprehensive strategy that will guide growth and development of a new and complete neighbourhood in Grandview Heights. The NCP was developed with extensive public and stakeholder consultation. Preliminary planning, studies and technical analysis established clear context and supported an evidence-based approach to decision making. Leading best practices and market trends were carefully considered and applied.

The result is a context responsive plan that will guide the development of a compact, resilient, and green neighbourhood where nature is integrated into design and daily needs are within walking distance of all residents.



Did You Know?

What's a land use plan?

Land use plans designate what can be built and where. They guide the height, use, and look of new buildings, as well as locations and funding for new streets, parks and other public services.

How will the Plan improve the neighbourhood?

Many public facilities and services are used daily by residents. These include community centres, cultural spaces, childcare facilities and libraries. When new development and rezoning occurs in an area with a land use plan, developers must make contributions to help fund these amenities. They are also required to upgrade sidewalks and other infrastructure.

Darts Hill NCP | Plan Summary

Community Engagement

The Planning process was supported through a comprehensive program of public and stakeholder consultation. A broad range of residents and stakeholders were consulted from across the Plan Area and the surrounding community. Here is a summary of outreach.

5 Years of Engagement



4 Ways People Were Notified



Mailers



Website



Newspaper



Social Media

4 Ways People Participated



Public Open Houses



1 on 1 Meetings



Survey



Email & Phone Conversations

Darts Hill NCP | Plan Summary

Growth Objectives

The Plan focuses the highest densities and mix of uses around a future urban village at 171 Street and 20 Avenue. This will provide residents with local retail and amenities within walking distance. Building heights and densities generally transition away from the main roads. A network of parks and natural areas spans the Plan Area, highlighted by an expansion of Darts Hill Garden Park and a Biodiversity Corridor that links east to Redwood Park.

Protect Natural Areas



A Green Infrastructure Network extends across Darts Hill and will:

- Protect environmentally sensitive areas such as wetlands, riparian areas;
- Facilitate safe wildlife passage;
- Enhance wildlife biodiversity and protect wildlife habitat; and
- Provide rainwater management, and support climate change adaptation.

Compact Urban Village



A central mixed-use village with neighbourhood commercial will:

- Support neighbourhood walkability and access to transit;
- Encourage local businesses and employment; and,
- Provide opportunities for shops and services close to home.

Local Amenities



Parks and institutional uses contribute to a high quality of life. The Darts Hill Plan will:

- Provide parks and trails within walking distances of all residents;
- Include a centrally located elementary school; and,
- Encourage opportunities for community institutional uses.

A Variety of Housing



A balanced mix and range of housing will:

- Provide diversity of housing types;
- Improve the balance of housing affordability; and,
- Focus housing within walking distance of amenities and future public transit.



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

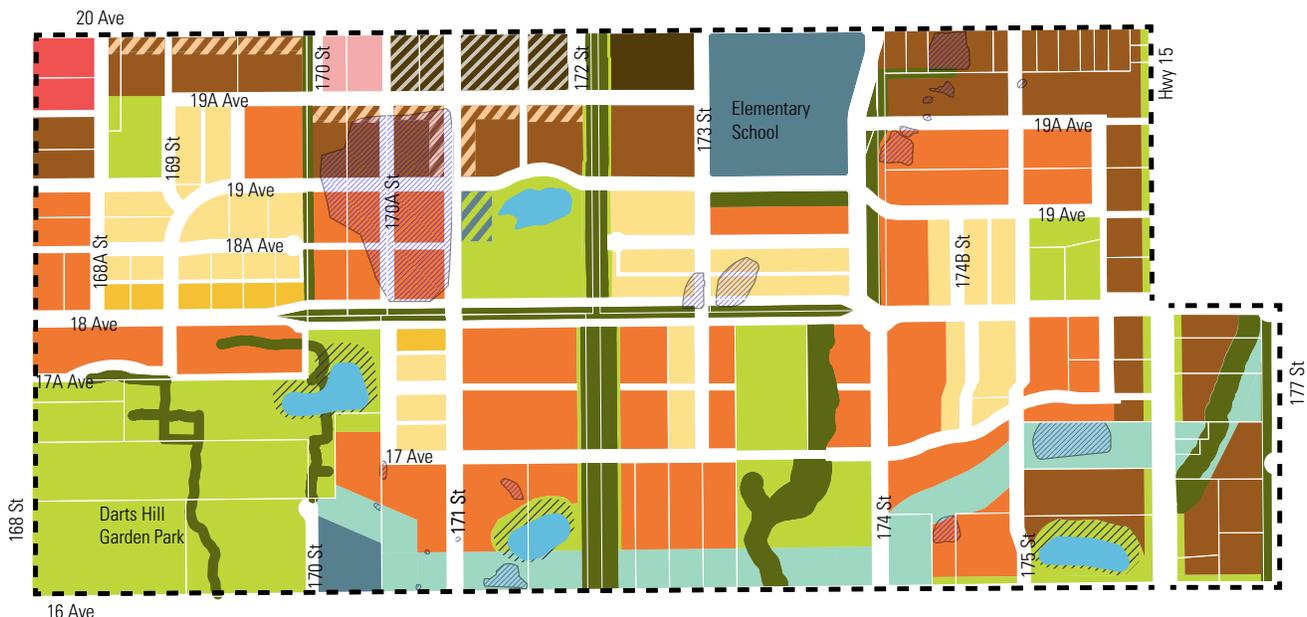
New residential development will provide a variety of housing types to support families, working professionals, and seniors. The highest densities of housing will be located around the urban village and adjacent to main roads. This will attract new residents to support local business and provide housing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



Darts Hill NCP | Plan Summary

Projections

Population Projections

Assuming eventual build-out over many decades, the Plan could result in up to 9,514 residents. To accommodate this increase in population the Plan designates additional parkland and envisions new community amenities.



Existing
324

Projected
9,500 - 10,400

Housing Projections

The Plan supports housing diversity within the broader Grandview Heights community, encouraging a range of building forms from detached and semi-detached homes, townhouses, and apartments.



Existing
115

Projected (2050)
3,901

Employment Projections

It is estimated that the Plan will create between 429 and 860 jobs. These jobs will be focused in the central mixed-use urban village, as well as the commercial node at 168 Street and 20 Avenue. The new elementary school is expected to be the largest single employer in the Plan Area. Significant additional employment is supported in nearby Campbell Heights.



Existing
30

Projected (2050)
645

Parkland Projections

Future residents of Darts Hill will all live within walking distance to parks and opens spaces. The Plan will add 4 new neighbourhood parks covering 8.4 ha, each of which will be designed with a range of park amenities such as playgrounds, pathways, benches, and picnic tables. The Plan also include 3.0 ha of City Parkland expansion to the 8.2 ha exiting Darts Hill Garden Park.



Existing
8.2 ha

Projected
19.6 ha

Darts Hill NCP | Plan Summary

Parks and Open Space Strategy

Parks and natural areas are essential to the overall health and wellness of residents. Providing access to high quality parks is crucial to support daily life, active lifestyles, and opportunities for social interaction. The Plan delivers 4 new active park sites, along with a biodiversity corridor that links to Redwood Park. Streams and riparian areas will be conveyed to the City and protected as natural area parkland. The neighbourhood is also home to its namesake park, Darts Hill Garden Park, a City level park which will be expanded through the Plan.

LEGEND

- Existing Park
- Proposed Park
- Riparian Area
- Biodiversity Corridor
- Wildlife Crossing
- Landscaped Buffer
- Watercourse
- Waterbody
- Detention Pond
- Multi-Use Pathway
- Park Pathway
- Pedestrian Bridge
- Pedestrian Crossing

