

BENEFITS

• SUSTAINABILITY

I. SOCIAL

- REPLACEMENT + NEW SOCIAL HOUSING = 234 UNITS
- NEW SOCIAL HOUSING ELSEWHERE IN CITY OF VANCOUVER
- NEW LARGER NEIGHBOURHOOD HOUSE
- NEW CHILDCARE FACILITY
- NEW COMMUNITY FOCUS - 'THE VILLAGE SQUARE'
- SOCIAL HOUSING IS INTEGRATED INTO THE OVERALL PROJECT
- A DIVERSE NEIGHBOURHOOD FOR VARYING INCOME LEVELS, SENIORS, FIRST-TIME-HOME OWNERS
- THE CREATION OF NEW HOUSING OPPORTUNITIES IN A CENTRAL LOCATION

2. ECONOMIC

- NEW 'LOCAL' RETAIL - EXTENDS MAIN STREET COMMERCIAL CHARACTER
- VARIETY IN MARKET HOUSING TYPES AND SIZES CONTRIBUTES TO AFFORDABILITY
- COMMUNITY AMENITY CONTRIBUTIONS FROM THE DEVELOPMENT FUND NEIGHBOURHOOD AMENITIES
- JOB CREATION PROGRAM WITH THE MUSQUEM BAND
- JOB CREATION FOR THE CONSTRUCTION INDUSTRY

3. ENVIRONMENTAL

- MANY EXISTING SIGNIFICANT TREES RETAINED AND NEW TREES EXTENSIVELY PROVIDED
- ON-SITE STORM WATER RETENTION AND RE-USE PLACES MINIMAL BURDEN ON EXISTING CITY INFRASTRUCTURE
- LEED GOLD SUSTAINABLE BUILDINGS / SITE DESIGN
- URBAN AGRICULTURE AND GREEN ROOFS INTEGRAL TO THE DEVELOPMENT
- ON AND OFF SITE TRAFFIC MANAGEMENT STRATEGIES CONSIDERED
- DISTRICT ENERGY CONSIDERATION

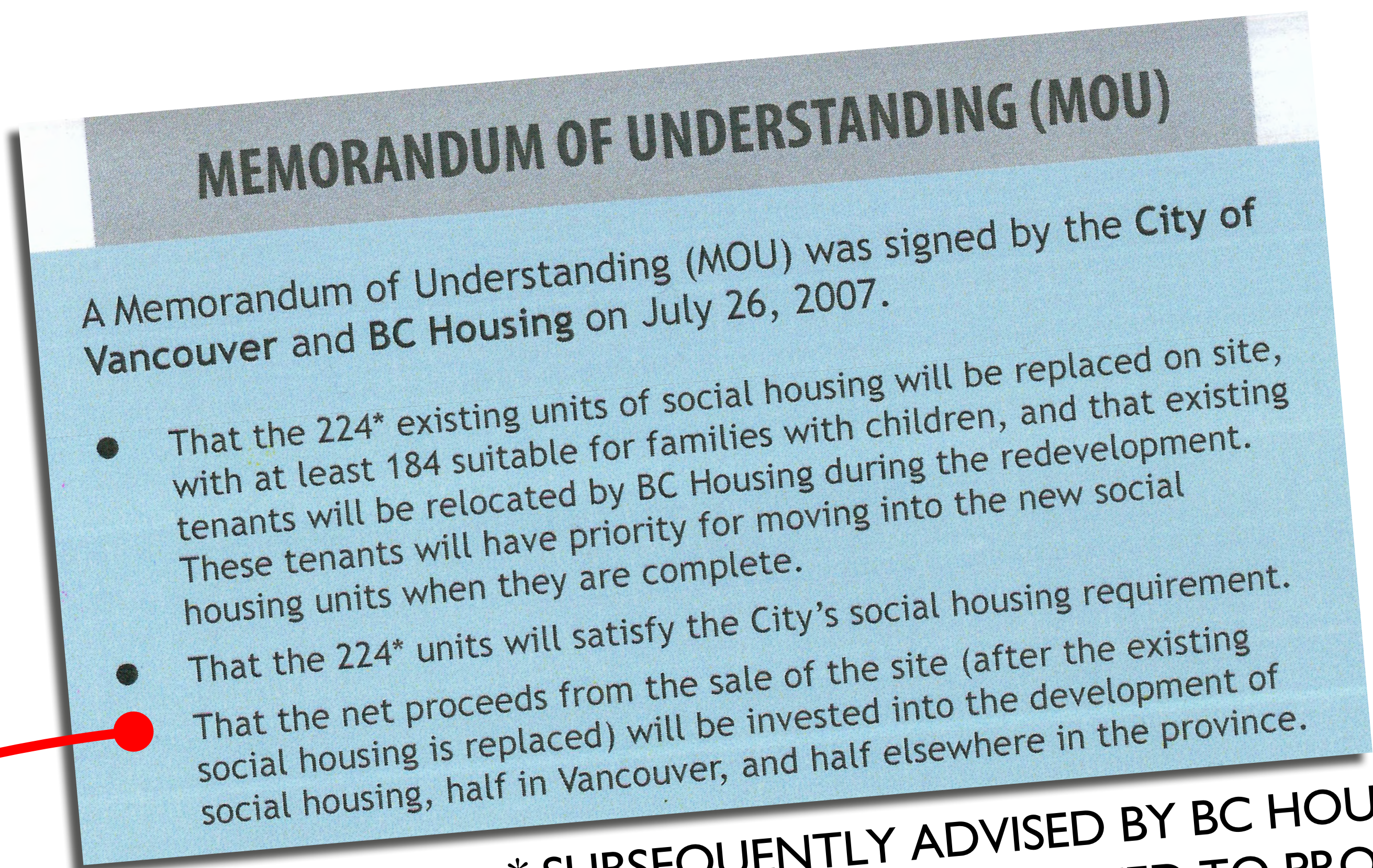
• URBAN DESIGN

- SITE PLAN HAS BEEN FORMED THROUGH CONSULTATION AND CONSENSUS WITH LOCAL COMMUNITY
- A PEDESTRIAN-FRIENDLY NEIGHBOURHOOD WITH ENHANCED PATHWAYS THROUGH THE SITE TO Q.E. & RILEY PARKS
- A VARIETY OF PUBLIC OPEN SPACES
- PRESERVATION / IMPROVEMENT OF CITY BIKEWAYS / GREENWAYS OF 37TH AVE. AND ONTARIO ST.
- NEW BUILDINGS 'TRANSITION TO ADJACENT NEIGHBOURHOOD
- NEW BUILDS SITED TO MINIMIZE SHADOW IMPACTS
- VIEWS FROM, THROUGH, AND OVER THE SITE ARE RESPECTED
- MEMORY OF SITE ACKNOWLEDGED IN PLANNING + PUBLIC ART

BACKGROUND INFORMATION

SOCIAL HOUSING

- 224 UNITS OF REPLACEMENT SOCIAL HOUSING IS TO BE PROVIDED
- 10 UNITS OF NEW ABORIGINAL SOCIAL HOUSING IS TO BE PROVIDED
- THE 234 SOCIAL HOUSING UNITS BEING PROVIDED ACCOUNT FOR APPROX. 13% OF THE PROPOSED TOTAL NUMBER OF HOUSING UNITS ON THE SITE AND SATISFY THE CITY OF VANCOUVER’S SOCIAL HOUSING REQUIREMENT



* SUBSEQUENTLY ADVISED BY BC HOUSING THAT 100% TO BE DIRECTED TO PROVISION OF SOCIAL HOUSING IN VANCOUVER



Allocation of Proceeds from the Sale of Little Mountain to Social Housing Projects in Vancouver

Little Mountain was the first public housing development in Vancouver. Built in the 1950s on a 15.27 acre lot, it provided safe, affordable housing to many low-income seniors and families over its 50 year lifespan.

In 2007, mounting repair and maintenance costs led to the decision to redevelop Little Mountain. As part of the redevelopment plan, BC Housing signed a Memorandum of Understanding (MOU) with the City of Vancouver. In addition to agreeing to replace the existing social housing units at the new development, the Province also agreed to reinvest all of the proceeds from the sale of the Little Mountain property (after replacing the existing units on-site) into new social housing developments: half to projects within the City of Vancouver, and the other half to projects throughout the rest of the province.

The table below lists eight new developments funded through this agreement, as well as the replacement units that will be incorporated into the new development at the Little Mountain site.

Project Name	Site Address	City	Units
Katherine Sanford Housing Society	1601 West 7th Avenue and 2299 Fir Avenue	Vancouver	62
McLaren Housing Society of British Columbia	1249 Howe Street	Vancouver	110
Alexander	111 Princess Avenue	Vancouver	139
Katherine Sanford Housing Society & Raincity Housing and Support Society	215 West 2nd Avenue	Vancouver	147
Kettle Friendship Society	1134 Burrard Street	Vancouver	141
Vancouver Native Housing Society	2465 Fraser Street	Vancouver	103
Raincity Housing and Support Society	606 Powell Street	Vancouver	147
127 Society for Housing	1050 Expo Boulevard	Vancouver	89
Subtotal			938
Little Mountain Replacement Units	Little Mountain site	Vancouver	234
Total			1,172

January 2012

- NEW LITTLE MOUNTAIN SOCIAL HOUSING UNITS TO BE FOR BOTH SENIORS (44 DEDICATED UNITS) AND FOR FAMILIES (UNITS HAVE 2 OR MORE BEDROOMS)
- SOCIAL HOUSING BUILDINGS TO BE INTEGRATED INTO OVERALL DEVELOPMENT

PLUS 6 ADDITIONAL SITES IN VANCOUVER FOR A TOTAL OF APPROX. 1,500 FURTHER SOCIAL HOUSING UNITS THROUGHOUT THE CITY OF VANCOUVER

- ex. mature trees
- columnar willow trees
- ex. street trees
- private rear patios/
gated + bridged entry
- biofiltration planting/
water course
- courtyard/ woonerf
- pedestrian/ cyclist bridge
- private rear patios/
gated + bridged entry
- green corridor connecting Main
St. to QE Park
- walk-up patios
- pedestrian crossing to QE Park
- children's play area w/ formal
and naturalized play elements
- ex. gateway trees
- naturalized wetland
- shared vehicular/
pedestrian
- courtyard/ woonerf
- neighbourhood passage
- biofiltration planting/
water course
- private rear patios/
gated + bridged entry
- pedestrian/ cyclist bridge
- pocket park/ pedestrian and
cyclist entry off 37th Ave



- Canal Street - 2 lanes of
traffic/ 2 lanes parking/
shared with cyclists
- flowering street trees
- private walk-up patios w/
bridged entry
- pedestrian pier
- bridge crossing- shared
access car/pedestrian/
cyclist
- biofiltration planting w/
water course
- canal - urban edge w/
pedestrian walkway
- pedestrian/ cyclist bridge
- pocket park/ pedestrian
and cyclist entry
- bridge crossing - shared
access car/pedestrian/
cyclist
- community plaza/ social
heart - farmer's market,
performances/ festivals +
celebrations
- short-term parking for
drop-off/ pick-up
- outdoor retail on Main St.
- cafe tables in plaza
- pedestrian crossing
- existing mature trees
with decking
- short-term parking
- biofiltration planting/
water course
- bridged patios
- neighbourhood passage