THE PROPOSED FRAMEWORK

FORM

SITE COVERAGE

SITE COVERAGE = 40%
THE PROPOSED FRAMEWORK
FORM OF DEVELOPMENT

RANGE OF HEIGHTS

75% UNDER 8 STOREYS

POTENTIAL UPZONING TO NE QUADRANT (CITY CONSULTATION PROCESS CURRENTLY UNDERWAY)
THE PROPOSED FRAMEWORK

FORM OF DEVELOPMENT

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