What are appropriate types of development for Crofton?

Included in the LAP are diagrams and photographs that illustrate a range of housing typologies and densities which may be appropriate within the Crofton LAP study area and which address the concerns raised by residents about the character of new developments.

Treatment Options for Single Family Homes

Single family homes are the typical form of housing in the Crofton LAP study area. Innovation to single family housing that may be applicable includes:

1. Well-designed homes for small lots (serviced by alleys to avoid street loaded garages becoming the dominant design feature).
2. Allowing for carriage homes at the rear (suites above rear loaded garages or laneway homes)- illustrated below.
3. Clustering smaller homes around common open space (as seen in the illustration to the right).

Low Rise Multi Family Housing Options (above)

Apartment style housing offers the most affordable form of housing that may be appropriate for Crofton. When properly designed it can be attractive; preserve open space; and provide common amenities for residents (such as fitness rooms). When combined with underground parking, higher densities can reduce the land cost per unit and offset the cost of providing parking stalls within the building’s footprint. This creates greener architecture as it reduces the amount of paved surfaces associated with each housing unit.

Ground Oriented Multi-Family Housing Options (left)

Illustrated to the left, rowhomes and townhomes can result in higher housing densities than single family housing densities. This can offer some advantages including preserving larger parcels of green space and reducing infrastructure costs to the occupants. These forms of housing can provide options for a wide demographic range including young families, seniors and singles. Townhomes can offer residents ground oriented living and private gardens.