

SITE PLAN QUESTIONS

The following questions are based on urban design principles for Little Mountain that were developed through the consultation process.

Please tell us how you feel the draft site plan meets the following principles.

1. The site integrates well with the surrounding community and Queen Elizabeth Park. There are clear connections into and through the site using streets, paths, and open spaces. *(Principle: Integration and Permeability)*

————— ————— —————
 meets principle almost meets principle does not meet principle don't know

2. The site minimizes vehicle impacts on the 37th Avenue and Ontario Street Bikeways/ Greenways and on surrounding local streets and lanes. *(Principle: Bikeways/Greenways and Local Streets)*

————— ————— —————
 meets principle almost meets principle does not meet principle don't know

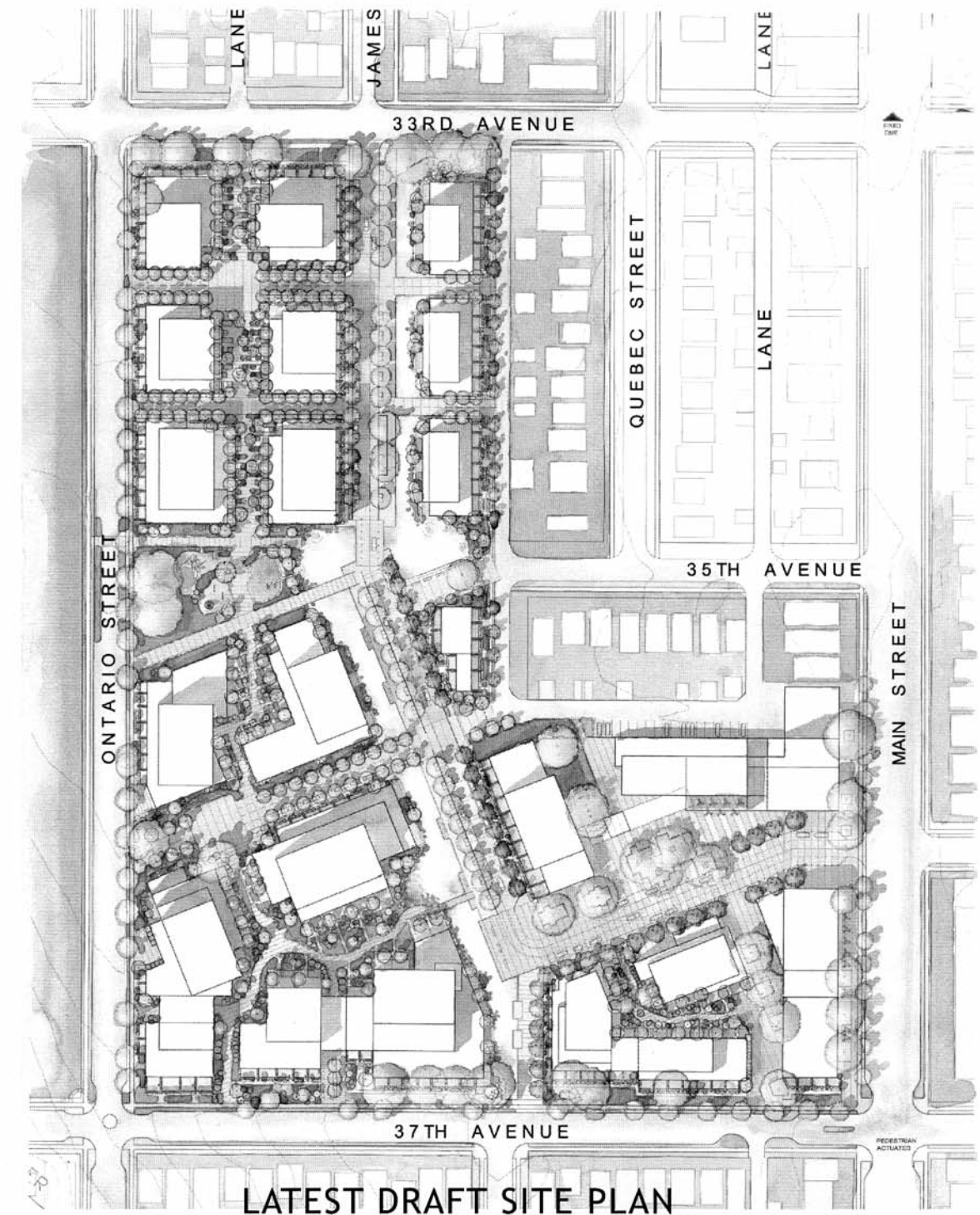
3. The site reflects the historical patterns, connections, community and places of the original Little Mountain development through its design. Significant existing trees are retained and buildings, roads, and open spaces are organized around them. *(Principle: Memory and Trees)*

————— ————— —————
 meets principle almost meets principle does not meet principle don't know

4. The site is organized around a clear system of very public open spaces. These open spaces invite people to and from Queen Elizabeth Park. *(Principle: Public Space Focus)*

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 meets principle almost meets principle does not meet principle don't know

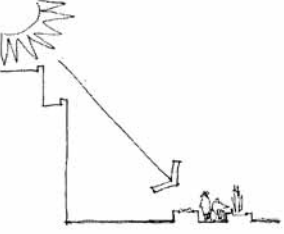
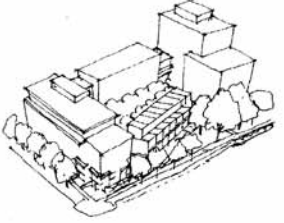
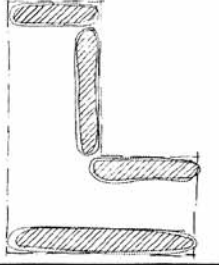
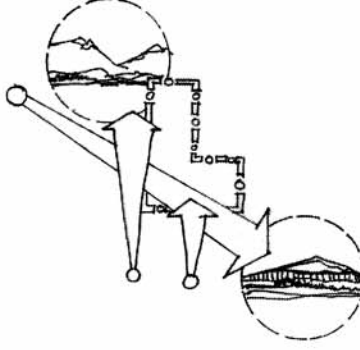
To help us summarize results by neighbourhood, please provide your postal code: _____
 If you are a former tenant of Little Mountain, check here:



BUILDING HEIGHT AND MASSING QUESTIONS

Please rate how you think each density option addresses each of the following principles by assigning a letter value

A: meets principle **B:** almost meets principle **C:** does not meet principle (or mark "don't know")

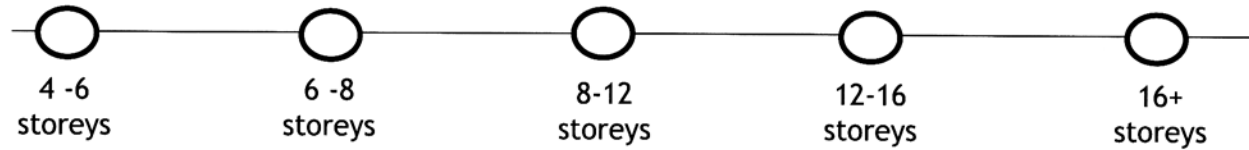
		Density Options (FSR)						
		1.45	2.0	2.25	2.5	2.75	3.0	3.25
	<p>7. Sun & Shadow</p> <p>Consideration of sunlight on parks, public spaces, neighbouring residences with regard to form, height, placement of buildings.</p>							
		Comments:						
	<p>8. Building Variety</p> <p>Blocks are to be made up of distinctive buildings, varied in scale and limited in length. There should be a variety of building setbacks and edge treatments.</p>							
		Comments:						
	<p>9. Transition to Neighbourhood</p> <p>Create a respectful relationship with the surrounding community through a respectful scale of buildings along 33rd and 37th Ave and adjacent to existing neighbourhood lanes.</p>							
		Comments:						
	<p>10. Views</p> <p>Locate and scale buildings to preserve views to Mount Baker from the summit of Little Mountain in QE Park. Create a pattern of public open spaces and buildings to create or preserve views to QE Park and the North Shore mountains from within or across the site.</p>							
		Comments:						

FOR REFERENCE

Density Option	Approximate # of units total <i>(estimate only, includes social housing units)</i>	Range of building heights <i>(in storeys)</i>
1.45 FSR	890	all 4 storeys
2.0 FSR	1260	4 - 12
2.25 FSR	1430	4 - 14
2.5 FSR	1590	4 - 15
2.75 FSR	1760	4 - 17
3.0 FSR	1920	4 - 18
3.25 FSR	2090	4 - 19

NOTE: All options contain 234 units of social housing

11. In your view, what would be a reasonable height limit for the tallest building(s) on the site:



12. Why is that a reasonable height limit for the tallest building on the site?

AMENITY FUNDING QUESTION

New community amenities (community centres, parks, daycares, and so on) are often built using funding generated by new development. The amount of amenities that can be funded are related to the size of the development.

An initial economic study estimates that density around 2.25 to 2.5 FSR (approximately 1,400 to 1,600 housing units) is required to deliver the identified community amenities. These amenities include a neighbourhood house, daycare, park and transportation improvements, and possibly additional affordable housing. This assumes that the replacement social housing will be built with funding from BC Housing as identified in the 2007 agreement with the City.

13. Please provide your comments on the balance between the scale of development and the level of community amenities provided.

Examples of questions to consider: would you support a lower density if it meant fewer community amenities? Or would you support greater density if it delivered additional community amenities?

14. Do you have any additional comments?

Thank you for taking the time to complete this form.

Please submit the form by July 25, 2011

- Place in the drop box at any of the Little Mountain Open Houses
- Drop off at City Hall brass box - 453 W.12th Ave, Attention: Major Projects Group
- Fax to 604-873-7045 or mail to Attention Major Projects Group, City of Vancouver Planning Department, 453 W.12th Ave, Vancouver BC V5Y 1V4
- Email comments to littlemountain@vancouver.ca

If you would like your name added to our notification list, please provide the following:

Name: _____

Email: _____

OR Address: _____