



**CD-1 Rezoning**  
**4987 - 5007 Quebec Street**



Hillcrest Park

Queen Elizabeth Park

Ontario St

4976-5007 Quebec St

Little Mountain

Quebec St

33rd Ave

Adjacent Area

35th Ave

Main St

37th Avenue



## 25 Co-Housing Units

- 3 one-bedroom units (12%)
- 9 two bedroom units (36%)
- 13 three bedroom units (52%)

**Density**  
2.3FSR

## Passive House Design

- certified

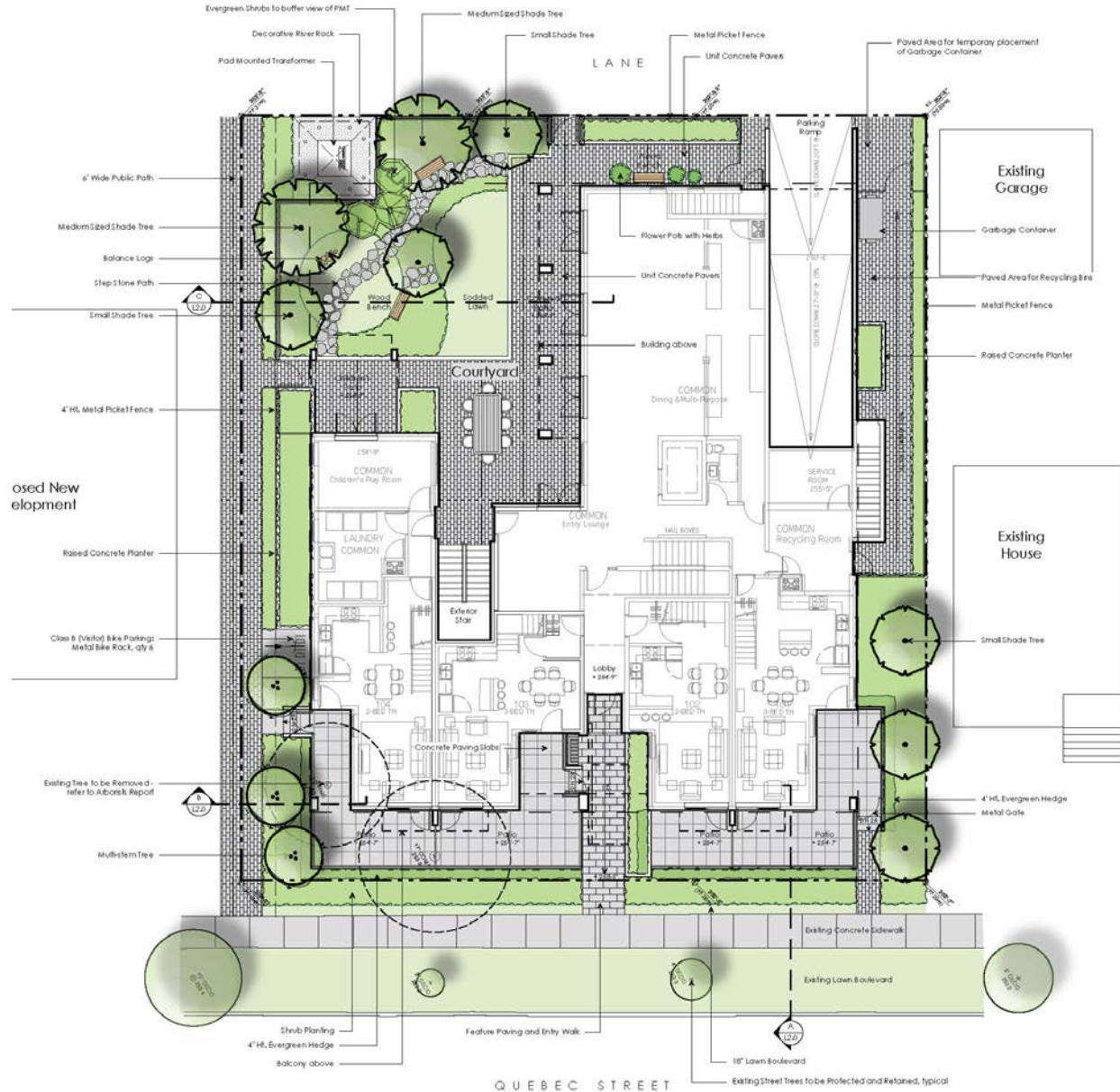
## Parking

- 19 vehicles
- 35 bicycles

## Height

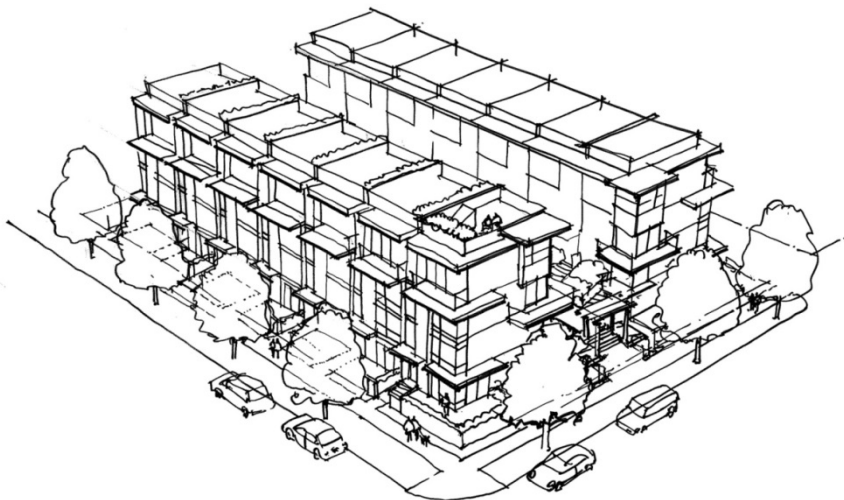
- 6 storeys
- 20 m (65 ft.)

# Site Plan

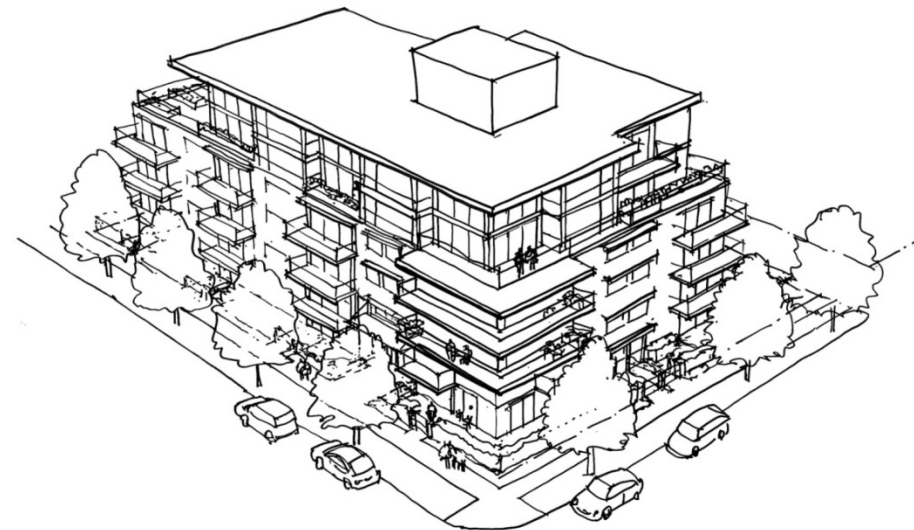


# Policy: Little Mountain Adjacent Area Rezoning Policy

1. Diverse & Innovative Housing Types
  - townhouse, 4-6 storeys, up to 2.3FSR
2. Public Benefits
  - affordable housing
3. Pedestrian & Cyclist Friendly design
  - pathways and connections
4. Sustainability
  - Green building policy



townhouses



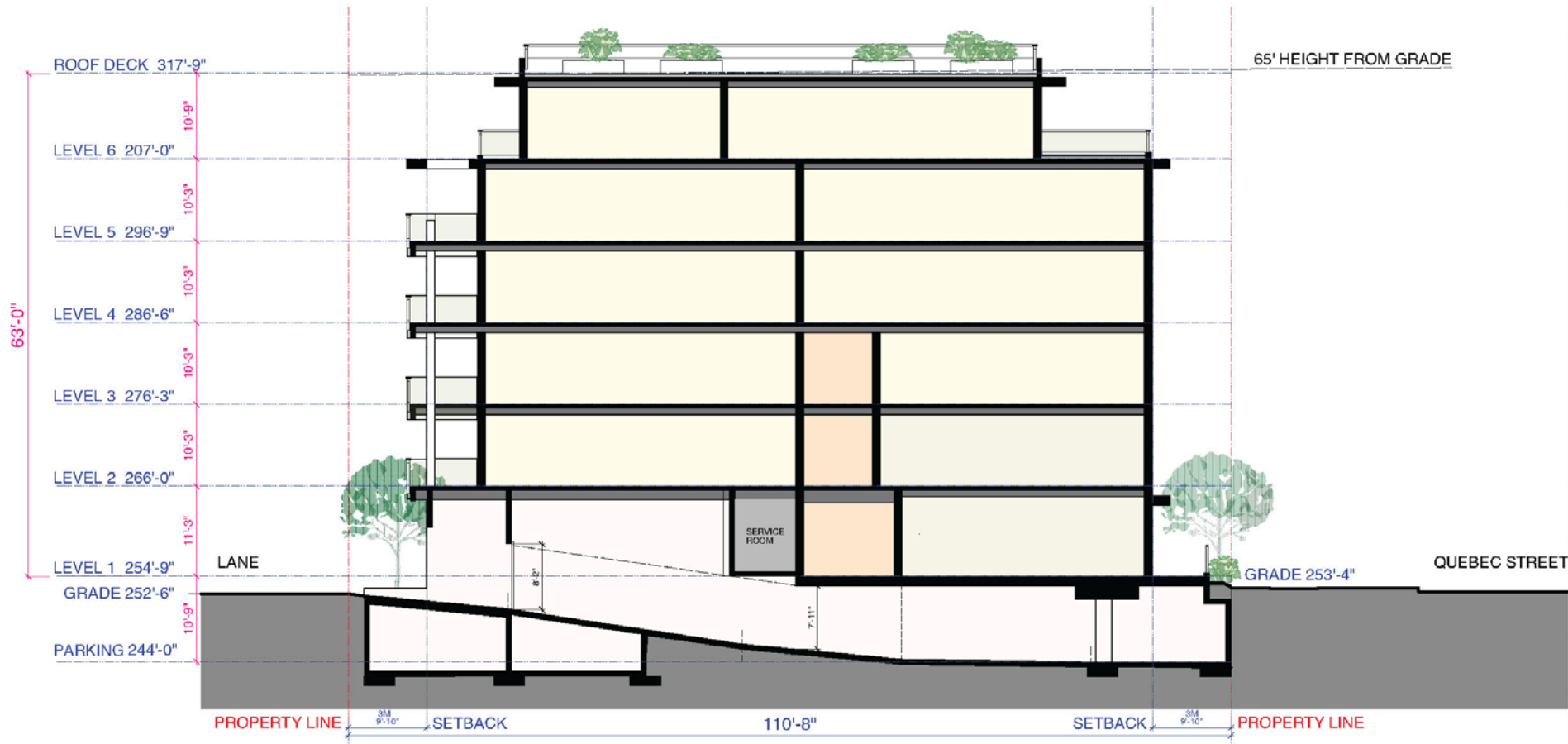
4-6 storey mid-rise

- ↘ City hosted Open House (Sept 21, 2016)
  - ↘ 308 notifications were distributed
  - ↘ 47 people attended
  - ↘ 8 written responses received
  
- ↘ Feedback
  - ↘ Support for co-housing model and proposed design





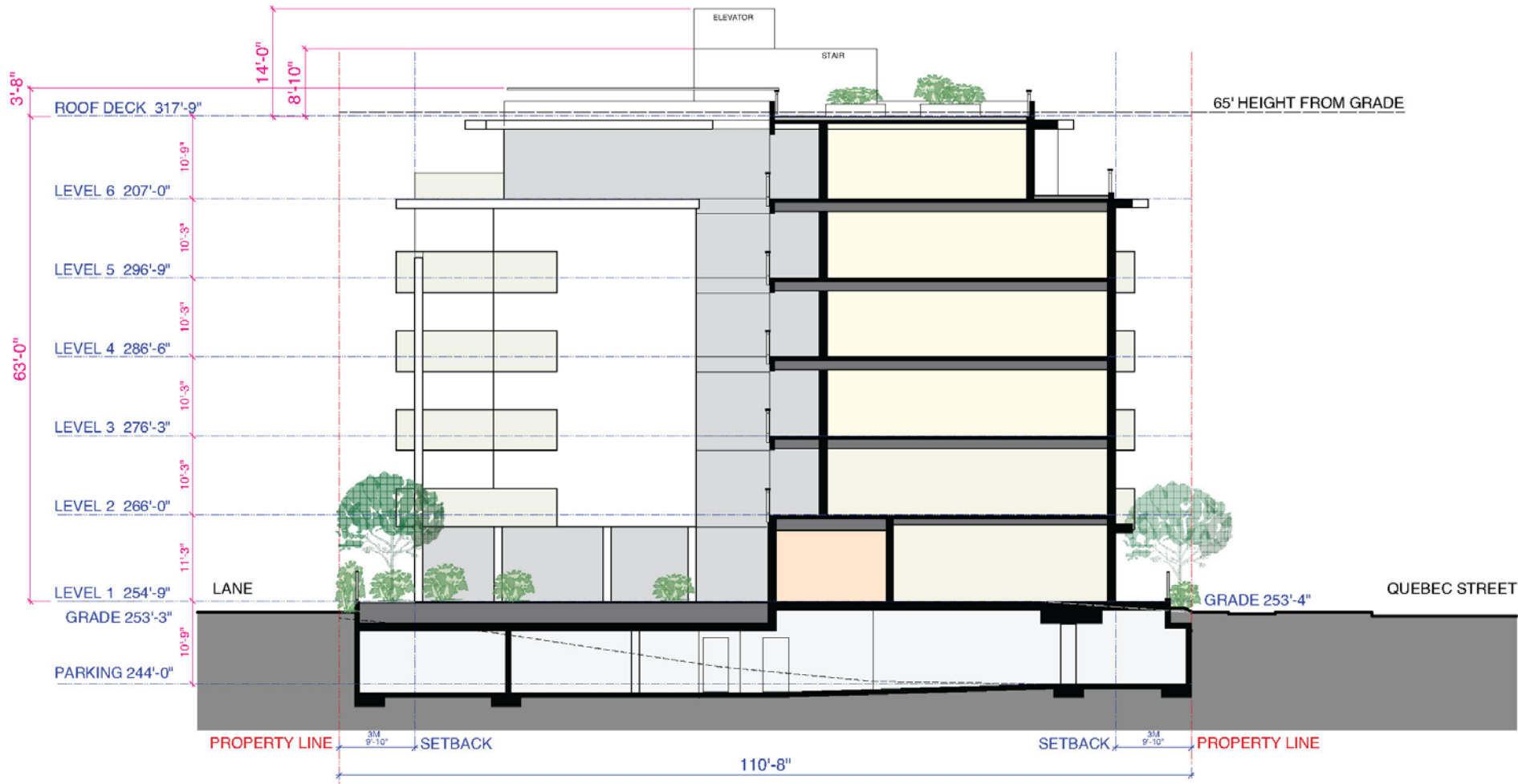




BUILDING SECTION B-B

North Elevation

# Building Elevations



BUILDING SECTION A-A

South Elevation



VIEW FROM NORTHEAST



AERIAL VIEW FROM NORTHWEST



VIEW FROM SOUTHWEST

# Site Plan

