

Guiding Principles

TRANSPORTATION

Green Movement

Prioritize pedestrians and cyclists over cars on site and along the bikeway/greenway edges of Ontario and 37th Ave Ridgeway.

Minimize traffic impacts on adjacent neighbourhoods and bikeways through site design, access and traffic calming.

Adopt a parking standard that encourages walking, cycling and transit use while also minimizing parking impacts on neighbouring streets.

Enhance access to transit and seek opportunities to improve transit service.



SUSTAINABILITY

Environmental Sustainability

Require that all new buildings at Little Mountain meet high green standards.

Incorporate high environmental standards in site design such as urban agriculture, sustainable transportation, rainwater and waste strategies, and, if feasible, a district energy system.

Social Sustainability

Introduce a variety of housing types and tenures, land uses, and public spaces to appeal to a diverse range of household sizes, interests, abilities, ages and incomes.

Provide a minimum of 25% family-oriented units.

Economic Sustainability

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



COMPLETE COMMUNITY

Affordability

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

Provide a minimum of 234 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.

Include a social housing component in the first phase of development. Integrate social housing and market housing throughout the site.

Neighbourhood Shopping and Services

Locate neighbourhood-serving shops and services on Main Street to serve new residents and the local community.

Explore opportunities for job creation, local ownership, green and co-op businesses, and community-building uses.

Community Amenities

Locate a neighbourhood house with a highly-visible presence on Main Street, or on 33rd near buses and the new Hillcrest Community Centre.

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

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.



The following urban design principles capture design-related desires for the site and are based on community input to date.

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.

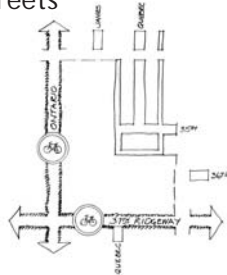
Connections with existing streets and lanes will invite pedestrians and cyclists into and through the site. Movement patterns will reflect new and future desire lines of connection to and from destinations.



2. Greenway/Bikeways & 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 St.



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.

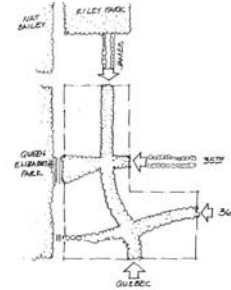
Any vehicles on site have a purpose in being there (e.g. access to homes, shops, services and deliveries) not simply short-cutting across the site.



4. Public Space Focus

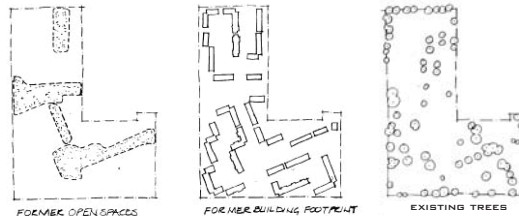
A highly-public open space system will form the key organizing element and focus of the site. The system will include: a primary east/west connection to QE Park at 35th and connections north/south from 33rd to 37th ave and east/west at 36th Ave.

The open space system will invite people westwards through the site to QE Park, and bring the park eastwards into the site.



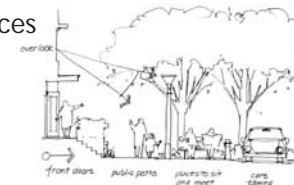
5. Memory & Trees

Reflect the historical patterning, connections, community and places of Little Mountain through site planning, public realm elements, public art, etc. Retain significant trees where possible & organize open spaces and public ways around them. Where retention is not possible, relocation should be considered.



6. Legibility & 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.



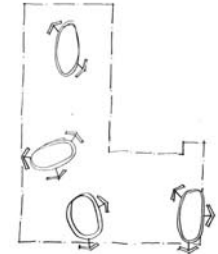
7. Sustainable Public Spaces

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.



9. Integrated Social Housing

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



10. Solar Access

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

