

Redwood NCP | Summary

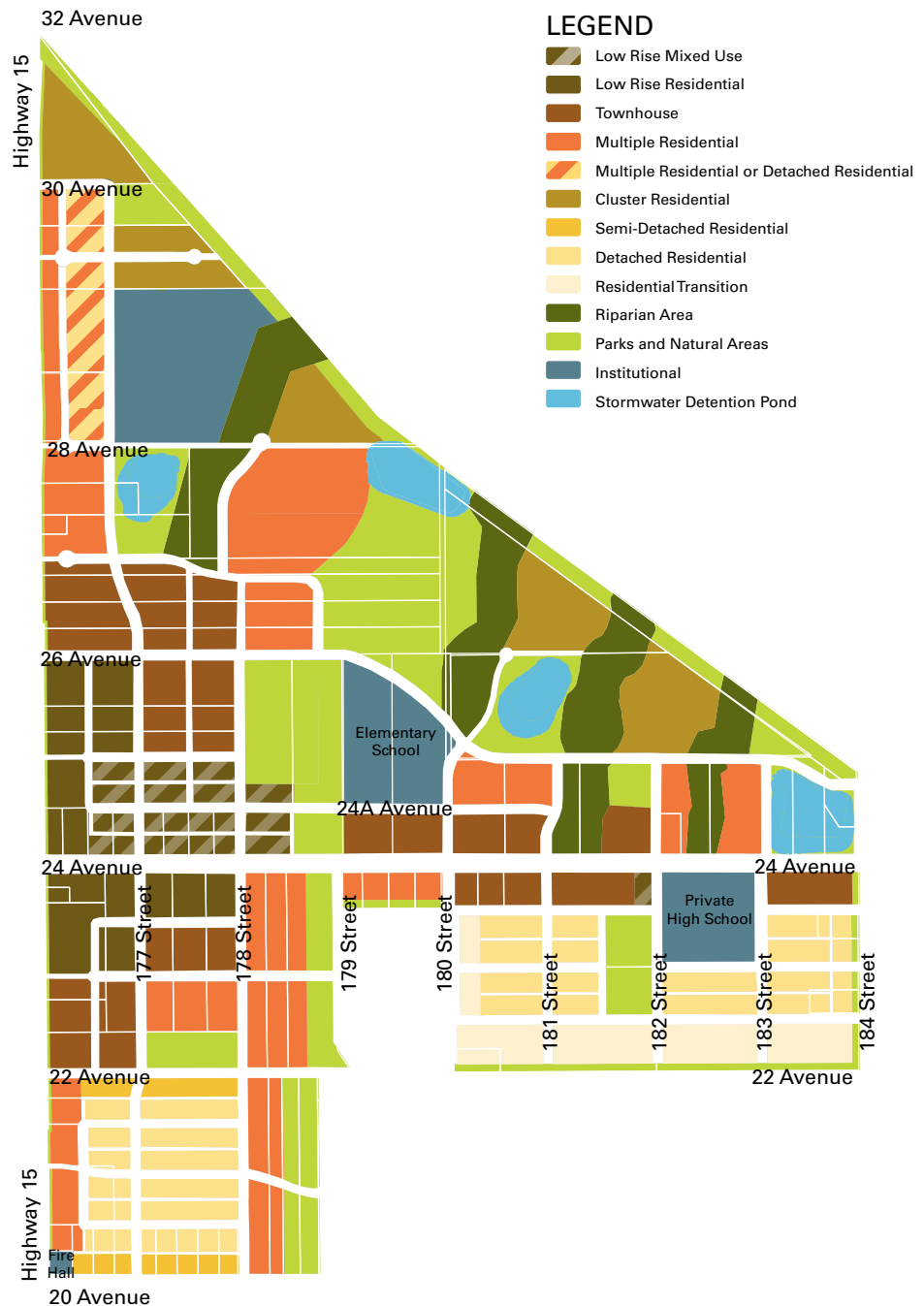
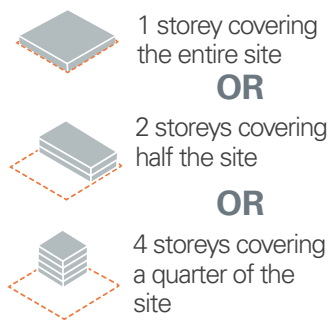
Land Use Strategy

This land use plan shows where and how land uses fit together to create a coordinated plan. Corresponding land use designations includes example images and summary descriptions for the different types of land uses that can occur within the plan area.

WHAT IS FAR?

Floor Area Ratio (FAR) is a measure of density. It is a ratio of the building's floor area divided by the site's area. FAR alone does not determine a building's height.

For example, a building with 1 FAR could have...



Redwood Heights NCP | Summary

Land Use Designations

Low Rise Mixed Use



Low rise apartments with ground-oriented commercial space.

DENSITY RANGE
Up to 2.0 FAR

TYPICAL HEIGHTS
5-6 storeys

TYPICAL OWNERSHIP
Strata or Rental

Low Rise Residential



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

DENSITY RANGE
Up to 2.0 FAR

TYPICAL HEIGHTS
4-6 storeys

TYPICAL OWNERSHIP
Strata or Rental

Townhouse Residential



Ground oriented townhouses.

DENSITY RANGE
Up to 75 UPH (30 UPA)

TYPICAL HEIGHTS
13.0 m.

TYPICAL OWNERSHIP
Strata

Multiple Residential



Wider/larger townhouses or row houses.

DENSITY RANGE
Up to 55 UPH (22 UPA)

TYPICAL HEIGHTS
9.0 - 11.0 m.

TYPICAL OWNERSHIP
Strata or Fee Simple

Semi-Detached Residential



Duplex or lower density fee-simple row housing.

DENSITY RANGE
Up to 37 UPH (15 UPA)

TYPICAL HEIGHTS
9.5 m.

TYPICAL OWNERSHIP
Fee Simple (Free Hold)

Cluster Residential



Mix of detached single family, detached, and multiple residential cluster to protect natural areas.

DENSITY RANGE
Up to 25 UPH (10 UPA)

TYPICAL HEIGHTS
9.0 m.

TYPICAL OWNERSHIP
Strata or Fee Simple

Detached Residential



Narrow/wide front or rear loaded detached houses.

DENSITY RANGE
Up to 30 UPH (12 UPA)

TYPICAL HEIGHTS
9.0 m.

TYPICAL OWNERSHIP
Fee Simple (Free Hold)

Residential Transition



Larger suburban detached lots.

DENSITY RANGE
Up to 10 UPH (4 UPA)

TYPICAL HEIGHTS
9.0 m.

TYPICAL OWNERSHIP
Fee Simple (Free Hold)

Institutional



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

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.

Parks and Natural Areas



The planning of new parks will ensure that riparian areas and significant biodiversity hubs and corridors are protected and all future residents will live within a 10 minute walk of a park.

Stormwater Detention Pond



Stormwater storage facilities will be generally placed near the downstream point of every catchment to service as much of the catchment as possible.