

Little Mountain Rezoning

Public Hearing July 19th, 2016



Little Mountain Rezoning

Overview

1. Site Context
2. Policy Background
3. Rezoning Application
 - Built form
 - Housing
 - Open space
 - Transportation & Circulation
4. Public Consultation
5. Public Benefits
6. Conclusion

Hillcrest
Park

ONTARIO ST

MAIN ST

33rd Ave

Queen
Elizabeth
Park

Adjacent
Area

SITE

37th Ave





Little Mountain Rezoning

Little Mountain Policy Statement (2012)

Built Form

- 2.3 – 2.5 FSR
- Heights: 4-10 storeys, up to 12 storeys, transitional edges

Land Use

- 1400-1600 residential units (25% family)
- 234 social housing units (20% target)
- 17,000 - 20,000 sf of commercial/retail

Public Benefits

- 12,000 sf neighbourhood house
- 69 space childcare facility
- QE Park upgrades

Public Spaces

- Wedge Park,
- community plaza,
- central street



Little Mountain Rezoning

Rezoning Proposal 2016

Built Form:

- 2.5 FSR
- Heights: 4-10 storeys, up to 12 storeys, transitional edges

Land Use

- 1,573 residential units (75% family)
- 282 social housing units
- 32,787 sf of commercial/retail

Public Benefits

- CoV Building
 - 12,000 sf neighbourhood house
 - 69 space childcare facility
 - 48 social housing units
 - QE Park upgrades

Public Spaces

- Wedge Park,
- community plaza,
- central street



Little Mountain Rezoning


Built Form - site plan





Little Mountain Rezoning

Built Form - heights

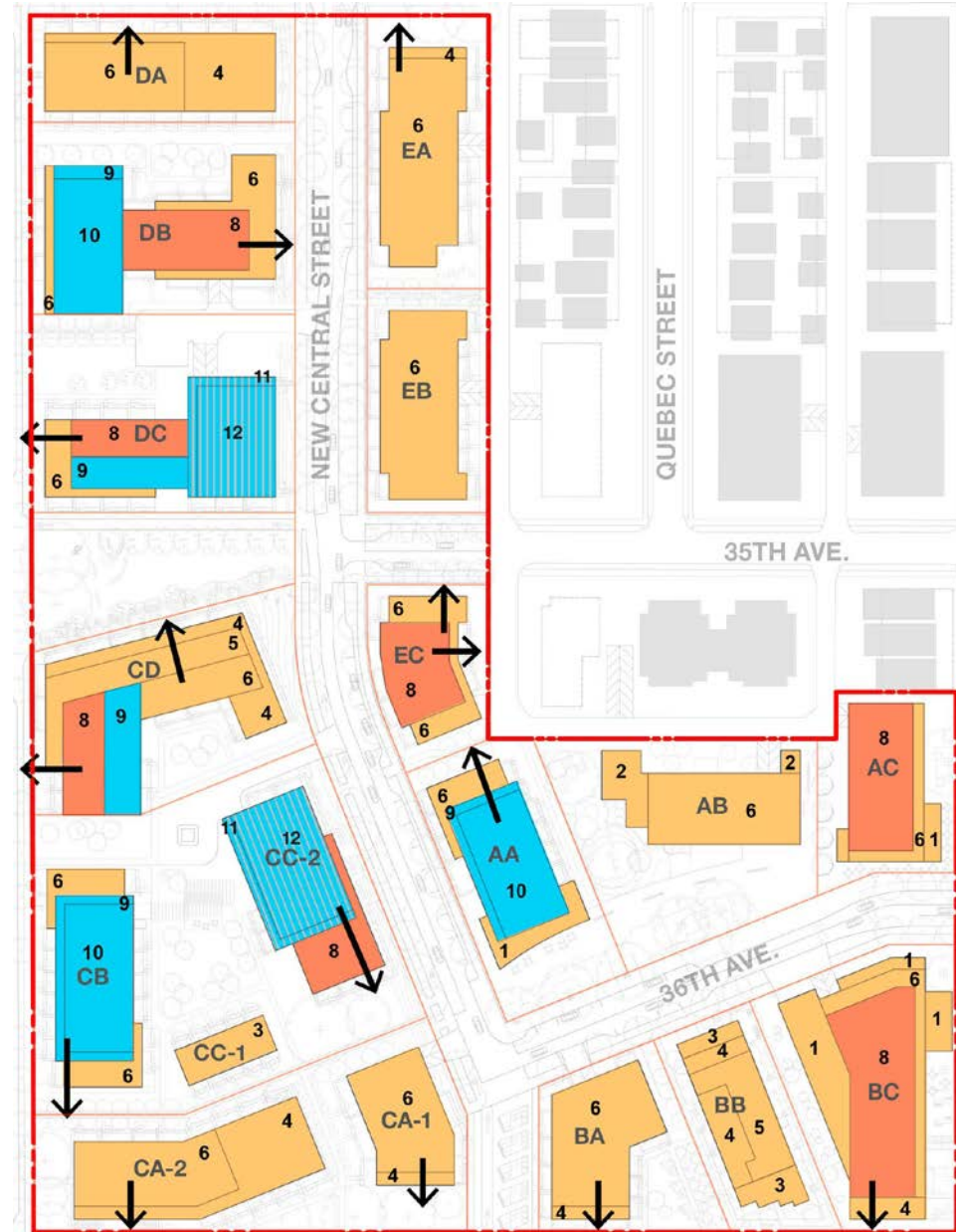
Building Heights

 up to 6 storeys

 7-8 storeys

 9-12 storeys

 Height transition downward



Little Mountain Rezoning

Built Form - heights



Little Mountain Rezoning

Built Form - NW view

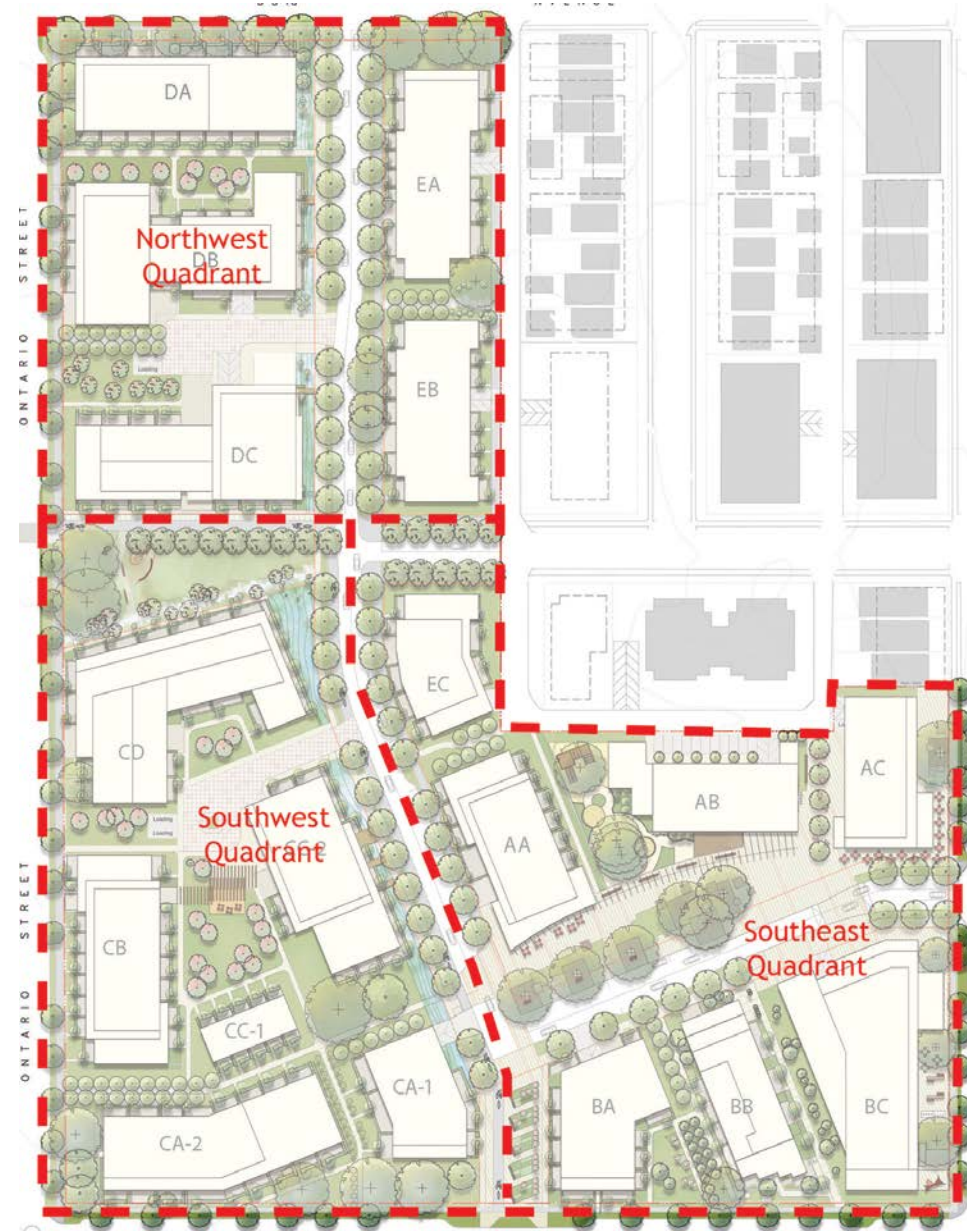


Little Mountain Rezoning

Built Form - quadrants

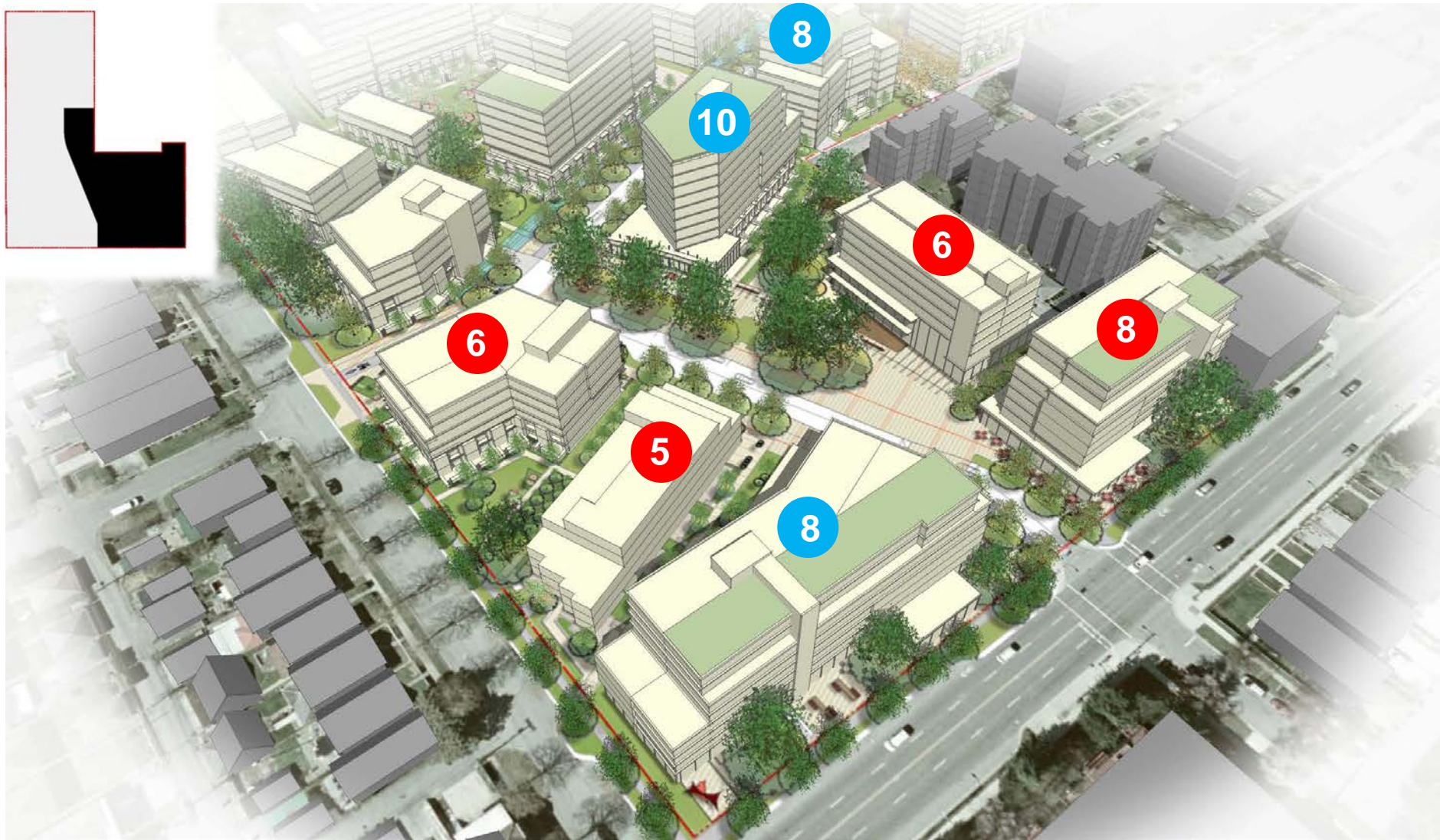
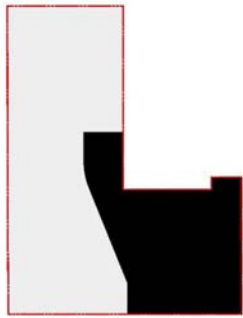
Three distinct quadrants

1. Southeast
2. Southwest
3. Northwest



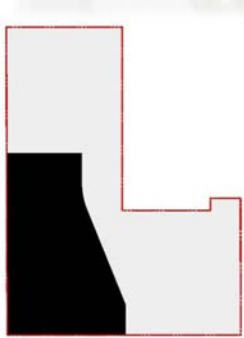
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Built Form - southeast quadrant



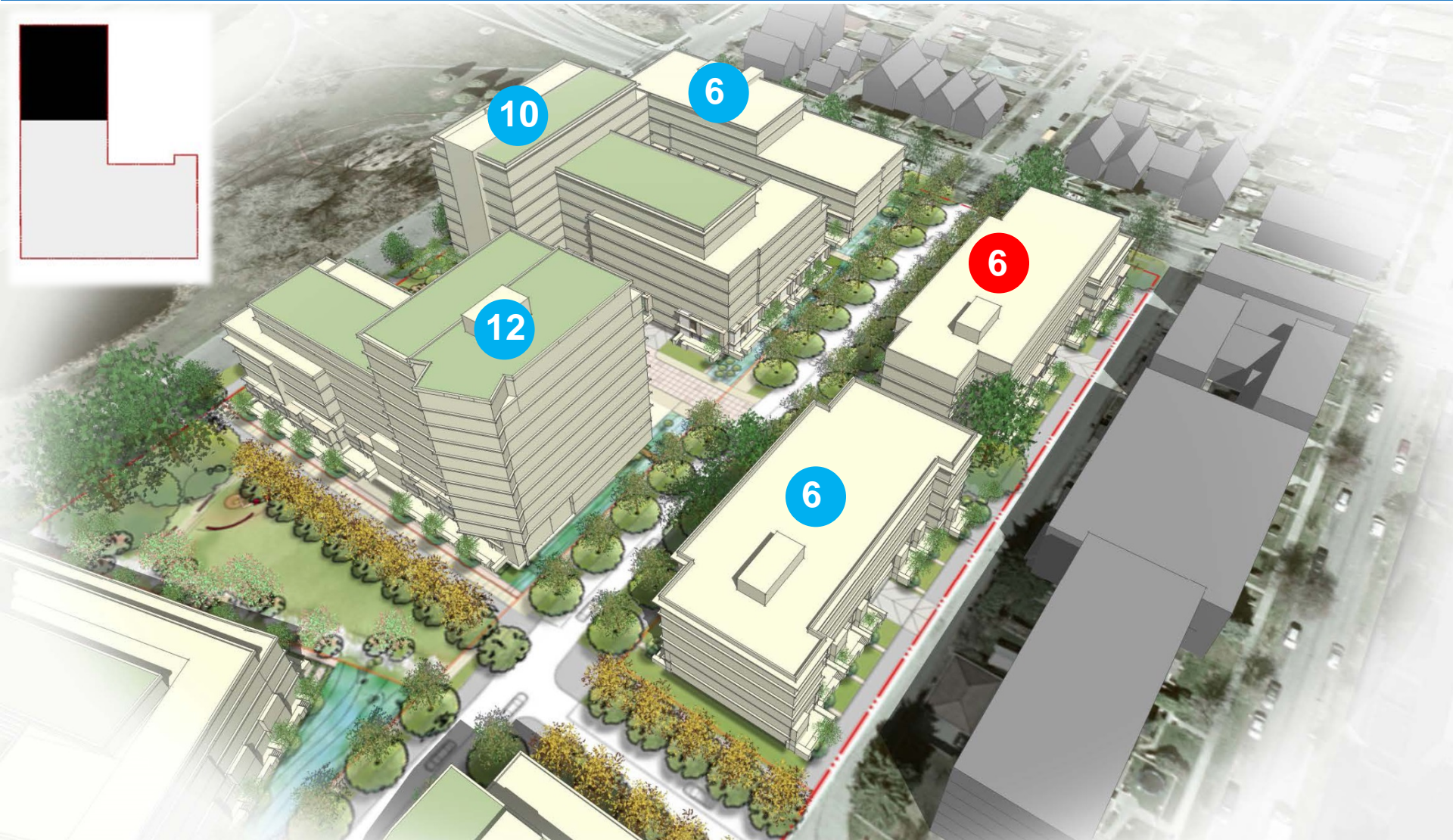
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Built Form - southwest quadrant



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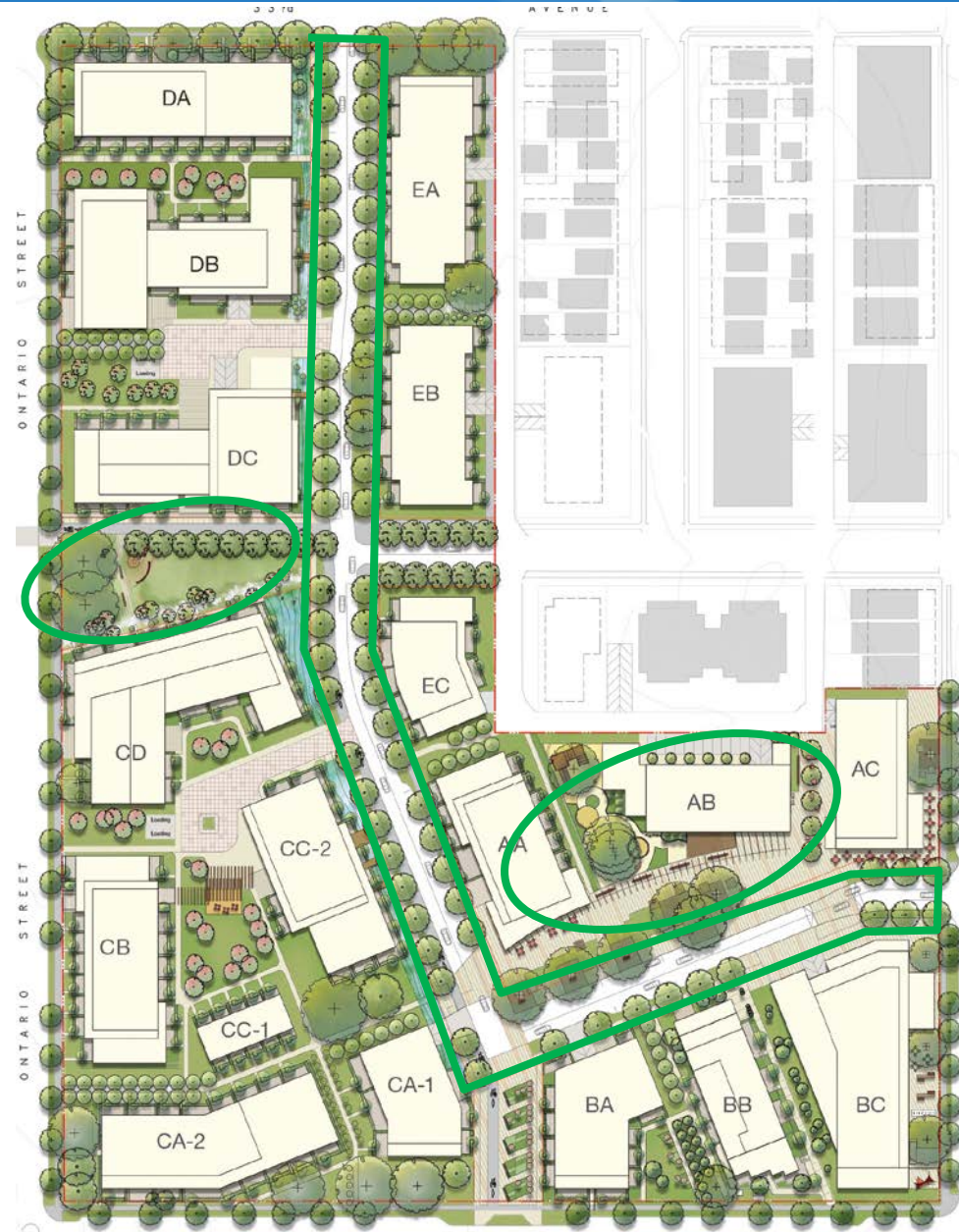
Built Form - northwest quadrant



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Public Spaces

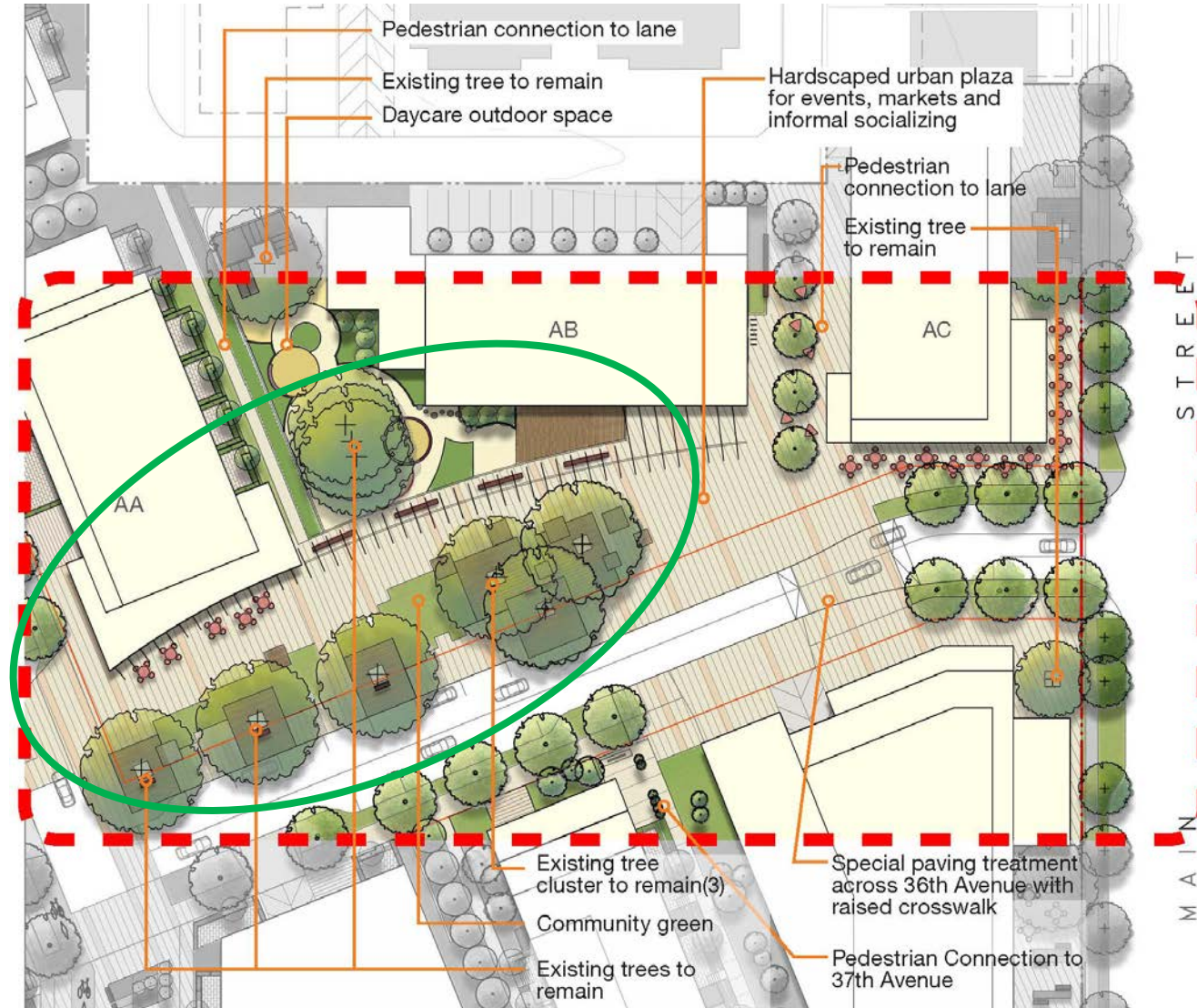
1. Public plaza
2. Wedge Park
3. Central Street



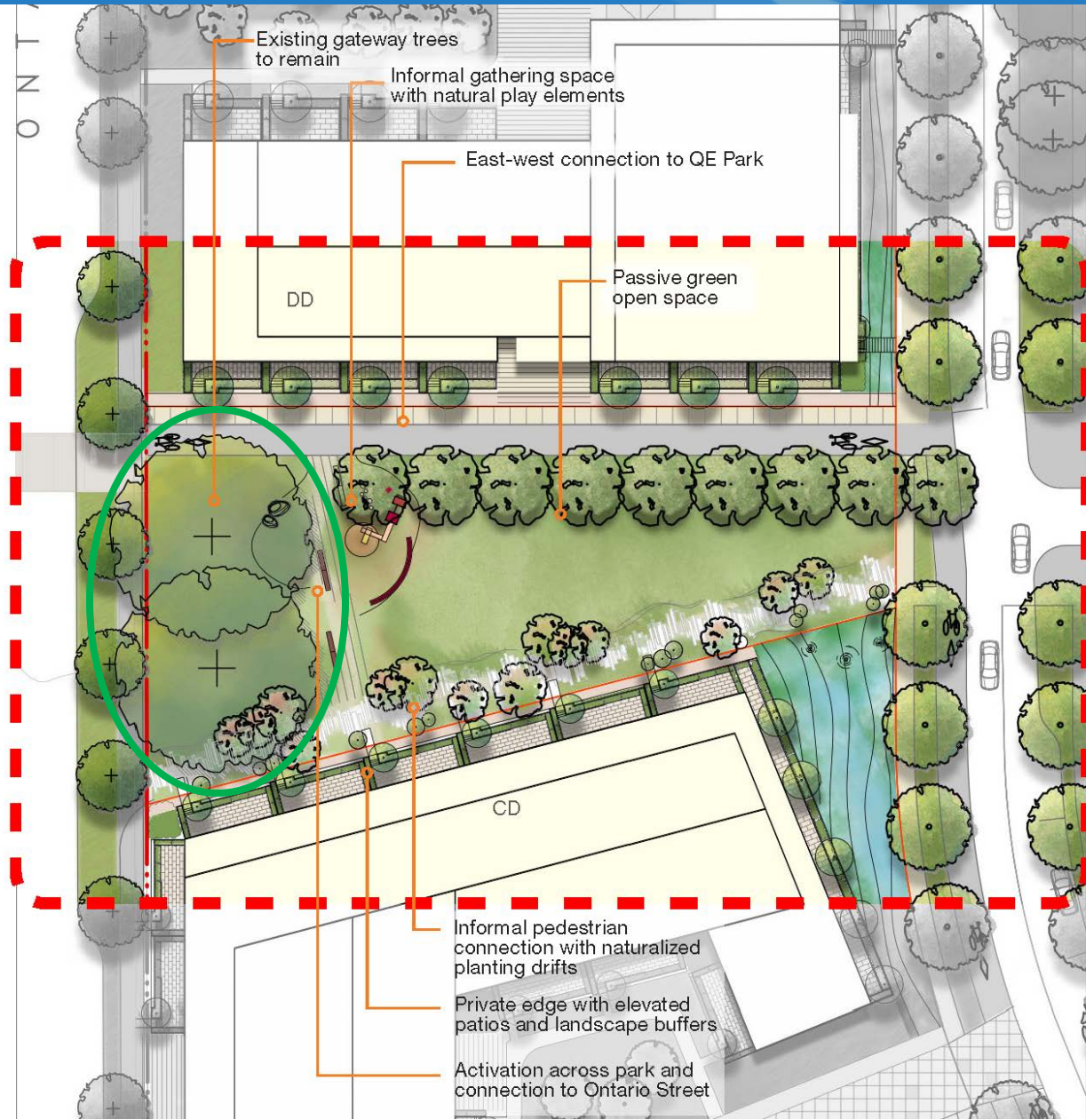
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Public Spaces

1. Public plaza



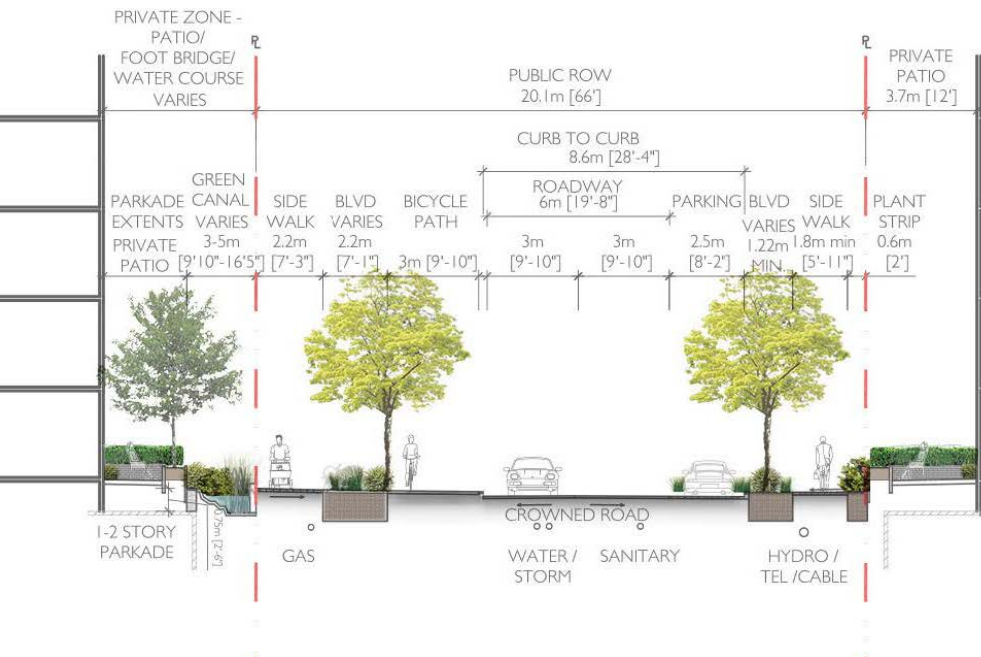
2. Wedge Park



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Public Spaces

3. Central Street

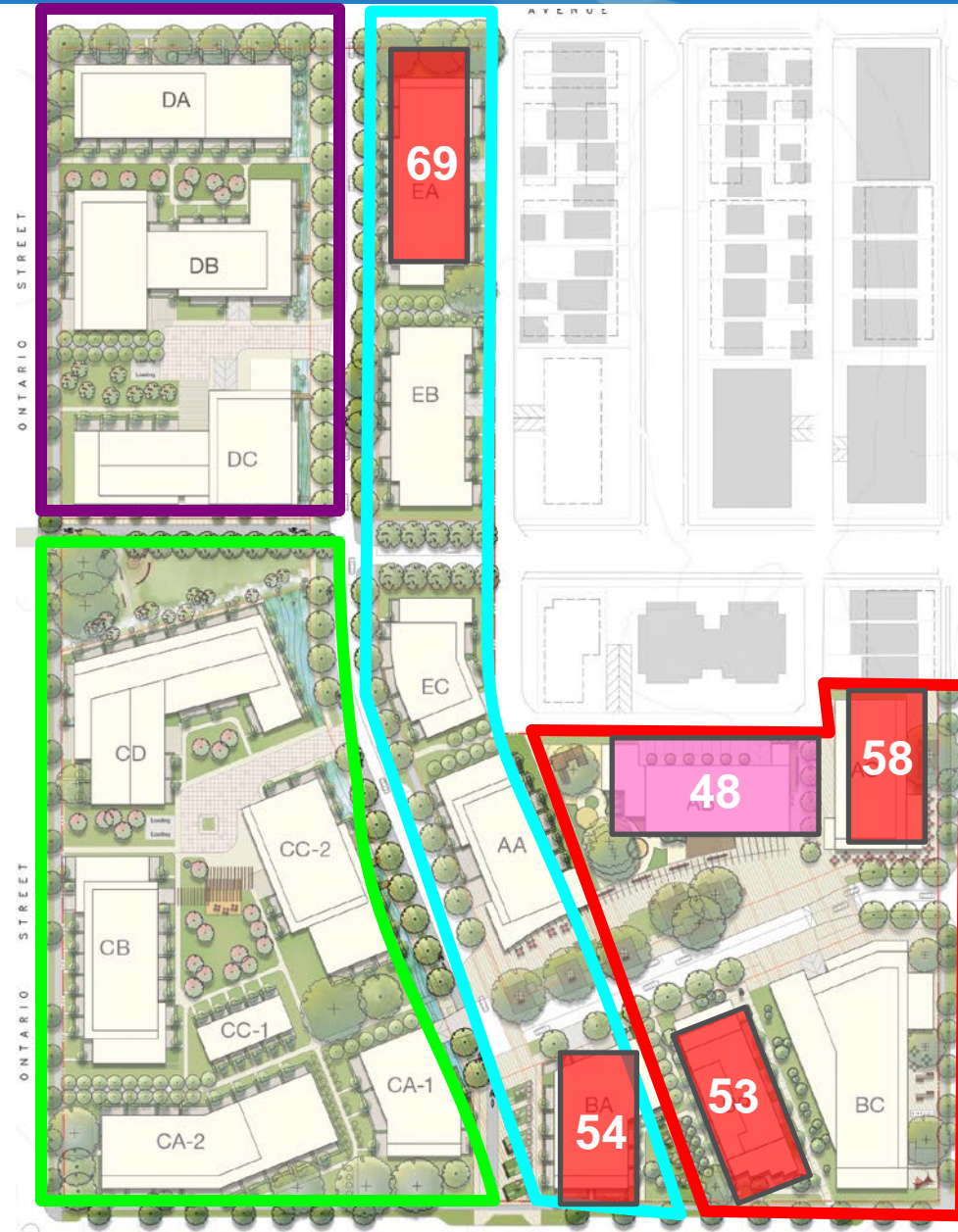


Little Mountain Rezoning

Housing

Unit Type	2012 Policy	2016 Rezoning
Residential	~1400-1600	1,573
Family units	25-35%	75%
% of total units	20% target	18%
Social Housing	~280-320	282
% of floor area	-	20%

Social housing	Phase 1	Phase 2	Total
Existing BCH	53		
New BCH	58	123	
New CoV	48		
TOTAL	159	123	282



Little Mountain Rezoning

Schools



S SCHOOLS

— CANADA LINE

— BUS ROUTES

- - - GREENWAYS

1 HILLCREST PARK

2 HILLCREST CENTRE

- community centre
- aquatic centre
- ice rink
- library
- childcare
- curling rink
- fitness centre

3 NAT BAILEY STADIUM

4 MILLENNIUM SPORTS FACILITY

- gymnastics
- indoor lawn bowling

5 VANCOUVER RACQUETS CLUB

6 RILEY PARK

7 LITTLE MOUNTAIN NEIGHBOURHOOD HOUSE

8 COLUMBIA PARK

9 OAKRIDGE CENTRE

- Oakridge library

10 BC WOMEN'S & CHILDREN'S HOSPITAL

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Transportation & Circulation

1. Walking

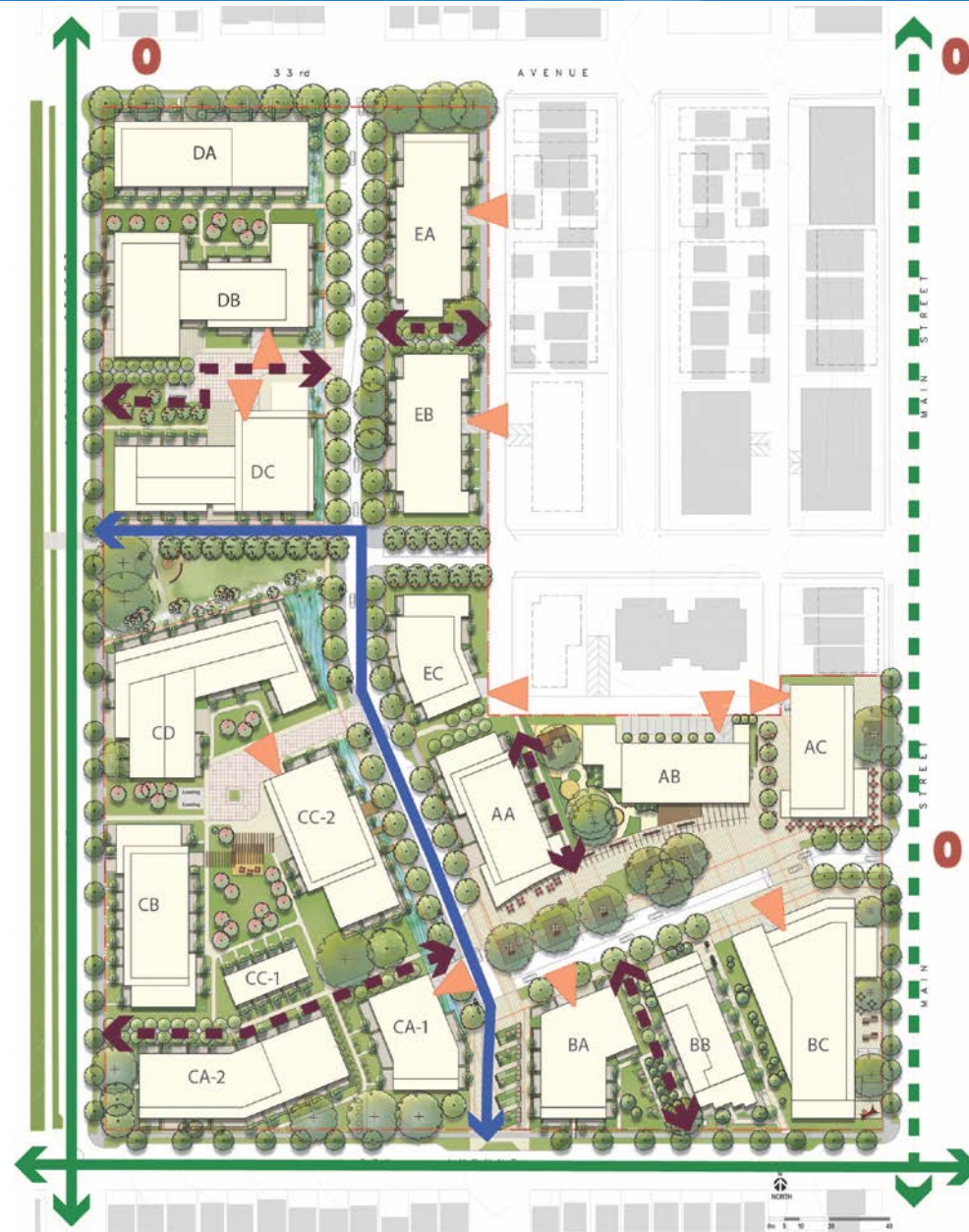
- Rich public realm
- Connecting walkways

2. Cycling

- Separated pathway
- Protected greenways & upgrades

3. Transit

- 1km to Canada Line
- Bus stop upgrades



Little Mountain Rezoning Transportation & Circulation

Vehicle access

1. Central street
2. 35th Ave extension
3. 37th Ave access
4. Protected greenways



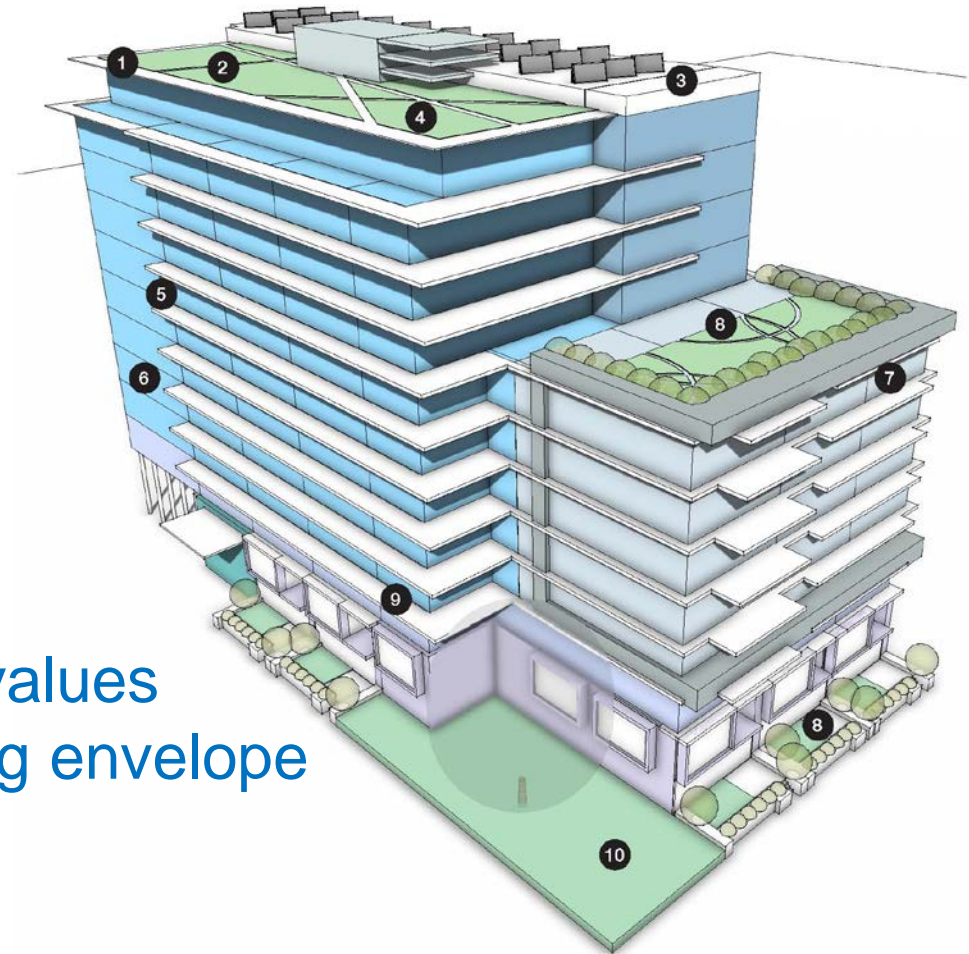
Sustainable Large Sites

1. Sustainable Site Design
2. Access to nature
3. Sustainable Food Systems
4. Green Mobility
5. Rainwater Management
6. Zero Waste Planning
7. Affordable Housing
8. Low Carbon Energy Supply



Green Buildings

1. Solar shading
2. Green Rooftops
3. Solar panel potential
4. Max 50% window ratio
5. Permeable ground plane
6. High performing insulation values
7. Passive approach to building envelope



District energy

1. Connection to Cambie system
2. On site system

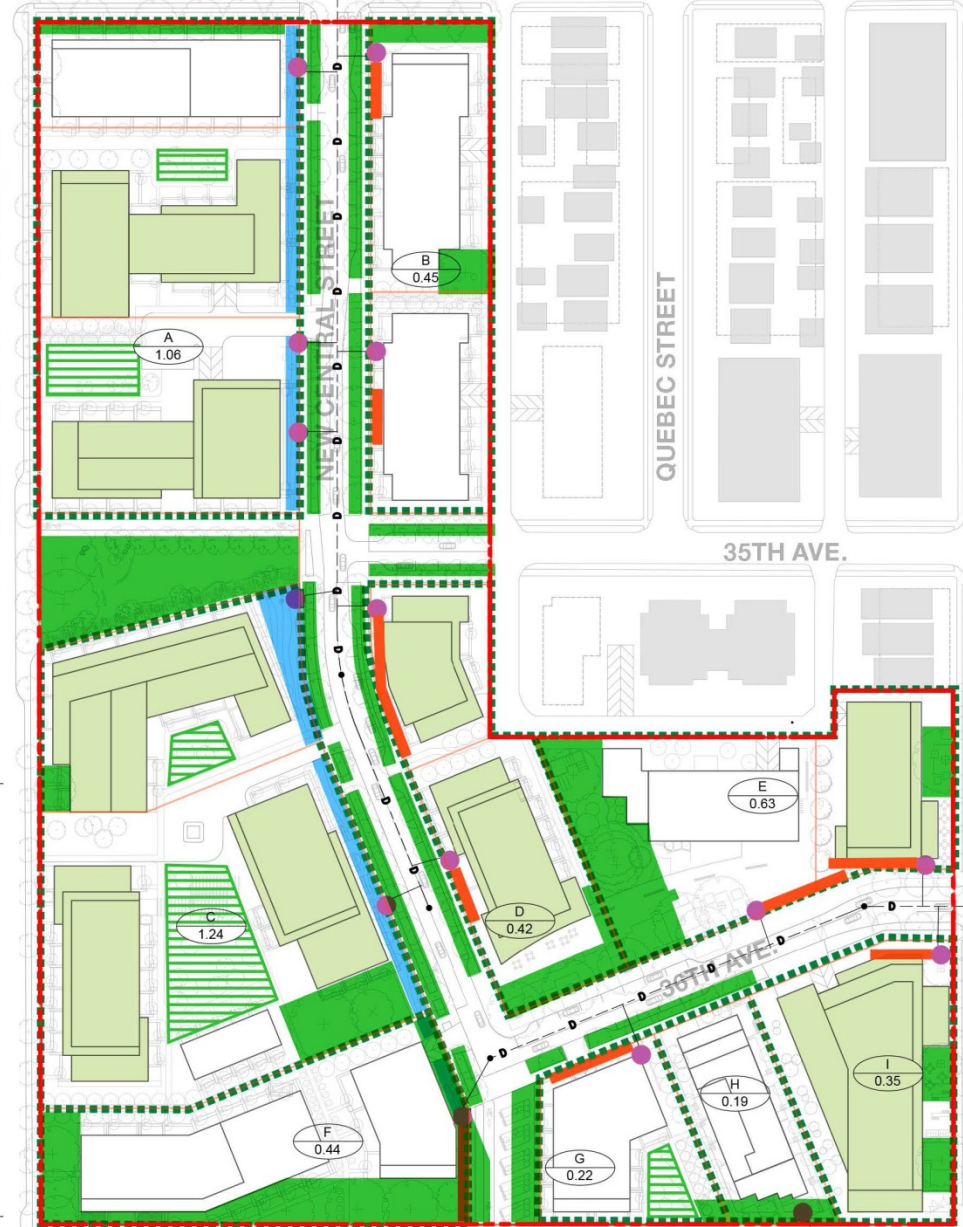


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Sustainability - stormwater management



- Opportunity for Green Roof
- Green Space
- Courtyard Gardens
- Surface Detention and Water Feature
- Detention Required
- Water Quality Unit
- Sub-catchment Boundary Line
- Proposed Storm Sewer
- A
1.06 Catchment # / Area (ha)
- Project Boundary



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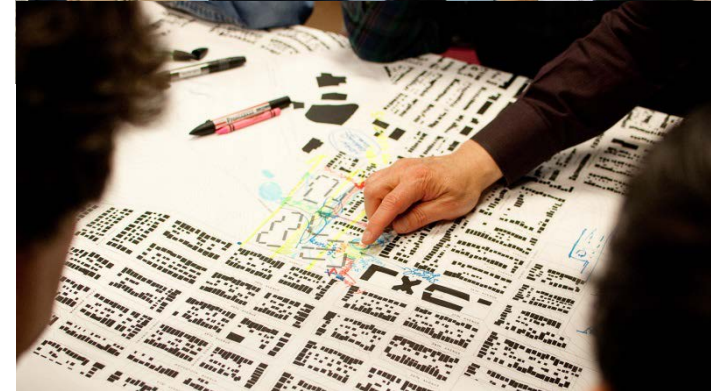
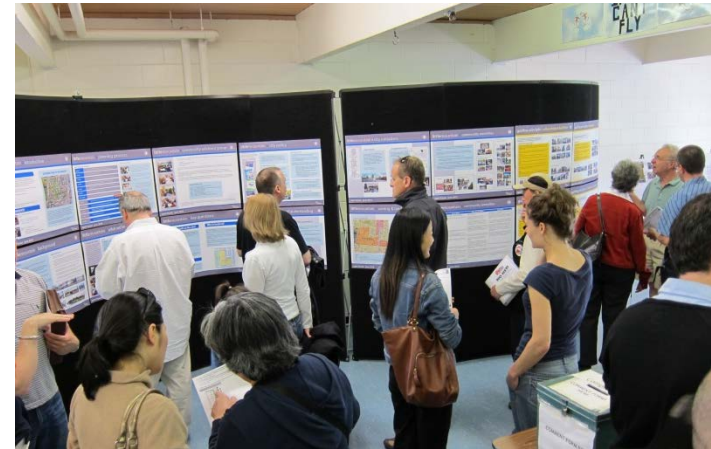
Public Input

Policy Planning Process 2010-2012

1. Open houses x 4: 897 attendees
2. LM Housing Former Tenants: 6 meetings
3. Community Advisory Group: 22 meetings
4. RPSC Vision Implementation Committee
5. CoV Citizen Committees
6. Main Street Businesses
7. Musqueam Nation

Rezoning Process 2015-2016

1. Open houses x 2: 264 attendees
2. LM Housing Former Tenants
3. LM Community Advisory Committee
4. RPSC Vision Implementation Committee
5. CoV Citizen Committees



Little Mountain Rezoning

Public Benefits

In - Kind	CoV building <ul style="list-style-type: none">○ Social housing○ Neighbourhood house○ Childcare Public Plaza Public Park QE Park Improvements
Public Art	\$2.5 mil
DCLs	\$18 mil
CACs	\$12 mil

Summary

- Replacement of former social housing units
- New market and social housing units
- Sustainable site elements
- Significant public benefits

THANK YOU!

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SE View



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SW View



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NW View



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NE View



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Solstice shadow studies

Figure 5-50: Summer Solstice – 10 am



Figure 5-51: Summer Solstice – 12 pm



Figure 5-52: Summer Solstice – 2 pm



Figure 5-53: Summer Solstice – 4 pm



Figure 5-54: Summer Solstice – 6 pm



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Equinox shadow studies

Figure 5-55: Equinox – 10 am



Figure 5-56: Equinox – 12 pm



Figure 5-57: Equinox – 2 pm



Figure 5-58: Equinox – 4 pm



Figure 5-59: Equinox – 6 pm



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Tree Retention



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Conceptual Daycare Layout

