

AGENDA INFORMATION	
<input checked="" type="checkbox"/> Regular Meeting	Date: December 13, 2021
<input type="checkbox"/> Other:	Date: _____

T.A. Dept. Manager	DM GM/ Director	_____ CAO
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The District of North Vancouver REPORT TO COUNCIL

November 24, 2021
File: 13.6530.20/013.000

AUTHOR: Joshua Cairns, Community Planner

SUBJECT: Utilizing District-owned Land for Rental, Social, and Affordable Housing

RECOMMENDATION:

THAT the November 24, 2021 report of the Community Planner entitled Utilizing District-owned Land for Rental, Social, and Affordable Housing is received for information;

AND THAT staff initiate engagement on the conceptual development scenarios by spring 2022 and return the results to Council for consideration.

REASON FOR REPORT:

On November 2, 2020, Council passed the following resolution:

THAT staff prepare scenarios to permit rental, social, and affordable housing on the following District-owned lands identified in the report:

1. Four District lots on Riverside Drive;
2. Maplewood Lands;
3. 900 St. Denis Avenue (Fire Training Centre);
4. Lillooet Road Parcels;
5. Burr Place;
6. Mountain Hwy/Hunter Street,

AND THAT these scenarios are taken to public consultation for feedback from the community.

Related Council Direction

On September 27, 2021, Council directed staff to initiate a District-led rezoning process for the four District-owned lots located to the northeast of Riverside Drive and Old Dollarton Road to allow a social housing development up to six-storeys in height. The related bylaws received First Reading on November 1st, 2021, and a Public Hearing was held on November 23, 2021. It is anticipated that the related bylaws will be further considered by Council on December 13, 2021. Therefore, the four District-owned lots on Riverside Drive (noted as item #1 above) were not included in this scenario analysis.

SUMMARY:

This report includes conceptual development scenarios for several District-owned sites (**Attachment 1**) identified by Council. These scenarios demonstrate optional building forms that could support rental, social and affordable housing. Based on the analysis undertaken, staff estimate between 1,100 and 1,875 units could be achieved across all of the sites.

BACKGROUND:

A healthy community has a diverse selection of housing to accommodate the needs of residents of all ages, incomes, abilities, and household sizes. With Council's direction the District has played a leadership role in supporting housing diversity by strategically leveraging District-owned lands for rental, social, and affordable housing where partnership or funding opportunities become available. A report titled District Contributions to Affordable Housing considered by Council on November 29, 2021, summarizes the various contributions made by the District since the adoption of the Official Community Plan in 2011, including the value of District-owned lands for rental, social, and affordable housing.

In 2016, Council adopted the Rental and Affordable Housing Strategy (RAHS), which contains goals that seek to expand the diversity of housing, the supply of new rental and affordable housing, and leverage partnerships with agencies and developers to deliver rental and affordable housing. One opportunity for partnership, which the District has successfully implemented is through the use of District-owned land, and another is through density bonus zoning. In July 2021, Council adopted the OCP Action Plan, which outlines priority actions related to housing, including the leveraging of District-owned lands for social and affordable housing, and identified the need to review density bonusing and inclusionary zoning in Town and Village Centres to provide incentives to deliver affordable housing.

In September 2020, the Rental, Social, and Affordable Housing Task Force ("Task Force") presented an interim report to Council that reaffirmed the goals of the RAHS and made additional recommendations to address housing issues, including expediting development approvals, accessing funding for affordable housing, and partnering with other groups. In addition, the Task Force advocated for the use of District-owned lands for affordable housing projects as funding becomes available, and further recommended Council consider providing density bonusing for rental and below-market rental development between 0.5 and 1.2 FSR.

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, socially inclusive and supportive community that enhances the health and well-being of all residents
- Policy 7.3.3** Apply incentives (including, but not limited to density bonusing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing.

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

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

Implementing Lens: Include social equity considerations in District decision-making to strive for a more inclusive and equitable community

Rental and Affordable Housing Strategy (2016)

The Rental and Affordable Housing Strategy (RAHS) has a focus on low and moderate-income 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. Policy 13: Consider opportunities for density/height bonus zoning, on a case-by-case basis, to facilitate provision of 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.

ANALYSIS:

As directed by Council, staff have prepared rental, social and affordable housing scenarios for several District-owned sites (see page 1 of **Attachment 1**). To aid with the scenario analysis staff also prepared a summary of building forms (townhouse, low-to mid-rise, and high-rise) that could be developed on the sites (see page 2 of **Attachment 1**).

The scenario analysis (see pages 3-12 of **Attachment 1**) includes:

- Site descriptions – a high-level overview of the location, access, services, existing uses, and neighbourhood context.
- Opportunities and constraints – a summary of key issues and unknowns.
- Possible building forms – two possible building form and density scenarios are presented. The “base” scenario is generally consistent with the existing OCP designation and area plan applicable to the site, while the “bonus” scenario would require an OCP amendment. The “bonus” scenario was prepared in response to the OCP and RAHS policies related to density bonus zoning, and recommendations of the Rental, Social and Affordable Housing Task Force, which are noted in the Background and Existing Policy sections of this report.

These scenarios seek to illustrate the trade-offs between building forms and the potential number of housing units that could be achieved. Ultimately, the development of these sites would be contingent on community engagement, external funding and partnership opportunities, and Council direction.

A summary of the scenario analysis is provided in Table 1 below.

Table 1: Summary of scenario results

Site Grouping	“Base” Scenario		“Bonus” Scenario	
	Building Form(s)	Units	Building Form(s)	Units
St Denis Avenue	Townhouse (3 storeys)	50 - 75	Mid-rise (4 storeys)	75 - 100
Mountain Highway/ Hunter Street	High-rise (22 storeys)	225 - 250	High-rise (25 storeys)	250 - 300
Lillooet Road Area	Mid-rise (4 and 6 storeys)	325 - 400	Mid-rise (8 storeys)	475 - 575
Maplewood Area	Mid-rise (6 storeys)	425 - 500	Mid-rise (8 storeys)	625 - 750
Burr Place	Townhouse (3 storeys) and mid-rise (4 storeys)	75 - 100	Mid-rise (4 and 6 storeys)	125 - 150
Total*		1,100 – 1,325		1,550 – 1,875

**Total estimate is if all sites are redeveloped and provide residential uses. The numbers may vary with detailed site planning or further policy direction.*

The St. Denis Avenue site and Mountain Highway/Hunter Street site are currently occupied, and therefore have limited potential for near-term redevelopment. The Lillooet Road Area, Maplewood Area, and Burr Place sites have higher near-term potential as they are currently vacant. All sites require further site analysis to determine whether they can be developed (e.g., servicing, transportation, biophysical analysis, financial analysis, grant funding opportunities, and partner selection).

Next Steps/Public Input:

Consistent with Council direction provided on November 2, 2020, staff recommend proceeding with public engagement on the conceptual development scenarios prepared for the District-owned sites with respect to their potential for accommodating future rental, social and affordable housing. Engagement is expected to take a hybrid approach that uses a variety of techniques for meaningful community and stakeholder input. This would include both in-person and online workshops and use of the District's online engagement platform.

Engagement will seek to achieve an equitable representation of the District, engaging typically under-represented demographics, such as seniors, youth, young adults, lower-income households, in addition to social services groups and local neighbourhoods. Results from the public engagement will help shape potential land use recommendations for the sites.

Conclusion:

The purpose of this report is to provide rental, social and affordable housing scenarios for several District-owned sites.

Options:

1. THAT the November 24, 2021 report of the Community Planner entitled Utilizing District-owned Land for Rental, Social, and Affordable Housing is received for information;

AND THAT staff initiate engagement on the conceptual development scenarios by spring 2022 and return the results to Council for consideration (**staff recommendation**).

OR

2. THAT Council provide staff with alternative direction on one or more of the District-owned sites included in the analysis.

Respectfully submitted,



Joshua Cairns
Community Planner

Attachment 1: Booklet entitled "Utilizing District-owned Land for Affordable Housing"

REVIEWED WITH:					
<input type="checkbox"/> Community Planning	_____	<input type="checkbox"/> Clerk's Office	_____	External Agencies:	
<input type="checkbox"/> Development Planning	_____	<input type="checkbox"/> Communications	_____	<input type="checkbox"/> Library Board	_____
<input type="checkbox"/> Development Engineering	_____	<input type="checkbox"/> Finance	_____	<input type="checkbox"/> NS Health	_____
<input type="checkbox"/> Utilities	_____	<input type="checkbox"/> Fire Services	_____	<input type="checkbox"/> RCMP	_____
<input type="checkbox"/> Engineering Operations	_____	<input type="checkbox"/> ITS	_____	<input type="checkbox"/> NVRC	_____
<input type="checkbox"/> Parks	_____	<input type="checkbox"/> Solicitor	_____	<input type="checkbox"/> Museum & Arch.	_____
<input type="checkbox"/> Environment	_____	<input type="checkbox"/> GIS	_____	<input type="checkbox"/> Other:	_____
<input type="checkbox"/> Facilities	_____	<input checked="" type="checkbox"/> Real Estate	<u> <i>R</i> </u>		
<input type="checkbox"/> Human Resources	_____	<input type="checkbox"/> Bylaw Services	<u> <i>N</i> </u>		
<input type="checkbox"/> Review and Compliance	_____	<input checked="" type="checkbox"/> Planning	<u> <i>N</i> </u>		

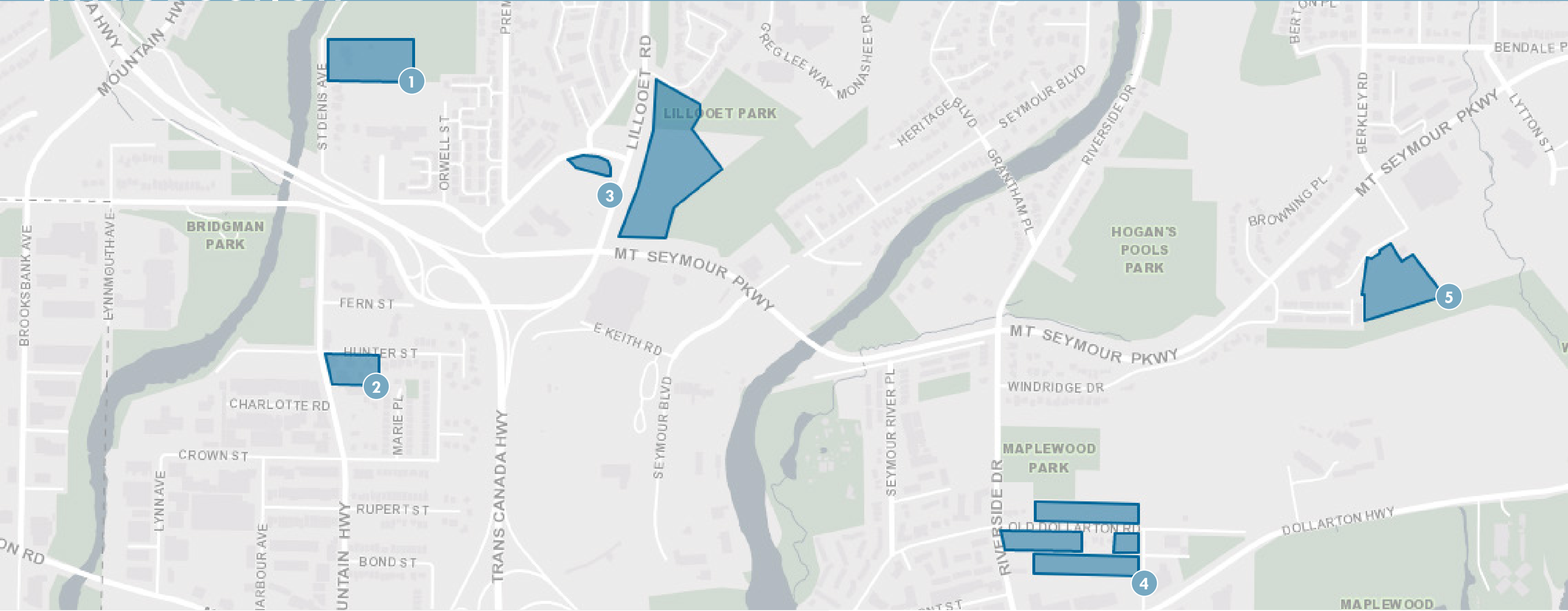


UTILIZING DISTRICT-OWNED LAND FOR AFFORDABLE HOUSING

CONCEPTUAL SCENARIOS FOR EXPLORATION

NOVEMBER 24, 2021

DRAFT - FOR DISCUSSION ONLY



BACKGROUND

On November 2, 2020, Council directed staff to study several District-owned sites by preparing scenarios that would support forming partnerships and the provision of affordable housing. This was also one of the recommended actions contained in the Rental, Social, and Affordable Housing Task Force’s Interim Report as well as their Final Report. The sites under study are identified in the map above.

This booklet first provides an overview of building forms that could be considered on the sites (page 3). This overview is followed by a two-page summary of each of the sites, which includes opportunities and constraints, followed by two scenarios that provide alternative building forms: “base” (aligns with OCP or neighbourhood fit) and “bonus” (additional height alternative). The scenarios are conceptual and for illustrative purposes only, and will be informed by public engagement.

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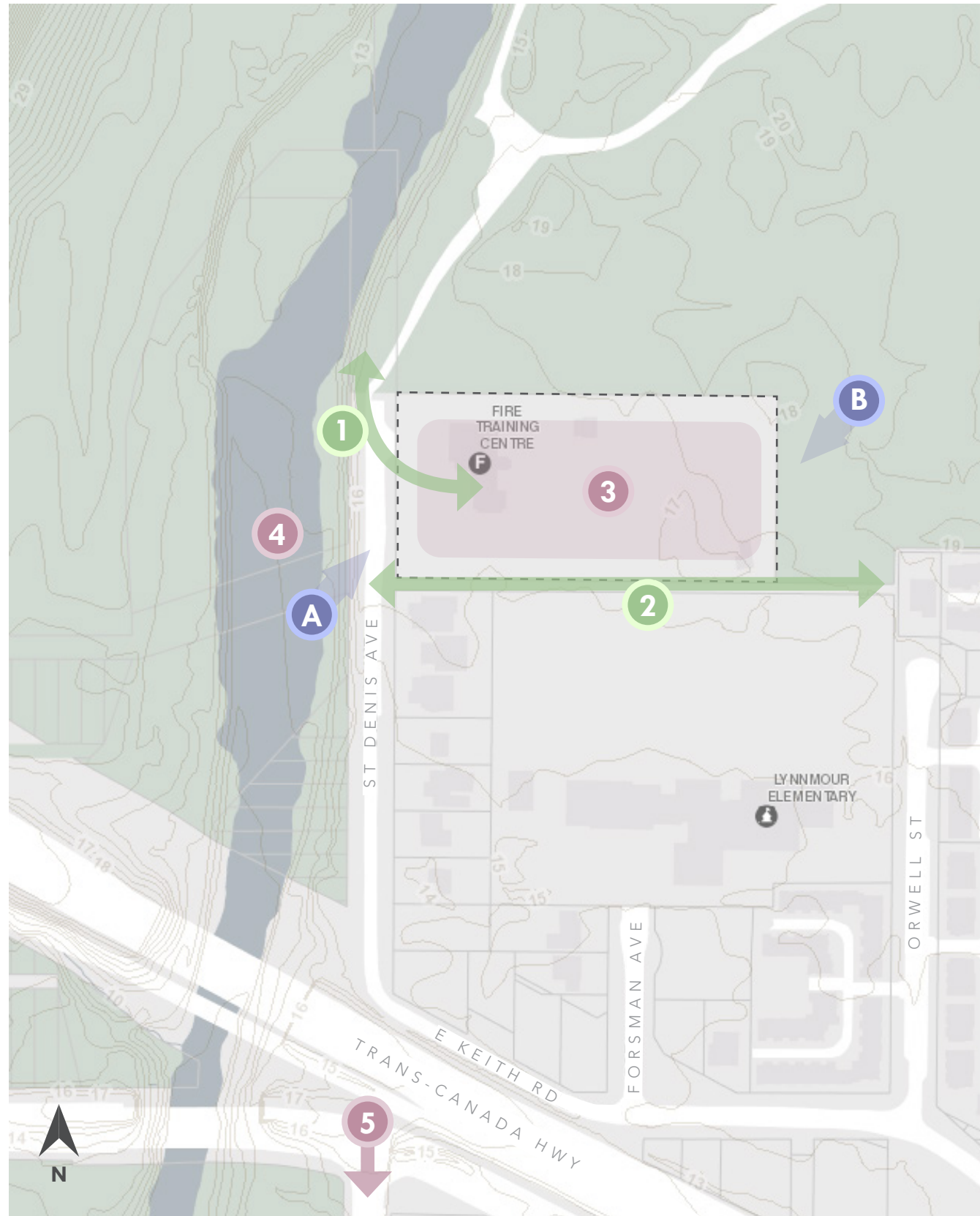
p 9-10 Maplewood Area

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LEGEND

- 1 St Denis Avenue
- 2 Mountain Highway and Hunter Street
- 3 Lillooet Road Area
- 4 Maplewood Area
- 5 Burr Place

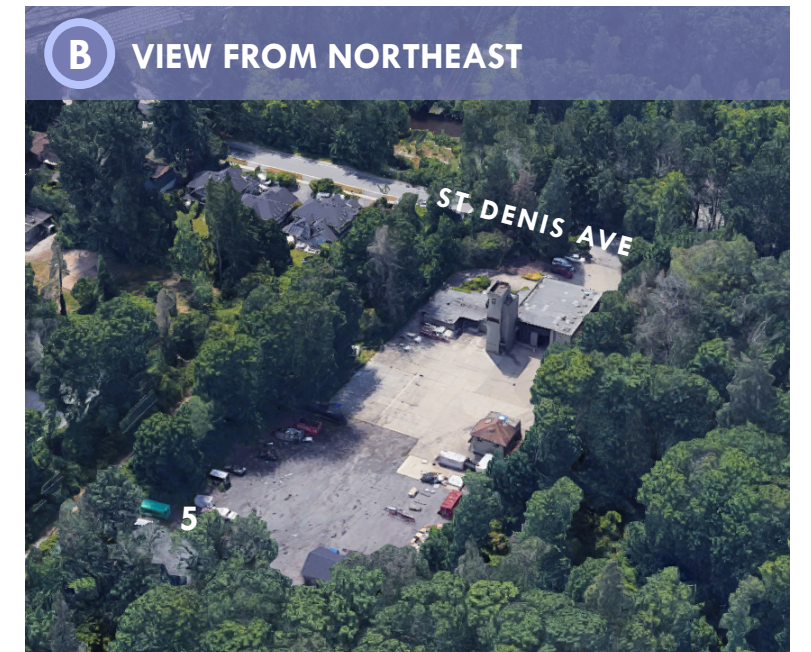
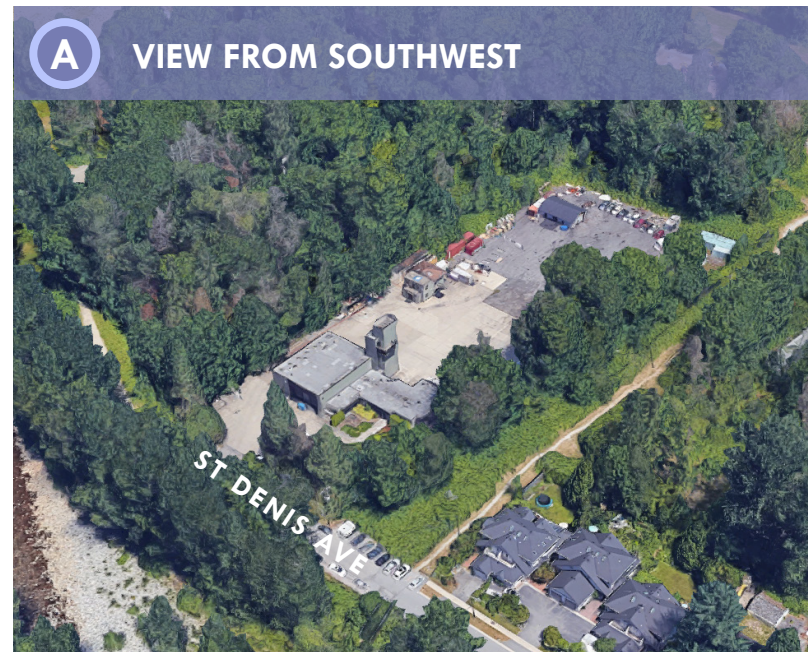
TOWNHOUSE	LOW- TO MID-RISE		HIGH-RISE
UP TO 3-4 STOREYS	4-6 STOREYS	7-11 STOREYS	12+ STOREYS
			
<p>Townhouses are multi-family buildings that contain three or more units. Units share interior walls and have direct access outside. Units may be stacked on top of one another or side-by-side.</p>	<p>Low- to mid-rise buildings are multi-family buildings with shared elevators, hallways, and underground parking. Buildings 4 to 6 storeys in height are often constructed using wood frames.</p>	<p>Taller mid-rise buildings are multi-family buildings with shared elevators, hallways, and underground parking. Buildings above 6 storeys in height are typically concrete or mass timber construction.</p>	<p>Residential high-rise buildings are generally defined as having 12 or more storeys. Units would be accessed via elevator and have private balconies. The building may have a podium, a larger platform, and a taller portion with a smaller floor plate.</p>
<p>CONSIDERATIONS</p> <ul style="list-style-type: none">• Suitable for providing sensitive transitions to adjacent undeveloped or single-family areas• Due to costs of construction and relatively low density, townhouses may be less able to provide affordable units and will be heavily reliant on external funding and District contributions	<p>CONSIDERATIONS</p> <ul style="list-style-type: none">• Wood frame construction is cheaper than concrete, supporting project viability• Capable of providing a mix of unit sizes and bedrooms• Parking likely accommodated within one to two levels of underground parking• Relatively low density (4 storeys) may pose challenges for providing affordable housing, depending on site conditions; additional floors (5-6 storeys) can offset the challenges	<p>CONSIDERATIONS</p> <ul style="list-style-type: none">• Concrete and and mass timber are more costly than wood frame construction, which means the additional density may not result in significantly more affordable units• Capable of providing a mix of unit sizes and bedrooms• Parking may require multiple levels of underground parking• If planning mass timber construction, it is important to design from the outset	<p>CONSIDERATIONS</p> <ul style="list-style-type: none">• Above the podium, the building typically has a smaller footprint than lower-density forms. This offers potential to preserve views and access to sunlight between buildings• May require multiple levels of underground parking, which can be costly depending on site conditions• Additional density can support project viability and some ability to provide affordable housing



SITE DESCRIPTION

This large site is located north of the Trans-Canada Highway adjacent to Lynn Creek, and is currently occupied by the District's Fire Training Centre (planned for relocation) and an asphalt parking lot. This site is close to park space and natural areas, Lynn Creek Town Centre, Lynnmour Elementary School, and existing multi-family housing. Additional site planning is required to better understand needs and future uses of the site, including a new street network and servicing.

OCP Designation: Institutional (INST)



OPPORTUNITIES

- 1 Consider access and opportunities to integrate with local schools, Lynn Creek and Inter River Park.
- 2 Potential for improved connectivity between St Denis Ave and Orwell St.

CONSTRAINTS

- 3 This is a large site that requires comprehensive planning to determine form and density, access, circulation, amenities, and servicing. The site is currently occupied by the Fire Training Centre, which would require relocation prior to any future redevelopment.
- 4 Flood construction level may limit the use of below-grade areas.
- 5 Requires analysis of access to transit and services.

POSSIBLE BUILDING FORMS

The following scenarios reflect some of the range of options that could be considered on the site to facilitate the provision of rental, social or affordable housing. These options are conceptual and will be informed by public engagement.

BASE: TOWNHOUSE (3-4 STOREYS)

MAIN FORM



DESCRIPTION

Courtyard townhomes fronting St Denis Ave.

ESTIMATED NUMBER OF UNITS

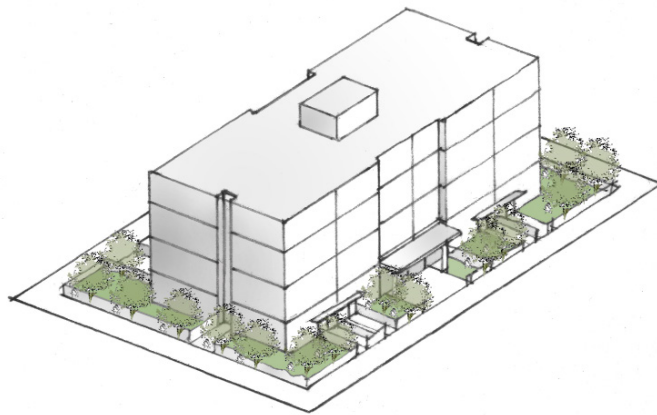
50-75 fronting St Denis Ave. Additional units will likely be possible in rear area, but will require further study.

CONSIDERATIONS

Townhomes could be provided in either rowhouse (units side-by-side) or stacked (above and below) forms. Potential to provide surface parking.

Potential for an affordable housing project may be limited due to servicing requirements (depending on timing, potential future development on remainder of site, and District contributions).

BONUS: LOW-RISE (4 STOREYS)



One or two low-rise residential buildings (4 storeys) fronting St Denis Ave.

75-100 fronting St Denis Ave. Additional units will likely be possible in rear area, but will require further study.

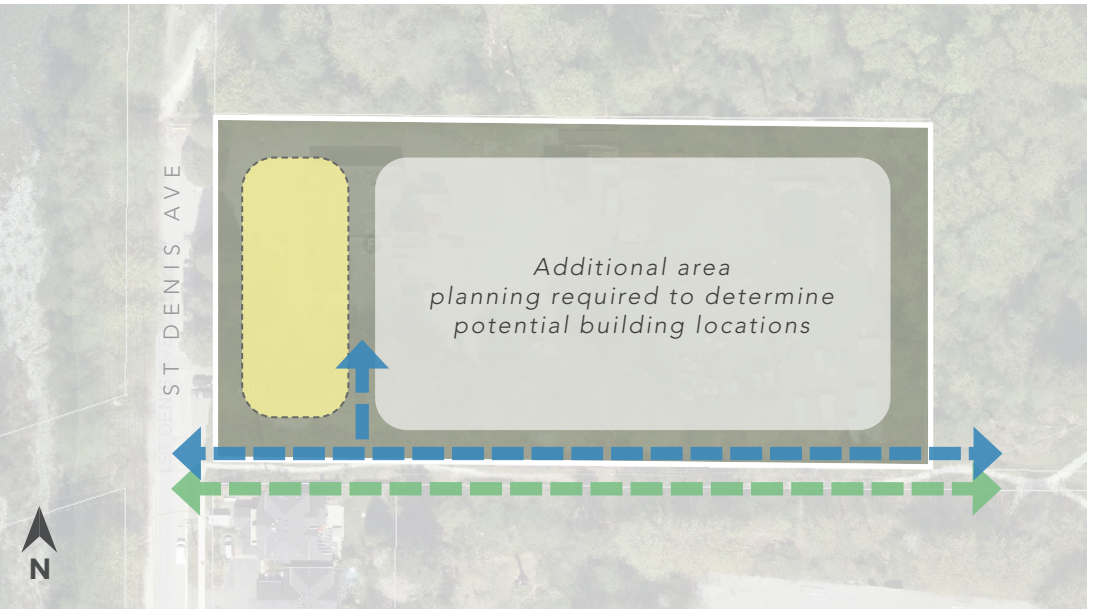
Low-rise building can provide an additional 25-50 units compared to townhouse form.

Flood construction level may pose challenges for using below-grade areas.

Potential for an affordable housing project may be limited due to servicing requirements (depending on timing, potential future development on remainder of site, and District contributions).

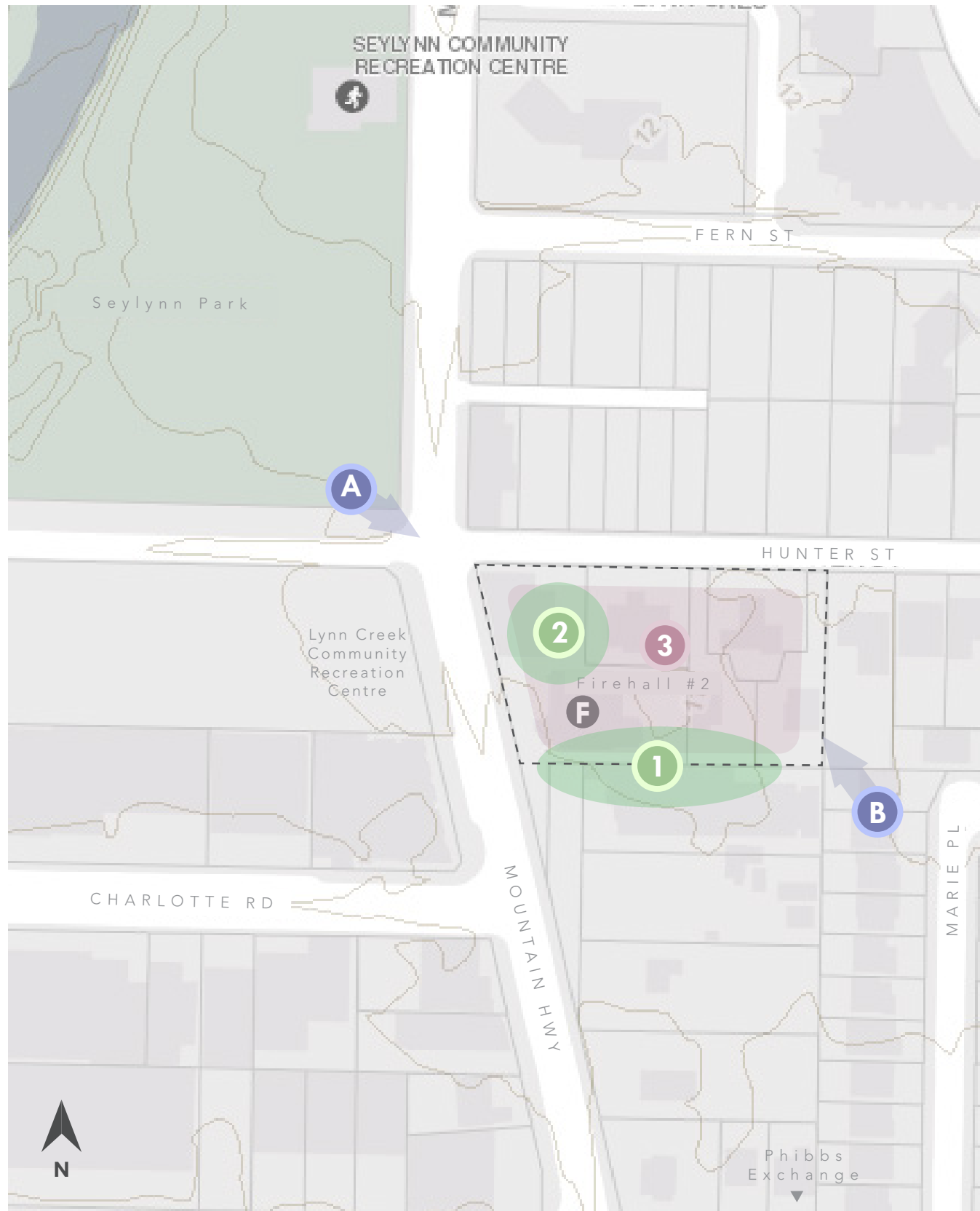
CONCEPTUAL DIAGRAM

The graphic provided below is for illustrative purposes only, and intended to facilitate high-level conceptual planning for the site. The location and type of site components require further study and would be subject to change.



LEGEND

- Potential building location
- Potential future vehicle connection / access
- Pedestrian link / route
- Future study area for potential building locations
- Study area



SITE DESCRIPTION

Located at the corner of Mountain Highway and Hunter Street, this prominent site is identified in the Lower Lynn ("Lynn Creek") Town Centre Implementation Plan as the gateway into the "heart" of the Town Centre. The site is currently occupied by Fire Hall #2, detached single-family houses, and a temporary presentation centre.

OCP Designation: Commercial Residential Mixed Use Level 3 (CRMU 3, up to 3.50 FSR)



¹ Future Lynn Creek Community Recreation Centre

² Dýkhof Nurseries and Florist relocated to 2308 Old Dollarton Road, North Vancouver

OPPORTUNITIES

- 1 Potential to provide urban plaza and pedestrian connection to future north-south lane.
- 2 Higher building element to signal entrance of the heart of Lynn Creek Town Centre.

CONSTRAINTS

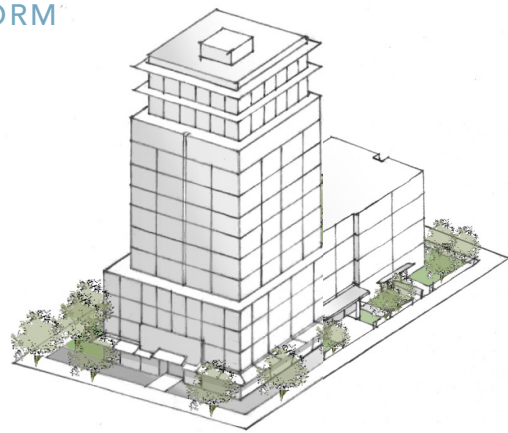
- 3 Prominent site in the heart of Lynn Creek Town Centre that requires effective utilization. District expectations for the site (e.g., on-site amenities, mix of uses, and significant public realm improvements) may be better accommodated by a market development with potential for an affordable housing component. Relocation of Fire Hall #2 limits potential for near-term redevelopment.

POSSIBLE BUILDING FORMS

The following scenarios reflect some of the range of options that could be considered on the site to facilitate the provision of rental, social or affordable housing. These options are conceptual and will be informed by detailed site study and further public engagement.

BASE: HIGH-RISE (22 STOREYS)

MAIN FORM



DESCRIPTION

4-storey podium with high-rise on top, up to 22 storeys in height. Commercial on ground floor.

ESTIMATED NUMBER OF UNITS

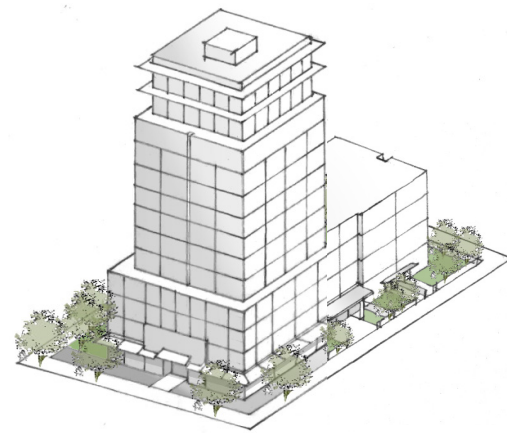
225-250

CONSIDERATIONS

Building form consistent with OCP designation and Lower Lynn Town Centre Implementation Plan, and provides a central urban plaza.

Prominent site that requires effective utilization. Due to District expectations for the site (e.g., amenities), preferred approach would be a market development with an affordable housing component. This would support an additional cash-in-lieu contribution that would help provide affordable housing on other sites.

BONUS: HIGH-RISE (25 STOREYS)



4-storey podium with high-rise on top, up to 25 storeys in height. Commercial on ground floor.

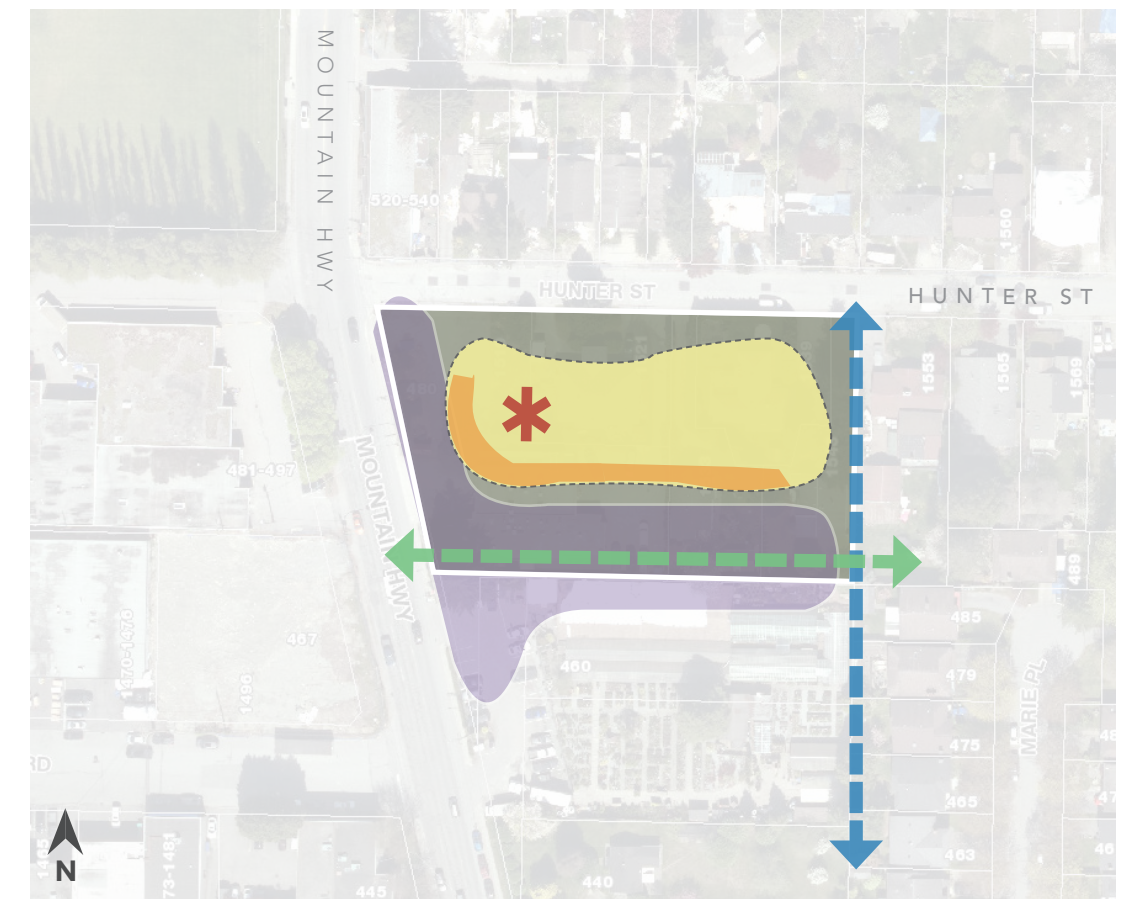
250-300

Additional 3 storeys provides potential for 25-50 more units compared to "base" scenario.

Prominent site that requires effective utilization. Due to District expectations for the site (e.g., amenities), preferred approach would be a market development with an affordable housing component. This would support an additional cash-in-lieu contribution that would help provide affordable housing on other sites.

CONCEPTUAL DIAGRAM

The graphic provided below is for illustrative purposes only, and intended to facilitate high-level conceptual planning for the site. The location and type of site components require further study and would be subject to change.



LEGEND

- Potential building location
- Potential commercial frontage
- ✱ Potential for taller building element
- Prominent central urban plaza
- Potential future vehicle connection / access
- Pedestrian link / route
- Study area



SITE DESCRIPTION

The Lillooet Road area contains two large District-owned sites. The boundaries shown refer to subareas of the sites that were determined as likely the most suitable for potential redevelopment. Capilano University is approximately 250 metres to the northeast, while the Real Canadian Superstore, Highway 1 interchange, and Lower Lynn Town Centre are just south of the site.

OCP Designation: Commercial Residential Mixed Use Level 1 (CRMU 1, up to 1.75 FSR) and Parks, Open Space, and Natural Areas (POSNA)



OPPORTUNITIES

- 1 Potential to provide new retail and commercial space serving students and the local community.
- 2 Potential to expand housing opportunities for residents and students.
- 3 Enhance connections and access to Capilano University campus and to Seymour River greenway.

CONSTRAINTS

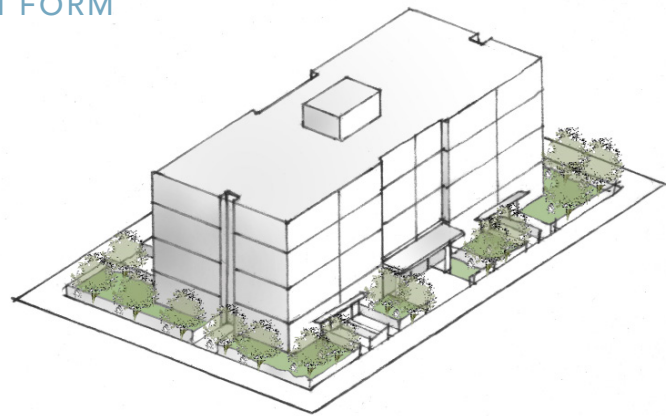
- 4 Steep slope and hydroelectric right-of-way in the southern portion of the eastern site means some of the POSNA area may be better suited for development than the CRMU 1 area.
- 5 Size of eastern site and servicing may require further area planning.

POSSIBLE BUILDING FORMS

The following scenarios reflect some of the range of options that could be considered on one or more of these sites to facilitate the provision of rental, social or affordable housing. These options are conceptual and will be informed by public engagement.

BASE: MID-RISE (4-6 STOREYS)

MAIN FORM



DESCRIPTION

Mix of 4- to 6-storey mid-rise buildings with potential for some commercial uses at grade*

ESTIMATED NUMBER OF UNITS

325-400

CONSIDERATIONS

Due to size of site and potential number of possible units, future redevelopment may benefit from mix of building forms, uses, and tenures with emphasis on provision of affordable housing.

*Commercial viability study may be required.

BONUS: MID-RISE (8-10 STOREYS)



Mix of 8- and 10-storey buildings with potential for commercial or other uses at grade*

475-575

Additional two to four storeys of height across site may provide up to an additional 145-175 units. Site size and location minimize potential for shadowing or impacts on other residences.

Due to size of site and number of anticipated units, future redevelopment may benefit from mix of building forms, uses, and tenures with emphasis on provision of affordable housing.

*Commercial viability study may be required.

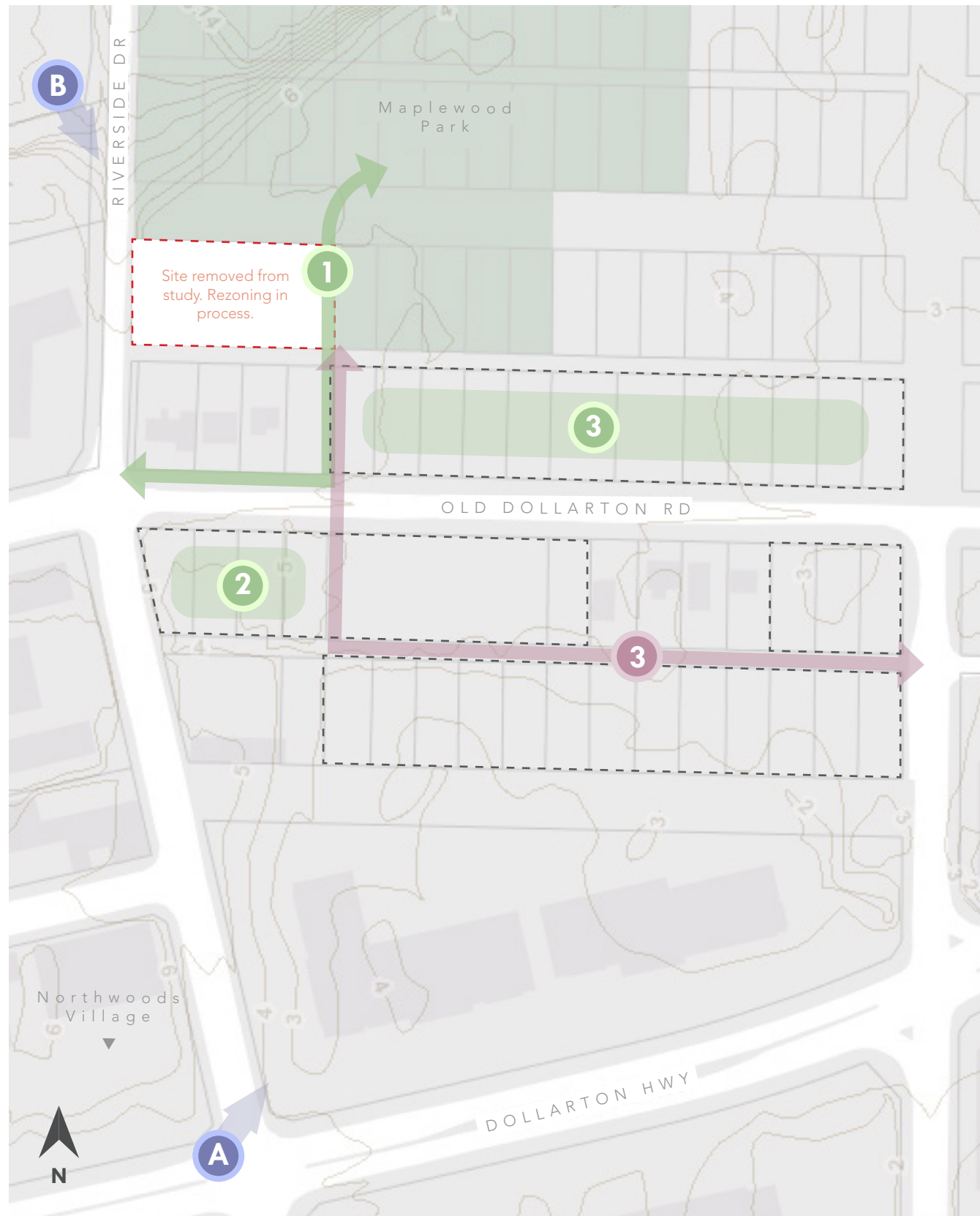
CONCEPTUAL DIAGRAM

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LEGEND

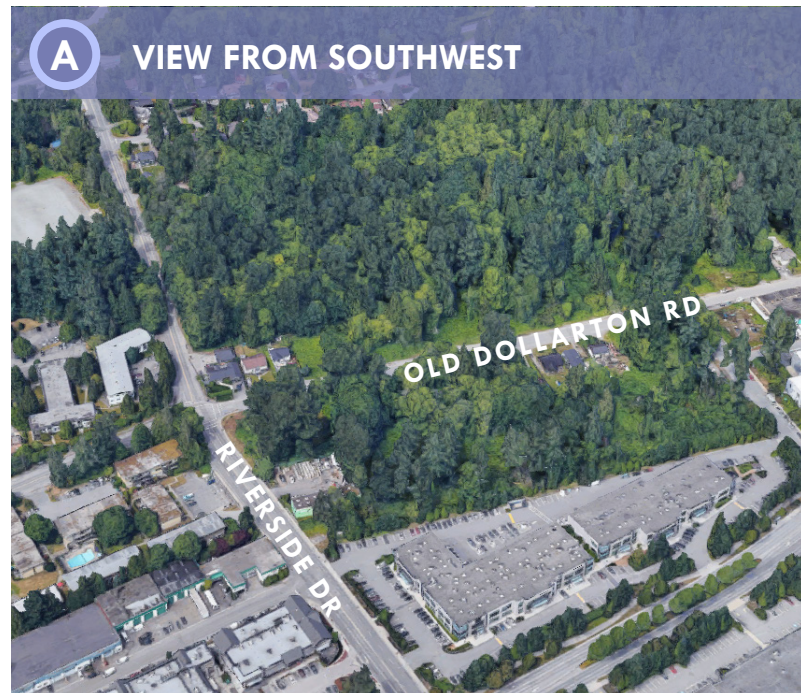
- Potential building location
- Potential commercial frontage
- Potential for taller building element
- Potential future vehicle connection / access
- Pedestrian link / route
- Study area



SITE DESCRIPTION

The Maplewood area is identified as a Village Centre in the Official Community Plan (OCP), and is one of four key centres identified for new housing and employment opportunities. There are several District-owned sites in this area identified in the OCP for mixed uses generally up to 6 or 12 storeys in height.

OCP Designation: Residential Level 6 (RES 6, up to 2.50 FSR) and Light Industrial Artisan (LIA, up to 2.50 FSR)



OPPORTUNITIES

- 1 New urban trail connecting through Maplewood Park.
- 2 Potential for higher buildings to deliver additional housing units, consistent with Maplewood Village Centre & Innovation District Implementation Plan & Design Guidelines.
- 3 District-owned land adjacent to the future Maplewood Park is a potential location for community-serving uses.
- 4 *Not shown on map:* Potential for new development on these sites to provide non-residential uses on the first one to two floors (e.g., office, artisan or light industrial, service, retail, child care).

CONSTRAINTS

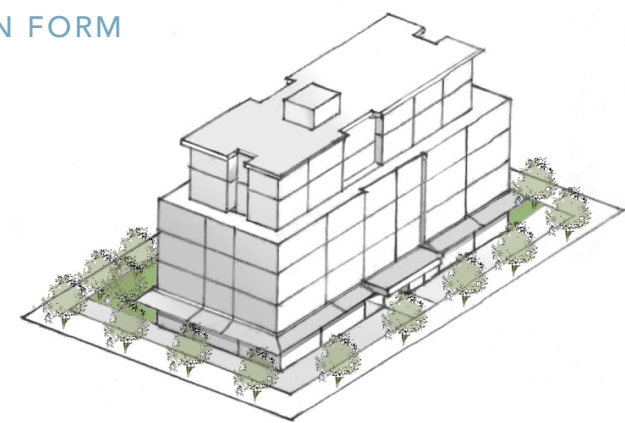
- 3 Sites require new lane network for access.

POSSIBLE BUILDING FORMS

The following scenarios reflect some of the range of options that could be considered on one or more of these sites to facilitate the provision of rental, social or affordable housing. These options are conceptual and will be informed by public engagement.

BASE: MID-RISE (6 STOREYS)
WITH 12 STOREYS AT RIVERSIDE DRIVE

MAIN FORM



DESCRIPTION

Predominantly 6-storey mixed-use buildings, with potential for up to 12-storeys at Riverside Drive and Old Dollarton Road.

ESTIMATED NUMBER OF UNITS

425-500*

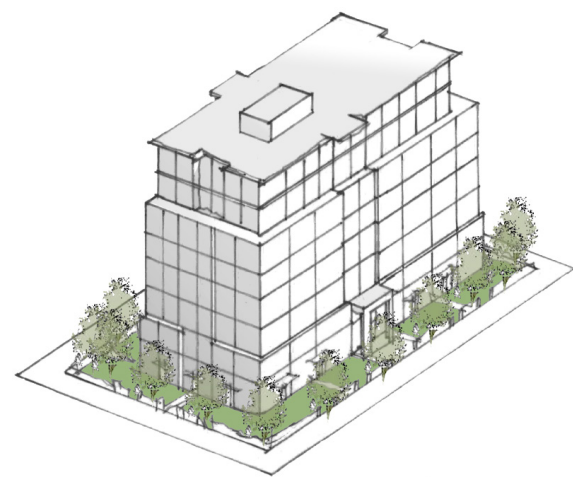
CONSIDERATIONS

Number of units will vary depending on the mix of uses (e.g., small-scale light industrial/artisan on first two floors).

Form of development complies with OCP and Maplewood Implementation Plan.

**Assumes non-residential uses on first two floors.*

BONUS: MID-RISE (8 STOREYS)
WITH 15 STOREYS AT RIVERSIDE DRIVE



Predominantly 8-storey mixed-use buildings, with potential for up to 15-storeys at Riverside Drive and Old Dollarton Road.

625-750*

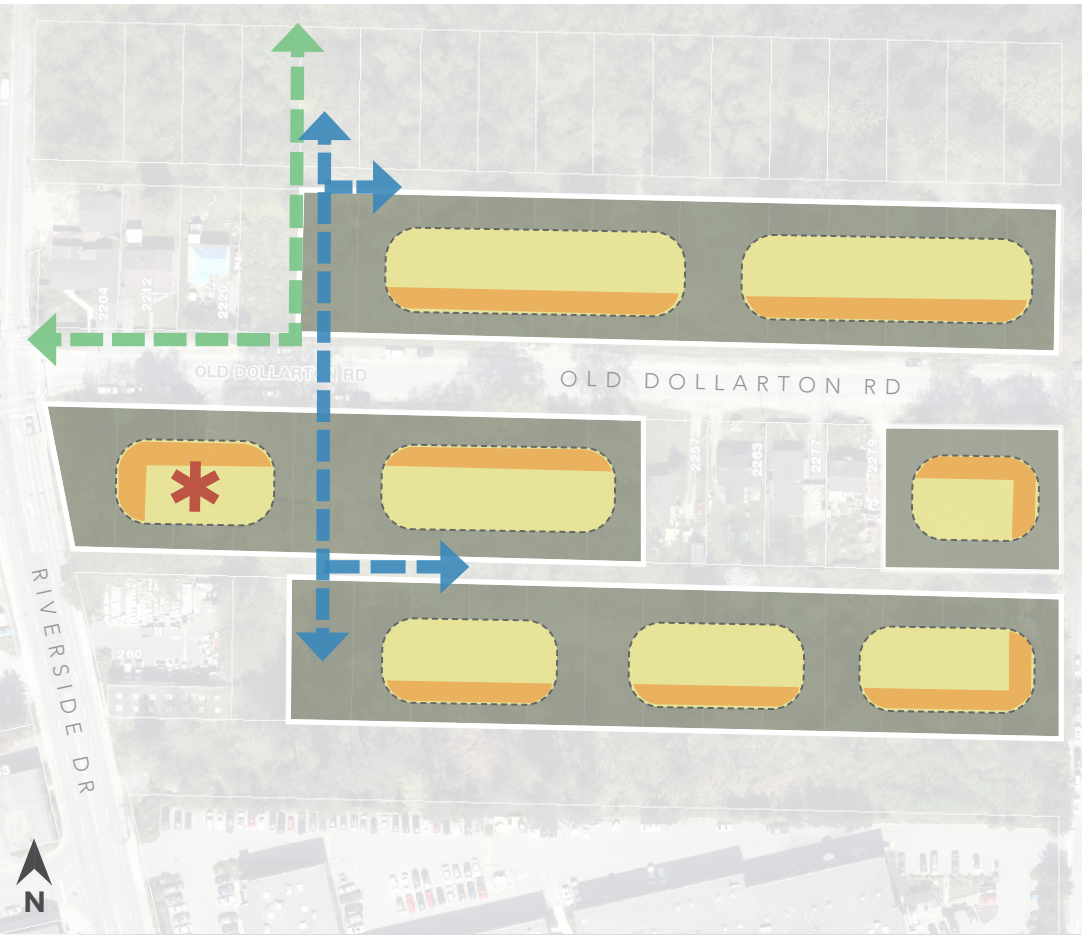
Number of units will vary depending on the mix of uses (e.g., small-scale light industrial/artisan on first two floors).

Additional two storeys across most of site, with an additional three storeys at the corner of Riverside Drive and Old Dollarton Road, provides potential for an additional 200-250 housing units.

**Assumes non-residential uses on first two floors.*

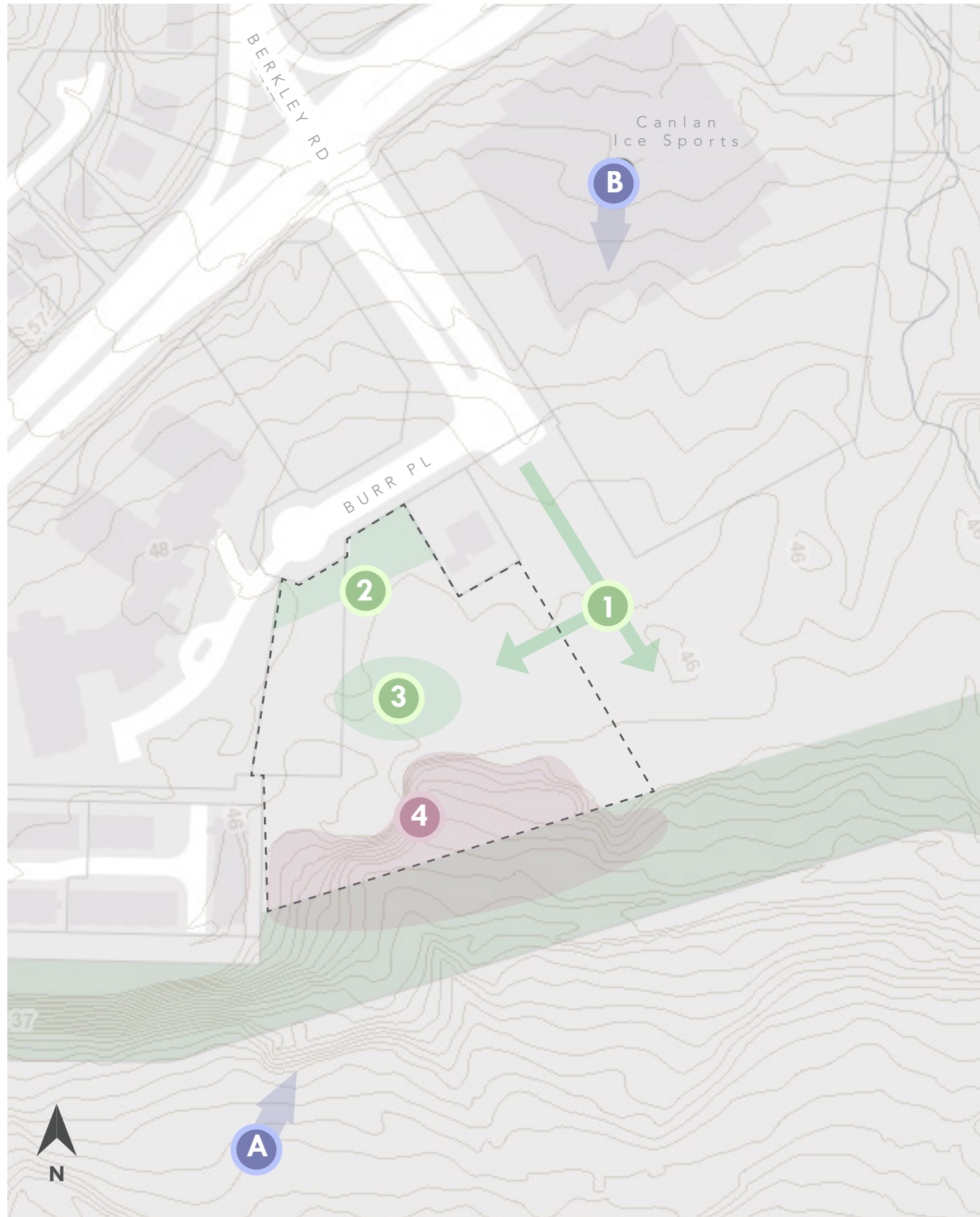
CONCEPTUAL DIAGRAM

The graphic provided below is for illustrative purposes only, and intended to facilitate high-level conceptual planning for the site. The location and type of site components require further study and would be subject to change.



LEGEND

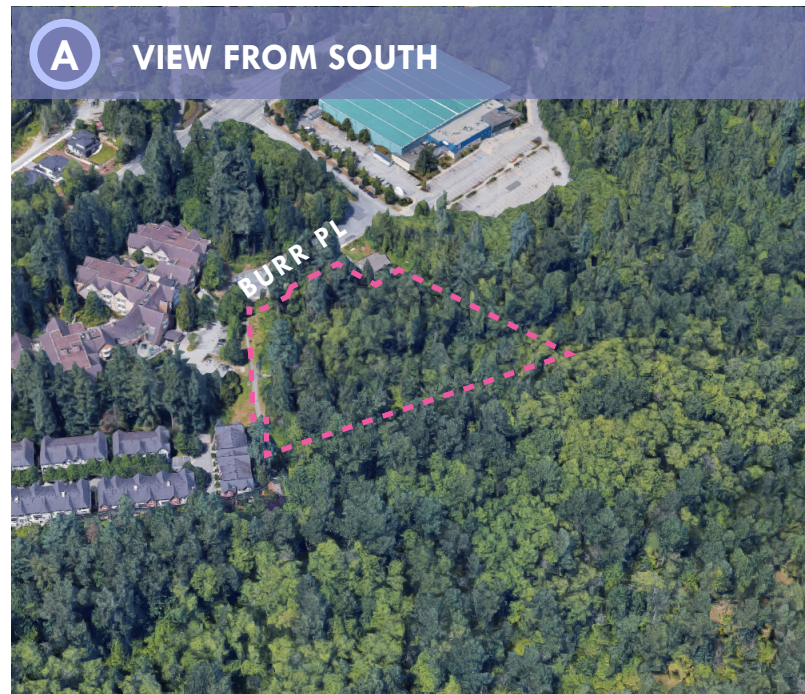
- Potential building location
- Potential artisan/light industrial frontage
- * Potential for taller building element
- Potential future vehicle connection / access
- Pedestrian link / route
- Study area



SITE DESCRIPTION

This site, located off Burr Place, is located northeast of Maplewood Village Centre in the Seymour community. It is adjacent to Berkley Care Centre, residential townhouses, and the Canlan Ice Sports rink. The site's OCP designation is intended for predominantly for multi-family housing, such as low-rise apartments. The site is currently undeveloped and is steeply sloped in the southern portion.

OCP Designation: Residential Level 5 (RES 5, up to 1.75 FSR)



OPPORTUNITIES

- 1 Potential integration with future Berkley Road.
- 2 Potential for local-serving commercial, service, or other uses at-grade.
- 3 Site size and orientation provides opportunity for central courtyard or gathering space.

CONSTRAINTS

- 4 Steep slope near southern portion of site limits developable area.
- 5 *Not shown on map:* There is a hydroelectric right-of-way along the Burr Place frontage and storm sewer bisecting center of site that will affect potential location of buildings.

POSSIBLE BUILDING FORMS

The following scenarios reflect some of the range of options that could be considered on the site to facilitate the provision of rental, social or affordable housing. These options are conceptual and will be informed by public engagement.

BASE: TOWNHOUSE + MID-RISE (4 STOREYS)

MAIN FORM



DESCRIPTION

4-storey residential mid-rise in the eastern portion of the site, transitioning to townhouses to the west.

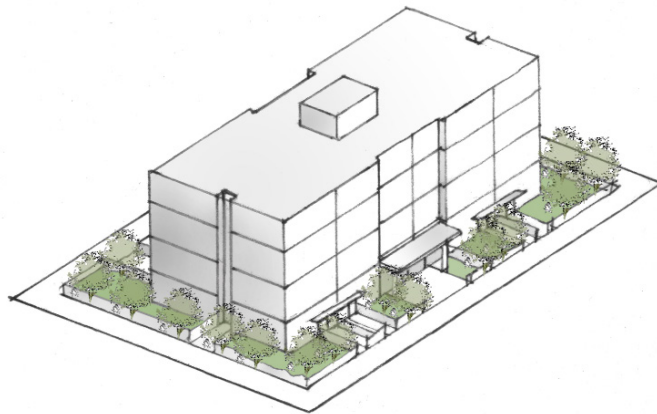
ESTIMATED NUMBER OF UNITS

75-100

CONSIDERATIONS

Mix of townhouses and 4-storey mid-rise buildings align with existing scale of adjacent buildings.
Townhouses limit potential for other uses on the ground floor and reduce potential number of units.

BONUS: MID-RISE (4 - 6 STOREYS)



6-storey residential mid-rise in the eastern portion of site, transitioning to a 4-storey mid-rise to the west with service or commercial uses at grade.

125-150

Mid-rise at western edge of site provides opportunity for other uses on the ground floor (e.g., service, commercial, etc.), while remaining compatible with existing scale of adjacent buildings.

CONCEPTUAL DIAGRAM

The graphic provided below is for illustrative purposes only, and intended to facilitate high-level conceptual planning for the site. The location and type of site components require further study and would be subject to change.



LEGEND

- Potential building location
- Potential commercial frontage
- Potential future vehicle connection / access
- Pedestrian link / route
- Study area
- Steep slope

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