Holborn
Holborn is a Vancouver-based developer with an international background and global vision. Holborn’s diverse portfolio of projects and real estate management services throughout British Columbia include retail, residential, office and hotel properties. We believe that buildings are living and emotional spaces, which is why we look at how people will move inside them and out. Our mission is to elevate the lifestyle of the people who choose to live, work and stay in what we build.

Excellence Through Innovation
We are driven by the satisfaction of doing something better than what has been done before. We believe there is always a better way to do something and that it’s our job to find it.

People Focused
We strive to bring out the best in our people, and create spaces that satisfy the needs and desires of our end users.

Social & Environmental Responsibility
We believe in building developments that create healthier communities through thoughtful and responsible design.

IBI Group Architects
IBI Group is a globally integrated architecture, planning, engineering, and technology firm. From high-rises to industrial buildings, schools to state-of-the-art hospitals, transit stations to highways, airports to toll systems, bike lanes to parks, we design every aspect of a truly integrated city for people to live, work, and play. We organize our expertise into three sectors: Intelligence, Buildings, and Infrastructure.

Intelligence: systems design and software development.
Buildings: building architecture, interior design, and building engineering.
Infrastructure: planning, urban design, landscape architecture, transportation, and civil engineering.

PFS Studio
PFS Studio, formerly Philips Farevaag Smallenberg (PFS), is a planning, urban design, and landscape architectural firm located in Vancouver, BC. PFS Studio is well known for both planning and built works and the firm’s portfolio of work demonstrates its success in completing projects that have faced a high degree of complexity in both process and approvals. Large-scale urban planning, public realm, community design, natural lands strategies, parks, and public open space design work are at the core of PFS Studio’s practice. PFS Studio is committed to incorporating best practices for environmental, social, and economic sustainability as we strive to meet the demands and challenges of our clients and our growing communities.

Aplin & Martin
Aplin & Martin Consultants Ltd. is a quality-oriented and employee-owned company, represented by accredited Professional Engineers, Professional Planners and support staff, with project experience in policy analysis and technical design across BC and abroad. Aplin & Martin delivers complete design and contract administration services, including road design, grading, earthworks balancing, erosion mitigation, sediment control, water distribution and sewer collection systems, wastewater treatment plants, pump stations and stormwater management systems. We are at the forefront of sustainable development, tackling complex land use and engineering serviceability projects.

Arbortech
Arbortech Consulting has been providing consulting arborist services to the municipal, land development and construction sector for over 20 years. Arbortech has developed industry accepted protocols and standards for tree impact assessment, as well as refined innovations in mitigation and treatment options to best manage tree preservation with the highest standards of efficacy, and best cost efficiency. We employ a solutions based approach with the most comprehensive reviews, and the most practical solutions for tree protection.

Bunt & Associates
Founded in 1993, Bunt & Associates is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. We have over 50 professional and technical staff in four offices located in Vancouver, Victoria, Calgary, and Edmonton. Our strengths lie in providing enterprising solutions to urban transportation planning challenges and in assisting our clients in attaining their project goals. Bunt & Associates is a true specialist consultant, providing services related to transportation exclusively.

Light House
Light House is a not-for-profit company that provides innovative yet practical approaches to achieving sustainable communities and high performance buildings. Our interdisciplinary team of planners, engineers, green building experts and engagement specialists work with developers and local governments to achieve economic advantage while increasing environmental and community performance. The Light House team is recognized for their award-winning work in formulating green building policies and sustainability strategies that reduce the overall impacts of individual buildings and capitalize on synergies within the larger site context while reducing overall environmental impacts, increasing economic returns, and building social capacity.

Underhill Geomatics
The Underhill Group cover a broad range of disciplines including engineering, surveying, mapping, and GIS services. Underhill Geomatics Ltd. is wholly owned by the partners of Underhill & Underhill. Underhill & Underhill (U&U) has specialized in land surveying since 1913. For development related projects, U&U offers a full range of legal land surveying services in British Columbia, the Yukon, and the Northwest Territories.

Our services include air space subdivisions, strata titles, building locations, road surveys, mineral claims, provincial boundaries, rights-of-way, volumetric surveys, retracements, and First Nations land claim settlements.
Key Principles
The overarching direction
Create a complete community. Provide a balanced mix of uses that makes Little Mountain a socially sustainable and functionally complete community.

Create a clear and accessible system of public open space. Provide an interconnected and highly public open space system that is accessible, legible, and animated.

Design for green mobility. Foster pedestrian, bicycle, and transit-friendly infrastructure and amenities that reduce motorized vehicle impacts and use.

Excel in urban design and built form. Support compact mid-rise development density, massing and height that fits into its urban and natural surroundings.

Achieve a high standard of sustainability. Improve the environmental, social, and economic vitality of the site through specific sustainability strategies.

Guiding Principles
The aspirations for the site
Integration and permeability
Public space focus
Sustainable public spaces
Streets for people
Legibility and animation
Solar access
Greenways/bikeways
Transitional edges
Opportunities for height
Distinct quadrants
Community hub
Main Street
Variation
Sequential views
Views
Visible green
Memory and trees
Integrated social housing

Objectives
The desired end results
Complete community. Create a diverse and vibrant community, addressing existing needs and new demands for neighborhood amenities and housing.

Contextual integration. Ensure integration of the site with the surrounding natural environment and neighboring community.

Vibrant public realm. Ensure the site is unified by accessible, varied, and interconnected public spaces that maximize solar access and sequential views.

Memory. Reflect the spaces, people, and history of the site through landscape, urban, and building design elements.

Balanced mobility. Provide safe and permeable multimodal transportation infrastructure, prioritizing walkability, bicycles, and transit access.

Unity and variety. Foster a unified site design while also maximizing variety, punctuation, and visual interest through the design of buildings and voids.

Sustainable design. Increase passive and active sustainable practices through site-wide and building-specific strategies.

Design Strategies
The design’s plan of action
Permeability. Incorporate multimodal paths through the site that connect to the surrounding street network and other major destinations.

Housing Mix. Include a variety of housing types and tenures and supporting community uses.

Open Space System. Include a public open space system that is interconnected, legible, and accessible.

Spatial Definition. Conceive buildings as defining elements that reinforce the public realm of streets and open spaces.

Street Orientation. Focus on rich, detailed, and pedestrian-oriented streetfront façades and uses to foster active use of the public realm.

Small Scale. Break down blocks into smaller buildings, each with varied heights, massing, and architectural punctuation.

Sun Access. Design building orientation and massing to increase sun access to public spaces and dwelling units.

Height. Transition building height and massing towards the edges to ensure respectful contextual integration.

Past References. Retain historical pattern of open spaces, streets, and trees, striving to retain significant trees.

Sequential Views. Increase sequential views through building placement and street network design.
# Project Description

## Site & Project Highlights
- **Location:** Located between 33rd and 37th Avenues, and Ontario and Main Street.
- **Size:** 15 acres
- **# of Market Units:** ~1,400
- **# of Non-market Units:** 282
- **Community Amenities:**
  - A Little Mountain Neighbourhood House
  - B 69 Space Daycare
  - Parks & Open Space:
    - 1 New Central Street
    - 2 Green Wedge Park
    - 3 Community Plaza + Green
    - 4 Community Gardens

## Parcel-Based Development Statistics

<table>
<thead>
<tr>
<th>Parcel</th>
<th>Parcel Area (m²/sq. ft.)</th>
<th>Approximate Gross Building Area by Use m² (sq.ft.)</th>
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<td>Market Residential</td>
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3D Views

View from Southwest
Community Amenities

Parks & Open Spaces
- New Wedge Park; City owned, maintained by the Park Board
- New Community Plaza; City owned, maintained by the Park Board
- Contribution to Queen Elizabeth Park improvements
- Surrounding road improvements

Daycare
- City owned facility with 69 spaces: Infant, toddler, preschooler, and preschool aged children
- Secure outdoor area at western end of Community Plaza includes four existing trees and a variety of play spaces and activities

Neighbourhood House
- City owned facility, with access from the Community Plaza and excellent exposure to Main Street
- Includes a variety of multi-purpose rooms
- Includes a community kitchen, providing opportunities for residents and neighbours to share the cost and prepare food together

Community Garden
- ~ 470 m² area devoted to community gardens located within the Quebec Street extension
- Offer residents opportunity to grow their own affordable, nutritious food
Community Amenities – Non-market Housing

**BC Housing Family Housing**
- ~43 Units owned by BC Housing for low-income families
- 4 Story building, in close proximity to transit (Route #33), Hillcrest Community Centre and Queen Elizabeth Park.

**City of Vancouver Housing**
- 48 Units, owned by the City of Vancouver developed in Phase 1
- 4 Stories overtop of Neighbourhood House and Daycare

**BC Housing Family Housing**
- ~138 Units owned by BC Housing for low-income families developed in Phase 1
- Two 8-Story buildings with immediate access to Main Street, transit, and adjacent to the Neighbourhood House and Daycare

**BC Housing Seniors Housing**
- Occupied in 2014
- 53 Units for independent seniors and people with disabilities
- Owned by BC Housing; operated by More Than a Roof Mennonite Housing Society
Building BB – Non-market Seniors Housing

Mayor Gregor Robertson, City of Vancouver
“...Little Mountain is a neighbourhood with an important place in Vancouver’s history. Managed and operated by More than a Roof, today’s opening of 53 affordable apartments for seniors is an important milestone in our work together to build an inclusive and vibrant new community at Little Mountain.”

Lorne Epp, executive director, More Than a Roof
“A home is more than just a roof above your head. With the opening of these 53 new affordable rental apartments, our seniors now have more access to quality housing in the community they know and love, a place where they can continue to live independently and maintain an active healthy lifestyle.”

Joo Kim Tiah, president & CEO, Holborn Properties
“Holborn is proud to be a partner in this important project that is renewing this urban neighbourhood.”
3D Views

View from Southeast
Phasing

- One building (the non-market building BB) is already complete.
- As proposed, the retail and commercial space, as well as a large portion of non-market housing units and the community facilities will be delivered in Phase 1.
- The objective of Phase 2 is to connect the road network and deliver the first market residential units.
- Phases 1 and 2 will have a completely accessible and connected public realm, experiencing the lowest impacts from the construction of later phases.
- Phases 1 will accelerate the development of the Community Plaza which will anchor the neighbourhood with retail and community-supporting uses.
- The later phases are proposed in coordination with access and public realm considerations, and to minimize construction impacts.
Building Heights

- Building heights vary, including the stepping back of upper floors, meeting the following objectives:
  - Ensure appropriate transitions with surround existing residential developments.
  - Maintain solar access on the Community Plaza and Wedge Park.
  - Create a focal point through siting the tallest buildings central to the development.
3D Views

View from Southwest
Shadow Studies

**SUMMER SOLSTICE**

- **10 AM**
  - Policy Statement Plan: 76%
  - Current Plan: 77%

- **12 PM**
  - Policy Statement Plan: 74%
  - Current Plan: 77%

- **2 PM**
  - Policy Statement Plan: 75%
  - Current Plan: 84%

- **4 PM**
  - Policy Statement Plan: 93%
  - Current Plan: 94%

**EQUINOX**

- **Summer Equinox**
  - *Note: Open Space includes the Wedge Park and Community Plaza.*
The public realm concept plan for Little Mountain integrates a network that prioritizes pedestrian and cyclist movements and links together key neighborhood public spaces. Key components include:

- New Central Street
- Green Wedge Park
- Community Plaza + Green
- Community Gardens

**Open Space Network** – fully integrated and interconnected network of paths and open spaces, both within the site and to the adjacent neighbourhoods.

- New Central Street
- Wedge Park
- Community Plaza
- Community Gardens

**Natural and Hardscape Areas** – coordinated palette helping create a cohesive character and strong sense of place.
New Central Street & Quebec Street Extension

- Defining element on site
- Primary north/south connector from 33rd Avenue to Quebec Street
- Urban Trail – 3m wide sidewalk providing safe mobility option for pedestrians and vulnerable populations, including seating and integrated public art opportunities
- Linear rain garden – buffer between public/private, stormwater management, increased habitat and green space
- Quebec Street extension with community gardens and pedestrian/bike access
New Central Street
Green Wedge Park

- Prominent landscape feature, including retaining 2 large trees, providing historical context
- Preserved as a City-owned community park
- Gateway into the neighbourhood from the west, and a primary connector to Queen Elizabeth Park
- Passive open space: informal gathering area, seating opportunities, and natural play
- Detailed park design to be determined
Green Wedge Park
Community Plaza

- Neighbourhood social heart
- Informal gathering
- Diverse seating
- Community Green
- Possible space for farmer’s market, performances, events, festivals

Special paving extends plaza across 36th Ave.

Precedent – Community Green and Plaza

Precedent – Outdoor Seating

Precedent – Community Market
Private Open Spaces

1. Arrival courts - welcoming plazas to residential parcels and provide access to below grade parking
2. Courtyards – ‘gardenesque’ in character and offer shared common open space for residents
3. Private rooftop patios – ensure residents have access to private outdoor open space
4. Planted (extensive) green roofs – visual green amenity, stormwater management, increased habitat and heat-island mitigation
Sustainability - Highlights

Green Mobility
- No parking/loading from Ontario, 37th & 33rd
- Permeable network
- Bicycle storage and support measures
- Spaces for car-share vehicles and electric charging stations
- Green mobility opportunities will be promoted with residents

Sustainable Site Design
- North-south orientation ensures sun access
- Compact, mid-rise buildings increase energy efficiency
- Passive design elements
- Cross-ventilation opportunities
- Paved surfaces minimized
- Deciduous trees planted on west and south building

Access to Nature & Habitat Creation
- Safe, legible and accessible connections to open spaces
- Bird-friendly building design
- All off-site street trees kept; most existing large and healthy on-site trees maintained
- Over 350 new trees will be planted (7:1 tree replacement rate)
- Tree canopy creates habitat

Sustainable Food Systems
- Community Gardens
- Food-bearing trees
- Edible landscaping
- Holborn will facilitate a Neighbourhood Garden Association
- Community kitchen and Farmers’ Market

Rainwater Management
- “Linear Rain Garden”
- Rainwater runoff rates reduced with green roofs, tree canopy, and permeable surfaces
- Rainwater harvesting will be considered
- All buildings will have on-site storm detention systems

Zero Waste Design
- Increase diversion streams to 90% or more by 2020
- Ample in-building garbage and recycling areas
- On-site composting facility
- Education and outreach initiatives

Low Carbon Energy
- All buildings “district energy ready”
- District energy utility could be located below Community Plaza
- Until connection, utility site may double as main thermal energy supply
- Increased energy efficiency and reduced greenhouse gas emissions

Affordable Housing
- 282 new non-market housing units;
- 224 are replacement housing
- 10 reserved for Musqueam Nation
- 48 in a City-owned building
- Unit types & sizes, and construction technology ensures more than 50% of family-oriented units and a greater variety of tenures and price ranges
Building Coverage & Setbacks

**Coverage**
- Gross site coverage is 40%, representing a good balance between buildings and open space.
- Buildings frame the public realm, while also providing for sequential views and focal points throughout the site.

**Setbacks**
- Building setbacks are varied in order to:
  - Protect existing trees on 33rd, 36th and 37th (buildings notched along Main Street)
  - Provide generous at-grade patio areas along existing and proposed public streets
  - Ensure adequate room for the linear rain garden
  - Provide outdoor seating opportunities for commercial uses

![Figure-Ground / Site Coverage Plan](image)

![Building Setbacks](image)

- 5’ Setback (Main Street)
- 5’ Minimum Setback (Public Alley)
- 8’ - 12’ Setback (Internal Streets/Wedge Park)
- 12’ Typical Setback (Existing Streets)
- 16’ - 26’ Setback (for Rain Garden)
- 16’ + Setback (to Protect Trees)

Arbutus Walk – Comparable site coverage

Building footprints (40% of site area)

Project Boundary

Setback provides outdoor seating opportunity

Typical setback for residential patios

Setbacks will preserve existing trees
**Existing & Proposed Trees**

**Existing Tree Retention**
- 64% retention rate (including street trees)
- Strategies proposed will ensure long term health and survivability of existing trees

**Proposed Trees**
- ~350 new trees will be planted
- Proposed tree palette establishes a hierarchy, assisting with wayfinding throughout the site.
- Planted trees improve habitat and contribute to the City of Vancouver urban forest.

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Legend:
- Existing Trees
- Proposed Public Trees
- Transplanted Existing Tree
- Project Boundary

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Existing Retained Trees

Proposed Tree Palette
Plans & Cross Sections

Underground Level

Ground Floor

Typical Upper Level

Section A - A

Section B - B

Section C - C

Legend:
- Red: Retail/Commercial
- Pink: Neighbourhood House
- Purple: Daycare
- Brown: Housing – Non-market Seniors
- Medium Brown: Housing – Non-market Family
- Orange: Housing – Market
- Dashed line: Project Boundary
Mobility

Pedestrian, Bicycle & Access to Transit

- Prioritized pedestrian movements through a network of on-street sidewalks, north/south Urban Trail, and east/west pedestrian mews
- Bicycle connections to Ontario Street and 37th Avenue greenways
- Site is served by the #3 Main Street bus and the #33 UBC/29th Avenue Station bus
- Rapid transit station located approximately 1 km away: King Edward and Oakridge Canada Line Stations

Vehicular

- Vehicular circulation primarily along new central street, 35th and 36th.
- All parking and loading accessed from new central street or lanes
- Emergency vehicle access along Quebec Street extension
- Auto drop-off/loading on Parcels C & D
Street Cross Sections – Existing Streets

Main Street
- Retail and commercial frontages
- Widened sidewalks at commercial frontages
- Special architectural and site detailing to preserve existing trees

Ontario Street
- Enhanced pedestrian connection from Wedge Park to Queen Elizabeth Park
- Replaced parking with planted refuges at crossing for enhanced pedestrian safety

33rd Avenue
- Typical City of Vancouver sidewalks and boulevards
- Preservation of existing trees
- Enhanced street trees as needed

37th Avenue
- Typical City of Vancouver sidewalks and boulevards
- Preservation of existing street trees and site trees
Street Cross Sections – Proposed Streets

New Central Street
- Public street
- Internal connector between East 33rd Avenue, 36th Avenue and Main Street
- Traffic calmed
- Urban Trail along west side
- Neighbourhood character
- On-street parking

Quebec Street Extension
- Public dedication
- Pedestrian and cyclist connection with adjacent community gardens
- Demonstration orchard opportunity
- Emergency vehicle access

East 36th Avenue
- Public street
- On-street parking
- Primary neighborhood access point from Main Street
- Raised crosswalk at Community Plaza
- Plaza treatment extends across 36th Avenue to read as public realm

Pedestrian Mews
- 3m Statutory Rights-of-way
- Provide connections across development parcels
- Support pedestrian and cyclist mobility
- Adjacent, ground-floor residential units elevated to provide adequate separation and privacy
3D Views

View from Northeast
3D Views

View from Northwest
3D Views

View from Northwest