

PRINCIPLES

The following principles have shaped the draft policy recommendations and will guide the future redevelopment of the Adjacent Area.

Transition in Scale

- The Adjacent Area will provide an appropriate transition in scale from the larger Little Mountain site to the surrounding existing neighbourhood.

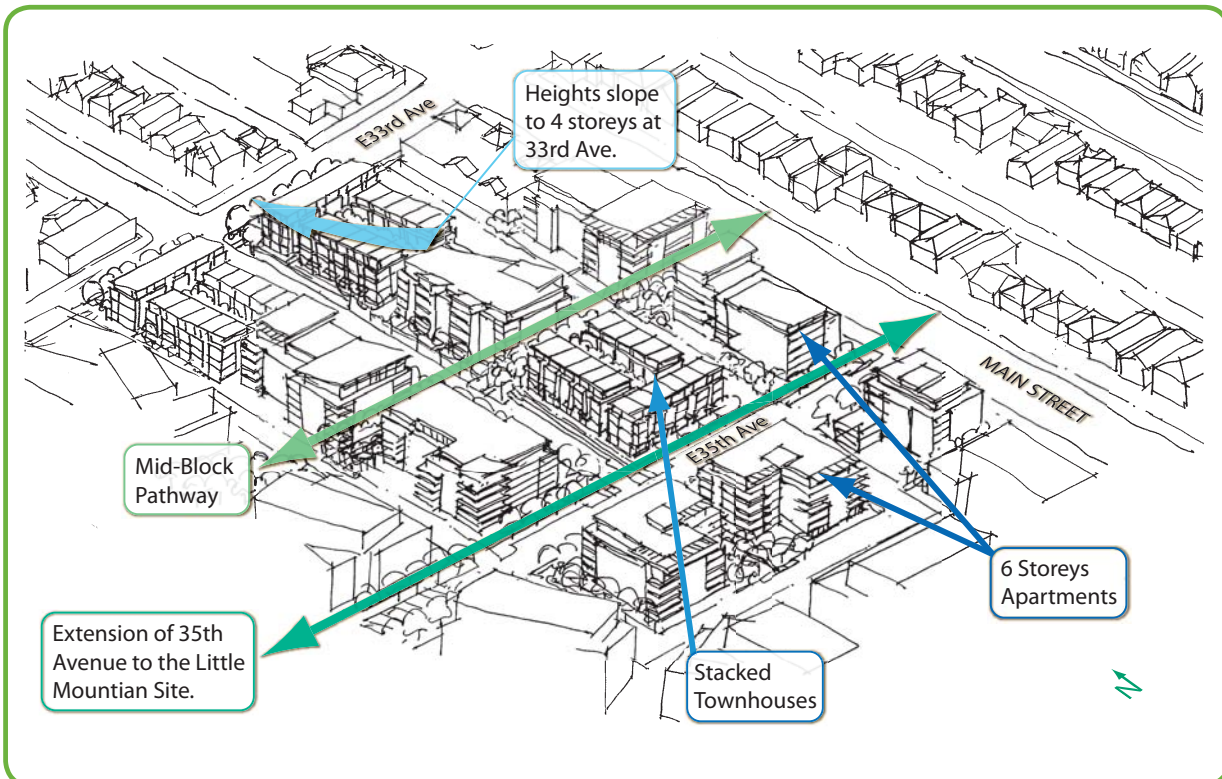
Innovative Housing Types

- Stacked or courtyard townhouses along with low to mid-rise apartments will be the primary building types in the Adjacent Area. This will enable flexibility in responding to varying site configurations, land values and market conditions while contributing a greater diversity of housing types to the area.

- Innovation in the design of these building types will create opportunities for greater diversity, affordability and family-oriented housing. Initiatives will include 2-3 bedroom units suitable for families, lock off suites, ground-oriented entrances and outdoor space.

Connections and Permeability

- Site plans will be permeable, featuring pathways and connections through the site to surrounding neighbourhoods and parks.
- A mid-block connection will be established through the Adjacent Area from Main St. through to the Little Mountain site.
- 35th Ave will be extended to the Little Mountain site.



**illustrative sketch of a potential redevelopment scenario*