

Urban Design & Planning Principles for Little Mountain

DRAFT September 13, 2010

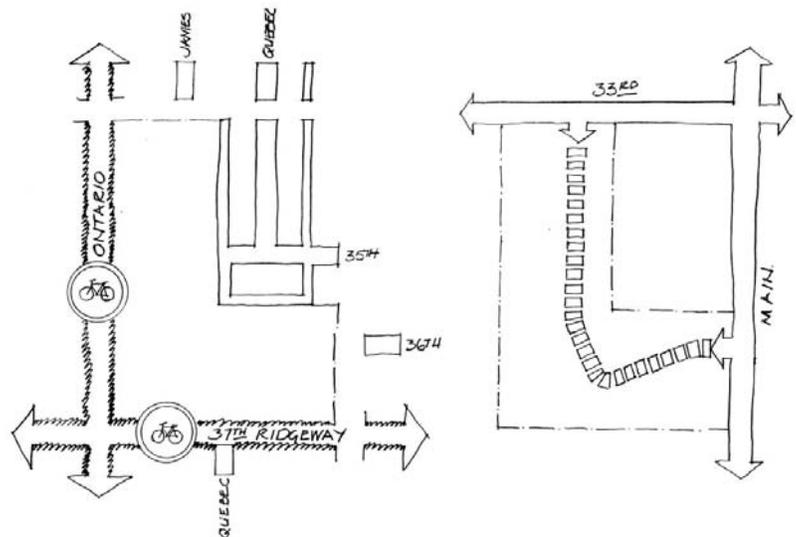
1. Integration and Permeability

Connect and integrate the site with the surrounding community and Queen Elizabeth Park through a network of diverse public spaces including streets, mews, paths and open spaces. Connections with existing streets and lanes will invite pedestrians and cyclists into and through the site, Movement patterns will reflect new and future desire lines of connection to and from destinations.



2. Greenway/Bikeways and Local Streets

Minimize, reduce or eliminate vehicle impacts on the Ontario and 37th Ave greenway/bikeways and on surrounding local streets and lanes. Where possible, conditions for pedestrians and cyclists will be improved through increased separation from traffic and improved design. Primary street access to the site is to be from 33rd Ave and Main Street.



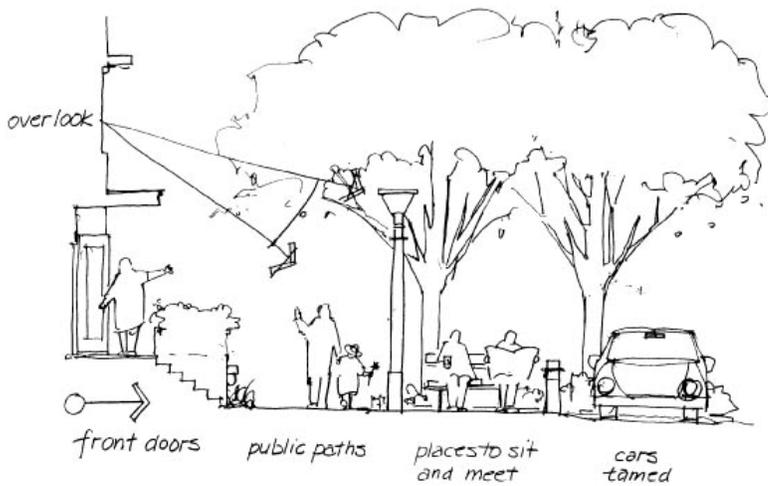
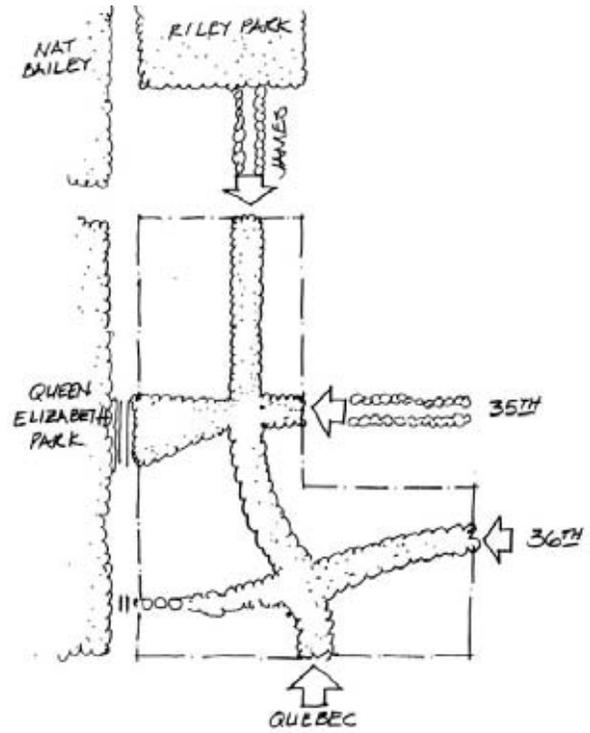
3. Streets for People

Design new streets to prioritize pedestrians and cyclists over motorized vehicles. Traffic will be highly calmed, and through movement of vehicles across the site will be discouraged. Any vehicles on the site have a purpose in being there (e.g., access to homes, shops and services, and pick-up and delivery) not simply short-cutting across the site.



4. Public Space focus

A highly-public open space system will form the key organizing element and focus of the site. The system will include: a primary east/west connection to QE park at 35th, and connections north-south from 33rd to 37th Ave. and east-west at 36th Avenue. The open space system will invite people westwards through to QE Park, and bring the park eastwards into the site.



5. Legibility and Animation of Public Places

Create public spaces that are truly public, active, safe, and welcoming through the design of these spaces and the relationship of buildings and activities to them.

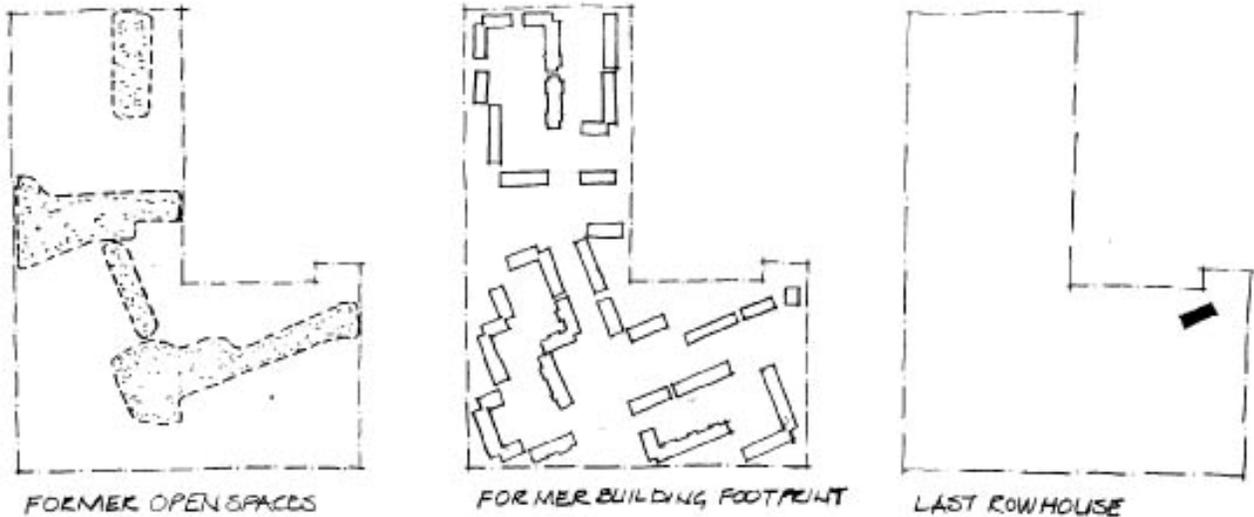
6. Sustainable Public Spaces

Create public open spaces that build a complete and sustainable community by meeting the needs of different ages and abilities, and supporting greenest city objectives through rainwater management, urban agriculture and habitat consideration.



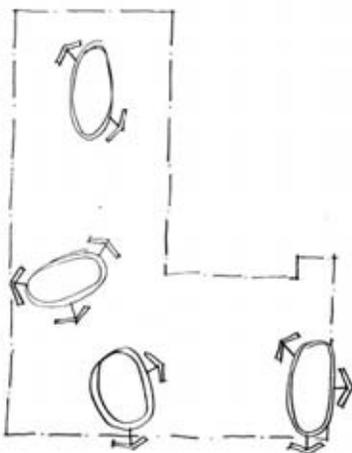
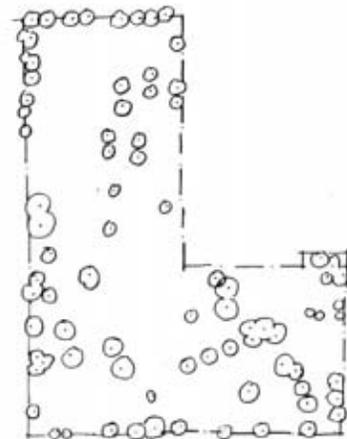
7. Memory

Reflect the historical patterning, connections, community and places of Little Mountain through site planning, public realm elements, public art, etc.



8. Trees

Retain significant trees where possible, and organize buildings, open spaces and public ways around them. Where retention *in situ* is not possible, relocation on site is to be considered.

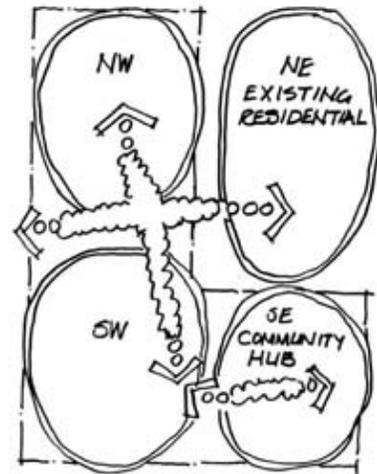


9. Integrated Social Housing

Integrate social housing throughout the site with units in a variety of building types and sizes.

10. Distinct Quadrants

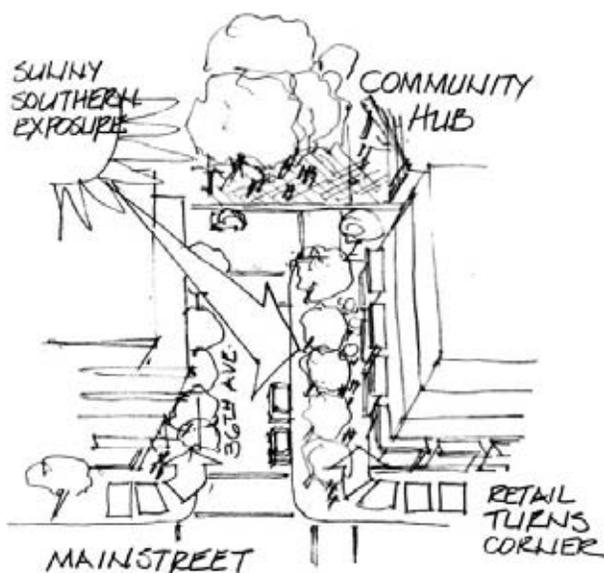
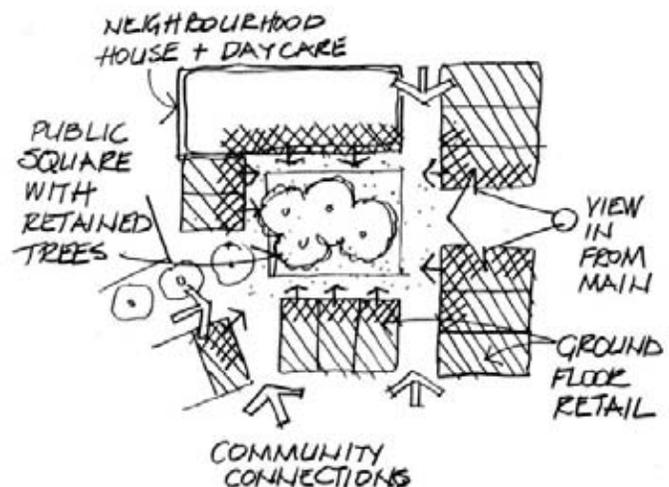
Create distinct quadrants linked by public ways open space, with a unique character and focus each.



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for

11. Community Hub

Create a community hub on or very close to Main Street consisting of a neighbourhood house, childcare, and locally-oriented shops and services, all gathered around a public square. The community hub is to be visible on Main Street and designed to entice people onto the site.

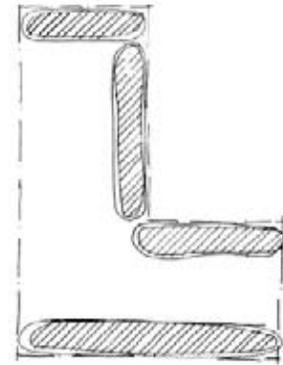


12. Main Street

The focus of local retail on Main Street is to be at 36th Avenue, taking advantage of corner and southern exposure, and drawing people into the community hub.

13. Transitional Edges

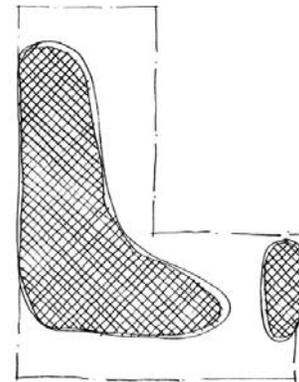
Create a respectful relationship with the surrounding community through a respectful scale of buildings along and 37th Avenue and adjacent to existing neighbourhood lanes.



33rd

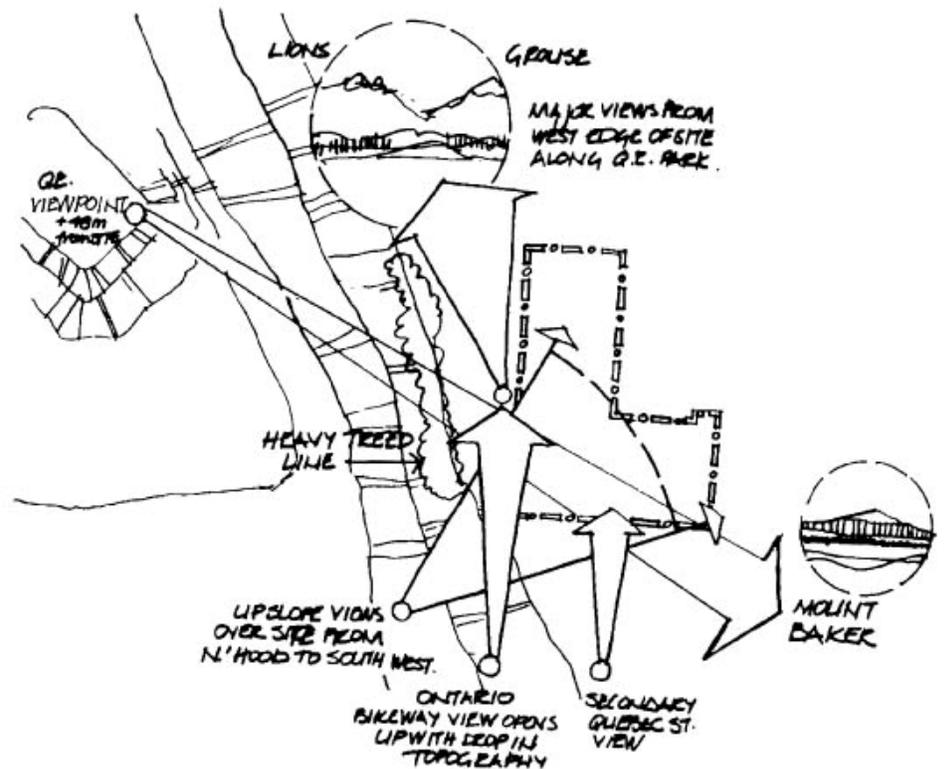
14. Opportunities for Height

Locate higher buildings centrally on the site, along the Queen Elizabeth Park frontage and on Main Street.



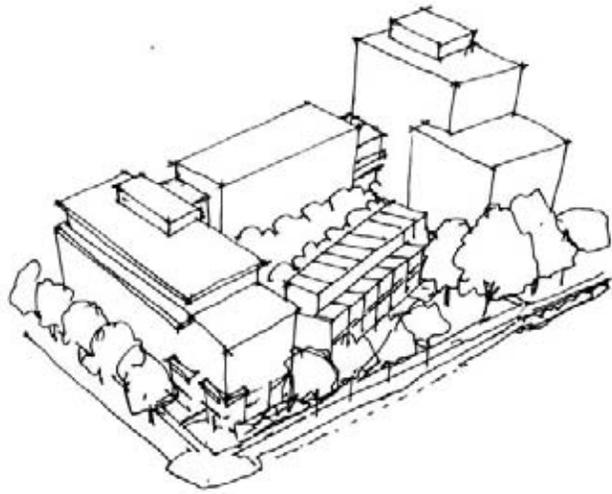
15. Views

Locate and scale buildings to preserve views to Mount Baker from the summit of Little Mountain in Queen Elizabeth Park. Create a pattern of public open spaces and buildings to create or preserve views to Queen Elizabeth Park and the North Shore mountains from within or across the site.



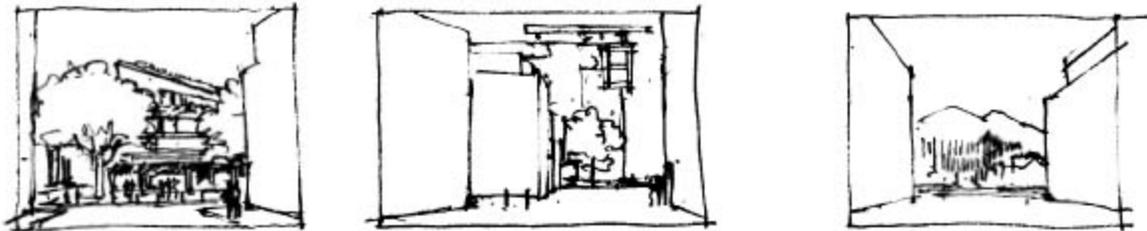
16. Variation

Blocks are to be composed of distinctive buildings, varied in scale, and limited in length. Create a rich and varied interface with the adjacent neighbourhood streets through a variety of building setbacks, edge treatments, and retained trees.



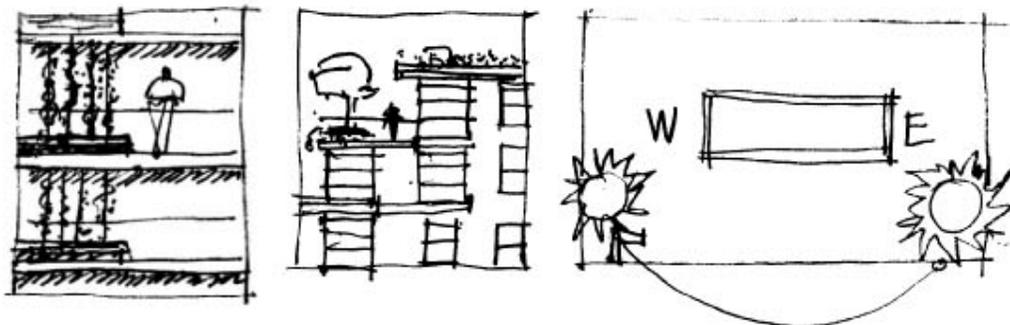
17. Sequential Views

Create opportunities for sequential views, reinforced by architectural punctuation and expression through the pattern of public ways and open spaces.



18. Visible Green

Buildings are to visibly express green elements as well as embody green building and passive design: green roofs and terraces, roof top gardens, trees and plantings on upper levels and balconies, green walls, and supports for vertical plant growth.



19. Solar Access

Consider solar access on parks, public spaces and neighbouring residences in the form, height and placement of buildings.

