

WELCOME!

We would like your input on Holborn Properties' redevelopment concept for the Little Mountain site.

Holborn Properties has created a concept for the future of Little Mountain that is intended to reflect feedback from the public process so far. Staff from the City of Vancouver, who are leading the public engagement process for the project, are interested in your views on the proposed concept

The planning process will result in a document called a Policy Statement which establishes principles and objectives relating to:

- land use
- sustainability
- transportation
- density, building forms and heights, and character
- public benefits (daycare, neighbourhood house, etc.)

The Policy Statement will be presented to Council at the end of the process and, if adopted, will guide any future rezoning of the site. While broad directions are confirmed in the Policy Statement, refinement of the proposal can occur in the rezoning stage.



Your comments are valuable to us!

1 fill out a comment form and drop it off at the sign-in table or mail it back to us by February 10th. The comment form will also be available online at: www.vancouver.ca/littlemountain

2 talk to someone from:

- City of Vancouver
- Holborn Properties (the proponent)
- The Little Mountain Community Advisory Group

INTRODUCTION TO THE PROCESS



The Province of BC, the owner of the 15-acre Little Mountain site, has engaged a development partner, Holborn Properties, to redevelop the site including 234 new non-market housing units.

The City is leading a collaborative planning process with the Riley Park community and Holborn Properties to develop a vision for Little Mountain. This process follows the terms of the Memorandum of Understanding (MOU) signed between the City and the Province in May 2007.

The planning process to create this vision should be completed in 2012 and will include the public at all stages.

What will be built on the site?

The Little Mountain site is proposed to be a largely-residential development with a significant social housing component.

Holborn is currently proposing:

- Around 1,600 units of market housing: condominiums and townhouses.
- 234 units of social housing, with 186 of those for families (2 or more bedrooms) and 10 units specifically for urban Aboriginals.
- Local-serving retail and commercial uses on and near Main Street
- Public green space and open space
- A new Little Mountain Neighbourhood House and childcare facility

City and community priorities include:

- A new Little Mountain Neighbourhood House and childcare facility
- Green architecture and site design
- A recognition of Little Mountain's History
- A minimum of 25% family-sized units
- A substantial social housing component in the first phase of development

In addition, City Council passed a motion that at least 20% of the total residential units should be affordable housing

When will it be built?

The current stage of planning, creating the Policy Statement, is intended to wrap up in 2012. Then the proponent will apply to the City to rezone the site, which takes approximately 12 -18 months to complete.

Following the Letter of Understanding signed by BC Housing and the City in 2009, social housing components would be included in the first phase of development.

Who is involved?

The **City of Vancouver** is managing the public process and developing the policy which will guide the redevelopment of the site. **Vancouver City Council** regulates land use and the form of development. City Council has the ultimate authority to approve the Policy Statement and any subsequent rezoning.

The **community** has identified priorities and will review proposals and materials at all stages. A **Community Advisory Group** has been working closely with the City and Holborn Properties since January 2010, helping guide the process and sharing their knowledge and views.

Holborn Properties is the development partner selected by BC Housing. They will put forward development proposals for review by the City and the community, and will ultimately own the site and develop the project.

BC Housing owns the property and will oversee the construction and operation of the new social housing



ADVISORY GROUP MEETING



WORKSHOP

STAGE 1: POLICY STATEMENT

jul 2007 City Council approved planning program for Little Mountain Memorandum of Understanding (MOU) signed between City and BC Housing

nov 2009 City Council approved revised work program and timeline for Little Mountain

dec 2009 Open House #1: Presented background information and planning objectives, and identified community aspirations

jan 2010 The Little Mountain Community Advisory Group formed to help guide the planning process

june 2010 Open House #2: Present initial site plan scenarios and Guiding Principles

july 2011 Open House #3: refined site plan, density concepts, financial analysis, traffic impacts

jan 2012 Open House #4: Present redevelopment plan concept for feedback

spring 2012 Draft Policy Statement and refine redevelopment concept. Present draft policies and refined concept to community.

mid 2012 Present Policy Statement to City Council for consideration

STAGE 2: REZONING

upon submission Review of Rezoning Application & public process and enactment of rezoning (approximately 12 - 18 months)

COMMUNITY CONSULTATION



Community input is key in planning the Little Mountain site. The City and Holborn Properties have consulted with the local community including the current and former residents of Little Mountain Housing, and will continue to do so.



City staff are leading this consultation, with input from Holborn Properties, the Community Advisory Group and BC Housing.



The City's key objectives of community consultation are:

- 1 to ensure community interests and aspirations are identified before development options are prepared, and to draw on community background and knowledge of the site.
- 2 to generate options that balance community, BC Housing, City, and Holborn's objectives.
- 3 to provide opportunities for community review of development options.
- 4 to review draft development policies with the community before seeking Council consideration.



Today's Open House is the fourth of a series of opportunities for your participation. We welcome your feedback on any aspect of the planning process.



MEMORANDUM OF UNDERSTANDING (MOU)

A Memorandum of Understanding (MOU) was signed by the City of Vancouver and BC Housing on July 26, 2007.

It established the following general objectives with respect to the redevelopment of Little Mountain:

- Create a high quality, higher-density, socially-inclusive and environmentally sustainable community that will be an asset within the larger Riley Park neighbourhood;
- Provide a range of housing options for Vancouver's growing and changing population; and
- Generate funds that can be used by BC Housing to develop social, including supportive, housing in the city and in the rest of the province.

The MOU also included several key principles:

- That the 224* existing units of social housing will be replaced on site, with at least 184 suitable for families with children, and that existing tenants will be relocated by BC Housing during the redevelopment. These tenants will have priority for moving into the new social housing units when they are complete.
- That the 224* units will satisfy the City's social housing requirement.
- That the net proceeds from the sale of the site (after the existing social housing is replaced) will be invested into the development of social housing, half in Vancouver, and half elsewhere in the province.
- That the City would issue a demolition permit for the existing buildings as soon as they became vacant and in advance of a Development Permit.
- That the Province would select a developer for the site through an RFP process.

** Later directions from BC Housing state that 234 units are to be provided with 10 units targeted for urban aboriginals*

LETTER OF UNDERSTANDING (LOU)

A Letter of Understanding between the City and BC Housing was signed on September 20 2009. It addresses issues of tenant relocation, building demolition and replacement affordable housing.

- The Letter of Understanding was drafted in the context of BC Housing's application to demolish the buildings on-site.
- It defines a phasing plan for the demolition and confirms that remaining tenants can be relocated into buildings within the last phase to be demolished.
- It also establishes that BC Housing and the City will give priority to the building of new social housing, including replacement of the existing 224* units, and that as part of the rezoning process, the City will require that social housing components of the project be built as part of the first phase of development.

The City's policies for growth are that community livability should be maintained as the city grows and that new development should contribute to paying for its growth costs and impacts.

To address needs arising from growth, the City relies on a variety of financing tools: chiefly, the capital plan, supported by property taxes, and revenues raised from new developments.

New development helps deliver new public amenities in two ways:
Development Cost Levies and Community Amenity Contributions

DEVELOPMENT COST LEVIES (DCLs)

DCLs are a charge collected from all new development. They are applied on a per-square-foot basis and are paid when the Building Permit is issued.

It is important to note that DCLs are collected over time, not upfront, and this affects when amenities can be built.

Based on the Vancouver Charter, DCL revenues can only be used to help pay for the following growth-related capital projects:

- park land acquisition and improvements
- assisting with replacement (affordable) housing
- childcare facilities including land acquisition
- constructing, altering, expanding or replacing sewage, water, drainage and transportation facilities (including greenways, bikeways and public realm)

COMMUNITY AMENITY CONTRIBUTION (CAC)

Community Amenity Contributions (CACs) are in-kind or cash contributions provided by developers when City Council grants additional development rights through rezonings.

CACs can help address the increased demands that may be placed on City facilities as a result of a rezoning (from new residents and/or employees), as well as mitigate the impacts of a rezoning on the surrounding community.

Examples of in-kind amenity contributions include child care facilities or park space incorporated into the new development.

Cash contributions may be put toward amenities such as these, and others including libraries, community centres, transportation improvements, cultural facilities and neighbourhood houses.



Public open spaces



Greenways/bikeways



Childcare



Neighbourhood house

WHAT IS THE ADJACENT AREA?

The adjacent area is an area bordered by 33rd Ave and Main St. It consists of 36 single family houses, 6 multi-family apartments, 3 duplexes and 1 commercial mixed use building.

WHY CONSIDER CHANGE IN THIS AREA?

Approved by Council in 2005, the Riley Park South Cambie (RPSC) Community Vision contains several directions regarding the planning for Little Mountain. Direction 31.4 states:

“The single family and apartment area (south of 33rd and west of Main) adjacent to Little Mountain Housing should be considered for possible zoning changes when planning for the redevelopment of the Little Mountain Housing Site.”

The 2009 Council Report which initiated the Little Mountain planning program stated that compatible and integrated development options for the adjacent area should be assessed. These could be for development that is concurrent with the redevelopment of Little Mountain or for the future



WORK DONE TO DATE

MEETINGS:

- January 27, 2010, Area Residents Meeting
- May 20, 2010, Area Residents Meeting
- October 19, 2010, Area Residents Meeting
- May 19, 2011, Area Residents Meeting
- January 10, 2012, Area Residents Meeting
- January 18, 2012, RPSC Implementation Team Meeting

ANALYSIS:

- The City hired Coriolis Consulting to evaluate a variety of possible housing forms and densities to understand what types of change would be financially viable.
- The analysis found that, generally, existing single family homes in the area are more valuable than constructing new lower density housing forms such as rowhouses. For most properties to redevelop in the near future, four to six storey developments would be needed.
- The City has been developing housing type options based on urban design principles and the economic analysis

FORM & HEIGHT CONSIDERATIONS

ROWHOUSES?



Kitsilano

4 STOREYS?



Arbutus Walk

6 STOREYS + ?



Arbutus Walk



MIX?



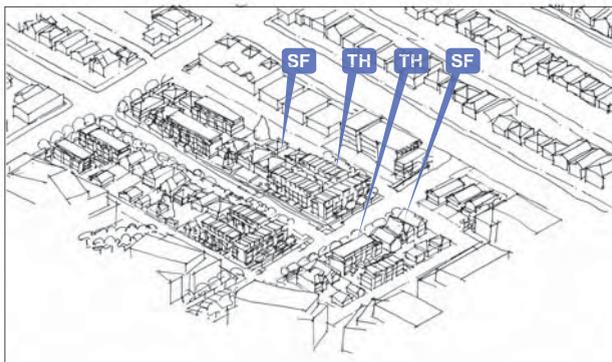
Docksider Green, Victoria, BC

NEXT STEPS

Planning staff will continue to work with residents in developing a rezoning policy for this area. This policy will be presented to Council for consideration at the same time as the Little Mountain Policy Statement.

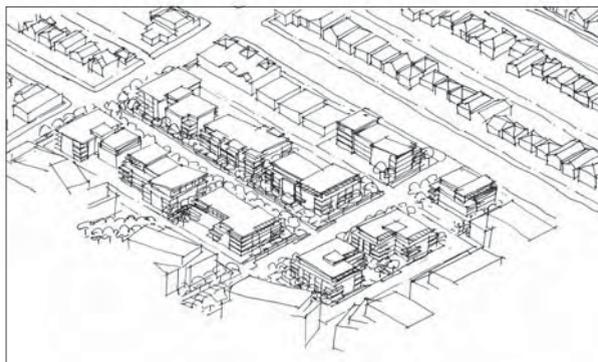
Housing Type Options

The following represents a variety of density and housing type options currently being explored by City Staff. These will be further developed in consultation with the community to form a rezoning policy that will be presented to Council for consideration at the same time as the Little Mountain Policy Statement.



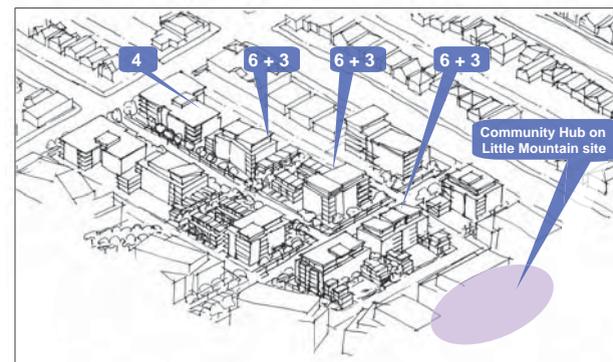
Option 1. Building Type: Townhouses with u/g parking

Number of Storeys: 3 FSR Range: approx. 1.2
 Approximately 1/2 of properties viable for redevelopment to townhouses. Most others likely to stay as single family in the longer term.
Housing type supported for some single family areas in RPSC Community Vision.



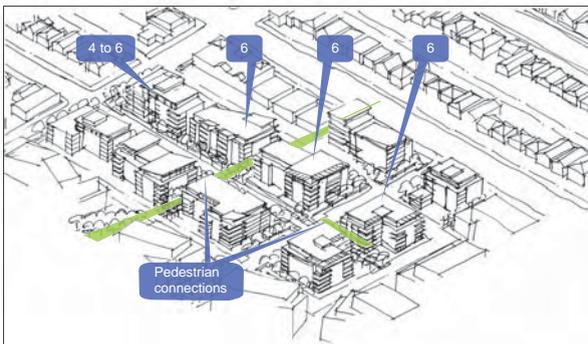
Option 2. Building Type: Four storey apartment buildings

Number of Storeys: 4 FSR Range: approx. 1.5 to 1.8
 Most properties viable for redevelopment. All properties could rezone to similar building type, height and density.
Housing type supported on Little Mountain site in RPSC Community Vision



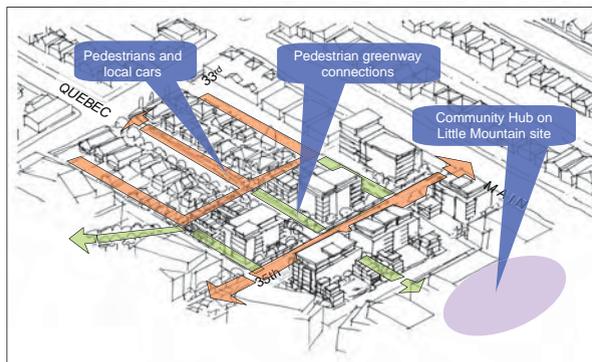
Option 3. Building Type: Six Storey Apt. + Townhouse; Four Storey Apt.

Number of Storeys: 6 + 3 storey townhouses; step down to 4 at 33rd Ave
 FSR Range: approx. 1.8 to 2.25
 Gradual transition down in density and height from community hub to 33rd. Some variation in height, density and type across the area. 6 storey and TH combined on a development site. Provides greater variety of housing type and building form.
Not a housing type supported by the RPSC Community Vision.



Option 4. Building Type: Six storey apartment buildings

Number of Storeys: 6, step down to 4 at 33rd
 FSR Range: approx. 2.0 to 2.5
 Properties at 33rd step down in height and density to make transition.
Not a housing type supported by the RPSC Community Vision.



Option 5. Partial Area Redevelopment - 35th Avenue focus

Number of Storeys: 6 + 3 FSR Range: approx. 1.8 to 2.25
 Area focused on 35th Ave and near future community hub redevelops. Area near 33rd stays single family. Southern sections of Quebec and lanes behind become pedestrian connections. Traffic circulation separate from southern portion. 35th Ave may connect for traffic to Little Mountain site.
Not a housing type supported by the RPSC Community Vision.

Public Benefits

One of the ways the City funds public benefits is through Community Amenity Contributions (CACs). These are in-kind or cash contributions from the developer. The value of a CAC is based on the increase in land value ("land lift") from a rezoning. The City typically negotiates around 75% of the land lift as a CAC.

For the redevelopment of the adjacent area neighbourhood, the City is likely to take a negotiated approach towards funding public benefits as is typical for area-wide rezoning policies (for example, in the Cambie Corridor).