

Work Done to Date

Since 2010 the Planning Department has been developing the Adjacent Area Rezoning Policy through public consultation and analysis.

Public Meetings

Area Resident Meetings

January, 2010

May, 2010

October, 2010

May, 2011

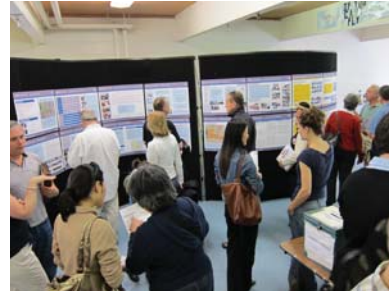
January 2012

January, 2012, RPSC Implementation Team

Little Mountain Open Houses

June, 2011

January 2012,



Little Mountain open house

Technical Work:

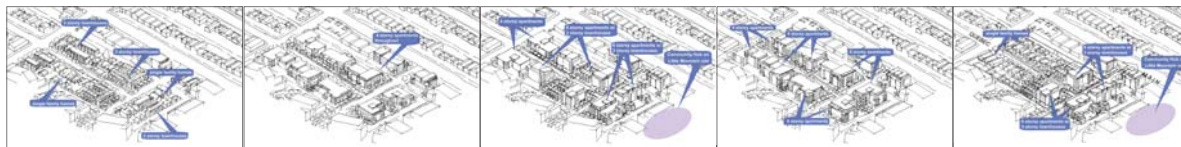
2011

Economic Analysis – initial economic study

- An analysis of possible housing forms and densities found that, generally, due to the high value of existing single family homes in the area, constructing new lower density multi-family housing forms in the area such as duplexes and rowhouses is not economically viable.

Urban Design Analysis – development of built form options

- Based on the economic analysis and urban design principles, planning staff drafted 5 new housing type options for the area, ranging from townhouses to 6 storey apartments and presented these for public comment at open houses and resident meetings.



2012

Public Benefits Analysis – flat rate CAC evaluation, amenities review

- Based on Council direction, staff evaluated the potential for implementing a per-square-foot charge to fund public benefits and amenities in the area.
- Staff considered Council priorities, current amenities and facilities in the area, including those to be delivered by the Little Mountain site redevelopment, and developed recommendations on priority items for the area.

Urban Design Analysis – refinement of built form options

- Based on public input and further urban design and economic analysis, staff refined the recommended building types to two options: the stacked townhouse and 4-6 storey apartments