

2 Application Overview and Description

Previous Holborn Projects

Figure 2-1: Ellison



Figure 2-2: Domain



Figure 2-3: Symphony



2.1 Rezoning Application

2.1.1 Application and Intent

Holborn Properties Ltd. is pleased to submit to the City of Vancouver the rezoning application for the 6.2-hectare Little Mountain site between Main Street and Queen Elizabeth Park. The intent of the application is to rezone the property from its current RM-3A Zone to a CD-1 Zone. This requested new zoning consists of a gross floor space ratio (FSR) of 2.5 in multiple 3- to 12-storey residential buildings that contain between 1,350 to 1,450 dwelling units of various sizes, typologies, and price ranges for market housing, plus an additional 234 non-market units as well as a limited allocation of density to support the City of Vancouver's Housing strategy. Complementing the principal residential use will be ground floor retail / commercial uses, as well as two community facilities: a 69-space Daycare and a new Little Mountain Neighbourhood House.

The proposed site master plan, developed by Lead Consultant IBI Group and a team of local Consultants, was based on the Policy Statement for Little Mountain approved by City Council on June 27, 2012, with particular regard to its objectives and guiding principles, and being a balanced planning response to a comprehensive public consultation process. The proposed project is also aligned to City of Vancouver public policies such as the City's Regional Context Statement of the Official Development Plan, the City's Greenest Action Plan, and the Rezoning Policy for Sustainable Large Developments.

Holborn is confident that the Little Mountain development will contribute positively to the quality of life of the community, improving the livability of the area not only by virtue of its varied, high-quality buildings, but by integrating with its surroundings through an accessible and permeable public realm.

2.1.2 Document Organization

This document constitutes the rezoning application for the Little Mountain site. It contains all pertinent material for the City of Vancouver to make an

informed assessment of the site master plan proposal and of its key components. The rezoning application is supplemented with the Design Guidelines, a more specific document for the individual design of all future elements of the plan.

The document is organized in seven sections:

1. **Executive Summary.** The first section corresponds to a comprehensive but brief summary that highlights the key elements of the proposed scheme.
2. **Application Overview and Description.** The second section describes the past, present, and future of the site, providing a narrative from the history of Little Mountain to the design process to the proposed site master plan, including parcelization, phasing, and overall project statistics.
3. **Public Realm.** This section focuses on all landscaping and urban design components of the public open space system. It includes the landscape plan, a description of the particular public open spaces of the plan (streets, plazas, and parks), diagrammatic movement networks, and key street cross sections.
4. **Semi-Private / Private Open Spaces.** As a complement to the previous section, this piece focuses on the transitional open spaces from the public to the private realm, including pedestrian connections, arrival courts, interior courtyards, private patios, and rooftop open spaces.
5. **Built Form.** The fifth section forms the mirror image of the Public Realm Section, describing the different aspects of the proposed built environment: Building heights, coverage, setbacks, massing, cross sections, shadow studies, view studies, and floor plates.
6. **Sustainability Measures.** This section describes the specific targets and actions (physical components and operational measures) that are proposed to align the new development with the Greenest City 2020 objectives and make LEED Gold Standard attainable for future buildings.
7. **Appendices.** The last section includes information and studies developed by specialists that provide further in-depth information on specific topics. Some appendices are submitted as stand-alone documents, while others are part of this document.

2.1.3 Current and Proposed Zoning Parameters

The Little Mountain site is currently zoned RM-3A, Medium Density Residential and, through this application, is seeking a CD-1 classification. Comparative key parcel, building, land-use, and parking criteria are contained in Table 2-1 below.

The parameters listed for the proposed CD-1 classification correspond to parameters applicable to the whole site; more specific items are contained in the different sections that form this rezoning application and in the Design Guidelines, which may require additional inclusion and wording in the CD-1 By-law.

Table 2-1: Current and Proposed Zoning Parameters

Parameter	Current RM-3A Zoning	Proposed CD-1 Zoning
Parcel Parameters		
Parcel area	Minimum 550 m²	According to Parcel Plan (Section 2.4.3 of this application)
Building Parameters		
Floor Space Ratio (FSR)	Maximum 1.0 with the option of increasing it to 1.45 FSR (or even further) if parcel size, parking design conditions, and maximum site coverage ratios are met.	Maximum 2.5, based on the gross parcel area of 61,846.14 m², before subtracting areas to be dedicated to the City.
Exclusions from FSR	Typical zoning exclusions (Sections 4.7.3 and 4.7.4 of the RM-3A District Schedule)	None, except: <ul style="list-style-type: none">Balconies and other unenclosed spaces (up to 12% of residential floor area)Underground building areas
Building height	Maximum 10.7 m (35 ft.)	Maximum 36.6 m (120 ft.)
Height exclusions	Standard height exclusions (Section 10.11 of the Zoning By-law)	Standard height exclusions (Section 10.11 of the Zoning By-law) plus enclosed areas of elevators, stairs, and lobbies providing access to roof decks for either private or common use.
Building site coverage	No restrictions	Minimum gross parcel coverage 40%
Setbacks	<ul style="list-style-type: none">Front yard: Minimum 6.1 mSide yard: Minimum 2.1 mRear yard: Minimum 10.7 m	According to Setback Plan (Section 5.3.3 of this application)

Parameter	Current RM-3A Zoning	Proposed CD-1 Zoning
Land Use Parameters		
Outright approved uses	<ul style="list-style-type: none">One-family dwellingTwo-family dwellingMultiple conversion dwellingMultiple dwellingAccessory buildingsCommunity care facilities	For all parcels: <ul style="list-style-type: none">Multiple dwellingLive-work usePark or playgroundSwimming poolUrban agriculture In addition, for parcels AA, AB, AC, BC: <ul style="list-style-type: none">Seniors supportive or assisted housingCommunity centre or neighbourhood houseChild day care facilityGrocery or drug storeRetail storeBarber shop or beauty salonBeauty and wellness centreRestaurantOffice usesFarmers' market
Conditional approved uses	<ul style="list-style-type: none">Cultural and recreational uses such as clubs, community centres, neighbourhood houses, and parksInstitutional uses such as churches, hospitals, and schoolsParking areasSmall scale retail such as farmers' markets and neighbourhood grocery stores	For all parcels: <ul style="list-style-type: none">One-family dwellingTwo-family dwellingFreehold rowhouseBed and breakfast accommodationFitness centre (class 1)Artist studio (class A) In addition, for parcels AA, AB, AC, BC: <ul style="list-style-type: none">Neighbourhood public houseLaundromat or dry cleaning establishment
Parking Parameters		
Market residential parking	Minimum 0.6 spaces per unit + 1 space per each 200 m² Maximum 1.5 spaces per unit ≥180 m²	Minimum 1 space per 100 m² or 1.5 spaces per unit, whichever is less Maximum 2 spaces per unit
Market residential visitor parking	According to Parking By-law	According to Parking By-law
Non-market residential parking	Minimum 0.5 spaces per unit	Minimum 0.4 spaces per unit Maximum 1 space per unit
Non-market residential visitor parking	Minimum 0.075 spaces per unit Maximum 0.15 spaces per unit	Minimum 0.075 spaces per unit Maximum 0.1 spaces per unit
Other non-residential uses	According to Parking By-law	According to Parking By-law, except minimum 1 space per 150 m² for Neighbourhood House
Loading spaces for residential uses	According to Parking By-law	According to Parking By-law
Bicycle parking	According to Parking By-law	According to Parking By-law



2.1.4 Basis for Rezoning

The CD-1 rezoning parameters are based on the following rationale:

.1 Increased Density

The proposed site master plan includes an increased 2.5 gross FSR parameter. This is supported because:

- It corresponds to the Little Mountain Policy Statement, specifically regarding density (page 23): “Accommodate an overall gross density (calculated over the whole site area) of 2.3 to 2.5 gross FSR (approximately 1,500,000 to 1,670,000 square feet, gross). This area includes social housing, commercial floorspace, new community facilities, and all typical floorspace exclusions.”
- It corresponds to overall City policy, particularly to the goal of “creat[ing] a compact urban area” and the strategy of “focus[ing] growth in urban centres and frequent transit development areas,” contained in the City’s Regional Context Statement of the Official Development Plan, adopted by City Council on September 24, 2013.
- It allows for new buildings connected to a district energy source to be constructed, which would advance the targets of “requir[ing] all buildings constructed from 2020 onward to be carbon neutral in operations” and “reduc[ing] community-based greenhouse gas emissions,” as outlined in the City’s Greenest City Action Plan approved by City Council in July 2011.
- A higher density would also advance the target of “reduc[ing] average distance driven per resident,” also contained in the City’s Greenest City Action Plan.

- Finally, it would provide social and financial benefits in the forms of Community Amenities Contributions (CACs), Development Cost Levies (DCLs), jobs, increased property tax revenues, and delivery of new replacement non-market housing on the site, in addition to the funding of 14 other non market projects elsewhere in Vancouver and British Columbia.

.2 Increased Height

The proposed site master plan also includes an increased building height standard. The 12-storeys height limit in two parcels of the development is supported because:

- It corresponds to the Little Mountain Policy Statement, specifically regarding height (page 23): “Establish a maximum height of 12 storeys (or 120’, whichever is the lesser) to preserve regional views from the summit of Queen Elizabeth Park.”
- It allows height to be concentrated in the central portions of the site without impacting the neighbouring low-density built environment, ensuring that Little Mountain is integrated in form and character with the surrounding neighbourhoods.
- It makes the attainment of the FSR benchmark outlined above technically feasible.
- The two locations selected for 12-storeys buildings do not impact the view lines from the top of Queen Elizabeth Park towards the regional natural environment, particularly the views to Mount Baker.

.3 Minimum Site Coverage

The proposed site master plan includes a minimum site coverage criterion. The 40% minimum site coverage is supported because:

- It corresponds to the Little Mountain Policy Statement, specifically regarding coverage (page 30): “Establish an efficient building ‘footprint’ while ensuring livability and site permeability. Massing studies during the policy statement phase indicate that an overall minimum site coverage of 40% is desirable.”
- It corresponds to overall City policy, particularly to the goals of “creat[ing] a compact urban area” and “support[ing] sustainable transportation choices” and the strategies of “focus[ing] growth in urban centres and frequent transit development areas” and “coordinat[ing] land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking” contained in the City’s Regional Context Statement of the Official Development Plan.
- It ensures that no additional height more than reasonably necessary is needed to accommodate the FSR indicated under .1 above.
- It increases the ability of the buildings to define spatially the public realm of streets and open spaces as well as that of the interior private courtyards.

.4 Addition of New Uses

The proposed site master plan includes a variety of new uses, some approved outright, some conditional. The new land use mix is supported because:

- It corresponds to the Little Mountain Policy Statement, specifically regarding mix of uses (page 13): “Little Mountain will be a predominantly residential community containing a range of housing types, building forms, and unit sizes and including both market and social housing. Other uses will be integrated into the development, providing local commercial opportunities and amenities for area residents...”
- It corresponds to the Little Mountain Policy Statement, specifically regarding the addition of a Neighbourhood House (page 17): “Provide a new Little Mountain Neighbourhood House with...a minimum of 12,000 sq. ft. of fully-finished and equipped, flexibly-designed space fully accessible by people with the broadest range of ages, abilities and cultures.”
- It corresponds to the Little Mountain Policy Statement, specifically regarding the addition of a Daycare facility (page 17): “Provide a 69-space fully-finished and equipped childcare, designed for infants, toddlers, pre-schoolers, and school-aged children.”

- It corresponds to the Little Mountain Policy Statement, specifically regarding the addition of a local retail (page 16): “Approximately 17,000 to 20,000 square feet of commercial floorspace should be located on Main Street and adjacent to the community plaza near Main Street at East 36th Avenue, taking maximum advantage of corner and southern exposure, and drawing people into the plaza...The majority of the floorspace should be local-serving retail such as a café, a deli, bakery, green grocer/small grocery store, small-scale pharmacy, and so on.”
- It corresponds to overall City policy, particularly to the goals of “support[ing] a sustainable economy” and “develop[ing] complete communities” and the strategies of “promot[ing] land development patterns that support a diverse regional economy and employment close to where people live,” “provid[ing] diverse and affordable housing choices,” and “develop[ing] healthy and complete communities with access to a range of services and amenities,” contained in the City’s Regional Context Statement of the Official Development Plan.
- It allows for the provision of a “range of housing options for Vancouver’s growing and changing population” as stated in the MOE for Little Mountain between BC Housing and the City.
- It increases the desirability, livability, and value of the Riley Park neighbourhood as a whole, through residential-compatible and -supportive land uses scaled to serve the local population.

.5 Changes in Parking Requirements

The proposed site master plan includes changed minimum and maximum parking provision figures and would locate most parking underground. These parking standards changes are supported because:

- They correspond to the Little Mountain Policy Statement, specifically regarding parking strategy (page 45): “Develop a parking standard that encourages use of other forms of transportation and minimizes traffic impacts as well as parking impacts on the existing community. This parking standard will be established at the time of rezoning and will reflect current best practices.”
- They correspond to the Little Mountain Policy Statement, specifically regarding underground parking (page 45): “Provide primarily underground parking with the exception of temporary on-street parking and some drop-off and convenience spaces near the community plaza/hub.”
- They correspond to overall City policy, particularly to the goal of “support[ing] sustainable transportation choices” and the strategy of “coordinat[ing] land use and transportation to encourage transit, multiple-occupancy vehicles, cycling and walking” contained in the City’s Regional Context Statement of the Official Development Plan.
- They would advance the target of “mak[ing] the majority of trips by foot, bicycle, and public transit” contained in the City’s Greenest City Action Plan.
- They would leave the ground floor for the location of open public and private spaces and residential and other community-supportive uses that will activate the public realm.

2.2 The Little Mountain Site and Design Process

2.2.1 Context Plan/Connectivity to Broader Community

The Little Mountain parcel is situated at a central location in Vancouver’s Riley Park neighbourhood, an established neighbourhood comprising a mix of single family homes and apartment buildings. Within the neighbourhood, its placement is strategic, as it has the potential to connect with the street grids to the north and south, which are otherwise interrupted by the large extensions of Queen Elizabeth Park, Hillcrest Community Centre, and Mountain View Cemetery. It is also strategic for the east-west connectivity in the neighbourhood, given that Ontario Street is the dividing line between Vancouver’s east and west side.

Further, in terms of mobility, the site is bordered on two sides by the Ontario Street and 37th Avenue local street bikeways and has frequent transit service on Main Street (Route 3) and local transit service on 33rd Avenue (Route 33). The latter connects the site to the Canada Line’s King Edward subway station, just few bus stops away.

Community amenities and facilities lie at a short distance of the site, many of these no further than a 10-minute walk away. The major attraction of the area is the large, established, and well-visited Queen Elizabeth Park which is directly across

Ontario Street. The nearby Hillcrest Community Centre is also an important, high quality and recently renovated recreational facility in the area, which attracts people from the neighbourhood and beyond. Both areas provide a strong community amenity benefit for the site, easily reachable on foot or on bicycle.

Complementing recreational uses, the nearby areas include a wealth of other community-serving facilities, including more than ten schools, two public libraries, four hospitals, and many places of worship. In terms of retail, the site faces Main Street to the east, at a place where street frontage use changes from commercial to residential use. Existing commercial functions are concentrated on the intersection of Main Street and East 33rd Avenue. The other large commercial attractor in the area is Oakridge Mall, about 1 kilometer away at the intersection of 41st Avenue and Cambie Street.

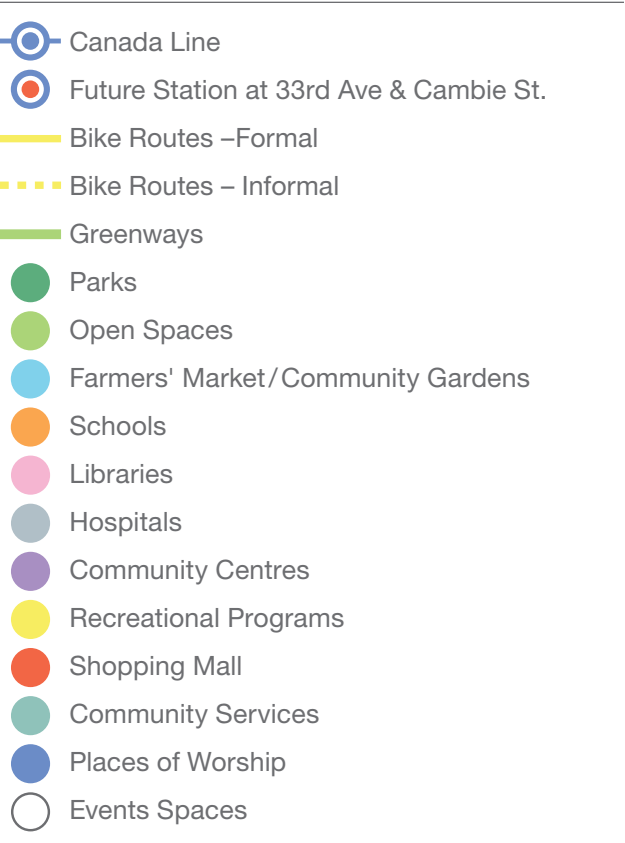
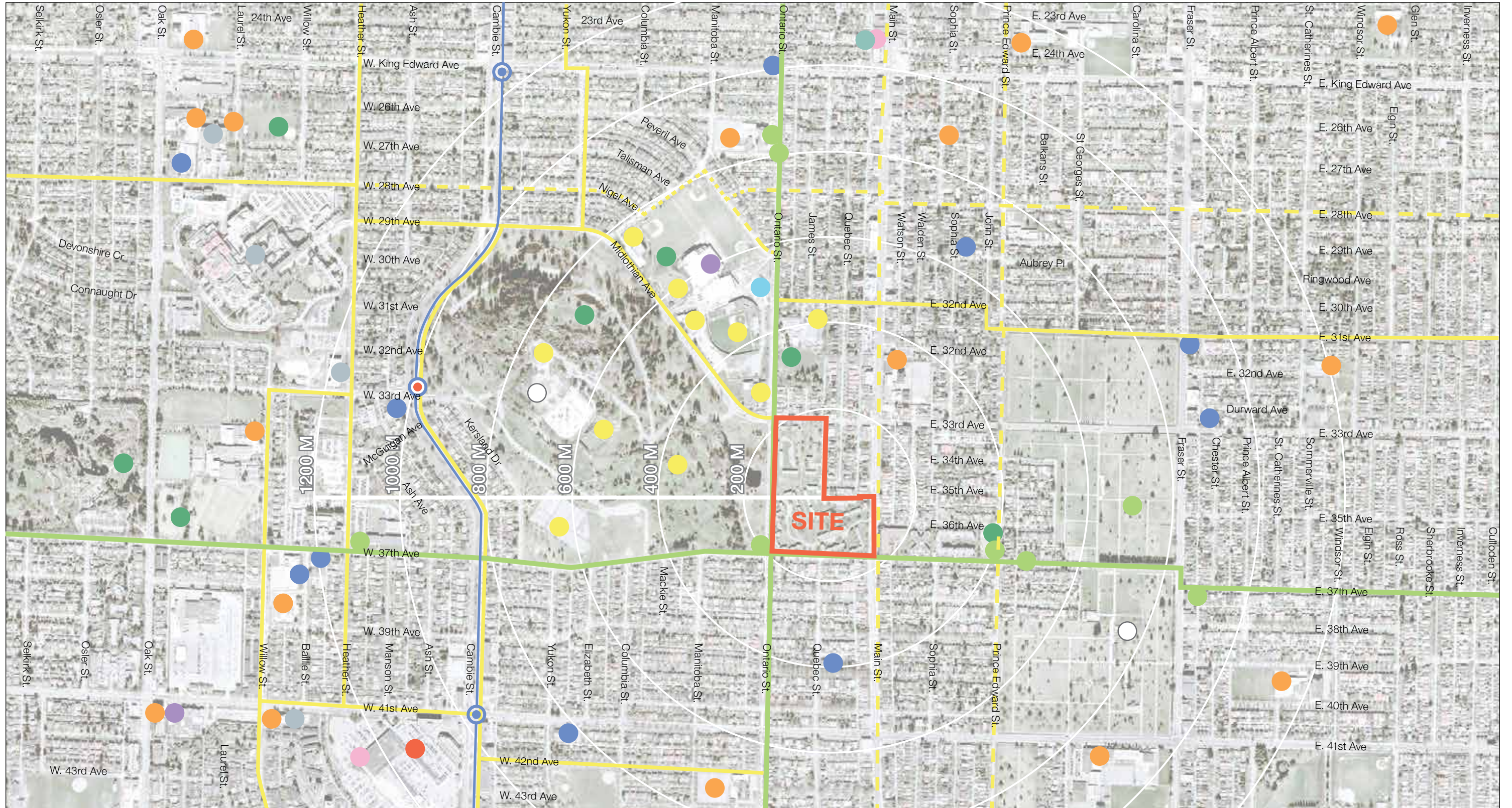


Figure 2-4: Context Plan



Source: PFS Studio

2.2.2 Historical Context

The site, located on the traditional Musqueam First Nation territory, was originally acquired and assembled by the City of Vancouver in the 1940s for an apartment complex that was never realized. Given the acute housing shortage immediately following World War II, municipal, provincial and federal governments agreed to construct approximately 200 new social housing units, with the Central (now Canada) Mortgage & Housing Corporation (CMHC) as owner and lead developer. Development of the Little Mountain social housing project was delayed until 1953; although originally conceived as a low-income housing development, Little Mountain opened in 1954 as a mixed-income development. Many of the first tenants were veterans and their families.

Little Mountain is significant because it was the first large-scale modern social housing project in Vancouver. The site featured thirty-seven buildings, including clusters of three-level walk-up apartment buildings and rowhouses, containing a total of 224 housing units. The buildings were designed by the prominent local architecture firms of Sharp, Thompson, Berwick & Pratt, along with Semmens Simpson. The urban design concept was based on the modernist architecture thinking of the time, namely buildings in a park – structures with low site coverage surrounded by large green spaces freed-up from street alignments. Little Mountain serves as a reminder of mid-century best practices in site planning and design; however the site also demonstrates the disconnect of housing projects that were built in isolation from the surrounding urban fabric.

For over 50 years, Little Mountain has been home to a vibrant, creative and active community. Residents are an important part of the broader

Riley Park community, and were directly involved in the creation of the Little Mountain Neighbourhood House and Riley Park Community Centre. The site, owned by CHMC since its inception as a housing project, was transferred to the Province in 2007 under BC Housing, and in July of that year a Memorandum of Understanding (MOU) was signed between BC Housing and the City of Vancouver regarding the future of the site.

The MOU confirmed that:

- A partner developer was to be selected for the development of the site
- The existing 224 housing units would be replaced on site by the selected developer
- The City agreed to accept the 224 units as fulfillment of its affordable housing goal
- Existing residents would have priority to move back into replacement units once ready
- The result of the net proceeds of the land sale would be invested for the replacement non-market housing on-site as well as non-market housing throughout the City and the Province
- The existing buildings should be demolished to reduce the risk of fire and vandalism
- Development Cost Levies (DCL) would be reinvested in the site

The first non-market housing is currently under construction in an effort to accelerate the delivery of this new housing. Holborn obtained approval to commence construction of this building in 2013. This project is well underway and will be seamlessly integrated with the proposed rezoning plan.

Figure 2-5: Site Aerial, courtesy City of Vancouver

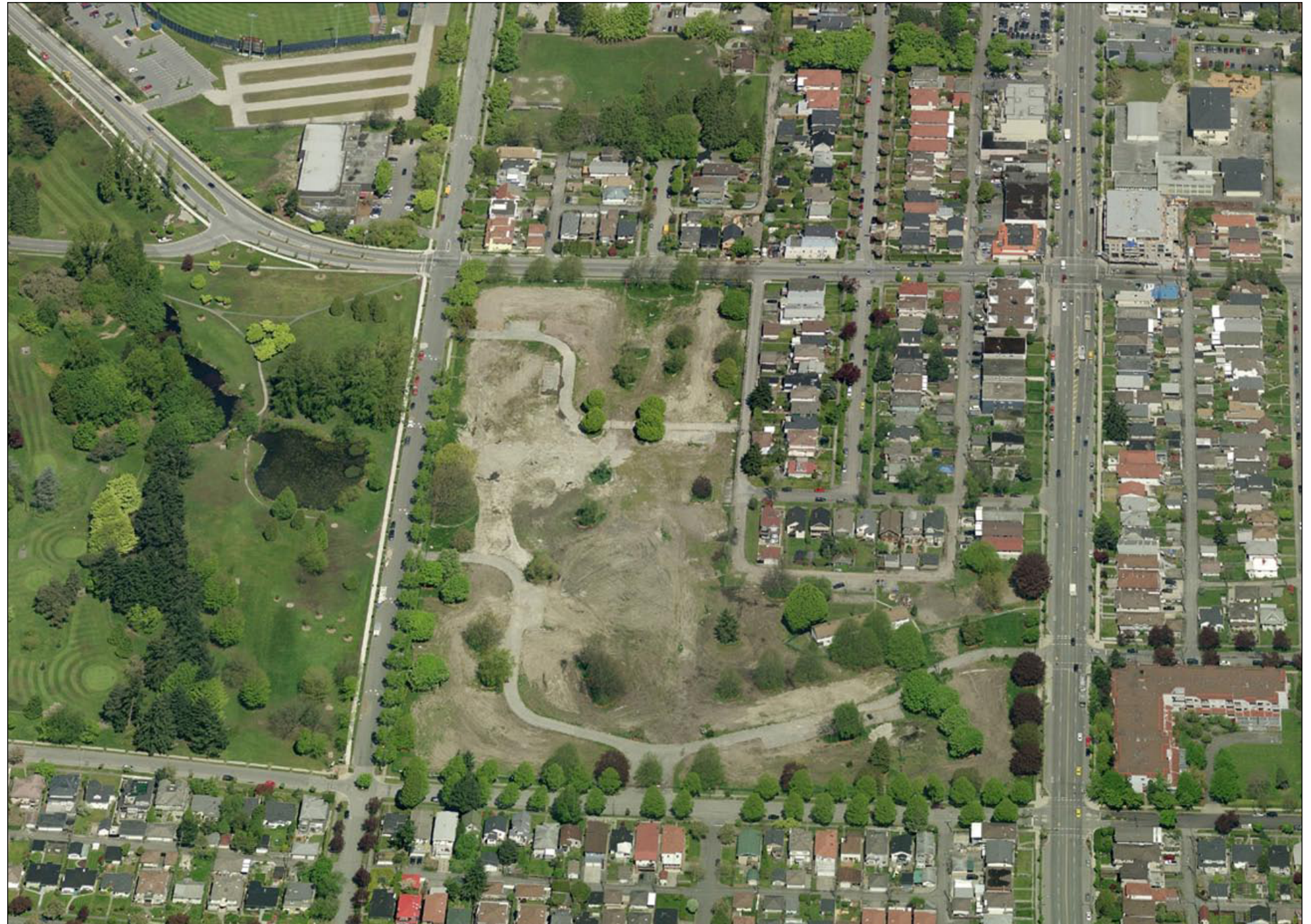


2.2.3 Existing Site

The Little Mountain parcel itself is a 6.18 hectare (15.28 acre), L-shaped site with an approximately 900 metre total frontage along Main Street, 37th Avenue, Ontario Street, and 33rd Avenue. On the upper east side, the site abuts the public lane of the northeast quadrant, a series of 2- to 3-storeys single family houses that are intended to change to low-to mid-rise apartment housing with a maximum 6 floors, according to the Little Mountain Adjacent Area Rezoning Policy, approved by City Council on February 13, 2013. Across 37th and 33rd Avenues the site fronts 2½-storeys single family houses. On the western edge, across the Ontario Street boundary, the site faces the eastern edge of Queen Elizabeth Park.

The site is generally flat, with larger 10- to 20-foot grade changes over the whole site. There are 84 trees within the plot, plus 55 additional trees planted along the sidewalks of the adjacent public streets, not all of them of high significance or in good condition.

Figure 2-6: Site Aerial Photo, early 2013



2.2.4 Design and Consultation Process

The MOU signed between BC Housing and the City of Vancouver set the course of action for the selection of the developer of Little Mountain and the initiation of the planning process.

Recognizing the potential that comes from the site’s location, understanding City planning policies for a sustainable future, and responding to the needs of the neighbourhood and the market for high-quality and inclusive urban development, Holborn Properties Ltd. engaged James KM Cheng Architects in 2010 to produce initial concepts for the redevelopment of the site into a compact, mid-height, mixed-use residential area. The work of the architects was informed and greatly enhanced by a thorough, in-depth, and intensive public consultation process which took place for over two years, ending in the approval of the “Little Mountain Policy Statement” by the Vancouver City Council in June 2012. Based on the guidelines and objectives contained in the Policy Statement, Holborn contracted IBI Group and a series of other local consultants to lead the rezoning effort, whose result is the present document.

The key events of the design and consultation process are the following:

July 2007	City Council approves a planning program for Little Mountain
	A Memorandum of Understanding (MOU) is signed between the City and the Province
May 2008	BC Housing selects Holborn Properties Ltd. as their private-sector partner for the redevelopment of Little Mountain
May 2009	City Council approves the revised work program and timeline for Little Mountain
October 2009	The site program is scoped and reviewed by the Planning Department
November 2009	Creation of the Community Advisory Group for community feedback on the Little Mountain development
December 2009	Public open house #1: Background information is shared, planning objectives are defined, and community concerns are identified
January – May 2010	The initial development site plan concepts are prepared by Holborn’s original urban design consultant, James KM Cheng Architects
June 2010	Public open house #2: The initial site plan concepts are presented for community feedback
June 2010 – Present	The site plan is refined and 3D massing is explored
July 2011	Public open house #3: The 3D massing concepts are presented for community feedback
Fall 2011	Public feedback is incorporated into the site plan concept
January 2012	Public open house #4: The revised redevelopment concept is presented for community feedback
February-June 2012	The Community Advisory Group meets seven times to discuss community feedback and important concerns about the redevelopment
Spring 2012	The Policy Statement is drafted and the redevelopment concept is refined
Mid-2012	The Policy Statement is refined and the redevelopment concept is further improved
June 2012	The Policy Statement is approved by City Council
October 2012	The City of Vancouver, BC Housing, and Holborn agree to build 50 units of senior non-market housing prior to the rezoning process’ conclusion
February 2013	City Council approves the rezoning policy for the adjacent area of the site
April 2013	Ground-breaking ceremony for first non-market building in Little Mountain (building BB)
July 2013	Holborn and BC Housing conclude the sales agreement for the Little Mountain property
September 2013	Holborn selects IBI Group as the lead urban design consultant for the Little Mountain rezoning process
October 2013	The Community Advisory Group meets with City staff, Holborn, and IBI Group to get updates on the rezoning process
February 2014	Holborn submits the rezoning application for the Little Mountain redevelopment
April 2015	Holborn revises the application to provide the City of Vancouver with additional non-market housing area to be dedicated in a civic hub
October 2015	The City of Vancouver and Holborn agree on a Community Amenity Strategy and complete the revised rezoning application (this document)

Figure 2-7: Artist's drawings from the June 2010 Community Workshop

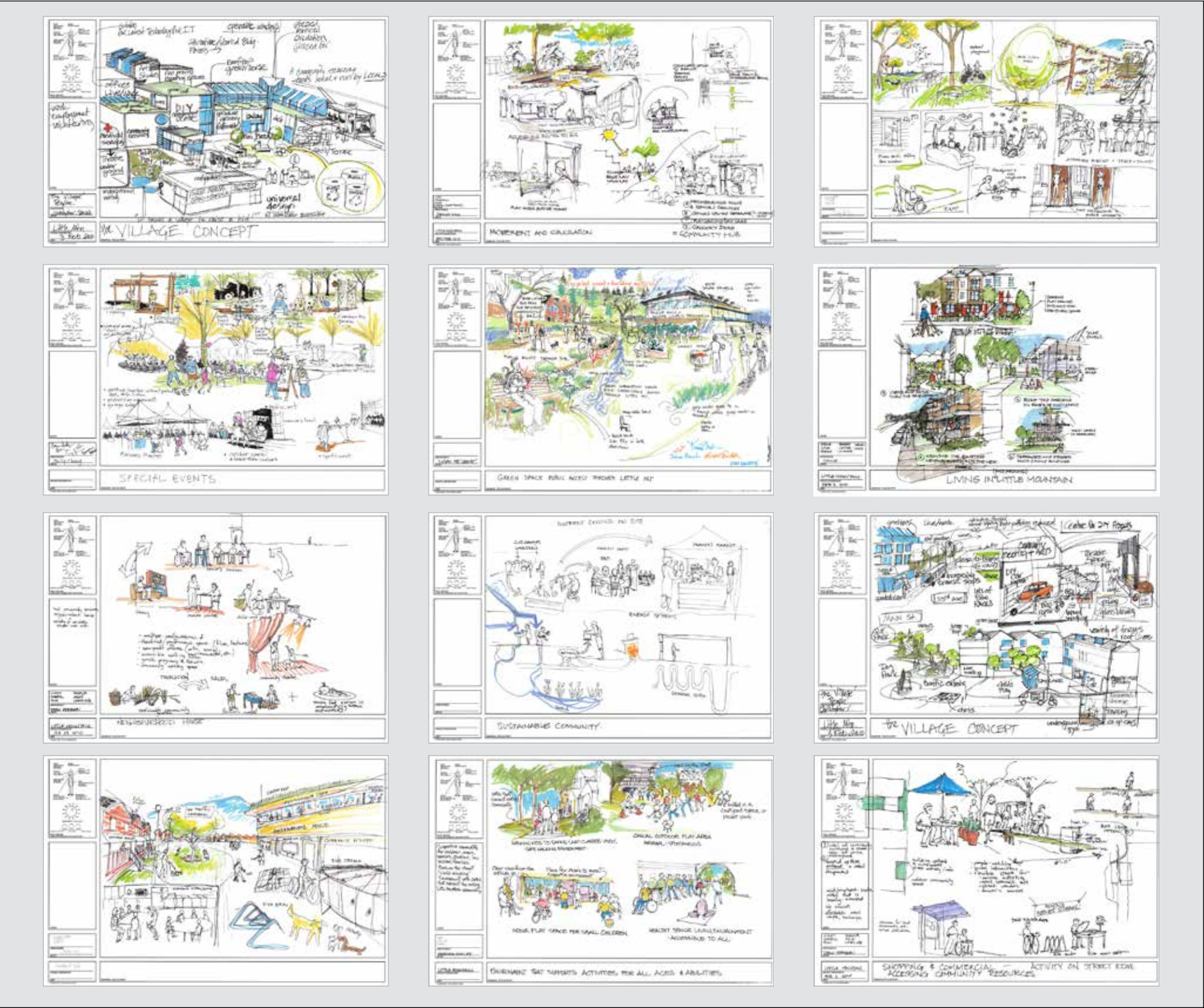


Figure 2-8: Public Consultation Activities



2.3 Design Rationale

The Little Mountain Policy Statement provides the planning background to guide future development of the 6.18-hectare site. Created through a collaborative process between the City, the community, and the proponent developer (Holborn), it provides new public policy in terms of land use, density, building forms / heights, character, and public benefits, including social housing, transportation, and sustainability.

The Policy Statement is grouped in five main sections that make reference to “key planning principles,” each of which contain a series of more specific guiding principles that condense and articulate the aspirations of the community, the City, and the developer.

Based on the principles and aspirations, the proponent’s consultants developed seven urban design objectives that spell out the end results that the project as a whole is expected to deliver through a sensitive urban design proposal. To direct this proposal, the consultants further defined twelve specific design strategies which contain design tactics to make the objectives attainable.

All four elements – key principles, guiding principles, objectives, strategies – informed the final site master plan design that is described in detail in the remaining sections of the document.

Policy Statement

- 2012 City Policy Statement for Little Mountain
- 2013-2015 Rezoning Application Design Process

Key Principles

The overarching direction



Create a complete community. Provide a balanced mix of uses that makes Little Mountain a socially sustainable and functionally complete community.



Create a clear and accessible system of public open space. Provide an interconnected and highly public open space system that is accessible, legible and animated.



Design for green mobility. Foster pedestrian, bike, and transit-friendly infrastructure and amenities that reduce motorized vehicle impacts and use.



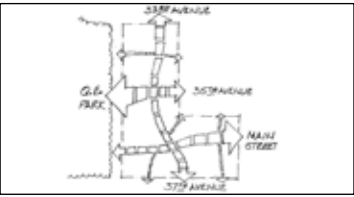
Excel in urban design and built form. Support compact mid-rise development density, massing and height that fits into its urban and natural surroundings.



Achieve a high standard of sustainability. Improve the environmental, social, and economic vitality of the site through specific sustainability strategies.

Guiding Principles

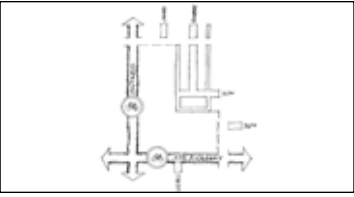
The aspirations for the site



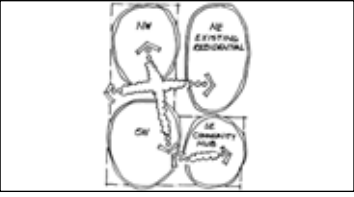
Integration and permeability



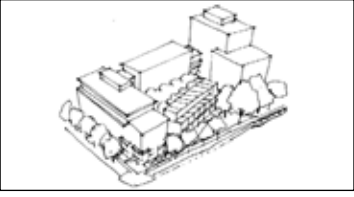
Streets for people



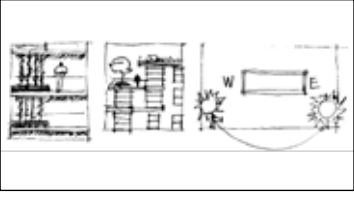
Greenways/bikeways



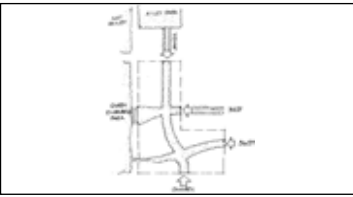
Distinct quadrants



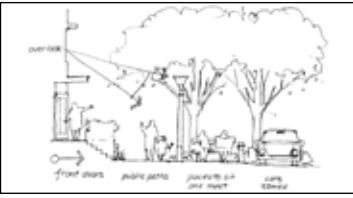
Variation



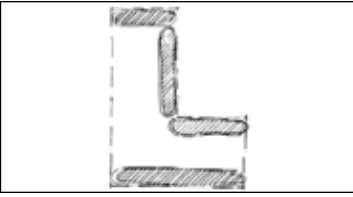
Visible green



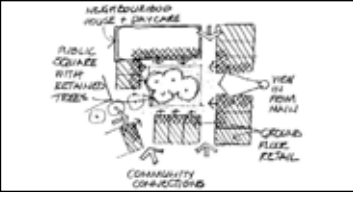
Public space focus



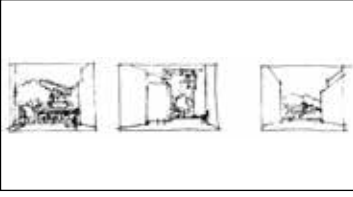
Legibility and animation



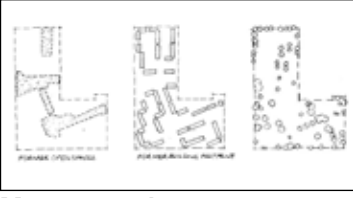
Transitional edges



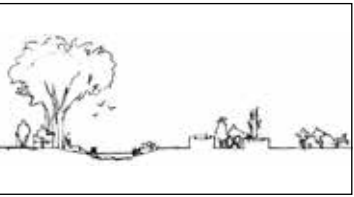
Community hub



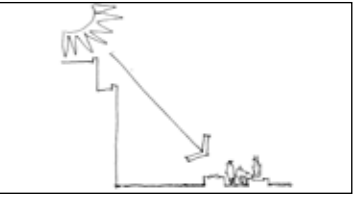
Sequential views



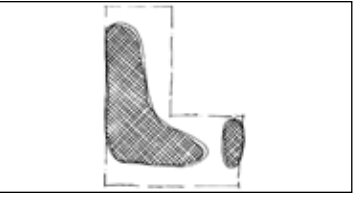
Memory and trees



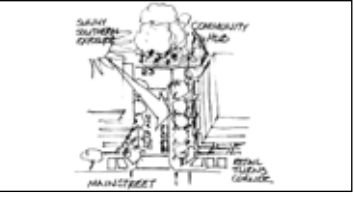
Sustainable public spaces



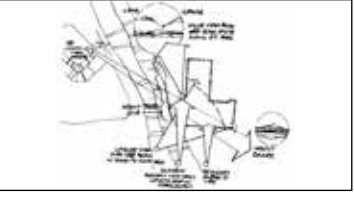
Solar access



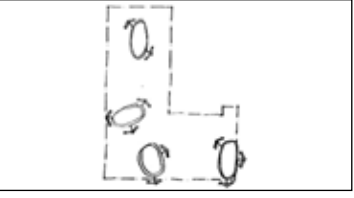
Opportunities for height



Main Street



Views



Integrated social housing

Rezoning Application

Objectives

The desired end results



Complete community. Create a diverse and vibrant community, addressing existing needs and new demands for neighbourhood amenities and housing.



Contextual integration. Ensure integration of the site with the surrounding natural environment and neighbouring community.



Vibrant public realm. Ensure the site is unified by accessible, varied, and interconnected public spaces that maximize solar access and sequential views.



Memory. Reflect the spaces, people, and history of the site through landscape, urban, and building design elements.



Balanced mobility. Provide safe and permeable multimodal transportation infrastructure, prioritizing walkability, bicycles, and transit access.



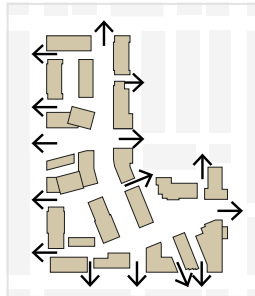
Unity and variety. Foster a unified site design while also maximizing variety, punctuation, and visual interest through the design of buildings and voids.



Sustainable design. Increase passive and active sustainable practices through site-wide and building-specific strategies.

Design Strategies

The design’s plan of action



Permeability. Incorporate multimodal paths through the site that connect to the surrounding street network and other major destinations.



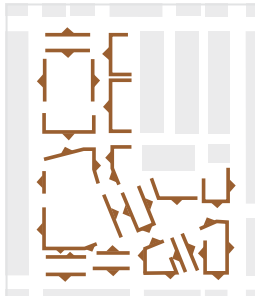
Housing Mix. Include a variety of housing types and tenures and supporting community uses.



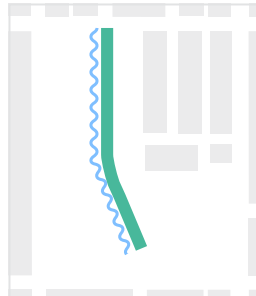
Open Space System. Include a public open space system that is interconnected, legible, and accessible.



Spatial Definition. Conceive buildings as defining elements that reinforce the public realm of streets and open spaces.



Street Orientation. Focus on rich, detailed, and pedestrian-oriented streetfront façades and uses to foster active use of the public realm.



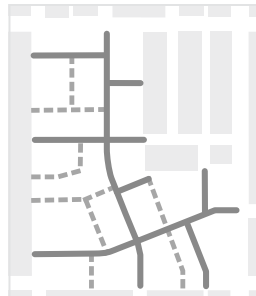
Central Spine. Make the new central street with adjoining linear rain garden the organizing element of the site.



Small Scale. Break down blocks into smaller buildings, each with varied heights, massing, and architectural punctuation.



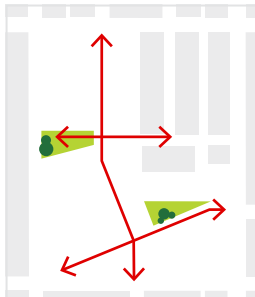
Sun Access. Design building orientation and massing to increase sun access to public spaces and dwelling units.



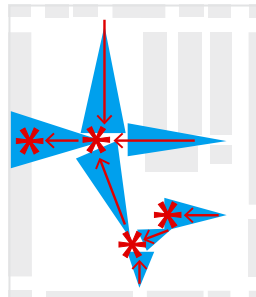
Street & Path Network. Include a network of streets and pedestrian mews that increases connectivity and encourages walkability.



Height Transition. Transition building height and massing towards the edges to ensure respectful contextual integration.



Past References. Retain historical pattern of open spaces, streets, and trees, striving to retain significant trees.



Sequential Views. Increase sequential views through building placement and street network design.

Site Master Plan
on the following page

2.4 Plan Description

2.4.1 Overall Site Master Plan

The proposed site master plan is based on a porous block structure that allows for a range of public-to-private open spaces to be distributed throughout the site. While clearly defining the public realm, this structure also breaks down the scale of buildings within each block.

The blocks to the west of the site contain generous interior courtyards while the blocks that abut the lane to the northeast are conceived as halves of blocks to be completed when the northeast quadrant – not part of the Little Mountain site – is developed.

The scale of the blocks is similar to the city blocks of the neighbouring single-family areas, which will allow integration of scale to the surrounding urban fabric. All buildings have units facing both sides, eliminating throughout the perception of rear façades.

Most buildings are oriented north-south to improve sun access for dwelling units, except the buildings fronting 33rd and 37th Avenues and the main public open spaces, which are turned by 90 degrees as recognition to the single-family houses on the other side of the street or the predominance of the public realm, respectively.

The central element that organizes the structure of the plan is the Central Spine, a continuation of James Street to the north, which will include a “linear rain garden,” a landscaped feature that serves the dual purpose of public amenity and a sustainable stormwater management system. The new street along the Central Spine kinks midway to acknowledge the 1950s social housing’s street and building pattern, turning east and aligning at its end with 36th Avenue on Main Street. Ending on the central street are also new connections to 35th Avenue and Quebec Street, as well as various mid-block pedestrian mews, all of which break up the block pattern for added permeability.

Three major public open spaces also grow from the Central Spine: A plaza near Main Street, which is surrounded by community amenities such as the Neighbourhood House, the Daycare and retail and commercial space; a park at the 35th Avenue axis, which opens up the site to the large public open space of Queen Elizabeth Park; and community garden spaces, located at the car-free Quebec Street extension.


Mixed uses and community amenities are concentrated in the southeast quadrant, where the site has a frontage to Main Street, while residential uses will be prevalent to the west and north of the site.

A Floor Space Ratio (FSR) of 2.5, consistent with the Council-approved Policy Statement for Little Mountain, is attained. About four fifths of the total buildable area of 1.6 million square feet is devoted to market residential use, while the other fifth corresponds to non-market residential, neighbourhood amenities, and commercial uses.

 **Contextual Integration:** Building height transition down to surrounding neighbourhood

 **Sustainable Design:** Compact, mid-rise building form

 **Vibrant Public Realm:** Naturally landscaped Wedge Park opens up the site to QE Park

 **Memory:** Preservation of two significant oak trees

 **Unity and Variety:** Different residential typologies enliven the site but integrate within each building

 **Balanced Mobility:** Shared vehicular/pedestrian/bicycle arrival courts

 **Balanced Mobility:** Easy access to local bikeways

 **Sustainable Design:** Appropriate window-to-wall ratios reduce energy consumption and bird collisions

 **Vibrant Public Realm:** Individual entrances of ground floor units facing the street

 **Balanced Mobility:** Non-vehicular mews/paths encourage walking and cycling

 **Sustainable Design:** Community Garden site

 **Sustainable Design:** Continuous coniferous tree canopy provides habitat for birds and other small species

 **Contextual Integration:** Residential land uses in buildings on 37th, 33rd, and Ontario

Figure 2-9: Site Plan with examples how design objectives are attained



-  **Sustainable Design:**
North-south alignment improves sunlight for most dwelling
-  **Sustainable Design:**
Linear rain garden along Central Spine reduces rainwater runoff
-  **Balanced Mobility:**
Streets designed to be traffic calmed for all users
-  **Unity and Variety:**
Buildings with different massing and form defining holistically the open spaces
-  **Complete Community:**
69-space Daycare
-  **Complete Community:**
Neighbourhood House
-  **Memory:**
Preservation of significant trees on historical road alignment
-  **Vibrant Public Realm:**
Community plaza surrounded by Daycare, Neighbourhood House and local retail
-  **Sustainable Design:**
Preservation of large growth trees throughout the site
-  **Contextual Integration:**
Local retail and services near Main Street/Community Plaza
-  **Sustainable Design:**
District energy Facility
-  **Balanced Mobility:**
Underground parking with bike rooms, electric charging stations and car-share spaces
-  **Complete Community:**
Non-market housing
-  **Sustainable Design:**
Possible edible landscaping/orchard

2.4.2 Public and Private Property

The site master plan maintains a balance between public and private property. The new central street, the continuation of 35th and 36th Avenues, and the Quebec Street connection are all public lands within standard 66-foot rights of way. In addition, the open spaces of the Community Plaza and the Wedge Park are dedicated to the City, in the recognition that they are true public spaces to be enjoyed by the wider community and not only by the residents of Little Mountain. On 36th Avenue, a plot has been set aside underneath the Community Plaza for underground utilities related to district energy, accessed via the underground parking for Building AB.

Parcels in blocks A through E are all privately owned, including the courtyards within blocks C and D. However, a variety of public easements cross all of the parcels in at least one location, connecting the new central street with other public streets or lanes in the adjoining neighbourhood. This not only ensures added permeability of the site to and from its surroundings, but enables pedestrians and bicyclists to pass through portions of the private open space.

- Public Lands
- Private Lands
- Public Easement
- Project Boundary

Figure 2-10: Public and Private Property Plan



2.4.3 Parcel Plan

The site master plan consists of 16 private parcels and two public parcels, in addition to the public street rights-of-way. The private parcels that will be developed with habitable uses range in size from about 1,650 m² to 7,700 m², with varying

proportions, but always with depths over 30 metres. This dimension and the fact that all parcels are aligned either with a public street, a public lane, a pedestrian mews, or a large private courtyard, allows for the location of 20-metre deep buildings with adequate daylighting on the principal façades, where principal interior spaces would be located.

The private parcels are grouped in blocks, named A through E, and called individually AA through EC, the first letter denoting the block, the second the parcel within the block.

The two public parcels, i.e., the plots to be dedicated beyond the public streets, are Parcel AB, which includes the Community Plaza, and the Wedge Park lot.

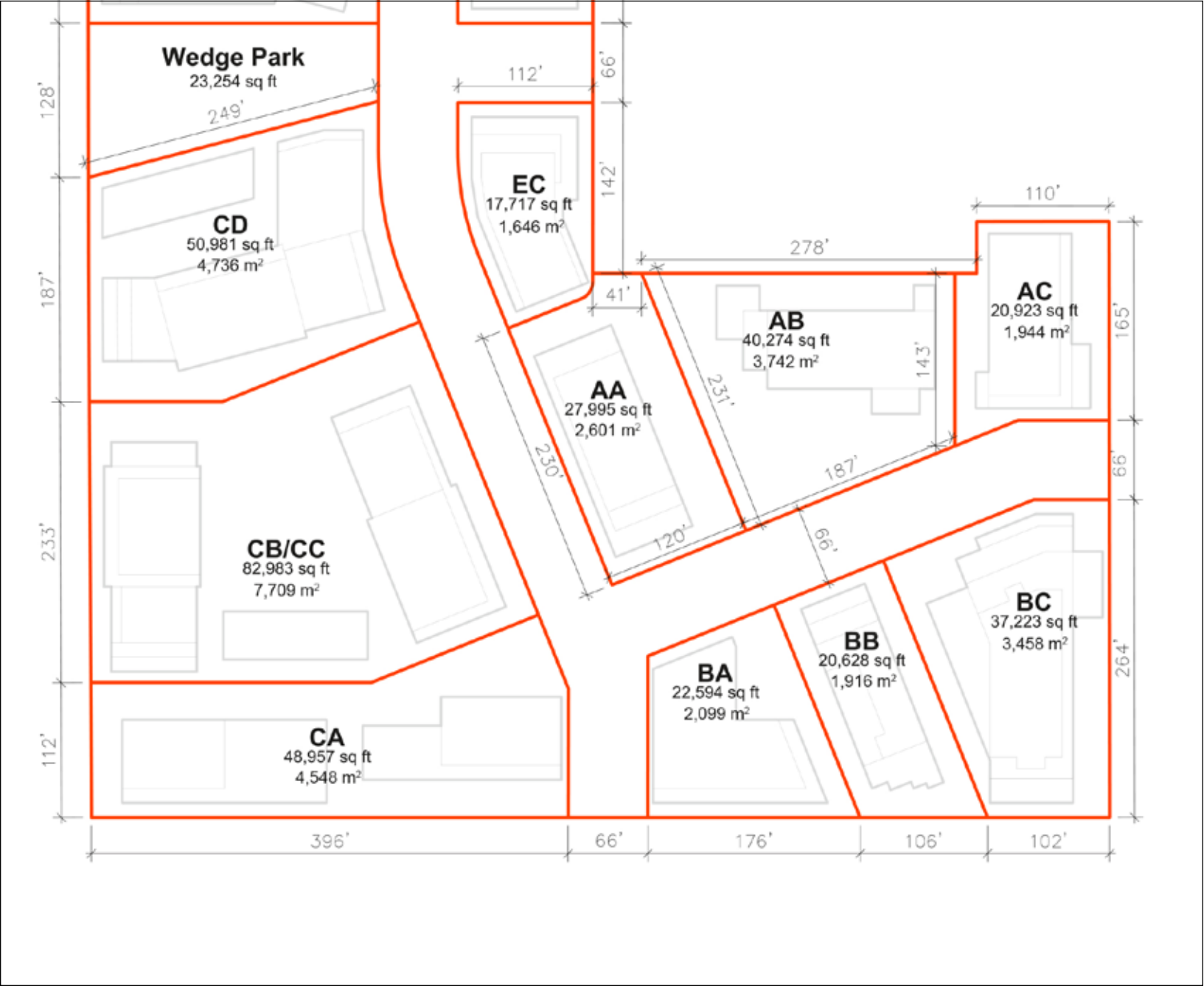
A statutory right-of-way would be provided on Parcel AB for the district energy utility.

Site parcels are indicated in Figure 2-11 and Figure 2-12. The parcel dimensions and gross areas are provided here and in Table 2-2 of Section 2.4.4.

Figure 2-11: Parcel Plan – North



Figure 2-12: Parcel Plan – South



2.4.4 Land Use, Buildings, and Heights

At ground floor the plan has the most variety of uses, ensuring the activation of the public realm. All non-residential uses of the plan are gathered in the buildings of the southeastern quadrant. This area is near to pedestrian activity and transit on Main Street and serves as the community hub of the development. Amenities here include the Neighbourhood House that supports a wide variety of social functions, a 69-space childcare facility, and local retail and commercial spaces, all anchored by the Community Plaza on 36th Avenue just off from Main Street.

The Neighbourhood House becomes a keystone of the public realm, capitalizing upon excellent exposure to the plaza. The Daycare also abuts the plaza, having southern orientation with sun access, outdoor play area adjacent to the plaza that incorporates four existing trees with a drop-off area at the lane. Retail and commercial space is provided along Main Street and around the corner into the plaza, as a way to draw in activity towards this public space. The corner at 36th Avenue and Main Street provides an excellent location for small scale local retail – for example a café or a neighbourhood grocery store – with opportunities for outdoor seating and great southern exposure.

The rest of the plan includes residential uses. Most buildings have walk up townhomes on the ground floor that are directly accessible from the public streets, pedestrian mews, wedge park, or private courtyards. This activates the public realm at street level, which is especially valuable for the contextual integration of the adjacent single-family residential areas along 33rd and 37th Avenues, providing a sense of safety and community.

All upper floor uses on the Little Mountain site are residential, comprised of both market or non-market units. Most of the non-market seniors and family housing units are located in the buildings in the southeast quadrant, but some will be also included in the northwest quadrant. The market units of different sizes, typologies, and price ranges, many of which suitable for families, will be located on the remaining areas of the site.

Building massing tapers off towards the northern and southern edges of the site, as well as towards the northeast quadrant, in recognition of the single-family neighbourhoods. Higher buildings with more floor areas are located in the central portions of the site, in adherence to the Policy Statement.

- Retail/Commercial
- Neighbourhood House (above)
- Daycare
- Housing – Non-market Seniors
- Housing – Non-market Family
- Housing – Non-market Family (above)
- Housing – Market
- Project Boundary

Figure 2-13: Land Use Plan

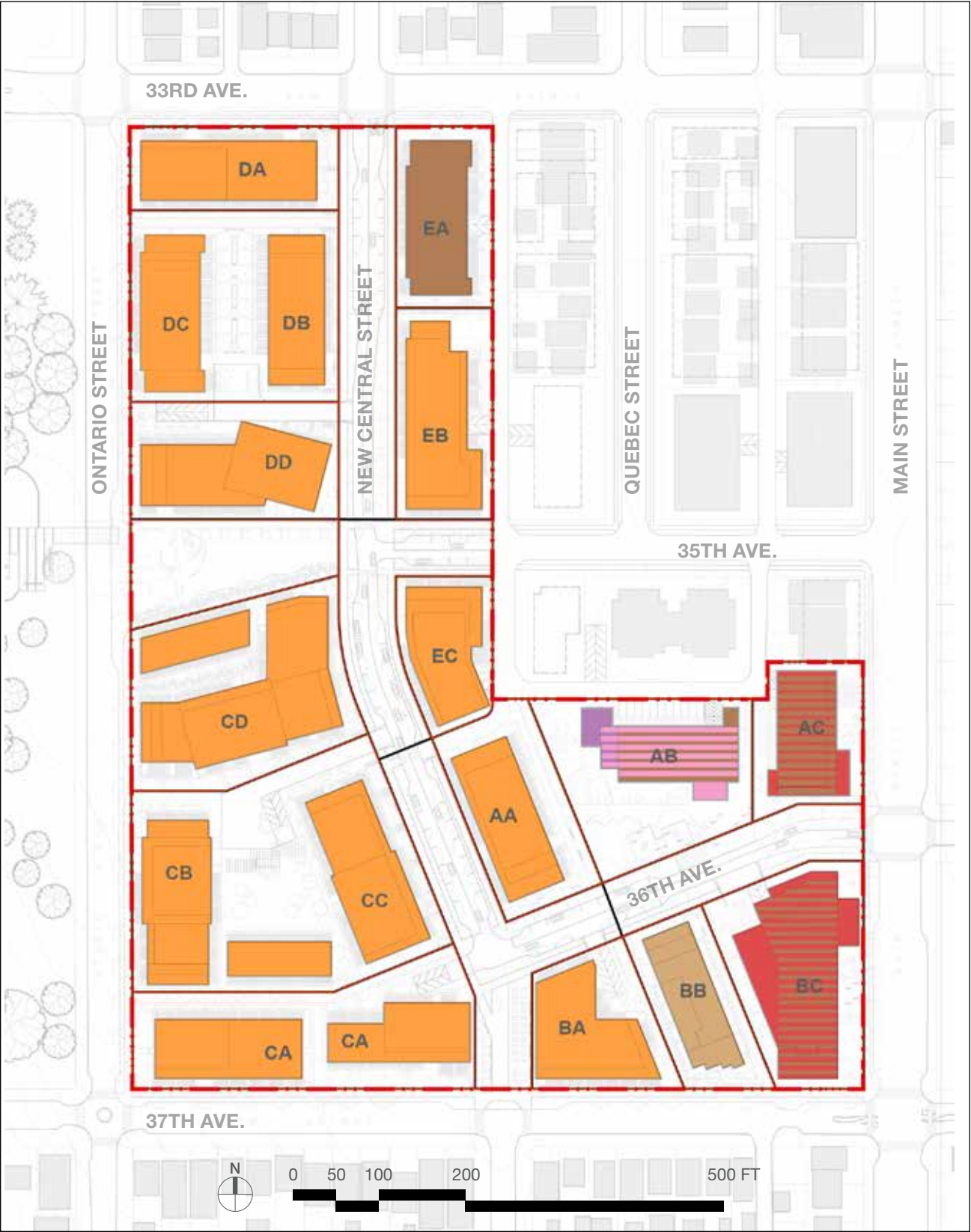


Table 2-2: Parcel-Based Development Statistics

Parcel	Parcel Area m ² /(sq. ft.)	Approximate Gross Building Area* by Use m ² (sq.ft.)					
		Market Residential	Non-market Residential (Family)	Non-market Residential (Senior)	Retail / Commercial	Neighbourhood House	Daycare
AA	2,601 (27,995)	9,835 (105,860)	0	0	0	0	0
AB	3,742 (40,274)	0	3,530 (38,000)	0	0	1,115 (12,000)	764 (8,224)
AC	1,944 (20,923)	0	6,242 (67,189)	0	720 (7,745)	0	0
BA	2,099 (22,594)	6,730 (72,440)	0	0	0	0	0
BB	1,916 (20,628)	0	0	3,942 (42,431)	0	0	0
BC	3,458 (37,223)	0	8,514 (91,640)	0	1,858 (20,000)	0	0
CA	4,548 (48,957)	9,929 (106,880)	0	0	0	0	0
CB/CC	7,709 (82,983)	24,549 (264,246)	0	0	0	0	0
CD	4,736 (50,981)	19,515 (210,059)	0	0	0	0	0
DA	2,181 (23,478)	6,369 (68,560)	0	0	0	0	0
DB/DC	4,980 (53,609)	15,703 (169,029)	0	0	0	0	0
DD	3,047 (32,799)	15,400 (165,760)	0	0	0	0	0
EA	2,195 (23,624)	0	4,667 (50,240)	0	0	0	0
EB	2,554 (27,491)	8,022 (86,348)	0	0	0	0	0
EC	1,646 (17,717)	7,211 (77,615)	0	0	0	0	0
SUBTOTAL	49,356 (531,276)	123,263 (1,326,797)	22,953 (247,069)	3,942 (42,431)	2,578 (27,745)	1,115 (12,000)	764 (8,224)
TOTAL		154,615 (1,664,266)					

*Approximate, based on proposed building massing – final building and parcel areas may vary, provided overall density of 2.5 FSR is not exceeded.

- Up to 6 storeys
- 7-8 storeys
- 9-10 storeys
- 12 storeys
- Height Transition Downward
- Project Boundary

Figure 2-14: Density, Massing, and Heights Plan



2.5 Summary Development Statistics

Table 2-3 lists summary development statistics for the site as a whole. For detailed information on each building contained in each of the five parcels, please see Section 5.5 Block & Building Studies.

Table 2-3: Site-Wide Development Statistics

Parameter	Dimension
Site area	61,846 m ² (665,706 sq. ft.)
Public property	16,222 m ² (174,616 sq. ft.) 26.2% of the total site area
Private property	45,624 m ² (491,090 sq. ft.) 73.8% of the total site area
• Private property without public easements	44,281 m ² (476,638 sq. ft.) 71.6% of the total site area
• Private property with public easements	1,343 m ² (14,452 sq. ft.) 2.2% of the total site area
Gross building coverage ratio	40%
Gross floor area* by proposed use	
• Market residential	123,263 m ² (1,326,797 sq. ft.)
• Non-market residential	26,985 m ² (289,500 sq. ft.)
• Retail/Commercial	2,578 m ² (27,745 sq. ft.)
• Neighbourhood House	1,115 m ² (12,000 sq. ft.)
• Daycare	764 m ² (8,224 sq. ft.)
Total proposed floor area	154,615 m ² (1,664,266 sq. ft.)
Total gross FSR	2.50

*Note: Gross floor areas by use are approximate based on proposed building massing; final areas may vary, provided overall density of 2.5 FSR is not exceeded.

2.6 Phasing Plan

The proposal's phasing begins from the southeast corner near Main Street, and will move westward and then northward. The rationale for this strategy is the following:

- One building (the non-market building BB) is already complete.
- As proposed, the retail and commercial space, as well as a large portion of non-market housing units and the community facilities will be delivered in Phase 1.
- The objective of Phase 2 is to connect the road network and deliver the first market residential units.
- Phases 1 and 2 will have a completely accessible and connected public realm, experiencing the lowest impacts from the construction of later phases.
- Phases 1 will accelerate the development of the Community Plaza which will anchor the neighbourhood with retail and community-supporting uses.
- The later phases are proposed in coordination with access and public realm considerations, and to minimize construction impacts.

While proposed to be built over the next decade, it is difficult to determine exact dates of completion for each stage, given changes in construction sequencing, City approval process, and real estate market conditions.

Figure 2-15: Phasing Plan

