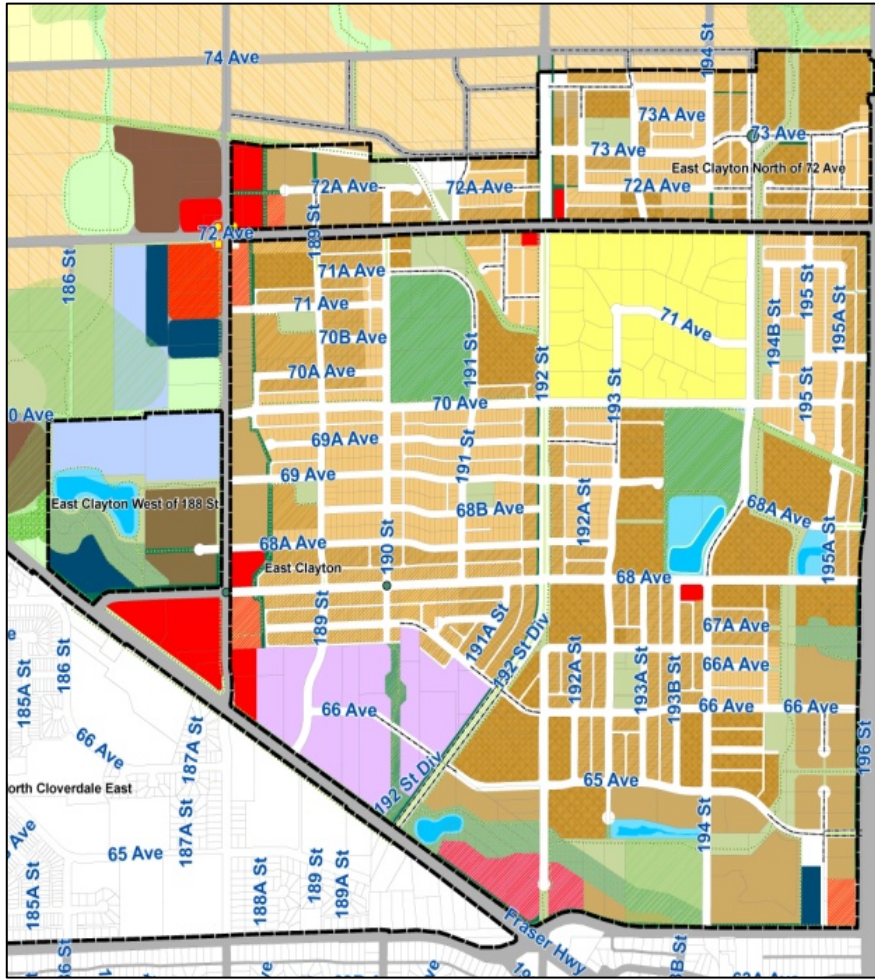


East Clayton Neighbourhood

The Challenge of Building a “Healthy” Neighbourhood

East Clayton NCPs



Planning Principles

1. Medium density ground-oriented housing
2. Diversity of housing types & tenure
3. Accessible local jobs, shops and services
4. Mixed housing / commerce
5. Street and sidewalk grid
6. Attractive streets for walking
7. Accessible Schools, Parks and Greenways
8. Transit access
9. Low-impact drainage features
10. Urban forest canopy

The Results (so far):

1. Housing density
2. Housing diversity



Manor Housing (CD zone) on 72A Ave at 193 St. Front (above) and rear (right).



RF-9C lots on 192 St, between 69A Ave and 70 Ave. Front and rear.



Utility room and coach house in rear.



Townhouses on 72A Ave at 189 St



Apartments on 188 St, between 68 Ave and 68A Ave

The Results (so far)

3. Local jobs, shops, services

4. Mixed use development

Mixed Use:



188 St at 68 Ave (south side)



Local
Commercial:

Clayton Crossing
Shopping Centre

Live/Work:

Coffee shop/art gallery on 72 Ave
by 189 St



The Results (so far)

5. Street and sidewalk connectivity

6. Attractive streets for walking



The Results (so far)

7. Accessible parks, schools, greenways

8. Transit access



The Results (so far)

9. Low-impact, alternative rainwater drainage

10. Urban forest canopy



Lessons Learned

- **Allow/require “finer grain” diversity of housing, shops**
- **Build in more flexible and permeable space – on lots and public boulevards**
- **Find incentives to attract business development earlier**
- **Find ways of securing better transit service earlier**