

Newton-King George Boulevard

Plan Summary



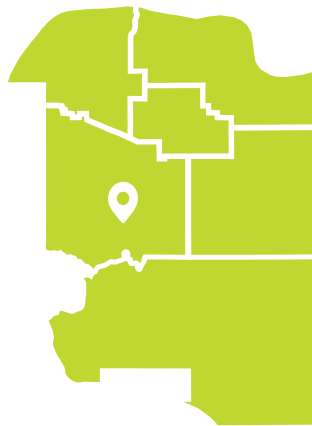
Introduction

The Newton-King George Boulevard Plan presents a vision for the area to support transit expansion and redevelopment.

The Plan includes land use, transportation, and parks & open space plans. It includes an engineering servicing strategy and a financing strategy to ensure the delivery of community amenities and infrastructure. This produces sustainable, responsible, and intentional redevelopment within the existing neighbourhood.

What is a Land Use Plan?

The City creates land use plans for areas that are experiencing growth and development pressure. A plan ensures redevelopment occurs in a logical way that reflects the community's vision for the future. It also requires developers to contribute to the neighbourhood's infrastructure and amenities.



How does the Plan work?

The Plan gives every property a **land use designation**. The land use designation is simply an indication of what could be built if the landowner wanted to go through a rezoning and development application process.

The Plan also considers what the future long term population of the area will be if all the land is redeveloped to match the land use designations. From this, the Plan calculates infrastructure and amenity improvements needed to serve the growing population and levies this cost onto developers.

What does the Plan mean for current residents?

Existing landowners are not forced to redevelop, move, or sell. The Plan will build out slowly over many decades when there are willing buyers, sellers, and developers. Eventually, current owners may consider redeveloping their property or selling.

The Plan does not change what can or cannot be built under a property's zoning. Landowners can rebuild under their property's existing zoning regardless of the future land use designation shown in the Plan.

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VISION

“Newton is celebrated as a safe, family-oriented community, home to people of all ages, cultures, and backgrounds. It is an accessible neighbourhood. Residents have access to convenient public transportation and an affordable range of housing choices. Residents can meet most of their daily needs close to home, with a variety of shops, gathering spaces, parks, and natural areas a short walk or bike ride away.”

PLANNING PRINCIPLES



Active

Enhance neighbourhood connectivity to ensure that everyone can quickly and easily access everything their neighbourhood has to offer.



Inclusive

Foster a welcoming and inclusive community with local amenities and spaces for all cultures, ages, and abilities.



Transit Supportive

Support future RapidBus expansion by bringing residents and destinations to the areas nearest transit stops.



Affordable

Provide a mix of housing types that addresses housing affordability and need.



Local Necessities

Make sure food and basic necessities are available locally.



Natural Areas

Protect and enhance biodiversity, ecosystems, and natural areas.



Safe

Design safe and welcoming public spaces that enable positive social interactions and foster community.



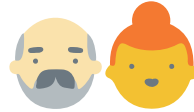
Climate Resilient

Transition to a net zero carbon community that can adapt to climate change.

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POPULATION PROJECTIONS

The Plan proposes redevelopment and densification along the frequent transit network. This will result in modest population growth over the next 20-30 years. The Plan is expected to yield an estimated total population of 17,149 residents, an increase of 10,962 from today's existing population of 6,187 residents.



Existing 6,187	Projected 17,149
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HOUSING PROJECTIONS

The Plan will result in the conversion of existing single-detached housing into a mix of apartments, townhouses, and more diverse and affordable housing forms (such as duplexes, rowhouses, small lot single-detached dwellings). In total, the number of dwelling units will increase from the existing 1,891 up to 5,498 at full build-out.



Existing 1,891	Projected 5,498
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EMPLOYMENT PROJECTIONS

The Plan strengthens local business by adding residents and providing new commercial space. Mixed-use development will provide retail and/or service units at street level with potential office uses above. Total jobs within the Plan Area will increase from the existing 338 up to 1,001 at full build-out.



Existing 338	Projected 1,001
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PARKLAND PROJECTIONS

Four park expansions and riparian protection areas will result in 6.03 hectares (14.91 acres) of parkland. Additional protected natural and riparian areas will be provided by development.



Existing 4.53 ha	Projected 6.03 ha
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STUDENT PROJECTIONS

It is estimated that between 2,742 elementary students and 2,747 secondary students will be enrolled in the public-school system from the Plan Area once it is fully built out.



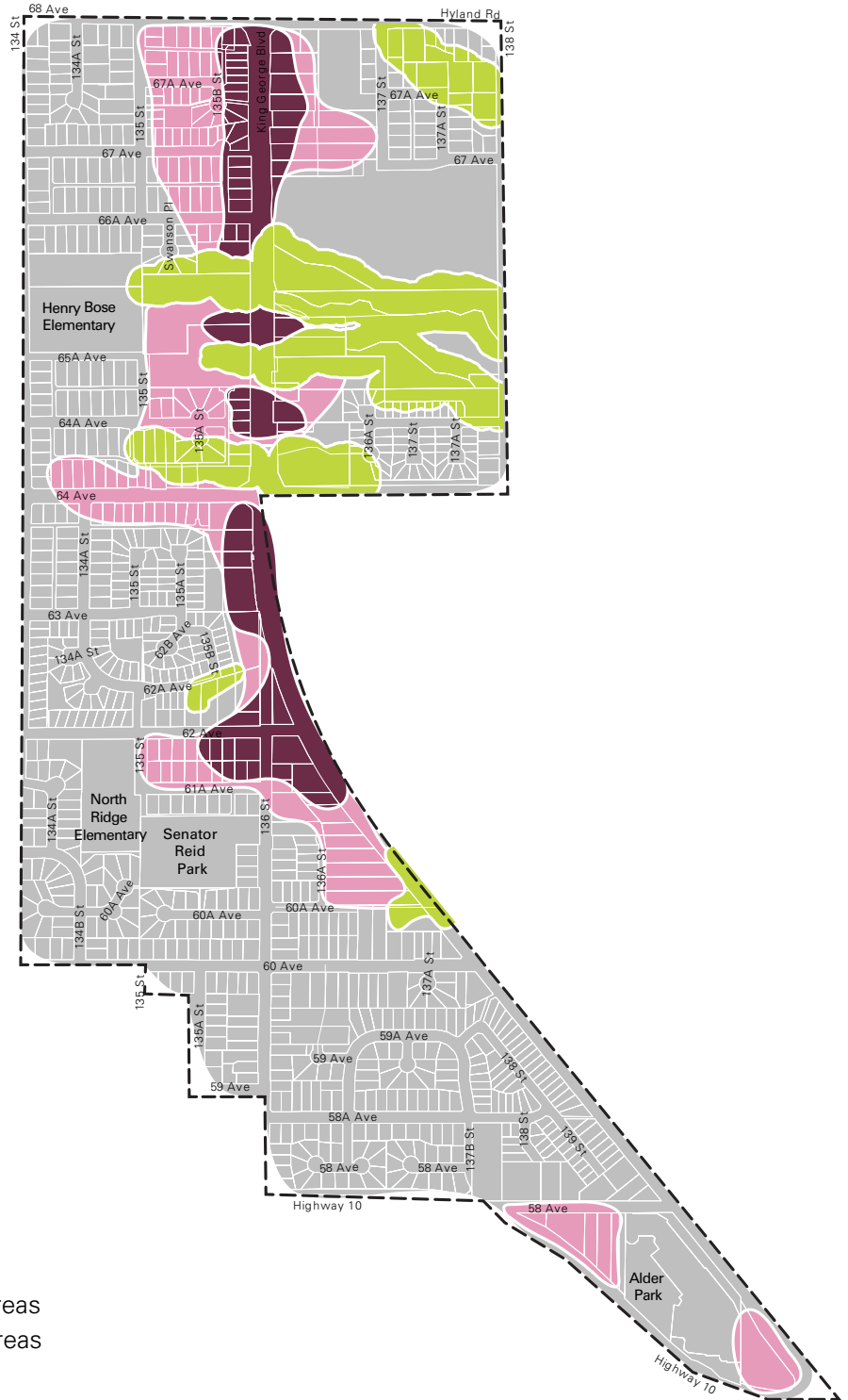
Elementary		Secondary	
Existing 1,904	Projected 2,742	Existing 1,632	Projected 2,747

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GROWTH STRATEGY

The Plan recognizes a balanced growth approach that allows a mix of apartments and townhouse with some single-detached housing to remain.

The Plan focuses density and commercial uses along King George Boulevard nearest to anticipated future RapidBus stops. Densities transition to two-storey attached and detached housing forms at the Plan Area's periphery and within more recently developed neighbourhoods in the Plan Area's south.



LEGEND

- Mixed-Use Redevelopment Areas
- Residential Redevelopment Areas
- Infill Areas
- Natural Areas

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LAND USE STRATEGY

The Plan recognizes King George Boulevard as an important commercial and transportation corridor. The majority of commercial and residential redevelopment is concentrated along King George Boulevard nearest to future rapid transit stops.

The Plan's land use strategy assigns land use designations to outline general development expectations and parameters. Development is expected to occur in accordance with these designations through the implementation of applicable zoning and development permit application processes.

New and existing roads are shown in white. Future long Term Roads are shown with a dashed line.

LEGEND

-  Low-Rise Mixed-Use
-  Low-Rise Mixed-Use Cluster
-  Commercial
-  Low-Rise Residential
-  Townhouse
-  Low Density Residential
-  Parks & Open Space
-  School
-  Riparian Area
Refer to Section 6.3
-  Detention Pond
-  RapidBus
Proposed Route and Stops






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TRANSPORTATION STRATEGY

The Plan's transportation strategy reflects community values of safety, sustainability and inclusivity. New road connections will establish the foundations for a grid network and with gaps in infrastructure being completed through development or capital projects to provide a comprehensive continuous network.

The Plan prioritizes active and sustainable modes of transportation to improve alternatives to automobile travel.

LEGEND

-  RapidBus
Proposed Route and Stops
-  New Roads
-  New Lanes
-  Protected Cycle Track
-  Pedestrian Connection
-  Shared Street Bikeway



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


PARKS & OPEN SPACE STRATEGY

The Plan's open space strategy provides a connected network of public parks, natural environment, protected riparian areas, and pathways. These areas are complemented by private open space such as plazas, landscaped setbacks, and school playfields. Together they support a range of amenities, access to nature, healthy ecosystems, and climate resiliency.

The Plan designates expansions to four existing parks. Park expansions strategically increase the utilization and function of existing parks. This allows for new active park amenities focused in areas where higher densities are proposed. Four park expansions and riparian protection areas will result in 6.03 hectares (14.91 acres) of parkland. Additional protected natural and riparian areas will be provided by development.

The City will acquire parkland over time and will continue to work with the community to plan future amenities.

LEGEND

-  Existing Parks & Open Space
-  Future Parks & Open Space
-  Schools
-  Pedestrian Connections
-  Detention Pond
-  Riparian Buffer
-  Watercourse (A-Class)
-  Watercourse (B-Class)

