



**POLICY REPORT
DEVELOPMENT AND BUILDING**

Report Date: January 15, 2013
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Meeting Date: February 13, 2013

TO: Standing Committee on Planning, Transportation and Environment
FROM: General Manager of Planning and Development Services
SUBJECT: Little Mountain - Adjacent Area Rezoning Policy

RECOMMENDATION

- A. THAT Council adopt the Little Mountain - Adjacent Area Rezoning Policy, attached as Appendix A, to guide consideration of rezoning applications in the area indicated on Figure 1.
- B. THAT Council adopt the fixed-rate Community Amenity Contribution target for the Adjacent Area contained within the Rezoning Policy;

FURTHER THAT, subject to approval of this report, staff will report back to Council with a recommended methodology for periodic adjustment of fixed-rate CAC targets.

REPORT SUMMARY

This report seeks Council's approval of the Little Mountain - Adjacent Area Rezoning Policy to guide consideration of rezoning applications in the area next to the Little Mountain housing site (south of E. 33rd Avenue, west of Main Street).

The Rezoning Policy encourages redevelopment of this area to provide a variety of ground-oriented housing forms, with an emphasis on innovative housing types suitable for families and options to improve housing affordability. The Policy addresses a range of issues, including: building forms, heights and densities, housing mix, public benefits, transportation and sustainability. The Policy also recommends a fixed-rate CAC target for new development in the Adjacent Area.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

Riley Park South Cambie Community Vision, November 2005
Green Buildings Policy for Rezoning, June 2008
Ecocity Policies for Rezoning of Sustainable Large Sites, June 2008

Little Mountain Policy Planning Program, November 2009

Greenest City Action Plan, July 2011

Housing and Homelessness Strategy, July 2011

Little Mountain Policy Statement, June 2012

Bold Ideas Towards An Affordable City, Report of the Mayor's Task Force on Housing Affordability, October 2012

CITY MANAGER'S/GENERAL MANAGER'S COMMENTS

The City Manager supports these recommendations.

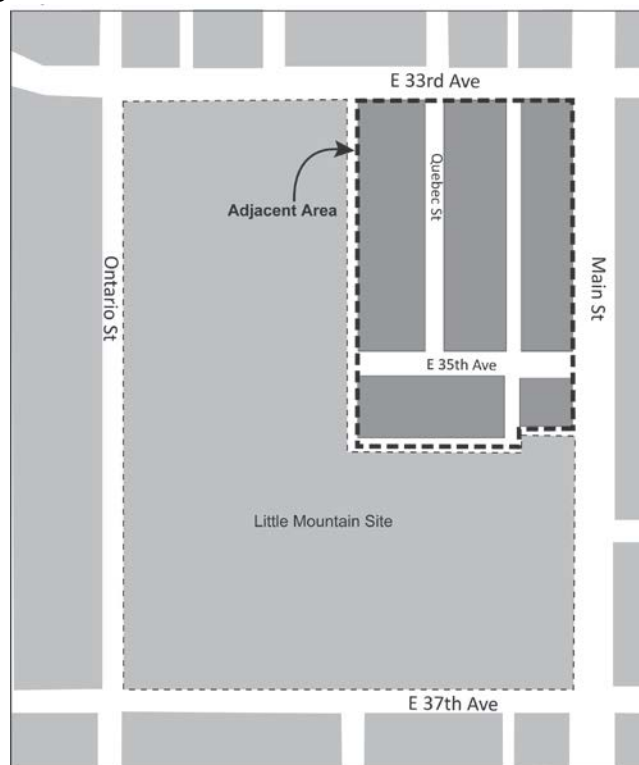
REPORT

Background/Context

Site Description

The Adjacent Area is approximately 1 ½ city blocks (4 acres in total area) and is located at E.33rd Ave. and Main St, immediately 'adjacent' to the Little Mountain site. The Area comprises thirty-three single-family homes located along Quebec St. and 35th Ave., six low-rise multi-family apartments (subject to the Rate of Change By-Law), one mixed-use building and three duplexes fronting onto Main St.

Figure 1: The Adjacent Area



Initial Council direction to undertake planning in the Adjacent Area was provided by the Riley Park South Cambie Community Vision (2005). This was confirmed in the 2009 Council Report on the Little Mountain planning program and again in June 2012 with the approval of the Little Mountain Policy Statement (2012).

Council Policy

Riley Park South Cambie (RPSC) Community Vision (Nov 2005): In November 2005, Council approved the Riley Park South Cambie (RPSC) Community Vision which recommended the exploration of new zoning for the Adjacent Area when planning for Little Mountain took place. Direction 31.4 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 the redevelopment of the Little Mountain Housing Site”.*

The RPSC Vision also considered a range of new housing types suited to meet future demands in the community. These are discussed in more detail in the Strategic Analysis section of this report.

Green Buildings Policy for Rezoning (June 2008): Requires that all buildings demonstrate high green performance. Currently a minimum of LEED Gold certification (with specific points in energy performance, water efficiency and storm water) is mandatory for all new buildings where there is a rezoning. This will apply to all new buildings in the Adjacent Area.

Ecocity Policies for Rezoning of Sustainable Large Sites (December 2010): If the Adjacent Area was to be developed in consolidated projects of two acres or greater, the following plans or studies would be required as part of the rezoning process:

- District Energy Screening and Feasibility
- Sustainable Site Design
- Green Mobility and Clean Vehicles
- Rainwater Management
- Solid Waste Diversion
- Sustainable Housing Affordability and Housing Mix

Staff is currently refining these requirements as part of a new *Sustainable Large Development Rezoning Policy*, to be brought forward for Council consideration in early 2013.

Little Mountain Policy Planning Program (November 2009): In November 2009, Council approved a budget, timeline and deliverables for the Little Mountain Policy planning program. This report also stated that compatible and integrated development options for the Adjacent Area should be explored to enable redevelopment to occur concurrently with Little Mountain or in the future.

Greenest City Action Plan (July 2011): The Plan outlines actions required to achieve a healthy, prosperous and resilient city - with the ultimate goal of becoming the world's greenest city by 2020. It identifies strategies to promote green economic development, eliminate dependence on fossil fuels, promote green transportation options, utilize green building design and ensure everyone has access to nature, clean water and local food. The plan calls for compact, complete communities which promote walking and cycling and are well-served by services, amenities and green space. Furthermore, the plan promotes the development of neighbourhood-scaled renewable energy systems, green construction and carbon-neutral buildings.

The directions of the Adjacent Area Rezoning Policy align with many of the goals of the Greenest City Action Plan, including: Climate Leadership, Green Buildings, Green Transportation, Zero Waste, Access to Nature, Lighter Footprint, Clean Air and Local Food.

Housing and Homelessness Strategy (July 2011): This strategy is a framework for addressing homelessness and increasing the variety of affordable options across the entire housing continuum to improve choice and affordability for all residents within the city. The three strategic directions are:

1. Increase the supply of affordable housing
2. Encourage a housing mix across all neighbourhoods that enhance quality of life
3. Provide opportunities from core need (low-income) housing to owner-occupied market housing.

The Adjacent Area Rezoning Policy encourages a mix of housing types, including innovative forms suitable for families and options for small rental units. It also establishes the priority to direct Community Amenity Contributions from rezonings in the Adjacent Area to help achieve the 20% social housing target on the Little Mountain site, or to help deliver other social housing units in the Riley Park South Cambie area.

Little Mountain Policy Statement (June 2012): In June 2012, Council approved new policy for the 15-acre Little Mountain site. The Policy Statement provides direction for land use, heights and density, site planning, housing, public benefits, transportation and sustainability and will guide the rezoning of the site.

When approving the Policy Statement, Council directed staff to explore housing forms for the Adjacent Area beyond those approved in the Riley Park South Cambie Community Vision and to examine the potential to establish an area-specific, fixed-rate Community Amenity Contribution. Council also passed a motion to achieve the full 20% social housing target on the Little Mountain site.

Bold Ideas Towards An Affordable City, Report of the Mayor's Task Force on Housing Affordability: (October 2012):

This report offers recommended actions to reduce barriers and create opportunities for the creation of affordable housing in Vancouver. Recommendations include:

1. Increase supply and diversity of affordable housing
2. Enhance the City's and the communities' capacity to deliver affordable rental and social housing.
3. Protect existing social and affordable rental housing and explore opportunities to renew and expand the stock.
4. Streamline and create more certainty and clarity in the regulatory process and improve public engagement.

The Adjacent Area Rezoning Policy implements these recommendations through several policies

- Creating a transition zone that scales down from high density development to the surrounding single-family neighbourhood.
- Creating opportunities for densification near arterials through ground-oriented housing types suitable for families including: row-houses, townhouses and stacked townhouses.
- Maintaining existing rental housing units while contributing to the funding of new units.
- Providing certainty and clarity through a fixed-rate Community Amenity Contribution target.

Planning Process Summary

City staff developed the Adjacent Area Rezoning Policy concurrently with the Little Mountain planning process. To seek public input and feedback on the Adjacent Area, City staff presented materials at several public meetings, including five meetings with Adjacent Area residents, three open houses and one RPSC Vision Implementation Committee meeting.

Throughout the process, the residents and property owners of the Adjacent Area have consistently expressed their support for the Rezoning Policy work, as well as concerns about impacts on the liveability of their properties during the lengthy construction period of the Little Mountain development. Additional concerns identified by the community included: the affordability of the recommended housing types, additional strains on amenities, and increased traffic in the area (a summary of the consultations on the Rezoning Policy is provided in Appendix B).

Adjacent Area Rezoning Policy: Summary of Key Policies

This section provides an overview of the key principles established in the Rezoning Policy. The background and rationale relating to some key policies are addressed in the Strategic Analysis section of the report.

Guiding Principles

Transition in scale: The Adjacent Area will provide a transition in scale and height from the Little Mountain site to the residential neighbourhood north of 33rd Ave and to the mixed used buildings along Main St.

Diverse & Innovative Housing Types: Innovative housing types will add diversity and create opportunities for family-oriented and affordable forms of housing.

Connections & Permeability: Connect and integrate the Area with the surrounding community and Queen Elizabeth Park through permeable site plans, pedestrian pathways and improved connections with existing streets.

Housing Form, Height & Density (additional discussion in Strategic Analysis)

The recommended built form, height and density of the Adjacent Area is intended to be sensitive to the surrounding area context. The Rezoning Policy recommends two general housing types:

1. Row houses and townhouses, including stacked and courtyard forms up to 1.5 FSR and heights up to 45'
2. Low to Mid-Rise Apartments (4 to 6 storeys) up to 2.3 FSR and heights up to 65'

Housing Mix (additional discussion in Strategic Analysis)

The Adjacent Area policy aims to develop a mix of housing unit types suitable for a range of households, including:

- A minimum of 35% family units (25% two-bedrooms and 10% three-bedrooms) designed in accordance with the High Density for Families with Children Guidelines. (note: proforma analysis indicates that 10% three-bedroom family units is the maximum which aligns with an economically viable project of this density)
- Opportunities for 'flex suites' or 'breakaway suites', as well as units with modest finishes, to improve the variety of unit types, price points and tenure, and provide additional ways to achieve affordability in market housing.

- The existing multi-family rental buildings on Main St currently zoned RM-3A are subject to the Rate of Change By-Law and if redeveloped would be required to replace the existing rental units on a one-for-one basis with a similar unit mix.

Public Benefits *(additional discussion in Strategic Analysis)*

Community Amenity Contributions

An area-specific, fixed-rate Community Amenity Contribution target is recommended. The rate is based on housing type and density and was developed through economic analysis by an independent consultant and City staff. The rate is calibrated to encourage a variety of housing forms while funding amenity priorities for the area. Further discussion can be found in the strategic analysis section of this report

Housing Type	Density	Fixed Rate CAC Target
Row-house/Townhouse/Stacked Townhouse	Up to 1.5 FSR	\$0 per square foot
Low to Mid-Rise Apartments	Up to 2.3 FSR	\$23 per square foot

Note: The fixed rate CAC target applies only to the net increase in floor space allowed by the new zoning.

CAC Allocation

Community Amenity Contributions will be directed as a priority to the Affordable Housing Reserve Fund to help achieve Council's target of 20% social housing on the Little Mountain site, or to help deliver other social housing units in the Riley Park South Cambie area

Transportation & Circulation

The Adjacent Area will be designed to support green mobility choices by prioritizing pedestrians, cyclists and transit users. Traffic impacts on surrounding streets and Greenways are to be mitigated through street design, while non-vehicular pathways will ensure permeability through the site to the surrounding neighbourhoods and parks. A mid-block pedestrian pathway will provide east-west connectivity through the site while the extension of 35th Ave through to the Little Mountain site will improve vehicle circulation. Parking and loading plans will minimize traffic impacts and provide locations for car share opportunities.

Sustainability

The Adjacent Area policies require development proposals to meet or exceed the City's sustainability policies and will contribute to meeting the Greenest City Action Plan 2020 Targets:

- All proposals for the Adjacent Area should meet or exceed the current requirements under the Green Building Policy for Rezoning.
- Proposals with assemblies of two acres or more will be required to meet or exceed the current requirements of the Ecocity Policies for Rezoning of Sustainable Large Sites at the time of rezoning.
- All rezoning proposals will explore opportunities to implement or connect to a low carbon district energy system.

STRATEGIC ANALYSIS

The following sections provide background, analysis and recommendations relating to some of the key components of the Adjacent Area Rezoning Policy.

Housing Form, Height & Density

The Riley Park South Cambie (RPSC) Community Vision (approved by Council in November 2005) considered a variety of new housing types to meet future demand in the area. The Vision contains the following directions on possible housing types:

- Approved: infill housing, duplexes, cottages and small houses
- Not Approved (Uncertain): fourplexes, rowhouses
- Not Supported: four-, six- and twelve storey apartments.

The Vision also identified an un-met demand under existing zoning for ground-oriented units.

Site-specific analysis of the redevelopment economics in the Adjacent Area concluded that, generally, redevelopment to the lower-density, RPSC Vision-supported housing types (e.g., duplexes and infill housing) was not financially viable due to the high value of existing single-family properties.

Based on this conclusion, staff considered a broader range of building types that could be viable for redevelopment; options were developed which included rowhouses and apartments up to 6 storeys. These options would meet the urban design goals of the Adjacent Area by providing an innovative building type and an appropriate transition from the Little Mountain site, while still achieving the intent of the RPSC Vision housing types in terms of neighbourhood scale and ground-oriented units suitable for families.

In June 2012, Council confirmed that staff should further explore housing forms beyond those considered in the RPSC Vision in order to develop options that integrate with the Little Mountain development and the surrounding community, are viable for redevelopment, and help meet City goals around sustainability, complete communities and housing affordability.

Following this direction, staff conducted further analysis of the range of building types through public consultation, urban design analysis and the evaluation of a fixed rate CAC target. Through this work it was concluded that the building forms of rowhouse/townhouse and 4 to 6 storey apartments would best achieve the overall principles and policy goals of the Area. The addition of these forms will deliver a variety of innovative ground-oriented housing that is economically viable and provides an appropriate transition in scale and height from the Little Mountain site to the surrounding area.

Public Benefits

Community Amenity Contributions

As part of the evaluation of a fixed-rate per-square-foot CAC target for the Adjacent Area, a detailed economic analysis was undertaken by Coriolis Consulting as a consultant to the City. The analysis looked at redevelopment options and estimated a potential fixed-rate CAC target for the different housing types based on the estimated increase in property values that would be achieved through rezoning. Further analysis was completed by the City's Real Estate Services and Planning Departments. The Rezoning Policy recommends the following fixed rate CAC targets:

Housing Type	Density	Fixed Rate CAC Target
Rowhouse/Townhouse/Stacked Townhouse	Up to 1.5 FSR	\$0 per square foot
Low to Mid-Rise Apartments	Up to 2.3 FSR	\$23 per square foot

Note: The fixed rate CAC target applies only to the net increase in floor space allowed by the new zoning.

The recommendation not to seek a CAC contribution on rowhouse/townhouse/stacked townhouse projects is intended to encourage development of these innovative, ground-oriented family housing forms. Staff notes that, at 1.5 FSR, the density threshold for exempting development from CACs in this area is slightly higher than the City-wide CAC policy threshold of 1.35 FSR. Staff concludes that given the challenging land economics and limited geographical area involved, the objective of incentivizing these innovative housing forms outweighs the very modest CAC contribution that could potentially be achieved. The City-wide CAC policy threshold for CAC exempt development will continue to apply to other areas of the City.

The recommendation of a \$23 per-square foot CAC target for the low to mid rise (4 to 6 storey) apartments is proposed to enable development of these building types to be economically viable while achieving an amenity contribution that is comparable to the typical offering of approximately 75% of property value increase. The CAC target relates to the net additional floorspace allowed by the rezoning, which is consistent with City-wide CAC policy.

The Adjacent Area contains six low-rise rental buildings fronting onto Main St., comprising a total of 33 units. To preserve the rental stock in the area, these units will be maintained under the Rate of Change By-Law which requires at least one-for-one replacement of these units when redeveloped. Due to the complexity of determining a suitable fixed rate CAC which considers the requirement to replace the rental units, the rezoning of these properties will instead follow a negotiated approach to determine an appropriate CAC.

Subject to approval of this report, staff will report back to Council with a recommended methodology for periodic adjustment of fixed-rate CAC targets.

In addition to any Community Amenity Contribution offered, new developments will be required to pay the City-Wide DCL at current rates.

CAC Allocation

A community amenity evaluation, undertaken as part of the Little Mountain planning program, was used as a starting point for assessing public benefits to be provided by the Adjacent Area. The evaluation concluded that the area is generally well-served through substantial existing parks and open spaces, two major greenways, several non-profit recreation facilities and the new Hillcrest Centre. With the completion of Hillcrest Centre many area facilities were expanded or upgraded, including a doubling in size of the swimming pool, additional ice space, an upgraded preschool and an expanded library.

The evaluation also identified the following as priorities for new amenities: a new neighbourhood house to replace the existing facility on Main Street, a 69 space childcare facility, and improvements to Queen Elizabeth Park. These amenities will be provided through the Little Mountain redevelopment (a summary of existing and priority area amenities is provided in Appendix C).

With the approval of the Little Mountain Policy Statement, Council identified the provision of social housing as a priority for the area and passed the motion that *'20% social housing continue to be the goal through the rezoning process for the Little Mountain site'*. The current commitment from BC Housing on the Little Mountain site is to provide 234 social housing units (this replaces the number of social housing units originally on the site), which represents 14-16% of the total units on site (depending on the final density within the allowable range of 2.3 to 2.5 FSR). To achieve Council's 20% goal would require an additional 60 to 100 units.

Little Mountain Approximate Housing Mix

Density	Approximate Total Units Proposed (includes Market)	Proposed Social Housing Units	Additional Units Required to reach 20%
2.3 FSR	1,475	234 (16%)	60 (4%)
2.5 FSR	1,625	234 (14%)	100 (6%)

In this context, staff recommend that CACs from the Adjacent Area be directed to the Affordable Housing Reserve Fund and used to help achieve the 20% social housing target on the Little Mountain site, or to help deliver other social housing units in the Riley Park South Cambie area.

Housing Mix

With census data reporting a median age of 40 years and a relatively high percentage of preschool and elementary aged children, the Riley Park South Cambie area can be considered an area of young families. An objective of the Adjacent Area Policy is therefore to provide housing that is suitable for families with children. Projects will be required to provide a minimum of 35% family-oriented two and three-bedroom units, and to create opportunities for 'flex suites' or 'breakaway suites' to assist affordability and provide flexibility as families grow.

Financial Implications

Community Amenity Contribution (CACs)

Based on the recommended flat-rate CAC targets for each development option, a high level assessment of the potential CACs generated anticipates a range of between \$0 - \$7.7 million dollars depending on the final blend of building forms to be developed.

An economic analysis also considered the potential CAC contribution that could be achieved through the typical offering of approximately 75% of property value increase. The analysis concluded that townhouse developments could support little to no CAC contribution while low to mid-rise apartments could in most cases support a typical offering. Given this, staff is confident that the recommended flat rate CAC target for townhouses will not forgo a significant CAC contribution while the recommended rate for the low to mid-rise building type has been calibrated to achieve a CAC contribution that is comparable to the typical CAC offering.

Development Cost Levies (DCLs)

The Adjacent Area will be subject to the City Wide Development Cost Levy. If rezoning applications proceed in the area it is anticipated that DCLs will be collected in the range of \$1.1 - \$3.2 million depending on the final blend of building forms to be developed.

Total Anticipated DCL and CAC Revenue

Built Form	Density	Fixed-Rate CAC Target	DCLs	Total
Rowhouse/Townhouse	1.5 FSR	\$0	\$1.1 million	\$1.1 million
4-6 Storey Apartments	2.3 FSR	\$7.7 million	\$3.2 million	\$11 million

**Note: this table provides a high-level assessment of the potential DCL and CACs generated by each development option; it assumes uniform build out of each option throughout all properties. Staff anticipates that in reality a blend of building forms will be developed and therefore CAC/DCL revenue will fall somewhere within the identified range.*

Public Benefits

The public benefit recommendation is to allocate CACs to additional social housing units to achieve the 20% social housing target on the Little Mountain site. The table below summarizes the approximate capital cost of providing the necessary 60-100 units on the Little Mountain site or within the Riley Park South Cambie Area to achieve the stated target.

Anticipated Cost of Additional Affordable Housing Units

	Anticipated Cost
Construction of 60-100 units on the Little Mtn. Site	\$15-25 million
Acquire site and construct units in the Riley Park South Cambie local area.	Land purchase ~ \$5M - \$7M Construction ~ \$15M - \$25M Total Cost ~ \$20M - \$32M

It is not anticipated that the Community Amenity Contributions from the Adjacent Area will fund the entire capital cost of these additional units. Other sources of funding will be required to fund this gap which may include: capital plan allocations, potential senior government funding and non-profit partner equity. The CAC contributions from the Adjacent Area provide an opportunity to leverage funding from external partners. Within the density ranged approved by Council for the Little Mountain site (2.3 to 2.5 FSR), economic analysis suggests that there may be CACs and DCLs remaining after the identified public benefit package (neighbourhood house, childcare, park and transportation improvements) is fully funded. These funds could be applied to achieving the additional units.

CONCLUSION

The Adjacent Area Rezoning Policy sets a framework to guide redevelopment in the area. It will enable a diverse range of housing types while offering certainty in the development process and contributing towards the Council priorities of housing affordability and sustainability. Should Council approve the Rezoning Policy, the next step would be to work with development proponents as rezoning applications for the area come forward, in consultation with the local community.

* * * * *

LITTLE MOUNTAIN ADJACENT AREA REZONING POLICY

DRAFT - JANUARY 2013



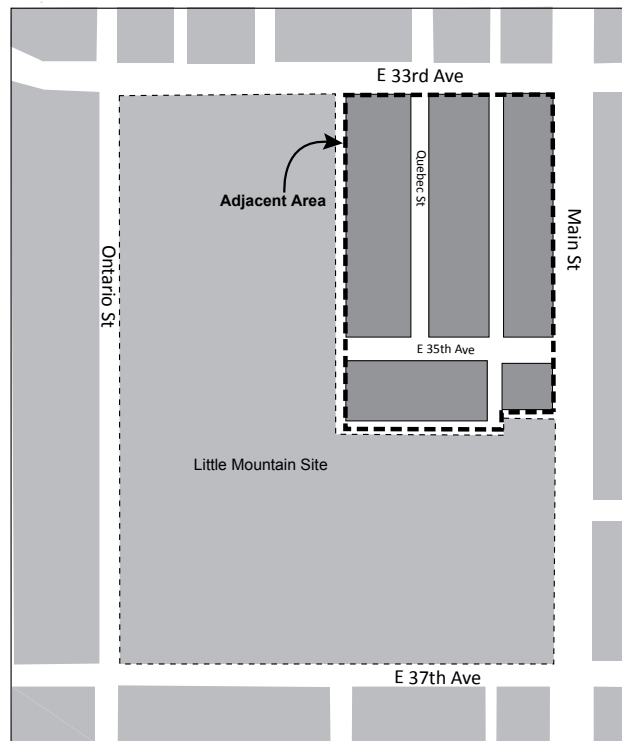
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1.0 INTENT & PRINCIPLES

The intent of this rezoning policy is to provide direction in the consideration of rezoning applications in the Adjacent Area (figure 1); an area of primarily single family homes located 'adjacent' to the 15 acre Little Mountain site at 33rd Ave and Main St. In addition to applicable City Policies, this policy document provides guidance on building heights and density, housing types, public benefits, transportation and sustainability.

Figure 1. Adjacent Area Rezoning Policy boundary



Proposals for the Area will be guided by the following principles:

TRANSITION IN SCALE AND HEIGHT

- The Adjacent Area will provide an appropriate transition and 'stepping down' in scale and height from the larger Little Mountain site to the residential neighbourhood north of 33rd Ave and the mixed use buildings along Main St.

DIVERSE & INNOVATIVE HOUSING TYPES

- Ground oriented housing such as row houses, townhouses (conventional, courtyard or stacked) along with low to mid-rise apartments will be the primary building typologies of the Adjacent Area. This will enable flexibility in responding to varying site configurations, values and market conditions while contributing a greater diversity of housing types to the area.
- Innovation in the design of these building types will create opportunities for greater diversity, affordability and family oriented housing, through initiatives such as 2-3 bedroom units suitable for families, lock off suites, ground-oriented entrances and outdoor space.

CONNECTIONS & PERMEABILITY

- Connect and integrate the area with the surrounding community and Queen Elizabeth Park through permeable site plans, pedestrian pathways and improved connections with existing streets.

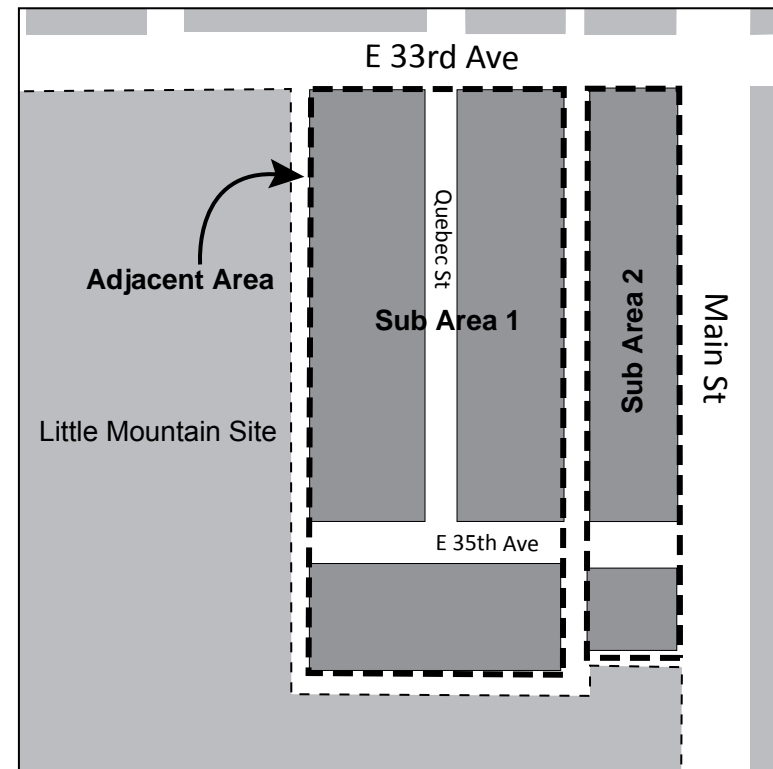
2.0 APPLICATION

Prior to submitting a formal inquiry on any site in the Adjacent Area, applicants are strongly encouraged to meet with City staff to discuss submission requirements, expectations related to density, form, scale of development and building character, and to identify any performance based building code requirements.

Architectural guidelines will be written and approved as part of the rezoning for the main Little Mountain site. When these are approved by Council, developments in the Adjacent Area should reference these guidelines. In general, buildings should reflect a contemporary west coast expression with an emphasis on quality and durability.

Recommended policies contained in this document are specific to the sub areas as noted in Figure 2.

Figure 2. Adjacent Area Sub-Areas



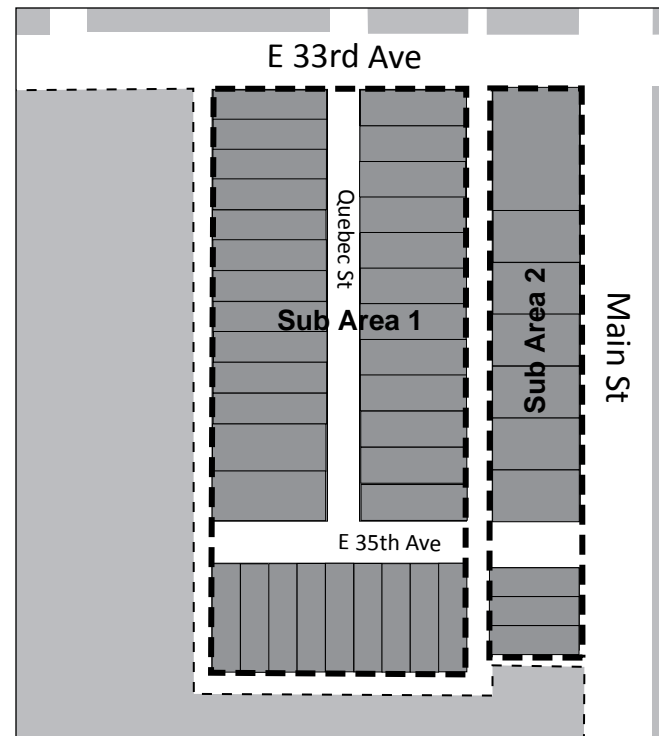
3.0 HOUSING TYPES, HEIGHT & DENSITY

The Adjacent Area Rezoning Policy enables the consideration of rezoning applications that meet the following principles and policies regarding built form, height and density.

3.1 LOW TO MID-RISE APARTMENT FORM POLICIES

Rezoning applications will be considered for low to mid-rise apartments from 4 to 6 stories in Sub-Areas 1 and 2 of the Adjacent Area provided they meet the following principles and policies. Variations may be considered in non-standard situations which constrain the development of the recommended building form.

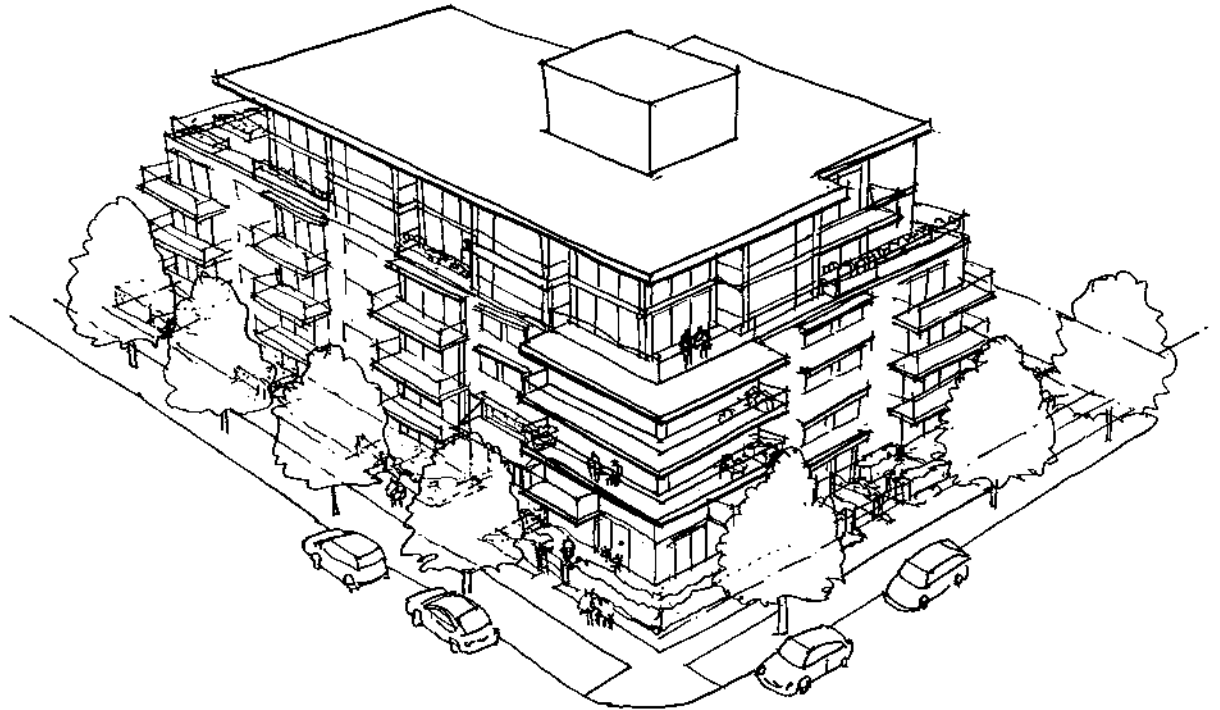
Figure 3. Low to Mid-Rise Apartment Sub Areas



3.1.1 GENERAL PRINCIPLES & BUILDING CHARACTERISTICS

Proposals should vary from the standard mid-rise double loaded corridor apartment typology in order to develop a unique housing type with as many of the following characteristics as possible:

- Designs which create opportunities for increased corner units (e.g. alphabet buildings).
- Large roof decks or balconies for outdoor living and/or urban agriculture.
- Ground oriented units and units with doors on the street.
- Minimize common circulation areas to reduce common maintenance, ventilation and heating costs.
- Passive design elements should be part of the architectural expression of the building.
- A range of unit sizes and types should be incorporated into each building to appeal to a diverse range of household sizes and income levels.
- Units with more than one exposure to improve livability and cross ventilation.
- Expression at upper levels should be varied including step backs, overhangs, varied materials and window patterning.
- Building depths should be limited to enhance liveability and natural light and ventilation. Excessive building depths that compromise these qualities are strongly discouraged.
- Buildings should express variation in design and scale to create visual interest and an interesting streetscape environment.
- Wood frame construction is encouraged to improve the affordability of units.



Illustrative example of a potential low to mid-rise development

Low to mid-rise apartment housing form examples



3.1.2 USES

- The primary use of all low to mid-rise apartment forms will be residential.
- Ground level commercial retail units will be considered along Main St.

3.1.3 FLOOR SPACE RATIO

- Low to mid-rise apartments will be considered up to a maximum net density of 2.3 FSR calculated on existing parcel areas. Anticipated exclusions from gross floor area will be those typical of most multi-family zones in Vancouver including an allowance for residential storage space, amenity areas, exclusions for enhanced thermal or building envelope performance, etc. Additional exclusions may include elements supporting urban agriculture and passive energy design. Enclosed balconies will not be considered for exclusion. Exterior balcony area up to 12% of the residential floor area is encouraged to improve liveability, create opportunities for urban agriculture and greening of the building, and to assist with solar shading.

3.1.4 HEIGHT

- Up to a maximum of 6 storeys (approximately 65').
- In general the upper levels of buildings should step back to minimize the apparent massing and increase sunlight access to the street and to the outdoor space of neighbouring buildings.
- Buildings that front onto 33rd Ave should step down to 4 storeys.

3.1.5 FRONTAGE

- Long frontages should generally be avoided or expressed as a series of distinct adjacent buildings or building forms. Where a longer building is proposed, it should demonstrate exceptional architecture.
- Applications should not preclude future opportunities for rezoning by isolating lots that cannot reasonably be developed, as determined by City staff.

3.1.6 FRONT YARD

- A minimum front yard setback of 3 metres is required. Increased portions of the set-back are encouraged to create and define entry areas and courtyards.
- To provide visual interest and animation of the street, ground oriented units should have individual entrances facing the street. The units should be designed with a functional entry expression and semi-private outdoor space designed for comfortable use (change of level, landscaping to entrance privacy etc.)

3.1.7 SIDE YARD

- A minimum side yard setback of 3 metres is required. Buildings are to be stepped back at upper levels.
- Where units have a primary outlook to the sideyard, the sideyard setback is to be increased appropriately.
- Building footprints should be designed with livability and access in mind and larger setbacks may be required.
- A wider setback and/or stepbacks at the upper levels may be required to establish a neighbourly relationship with adjacent properties.

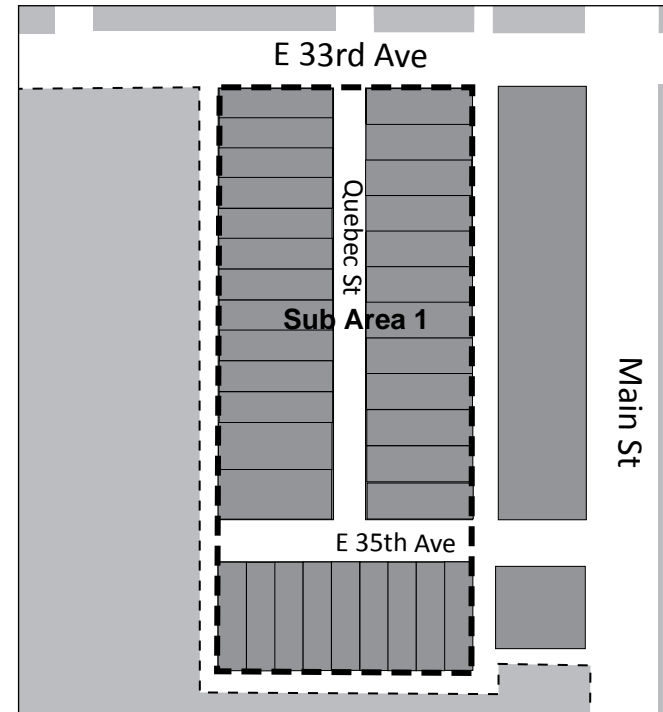
3.1.8 REAR YARD

- Rear yard setbacks will be dependent on the proposed building designs and heights and whether the proposal occupies a corner location. In general lower building forms and townhouse units should be located in close proximity to the lane.
- Buildings should avoid blank walls to the lane and seek to create a comfortable lane environment and relationship to neighbouring buildings.
- Building design and expression should recognize the importance of the lane as a public space and be designed to overlook, activate and enhance the pedestrian experience.

3.2 ROW HOUSE/ TOWNHOUSE FORM POLICIES

Rezoning applications for ground oriented housing such as row houses and townhouses will be considered in Sub-Area 1 of the Adjacent Area. A variety of building forms and configurations including conventional rowhouses, stacked rowhouses and courtyard rowhouses would meet the following principles and characteristics of this more affordable ground-oriented housing suitable for families. Innovation in design is strongly encouraged, and flexibility in the following principles and characteristics will be considered in proposals that demonstrate a superior response.

Figure 4. Row House/Townhouse Sub Area



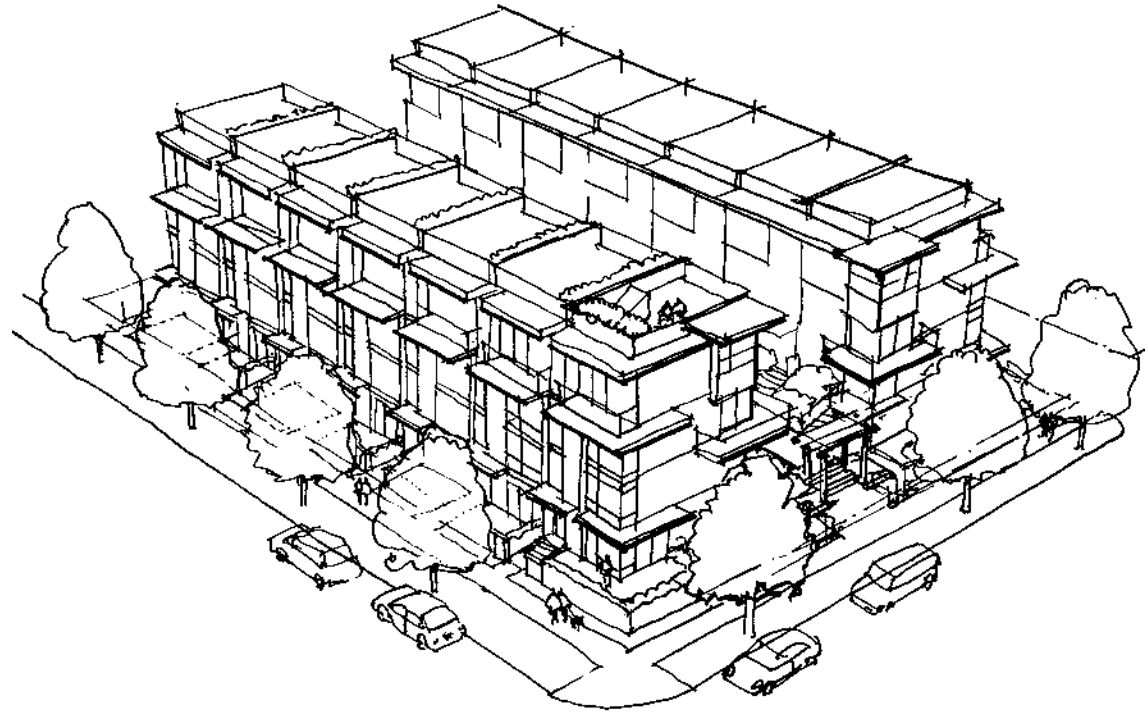
3.2.1 GENERAL PRINCIPLES & BUILDING CHARACTERISTICS

Row houses and townhouses are encouraged to provide greater opportunities for ground oriented housing suitable for families.

- Designs for stacked, courtyard or conventional townhouses will be considered.
- Proposals should include moderate unit sizes to improve affordability.
- Passive design elements should be part of the architectural expression of the building.
- Buildings should express variation in design and scale to create visual interest and a unique streetscape environment.
- Expression at upper levels should be varied including step-backs, overhangs, varied materials and unique patterning.

For building forms to be considered as row houses or townhouses, proposals should meet the following criteria:

- Individual front entrances facing the street or courtyard
- Private outdoor space provided either through front or rear yard patios/courtyards and/or rooftop decks
- Every unit has direct access to grade either on the street or through courtyards.
- No shared internal corridors
- Typically no more than one level of parking. Designs which propose at grade or near grade parking may be considered provided the parking area is 'wrapped' with inhabited space and not exposed to the street or lane.
- Building designs can include both 'through units' with windows and entrances at both ends or back to back units with windows at one end.



Illustrative example of a potential stacked townhouse development

Row-house/townhouse housing form examples



3.2.3 USES

- The primary use of all row house/townhouse forms will be residential
- Commercial uses may be considered.

3.2.4 FLOOR SPACE RATIO

- Row houses and townhouses will be considered up to a maximum net density of 1.5 FSR calculated on existing parcel areas. Anticipated exclusions from gross floor area will be those typical of most multi-family zones in Vancouver including an allowance for residential storage space, amenity areas, exclusions for enhanced thermal or building envelope performance, etc. Additional exclusions may include elements supporting urban agriculture and passive energy design. Enclosed balconies will not be considered for exclusion. Exterior balcony area up to 12% of the residential floor area is encouraged to improve liveability, create opportunities for urban agriculture and greening of the building, and to assist with solar shading.

3.2.5 HEIGHT

- Building heights up to 4 storeys (45') will be considered.

3.2.6 FRONTAGE

- Long frontages should generally be avoided or expressed as a series of distinct adjacent buildings or building forms. Where a longer building is proposed, it should demonstrate exceptional architecture.
- To provide visual interest and variation, buildings should express separate units with individual entrances facing the street
- Applications should not preclude future opportunities for rezoning by isolating lots that cannot reasonably be developed, as determined by City staff.

3.2.7 FRONT YARD

- A minimum front yard setback of 2.4 metres is required.
- A reduced front yard setback may be considered, particularly on lots less than 36m in depth, to improve the relationship with units facing the street and/or to provide more open space in the courtyard/rear yard.
- Each unit should provide some private outdoor space through front or rear yard patios/courtyards and/or rooftop decks.

3.2.8 SIDE YARD

- A minimum side yard of 1.9m is required along the full depth of the building.
- If possible, a wider side yard than required should be considered to establish a neighbourly relationship with adjacent properties.
- In cases where entrances may front onto the side yard, a wider set back will be required to maintain a neighbourly relationship with adjacent properties.

3.2.9 REAR YARD

- Rear yard requirements may be minimized to enable the creation of private or semi-private space.
- Buildings should avoid blank walls to the lane and seek to create a comfortable lane environment and relationship to neighbouring buildings.

3.2.10 COURTYARD

- Courtyards should be large enough to ensure the livability of all units and fire access requirements. A minimum depth of 24' is suggested.
- Different site configurations and massing should be explored to achieve this minimum depth. Massing should also strive to maximize the sunlight available to the courtyard, such as through variation in height and step backs at upper levels.
- Courtyards should be enhanced with suitable landscaping and pathways.

4.0 PUBLIC BENEFIT POLICIES

4.1 GENERAL PRINCIPLES

A 2008 evaluation of community amenities in the surrounding area concluded that the area is generally well served with community facilities and parks. A new neighbourhood house, childcare and park improvements were identified needs and will be delivered through the redevelopment of the Little Mountain site.

Community Facilities are generally funded through the City's Capital Plan and through Financing Growth tools: Development Cost Levies (DCLs) and Community Amenity Contributions (CACs).

4.2 DEVELOPMENT COST LEVIES

The City-Wide DCL will apply to the redevelopment of the Adjacent Area.

4.3 COMMUNITY AMENITY CONTRIBUTIONS

An area-specific, fixed-rate Community Amenity Contribution target will be applied to the Adjacent Area based on the building form proposed.

Building Form	Density	Fixed-Rate CAC Target
Rowhouse/Townhouse	up to 1.5 FSR	\$0 per square foot
4-6 Storey Apartments	up to 2.3 FSR	\$23 per square foot

- To be considered for the row house/townhouse fixed-rate CAC target, proposals must meet the building criteria as listed in Section 3.2.1.
- The fixed-rate CAC target applies only to the net increase in floor space allowed by the new zoning.
- The fixed-rate CAC target will be updated periodically to reflect market conditions.

4.4 EXISTING RENTAL BUILDINGS

- The fixed rate will not be applicable to the existing RM-3A zoned rental properties along Main St as they are subject to the Rate of Change by-law protecting rental housing. These properties will follow a standard negotiated approach to determine an appropriate CAC. Any financial pro-forma evaluations will need to reflect the rental replacement requirement when establishing the value of the land under existing zoning for the purposes of identifying the land lift (or increase in land value) that may occur upon rezoning.

4.5 ALLOCATION OF PUBLIC BENEFITS

- The priority will be to direct Community Amenity Contributions to the Affordable Housing Reserve Fund in order to help achieve the 20% social housing target on the Little Mountain site, or to help deliver other social housing units in the Riley Park South Cambie area.



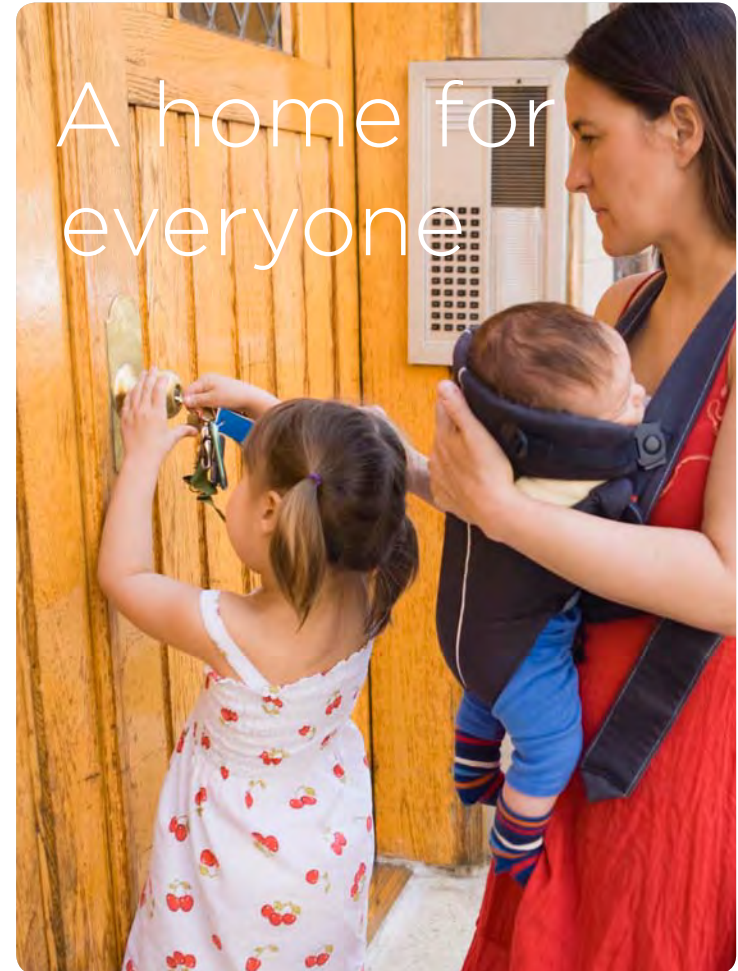
5.0 HOUSING POLICIES

5.1 GENERAL PRINCIPLES

Proposals for the Adjacent Area should strive to develop a diverse range of housing types that serve a range of households.

5.1 HOUSING POLICIES

- Provide a minimum of 35% family oriented units (25% two-bedrooms and 10% three-bedrooms) designed in accordance with the High Density Housing for Families with Children Guidelines.
- Include opportunities for 'flex suites' or breakaway suites', as well as units with modest finishes, to improve the variety of unit types, price points and tenure, and provide additional ways to achieve affordability in market housing.
- Multi-family rental buildings on Main St currently zoned RM-3A are subject to the Rate of Change By-Law, which requires replacement of the existing units on a one-for-one basis with a similar unit mix.



6.0 TRANSPORTATION & CIRCULATION POLICIES

6.1 GENERAL PRINCIPLES

The Adjacent Area will be designed to support green mobility choices by prioritizing pedestrians, cyclists and transit users. Traffic impacts on surrounding streets and Greenways are to be mitigated through street design while non-vehicular pathways will ensure permeability through the site to the surrounding neighbourhoods and parks. The extension of 35th Ave to the Little Mountain site will improve overall street connectivity.

6.2 STREETS & LANES

- Streets will be activated and enhanced for pedestrians by including appropriately sized sidewalks, street trees, street furniture and weather protection.
- Buildings should consider their relationship to the lane and buildings across the lane. Proposals should seek to activate and enhance this space while maintaining the functional requirements of the lane.
- Streets should provide safe and visible pedestrian crossings at appropriate intervals.

6.3 CONNECTIONS

- 35th Avenue will be extended through to the main central street on the Little Mountain to allow for additional vehicular access and improve circulation.
- An east-west mid-block pedestrian and cyclist pathway is sought connecting Little Mountain and Main Street. Achieving this connection will be discussed as part of a detailed review of rezoning proposals along these blocks (see A on figure 5).
- Site plans for the block south of 35th Avenue should consider an expansion of the public realm adjacent to the lane at the western edge to create an angled north/south connection to 35th Avenue (see B on figure 5).

6.4 PUBLIC REALM

- Provide a high-quality of design of the pedestrian realm and road (materials, lighting, public art, street furniture, street trees and landscaping, and signage)
- Proposals should draw upon elements of the public realm design on the Little Mountain site.

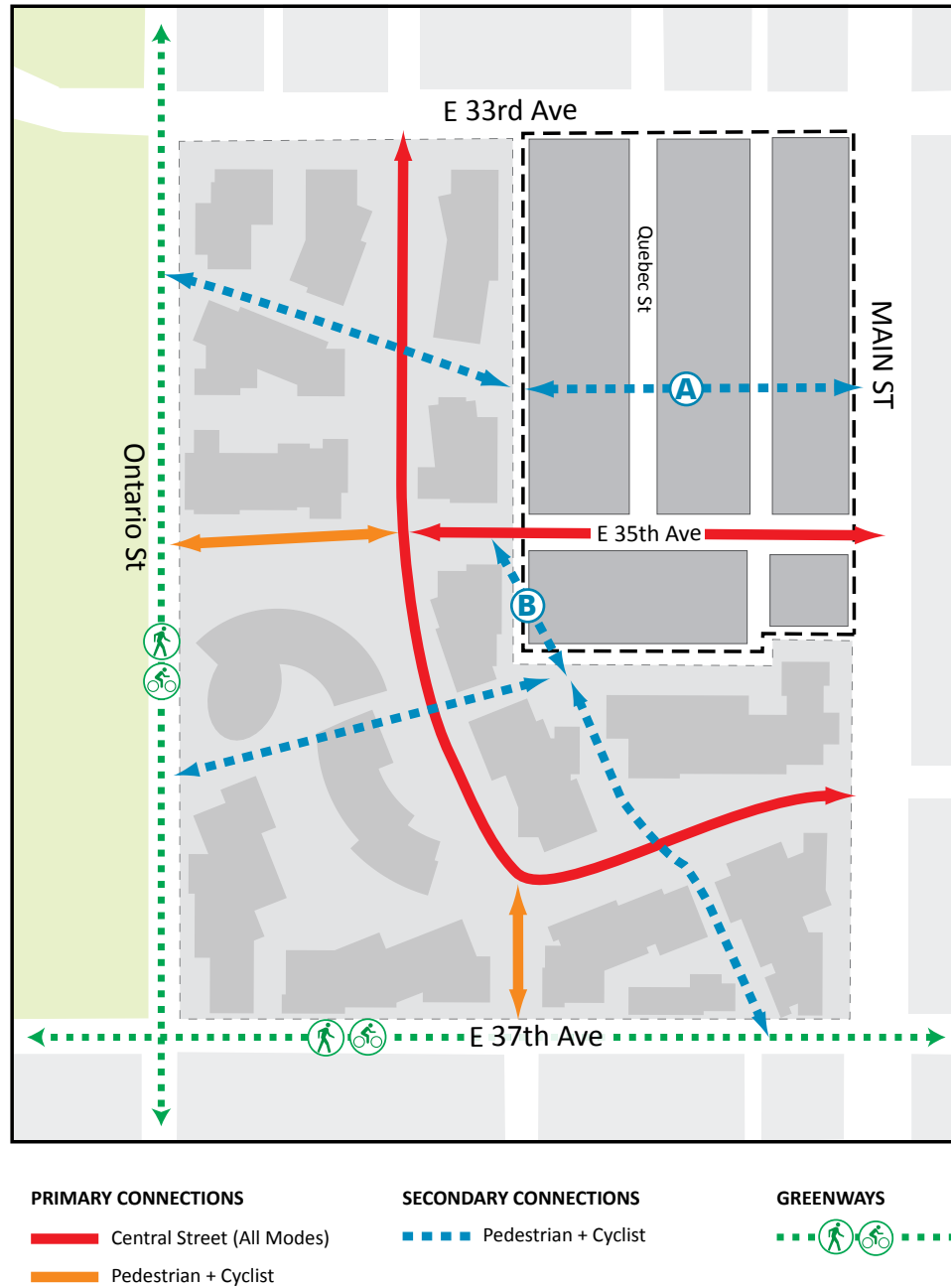
6.5 PEDESTRIAN & CYCLIST SUPPORTIVE BUILDING DESIGN

- Design buildings to support walkability by providing ground oriented units with convenient 'front doors' to the public realm.
- Provide attractive pedestrian and cyclist streetscapes.
- Design buildings to encourage, not just accommodate, bicycle use. Measures may include enhanced bike storage facilities, wheel ramps, automatic door stoppers or repair facilities.

6.6 PARKING & LOADING

- Parking access should be located off the lanes while minimizing the disruption to the lane environment.
- Parking provision should encourage use of other forms of transportation and minimizes traffic impacts as well as parking impacts on the existing community. Parking standards will be established at the time of rezoning and will reflect current best practices.
- Provide convenient locations for car share opportunities to serve building residents as well as the surrounding community.

Figure 5. Key connections through the Adjacent Area and the Little Mountain site



7.0 SUSTAINABILITY

7.1 GENERAL PRINCIPLES

Established City of Vancouver policies ensure that all new developments achieve high levels of sustainability.

7.1 GREEN BUILDINGS

- All new buildings will meet or exceed the green building standards identified in the Green Building Policy for Rezoning at the time of rezoning.
- Buildings are to visibly express green elements as well as embody green building and passive design: green roofs and terraces, roof top gardens, trees and plantings on upper levels and balconies, green walls, and supports for vertical plant growth.



15 - LITTLE MOUNTAIN - ADJACENT AREA REZONING POLICY

7.2 SUSTAINABLE LARGE DEVELOPMENT PLANNING

- Proposals with assemblies of two acres or more, or in excess of 500,000 sq. ft. of development, must meet or exceed the requirements identified in the Ecocity Policies for Rezoning of Sustainable Large Sites at the time of rezoning.

7.3 LOW CARBON ENERGY SUPPLY

- All rezonings, and all buildings within each rezoning, should be considered in the context of an integrated low carbon district energy strategy with the potential to significantly reduce greenhouse gas emissions associated with building heating and cooling. The City may require studies to explore the economic and technical feasibility of site- and/or district-scale low carbon energy supply opportunities for each rezoning application, and to implement such opportunities where viable. Rezoning applications shall consider the following opportunities:
 1. Connection to a nearby existing or planned low carbon district energy system, for example at Little Mountain, along the Cambie Corridor, or other nearby location;
 2. Building mechanical design enabling future connection to an off-site low carbon district energy system if and when one becomes available; and/or
 3. Implementation of a development-scale low carbon energy supply system with consideration of the viability of expanding such a system to nearby development parcels.



Public Consultation Summary

January 2010, Adjacent Area Residents Meeting

- City staff gave a presentation on the planning process and what is being considered, roundtable discussions to consider the level of interest in zoning changes in the area

October 2010, Adjacent Area Residents Meeting

- Presentation on the Little Mountain process and next steps for the Adjacent Area planning work

May 2011, Adjacent Area Residents Meeting

- Presentation by City staff and consultant of economic analysis of the viability of different housings forms and density options considered in the Area.

June 2011, Little Mountain Open House

- Background to the Adjacent Area process and conclusions of the economic analysis of the viability of different housing forms and density options.

January, 2012, Adjacent Area Residents Meeting

- Presentation and discussion of five initial building form options developed by City staff

January 2012, Riley Park South Cambie Vision Implementation Team

- Presentation and discussion of five initial building form options developed by City staff

January 2012, Little Mountain Open House

- Presented background information on process and work done to date, 5 initial building form options developed by City staff

February, Resident Fact Sheet mail-out

- Information fact sheet mailed out to all Adjacent Area residents and property owners to provide up to date information on the planning process.

November 2012, Adjacent Area Open House

- Presentation boards were displayed at the open house and online detailing background information and draft policy recommendations.
- A total of 135 people signed in, 117 paper comment forms were submitted at the open house and 17 through an online survey.
- A tally of the responses show that 77% were supportive of townhouses, 90% were supportive of 4-6 storeys, and 72% were supportive of the approach to public benefits.
- In the written commentary some attendees expressed concerns regarding increased traffic in the area, the capacity of amenities in the area (particularly Hillcrest Centre), a need for childcare, and that the Adjacent Area is an appropriate place for additional density.

Existing Riley Park Area Amenities

Category	Facility
Community Facilities - childcare	<ul style="list-style-type: none"> - Group Child Care Centres x 2 (24 infant/toddler spaces, 25 3-5 year old spaces) - Preschools x 3 (60 total spaces) - Out of School Care Centres x 2 (120 total spaces, ages 5-12 years) - Child Development Hub x1 - New 69 space childcare to be provided in relocated Little Mountain Neighbourhood House on the Little Mountain site.
Community Facilities - social facility	Little Mountain Neighbourhood House (currently at Main & 24 th , new larger facility to be provided at Little Mountain Housing Site)
Community Facilities - library	Terry Salman Branch at Hillcrest Centre
Community Facilities - recreation	<ul style="list-style-type: none"> - Hillcrest Centre: community centre, indoor pool, outdoor pool, ice rink and curling facility - Millennium Sports Facility: gymnastics and indoor lawn bowling - Vancouver Racquets Club: squash, racquetball and badminton courts
Parks and Open Spaces	<ul style="list-style-type: none"> - Queen Elizabeth, Hillcrest and Riley Parks - Ontario and Ridgeway (37th Ave) Greenways - Mountain View Cemetery
Housing	4 non-market housing sites (28 family units, 96 seniors, 14 others)
Transportation - greenways	North-South: Ontario St East-West: Ridgeway on 37 th Ave
Transportation - bikeways	North-South: Ontario, Main St East-West: Midtown/Ridgeway on 37 th Ave, 29 th Ave
Transportation - transit	3 bus routes: Main Street, 33 rd Avenue, 41 st Avenue 2 rapid transit stations approximately 1.5 km away: King Edward station and 41 st -Oakridge station
Transportation - major roads	Primary north-south arterial: Main Street Secondary east-west arterial: 33 rd Ave./Midlothian and 41 st Ave.
Public Safety - fire halls	Fire hall at King Edward & Prince-Albert

Identified Area Amenity Needs

Amenity	Identified Need	Funding Strategy
Community Facility	Neighbourhood House	Little Mountain
Childcare	69 space childcare	Little Mountain
Parks	Queen Elizabeth Park upgrades	Little Mountain
Transportation	Local transportation improvements	Little Mountain
Housing	20% on Little Mtn. (294-334 units)	Little Mountain: 234 units proposed (14-16%) GAP: 60-100 units (4-6%)

Analysis through the Little Mountain and Adjacent Area planning processes identified a continued demand for childcare services, in particular before and after school care for ages 5-12 years. If the 20% social housing target is able to be achieved through other levels of funding further review should be undertaken to assess the need for childcare services against Council priorities at that time.