

Project Owner:

1013343 B.C. Ltd. dba Little Mountain Cohousing

Architect/Applicant:

Cornerstone Architecture
408 – 611 Alexander Street
604 253-8800
Contact: Scott Kennedy or Simon Richards

Project Address:

5007 Quebec Street (3 existing properties):

4983 Quebec Street: P.I.D. 005-117-968 Amended Lot 7 (see 26282L) Block 4 District Lot 637 Plan 3774
4995 Quebec Street: P.I.D. 012-214-001 Amended Lot 8 (see 26281L) Block 4 District Lot 637 Plan 3774
5007 Quebec Street: P.I.D. 012-214-035 Amended Lot 9 (see 26281L) Block 4 District Lot 637 Plan 3774

Current Zoning/Use:

RS-1 Zone
Existing Use: 3 Residential Buildings

Applicable Planning Designation:

Little Mountain Adjacent Area Rezoning Policy

Proposed Development:

- Cohousing Residential Project
- Six-storey Wood-frame Construction
- Designed to Certified Passive House Standard
- FSR 2.3 plus Amenity / Common House Facilities
- Minimum Setbacks on all sides: 9'-10" (3metres)
- Height: 65 ft plus protrusion allowance for Accessible Green Roof
- Residential Unit Program:

One-bedroom Units	3
Two-Bedroom Units	9
Three-Bedroom Units	13
Total Units	25
- Parking:

Bylaw Requirement	25 spaces
Proposed	19 spaces (including accessible stall)
- Bicycles:

Bylaw Requirement	31 Class A (6 lockers); 6 Class B
Proposed	35 Class A (6 lockers); 6 Class B
- Development and FSR Area Tables – See Statistics Page

Intent and Rezoning Rationale:

This application is for the purpose of rezoning the property in accordance with the Little Mountain Adjacent Area Rezoning Policy. The proposed development is a cohousing project comprising 25 units for committed members of the Little Mountain Cohousing group.

The project development proposed for the rezoning is consistent with the form of development guidelines in the Area Rezoning Policy document. Further, the cohousing use provides a form of residential community, with internal diversity and supportive conditions for children, that responds to wider City social objectives.



Project Statistics:

Exclusions:							
	Gross Area	Ext.Wall Thickness	Unit Storage	Amenity *Area	Service Space	Total Exclusion	FSR Area
Parkade						Excluded	
Level 1	5,081	174	0	2,279	126	2,579	2,502
Level 2	5,497	250	185	217	15	666	5,015
Level 3	5,473	248	155	170	15	588	5,040
Level 4	5,473	248	185	47	15	494	5,164
Level 5	5,473	248	170	47	15	479	5,164
Level 6	3,881	151	81	652	15	898	3,064
Roof						Excluded	
TOTALS	30,877			*Includes Covered Outdoor Court Area		5,705	25,173
						SITE AREA	10,966
						FSR	2.30

Residential Units Ref.	Type/Amenity	Qty.	Unit Area	Amenity (interal) Area	Unit Storage
101	3-Bed TH	1	1062.2		25
102	2-Bed TH	1	959.5		35
103	3-Bed TH	1	1092.7		25
104	2-Bed TH	1	974.8		25
113	M/P Dining Room & Kitchen			996	
111	Recycling Area			138	
112	Lounge			292	
114	Childrens Play Room			177	
115	Laundry			161	
Level 1 Subtotals					
(plus upper TH)		4	4,089	1,764	110
201	3-Bed	1	931		25
203	1-Bed	1	493		25
204	2-Bed	1	756		25
202	Visitor Room			170	
	Informal Lounge			47	
Level 2 Subtotals					
		3	2,180	217	75
301	2-Bed	1	931		25
303	1-Bed+Den	1	609		25
304	3-Bed+Den	1	1148		40
305	3-Bed	1	982		40
306	2-Bed	1	756		25
202	Co-Work Room			122	
	Informal Lounge			47	
Level 3 Subtotals					
		5	4,426	169	155
401	3-Bed	1	931		25
402	2-Bed	1	752		40
403	3-Bed+Den	1	1148		40
404	3-Bed	1	982		40
405	2-Bed	1	756		40
	Informal Lounge			47	
Level 4 Subtotals					
		5	4,569	47	185
501	3-Bed	1	931		25
502	2-Bed	1	752		40
503	3-Bed+Den	1	1148		40
504	3-Bed	1	982		40
505	2-Bed	1	756		25
	Informal Lounge			47	
Level 5 Subtotals					
		5	4,569	47	170
601	1-Bed+Den	1	630		25
602	3-Bed	1	961		25
604	3-Bed	1	890		31
603	Multi-Purpose Program Room			605	
	Informal Lounge			47	
Level 6 Subtotals					
		3	2,481	652	81
TOTALS					
		25	22,314	2,894	776