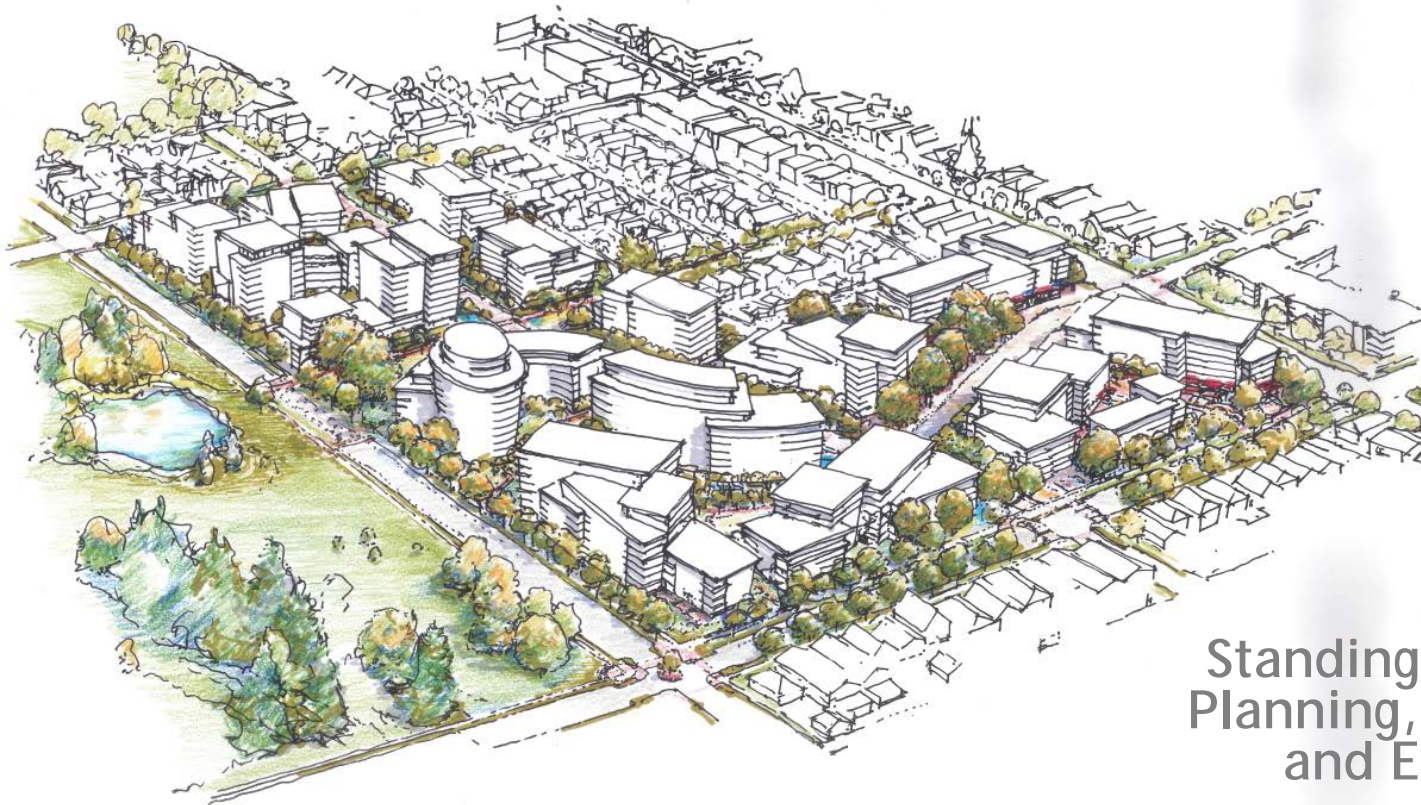


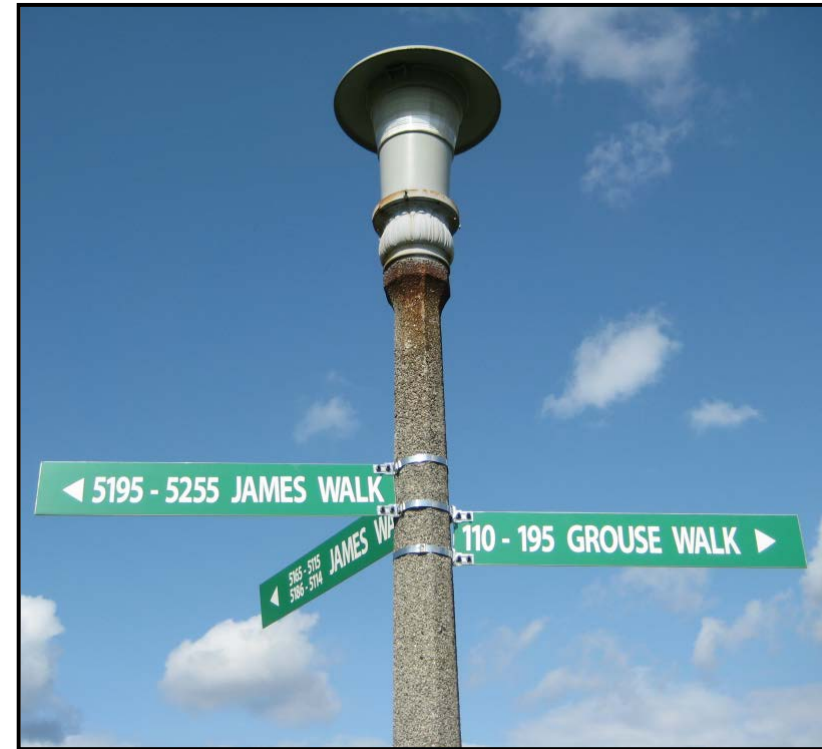
# LITTLE MOUNTAIN POLICY STATEMENT



Standing Committee on  
Planning, Transportation  
and Environment  
June 27, 2012

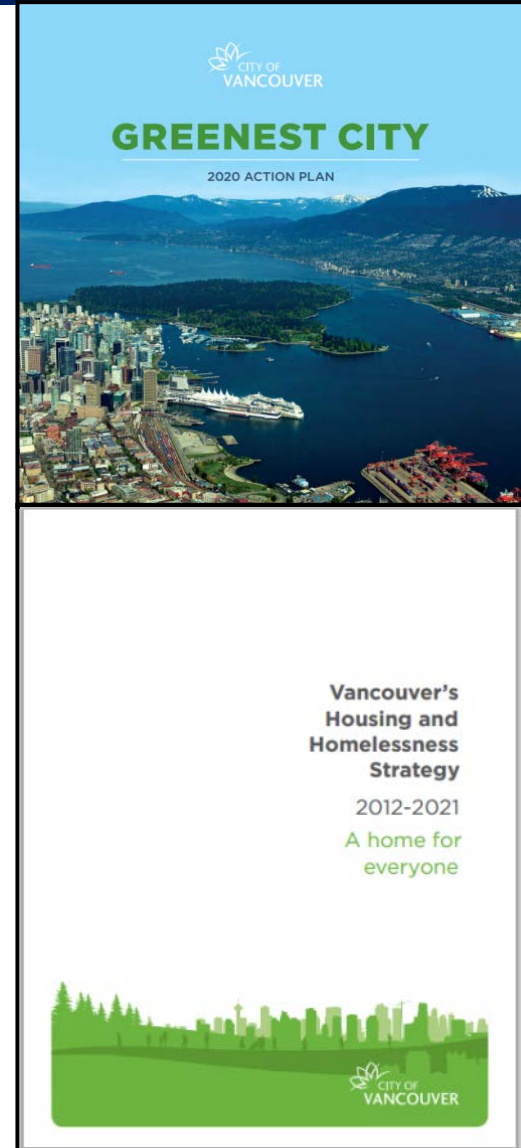
# OBJECTIVE

- Provide background
- Introduce redevelopment concept
- Overview of Draft Policies



## Opportunity

- Revitalization & intensification of strategic site
- Council Priorities:
  - ☑ Environment & Sustainability
  - ☑ Affordable housing and homelessness
  - ☑ Strength, vitality & safety of neighbourhoods



# BACKGROUND – PLANNING PROCESS

- Stage 1: Policy Statement
  - Guides rezoning
  - Heights & density, uses, public benefits, sustainability, transportation
- Stage 2: Rezoning



# Context

Hillcrest  
Centre

CANADA LINE - 1.1km

ONTARIO ST

3 Main

MOUNTAIN  
VIEW  
CEMETERY

33rd Ave

33 UBC/29th Ave

QUEEN  
ELIZABETH  
PARK

LITTLE  
MOUNTAIN  
SITE

37th Ave Ridgeway

37th Ave

CANADA LINE - 1.4 km

Ontario



# BACKGROUND - LITTLE MOUNTAIN

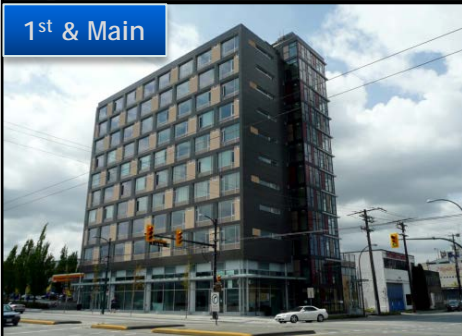
- First public housing project in BC
  - 224 units, family-oriented
- Owned by Province
  - Engaged Holborn as development partner in 2008.
- All but one building demolished in 2009



# BACKGROUND – MOU

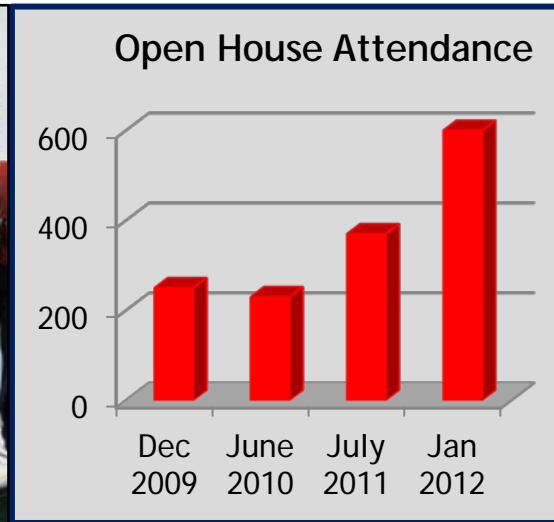
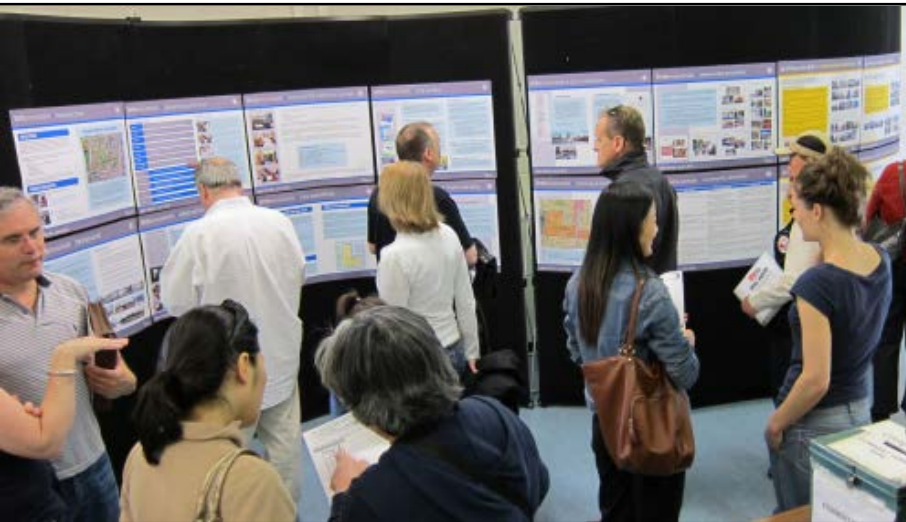
## Memorandum of Understanding (2007)

- Replacement of social housing
  - With or without rezoning
  - Priority to former tenants
- Net proceeds of land sale (after replacement of social housing) reinvested into supportive housing projects
  - Vancouver & BC - 50/50
- DCLs/CACs reinvested in project or area
- Letter of Understanding (2009)
  - Social housing in 1<sup>st</sup> phase



## Significant and positive process

- 4 public open houses, on-line engagement
- Community Advisory Group
  - 22 meetings



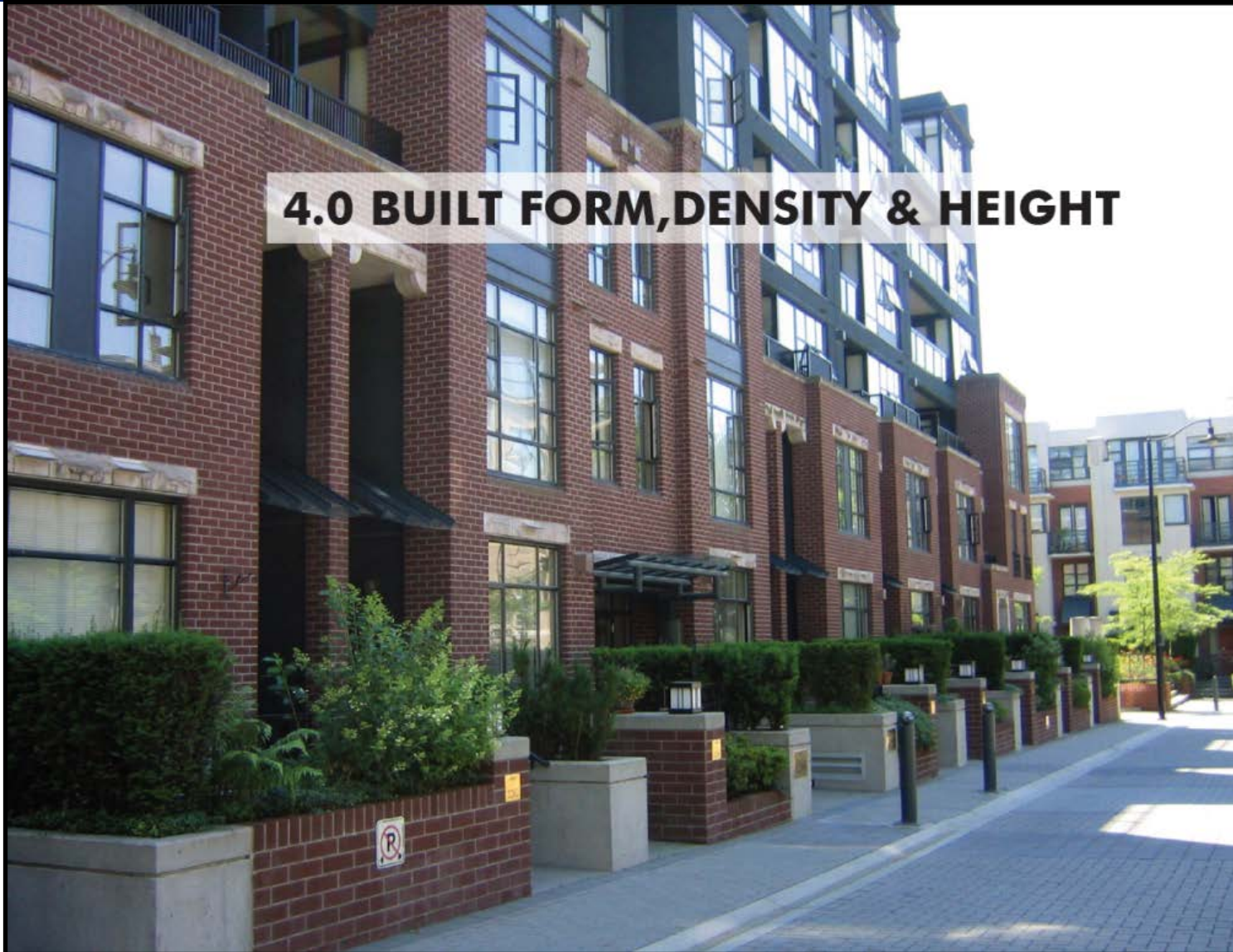


# LITTLE MOUNTAIN - REDEVELOPMENT CONCEPT

- Strong site plan
- Intensive but respectful heights & density
  - 1,475 to 1,625 units, 234 units of social housing
  - Highly sustainable

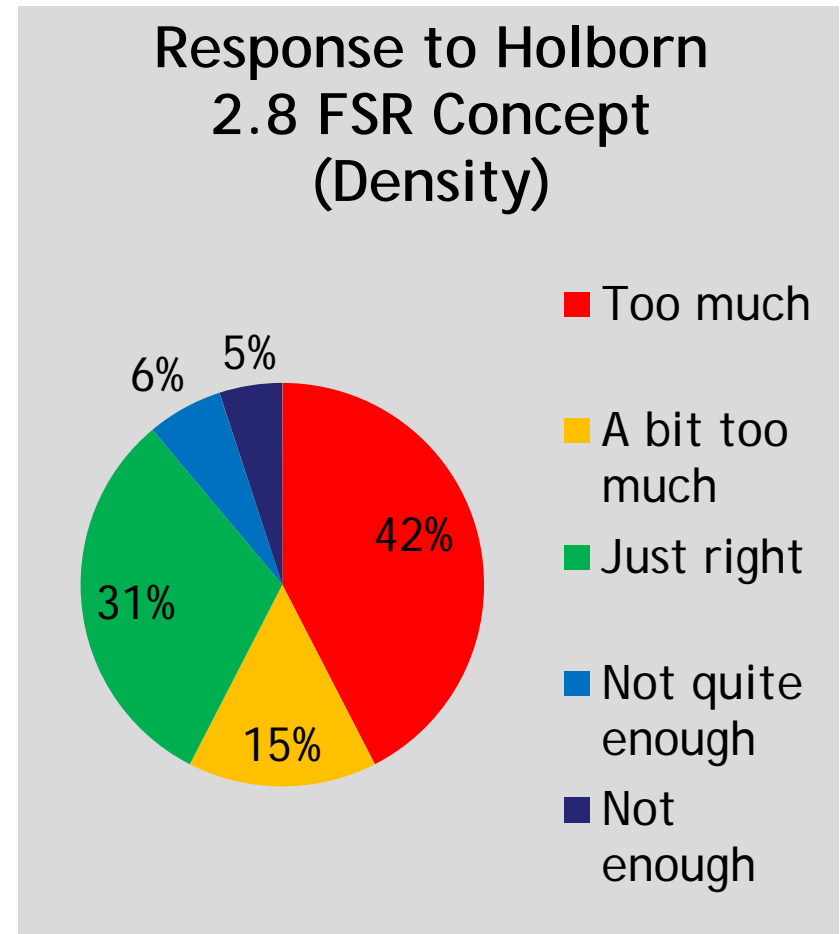


# POLICY STATEMENT - BUILT FORM, DENSITY & HEIGHT



# POLICY STATEMENT – BUILT FORM, DENSITY & HEIGHT

- Emerged as key issues
- Community concerns:
  - Neighbourhood character
  - Sensitive adjacencies
    - QE Park & single-family neighbours
  - Increased traffic
  - Capacity of existing community facilities



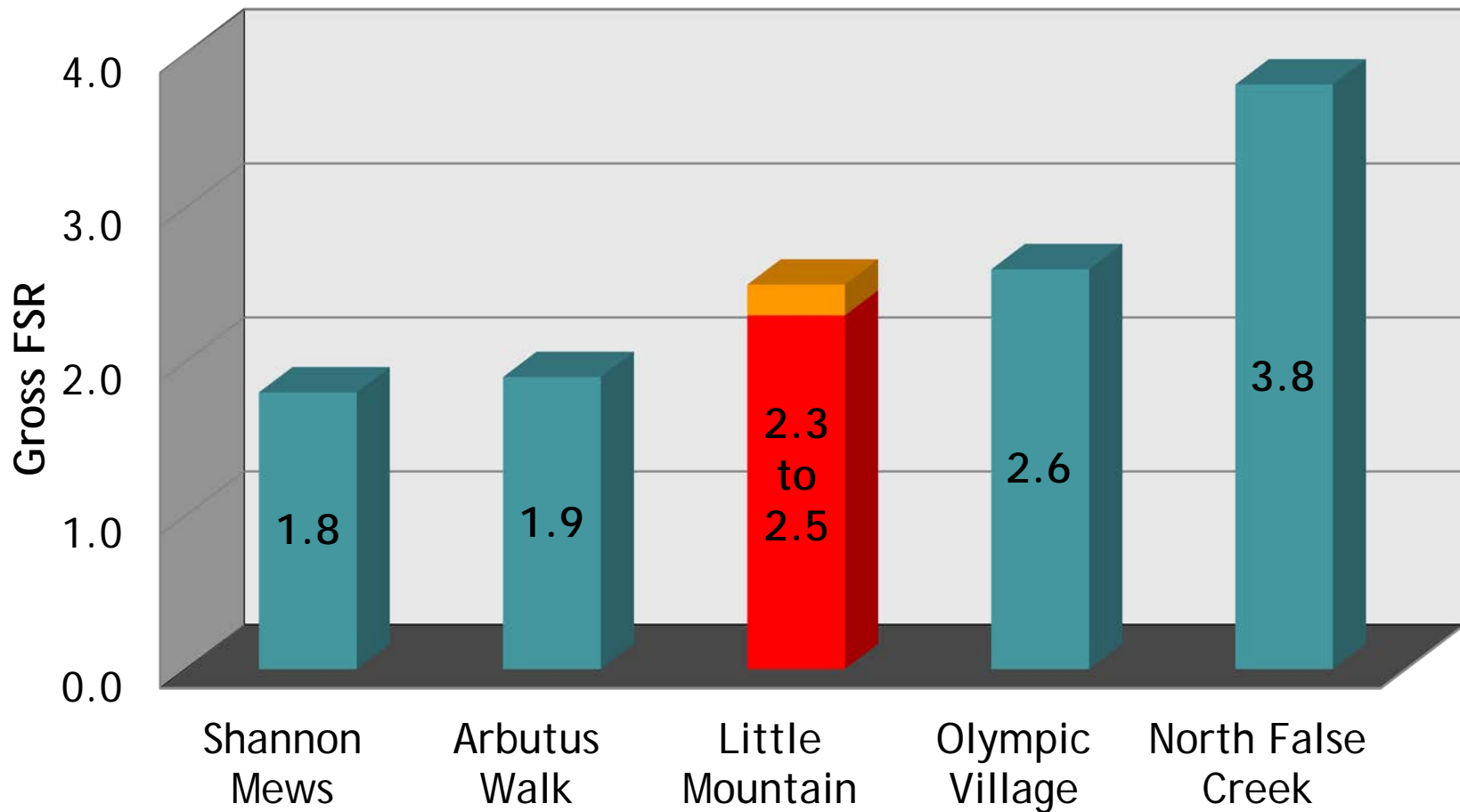
## Density Considerations

- ✓ Centrally-located
- ✓ On a major arterial
- ✓ Well-served with community amenities
- Not in Downtown or Neighbourhood Centre
- Not on a rapid transit line
- Adjacent to single-family areas

## Density Policy: 2.3 – 2.5 FSR Gross

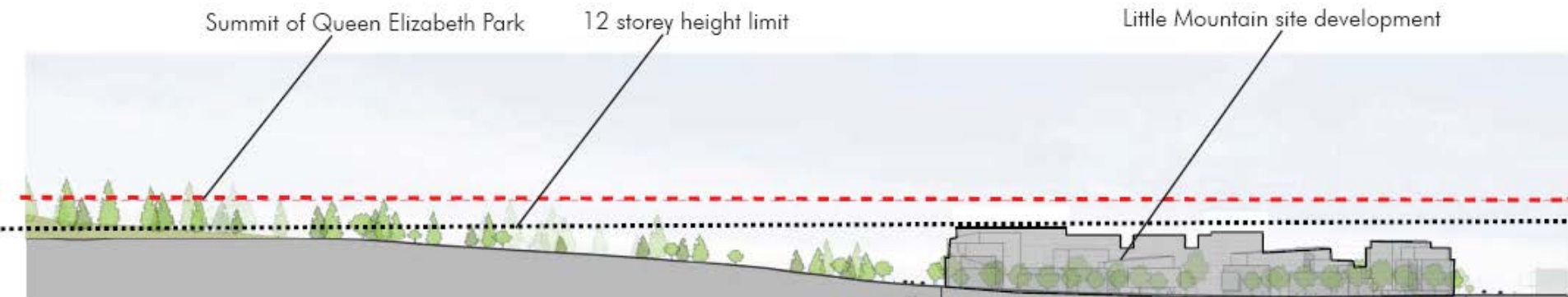
- Economically viable
  - Delivers community amenities
- Can meet design principles
  - shadowing, livability, mature trees, respectful transitions to surrounding areas
  - confirmed through studies, community workshops, staff analysis

## Comparative Density in Major Projects



## Height Policy: 12 storey maximum

- In limited locations (2 sites)
- Does not challenge Little Mountain itself (QE Park)
- Preserves views
- Limits shadowing of key public spaces



# POLICY STATEMENT - BUILT FORM, DENSITY & HEIGHT

## Height Policy

Opportunities for tallest buildings

Mid-rise

Transitional edges



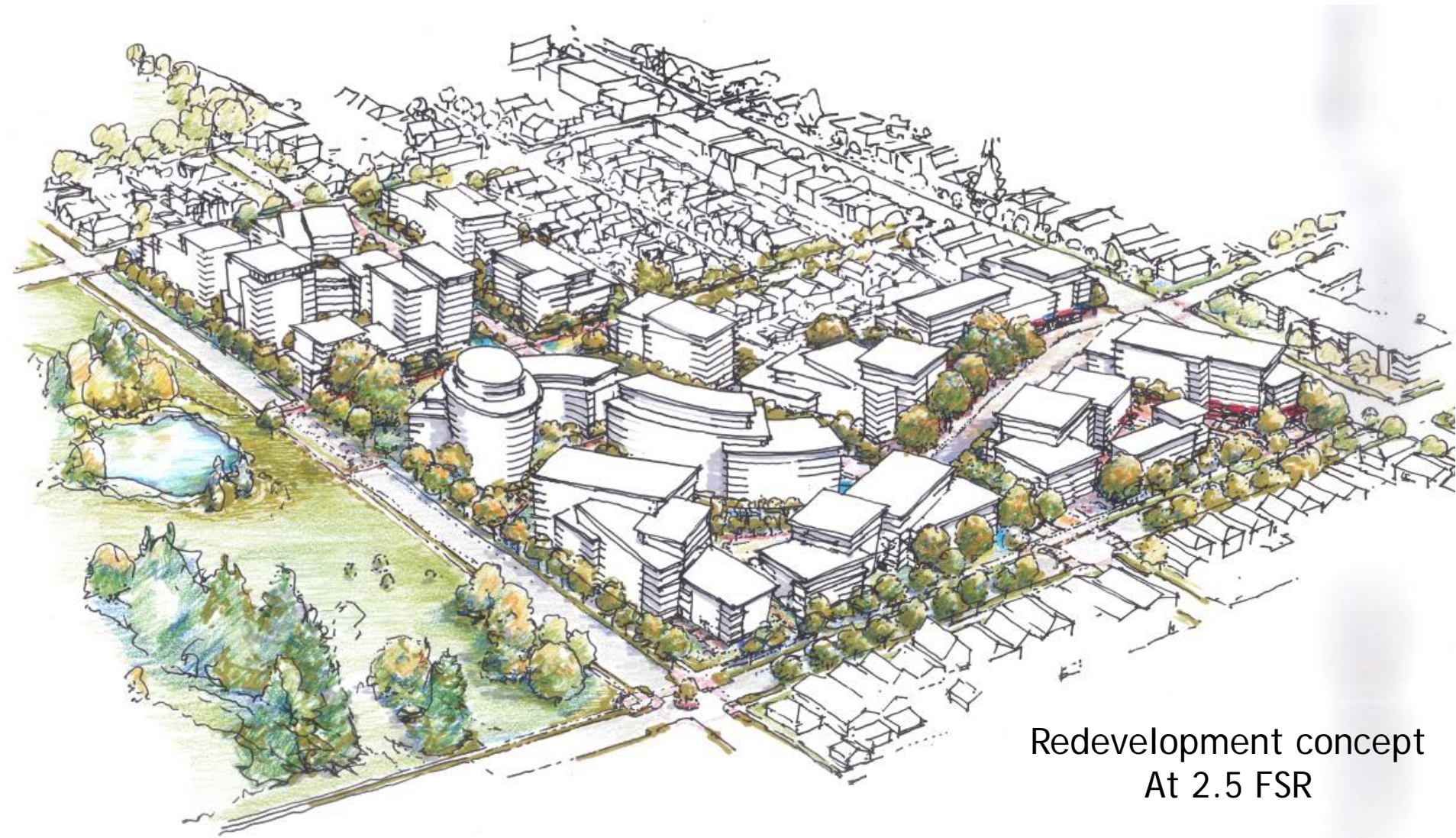


# ILLUSTRATIVE SKETCH - VIEW FROM SOUTHWEST



Redevelopment concept  
At 2.3 FSR

# ILLUSTRATIVE SKETCH - VIEW FROM SOUTHWEST

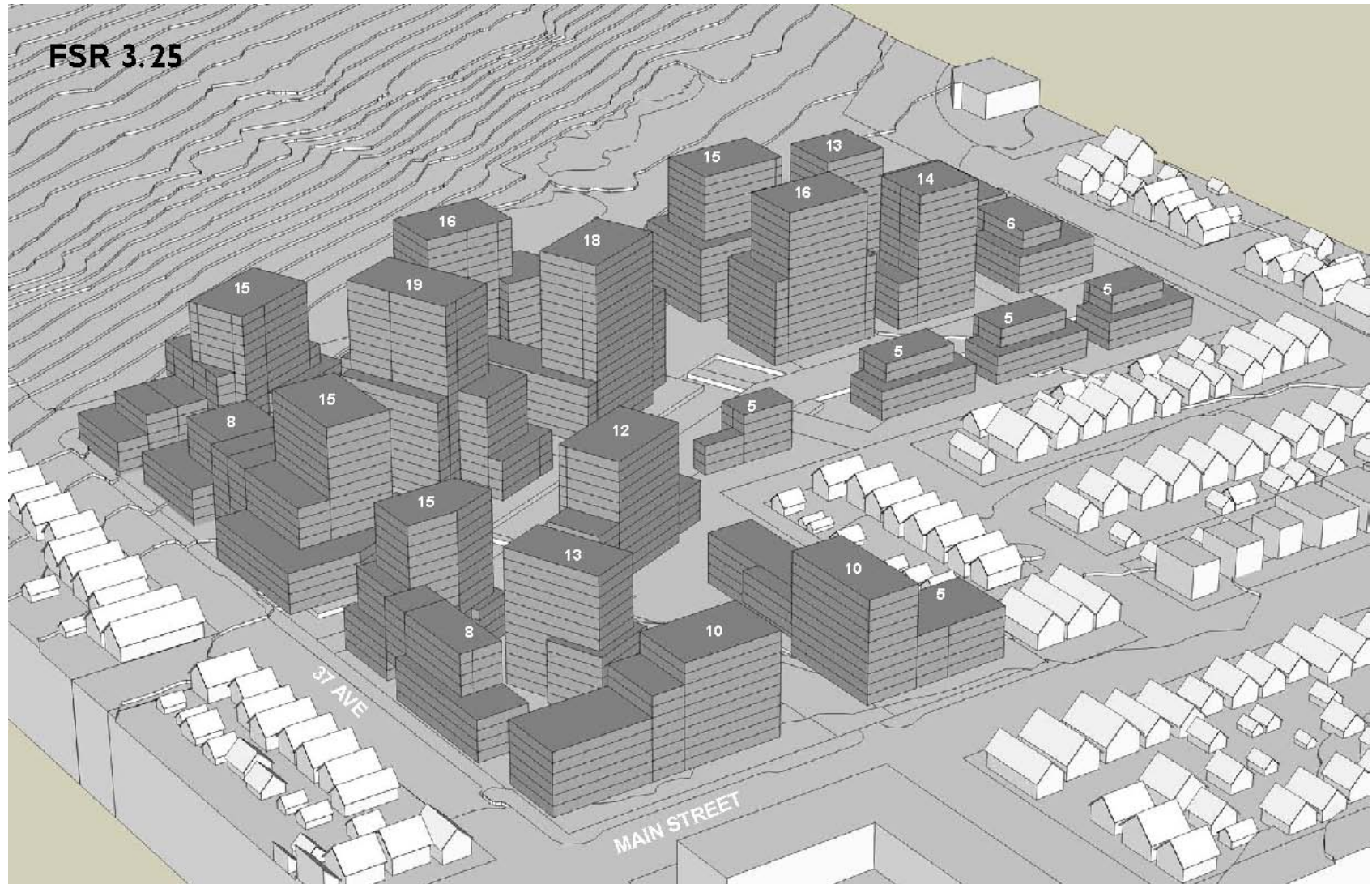


Redevelopment concept  
At 2.5 FSR

# 2011 DENSITY CONCEPT - EXISTING ZONING (RM-3A)



# 2011 DENSITY CONCEPT - 3.25 FSR





## 3.0 COMPLETE COMMUNITY

## Social Housing

- 224 replacement units,  
+10 for urban  
Aboriginals
  - 14%-16% of total units
- All units in first phase
- Return of former  
tenants
  - Rent levels and unit  
types



Original Little Mountain Social Housing



Village on False Creek Social Housing

## Housing Mix

- Social housing buildings to be integrated around site
- > 25% family housing
  - target of 35%
- Affordability in market units
  - breakaway/flex suites
  - modest finishes
- Wood frame construction
  - <6 storeys



## Community Amenities

- Little Mountain Neighbourhood House
  - 12,000 square feet (currently 6,000 sq. ft.)
  - Provided turn-key
- 69-space childcare
  - Fully furnished & equipped
  - Co-located with LMNH





## Community Amenities: Discussion

- Based on needs assessment
  - Confirmed during process

| Value (\$2012) of Proposed Public Benefit Package |                       |
|---|-----------------------|
| Onsite  |                       |
| Little Mountain Neighbourhood House               | \$8.5m                |
| 69-space childcare                                | \$9m-\$10m            |
| Surrounding Area                                  |                       |
| Transportation improvements                       | \$1.5m to \$3m        |
| Park improvements                                 | \$2m-\$3m             |
| <b>Total</b>                                      | <b>\$21m - \$24.5</b> |

## Community Amenities: Discussion

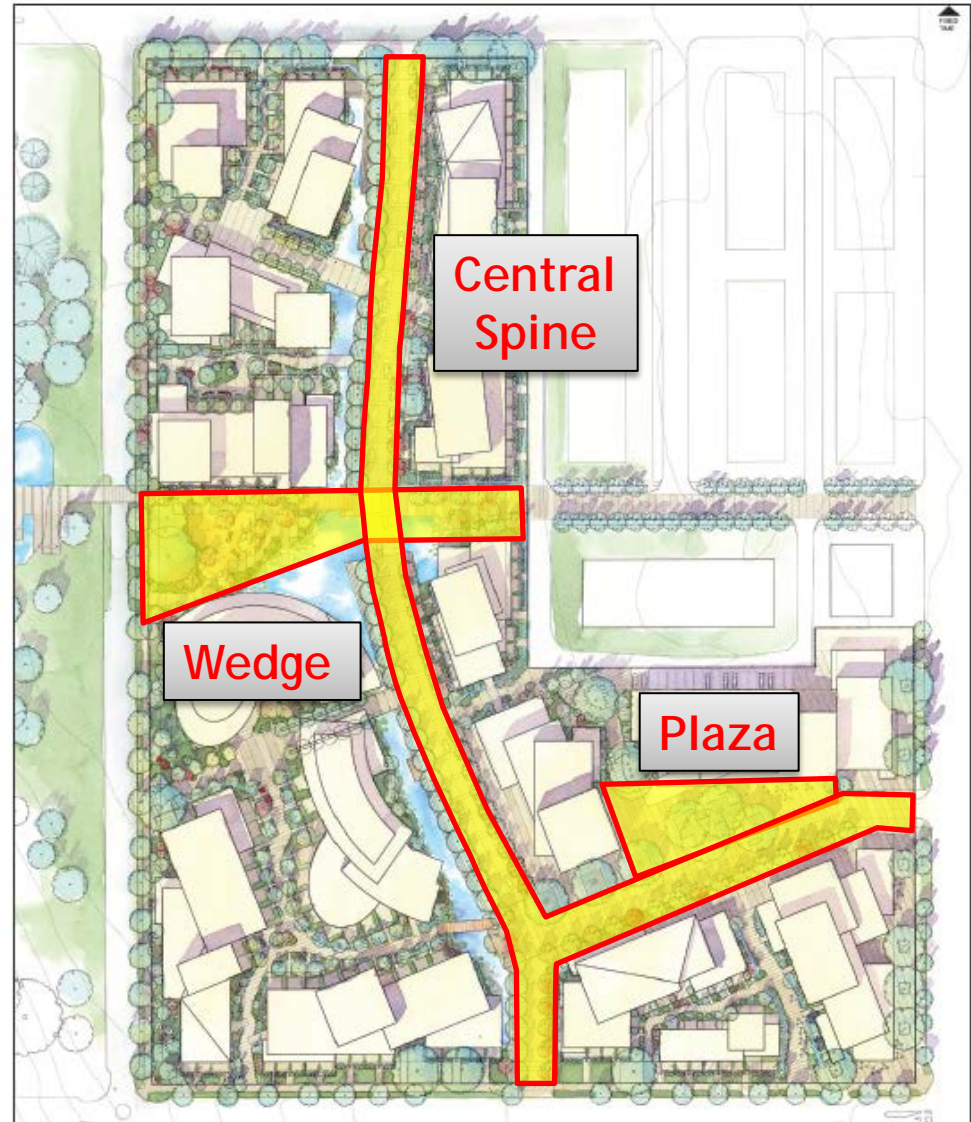
- Estimated DCLs & CAC - \$24m to \$32m
- Financial strategy on funding & phasing at rezoning
- All DCLs & CAC re-invested on-site or immediate area (per MOU)
- Social housing funded through land sale proceeds (per MOU)

## 5.0 PUBLIC PLACES, OPEN SPACES & MEMORY



# POLICY STATEMENT – PUBLIC SPACES, OPEN SPACES & MEMORY

- Highly-public open space focus
  - 3 Elements
- Sustainable public spaces
  - Greenest City Targets
    - Rainwater
    - Green mobility
    - Urban food systems
    - Access to nature



## Memory

- Recognize history:
  - patterning
  - connections
  - community and places
- Through:
  - mature tree preservation
  - site planning
  - public realm elements
  - public art



# POLICY STATEMENT - CIRCULATION & TRANSPORTATION

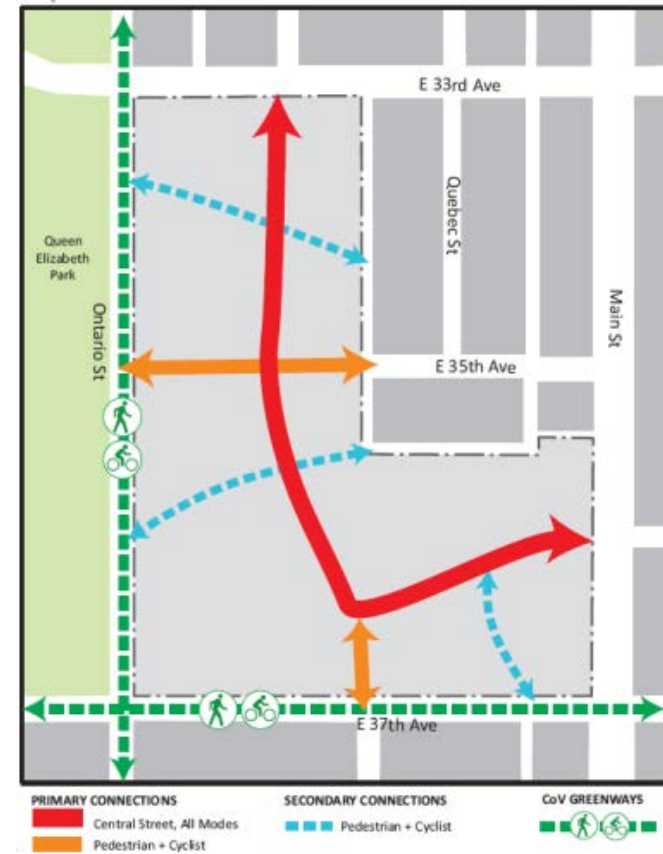
## 6.0 CIRCULATION AND TRANSPORTATION



# POLICY STATEMENT – CIRCULATION & TRANSPORTATION

## Transportation Strategy

- Network of connections
- Protection of Greenways
- Prioritizes pedestrians, cyclists and transit users
- Green Mobility Plan
  - Design & program strategies



# POLICY STATEMENT – SUSTAINABILITY



## 8.0 SUSTAINABILITY



## Green Buildings

- All buildings LEED® Gold certified or better
  - specific points in energy performance, water efficiency and stormwater

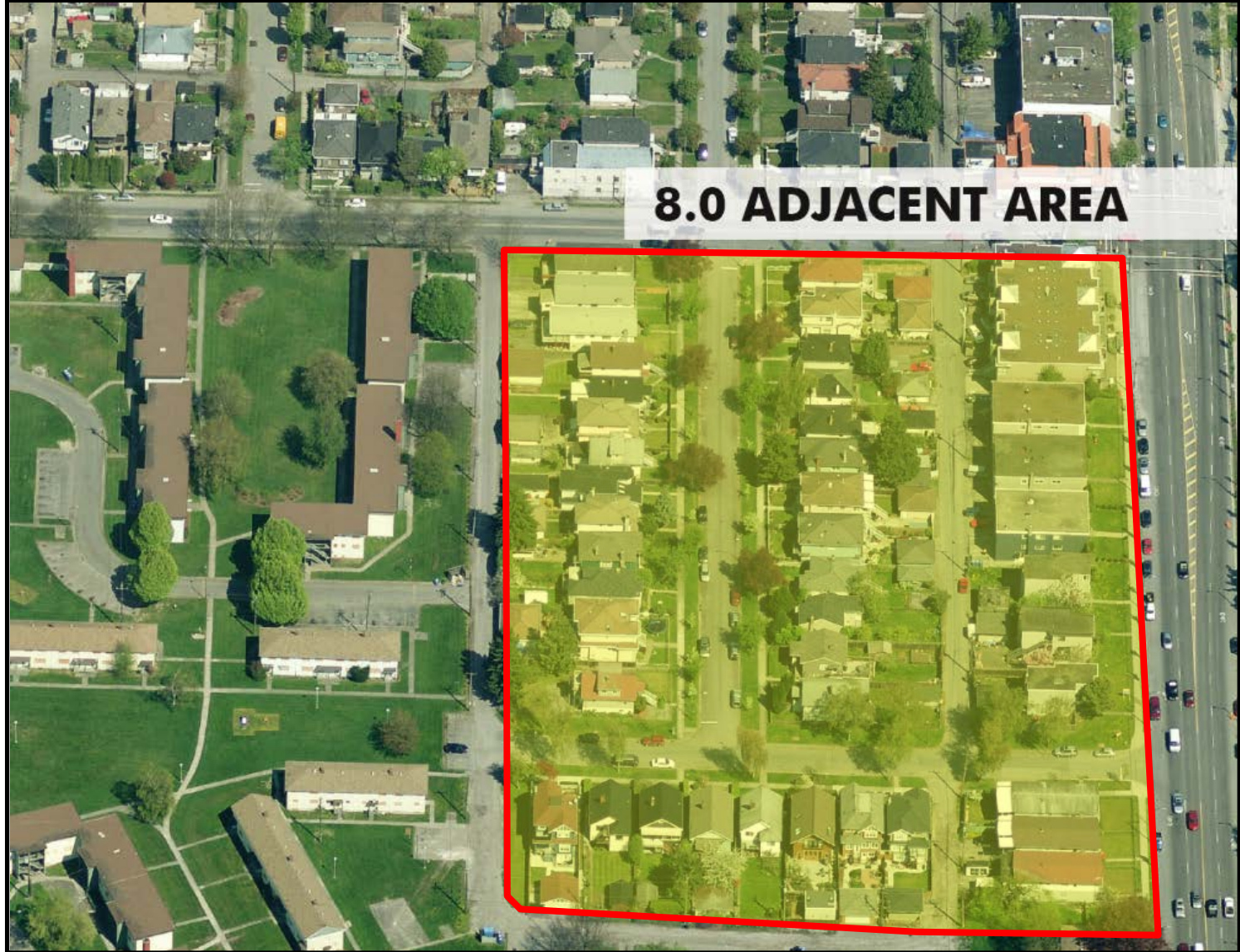


## Sustainable Large Development Planning

- *Sustainable Site Design*
- *Access to Nature*
- *Sustainable Food Systems*
- *Green Mobility*
- *Rainwater Management*
- *Zero Waste Planning*
- *Affordable Housing*
- *Low Carbon Energy Supply*

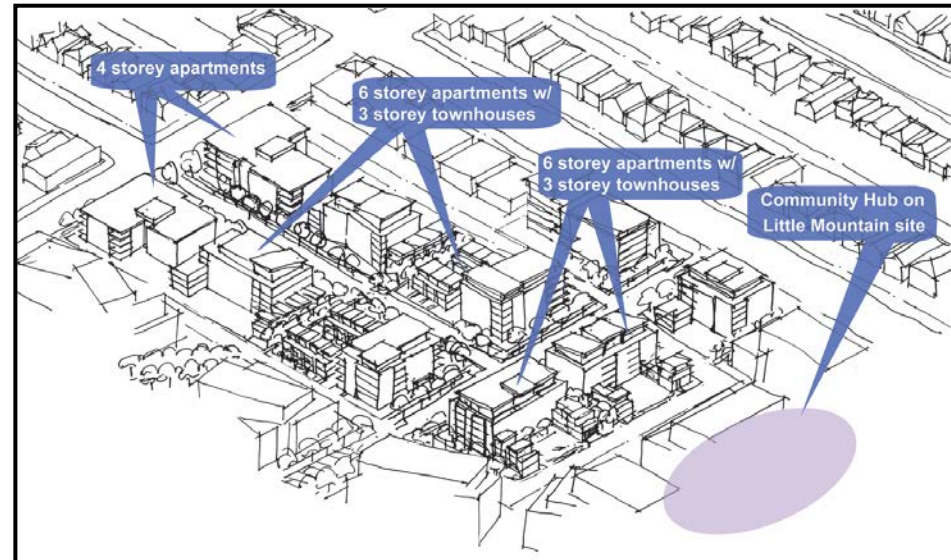
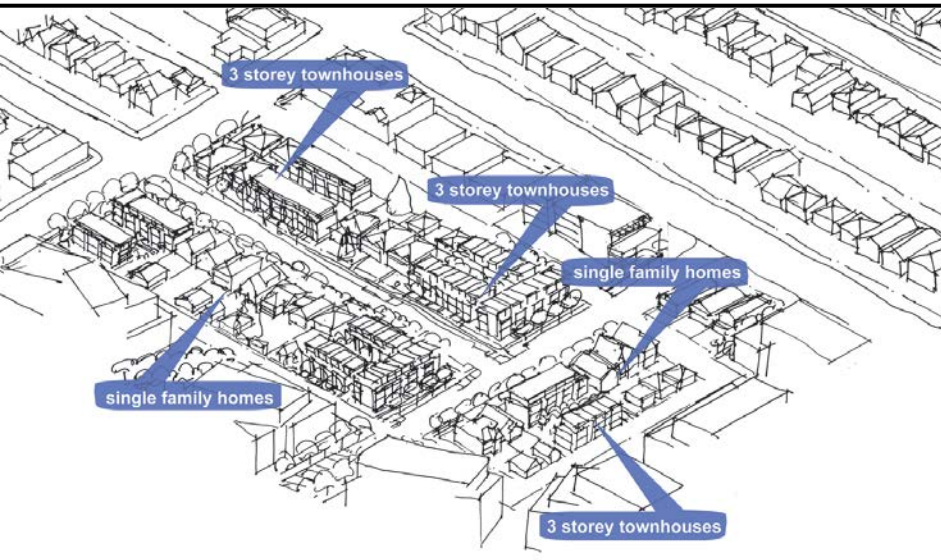


# POLICY STATEMENT - ADJACENT AREA



# POLICY STATEMENT – ADJACENT AREA

- Direction in RPSC Vision
- Seeking Council endorsement to:
  - Explore housing types not considered in the RPSC Vision
  - Explore an area-specific fixed-rate CAC



# NEXT STEPS

- Submission of rezoning application
- Rezoning process & enactment
  - 12 to 18 months
- Concurrent Development Permits