

# **Little Mountain Policy Statement**

**Presentation on Proposed  
Affordable Housing, Community  
Amenity and Parks Policies**

**April 19, 2012**

# OVERVIEW

## Background

## Guiding Principles & Proposed Policies

- Housing
- Community Amenities
- Facilities & Parks

## Group Discussion/Conclusions

# BACKGROUND

- **Stage 1: Policy Statement**
  - Guides rezoning
  - Heights & density, uses, public benefits, sustainability, transportation, phasing
- **Stage 2: Rezoning**
  - Refinement of proposal
  - Resolution of details
  - Zoning enacted - become a Bylaw

# PREVIOUS MEETINGS

April 3<sup>rd</sup>: Urban Design

April 10<sup>th</sup>: Transportation

Upcoming

May 3<sup>rd</sup>: Sustainability

- Little Mountain Neighbourhood House, 7pm





## Hillcrest Centre

CC, pool, library, rinks

## Hillcrest Childcare

## Little Mountain Neighbourhood House

## Hillcrest Park

## Riley Park

QUEEN ELIZABETH PARK

## LITTLE MOUNTAIN SITE

## Little Mountain Court - 96 units

## Little Mountain Housing - 224 units



# PUBLIC BENEFITS PROPOSAL

## Identified Public Benefits

- Staff-led needs assessment
- Confirmed through public process

Amenity	Cost
Little Mountain Neighbourhood House	\$8.5m
69-space childcare	\$9m-\$10m
Transportation improvements	\$1.5m to \$3m
Park improvements	\$2m-\$3m
<b>Approximate Total</b>	<b>\$20m</b>

# REDEVELOPMENT ECONOMICS

## Economic Performance

- 2.3 FSR
  - Break-even point (with identified amenities)
  - DCLs + CAC: \$20m
- 2.5 FSR
  - DCLs + CAC: \$30m
- Scenarios presume Provincial funding of replacement housing

# **GUIDING PRINCIPLES & PROPOSED POLICIES**



# SOCIAL HOUSING

# 2007 MEMORDANDUM OF UNDERSTANDING

## Signed by City and Province

- 224 units to be replaced
  - With or without rezoning
- Former tenants have priority for new units
  - Appropriately-sized units
- Proceeds of land sale to fund social housing in Vancouver and province

## 20% SOCIAL HOUSING

### Memorandum of Understanding (2007)

- 224 units meets City requirement
- “As BC Housing will be reinvesting all the proceeds from the redevelopment of Little Mountain in the development of social housing in the city and the province, the City agrees to accept the 224 units of replacement housing as the social housing requirement for Little Mountain.”

### Council Resolution (2009)

- Achieve 20% social housing (of total built units)

# BC HOUSING SOCIAL HOUSING PROPOSAL

## BC Housing proposes 234 units of social housing on site

- Additional 10 units for urban Aboriginals

## Proceeds of land sale to supportive housing projects

- 938 units in 8 projects in Vancouver

## 234 units is approximately:

- 16% of the total units at 2.3 FSR
- 15% of the total units at 2.5 FSR

## GUIDING PRINCIPLE - HOUSING

Provide a minimum of 224 replacement social housing units, and seek opportunities to achieve a higher number, with a target of 20% of the total number of units on site.



Original Little Mountain social housing

# PROPOSED POLICIES

## REPLACEMENT SOCIAL HOUSING

### Minimum 1-for-1 replacement

- A minimum of 224 social housing replacement units are to be constructed on site (MOU)

### Family-oriented units

- 184 of the 224 units of replacement social housing will be suitable for families (MOU)



# PROPOSED POLICIES REPLACEMENT SOCIAL HOUSING

## Give priority to former residents

- Returning residents of Little Mountain are to be given first right of refusal on units suitable to their needs at rents comparable to what they formerly paid (adjusted for CPI and subject to normal income testing.)

## Balance of replacement units at affordable rents

- Replacement social housing units beyond those allocated to returning residents should be set at rents no greater than rents affordable to Housing Income Limits as published by CMHC for metro Vancouver.

## GUIDING PRINCIPLE - HOUSING

Provide a minimum of 224 replacement social housing units, and seek opportunities to achieve a higher number, with a target of 20% of the total number of units on site.



Original Little Mountain social housing

# PROPOSED POLICIES

## 20% SOCIAL HOUSING

### 20% of all units as social housing

- The development should provide 20% of the total dwelling units on site as social housing, including the 224 replacement units.

### Minimum 20% social housing in each phase

- A minimum of 20% of the units constructed in each phase of development are to be constructed as social housing units, until 20% of the total number of units has been achieved as social housing.

## GUIDING PRINCIPLE - HOUSING

**Include a social housing component in the first phase of development.**



Olympic Village social housing

# PROPOSED POLICIES DELIVERY OF SOCIAL HOUSING

Delivery of as much of the 224 replacement social housing as possible is encouraged in the first phases of development

## GUIDING PRINCIPLE - HOUSING

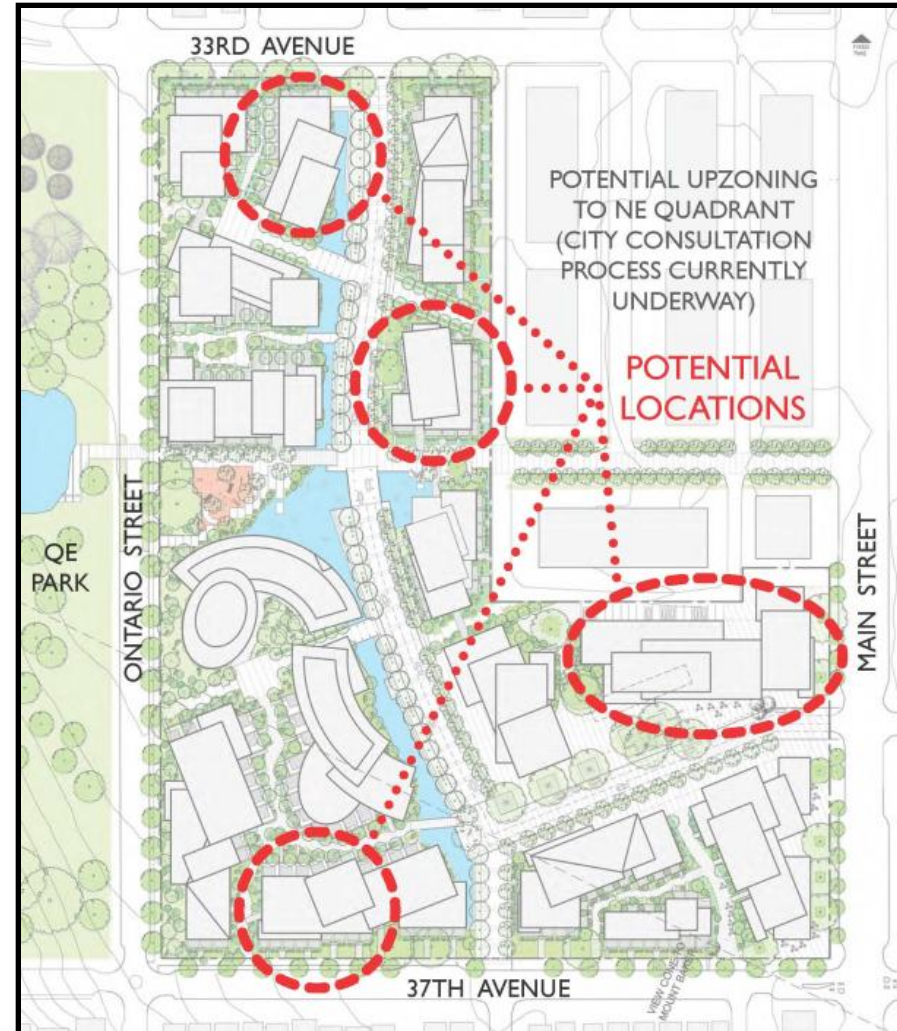
Integrate social housing buildings throughout the site with units in a variety of building types and sizes.



# PROPOSED POLICIES

## SOCIAL HOUSING: LOCATION & MIX

- Social housing buildings are to be integrated throughout the site.
- Provide a minimum of 25% family-oriented units overall in Little Mountain



## GUIDING PRINCIPLE - HOUSING

Include low-income social housing and explore opportunities for middle-income housing (such as rental and/or affordable home ownership).



Olympic Village rental housing

# PROPOSED POLICIES

## FORMS OF AFFORDABLE HOUSING

The availability of funding at the time of rezoning will determine how many units beyond the 224 are targeted to low-income households.

- If additional funding is not available, opportunities for other forms of affordable housing may be considered
  - housing co-operatives or affordable market rental housing
  - owned and operated by government or a non-profit housing provider.

# COMMUNITY AMENITIES

# GUIDING PRINCIPLE - COMMUNITY AMENITIES & ECONOMIC SUSTAINABILITY

Create a Policy Statement which supports an economically viable and sustainable project, and meets as far as possible the goals and objectives of the community, City and proponent.

# PROPOSED POLICIES

## ECONOMIC SUSTAINABILITY

- Timing of the delivery of the amenities must ensure the sustainability and marketability of the development while meeting the needs of the existing and emerging community
- Reinvest all of the Development Cost Levies generated by the redevelopment of Little Mountain into the development of the public amenities to serve the site and to address any service gaps in the immediate neighbourhood (MOU)



## GUIDING PRINCIPLE - COMMUNITY AMENITIES

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

# GUIDING PRINCIPLE - COMMUNITY AMENITIES

Create flexible spaces and public places that can accommodate a broad range of activities such as opportunities for play, arts and fitness, community gardens and a farmers market



Winter Farmers Market, Hillcrest Park

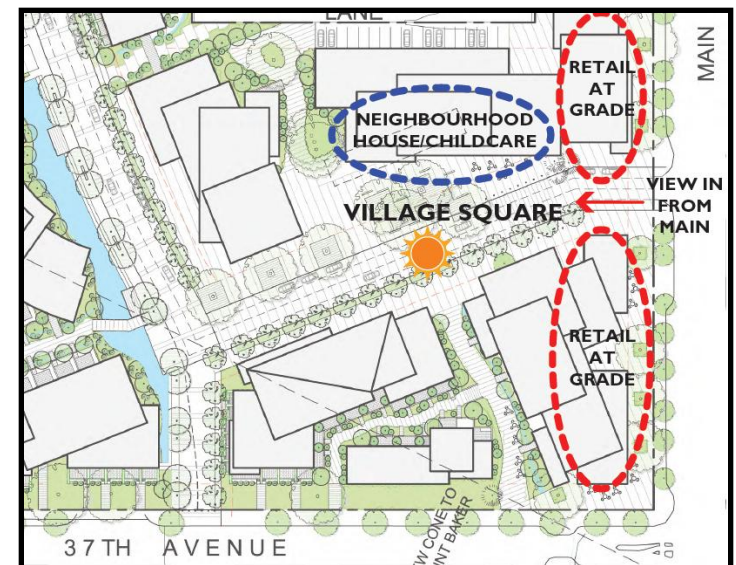
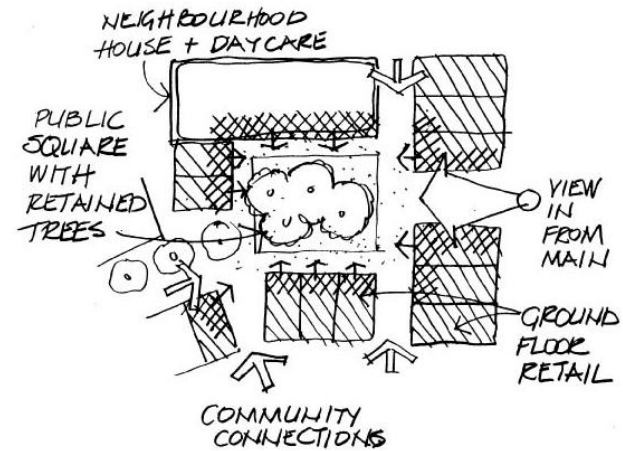


# PROPOSED POLICIES

## PUBLIC PLAZA

The proposed plan provides for a public plaza near the intersection of Main & East 36<sup>th</sup> Ave.

- The plaza design must be of a size and configuration to maximize use by the intended activities.
- Must incorporate electrical, water and sanitary connections



# GUIDING PRINCIPLE - COMMUNITY AMENITIES

Locate a neighbourhood house with a highly-visible presence on Main Street, or on 33<sup>rd</sup> near buses and the new Hillcrest Centre



Little Mountain  
Neighbourhood House



Collingwood Neighbourhood House



# PROPOSED POLICIES NEIGHBOURHOOD HOUSE

## Provide a new Little Mountain Neighbourhood House

- A minimum of 12,000 sq. ft. of fully-finished and equipped, flexibly-designed space fully accessible by people with the broadest range of abilities is required
- Some dedicated areas for seniors and youth are encouraged to ensure physical safety and comfortable use
- Consideration for early delivery of the neighbourhood house is encouraged as the existing neighbourhood house is undersized and in poor condition.

# GUIDING PRINCIPLE - COMMUNITY AMENITIES

Provide childcare facilities and other community amenities to serve the existing community and new development where possible



3 Corners Childcare, 1 Kingsway



# PROPOSED POLICIES

## CHILDCARE

**Provide a 69-space fully-finished and equipped childcare, designed for infants, toddlers, pre-schoolers, and school-aged children**

- Locate the childcare within or near the neighbourhood house

# FACILITIES & PARKS

# EXISTING: HILLCREST CENTRE

## HILLCREST COMMUNITY CENTRE

- 41,220 sq ft
- licensed pre-school; child minding; fitness centre;
- 8,700 sq ft gym; two partial gyms, several multipurpose rooms

## HILLCREST AQUATIC CENTRE

- 65,662 sq ft indoor space including
- 50m indoor pool with movable floor
- 25,725 sq ft outdoor pool

## HILLCREST RINK

- 26,658 sq ft

## CURLING CLUB

- 32,614 sq ft

## LIBRARY

- 7,000 sq ft



# EXISTING: QUEEN ELIZABETH PARK

- 52.78 hectares ( 130 acres)
- highest point in Vancouver
- 3000 trees (1500 within the Arboretum)
- Celebration Pavilion
- Bloedel Floral Conservatory
- Quarry Garden
- Sculpture Garden
- Fountain Plaza

## Activities:

- 18 outdoor tennis courts
- disc golf
- lawn bowling
- pitch and putt course





# ONGOING RILEY PARK & HILLCREST REDEVELOPMENT

## Upcoming review of Masterplan for Riley-Hillcrest-Nat Bailey Stadium Parks

### Major changes still to come include:

- review of sport fields, ball diamonds parking lots at Hillcrest, Riley and Nat Bailey Stadium Parks;
- greening of Riley Park post demolition

### The following buildings remain in the parks:

- Hillcrest Centre
- Nat Bailey Stadium
- Vancouver Racquets Club
- Millennium Sports Facility



# PROPOSED UPGRADES QUEEN ELIZABETH PARK TRAILS

- Improve circulation through the park
- Improve public access to park entrances
- In consultation with public

## Queen Elizabeth Park **MAP**



# PROPOSED UPGRADES NEW NEIGHBOURHOOD PARK

- Suggested site along Ontario between 33rd and 37th Ave on existing Queen Elizabeth park land
- Components would be based on public consultation



# Summary of Draft Policies



# SUMMARY OF PROPOSED POLICIES

- Replace 224 units
- Ensure former residents can return
- Achieve 20% of units as social housing overall and in each phase
- Consider other forms of affordable housing
- Provide a vibrant hub & plaza
- Provide a neighbourhood house & childcare built to City standards
- Provide park improvements and a new neighbourhood park in QE Park

# CONCLUSIONS

Group questions & comments

Sub-group to craft proposed position for  
Group consideration