

Little Mountain Policy Statement

Presentation on
Draft Urban Design Policies
April 3, 2012

OVERVIEW

Holborn Concept

Site Plan

Four Perspectives

1. Context: Place in the city
2. Transition: Relationship to surrounding neighbourhood
3. Liveability: On and around the site
4. Sustainability & Memory: Mature Trees

Group Discussion/Conclusions

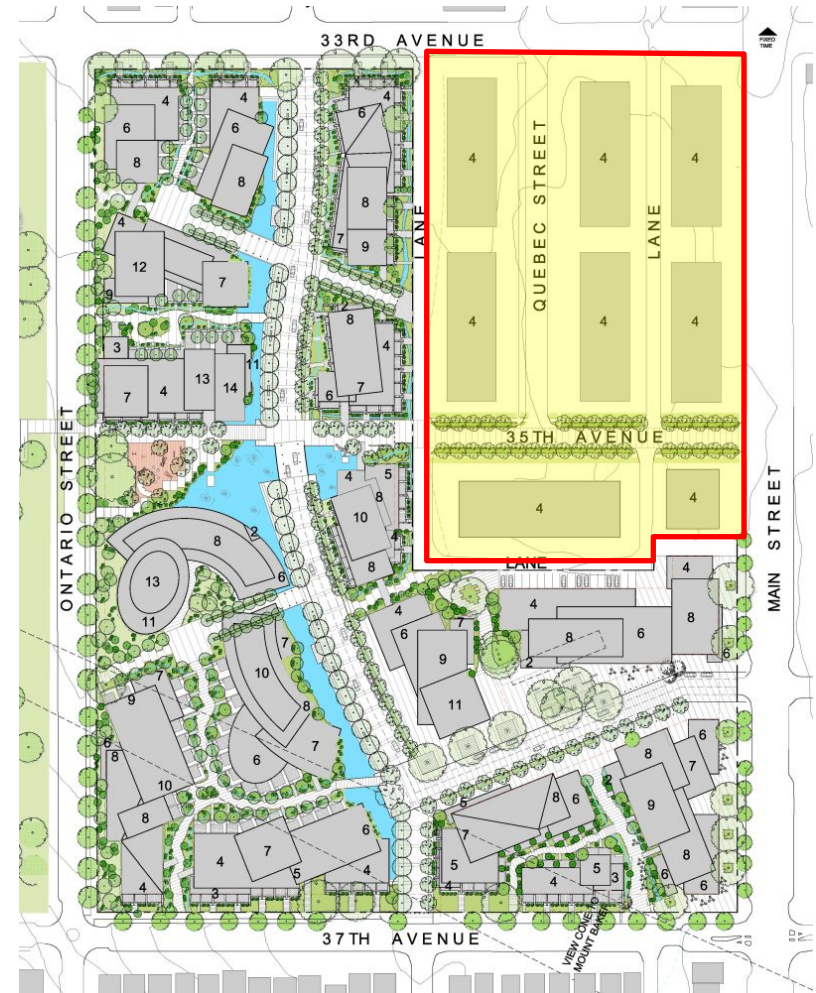
Planning Process

- Planning process underway since December 2009
- **Stage 1: Policy Statement**
 - Guides rezoning
 - Heights & density, uses, public benefits, sustainability, transportation, phasing
- **Stage 2: Rezoning**

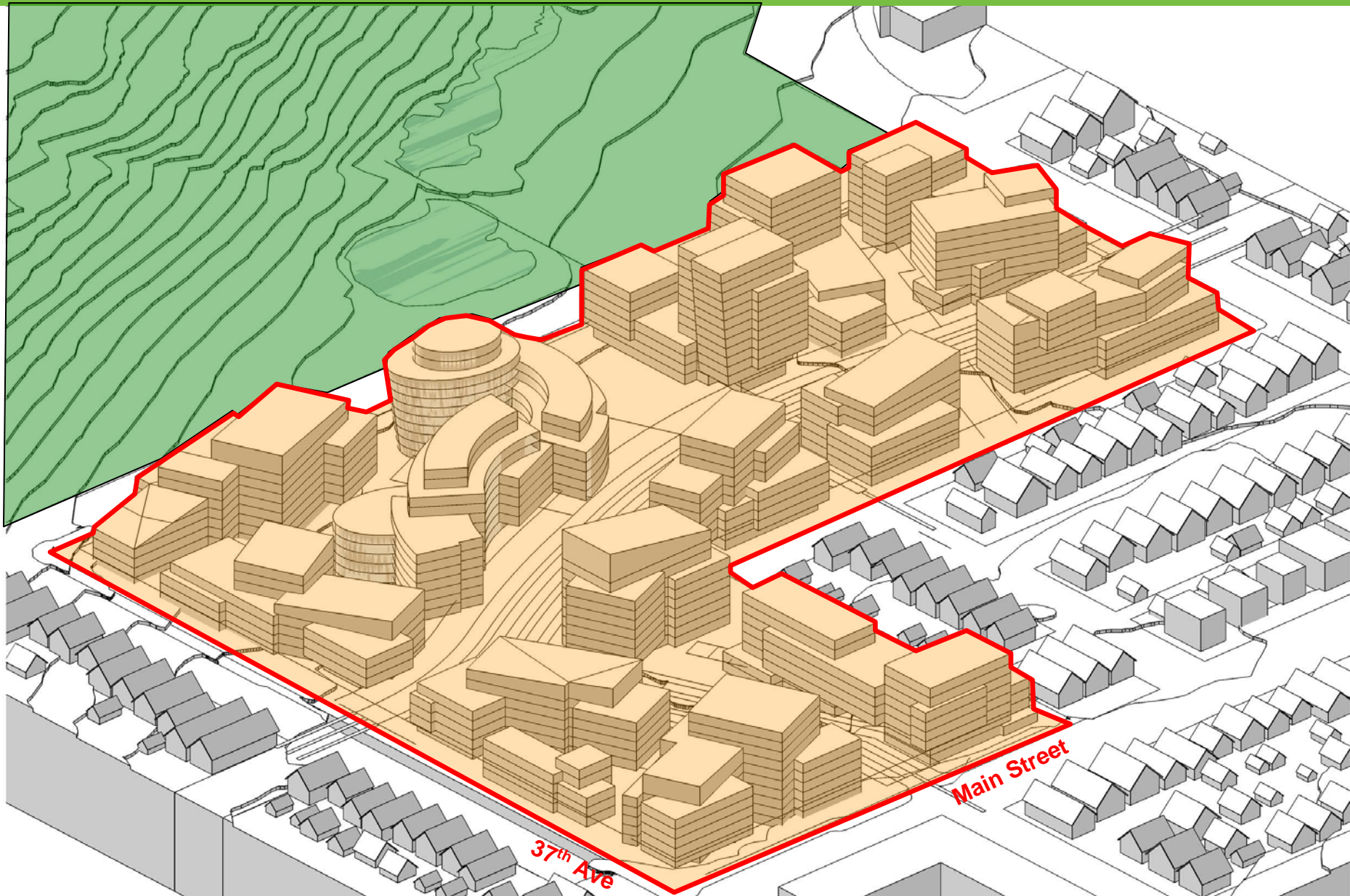
HOLBORN CONCEPT

Holborn Concept

- Promising site plan
- 1,834 housing units
 - 1,600 market
 - 234 social housing
- Heights to 14 storeys
- 1.8m square feet
- Presented 2.8 FSR gross
 - 2.5 to 2.8 range



HOLBORN CONCEPT - 2.8 FSR



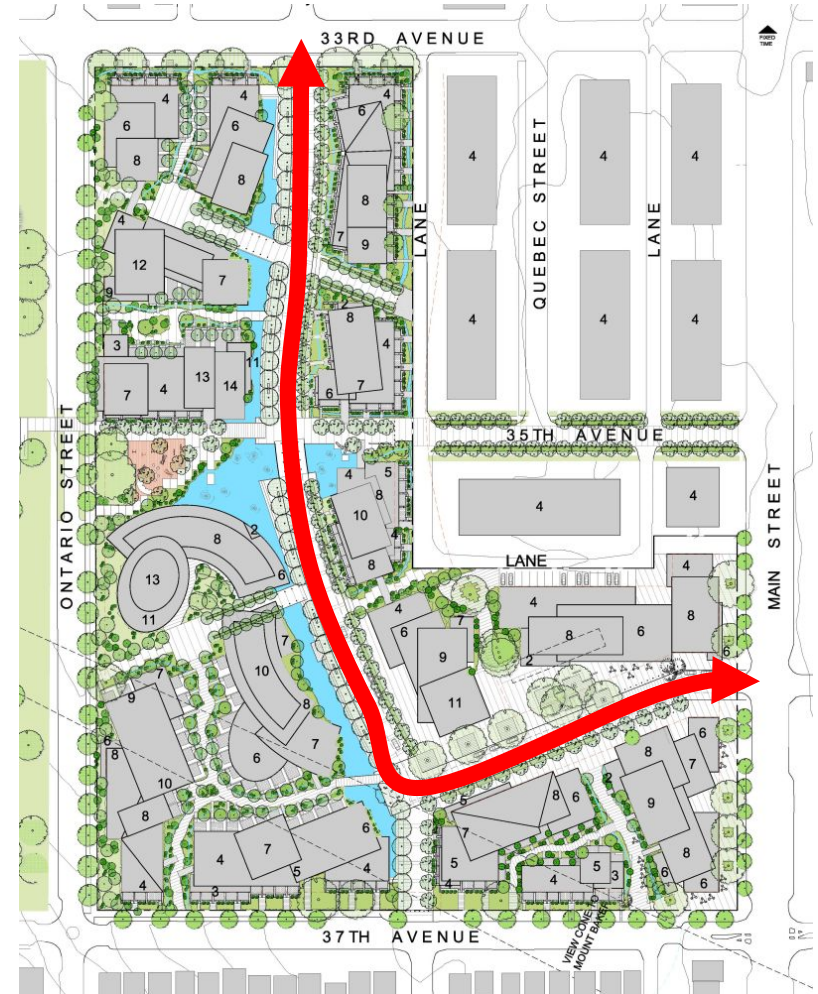
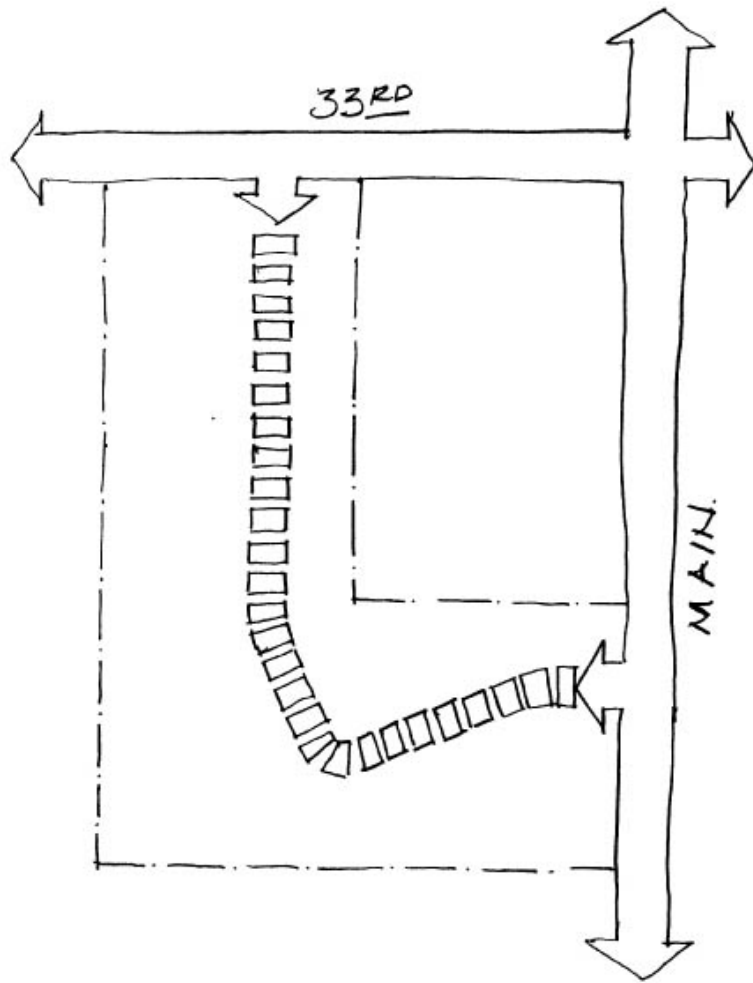
HOLBORN CONCEPT - 2.8 FSR

littlemountain

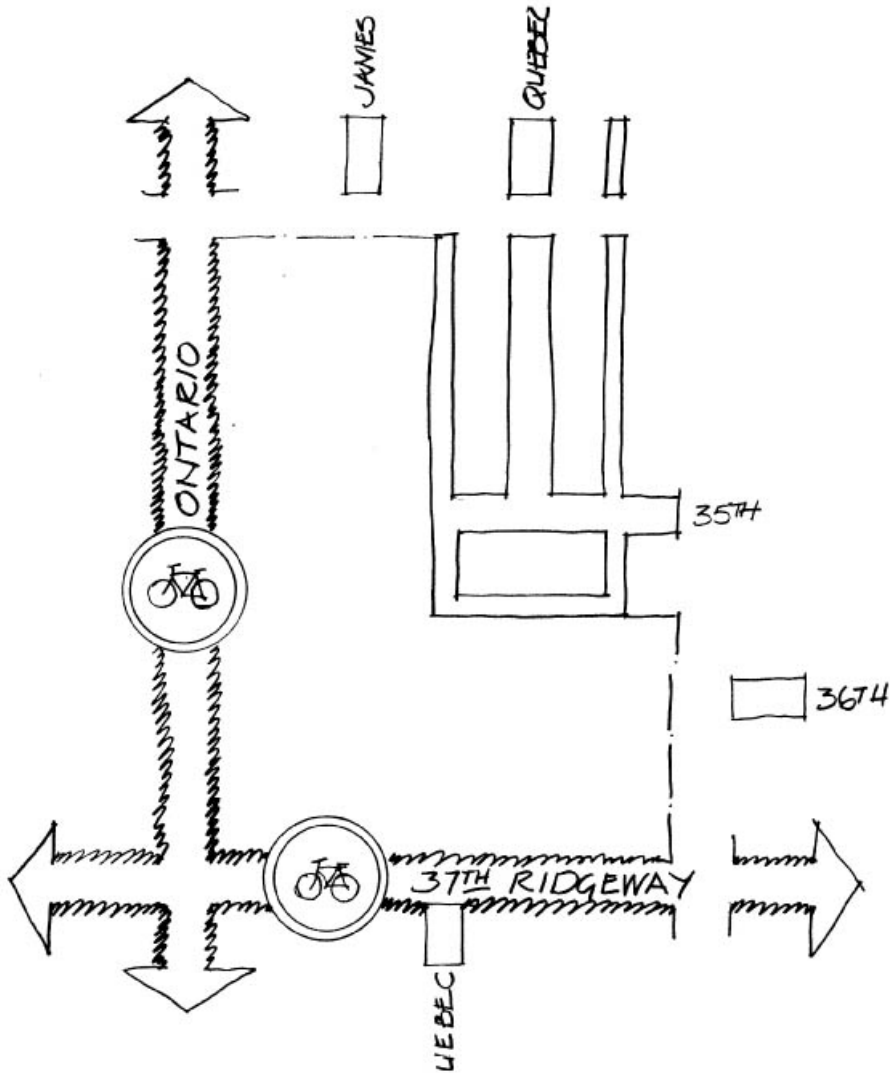


Site Plan

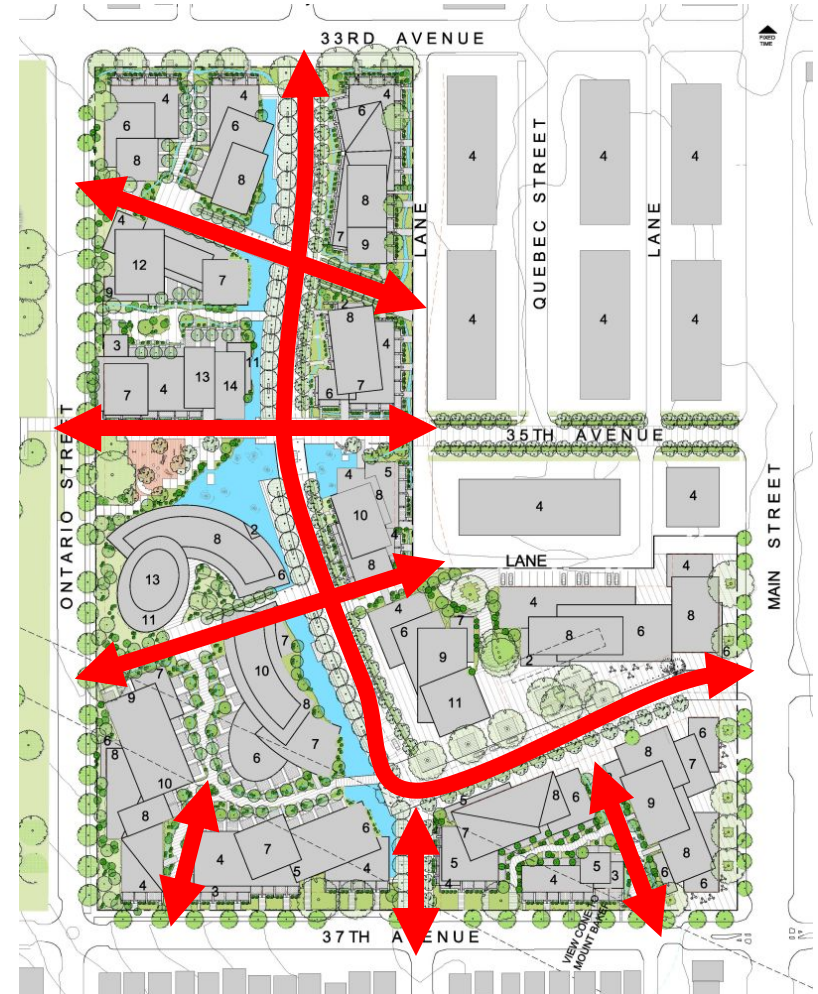
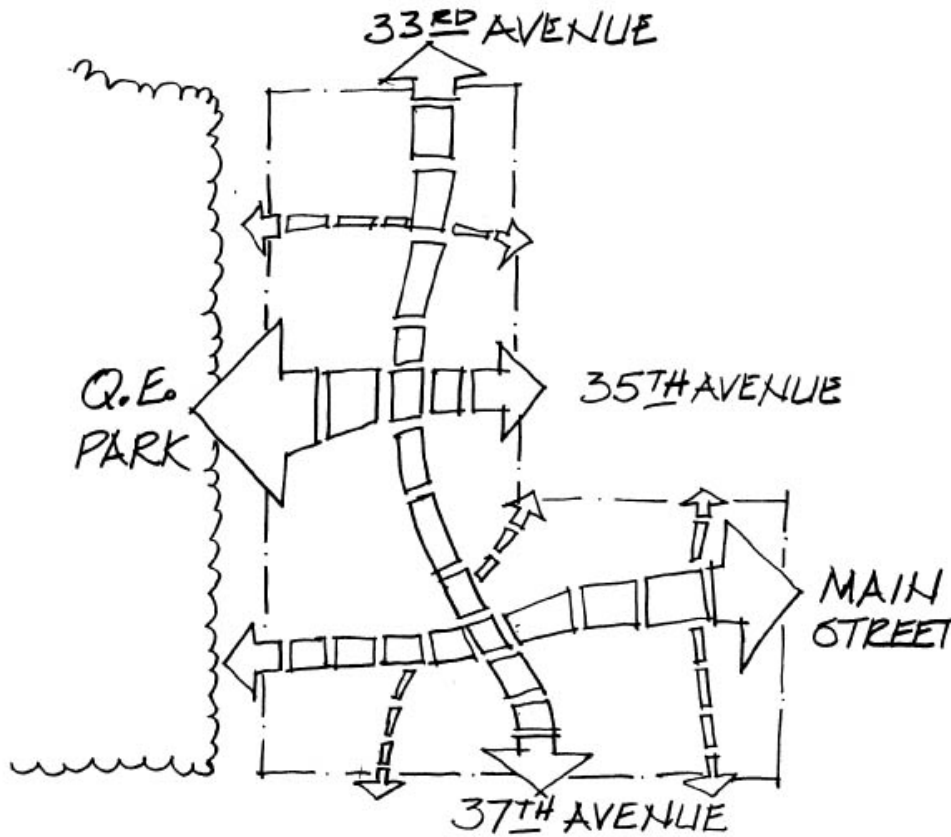
SITE PLAN: CONNECTED CENTRAL STREET



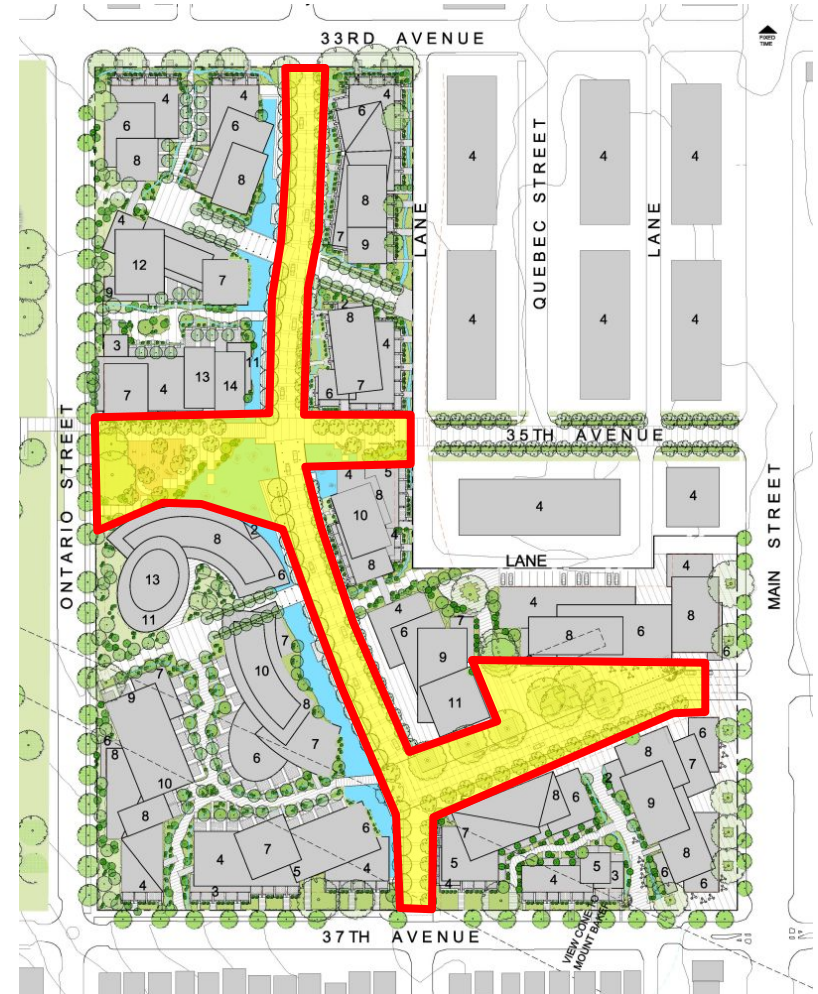
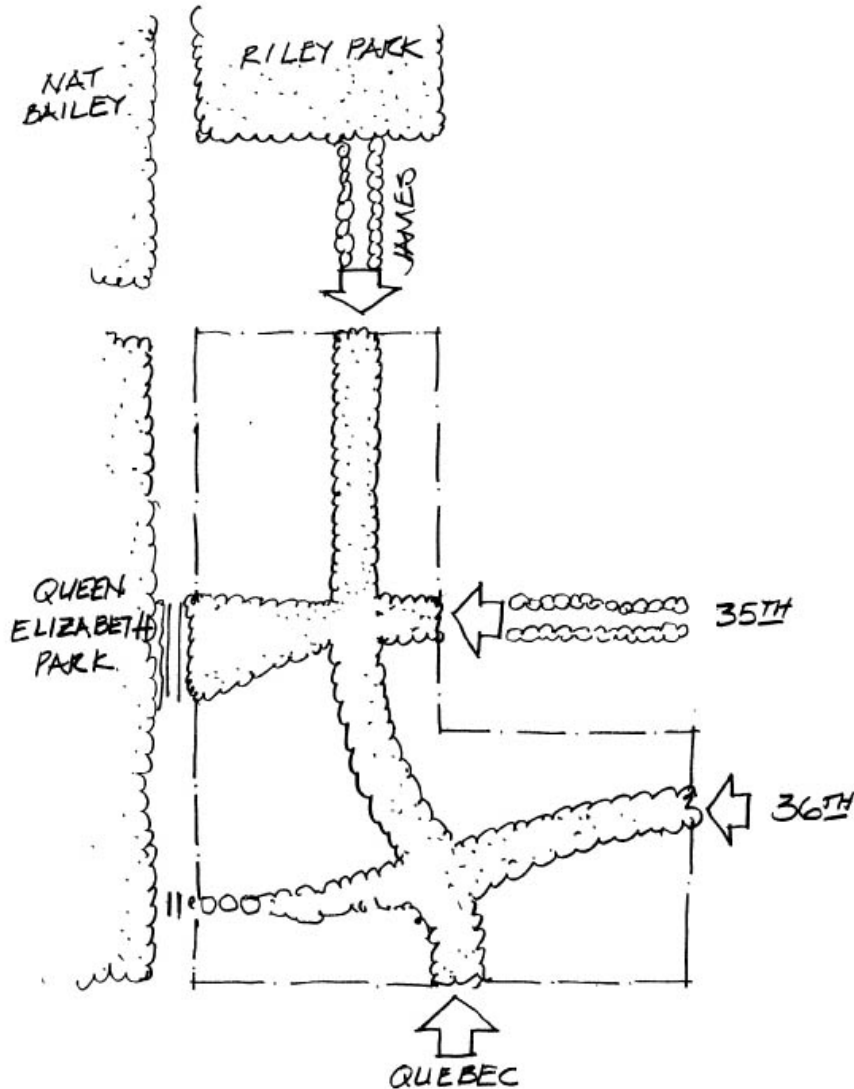
SITE PLAN: PROTECTION OF GREENWAYS



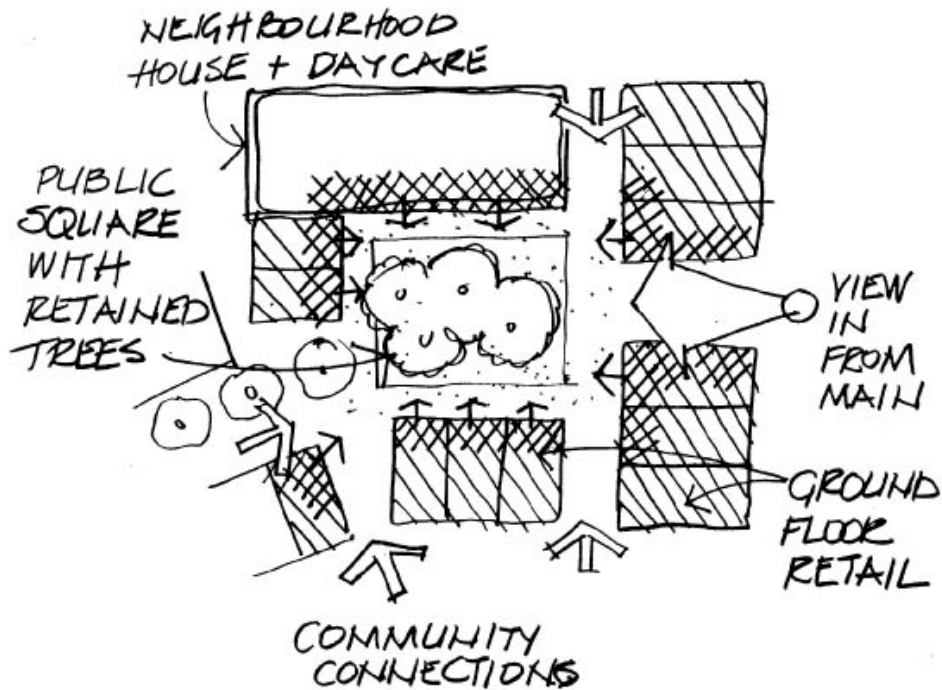
SITE PLAN: PERMEABILITY



SITE PLAN: PUBLIC SPACE FOCUS

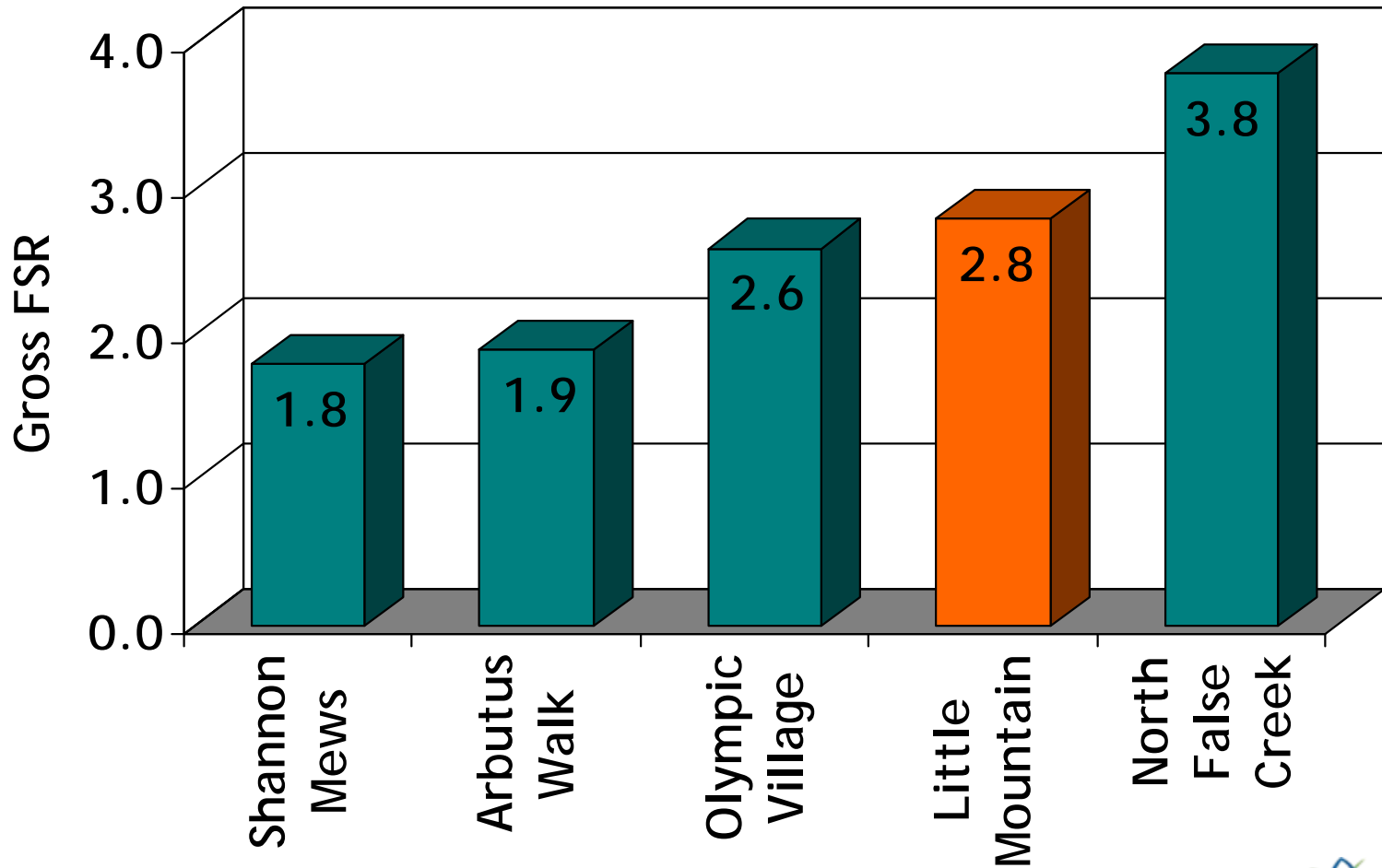


SITE PLAN: VILLAGE CENTRE



1. Context: Place in the City

CONTEXT: PLACE IN THE CITY





RS-1 Single-family Homes

Main Street Neighbourhood Centre

33rd Ave. Secondary Arterial

Canada Line ~1km

QUEEN ELIZABETH PARK

ONTARIO ST

33rd Ave

MAIN ST

Adjacent Area

LITTLE MOUNTAIN SITE

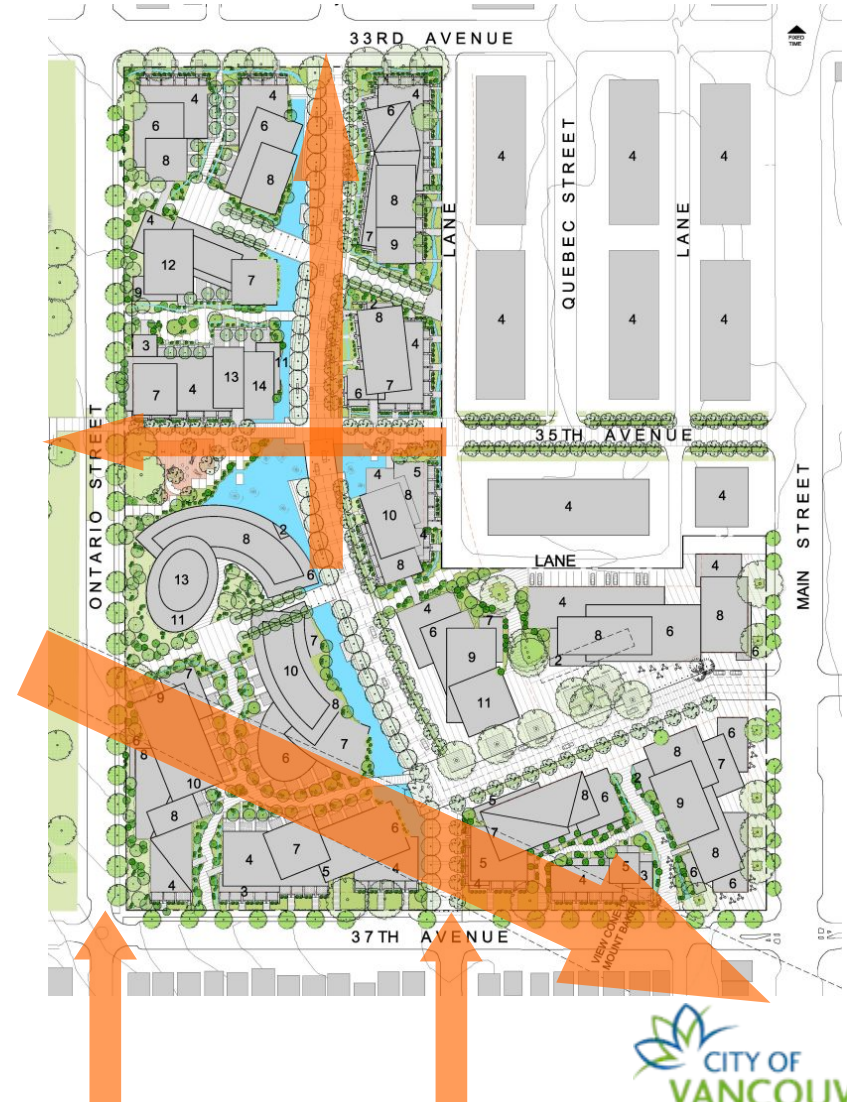
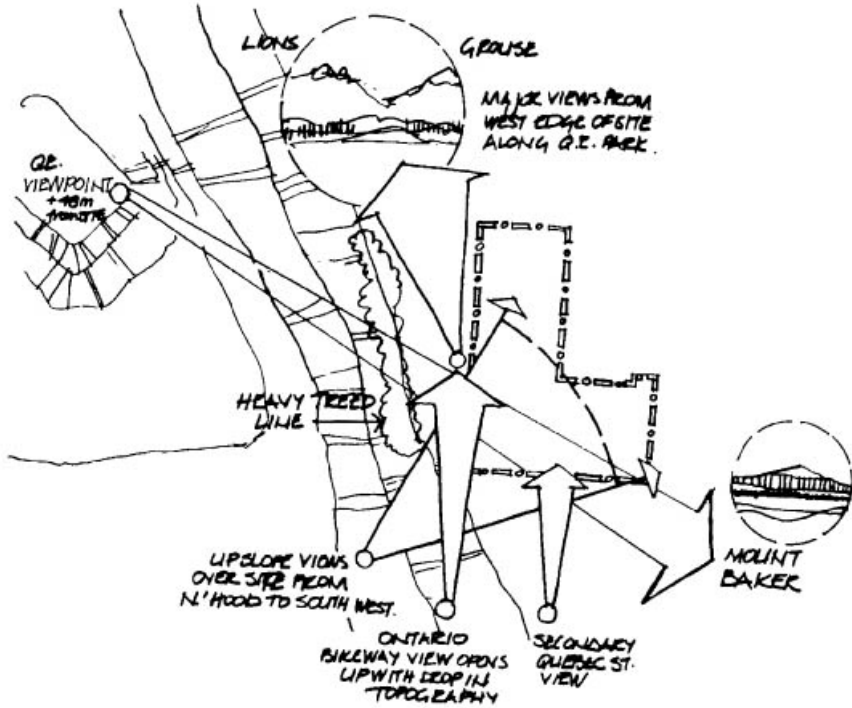
Main St. Major Arterial

Canada Line ~1km

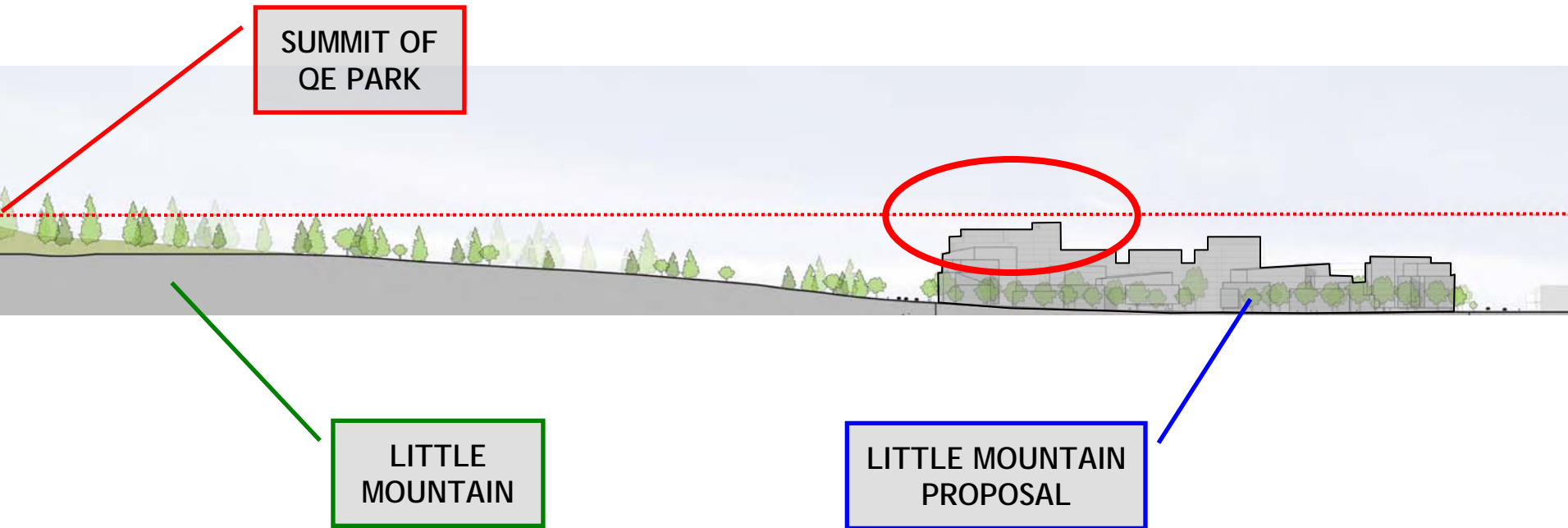
37th Ave

RS-1 Single-family Homes

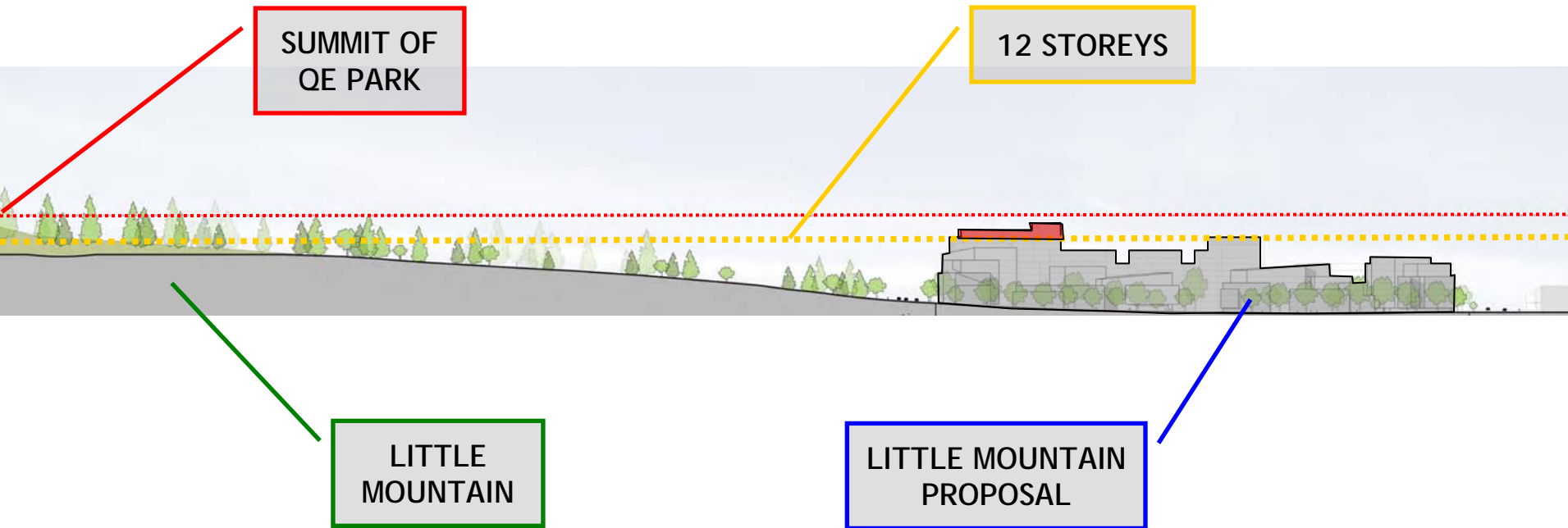
GUIDING PRINCIPLE: VIEWS



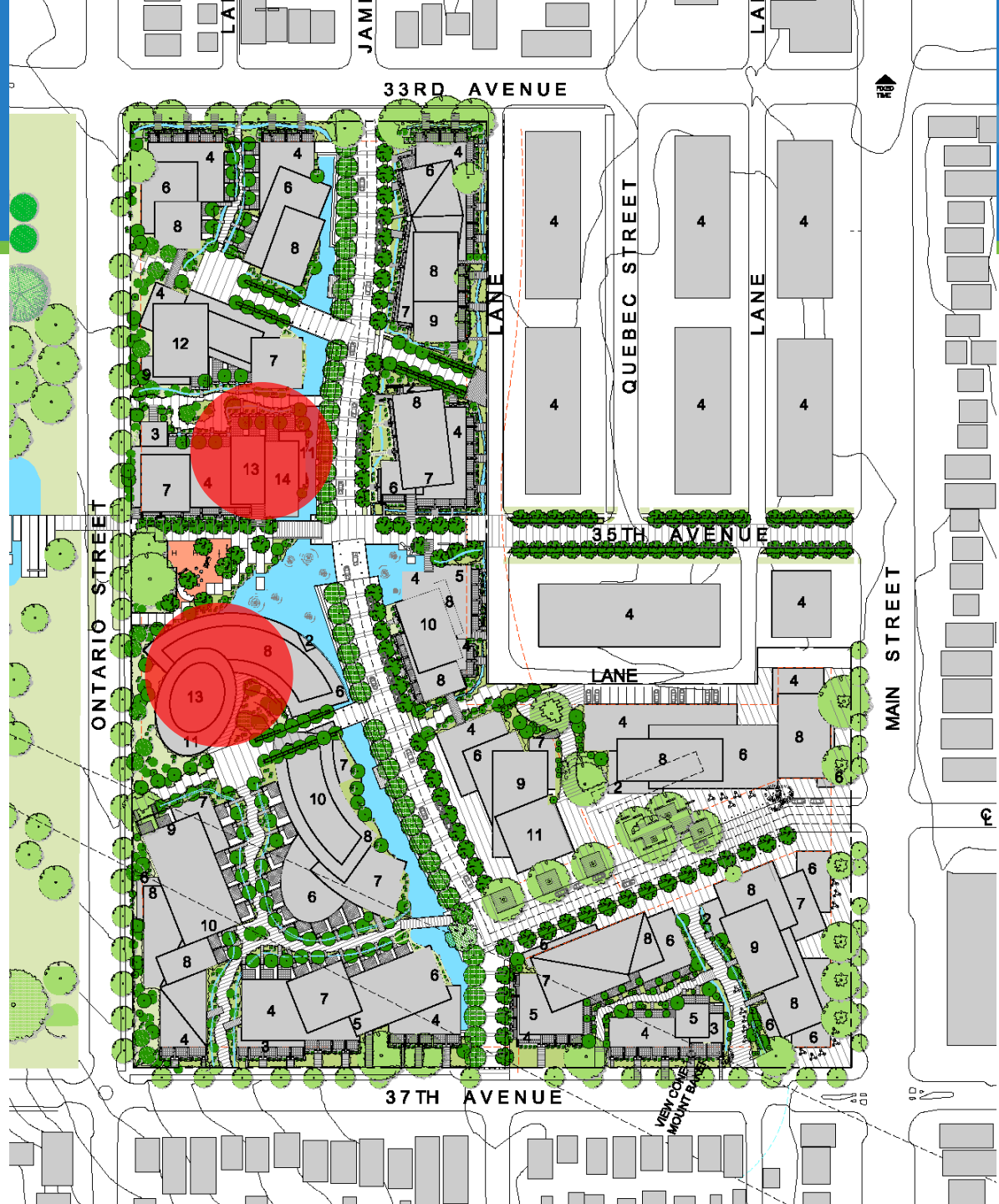
CONTEXT: RELATIONSHIP TO LITTLE MOUNTAIN



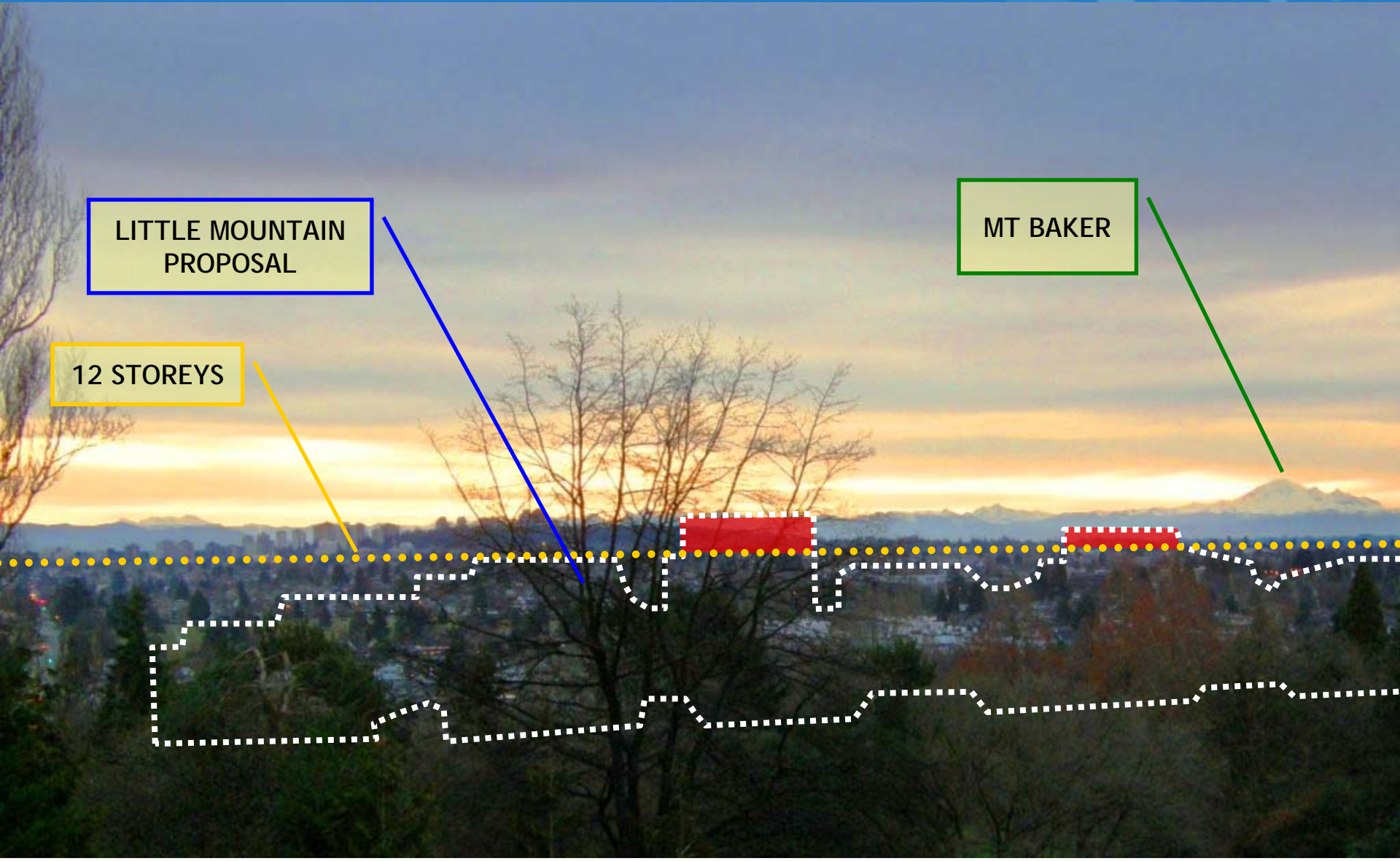
RECOMMENDATION: 12-STOREY HEIGHT LIMIT



RECOMMENDATION: APPROPRIATE LOCATIONS FOR HEIGHT



VIEW FROM LITTLE MOUNTAIN (QE PARK) SUMMIT



LITTLE MOUNTAIN
PROPOSAL

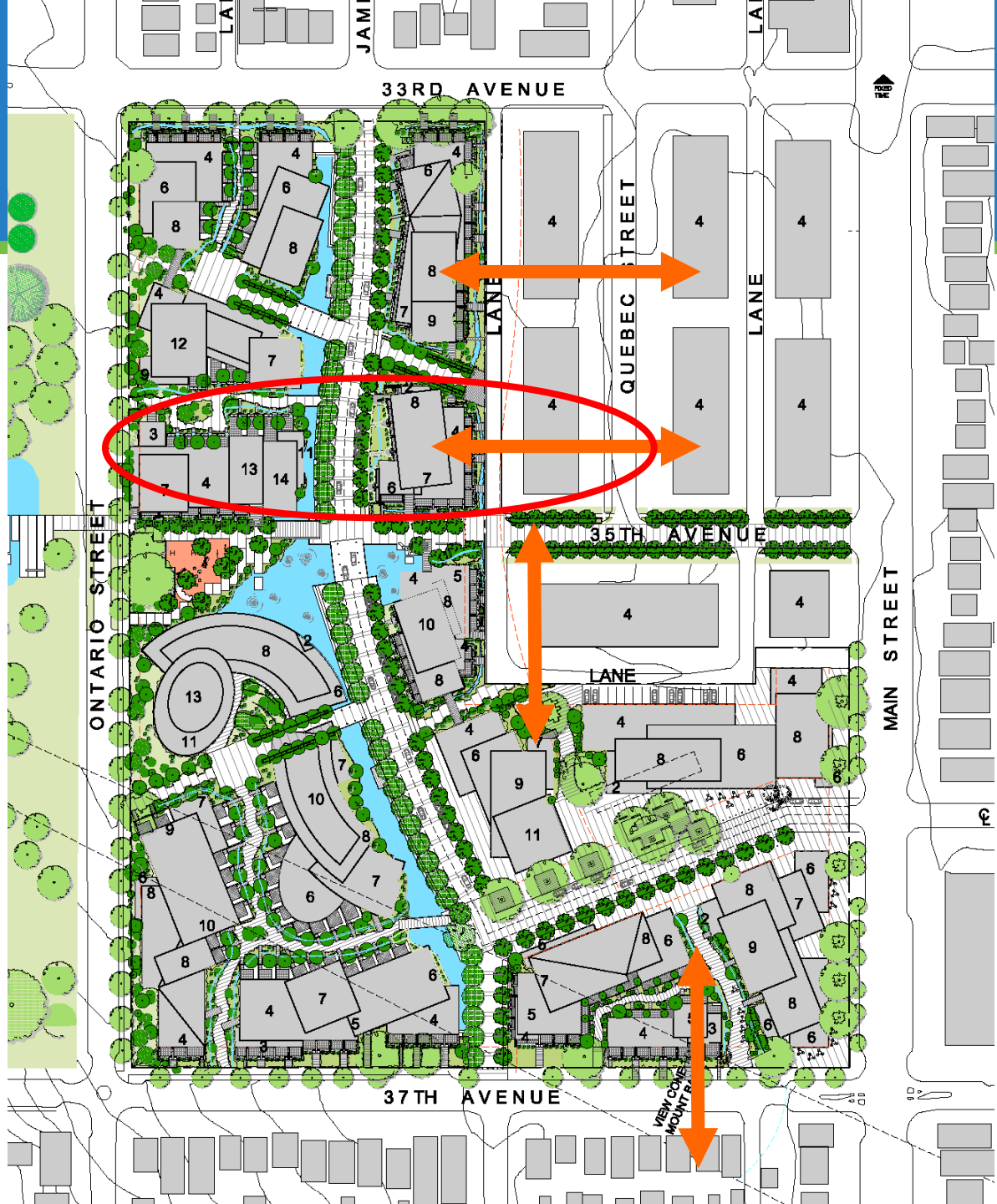
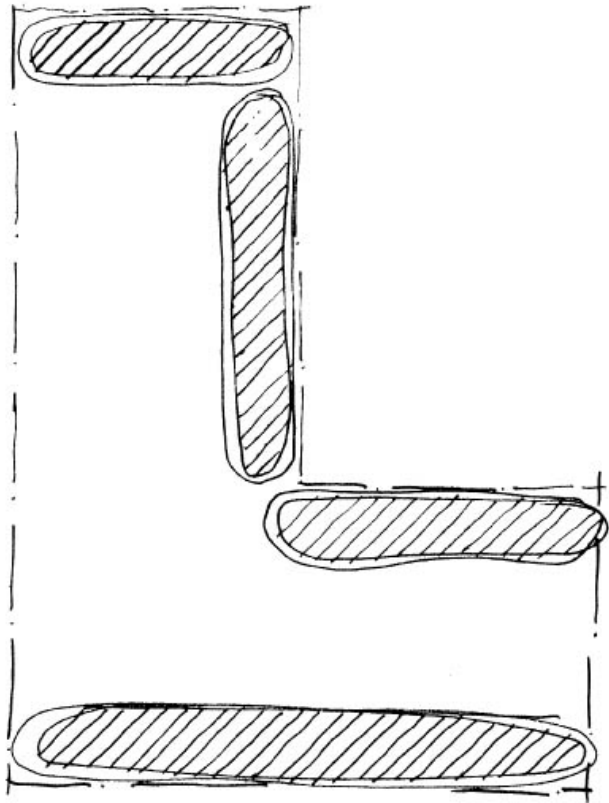
12 STOREYS

MT BAKER

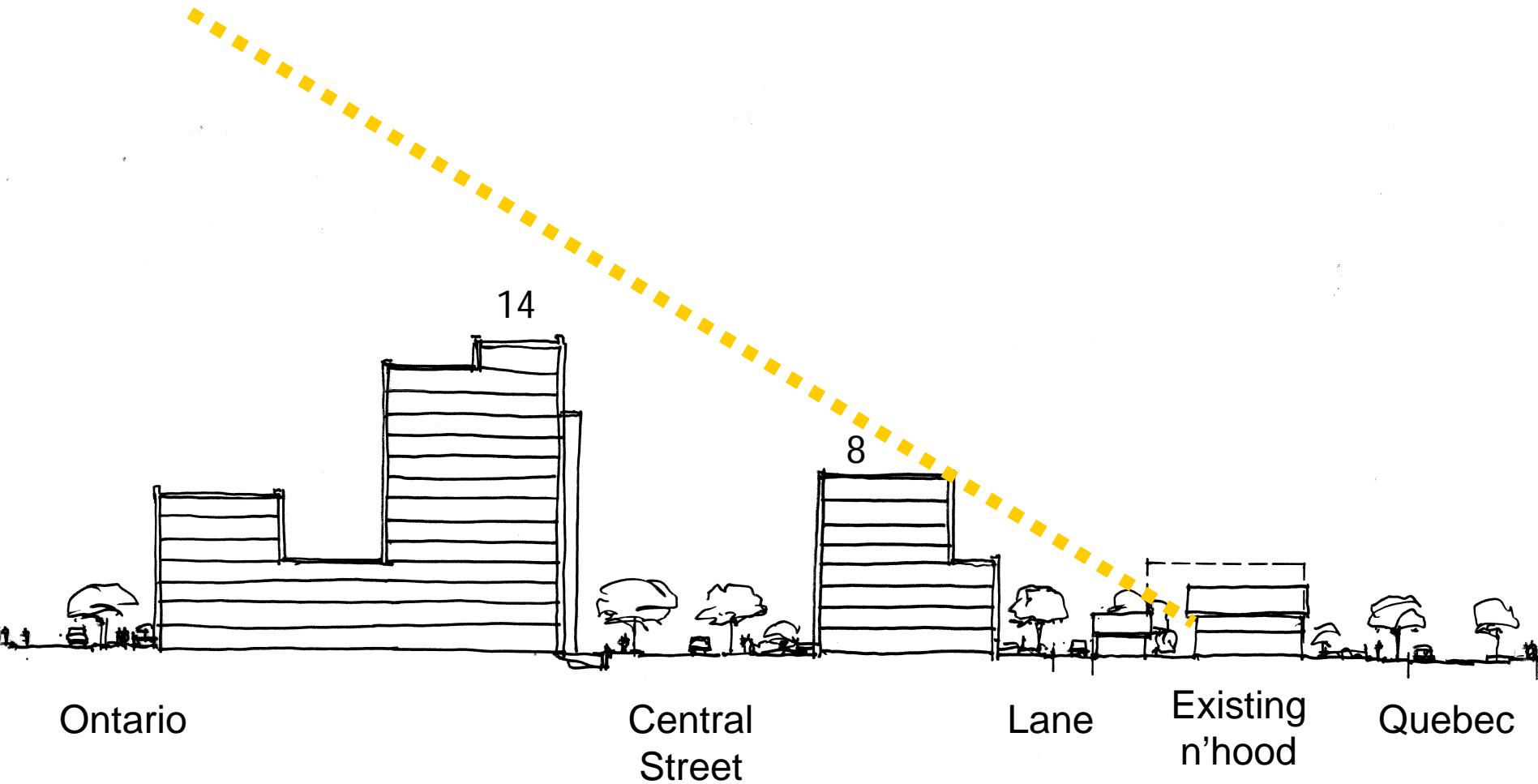


2. Transition: Relationship to surrounding neighbourhood

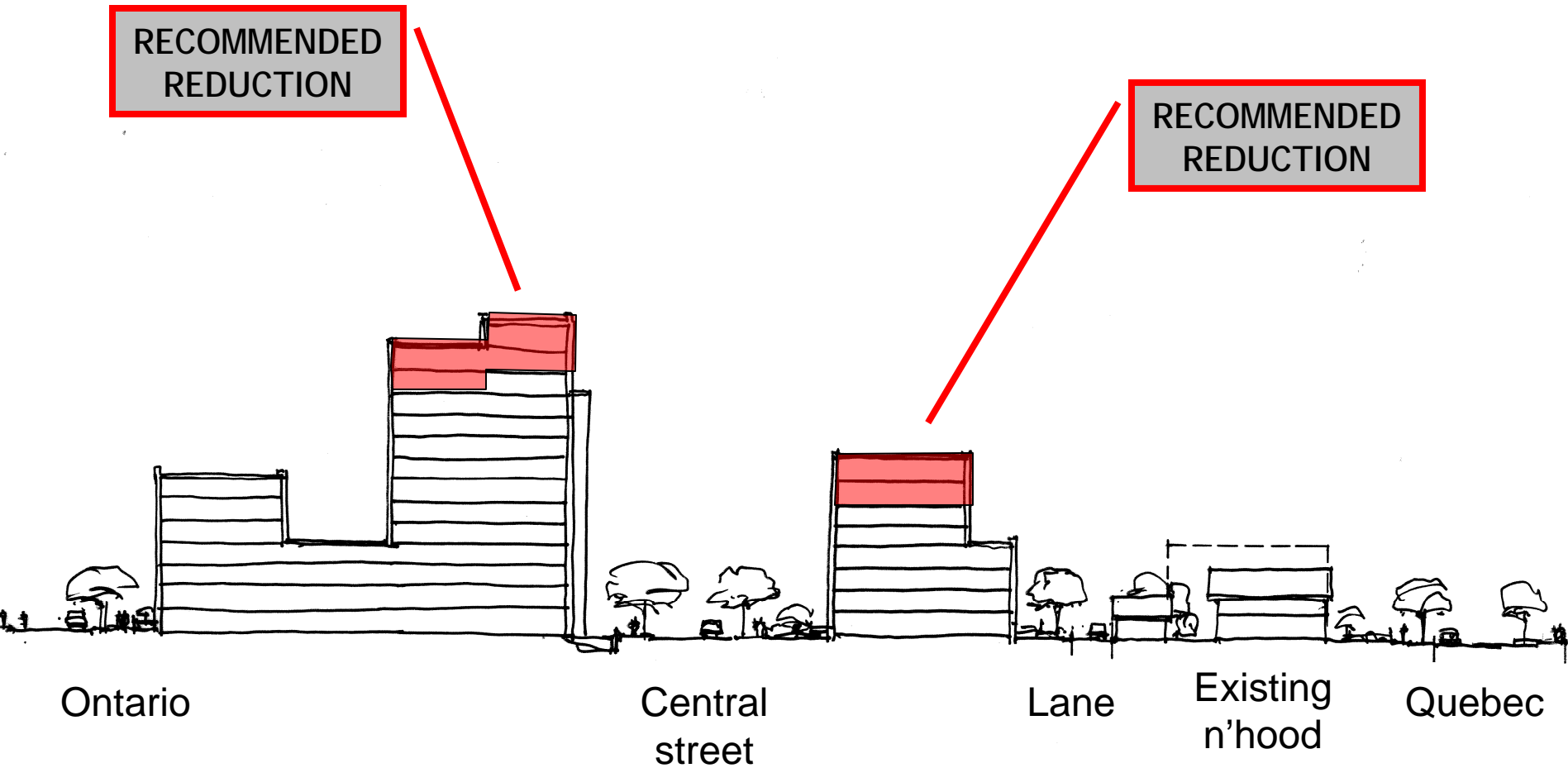
TRANSITION: RELATIONSHIP TO NEIGHBOURHOOD



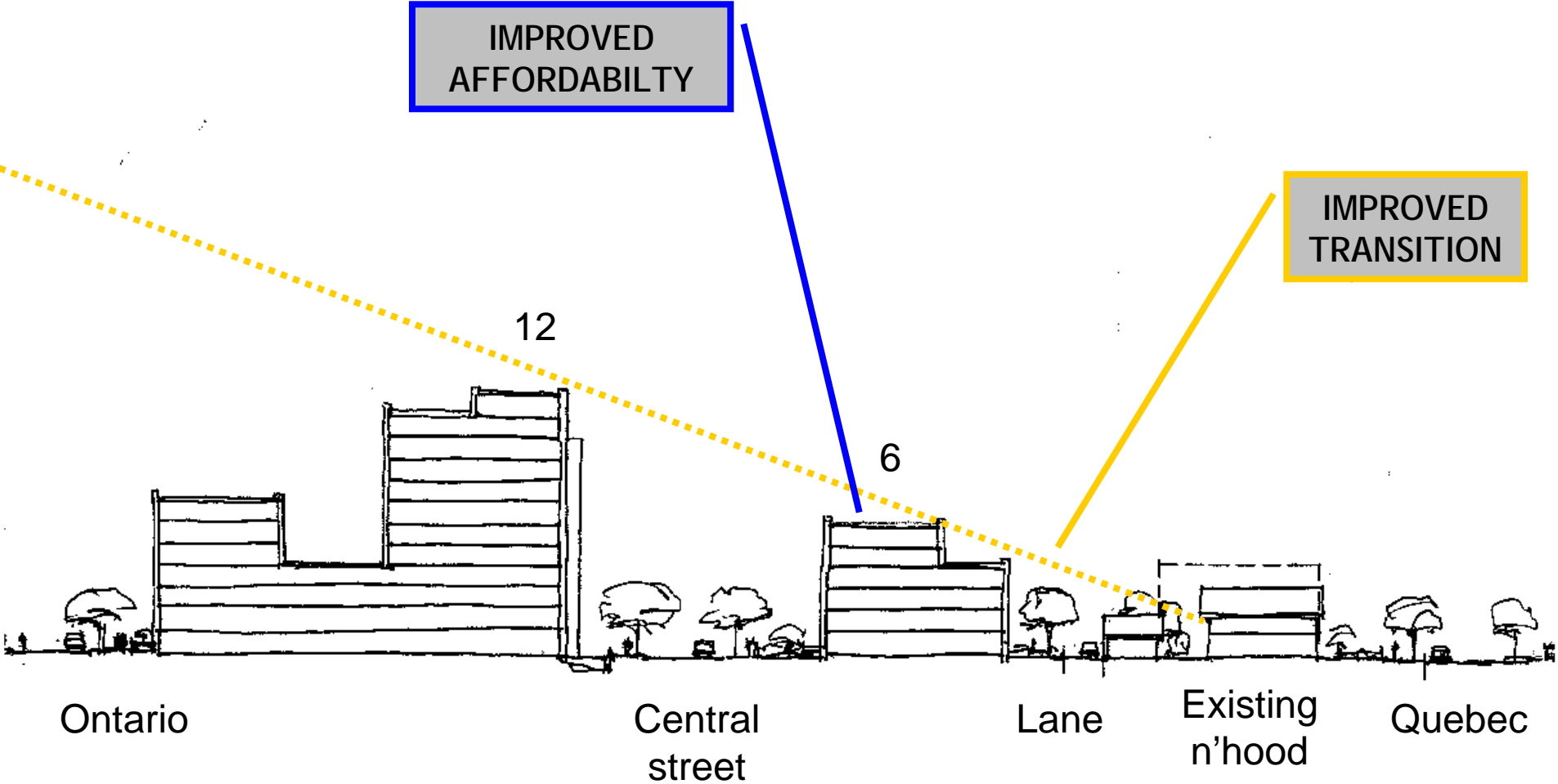
TRANSITION TO NEIGHBOURHOOD



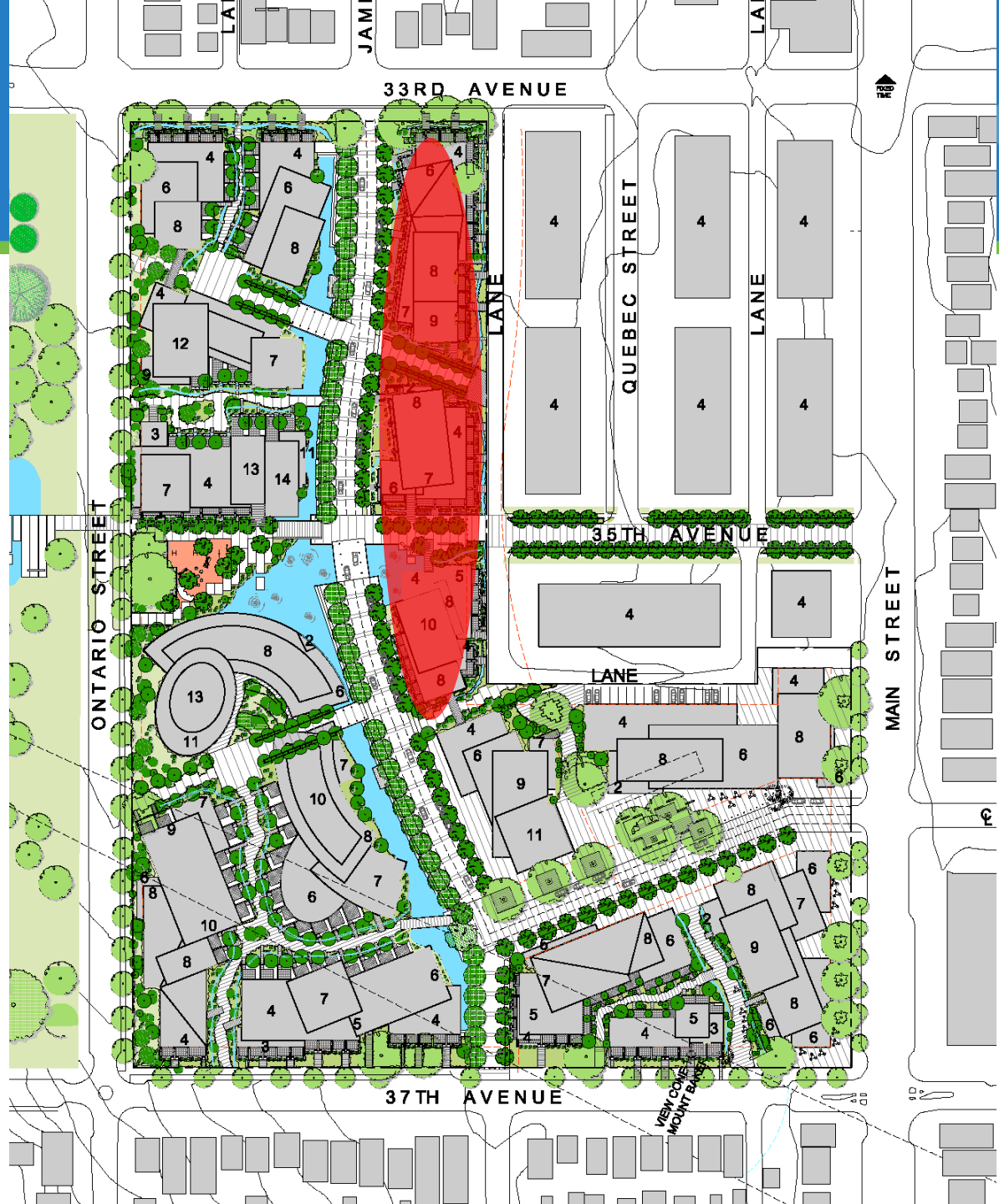
RECOMMENDATION: REDUCED HEIGHTS TO IMPROVE TRANSITIONS



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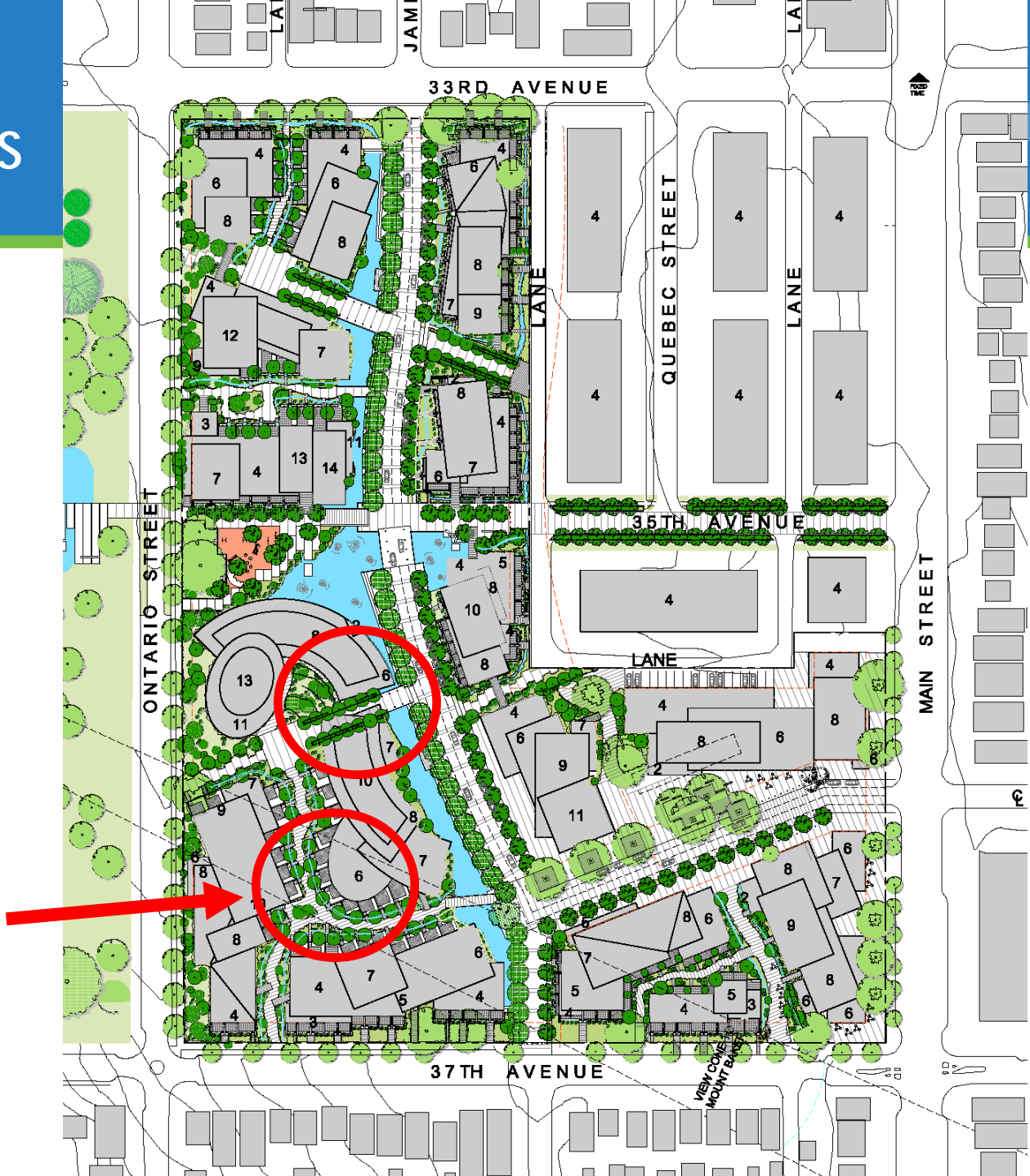


RECOMMENDATION: REDUCED HEIGHTS TO IMPROVE TRANSITIONS

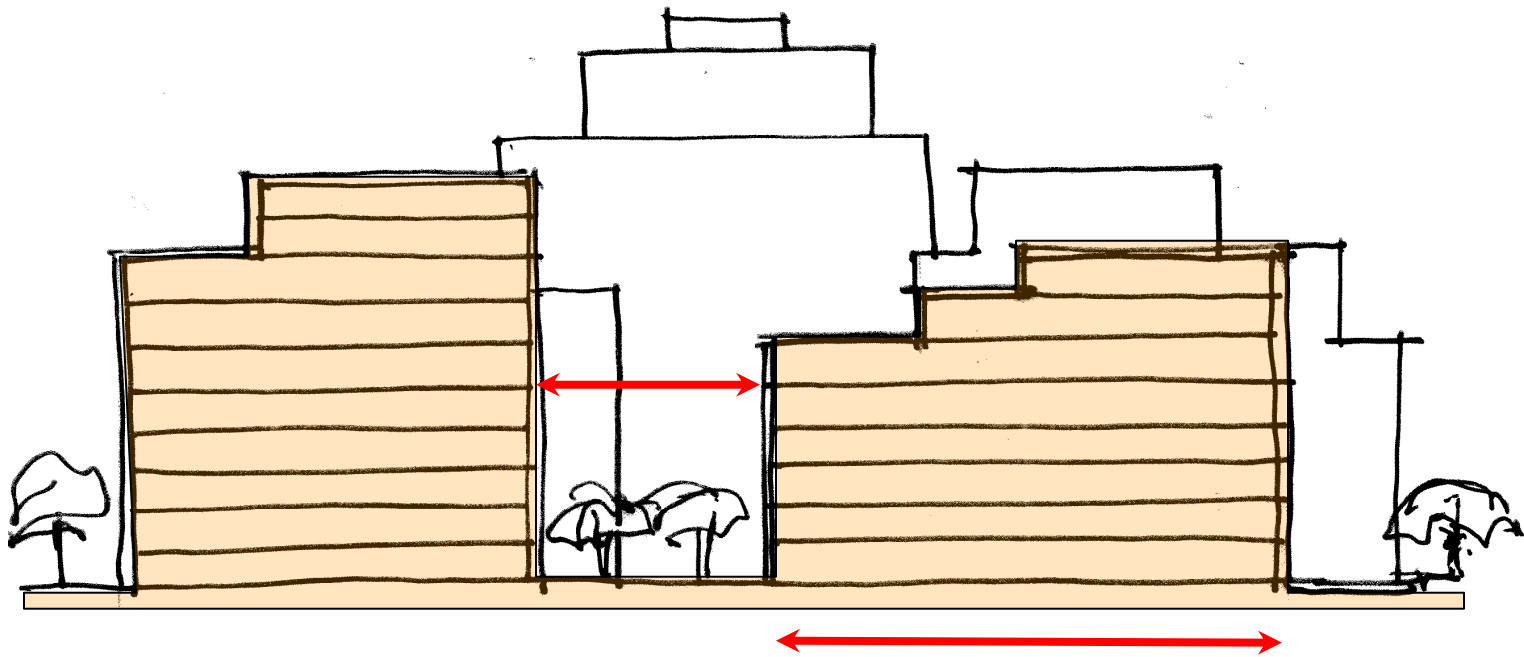


3. Liveability: On and around the site

LIVEABILITY: CONSTRAINED SPACES

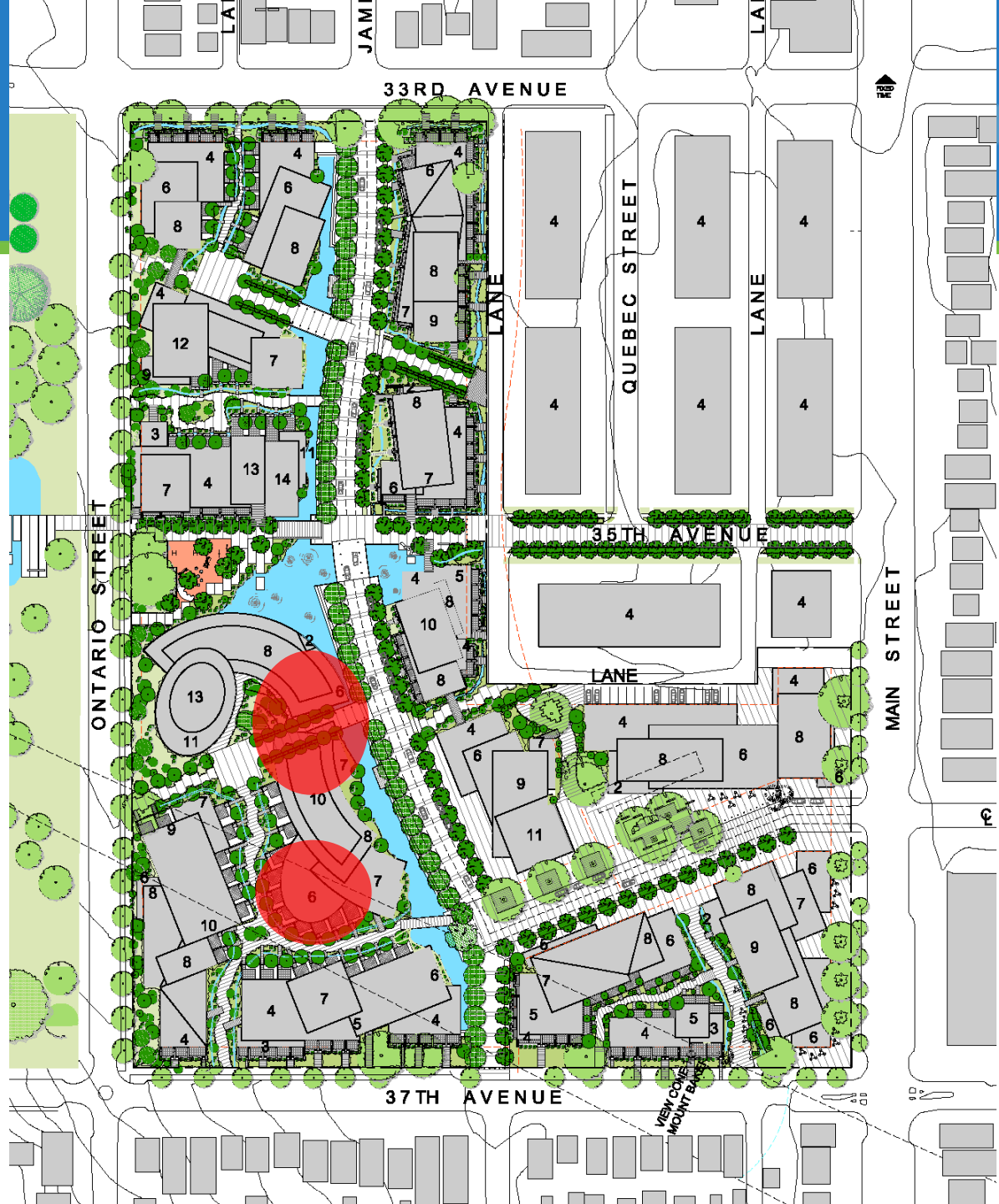


RECOMMENDATION: WIDER COURTYARDS, SHALLOWER BUILDINGS

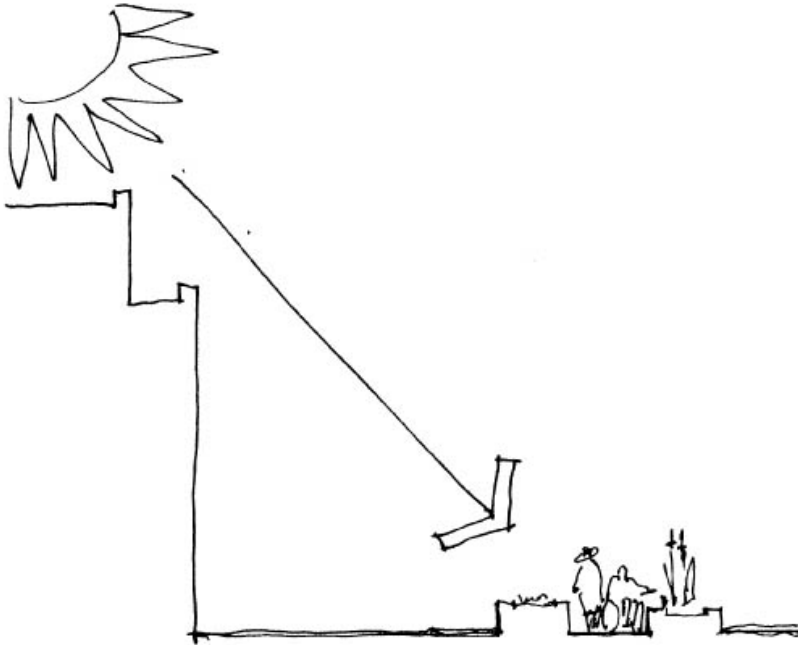


Improved liveability through wider courtyard
and reduced building depth

RECOMMENDATION: WIDER COURTYARDS, SHALLOWER BUILDINGS



GUIDING PRINCIPLE: SUN ON PUBLIC SPACES



**LIVEABILITY:
SHADOWS ON
KEY PUBLIC
SPACES**

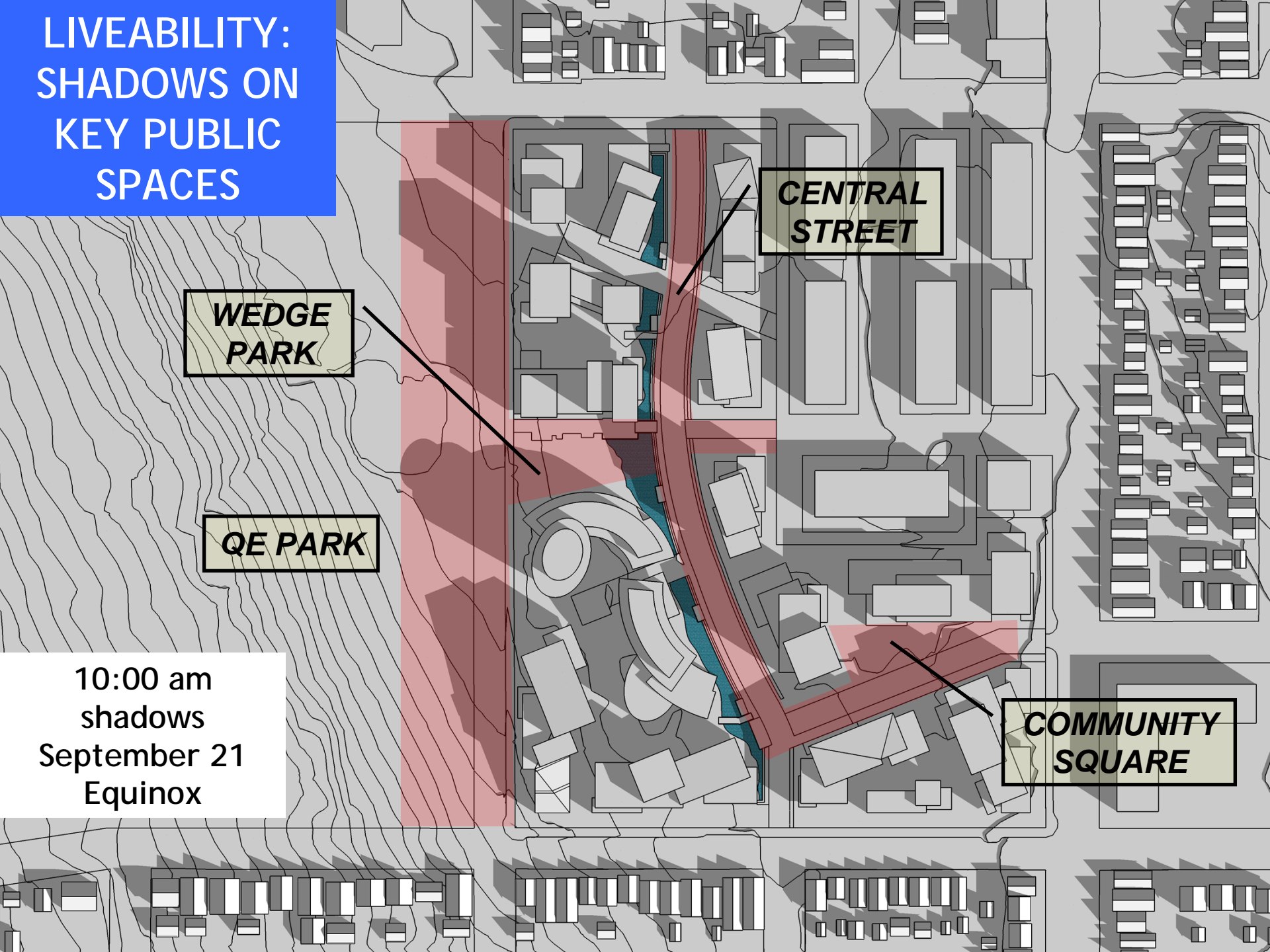
**WEDGE
PARK**

QE PARK

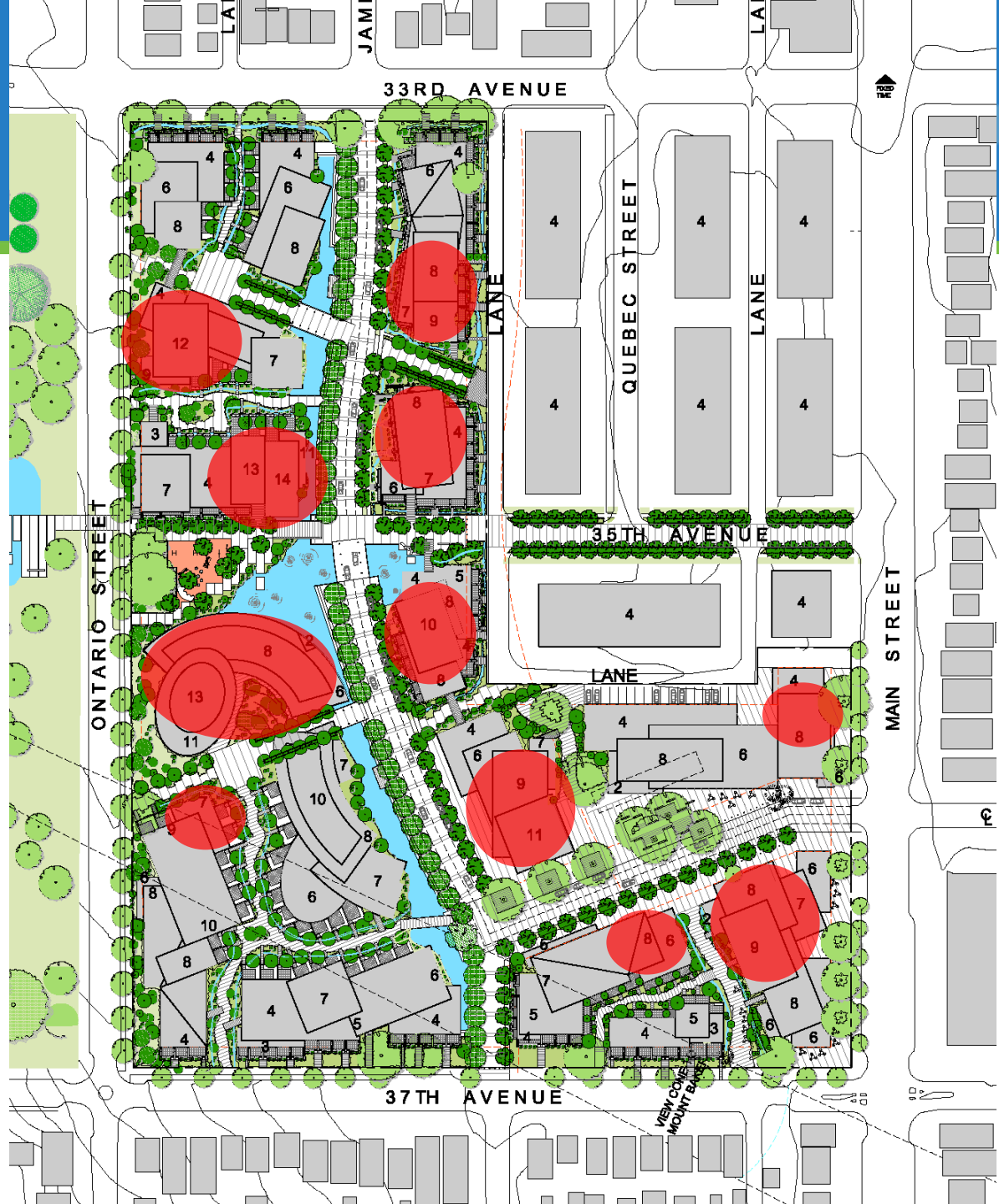
**CENTRAL
STREET**

**COMMUNITY
SQUARE**

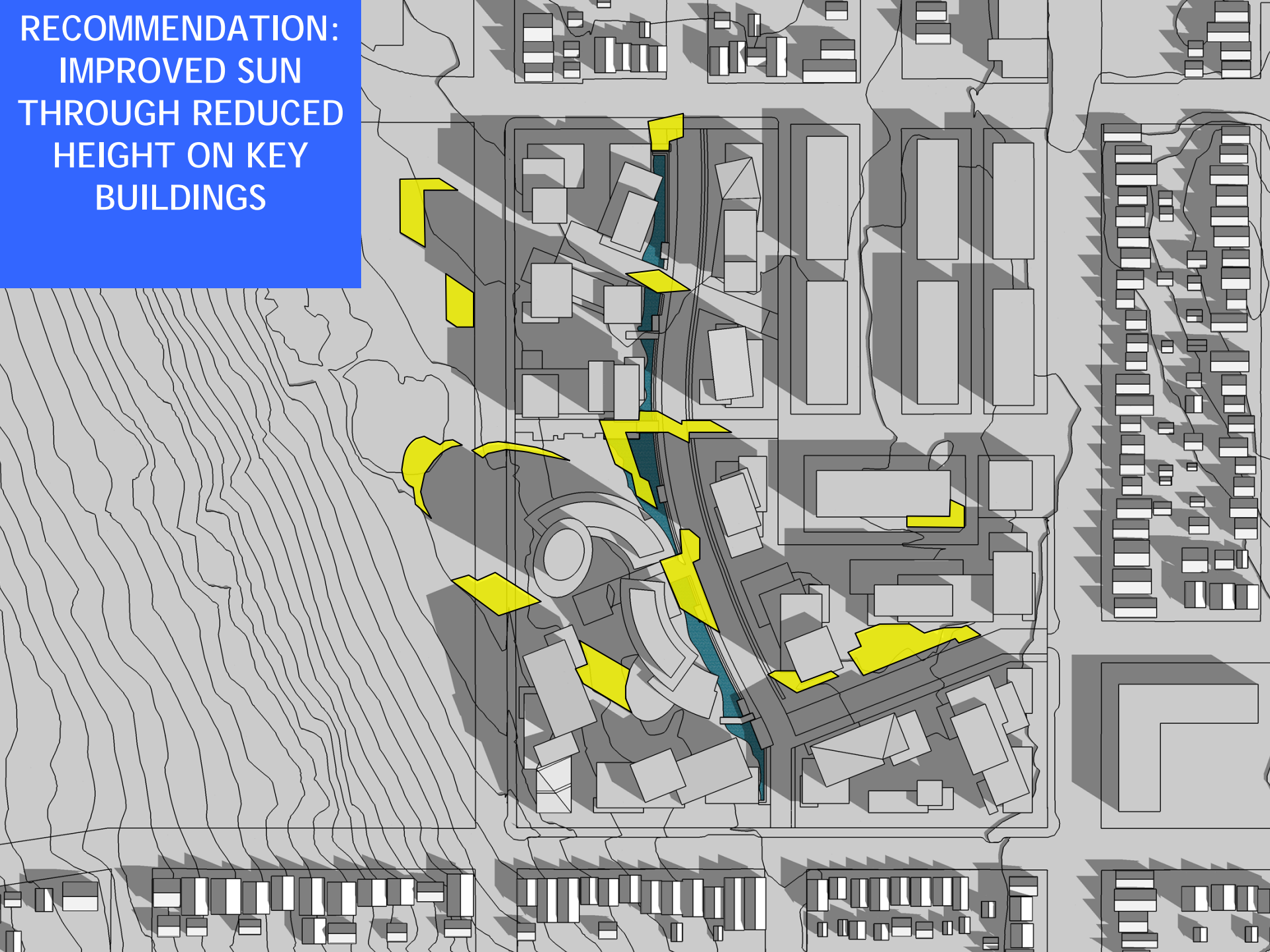
10:00 am
shadows
September 21
Equinox



RECOMMENDATION: IMPROVED SUN THROUGH REDUCED HEIGHT ON KEY BUILDINGS

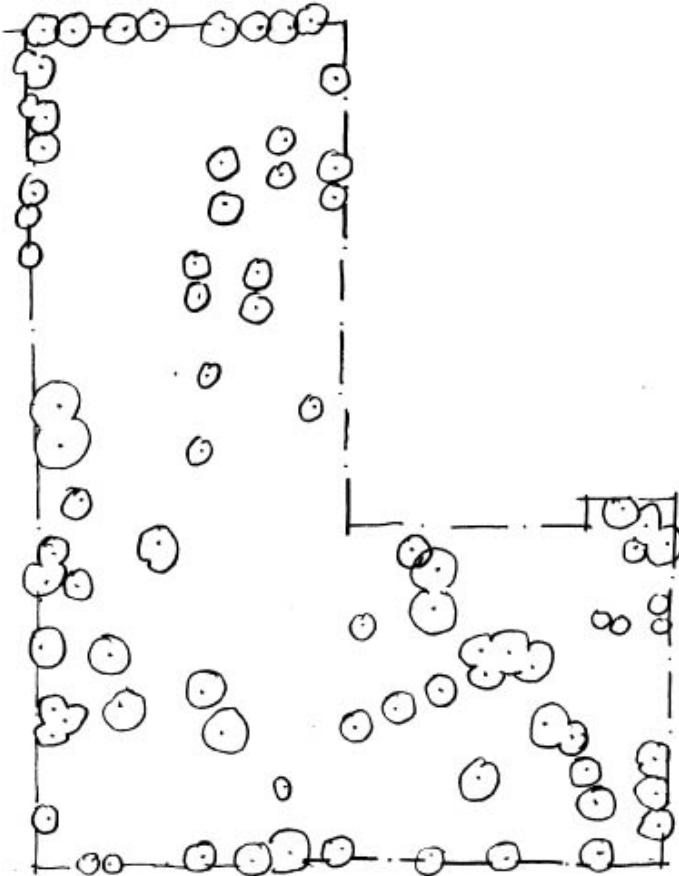


**RECOMMENDATION:
IMPROVED SUN
THROUGH REDUCED
HEIGHT ON KEY
BUILDINGS**

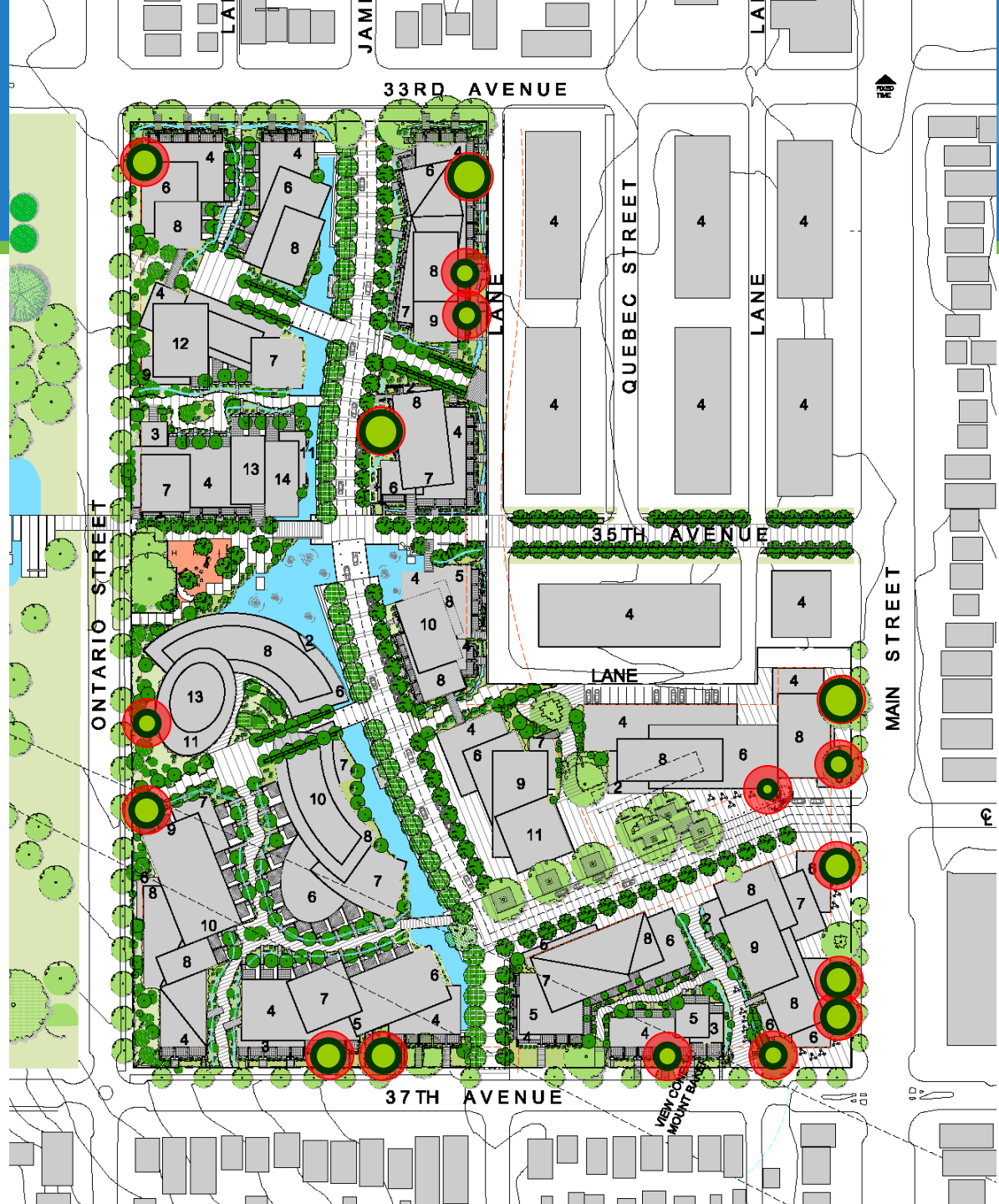


4. Sustainability & Memory: Mature Trees

GUIDING PRINCIPLE: MATURE TREES

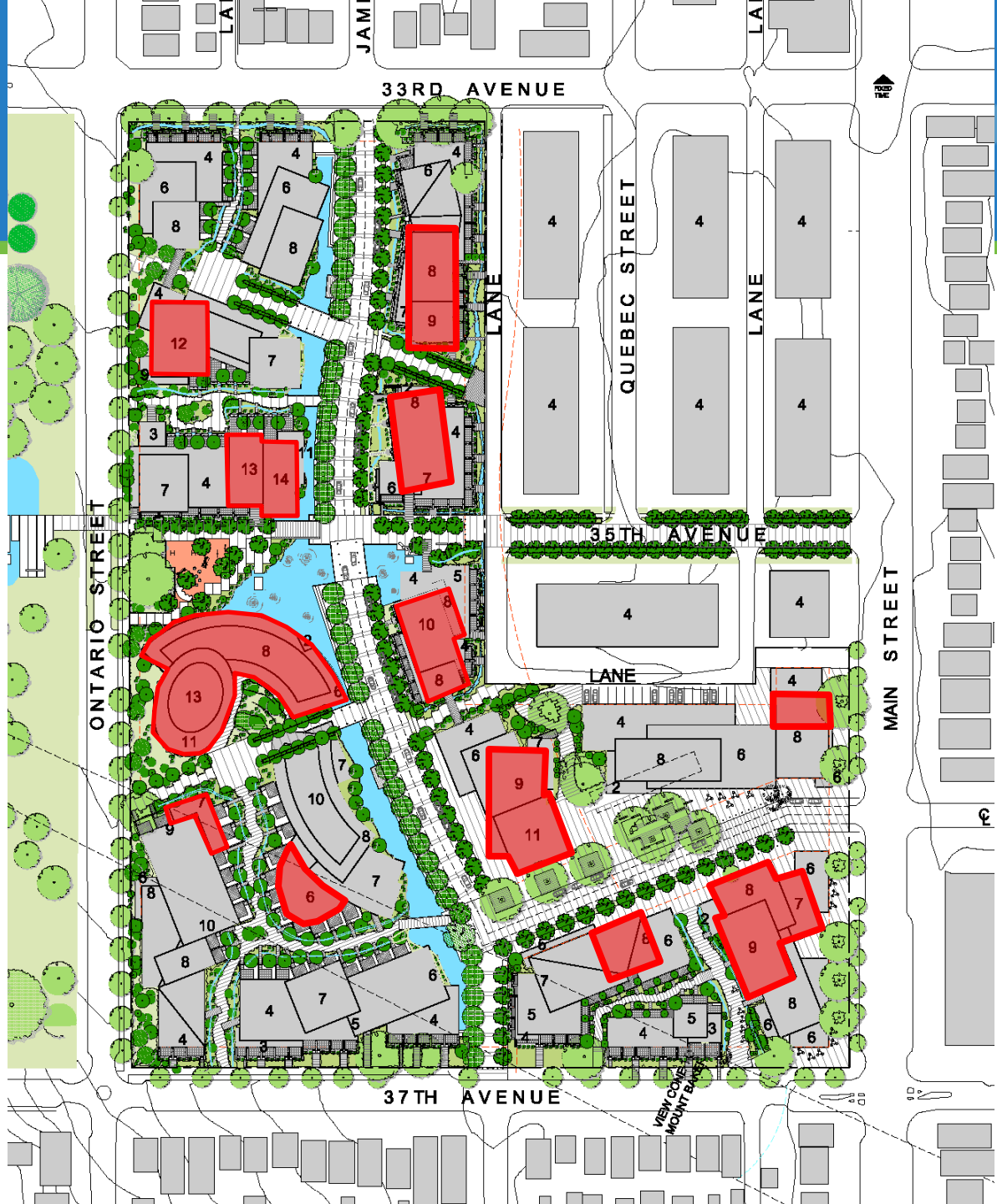


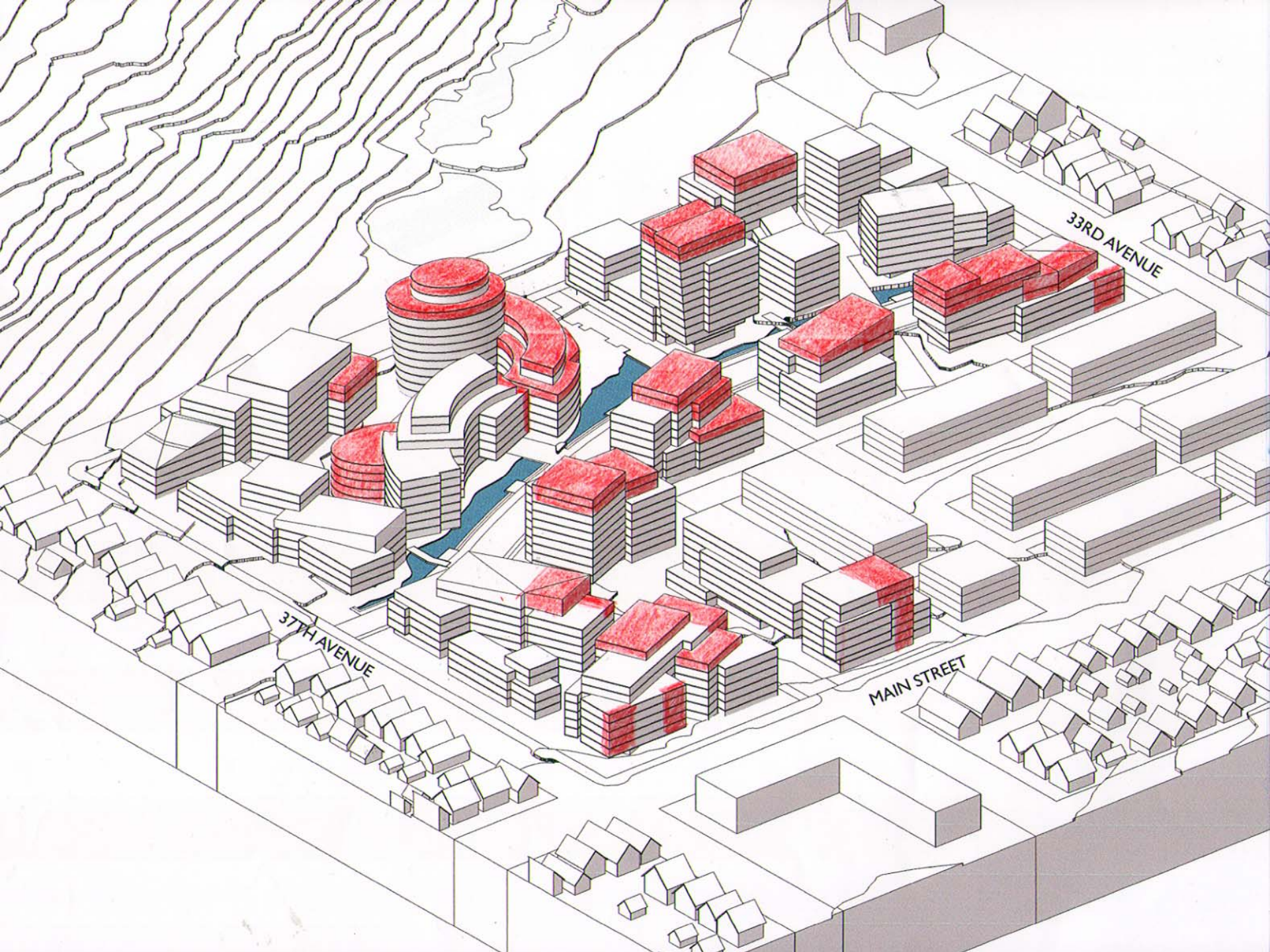
SUSTAINABILITY & MEMORY: Respect existing mature trees



Summary of Recommended Changes

AREAS OF CHANGE



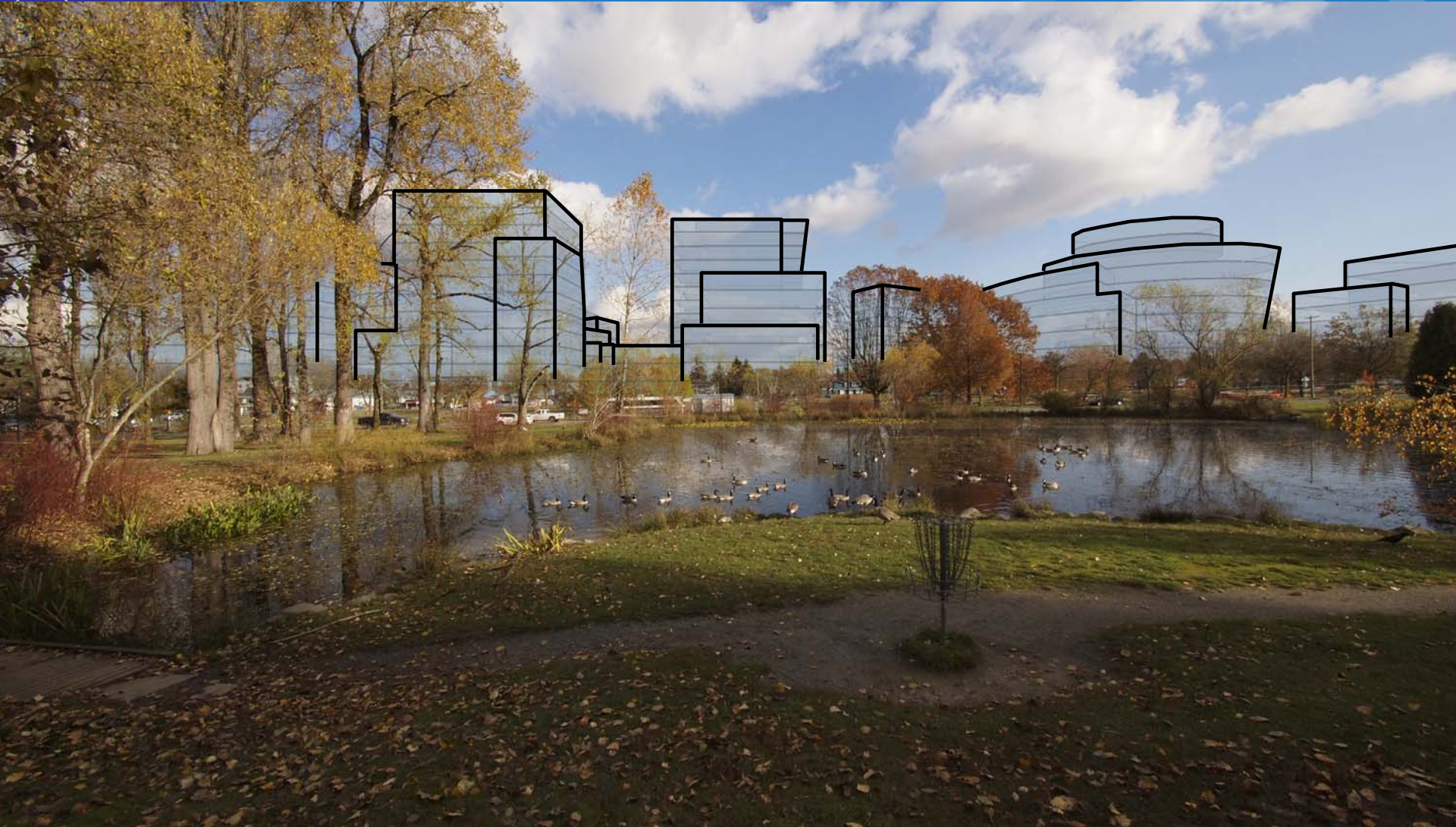


33RD AVENUE

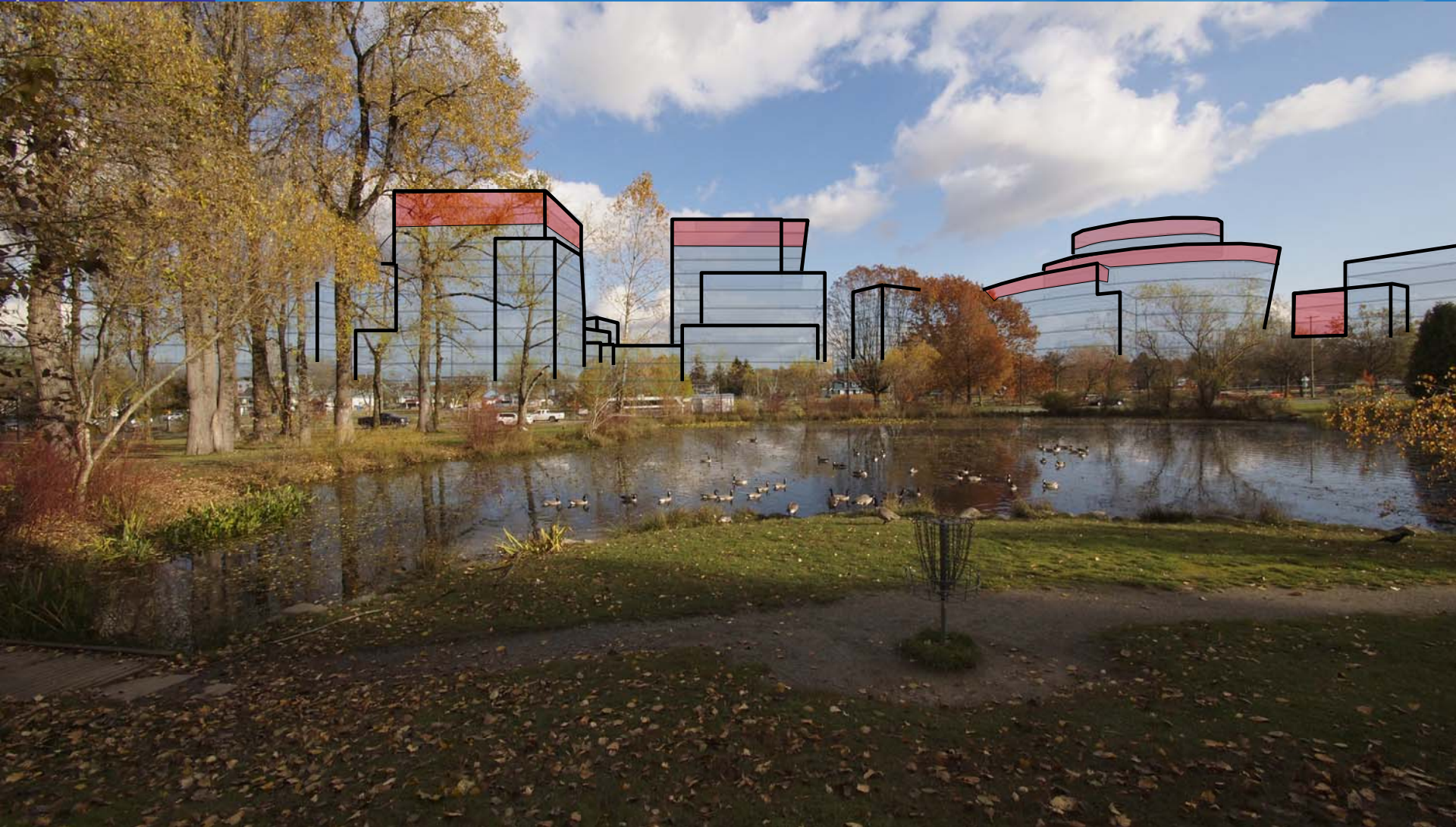
37TH AVENUE

MAIN STREET

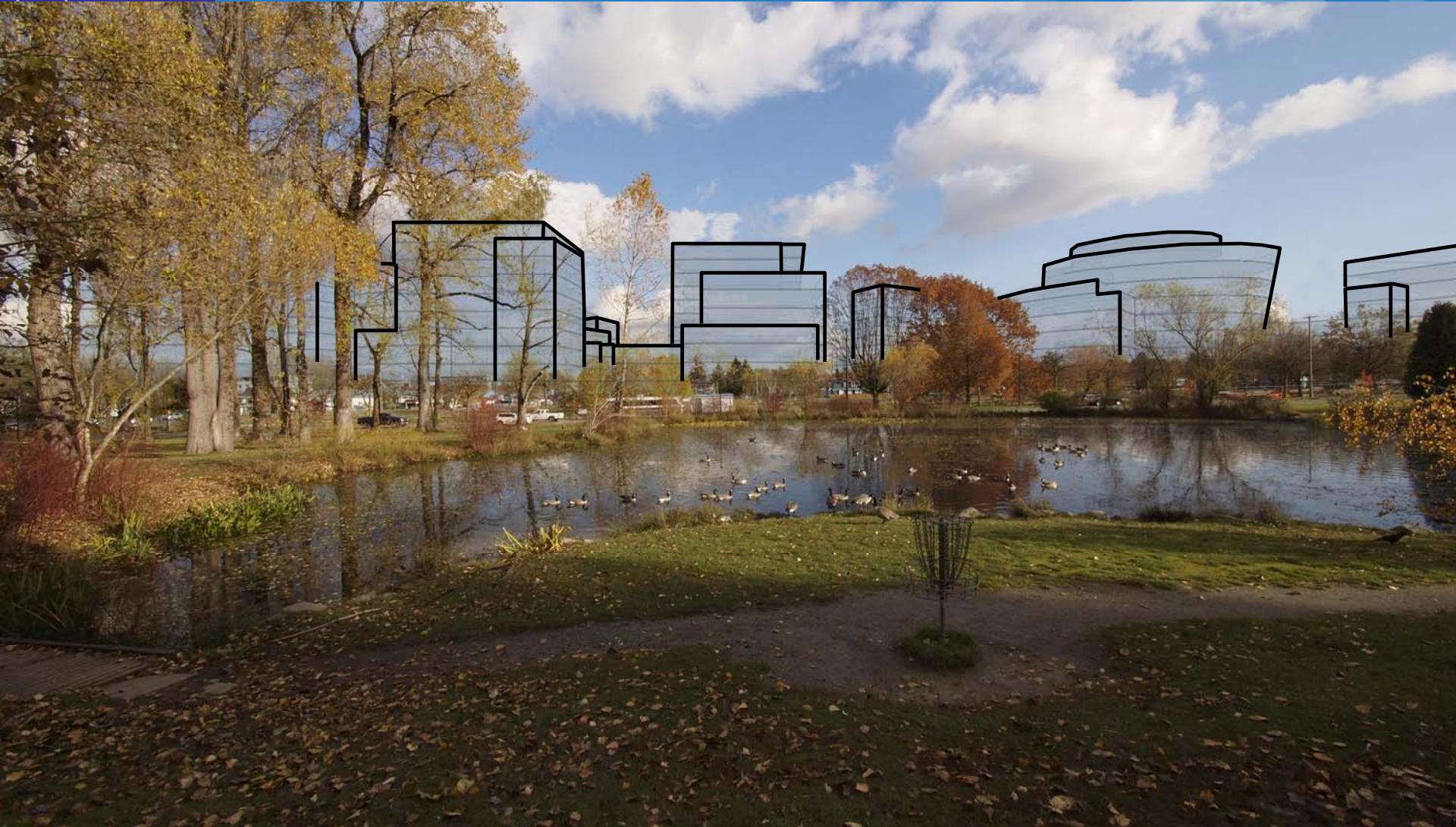
HOLBORN 2.8 FSR PROPOSAL



RECOMMENDED CHANGES



NET RESULT



HOLBORN 2.8 FSR PROPOSAL



RECOMMENDED CHANGES



NET RESULT



RECOMMENDED DENSITY

2.3 to 2.5 FSR Range

2.3 FSR

- Approx. 1,150 units (+ 234 social housing units)
- Economically viable project
- Delivers identified community amenities

2.5 FSR

- Approx. 1,300 units (+ 234 social housing units)
- Rezoning proposal assessed on performance
- Possible to meet Guiding Principles with exceptional design

SUMMARY OF RECOMMENDATIONS

Density Range

- 2.3 to 2.5 FSR gross over site

Context

- 12 storey height limit
- Appropriate locations for height

Transition

- Reduced heights to improve transitions

SUMMARY OF RECOMMENDATIONS

Liveability

- Wider courtyards, shallower buildings
- Sun on public spaces

Sustainability & Memory

- Respect existing mature trees

Group questions & comments

Communicating Advisory Group position

- Consensus (or not...)
- Sub-group to develop position