

RECOMENDED HOUSING TYPE #2

4 - 6 STOREY APARTMENTS

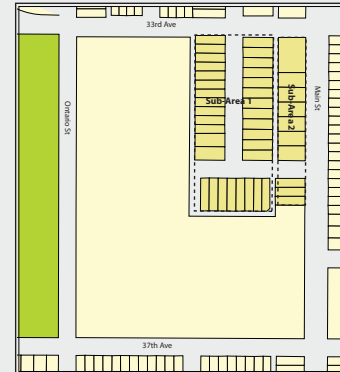
Area Objectives

- 4 to 6 storey apartments will provide an appropriate transition from the scale envisioned for the Little Mountain site to the surrounding neighbourhood.
- Buildings should transition to 4 storeys at 33rd Ave,
- Building designs will depart from the standard mid-rise double-loaded corridor apartment design in order to create opportunities for greater affordability and family-oriented housing

Draft Policy

Low to Mid-Rise apartments will be considered in Sub Areas 1 & 2 at densities of up to 2.3 FSR* and building heights of up to 6 storeys (60')

*FSR is the ratio of built floor space to site area



Building Characteristics

To achieve the stated objectives, low to mid-rise apartments in the Area will have the following characteristics:

- A range of unit sizes and types to accommodate a diverse range of households. Family-oriented 2 and 3 bedroom units are required.
- Large roof decks or balconies for outdoor living and/or urban agriculture.
- Ground-oriented units and units with doors on the street or lane.
- Access to natural light and ventilation through passive design elements and consideration of building depths.
- Variation in building design and scale to create visual interest and an interesting streetscape environment.
- Varied architectural expression at upper levels, including step backs, overhangs, varied materials and window patterning.
- Wood frame construction of buildings six storeys and less is encouraged to improve the affordability of units.

