

From: **"Mochrie, Paul"**

To: **"Direct to Mayor and Council - DL"**

Date: 2024-04-24 1:14:40 PM

Subject: Upcoming news release: Groundbreaking marks exciting next steps for the Little Mountain Redevelopment (April 25, 2024)

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Dear Mayor and Council,

I am writing to inform you that the City will be issuing the below news release regarding the groundbreaking of the City-owned affordable rental housing building in the Little Mountain neighbourhood. Please keep this news release embargoed until it goes live from the City media email account tomorrow at 9:30 a.m., following the ground-breaking media event.

The future six-storey building comprises 48 units of social housing, a neighbourhood house, a childcare facility as well as a public plaza on site. The building, located at 167 E 36th Ave, provides a mix of housing options, including 12 studio units, 8 one-bedroom units, 16 two-bedroom units, and 12 three-bedroom units. Accessible units will also be available for people living with disabilities. Construction is anticipated to be complete in late spring 2026. The project is being constructed by Holborn Properties Ltd. as a [Community Amenity Contribution](#).

Natasha will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwəxwú7mesh (Squamish), and səliłwətał (Tsleil-Waututh) Nations.

**City of Vancouver**  
**News release**  
**April 25, 2024**

## **Groundbreaking marks exciting next steps for the Little Mountain Redevelopment**



Development of a new 48-unit affordable rental housing building in the Little Mountain neighbourhood took a major step forward today with construction now underway.

The future six-storey building includes a new neighbourhood house, a childcare facility, a community plaza and social housing. The project is being constructed by Holborn Properties Ltd. as a [Community Amenity Contribution](#).

“This isn’t just a building; it’s an important step in creating an inclusive neighbourhood with diverse housing options for families of all income levels,” says Ken Sim, Mayor of Vancouver. “I’m thrilled to see construction breaking ground on this much needed social housing and community facility in Little Mountain.”

The City-owned building located at 167 E 36th Ave, will provide a mix of housing options, including 12 studio units, 8 one-bedroom units, 16 two-bedroom units, and 12 three-bedroom units. Accessible units will also be available for people living with disabilities.

A minimum of 30% of homes will be rented at or below Housing Income Limits (HILs), with additional affordability to be explored with the City’s housing operator, S.U.C.C.E.S.S. The balance of the homes will be rented at lower-end of-market, set at a discount from market rents in the neighbourhood.

“S.U.C.C.E.S.S. is very proud to be a part of this important project with our community partners and we’re working hard on solutions to the housing crisis,” says Queenie Choo, CEO, S.U.C.C.E.S.S. “Since 2008, we’ve opened more than 1,100 affordable housing units in Metro Vancouver, helping more people afford a place called home.

### **More spaces for families**

The Little Mountain area has one of the highest ratios of households comprised of young families with children less than six years of age.

The new childcare facility will include 69 spaces for infants, toddlers, 3-to-5-year-olds and preschoolers. The childcare is located on the ground floor of the neighbourhood house, with outdoor play space adjacent to the community plaza.

The building will include additional key amenities:

- A new neighbourhood house will provide vital programming to families and children.
- A new community plaza will provide space for people to gather, rest, socialize and celebrate.

Construction is expected to be complete by late spring 2026, with residents moving in shortly thereafter.

“We want to thank Mayor Ken Sim, Vancouver City Council and City staff for their support and efforts to expedite the delivery of well-needed housing here at Little Mountain.” says Joo Kim Tiah, CEO, Holborn Properties Ltd. “This year will be a monumental year as two more social housing buildings will also break ground within the next few months. We remain committed to the project and will continue to move as quickly as possible to ensure that more housing options are made available in our great community.”

The project is a significant piece of the Little Mountain Redevelopment project. The City committed to reinvesting all DCL (development cost levies) revenue generated from the Little Mountain project into the development of public amenities to serve the site and address service gaps in the immediate neighbourhood.

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