#### AGENDA INFORMATION Date: September 27, 2021 M Regular Meeting Other: Date:

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Dept.	GM
Manager	Direc





## The District of North Vancouver REPORT TO COUNCIL

September 14, 2021 File: 13.6530.20/013.000

Joshua Cairns, Community Planner AUTHOR:

SUBJECT: Metro Vancouver Expression of Interest for Affordable Housing: District-owned

Sites for Consideration

#### **RECOMMENDATION:**

THAT staff are directed to initiate a District-led rezoning process for a District-owned site that would allow up to a six-storey affordable housing development and to seek public input;

AND THAT staff are directed to explore a partnership opportunity with Metro Vancouver Housing for affordable rental housing on the selected site;

AND THAT actions are undertaken to support project viability, including waiving typical permit fees and applicable Development Cost Charges, contributions to some related off-site costs, supporting a review of possible property tax exemption, expediting development approvals, reviewing parking requirements, and leasing the land at a nominal fee.

#### **REASON FOR REPORT:**

On July 26, 2021, Council gave direction to staff to provide information regarding several District-owned properties, including recommending a site that may be submitted to Metro Vancouver Housing (MVH) for consideration in the development of affordable rental housing.

#### SUMMARY:

Metro Vancouver Housing (MVH) is seeking to build more affordable rental housing on municipally-owned lands through partnerships with member jurisdictions. An Expression of Interest (EOI) to identify land for affordable rental housing development will be issued in early fall 2021, with submissions due by December 31, 2021. In response to Council direction on July 26, 2021, staff reviewed and assessed ten District-owned sites as described in this report. Staff's assessment determined that the four District-owned lots on Riverside Drive appear to be the most suitable for partnership with MVH.

#### BACKGROUND:

In 2020, Metro Vancouver implemented a new \$4 million annual tax requisition to support the development of new affordable rental housing. To facilitate the use of these funds, Metro Vancouver developed an Expression of Interest (EOI) to identify potential properties that

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could be leased or sold to Metro Vancouver Housing (MVH) at a nominal cost. Any resulting development would provide 100% of units as non-market, targeting low- and moderate-income households. The level of affordability would be dependent on funding partners and contributions from senior levels of government.

The first EOI was issued in February 2020, to which the District submitted a site for consideration. The District's submission was unsuccessful, as two sites in the cities of Pitt Meadows and Burnaby were selected for partnership.

Metro Vancouver is now preparing a second round of the EOI for member jurisdictions to submit opportunities, and to continue to improve the amount and equitable distribution of housing services across the region. In response, Council directed staff at the Regular Meeting of Council on July 26, 2021 to explore a partnership opportunity with MVH including any commitments, such as pre-zoning or fee reductions, and to report back.

Staff subsequently met with Metro Vancouver to discuss the District's previous submission and to learn more about the evaluation criteria to inform a potential upcoming submission. Feedback received suggest that the previous submission was viewed favourably and scored highly in most categories; however, the lack of pre-zoning was deemed a significant impediment. Evaluation criteria for the upcoming EOI have been revised to further emphasize the value of pre-zoning. Sites that are pre-zoned can benefit from reduced timelines and cost uncertainty, access to funding partners such as CMHC, and greater likelihood of support from senior levels of government. In addition, staff learned that a desirable site should be generally capable of providing 60 to 120 units in a 4- or 6-storey wood-frame apartment building form.

Using this information, staff reviewed ten District-owned sites that are concurrently undergoing assessment for future potential affordable housing in response to Council direction at the November 2, 2020 Regular Meeting of Council. **Attachment 1** shows the location of the sites considered for a Metro Vancouver affordable housing development. These sites were assessed against Metro Vancouver's evaluation criteria to determine a recommended site for submission. The analysis is presented in this report.

#### **EXISTING POLICY:**

Official Community Plan (2011)

The Official Community Plan (OCP) includes the following goals and policies related to housing:

Goal 2: Encourage and enable a diverse mix of housing types and tenure and

affordability to accommodate the lifestyles and needs of people at all stages of

life;

Goal 3: Foster a safe, social inclusive and supportive community that enhances the

health and well-being of all residents; and

**Policy 7.4.4:** Consider the use of District land, where appropriate, to contribute towards and leverage other funding for the development of social and affordable housing

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## OCP Action Plan (2021)

The OCP Action Plan, approved by Council on July 26, 2021 and the result of the Targeted OCP Review, includes the following housing-related priority actions:

**Priority Action 1:** Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities

and employment space

Priority Action 3: Prioritize rental, social, and supportive housing projects to increase the

range of housing options

Priority Action 5: Increase housing diversity to support a range of incomes, household

types, and accessibility needs within and close to Town and Village

Centres

#### Rental and Affordable Housing Strategy (2016)

The Rental and Affordable Housing Strategy (RAHS) has a focus on low and moderateincome households and contains the following goals.

Housing Goal 1: Expand the supply and diversity of housing in key growth centres

Housing Goal 2: Expand the supply of new rental and affordable housing

Housing Goal 6: Partner with other agencies to help deliver affordable housing through

strategic use of District-owned lands, which may involve a long term

lease to leverage senior government funding

## Council Directions (2019-2022)

Council Directions for 2019 to 2022 include four priority directions, one of them being to set direction on priority projects for rental housing and social housing, and identify District lands available for housing.

## Interim Report of the Rental, Social and Affordable Housing Task Force (2020)

The interim report prepared by the Rental, Social and Affordable Housing Task Force and expected final report include several housing-related recommendations to Council, including:

- Continue to increase diverse housing opportunities in town and village centres in accordance with OCP and centre implementation plan policies
- Expand the supply of rental and affordable housing in a manner that is consistent with the OCP
- Explore opportunities to use District-owned land to build affordable housing

#### ANALYSIS:

#### Metro Vancouver Evaluation Criteria

Metro Vancouver will use five broad categories of criteria to evaluate submissions from member jurisdictions. These criteria are described in Table 1 on the following page.

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Table 1: Metro Vancouver evaluation criteria

Criteria					
Development Readiness					
Pre-zoned site (or demonstrating progress towards municipal-led rezoning)	20				
Development efficiency (e.g., expedited DP and or BP approval process,	10				
parking relaxations, no need for subdivision or variance, etc.)					
Site readiness (e.g., bare land, no site hazards or known site constraints that	10				
could impact construction time/cost such as high water table, sensitive					
areas, soil conditions, slope, challenging site access, etc.)					
Development Potential					
Anticipated number of units	10				
Tenant Livability					
Walking distance to amenities (e.g., parks, schools, groceries, medical	10				
centres, community centres, libraries, etc.)					
Access to transit (e.g., walking distance to Frequent Transit Network with	10				
bus service at least every 15 min)					
Opportunities to support tenant relocation from other developments to	5				
reduce impacts to tenants (i.e., stay within same neighbourhood)					
Local Government Actions to Contribute to Financial Viability					
Fee reductions and financial contributions, (e.g., waiving or reducing	10				
municipal DCCs, CACs, and permit application fees, reducing or eliminating					
off-site servicing requirements or fees, and/or financial grants)					
Regional Equity					
Presence of existing MVH housing in community (e.g., higher score for	15				
communities with little or no existing housing)					
Maximum Score	100				

In addition to the above evaluation criteria, a pre-screening criterion requires member jurisdictions to include with their submission a Council resolution clearly stating support to explore a partnership opportunity with MVH, and the local government's intention to move forward should the site be selected. The resolution should outline any commitments being provided, such as pre-zoning, fee reductions, and lease or fee simple transfer to MVH at nominal cost. The recommendations in this report have been worded to include these intentions.

#### Review of Sites

Ten District-owned sites were reviewed. Information was gathered on each of the sites, including site characteristics, policy and regulatory considerations, servicing, access, mobility, and proximity to services and amenities. Staff used this background information to inform a subsequent scoring of each of the sites based on the criteria that will be used by Metro Vancouver to assess submissions. A summary of the review for each of the ten sites is provided below; the boundaries shown are for exploratory purposes only and would be refined following additional analysis. A more detailed overview of the results of the review are provided in **Attachment 2**.

## Site 1: Maplewood - Riverside site



## **Opportunities:**

- Aligns with current OCP designation (Residential Level 6)
- Located in Town or Village Centre
- · Excellent access to amenities and transit
- · Generally flat site
- · Desired size for scale of project
- Does not require review by Ministry of Transportation & Infrastructure

#### Considerations:

 Treed site (previously disturbed area; primarily cottonwoods and maples)

## Site 2: Maplewood - Old Dollarton (N)



#### Opportunities:

- Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- · Generally flat site
- Desired size for scale of project (four lots within the area would be identified to provide optimal size)
- Does not require review by Ministry of Transportation & Infrastructure

- Does not align with OCP designation (Light Industrial Artisan)
- Treed site (previously disturbed area)

## Site 3: Maplewood – Old Dollarton (W)



## Opportunities:

- · Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- · Generally flat site
- · Desired size for scale of project
- Does not require review by Ministry of Transportation & Infrastructure

#### Considerations:

- Does not align with OCP designation (Light Industrial Artisan)
- Treed site (previously disturbed area)

## Site 4: Maplewood - Old Dollarton (E)



### **Opportunities:**

- Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- Generally flat site
- Does not require review by Ministry of Transportation & Infrastructure

- Does not align with OCP designation (Light Industrial Artisan)
- Too small for anticipated scale of project
- Treed site (previously disturbed area)

## Site 5: Maplewood - Old Dollarton (S)



#### Opportunities:

- Located in Town or Village Centre
- Good-to-excellent access to amenities and transit
- Generally flat site
- Desired size for scale of project (four lots within the identified area would be submitted)
- Does not require review by Ministry of Transportation & Infrastructure

#### Considerations:

- Does not align with OCP designation (Light Industrial Artisan)
- Treed site (previously disturbed area)

## Site 6: 900 St Denis Ave



## Opportunities:

- Moderate-to-good access to amenities and transit
- Generally flat site

- Does not align with OCP designation (Institutional)
- Not located in Town or Village Centre
- Large site that may require subdivision and further study, including local area traffic studies
- May require relocation and demolition of buildings
- Requires review and approval by Ministry of Transportation and Infrastructure

## Site 7: Lillooet Road (W)



#### Opportunities:

Moderate access to amenities and transit

#### Considerations:

- Does not align with OCP designation (Commercial Residential Mixed Use Level 1)
- Not located in Town or Village Centre
- Sloped site
- Large site that may require subdivision and further study, including local area traffic studies
- · Treed site
- Requires review and approval by Ministry of Transportation and Infrastructure

## Site 8: Lillooet Road (E)



#### Opportunities:

Moderate access to amenities and transit

- Does not align with OCP designation (Commercial Residential Mixed Use Level 1)
- Not located in Town or Village Centre
- Sloped site
- Large site that may require subdivision and further study, including local area traffic studies
- Treed site
- Requires review and approval by Ministry of Transportation and Infrastructure

## Site 9: Burr Place (S)



## Opportunities:

- May align with current OCP designation depending on density (Residential Level 5)
- Does not require review by Ministry of Transportation and Infrastructure

#### Considerations:

- Not located in Town or Village Centre
- Low access to amenities and moderate access to transit
- Sloped site with escarpment
- Large site that may require subdivision and further study
- Treed site

## Site 10: Mountain Hwy & Hunter St



#### Opportunities:

- Located in Town or Village Centre
- Excellent access to amenities and transit
- Generally flat site

- Does not align with OCP designation (Commercial Residential Mixed Use Level 3)
- Large and prominent site in Lower Lynn Town Centre "Heart" that may support higher density and mixed-uses requires further study
- May require relocation and demolition of buildings
- Requires review and approval by Ministry of Transportation and Infrastructure

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#### Riverside Site

Based on the site review summarized above and with consideration for Metro Vancouver's evaluation criteria and feedback, the four lots on Riverside Drive ("Riverside site") in the Maplewood Village Centre are potentially the most appropriate for submission. The following information for the Riverside site is presented according to the five categories of the Metro Vancouver evaluation criteria.

Figure 1: Street-level image of Riverside site



- Development readiness: The site is relatively well-suited for a Metro Vancouver
  Housing (MVH) development; it is relatively flat with no known contamination issues, and
  its conventional size and shape would facilitate the construction of a MVH mid-rise
  building at the desired density and unit count without the need for subdivision.
- Development potential: It is anticipated that redevelopment would entail a single 4- to 6storey mid-rise apartment building with a density up to 2.5 FSR, consistent with the OCP
  and Maplewood Village Centre and Innovation District Implementation Plan and
  Guidelines ("Maplewood Plan"). This form of development could provide approximately
  80-90 units on this site, aligning with expectations from Metro Vancouver as well as
  policies and non-market housing targets (e.g., 300 net new non-market units) outlined in
  the Maplewood Plan.
- Tenant livability: The site is in a highly livable and walkable location, with abundant amenities, services, and employment within short walking distance (e.g., Northwoods Village, Ron Andrew's Community Recreation Centre, and Maplewood Farm). An

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inventory of child care spaces from the Child Care Action Plan identifies the Maplewood area as well-equipped, and the site offers a potential expansion opportunity.

Transit service is provided along Riverside Drive, Old Dollarton Road, and Mount Seymour Parkway, all within a five-minute walk of the site. Phibbs Exchange and the R2 Marine RapidBus can be accessed by a 15-minute walk.

Local government actions to contribute to financial viability: Metro Vancouver's
fourth evaluation criteria category considers how the member jurisdiction may further
support the financial viability of the project through fee reductions and financial
contributions.

To support the strength of the submission, the District may consider the following actions:

- lease the land at a nominal fee;
- · waive the typical permit fees;
- waive the applicable Development Cost Charges;
- contribute to some related off-site costs for any a-typical servicing;
- support a review of possible property tax exemption;
- · expedite development approvals; and,
- · review parking requirements.

These potential actions are reflected in the report's recommendations and could be considered for any District-owned site submitted in response to the EOI. These actions, which are regularly considered to support affordable housing in the District, would be subject to Council approval.

 Regional equity: The final evaluation criteria is consideration of existing distribution of MVH developments throughout the region. It is generally expected that any of the ten sites would score highly in this criteria as the District does not have any existing MVH housing. However, as the closest MVH development is located approximately 4.3 km away in Lower Lonsdale in the City of North Vancouver, sites in the Maplewood Village Centre are likely to score higher in this criteria than those located further west.

#### Other Considerations

Metro Vancouver's upcoming EOI call is a competitive process; as such, there is no guarantee a submission will be successful or will receive access to funding from senior levels of government. However, regardless of the outcome of the EOI, pre-zoning would support the candidacy of the site for affordable housing in the future.

It is expected that development of a District-owned site will require road improvements and utility upgrades. In the case of the Riverside site, if selected, land dedications will be required along Riverside Drive to accommodate planned road improvements including sidewalks and bike facilities. Engineering staff installed delineators along the shoulder to create a safe space of refuge for people walking, rolling, and cycling in the interim. The Riverside Drive frontage also includes BC hydroelectric lines connected to the street light poles as shown in the above image. High voltage transmission lines do not run along the frontage of the site but

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are instead located a half block away on Old Dollarton Road. Access to the site is anticipated to be provided from Old Dollarton Road via a new lane designed to accommodate fire access, garbage removal, and turnaround.

It should be noted that due to the nature and timing of this analysis, some development considerations remain unknown. Examples include geotechnical analysis, environmental assessments, contamination report, transportation studies, off-site service upgrades, and estimated costs associated with vehicle and pedestrian infrastructure. If a District site is selected by Metro Vancouver, staff will work to ensure that all required information is obtained.

#### Timing/Approval Process:

The MVH EOI closes on December 31, 2021 and requires interested member jurisdictions to identify a site(s) and provide basic information on the site(s). Subject to Council direction, staff propose initiating a rezoning of a District-owned site with public input and subsequently submitting an application to MVH for consideration. An application would be non-binding but would indicate the District's strong desire to explore partnerships on District-owned land and help address the current housing affordability crisis. MVH intends to evaluate EOI submissions in early 2022, and complete further due diligence and technical studies upon selection of potential priority sites to confirm feasibility. Following confirmation of feasibility, MVH will proceed with concept planning to align with future funding calls.

## Financial Impacts:

The District may consider supporting the financial viability of the project in several ways. The District's Housing Reserve Fund could be used to offset the cost of waiving fees and charges and other one-time costs associated with the project. Further information on cost estimates will be provided at a later date if a site is selected by Metro Vancouver and once specific project details become known.

## Social Policy Implications:

Rental, social and affordable housing is an essential part of a complete community. It supports the needs of a diverse socio-economic population and helps to ensure the well-being of many District residents.

#### **Environmental Impact:**

Any potential environmental impact will be assessed once a site is selected for submission to Metro Vancouver. Any subsequent redevelopment would be reviewed against and expected to adhere to applicable District bylaws, policies, and guidelines that relate to the environment.

#### **Public Input:**

An affordable housing development on any of the sites described in this report would require rezoning. As part of the rezoning process, a Public Hearing would be held and allow opportunities for the community to provide input. Newspaper advertisements, site signs, and mailed letters to surrounding neighbours are some of the tools that would be used to notify the community and ensure broad awareness of the proposal and information on how to

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participate. Further, any subsequent lease of District-owned land would involve a public notification process as outlined in the Community Charter.

#### Conclusion:

The District has an opportunity to facilitate the development of affordable, non-market housing through a potential partnership with Metro Vancouver Housing. Following Council direction in July 2021, staff reviewed ten District-owned sites for consideration. The review identified the four lots located on Riverside Drive in the Maplewood Village Centre as potentially the most suitable site for submission to Metro Vancouver, as the site closely aligns with the criteria outlined in the call for Expressions of Interest, and redevelopment of the site would be generally consistent with existing District plans, policies, strategies, bylaws, and past public input

## Options:

 THAT staff are directed to initiate a District-led rezoning process for a District-owned site that would allow up to a six-storey affordable housing development and to seek public input;

AND THAT staff are directed to explore a partnership opportunity with Metro Vancouver Housing for affordable rental housing on the selected site;

AND THAT actions are undertaken to support project viability, including waiving typical permit fees and applicable Development Cost Charges, contributions to some related off-site costs, supporting a review of possible property tax exemption, expediting development approvals, reviewing parking requirements, and leasing the land at a nominal fee.

OR

2. THAT Council provide staff with alternative direction.

Respectfully submitted,

Joshua Cairns Community Planner

Attachment 1: District-owned lands considered in assessment

Attachment 2: Evaluation of District-owned sites

Attachment 3: Staff presentation, "Metro Vancouver Expression of Interest for Affordable

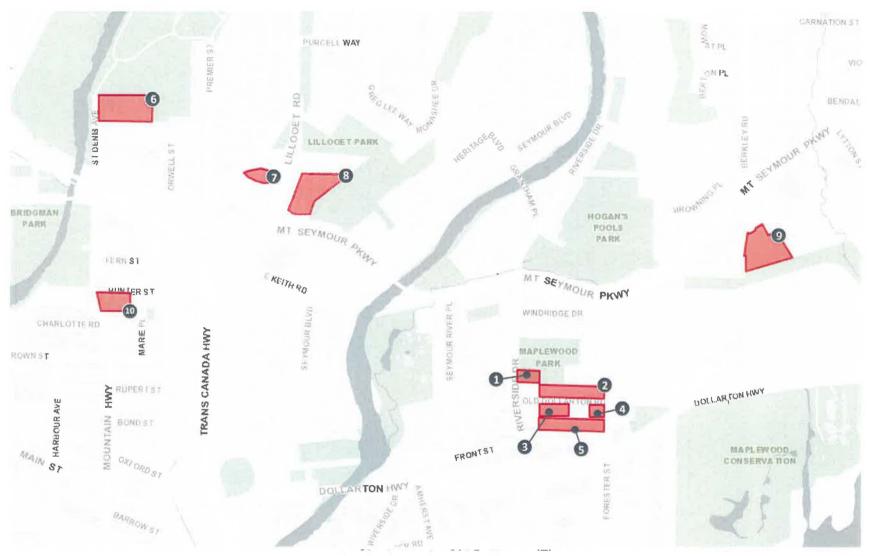
Housing: District-owned Sites for Consideration"

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	REVIEWED WITH:	
☐ Community Planning	Clerk's Office	External Agencies:
☐ Development Planning	☐ Communications	Library Board
☐ Development Engineering	☐ Finance ☐	NS Health
☐ Utilities	☐ Fire Services	RCMP
☐ Engineering Operations	☐ ITS	☐ NVRC
☐ Parks	☐ Solicitor	☐ Museum & Arch.
☐ Environment	☐ GIS	Other:
☐ Facilities	Real Estate	
☐ Human Resources	Bylaw Services	
Review and Compliance	☐ Planning	

## ATTACHMENT\_\_\_!

#### District-owned lands considered in assessment



- 1. Maplewood Riverside site
- 2. Maplewood Old Dollarton (N)
- 3. Maplewood Old Dollarton (W)
- 4. Maplewood Old Dollarton (E)
- 5. Maplewood Old Dollarton (S)

- 6. 900 St Denis Ave
- 7. Lillooet Road (W)
- 8. Lillooet Road (E)
- 9. Burr Place (S)
- 10. Mountain Hwy & Hunter St

<sup>\*</sup>Boundaries are approximate and for exploratory purposes; they may be based on property lines, zoning, topography, or other features. Actual developable areas may vary.



## Overview of opportunities and considerations\*

#	Site Name	Opportunities	Considerations
1	Maplewood – Riverside	<ul> <li>Site is generally flat and located within the Maplewood Village Centre area, with excellent walkability and access to both transit and the Spirit Trail</li> <li>Adjacent to park space to the north</li> <li>Site size capable of supporting the building form (i.e., 6-storey, wood frame) and unit totals that align with Metro Vancouver expectations</li> <li>Aligns with current OCP designation and Maplewood Village Centre Plan</li> </ul>	<ul> <li>Vehicle access anticipated to be provided from new lane network connecting from Old Dollarton Rd, land dedication from adjacent District-owned lot(s) may be needed to accommodate</li> <li>Treed site requiring tree removal</li> <li>Land dedications required along Riverside Drive</li> <li>Upgrades to be required for servicing</li> </ul>
2 3 4 5	Maplewood – Old Dollarton (N) Maplewood – Old Dollarton (W) Maplewood – Old Dollarton (E) Maplewood – Old Dollarton (S)	<ul> <li>Sites are generally flat and located within the Maplewood Village Centre area, with either good or excellent walkability and access to both transit and the Spirit Trail</li> <li>Sites vary in size and would generally be capable of supporting the building form and unit totals that align with Metro Vancouver expectations, with the exception of Site 4, Maplewood – Old Dollarton (E).</li> </ul>	<ul> <li>Designated "Light Industrial Artisan" and would require an OCP amendment</li> <li>Maplewood Village Centre Plan land use policies include light industrial uses on the first two floors—does not align with expectations for a Metro Vancouver Housing project at this time</li> <li>Treed sites requiring tree removal</li> <li>Land dedications required along Old Dollarton Road</li> <li>Vehicle access anticipated to be provided from new lane network</li> </ul>
6	900 St Denis Ave	<ul> <li>Site is generally flat and provides moderate access to amenities</li> <li>Adjacent to Inter River Park</li> <li>Site size can support, with subdivision, a variety of buildings at differing forms of development</li> </ul>	<ul> <li>Transit service is somewhat limited and may be challenging to improve</li> <li>Fire training centre currently on-site and actively in use</li> <li>Land dedication is required to facilitate a recommended new road along the south frontage of site</li> <li>Due to the large size of the site, a full analysis and further study is needed</li> <li>Designated "Institutional" which intends for a range of public assembly uses, and would require an OCP amendment</li> <li>Site is not located within a Town or Village Centre</li> <li>Site is located within 800 m of an intersection of a Controlled Access Highway and requires review and approval from the Ministry of Transportation and Infrastructure</li> <li>May require extensive upgrades for servicing</li> <li>Flood construction level (FCL) will limit use for areas below grade</li> </ul>

## **Evaluation of District-owned sites**

#	Site Name	Opportunities	Considerations
7 8	Lillooet Rd (W) Lillooet Rd (E)	Sites provide moderate access to amenities and transit and are located within walking distance to Capilano University	<ul> <li>Designated "Commercial Residential Mixed Use Level 1" includes commercial uses at grade. Does not align with expectations for a Metro Vancouver Housing project at this time</li> <li>Sites are not located within a Town or Village Centre</li> <li>Sites are large with significant slope</li> <li>Treed sites requiring tree removal</li> <li>Sites are located within 800 m of an intersection of a Controlled Access Highway and requires review and approval from the Ministry of Transportation and Infrastructure</li> <li>Eastern site poses challenges with servicing</li> </ul>
9	Burr Place (S)	<ul> <li>Aligns with current OCP designation if density of project does not exceed 1.75 FSR</li> <li>Adjacent to green space and close proximity to Ron Andrews Community Recreation Centre and Windsor Secondary School</li> <li>Situated on quiet street</li> </ul>	<ul> <li>Somewhat limited access to amenities and moderate access to transit, relative to other study sites</li> <li>Existing utilities, topography, BC Hydro statutory right-of-way, and future Berkley Road extension limit available land</li> <li>Dedications likely required for road improvements</li> <li>Site is not located within a Town or Village Centre</li> <li>Site is large with an east-west escarpment</li> <li>Heavily treed site requiring tree removal</li> </ul>
10	Mountain Hwy & Hunter St	<ul> <li>Site is generally flat and located within the Lynn Creek Town Centre, with excellent walkability and access to transit and amenities</li> <li>Adjacent to Seylynn Park</li> </ul>	<ul> <li>Closest of all sites under study to existing Metro Vancouver Housing developments, which may negatively impact the "regional equity" score</li> <li>Highly prominent and large site in the Lower Lynn Town Centre "Heart" that may be better utilized in accordance with Lower Lynn Town Centre Implementation Plan and OCP designation; further study required</li> <li>OCP designation of "Commercial Residential Mixed Use Level 3" includes provision of commercial at-grade, which does not align with Metro Vancouver expectations for a project at this time</li> <li>Significant road dedications are required on three frontages</li> <li>Site is located within 800 m of an intersection of a Controlled Access Highway and requires review and approval from the Ministry of Transportation and Infrastructure</li> </ul>

<sup>\*</sup> Sites with similar assessment results are grouped together for brevity and clarity

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#### **Evaluation of District-owned sites**

Assessment of sites based	on Metro Vancouver criteria	Maplewood – Riverside	Maplewood – Old Dollarton (N)	Maplewood – Old Dollarton (W)	Maplewood – Old Dollarton (E)	Maplewood – Old Dollarton (S)	900 St Denis Ave	Lillooet Rd (W)	Lillooet Rd (E)	Burr Place (S)	. Mountain Hwy & Hunter St
Metro Vancouver evaluation	criteria	-	2.	က်	4.	,57	9	7.	∞.	6	10.
	Pre-zoned										
Development readiness	Development efficiency	A	Α	Α	A	Α	Α	C	C	Α	Α
	Site readiness	В	В	В	В	В	В	С	C	В	В
Development potential	Anticipated number of units	Α	Α	Α	C	A	Α	A	A	A	Α
ALL THE REAL PROPERTY.	Walking distance to amenities	Α	A	Α	В	A	В	В	В	6	Α
Tenant livability	Access to transit	Α	Α	Α	В	А	C	В	В	В	А
The state of the state of	Opportunities to support tenant relocation	A	Α	Α	Α	A	С	В	В	C	В
Local government actions	Fee reductions and financial contributions	4	To a			TEI			- 130		her.
Regional equity	Presence of existing MVH housing	A	Α	Α	Α	А	A	Α	Α	А	В

Metro Vancouver evaluation criteria for Round 2 of EOI, available at <a href="http://www.metrovancouver.org/boards/MVHC/HC\_2021-Jul-30\_AGE.pdf">http://www.metrovancouver.org/boards/MVHC/HC\_2021-Jul-30\_AGE.pdf</a>. Evaluation of District sites are based on relative scoring in relation to each other (A = excellent, B = good, C = moderate / limited).

<sup>2</sup> Optional District of North Vancouver action (applies equally to all sites)





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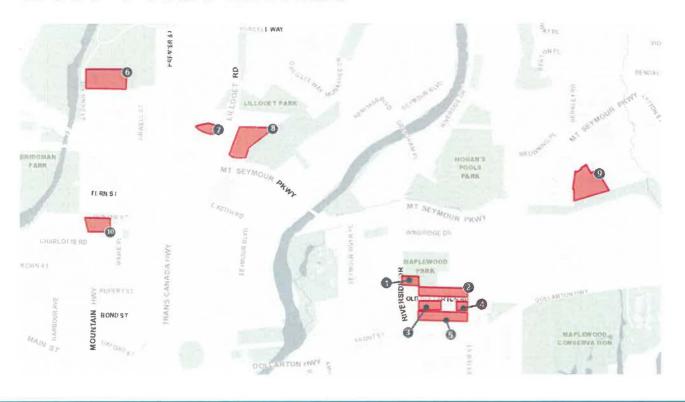


# BACKGROUND

- Nov 2, 2020 Council directs staff to prepare development scenarios on several District-owned sites for affordable housing
  - Jul 7, 2021 Metro Vancouver provides details on upcoming Expression of Interest for affordable housing on municipally-owned lands and new evaluation criteria
- Jul 26, 2021 Council directs staff to explore partnership opportunities with Metro Vancouver in preparation of Expression of Interest submission



# **DNV PROPERTIES**



- 1. Maplewood Riverside Site
- 2. Maplewood Old Dollarton (N)
- 3. Maplewood Old Dollarton (W)
- 4. Maplewood Old Dollarton (E)
- 5. Maplewood Old Dollarton (S)
- 6. 900 St Denis Ave
- 7. Lillooet Road (W)
- 8. Lillooet Road (E)
- 9. Burr Place (S)
- 10. Mountain Highway & Hunter St



# **PROCESS**

## **RESEARCH & DATA COLLECTION**

- Discussions with Metro Vancouver
- Data collection on each of the potential sites
- Interdepartmental review and research

## **ANALYSIS & EVALUATION**

- Evaluation of sites based on Metro Vancouver evaluation criteria
- Informed by conservations with Metro Vancouver, District departments, and background information collected



# **EVALUATION**

Metro Vancouver evaluation of	criteria	Scoring
E 1 199 E E 1	Pre-zoned Pre-zoned	20
Development readiness	Development efficiency	10
	Site readiness	10
Development potential	Anticipated number of units	10
	Walking distance to amenities	10
Tenant livability	Access to transit	10
	Opportunities to support tenant relocation	5
Local government actions	Fee reductions and financial contributions	10
Regional equity	Presence of existing MVH housing	15



# **EVALUATION**

Metro Vancouver evaluation	criteria	1. Maplewood-Riversid	2. Maplewood - Old Dolls	3. Maplewood – Old Dolla	4. Maplewood – Old Dolla	5. Maplewood - Old Dolls	6. 900 St Denis Ave	7. Lillooet Rd (W)	8. Lillooet Rd (E)	9. Burr Place (S)	10. Mountain Hwy & Hun
Ministration of the	Pre-zoned										De l
Development readiness	Development efficiency	A	A	A	Α	A	A			Α	A
FILE STATE	Site readiness	В	В	В	В	В	В			В	В
Development potential	Anticipated number of units	A	Α	Α		A	A	A	Α	A	A
	Walking distance to amenities	A	A	A	В	A	В	В	В	E	A
Tenant livability	Access to transit	A	A	A	В	A	C.	В	В	В	A
	Opportunities to support tenant relocation	A	A	A	Α	A	C	В	В	C	В
Local government actions	Fee reductions and financial contributions		1-1					1	7 3 1		111-3
Regional equity	Presence of existing MVH housing	A	Λ	Λ	A	A	A	A	A	Α	В

rton (S)



# **EVALUATION**

# Maplewood – Riverside site

- ✓ Aligns with current OCP designation (medium density apartments)
- ✓ Aligns with Maplewood Village Centre Plan
- ✓ Located in Town or Village Centre
- Excellent access to amenities and transit
- ✓ Generally flat and appropriate size (capable of 80-90 units)
- ✓ Does not require review by MOTI
- Treed site (previously disturbed)





# **TIMING**

- Oct Dec, 2021 District-initiated rezoning & submission preparation
  - Dec 31, 2021 Submission deadline to Metro Vancouver
    - Early 2022 Evaluation of submissions by Metro Vancouver
  - 2022 onwards Metro Vancouver undertakes due diligence and technical studies to confirm feasibility, followed by concept planning to align with future funding calls



# RECOMMENDATION

- Initiate rezoning for a District-owned site with public input
- Explore a partnership opportunity with Metro Vancouver Housing for affordable housing on the selected site
- Undertake actions to further support project viability (e.g., waiving certain costs, varying parking minimums)



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