

GRANDVIEW HEIGHTS NCP #3: 'DRAFT' PLANNING THEMES & PRINCIPLES

		SUPPORTS				
		GLUP Principles	CAC Visioning	OCP	Sust. Charter	RGS
THEME A: PROVIDE APPROPRIATE HOUSING						
PRINCIPLES	1. Provide a variety of housing types, densities and building forms to accommodate a range of lifestyle and housing choices for people across the spectrum of family type, age and income levels.	✓		✓	✓	✓
	2. Focus housing density to periphery of NCP and away from Hazelmere Estates.	✓	✓			
	3. Apply appropriate transition between higher density and lower density housing types.	✓	✓			
	4. Encourage cluster development which enables density transference and site specific design that responds to the area's natural features and terrain, specifically along the southern edge of the Neighborhood.	✓		✓	✓	
	5. Ensure sensitive integration and connection with adjacent existing and planned neighbourhoods in Grandview Heights.	✓	✓			
	6. Provide market and rental housing opportunities to accommodate planned local and regional population growth.	✓		✓		✓
	7. Promote high quality, sustainable building forms.	✓	✓	✓	✓	
	8. Designate densities that make serving feasible while also respecting environmentally sensitive and agricultural (ALR) edge transition areas.	✓		✓		
THEME B: PROVIDE FOR COMMUNITY AMENITIES & SCHOOLS						
PRINCIPLES	1. Ensure access to diverse, high quality education and learning opportunities to accommodate neighbourhood population.	✓	✓	✓	✓	
	2. Ensure and provide funding for appropriate community amenities to accommodate neighbourhood population.	✓	✓	✓		
THEME C: ENSURE HEALTHY, PROTECTED & WELL-MAINTAINED ECOSYSTEMS & BIODIVERSITY						
PRINCIPLES	1. Retain significant environmental features including creeks, important vegetation and Green Infrastructure.	✓	✓	✓	✓	✓
	2. Protect and Enhance Riparian Areas through best practices, streamside protection bylaws, mitigation measures, and design to minimize any environmental impacts with re-development.	✓	✓	✓	✓	
	3. Manage and protect the groundwater aquifer.	✓	✓	✓	✓	
	4. Protect, maintain and integrate key woodlands and Sam Hill Creek into the neighbourhood.	✓	✓			
	5. Ensure effective on-site Integrated Storm water Management to minimize any environmental impacts on the hydrologic regime.	✓	✓	✓	✓	
THEME D: PROVIDE PARKS & RECREATION OPPORTUNITIES						
PRINCIPLES	1. Create parks and recreation opportunities that are interconnected, both active and passive, which are accessible by residents of all ages and abilities.	✓	✓	✓		
	2. Consider Park locations which incorporate protection of significant and/or valuable ecosystems.	✓	✓			
	3. Consider opportunities for the expansion of Darts Hill Park.	✓		✓		
THEME E: CONSIDER VIEWSCAPE OPPORTUNITIES						
PRINCIPLES	1. Protect and maintain the natural beauty and distinctive character of the area by protecting view corridors in and out of the neighbourhood;			✓		
	2. Enhance view opportunities along the south facing slope adjacent to the ALR.	✓				

KEY WORDS:

GLUP Principles = Grandview Heights General Land Use Plan – Planning Principles
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THEME F: LIMIT URBAN IMPACTS ON THE ALR		SUPPORTS				
		GLUP Principles	CAC Visioning	OCP	Sust. Charter	RGS
PRINCIPLES	1. Recognize, protect and enhance the Agricultural Land Reserve (ALR) Boundary and its interface by clustering development and density away from the ALR.	✓		✓		
	2. Ensure the establishment and long term maintenance of effective buffers (fences, planted landscaping, open spaces, natural vegetation), between urban development areas and the ALR along 16 Avenue.	✓		✓		
THEME G: INCORPORATE MULTIMODAL ROAD DESIGN FOR A TRANSIT ORIENTED COMMUNITY		SUPPORTS				
		GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
PRINCIPLES	1. Provide an inter-connected road circulation system that supports the land use patterns and urban design concept by providing safe optional routes for vehicles, bicycles, pedestrians and transit.	✓	✓	✓		
	2. Design roads that provide for efficient movement of goods and people while sustaining the character of the neighbourhood.	✓		✓		
	3. Design road networks with adjacent land use which encourages effective public transit service.	✓		✓		
	4. Create opportunities for pedestrians and bicycle movement linked with adjacent community amenities.	✓	✓	✓		
	5. Provide buffers along major highways and limit regional through-traffic in primarily residential areas.	✓				
	6. Provide an inter-connected circulation system that supports the land use patterns and urban design concept by providing safe optional routes for vehicles, bicycles, pedestrians and transit.	✓		✓	✓	
	7. Design roads that provide for efficient movement of goods and people while sustaining the character of the neighbourhood.	✓	✓			
THEME H: ENSURE APPROPRIATE SERVICING, FINANCING AND INFRASTRUCTURE IMPROVEMENTS		SUPPORTS				
		GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
PRINCIPLES	1. Ensure the cost-efficient and adequate provisions for City services including sewer, drainage, water, roads and utilities without placing a financial hardship upon the City's resources.	✓		✓	✓	
	2. Ensure Sustainability practices in the design of grey and green infrastructure.	✓		✓	✓	
	3. Ensure the NCP will be primarily self-funded by the landowner/ developers through DCCs, special neighbourhood levies, and amenity contributions.	✓		✓	✓	
THEME I: LIMIT LOCAL COMMERCIAL TO SMALL SCALE NEIGHBOURHOOD USES		SUPPORTS				
		GLUP Principles	CAC Visioning	OCP Policies	Sust. Charter	RGS
PRINCIPLES	1. Provide at least one area to provide for local retail and shopping opportunities to provide locally accessible neighbourhood services.	✓		✓		
	2. Create at least one opportunity for smaller scaled, pedestrian oriented commercial spaces and destinations where people can meet; such as cafes, coffee shops and corner stores, during different parts of the day and into the evening.	✓		✓		

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