

COMMUNITY FEEDBACK

This board summarizes some of the public feedback we have received since the process began.

what we've heard: guiding principles

HOUSING

Key messages:

- Strong support for the social housing component and very little opposition.
- Some support for more than 1-for-1 replacement for the original social housing units.
- Create a mix of tenures: social housing, middle-income (rental or affordable home ownership) and market housing. Emphasize family-oriented housing.

COMMUNITY FACILITIES

Top priorities that were identified (in order of popularity):

- childcare
- gardens/green space
- a neighbourhood house
- seniors' centre/services
- cultural/art space/performance venue/auditorium
- library
- health care/clinic.

MIX OF USES

Key messages:

- Develop local-serving retail on Main Street (although some opposed any retail)
- Consider doctor's office/office space

TRANSPORTATION

Key messages:

- Prioritize pedestrians and cyclists in the design
- Improve permeability/access of the site.
- Protect and enhance the adjacent bike routes, and keep cars and vehicle access points off of 37th and Ontario.
- Provide sufficient parking (underground), and include bike storage options.

OPEN SPACE AND GREEN SPACE

Key messages:

- Provide community gardens/urban agriculture and green space for residents and broader community
- Create public connections through/into the site
- Preserve mature trees, develop true (vs. paved) green space and introduce native plants
- Provide play spaces for children of different ages
- Design for safety

LONG-TERM VISION - Important principles or ideas to be considered

Key themes:

- Sustainability (environmental, but also social)
- Social diversity
- Physical integration
- Development that is sensitive to the existing neighbourhood

Site Plan, Density & Height

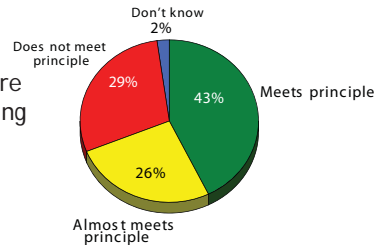
At open houses in June 2011, members of the community were asked to respond to Holborn's proposed site plan and to a wide range of density concepts based on that site plan. A total of 236 comment forms were submitted to City staff.

This board summarizes what the City heard. For a detailed summary of the responses, please see the resource binders available at today's event.

People were asked to evaluate how well the proposed site plan reflected four Guiding Principles (see boards 9 & 10). Generally the responses were positive; the majority of people felt the site design met or almost met the Guiding Principles. These principles were:

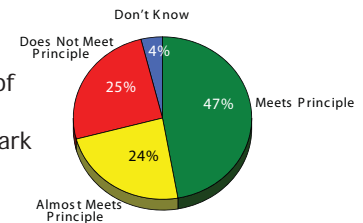
Principle: Integration and Permeability

The site integrates well with the surrounding community and Queen Elizabeth Park. There are clear connections into and through the site using streets, paths, and open spaces.



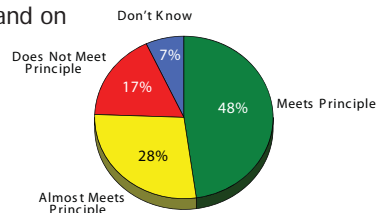
Principle: Public Space Focus

The site is organized around a clear system of very public open spaces. These open spaces invite people to and from Queen Elizabeth Park



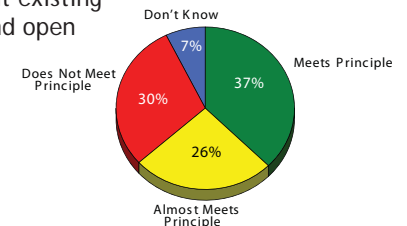
Principles: Bikeways/Greenways and Local Streets

The site minimizes vehicle impacts on the 37th Avenue and Ontario Street Bikeways/Greenways and on surrounding local streets and lanes.



Principles: Memory and Trees

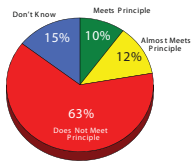
The site reflects the historical patterns, connections, community and places of the original Little Mountain development through its design. Significant existing trees are retained and buildings, roads, and open spaces are organized around them.



Density Concepts

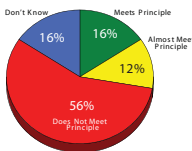
A series of seven density concepts was presented for consideration by the community. These ranged in density from 1.45 FSR (the existing zoning on the site) to 3.25 FSR.

These were also evaluated in the context of Guiding Principles. This board summarizes the response to the 2.75 FSR concept, which is closest in density to Holborn's current concept. It is important to note that Holborn has made some significant design changes since June 2011, most notably in building form.



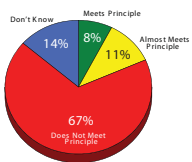
Principle: Sun & Shadow

Consideration of sunlight on parks, public spaces, neighbouring residences with regard to form, height, placement of buildings.



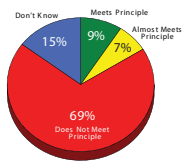
Principle: Building Variety

Blocks are to be made up of distinctive buildings, varied in scale and limited in length. There should be a variety of building setbacks and edge treatments.



Principle: Transition to Neighbourhood

Create a respectful relationship with the surrounding community through a respectful scale of buildings along 33rd and 37th Ave and adjacent to existing neighbourhood lanes.



Principle: Views

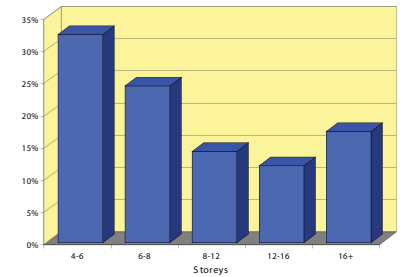
Locate and scale buildings to preserve views to Mount Baker from the summit of Little Mountain in QE Park. Create a pattern of public open spaces and buildings to create or preserve views to QE Park and the North Shore mountains from within or across the site.



Holborn Concept at 2.75 FSR - June 2011

Heights

The community was asked, "In your view, what would be a reasonable limit for the tallest building(s) on the site." This graph summarizes the responses:



When people were asked why they supported different heights, they provided a range of answers. Examples included:

Support for:	Why?
Lower Heights	<ul style="list-style-type: none"> Better fit with surrounding neighbourhood (context and character) More sunlight, less shadow Similar to Arbutus Walk development (W. 10th and Arbutus area) Preserves views
Mid-rise Heights	<ul style="list-style-type: none"> Variation in scale is positive Provides a reasonable amount of new housing Does not feel like high rises if designed well A good middle ground
Greater Heights	<ul style="list-style-type: none"> More open space and green space Can deliver more amenities Several taller buildings can result in an overall reduction in height for the rest Good views from taller buildings Site is big enough to accommodate taller buildings More density is future-thinking