

THE PROPOSED FRAMEWORK

USES



SITE RESPONSE



FORM OF DEVELOPMENT



DENSITY



BENEFITS

THE PROPOSED FRAMEWORK

USES



NEIGHBOURHOOD HOUSE

- APPROX. 15,000 SF
- TO REPLACE CURRENT FACILY ON MAIN STREET



CHILDCARE

- APPROX. 5,000 SF (NO. OF SPACES)+(OUTDOOR SPACES)
- TO SERVE LOCAL COMMUNITY



'LOCAL' RETAIL

- OPPORTUNITIES FOR EXTENSION OF VITAL MAIN ST. COMMERCIAL/BUSINESS TO THIS SITE
- APPROX. 10,000SF TOTAL RETAIL AREA



**HOUSING
NON MARKET**

- 234 UNITS



**HOUSING
MARKET**

- APPROXIMATELY 1600 UNITS

THE PROPOSED FRAMEWORK

SITE RESPONSE

CONNECTIVITY



THE PROPOSED FRAMEWORK

SITE RESPONSE

CONNECTIVITY



1. VIEW TOWARDS 33RD



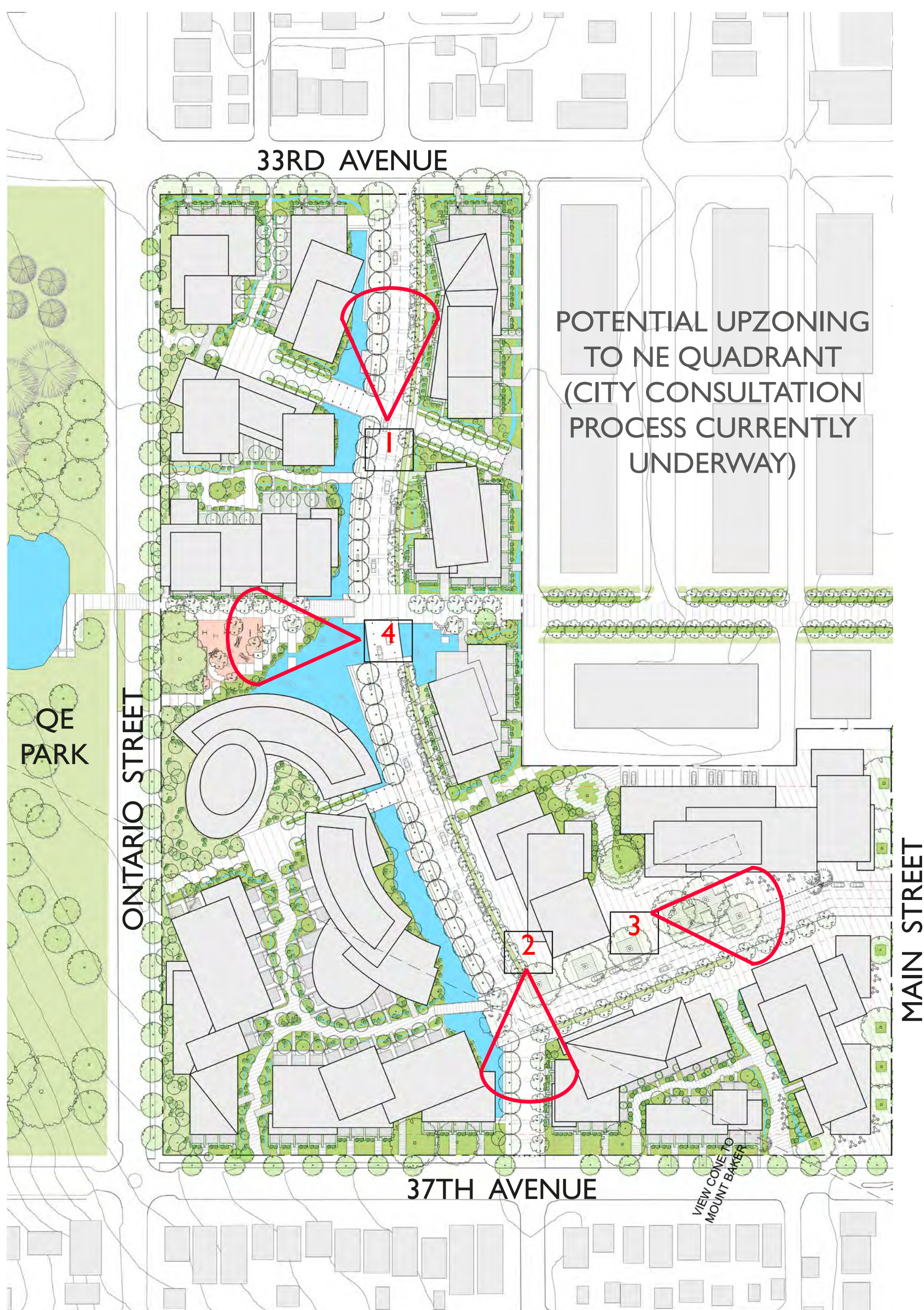
2. VIEW TOWARDS 37TH



3. VIEW TOWARDS MAIN ST.



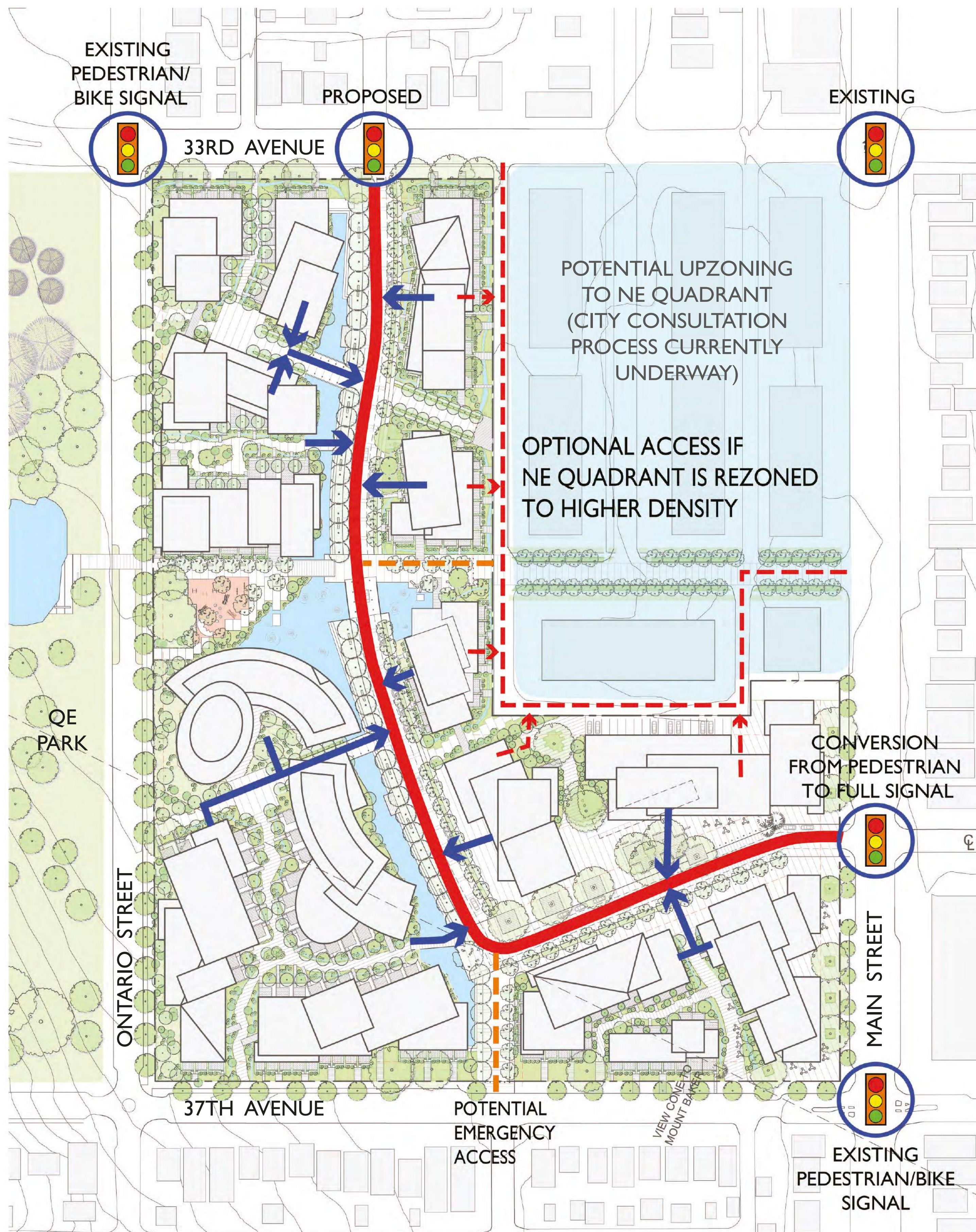
4. VIEW TOWARDS QE PARK



THE PROPOSED FRAMEWORK

SITE RESPONSE

TRAFFIC

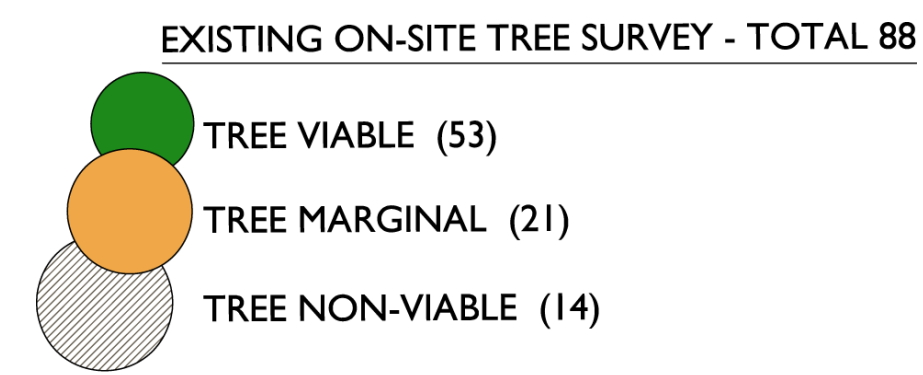
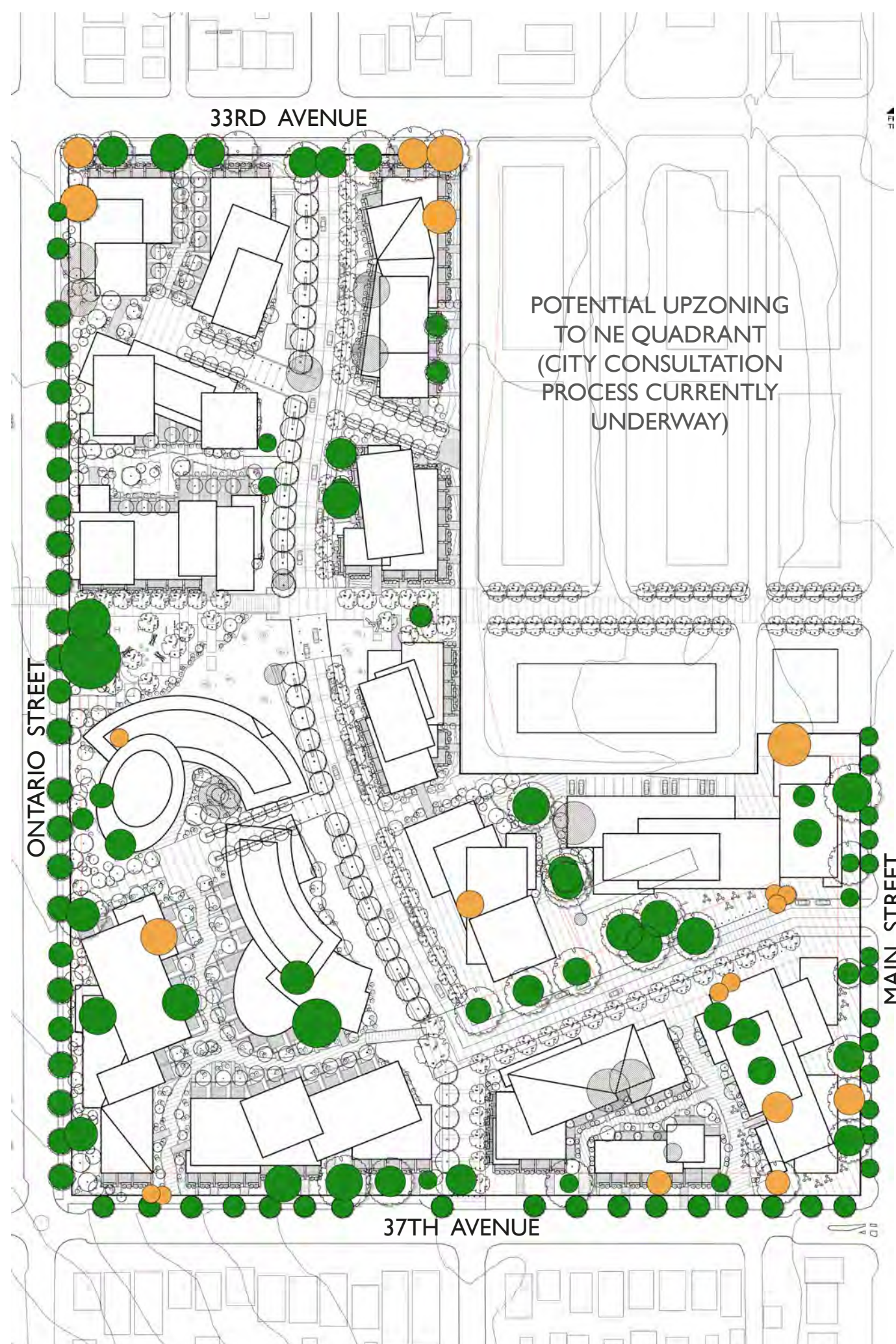


- SITE ACCESS ROAD
- ➔ POTENTIAL PARKING ACCESS
- - - POTENTIAL EMERGENCY ACCESS
- - - OPTIONAL ACCESS IF NE QUADRANT IS REZONED TO HIGHER DENSITY
- - - POTENTIAL ACCESS TO NEW COMMUNITY AMENITIES- NEIGHBOURHOOD HOUSE AND CHILDCARE

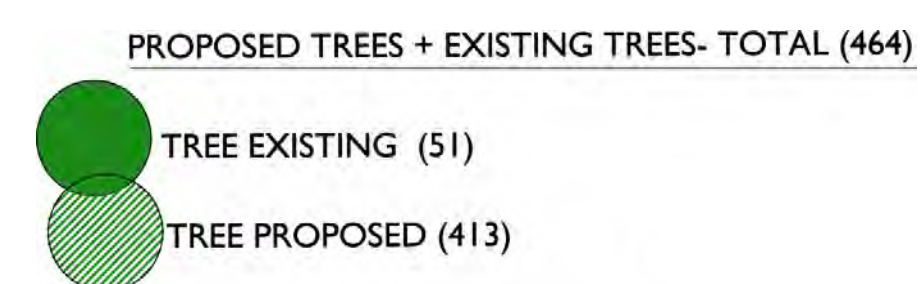
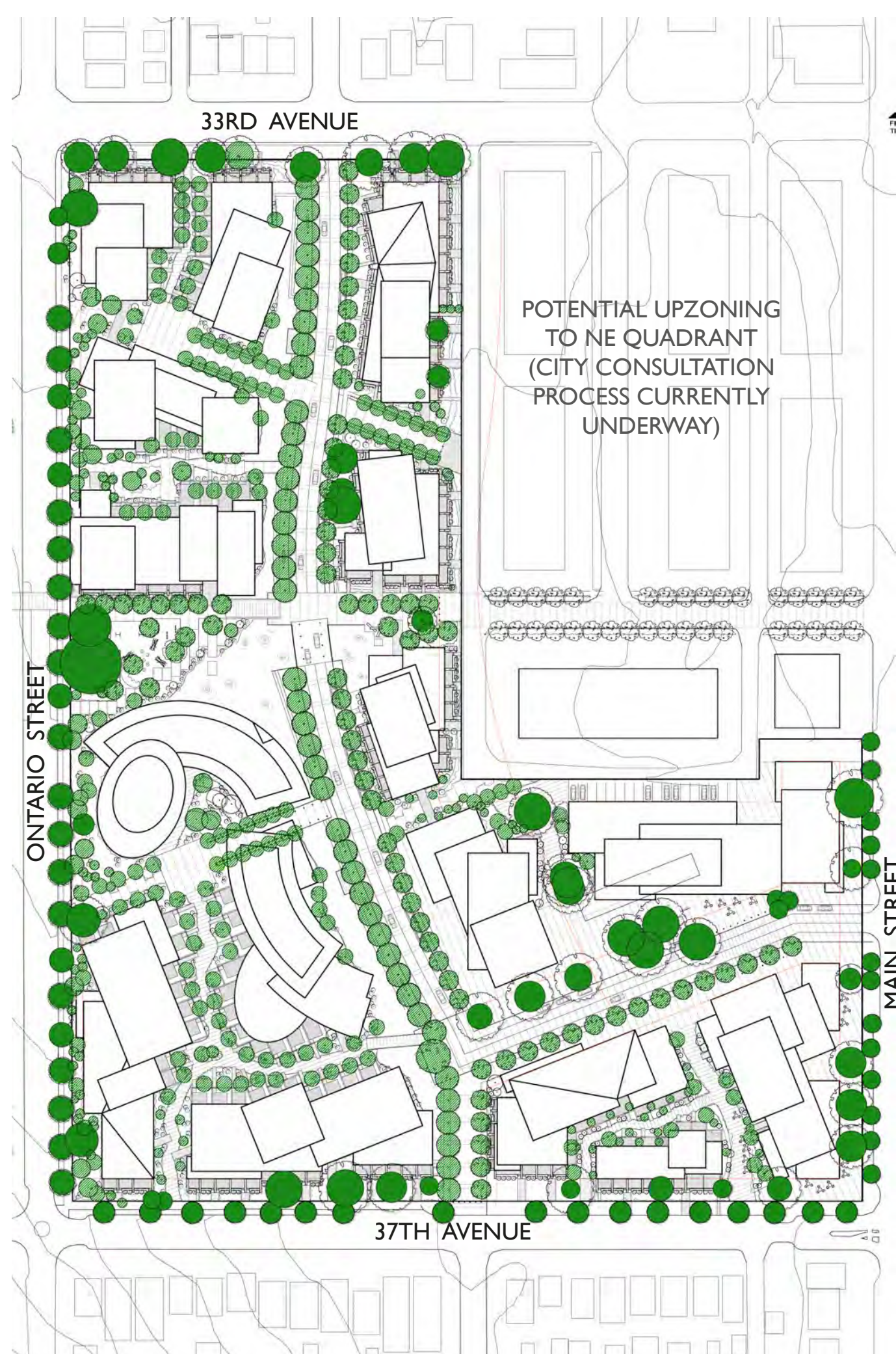
THE PROPOSED FRAMEWORK

SITE RESPONSE

TREE RETENTION



EXISTING TREE INVENTORY
(ARBORTECH CONSULTING)



PROPOSED TREE PLANTING CONCEPT

THE PROPOSED FRAMEWORK

SITE RESPONSE

OPEN SPACE

THE COMMUNITY SQUARE IS THE SOCIAL HEART OF LITTLE MOUNTAIN SURROUNDED BY SMALL RETAIL AND OUTDOOR CAFE SPACE. THE SQUARE PROVIDES A PLACE TO SOCIALIZE AND GATHER FOR SMALL AND LARGE SCALE COMMUNITY EVENTS.



KEY PLAN



MATURE TREES IN URBAN SPACE



FARMERS' MARKET



MIX OF RETAIL AND PLAZA

THE NEIGHBOURHOOD / VILLAGE SQUARE:

- Urban plaza with existing trees
- Flexible, moveable seating
- Social places - performance / retail / gathering

SHORT-TERM PARKING

- Drop-off and pick-up at Childcare and Neighbourhood House

NEIGHBOURHOOD PASSAGE

LAWN & EXISTING LARGE TREES

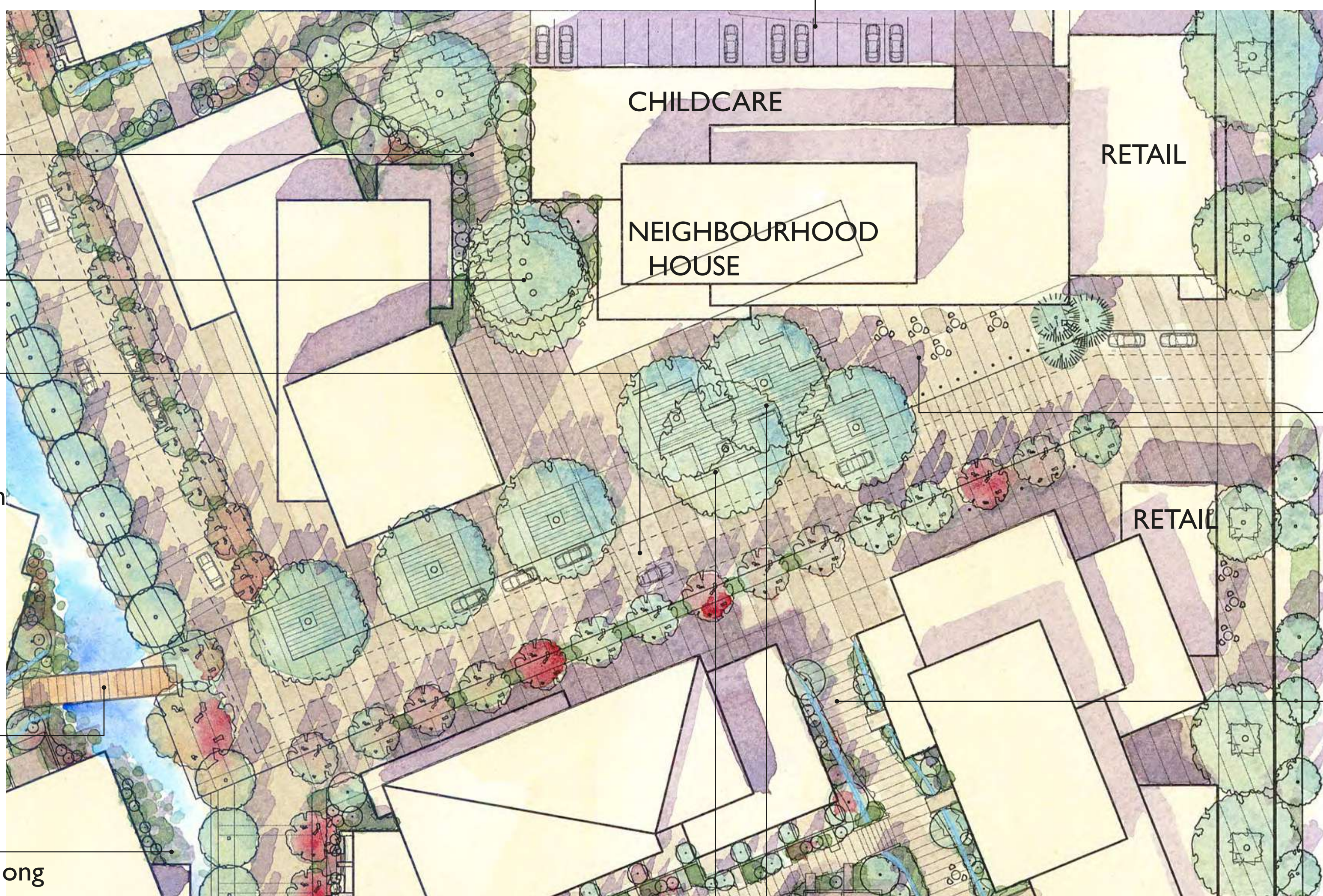
STREETSCAPE

- Same paving treatment along sidewalk and street
- Curbless streets with bollards to separate pedestrian and vehicles
- Short term parallel parking

PEDESTRIAN BRIDGE OVER CANAL

THE CANAL

- Formal urban edge along street
- Informal naturalized edge along building face



BENCH SEATING

EXISTING LARGE TREES

- Decking at ground level to maximize plaza area

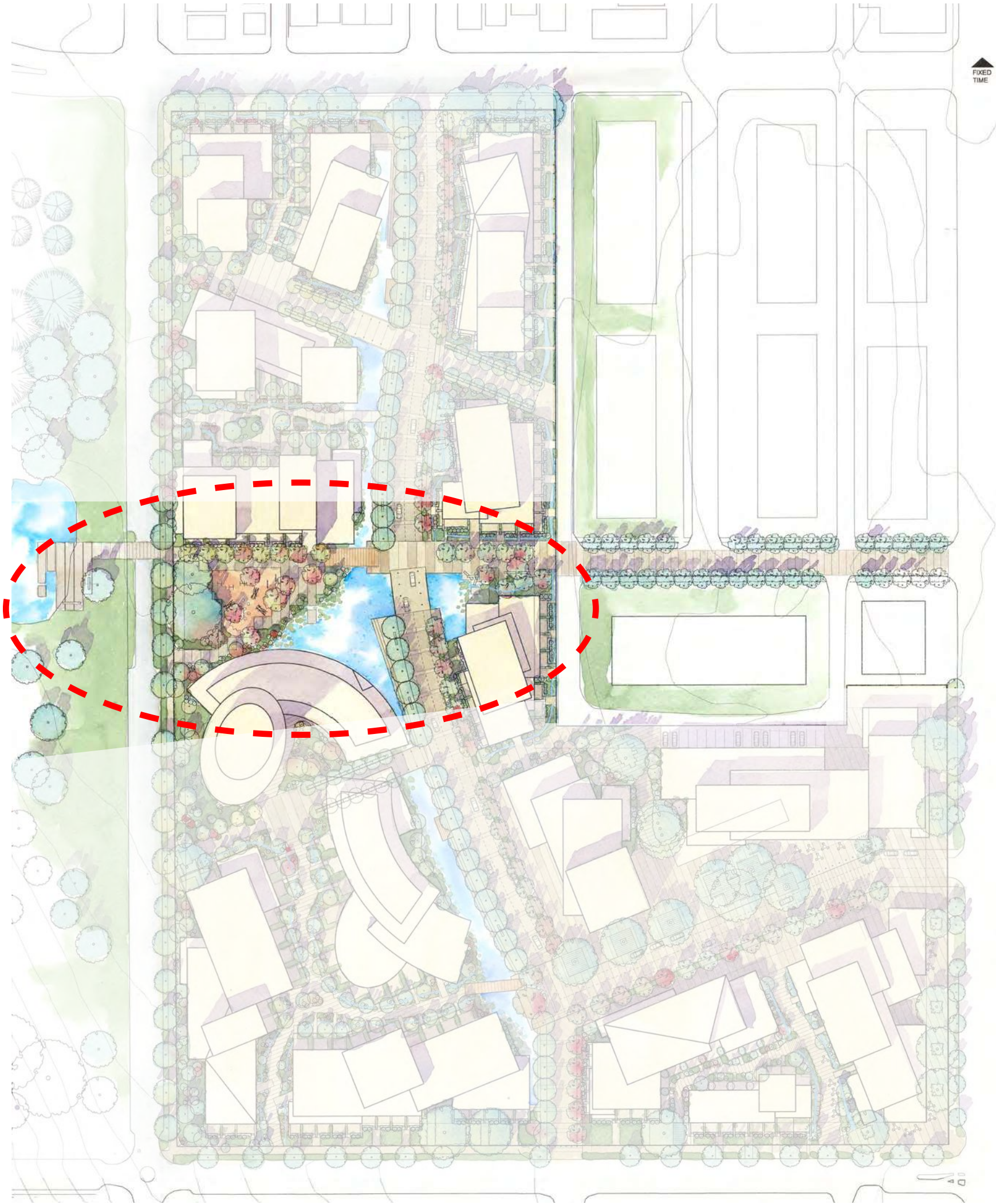


THE PROPOSED FRAMEWORK

SITE RESPONSE

OPEN SPACE

THE 'GREEN WEDGE' IS A PROMINENT RELICT LANDSCAPE FEATURE THAT WILL BE PRESERVED AS A COMMUNITY PARK. THE WEDGE WILL ALSO PROVIDE A GATEWAY TO THE SITE AND AS A PRIMARY CONNECTOR TO QUEEN ELIZABETH PARK.



KEY PLAN



COMMUNITY GATHERING



NATURALIZED CHILDREN'S PLAY

GATEWAY TREES

- Mature existing trees w/ naturalized planting below

WALK-UP PATIOS

- Entry to private residence

WETLAND

- Biofiltration planting
- Stormwater collection
- Naturescaping

PEDESTRIAN BRIDGE

- Bridge crossing to children's play area and QE Park

NEIGHBOURHOOD PASSAGE

- Pedestrian and cyclists only
- Seating and public art
- Accommodate existing mature trees

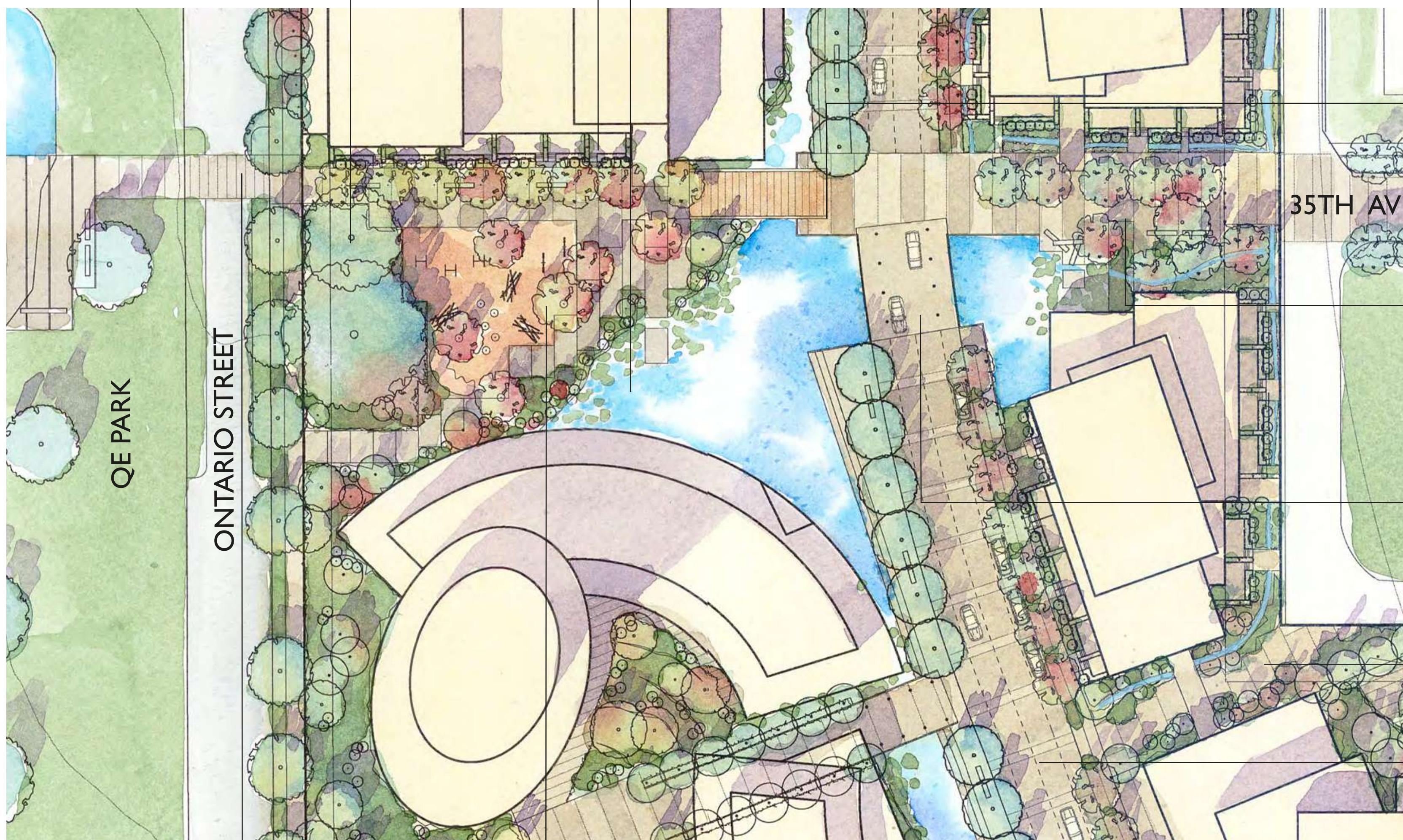
BRIDGE CROSSING

- Traffic-calmed pedestrian, cyclist and car bridge

NEIGHBOURHOOD PASSAGE

CANAL STREET

- Street trees on canal side to be water species
- Promenade along canal w/ benches and platforms
- Short-term parallel parking on both sides



CONNECTION TO QE PARK

- Traffic-calmed pedestrian crossing

OPEN SPACE

- Neighbourhood passage
- Gathering area
- Children's play

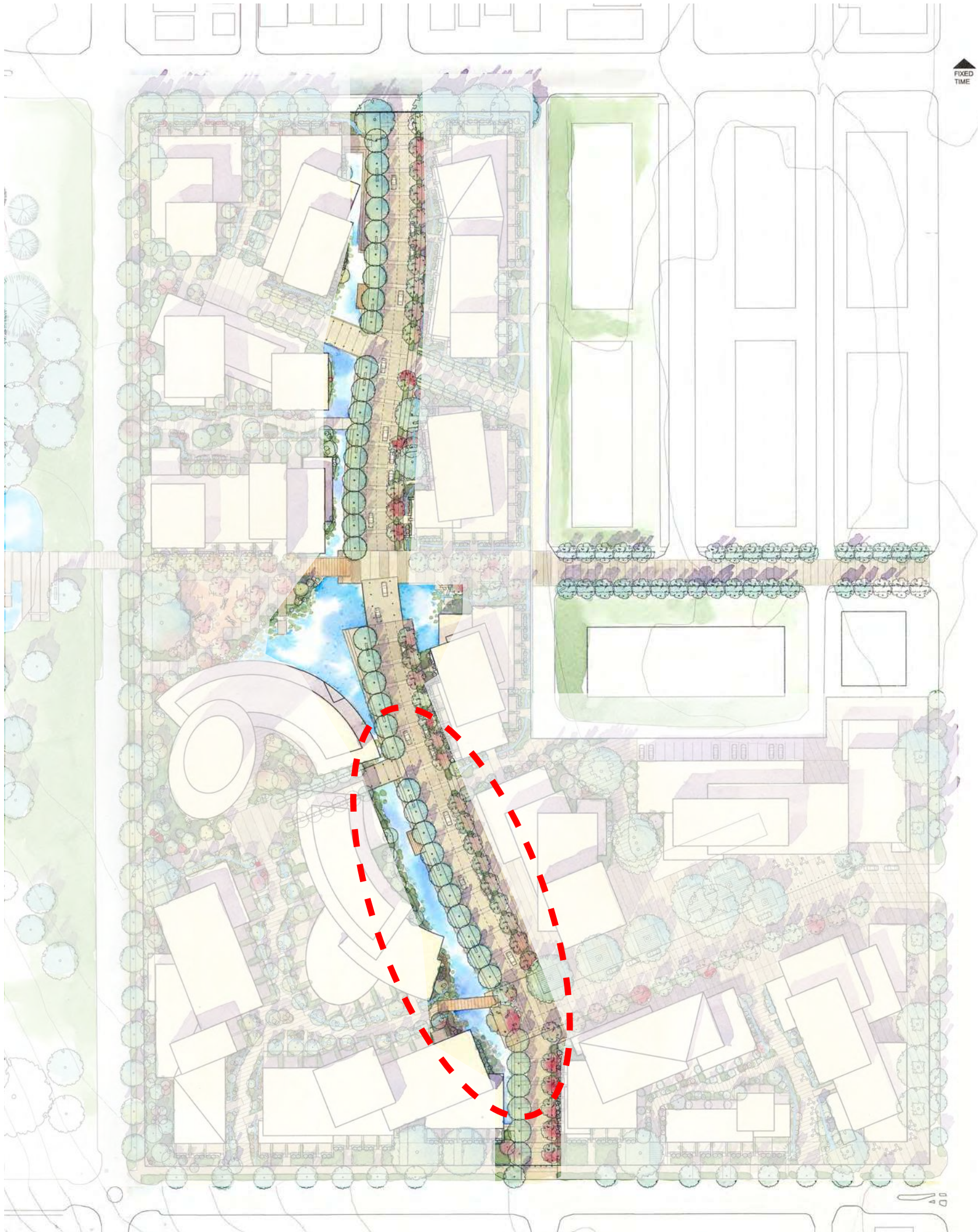


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OPEN SPACE

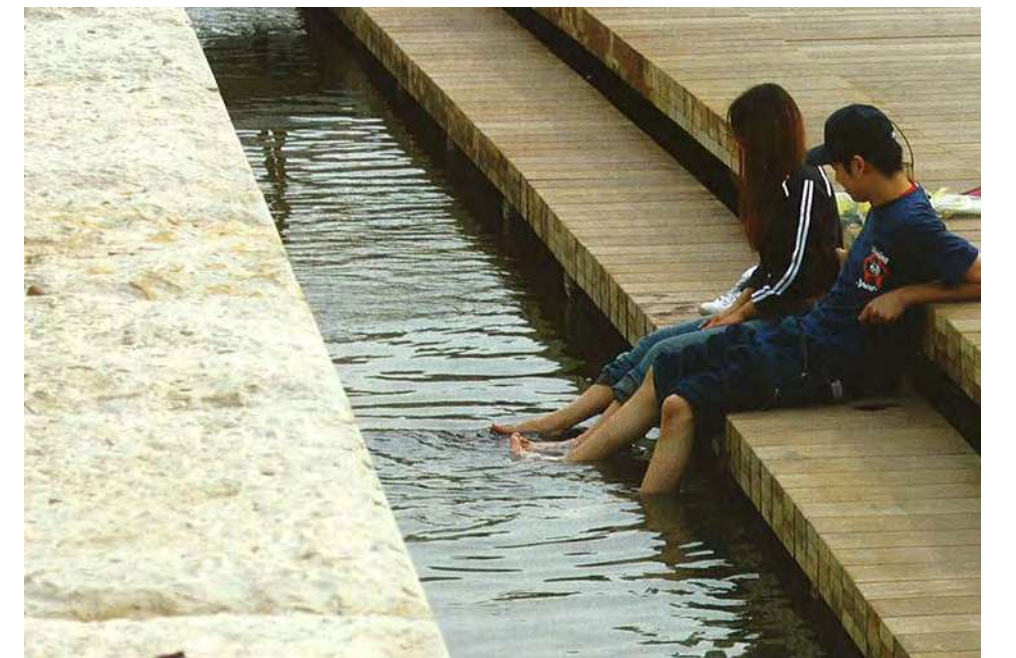
THE 'CANAL STREET' SERVES AS A SPINE TO THE COMMUNITY PROVIDING OPPORTUNITIES FOR VEHICLES, PEDESTRIANS AND CYCLISTS TO TRAVEL THROUGH THE SITE. THE CANAL FUNCTIONS TO COLLECT AND RECYCLE STORMWATER FROM ROOFTOPS AND HARD SURFACES WHILE PROVIDING HABITAT AND SCENIC VALUE.



KEY PLAN



PEDESTRIAN BRIDGE



SEAT EDGE



NATURALIZED CANAL



WALK-UP PATIOS

- Creating neighbourly relationships and 'eyes' on the street

BIOSWALE

- Stormwater collection from rooftops and hard surfaces stored in canal

BRIDGE CROSSING

- Shared by motorists and pedestrians

CANAL SIDE PROMENADE

- Tree-lined pedestrian path
- Bench seating
- Pedestrian platforms

STREETScape

- Two lanes of traffic shared w/ cyclists
- Short term parallel parking on either side

URBAN CANAL EDGE

- Sitting steps along east side of canal

NATURALIZED CANAL EDGE

- Undulating vegetated edge providing, stormwater retention, biofiltration and wildlife habitat

PEDESTRIAN BRIDGE CROSSING

- Neighbourhood connector shared by cyclists and pedestrians

NEIGHBOURHOOD PASSAGE/ POCKET PARK

- Access to site for cyclists and pedestrians from 37th Ave
- Opportunities for seating and public art

