Draft Stage 2 Plan

Work continues on the Darts Hill NCP. It is currently in the Stage 2 planning process with plan refinement based on servicing studies, environmental review, and additional analysis. The current Stage 2 Plan identified in this summary document is not finalized or adopted at this time and is presented in draft form for public feedback. Staff will continue to refine the plan throughout the Stage 2 process which will be informed by strategies for infrastructure, financing, community amenity contributions, and urban design guidelines.

Changes are expected as the plan is finalized, with additional consultation expected in the Fall. Staff expect to bring forward the Stage 2 plan for Council consideration in early 2021.
Darts Hill - Projected Growth Trends

<table>
<thead>
<tr>
<th></th>
<th>Population</th>
<th>Housing Units</th>
<th>Jobs</th>
<th>Parkland</th>
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</thead>
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<tr>
<td>Darts Hill Today</td>
<td>315</td>
<td>112</td>
<td>36</td>
<td>7.5 ac</td>
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<tr>
<td>Darts Hill at Full Build Out*</td>
<td>7,300 - 8,800</td>
<td>2,600 - 3,200</td>
<td>264 - 351</td>
<td>42.8 ac</td>
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* Assumes complete build out of the proposed land uses over several decades and will be dependent on market conditions, development interest and timing for urban servicing being brought into the neighbourhood.

How Will the Plan Provide Community Amenities

As Darts Hill develops and the population grows, there will be increased demand on infrastructure and amenities such as drainage, park and roads. To ensure that we address the impacts of growth, the City will be developing an implementation strategy. The strategy will explore ways to secure amenities through rezoning and development of land.

Where We Are in the Plan Process

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We Are Here
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. Building heights and densities generally transition as you move away from the main roads. A network of parks and natural areas spans the plan area, highlighted by an expansion to 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; and,
- Enhance wildlife biodiversity and protect wildlife habitat.

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.

Provide Local Amenities

Institutional uses and parks contribute to a high quality of life. The intent of the Darts Hill Plan is to:
- Provide neighbourhood parks within walking distances of all residents;
- Ensure local elementary schools are provided; and,
- Provide opportunity for community institutional uses.

Provide a Range 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.
Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated plan. The land use policies reflect the goals and principles of the plan and sets out how Darts Hill should develop as the population grows. It promotes a balanced approach to growth and defines an appropriate scale of built form and intensity of uses.

Land Use Highlights

Urban Village
An urban village centred on 171 Street and 20 Avenue provides a mix of uses, supported by future bus service along 20 Avenue and the longer term development of the neighbourhood north of 20 Avenue.

Neighbourhood Commercial
A neighbourhood commercial node at the corner of 168 St and 20 Avenue will supplement the urban village and support the daily needs of residents. A commercial node at 170 St and 20 Avenue is intended to support more major commercial developments, including neighbourhood serving retail and office developments.

Parks and Natural Areas
A biodiversity corridor extends along the southern portion of the plan connecting Darts Hill Garden Park to Redwood Park, serving as an essential passage and habitat for wildlife.

New Elementary School
A new elementary school site is planned to meet the future needs of students.
Land Use Designations

- **Neighbourhood Commercial**
  - Small scale neighbourhood retail and office.
  - **DENSITY RANGE**
    - Up to 0.5 FAR
  - **TYPICAL HEIGHTS**
    - 1-2 storeys.

- **Low Rise Mixed Use**
  - Low rise apartments with ground-oriented commercial space.
  - **DENSITY RANGE**
    - Up to 2.0 FAR
  - **TYPICAL HEIGHTS**
    - 4-5 storeys

- **Low Rise Residential**
  - Multi-family housing with ground-oriented units at base.
  - **DENSITY RANGE**
    - Up to 1.5 FAR
  - **TYPICAL HEIGHTS**
    - Up to 4 storeys

- **High Density Townhouse**
  - Typical 3 storey townhouses and stacked townhouses with underground parking. May include Live-work along identified areas of 20 Avenue, 19 Avenue and 171 Street.
  - **DENSITY RANGE**
    - Up to 75 UPH (30 UPA)
  - **TYPICAL HEIGHTS**
    - 13m.

- **Medium Density Townhouse**
  - Lower density townhouses of 2.5 - 3 storeys in height.
  - **DENSITY RANGE**
    - Up to 55 UPH (22 UPA)
  - **TYPICAL HEIGHTS**
    - 11m - 13m.

- **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**
    - Up to 37 UPH (15 UPA)
  - **TYPICAL HEIGHTS**
    - 9.5 m.

- **Detached Residential**
  - Narrow/ wide front or rear loaded detached houses.
  - **DENSITY RANGE**
    - Up to 30 UPH (12 UPA)
  - **TYPICAL HEIGHTS**
    - 9.0 m.

- **Institutional**
  - Public and private community spaces such as churches, schools, libraries and community centres.
  - **DENSITY RANGE**
    - Up to 0.5 FAR

- **Riparian Area**
  - Areas that are adjacent to ditches, streams, lakes, and wetlands. Riparian areas play a critical role in supporting fish habitat and a range of vegetation.
  - **DENSITY RANGE**
    - Up to 30 UPH (15 UPA)
  - **TYPICAL HEIGHTS**
    - 9.5 m.

- **Parks and Natural Areas**
  - The planning of new parks will ensure that riparian areas and significant biodiversity corridors are protected and all future residents will live within walking distance of a conservation park.
  - **DENSITY RANGE**
    - Up to 2.0 FAR
  - **TYPICAL HEIGHTS**
    - 4-5 storeys
Street Network

The transportation strategy builds on existing infrastructure to deliver a comprehensive finer grain road network. It is based on the City’s Transportation Strategic Plan and supplementary plans, including the Walking Plan and Cycling Plan. It provides an open, connected, and continuous street network that supports cycling and pedestrian connectivity, transit service, and compact neighbourhood development. The final plan may contain some unique road cross-sections. These unique street typologies may be considered where roads intersect or abut biodiversity corridors, parkland, and in areas of steep slopes or areas of environmental sensitivity.

Street Network Highlights

18 Avenue One-Way Collector Road
18 Avenue is a unique east-west road facilitating one way vehicle and bike traffic in each direction. A central riparian corridor will be protected and conveyed to the City, protecting key habitat and ecological features while serving as a prominent natural neighbourhood feature.

Flex Streets
Roads along steep slopes with ultimate location flexible, as determined by future transportation analysis and design.

Proposed Lanes
The primary purpose of lanes is to provide rear lot access off collector roads. Proposed lane locations will be determined by the ultimate land use concept.
Bicycle & Pedestrian Network

All roads within the plan will support pedestrians and cyclists. This includes sidewalks, multi-use pathways, street lighting, pedestrian crossings, and cycling facilities. In addition to the on-street pedestrian and cycling network, the plan includes off-street multi-use pathways and parkways to further improve connectivity throughout the plan.

Bicycle & Pedestrian Network Highlights

**Multi-Use Pathway**
The multi-use path network enables off-street cycling connections with the majority of paths focused along the periphery, linking to the surrounding area. Multi-use pathways will be shared with other non-motorized users such as cyclists and pedestrians.

**Cycling Network**
A key component to promoting active travel is developing a safe, convenient, and well-connected cycling network for those of all ages and abilities. One-way protected cycling facilities will link to the village node and school as well as adjacent neighbourhoods.

**Pedestrian Pathway**
Pedestrian-only pathways will facilitate off-street walking within Darts Hill along parks and natural areas, ensuring comfortable and pleasant travel.

**Highway 15 Pedestrian Bridge**
The pedestrian bridge will provide a safe and vital crossing over Highway 15 and connect to Redwood park in the east.
Parks & 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 five new active park sites, along with a large biodiversity hub and central biodiversity corridor that links to Redwood Park. All streams and riparian areas will be conveyed to the City to be protected as natural area parkland.

Parks & Open Space Highlights

**Biodiversity Corridor**
A 50m+ wide biodiversity corridor is planned along the southern portion from 168 St past Highway 15, linking to Redwood Park. The corridor serves as essential habitat for wildlife passage, supporting ecological values and ensuring species are able to move between hubs and throughout the NCP.

**Riparian Area**
Riparian areas are important habitats for fish and wildlife and help protect water quality and reduce stormwater run-off impacts. Approximately 18.5 acres of riparian area are planned to be protected and conveyed to the City.

**Wetlands**
A number of wetlands have been noted within the plan. The specific boundaries and locations of these identified and potential wetlands are approximates only. Further detailed studies by a Qualified Environmental Professional is required to verify the location and sizes of any wetlands.

**New Neighbourhood Parks**
New parks will ensure that most future residents will live within walking distance.
Darts Hill NCP Stage 2 | Refining the Plan

Summary of Changes Since July 2019

- Multiple Residential to High Density Townhouse & Live/work
- Mixed-Used and Low-Rise Apartment to Commercial
- Townhouse to High Density Townhouse & Live/work
- Multiple Residential to Low Rise Residential
- Multiple, Semi and Detached Residential and Park to School
- School to Medium Density Townhouse and Single Detached Residential
- Expanded Mixed-Use
- Multiple Residential and Semi-Detached to Detached Residential
- Detached Residential to Medium Density Townhouse
- Extended Plan Area Boundary, Added Biodiversity Corridor and High Density Townhouse
- Institutional to Medium Density Townhouse
- Semi-Detached and Detached Residential to High Density Townhouse
- Biodiversity Corridor to Medium and High Density Townhouse
- Darts Hill Garden Park
- Elementary School
Darts Hill NCP Stage 2 | Refining the Plan

- Expanded Park Area
- Identified Wetlands and Potential Wetlands
- Townhouse to Park
- Expanded Park Area
- Expanded Pedestrian Streets
- Added Local Road
- Added Pedestrian Streets
- Added Local Road
- Adjusted location of Biodiversity Corridor to the North
- Medium Density Townhouse to Biodiversity Corridor
- Added Pedestrian Bridge
- Added Local Road
Lot Consolidation Areas

Preliminary lot consolidation areas have been identified to support feasible development and ensure efficient development of properties. These lots should be developed together through coordinated development. Lot consolidations help ensure an equitable distribution of road dedication, land development, and construction costs across properties. If land consolidation is proven not to be possible or feasible during the development process, a developer must:

1. Demonstrate that the development potential of the excluded property is not compromised to the satisfaction of the City;
2. Share any required road construction costs amongst properties shown in the land consolidation area; and,
3. Provide additional road or lane and pedestrian access dedication to the satisfaction of the City.

Next Steps

Staff will continue to advance the Stage 2 plan process and refine the plan while engaging with Citizen Advisory Committee “CAC” members and those inside and surrounding Darts Hill. Servicing studies, transportation assessments, and land use plan refinements are underway. This includes work on an engineering utilities strategy, design guidelines, and a strategy for infrastructure financing and community amenities. A draft Stage 2 Darts Hill Plan update is expected to be provided for wider public feedback this Fall in a virtual open house.
How will the Plan affect you?

**WILL THE PLAN REZONE MY PROPERTY?**
No. When the plan is complete it will only indicate the future potential for land through a designation. Designations describe the general form that can be built on a property. For example, “commercial,” “low-rise mixed use,” or “park” are all designations. Development applications such as development permits and rezoning applications are still typically required before anything can be built. During a development application process, a public hearing and Council approval are required with final approvals not permitted until the Stage 2 Darts Hill Plan is adopted by Council.

**DO I HAVE TO MOVE OR SELL MY PROPERTY?**
No. The plan will only designate the future potential for land. The City does not buy or redevelop the properties included in the plan. Individual property owners may choose to remain unchanged, sell their properties to developers, or redevelop themselves. The City will often require developers to consolidate a minimum number of properties and prove they are not impacting remaining lots’ ability to redevelop in the future. As such, you are free to move or stay in your home as long as you like.

**WHEN WILL DEVELOPMENT OCCUR?**
The Darts Hill Plan provides a long term vision for the area. Sometimes it takes decades for changes to occur following completion of a land use plan and sometimes development may take place in 2−5 years. Realization of the land use plan is dependent on individual property owners rezoning and redeveloping their property or choosing to sell their property to a developer to redevelop. If there aren’t willing buyers, sellers, and developers then not much will change. Some areas will take several years to develop, as the utilities (Sewer, Water, Roads, Drainage ponds, etc) and other services to support urban land uses are provided through re-development.

**HOW WILL THE PLAN IMPROVE MY NEIGHBOURHOOD?**
Many public facilities and services are essential to the day−to−day lives of residents, such as parks, community centres, cultural spaces, childcare facilities, and libraries. The City is typically responsible for providing these community amenities. When new development occurs in an area that has a Land Use Plan, the developer must make contributions to help fund these amenities. These are called Community Amenity Contributions (CACs) and are collected from developers as part of a rezoning application.

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**How Can I Get Involved?**
You can be a part of the planning process by staying informed about what is going on in Darts Hill and by providing your comments and taking part in future public processes. With your participation, City Council will be able to make better decisions that affect the future of your community when the plan is ultimately considered in early 2021.

Visit the Webpage  
surrey.ca/ghncp3

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