

THE PROPOSED FRAMEWORK FORM

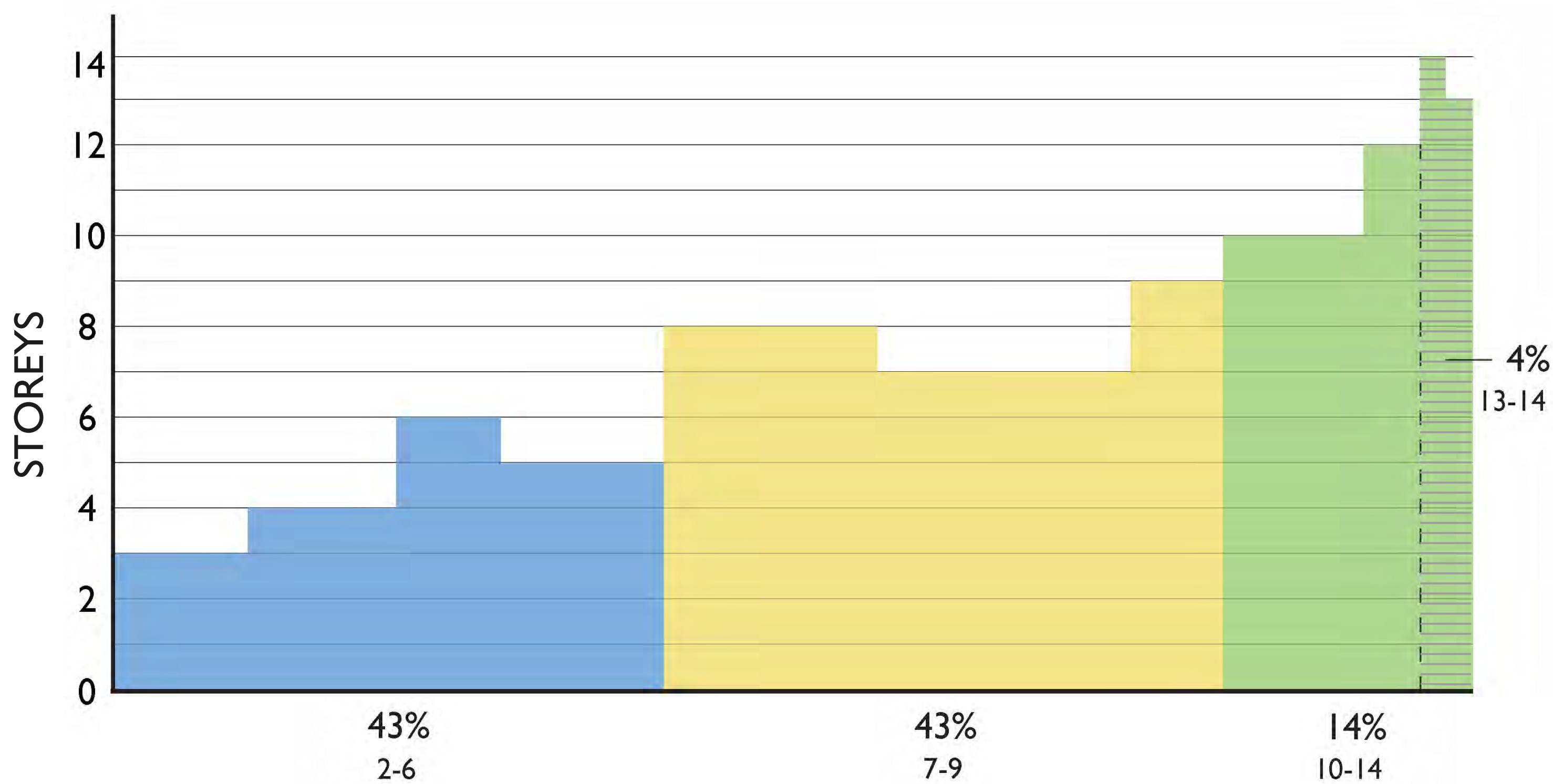
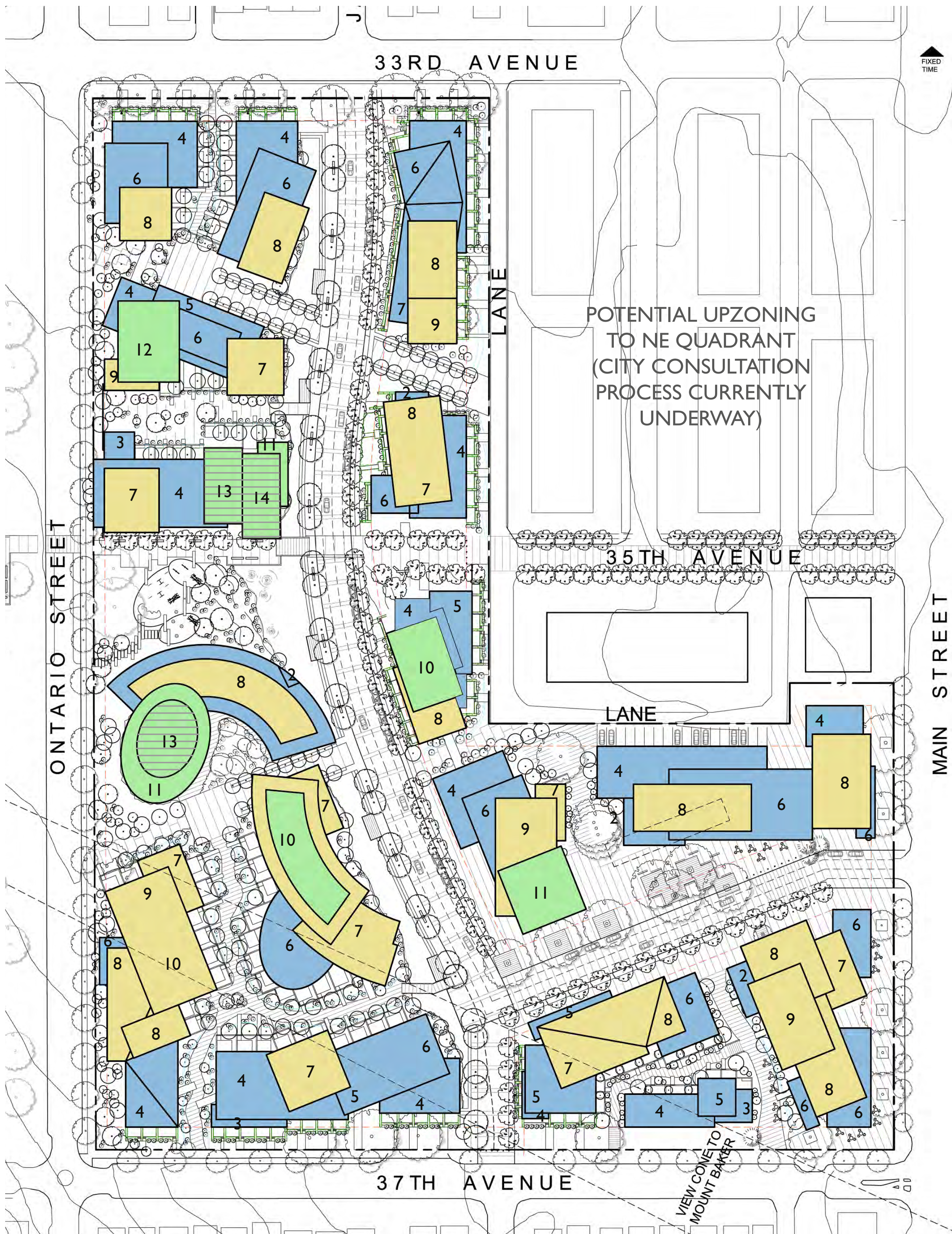
SITE COVERAGE



SITE COVERAGE = 40%

THE PROPOSED FRAMEWORK FORM OF DEVELOPMENT

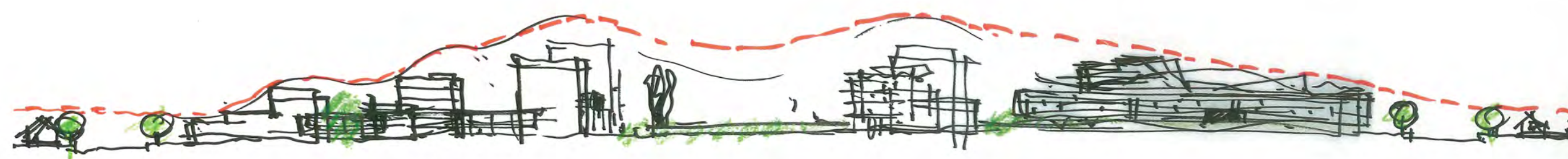
RANGE OF HEIGHTS



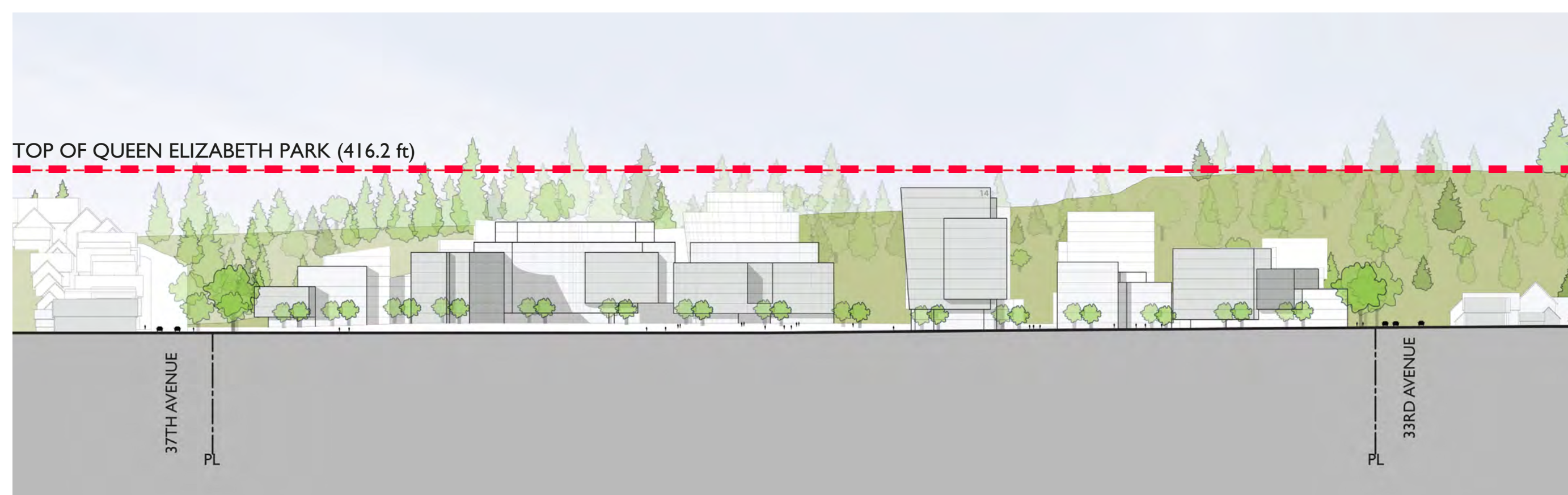
75% UNDER 8 STOREYS

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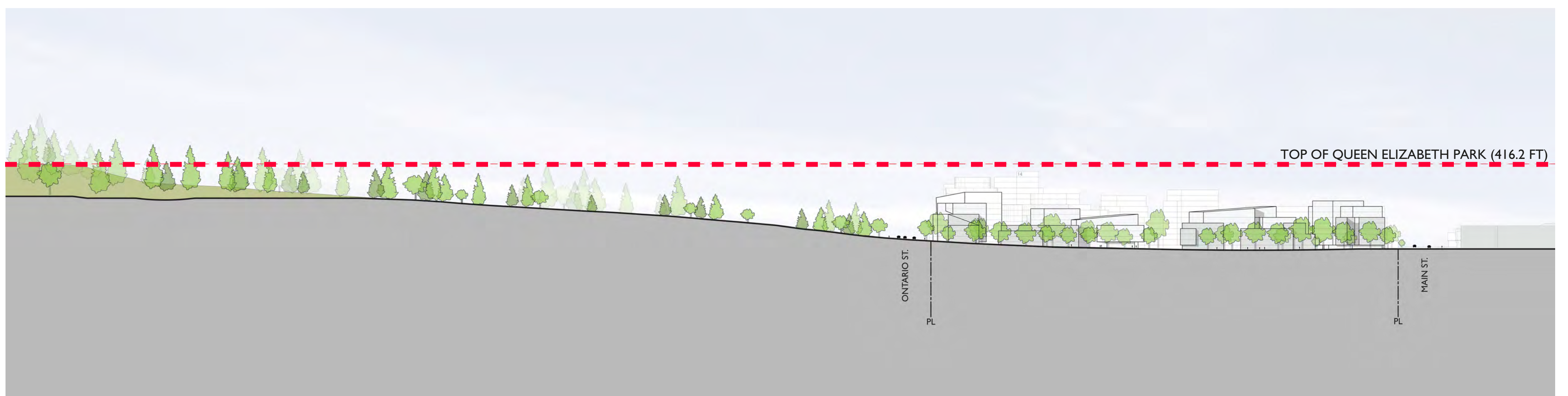
HEIGHT DISTRIBUTION



HEIGHT TOWARDS MIDDLE OF SITE



EAST ELEVATION ALONG MAIN ST.



SOUTH ELEVATION ALONG 37TH AVE.

THE PROPOSED FRAMEWORK FORM OF DEVELOPMENT

INTERESTING SKYLINE WITH PUNCTUATION



FLAT TOP - NO!



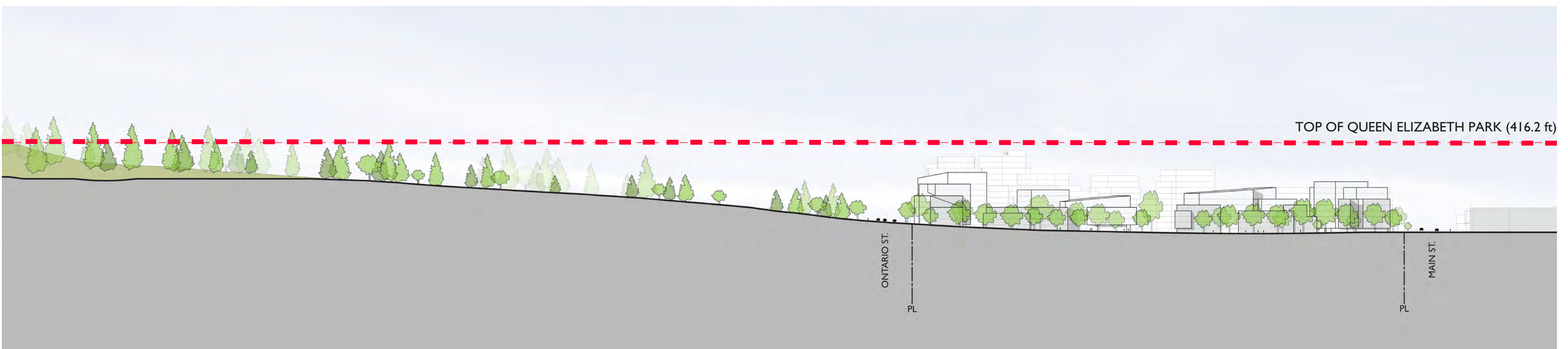
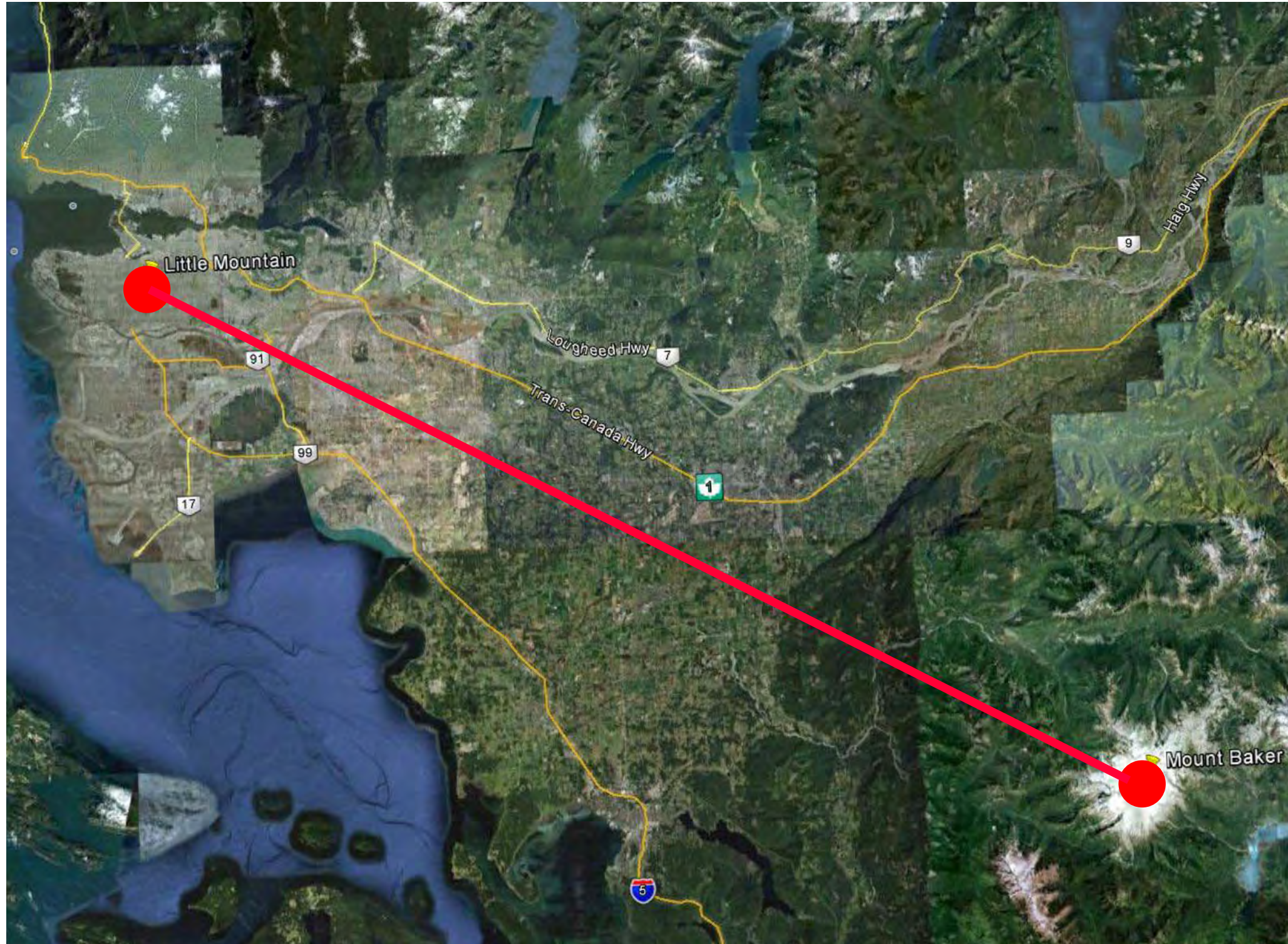
VARIATION IN SKYLINE - YES!



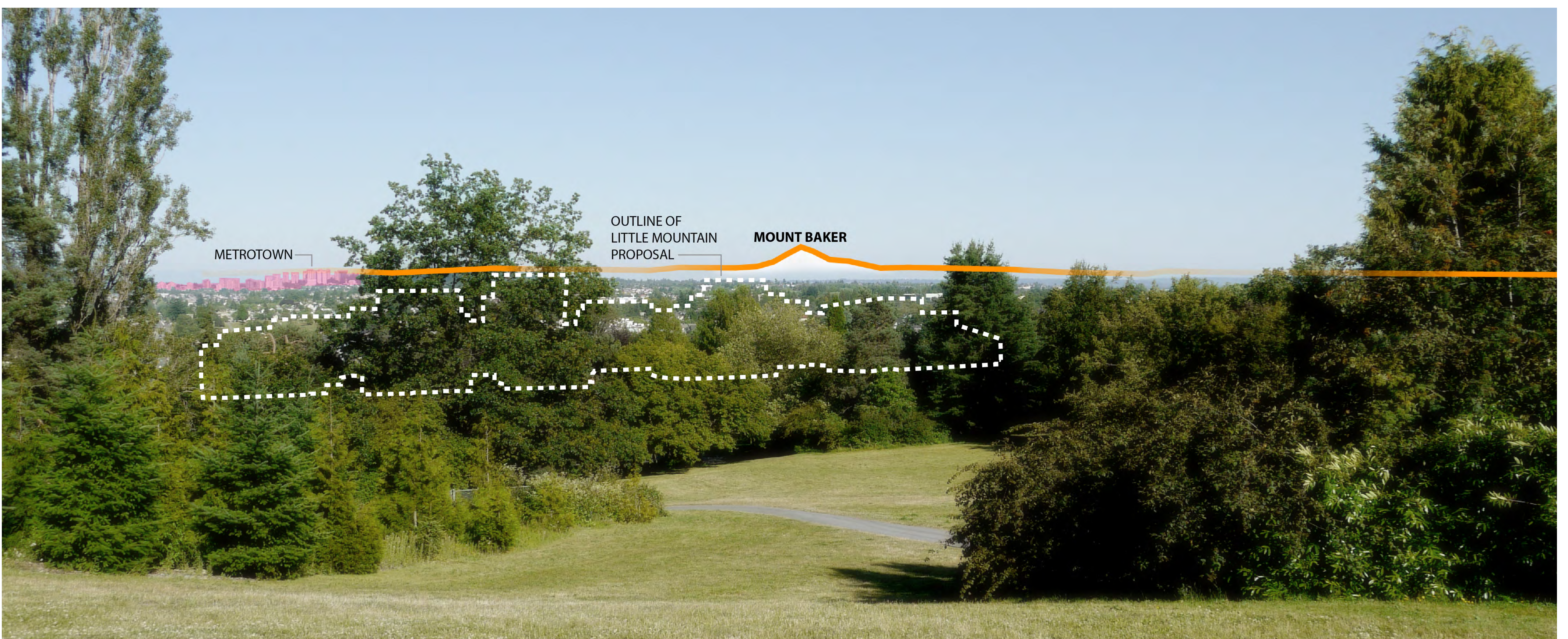
SECTION ALONG CANAL STREET

THE PROPOSED FRAMEWORK FORM OF DEVELOPMENT

PRESERVE VIEWS TO MT. BAKER



VIEW DATUM FROM TOP OF LITTLE MOUNTAIN



MT. BAKER VIEW FROM TOP OF LITTLE MOUNTAIN

THE PROPOSED FRAMEWORK FORM OF DEVELOPMENT

MID-DISTANCE VIEWS TO SITE



VIEW FROM QE PARK DUCK POND



VIEW FROM 33RD AVE. LOOKING EAST

THE PROPOSED FRAMEWORK FORM OF DEVELOPMENT

MAXIMIZE SOLAR ACCESS TO PUBLIC SPACES



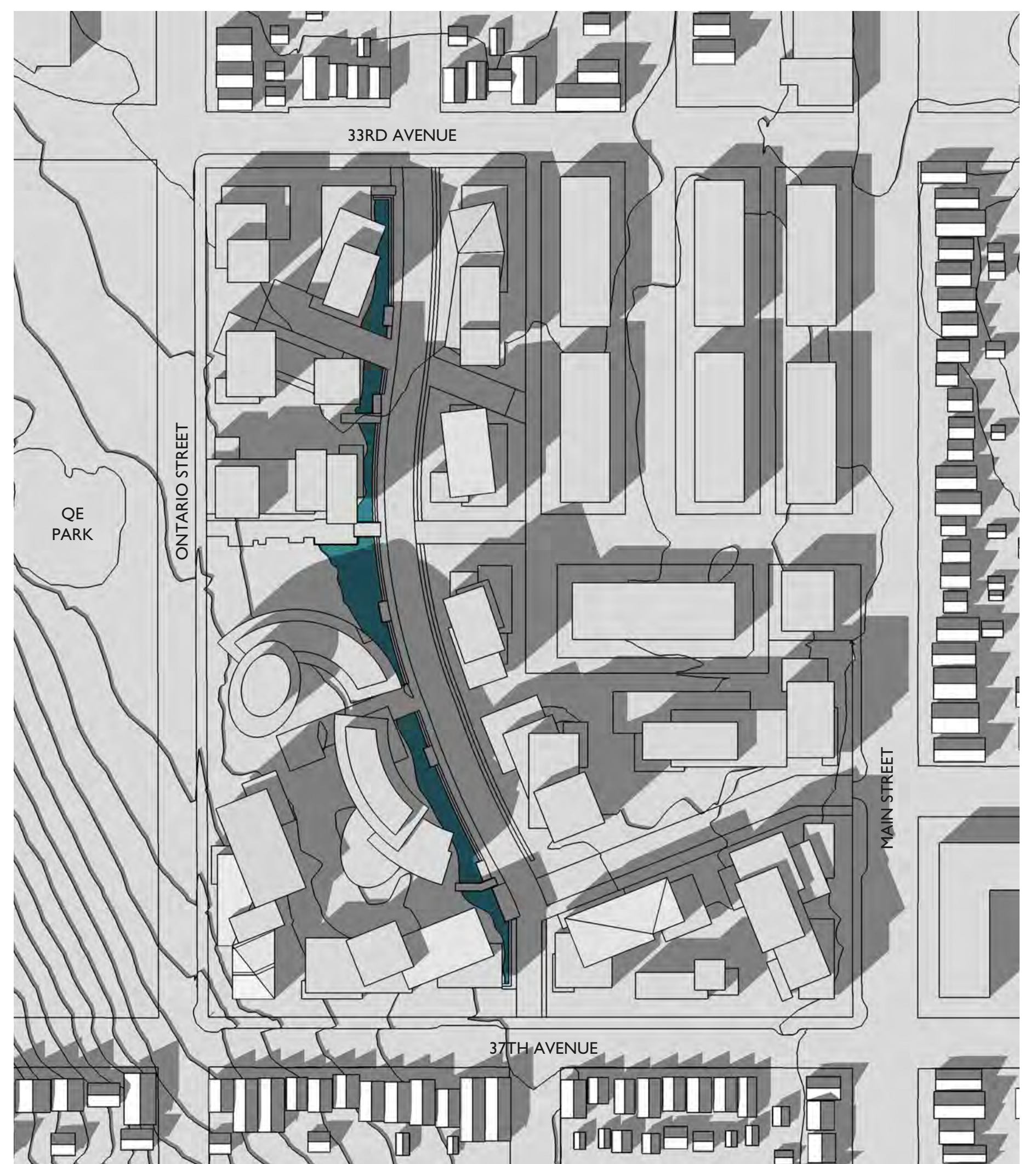
SEPT 21, 10AM



SEPT 21, 12PM



SEPT 21, 2PM



SEPT 21, 4PM

THE PROPOSED FRAMEWORK

DENSITY

THE PRE-EXISTING LITTLE MOUNTAIN SITE HAD A DENSITY OF 0.24 FSR... OR LESS THAN HALF OF THAT ALLOWED FOR TYPICAL SINGLE FAMILY DWELLINGS IN VANCOUVER (0.6 FSR).



THE PROPOSED REDEVELOPMENT POLICY STATEMENT CALLS FOR CONSIDERATION OF A DENSITY RANGE FROM 2.5 FSR TO 2.8 FSR.



THE CREATION OF A HIGH QUALITY, HIGHER DENSITY COMMUNITY IN A CENTRAL LOCATION IS CONSISTENT WITH THE CITY OF VANCOUVER'S LONG TERM PLANNING DIRECTION.



THE APPROPRIATE RANGE OF DENSITY (2.5-2.8 FSR) IS TO BE SUBJECT TO MEETING CITY OF VANCOUVER'S URBAN DESIGN AND ECO-DENSITY PRINCIPLES.



THE CURRENT MODEL REPRESENTS A DENSITY OF 2.8 FSR.

2.5 FSR= 1,664,255 Sq.Ft.

2.8 FSR= 1,863,966 Sq.Ft.

TOTAL NO. OF UNITS BETWEEN 1600-1800 UNITS

NOTES

• UNIT COUNT INCLUDES 234 SOCIAL HOUSING UNITS