



Little Mountain's Place in the City

Little Mountain is a large and centrally - located site in the city and region, in an area with high amenity. Redevelopment could help achieve affordable housing, sustainability and community amenity goals. This was confirmed by Council with the approval of the **Rezoning Policy for Greener Larger Sites** in 2008. This policy specifically referenced Little Mountain as a large site whose redevelopment could create a comprehensive new community that is environmentally, socially, economically, and culturally sustainable.

Holborn's Proposal compared to other sites in the City

The density is similar to the Olympic Village, which is located in Vancouver's metropolitan core, and also to Collingwood Village, a neighbourhood centre located around a Skytrain station. While on a major arterial, Little Mountain is neither in a neighbourhood centre nor on a rapid transit line. Developments in comparable contexts would be Arbutus Walk (W. 10th and Arbutus) at 2.0 FSR, and the approved developments at Arbutus Centre (Arbutus and Nanton) 2.2 FSR, and Shannon Mews (Granville and 57th) 1.6 FSR.



Olympic Village



Collingwood Village



Arbutus Walk

What we've heard from the Community

The community would like to see a well-designed, sustainable, welcoming and attractive redevelopment with respectful transitions to the surrounding community and provision of appropriate community amenities including affordable housing. There are concerns around issues of height and density and fit with the neighbourhood.

Also see boards 12 & 13

City Staff Comment

While city staff think the general design approach is supportable and the Holborn Group is moving in the right direction, there are changes necessary to meet the Guiding Principles developed with the community and to address issues of livability and contextual fit.

Positive Changes

Holborn's design team have made some positive changes since the July open houses. Comparing Holborn's current proposal to the 2.75 FSR scenario shown in July 2011:

**July 2011
Open House
2.75 FSR (gross)**



**January 2012
Current Holborn Concept
2.8 FSR (gross)**



More mid-rise, fewer taller high-rise buildings.

Tallest building 14 storeys, down from 17 storeys.
Three buildings 12 storeys or more, down from nine buildings 12 storeys or more

Increased building footprint.

The footprint of the buildings has increased by about 5% and is now like Arbutus Walk.
Increased footprint helps bring heights down.

More workable sites along the eastern edge.

The site plan has been modified to create deeper more efficient parcels east of the new road.
These sites can carry more density and have more room to make a transition in height.

Increased height along Main Street.

Many people in the community felt Main Street was a suitable place for height.
Heights increased on Main resulted in reduced heights elsewhere.

Variety along the edges.

Edges adjacent to 33rd and 37th provide more varied heights, orientation and setbacks.
The QE Park edge is interesting and playful.

Mount Baker View Cone.

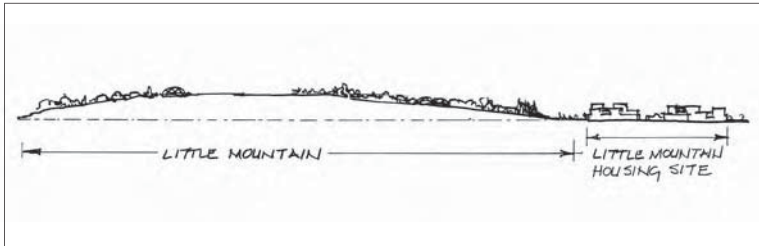
Mount Baker view cone now clear of tall buildings and given some breathing room.

Challenges

City staff think there are challenges with the concept when evaluated against the Urban Design principles:

Little Mountain (the mountain itself) should be the dominant feature in the area.

Buildings above 12 storeys would challenge its scale and be more visible in the public view from the top of the mountain.



Scale of Buildings along the Adjacent Lane

The height of buildings along this edge should be reduced to make a better transition to the adjacent area. A six storey form along the new street that steps down to four storeys along the lane would create a more effective transition. Some height above six storeys may be supportable if the adjacent area redevelops.

Tree Preservation

Preservation of mature trees is key. There are places where buildings are shown very close to the trees. The trees will likely need more room to survive and thrive.

Livability

There are places in the plan where taller building faces are very close and would compromise livability of units. There is limited sunlight in private courtyard areas.

35th Avenue access

The throat of the 35th Avenue access west of the lane should be increased somewhat to allow for a standard city street width and building setbacks.



January 2012 Current Holborn Concept 2.8 FSR (gross)

Shadows

Queen Elizabeth Park and Ontario

At 10:00am shadows from taller buildings extend far into the flat north east area of the park and the area around the duck pond.

At this time there is not much sun on the Ontario Greenway bikeway.

'Green Wedge' and 35th Avenue Open Space

This very important public space is extensively shadowed from 10:00 to 2:00 at the equinox.

The buildings south of this space should be modified to improve sunlight access.

The Public Square.

The public square at the community hub should be a sunny inviting place.

The buildings to the south of the square cast too much shadow on the square in the morning.

The New Street

There is little sunlight on the new street at 10:00 am.

Neighbouring Properties

Some taller buildings to the south of the lane cast significant shadow on properties to the north.

