

Why Consider Change in this Area?

Several Council-approved policies have given direction for the planning of the Adjacent Area.

1) Little Mountain Policy Statement - Report to Council (2012)

Council gave specific directions to staff regarding planning for the Adjacent Area:

1. To explore new housing forms beyond those considered in the Riley Park South Cambie Vision
2. To explore the potential for establishing an area-specific fixed-rate per-square-foot Community Amenity Contribution (CAC)

2) Little Mountain Policy Statement (2012)

Council approved new policy for the neighbouring 15-acre Little Mountain site in June 2012. This marked the conclusion of a two-year planning process involving the community, the proponent (Holborn Properties) and the City.

The Policy Statement provides direction for mix of uses, heights and density, site planning, housing, public benefits, transportation and sustainability and will guide the next stage of planning for Little Mountain: the rezoning of the site. This phase will begin when the proponent submits a Rezoning Application and will include additional community engagement and a Public Hearing.



Key Components of the Policy Statement

Height & Density

- Building heights ranging from 4-8 stories with opportunities for heights of 10-12 storeys towards the centre of the site.
- Overall gross density of 2.3 - 2.5 FSR

Community Amenities

- New Little Mountain Neighbourhood House
- 69-Space childcare
- Local park & transportation improvements

Housing

- Approximately 1500 - 1600 housing units
- 234 units of replacement social housing to be built in the first phase and a target of 20% social housing for the overall project.
- A target of 35% family-oriented housing

Commercial Uses

- Commercial uses such as café, small grocery store, pharmacy and medical offices to serve the local community

Community Hub & Plaza

- A new plaza surrounded by community facilities and retail uses will be a central social focus of Little Mountain



3) Little Mountain Policy Program Report to Council (2009)

The 2009 Council Report which initiated the Little Mountain planning program stated that compatible and integrated development options for the Adjacent Area should be assessed. These could be for development that is concurrent with the redevelopment of Little Mountain or for the future

4) Riley Park South Cambie Community Vision (2005)

The RPSC Community Vision provides the original direction to consider planning work in the Adjacent Area, it states:

“the single family and apartment area (south of 33rd and west of Main) adjacent to Little Mountain Housing should be considered for possible zoning changes when planning for redevelopment of the Little Mountain Housing Site.”

