

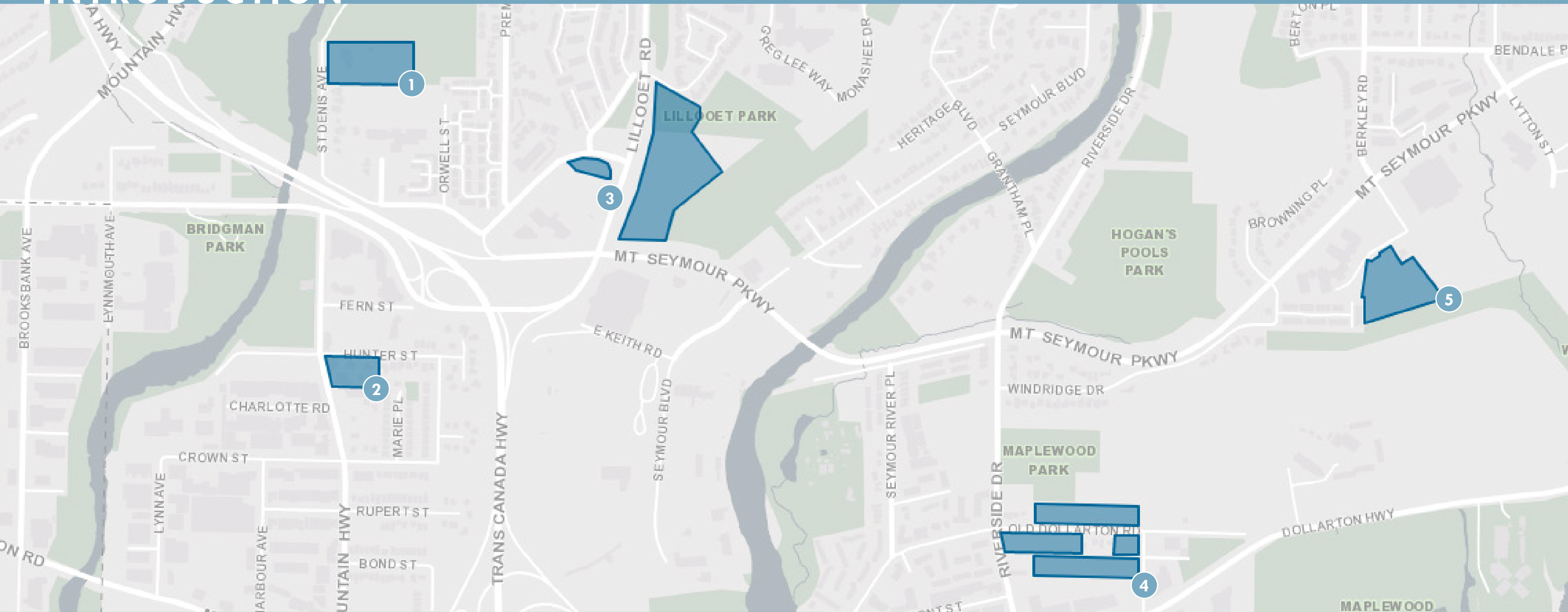


UTILIZING DISTRICT-OWNED LAND FOR AFFORDABLE HOUSING

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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LEGEND

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

TOWNHOUSE

UP TO 3-4 STOREYS



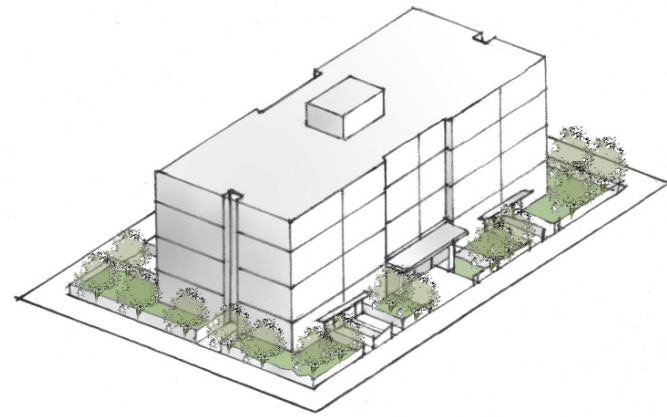
Townhouses are multi-family buildings that contain three or more units. Units share interior walls and have direct access outside. Units may be stacked on top of one another or side-by-side.

CONSIDERATIONS

- 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

LOW- TO MID-RISE

4-6 STOREYS



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.

CONSIDERATIONS

- 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

7-11 STOREYS



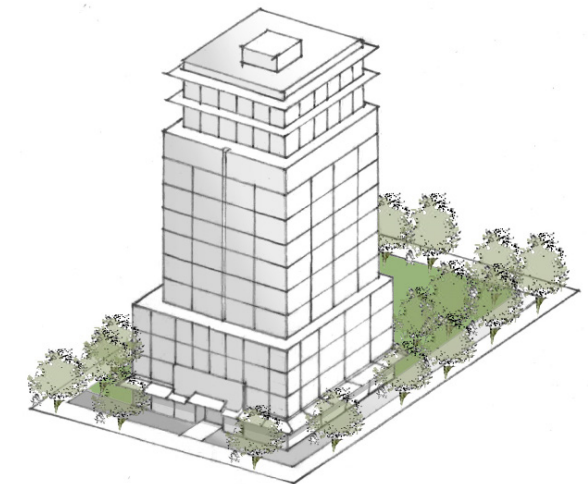
Taller mid-rise buildings are multi-family buildings with shared elevators, hallways, and underground parking. Buildings above 6 storeys in height are typically concrete or mass timber construction.

CONSIDERATIONS

- Concrete 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

HIGH-RISE

12+ STOREYS



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.

CONSIDERATIONS

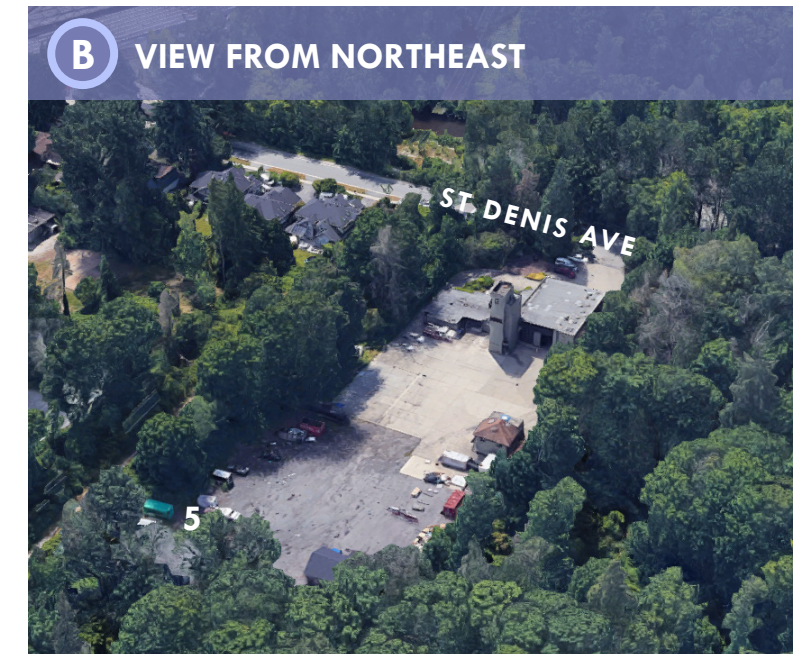
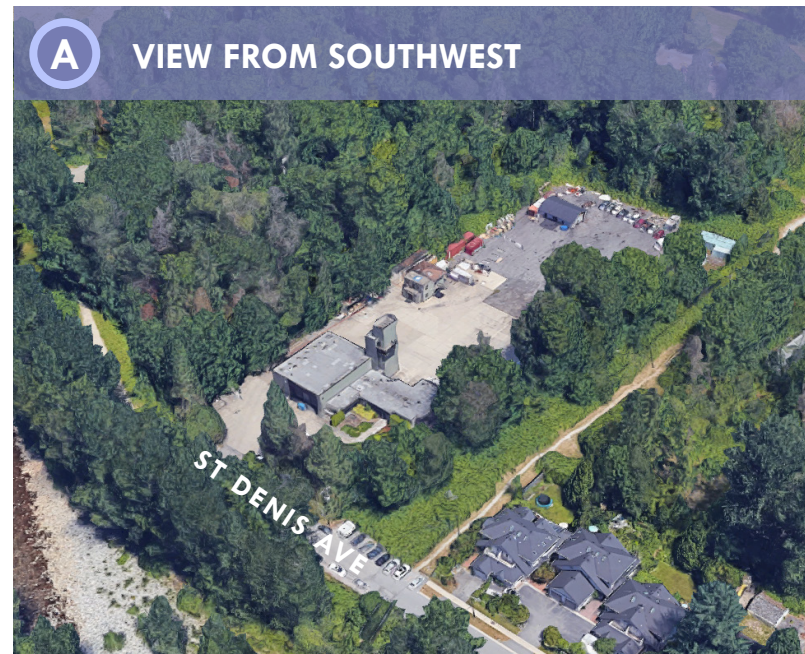
- Above the podium, the building typically has a smaller footprint than lower-density forms. This offers potential to preserve views and access to sunlight between buildings
- May require multiple levels of underground parking, which can be costly depending on site conditions
- Additional density can 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

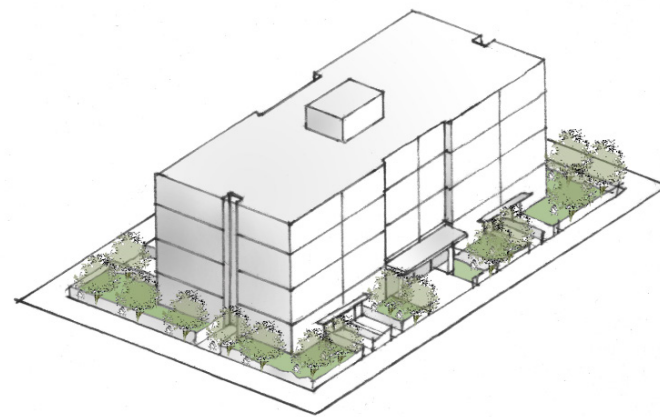
50-75 fronting St Denis Ave. Additional units will likely be possible in rear area, but will require further study.

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.

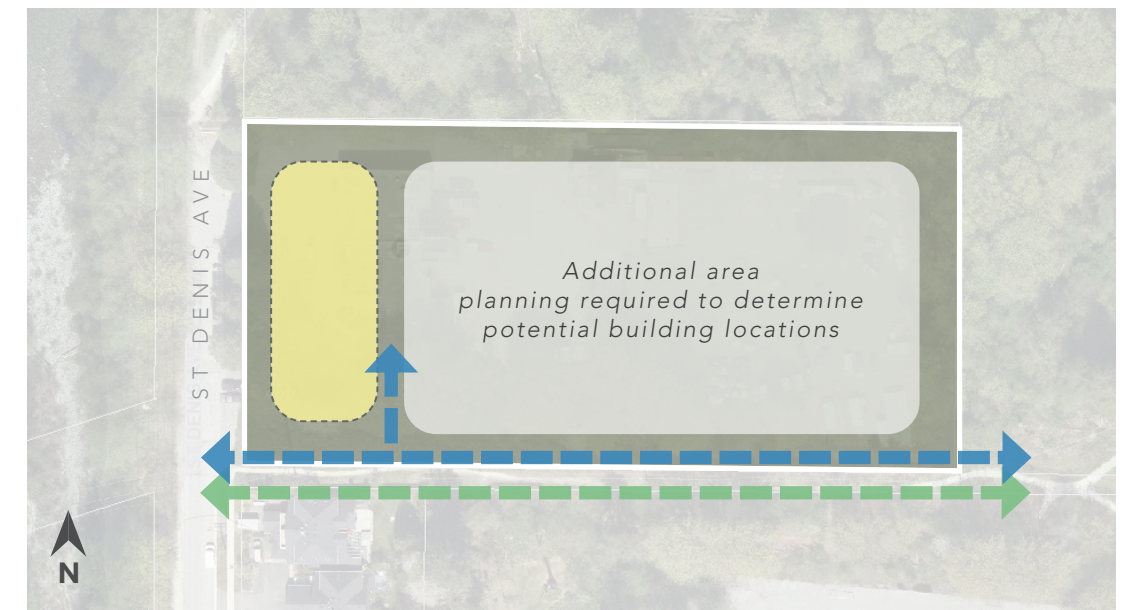
Low-rise building can provide an additional 25-50 units compared to townhouse form.

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).

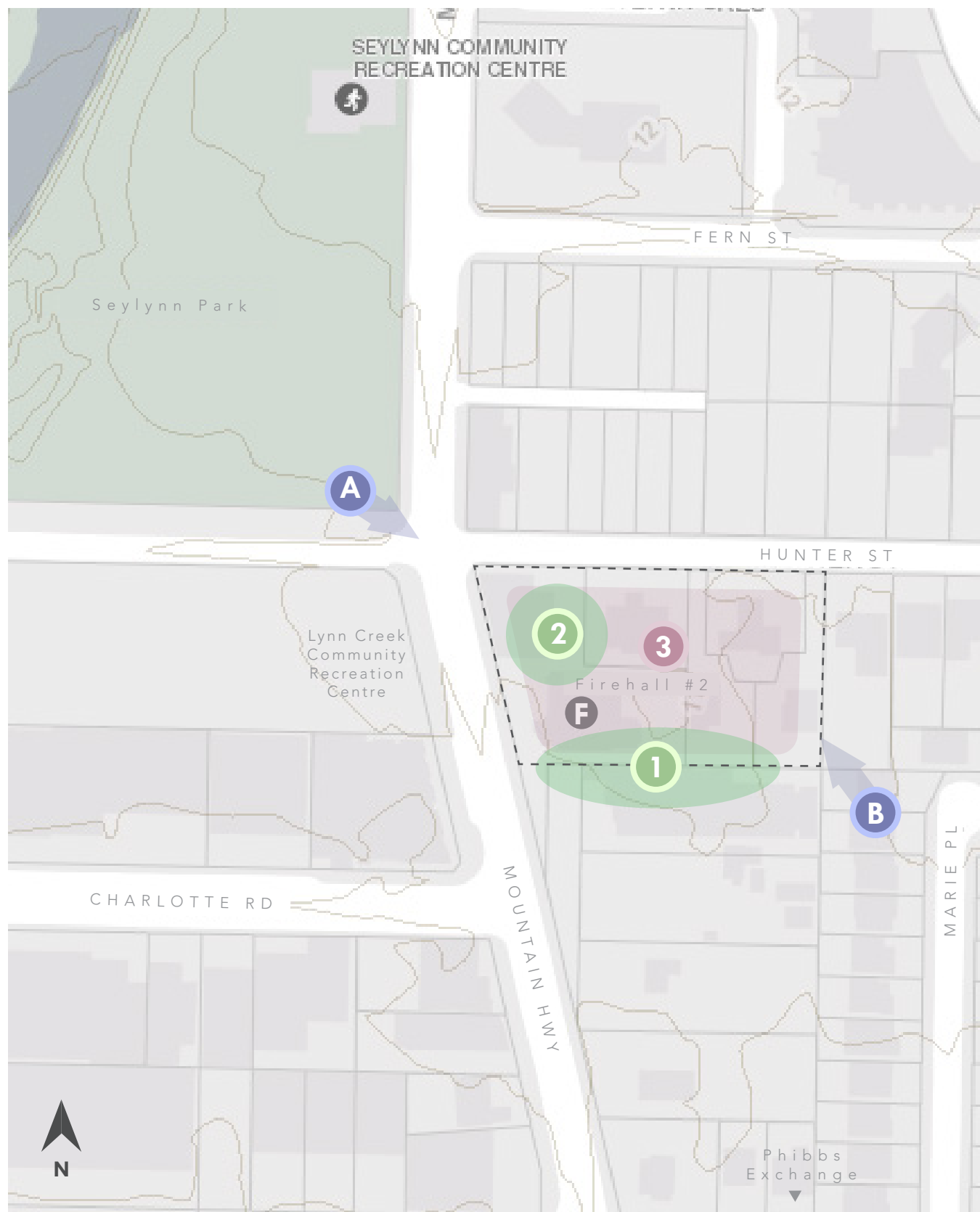
CONCEPTUAL DIAGRAM

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 Dijkhof 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

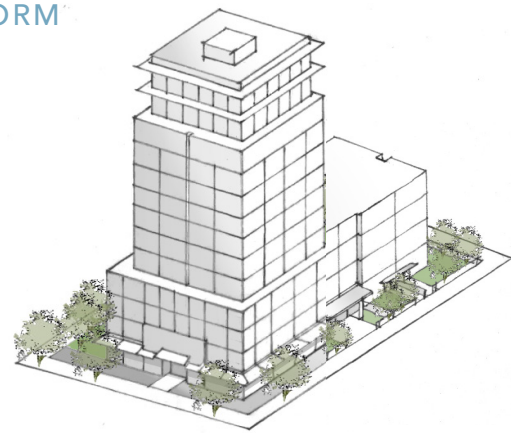
- 3 Prominent site in the heart of Lynn Creek Town Centre that requires effective utilization. District expectations for the site (e.g., on-site amenities, mix of uses, and significant public realm improvements) may be better accommodated by a market development with potential for an affordable housing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

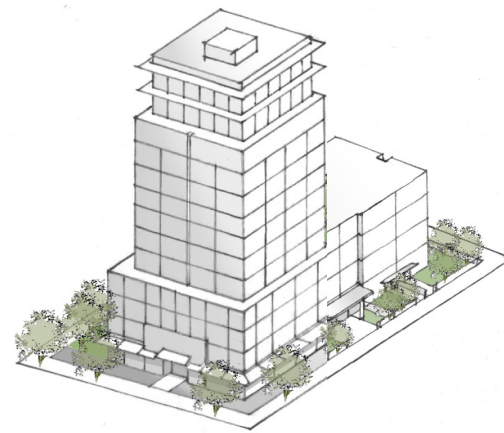
225-250

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.

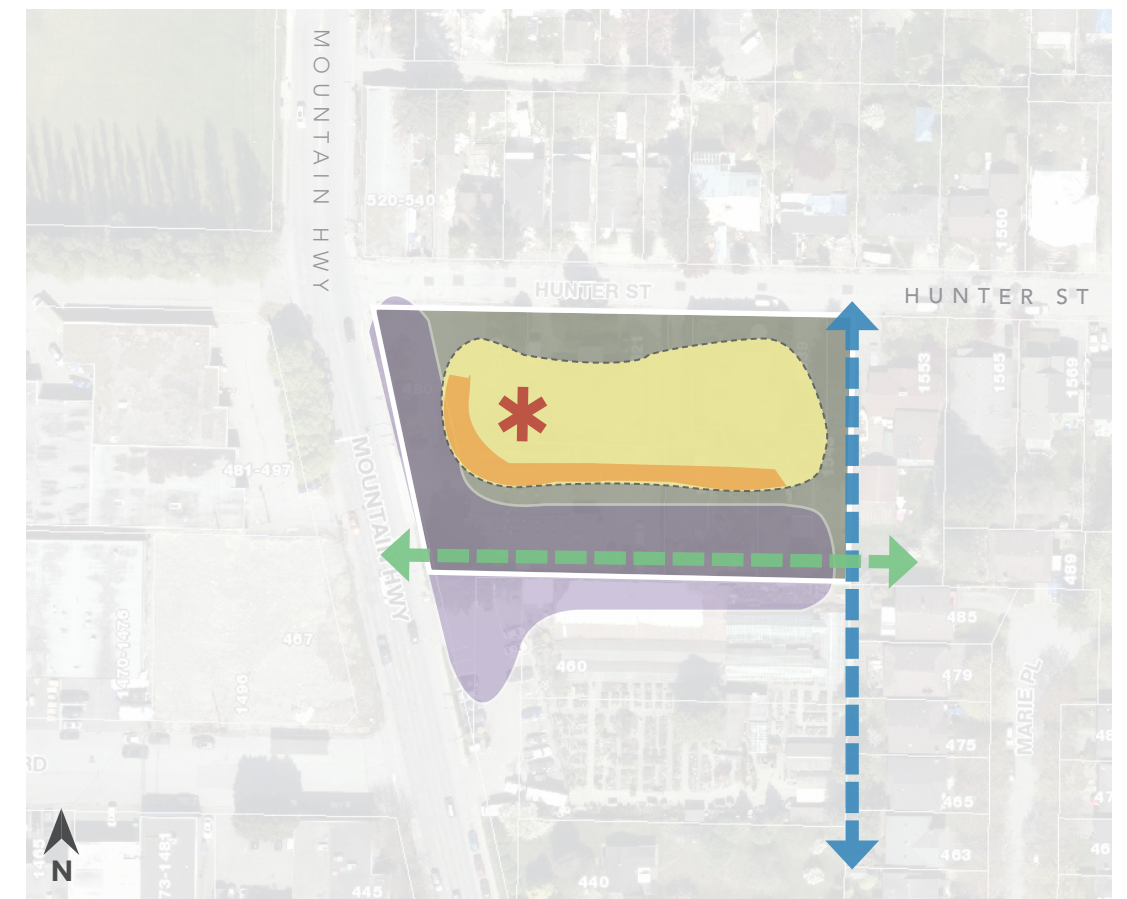
250-300

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

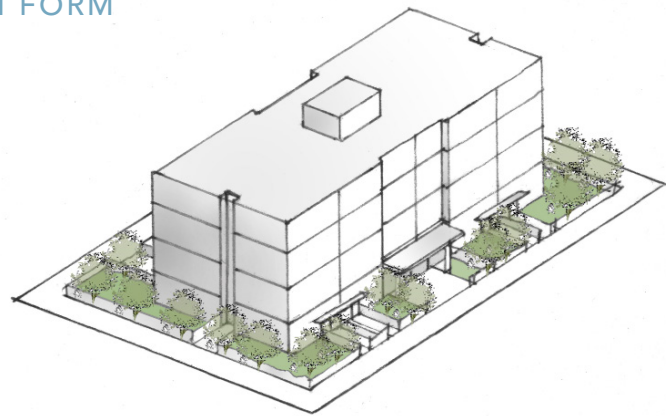
- 4 Steep slope and hydroelectric right-of-way in the southern portion of the eastern site means some of the POSNA area may be better suited for development than the CRMU 1 area.
- 5 Size of eastern site and servicing may require further area planning.

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

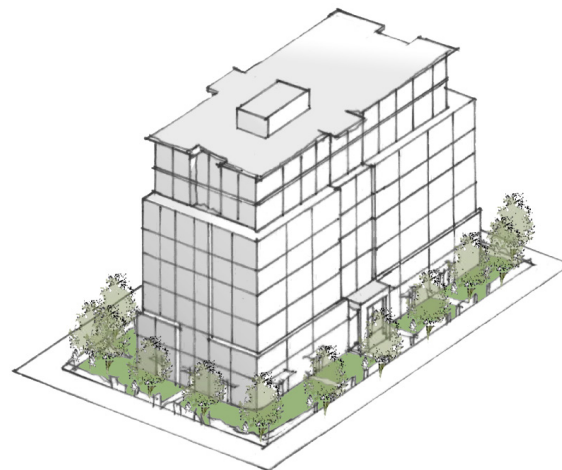
325-400

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.

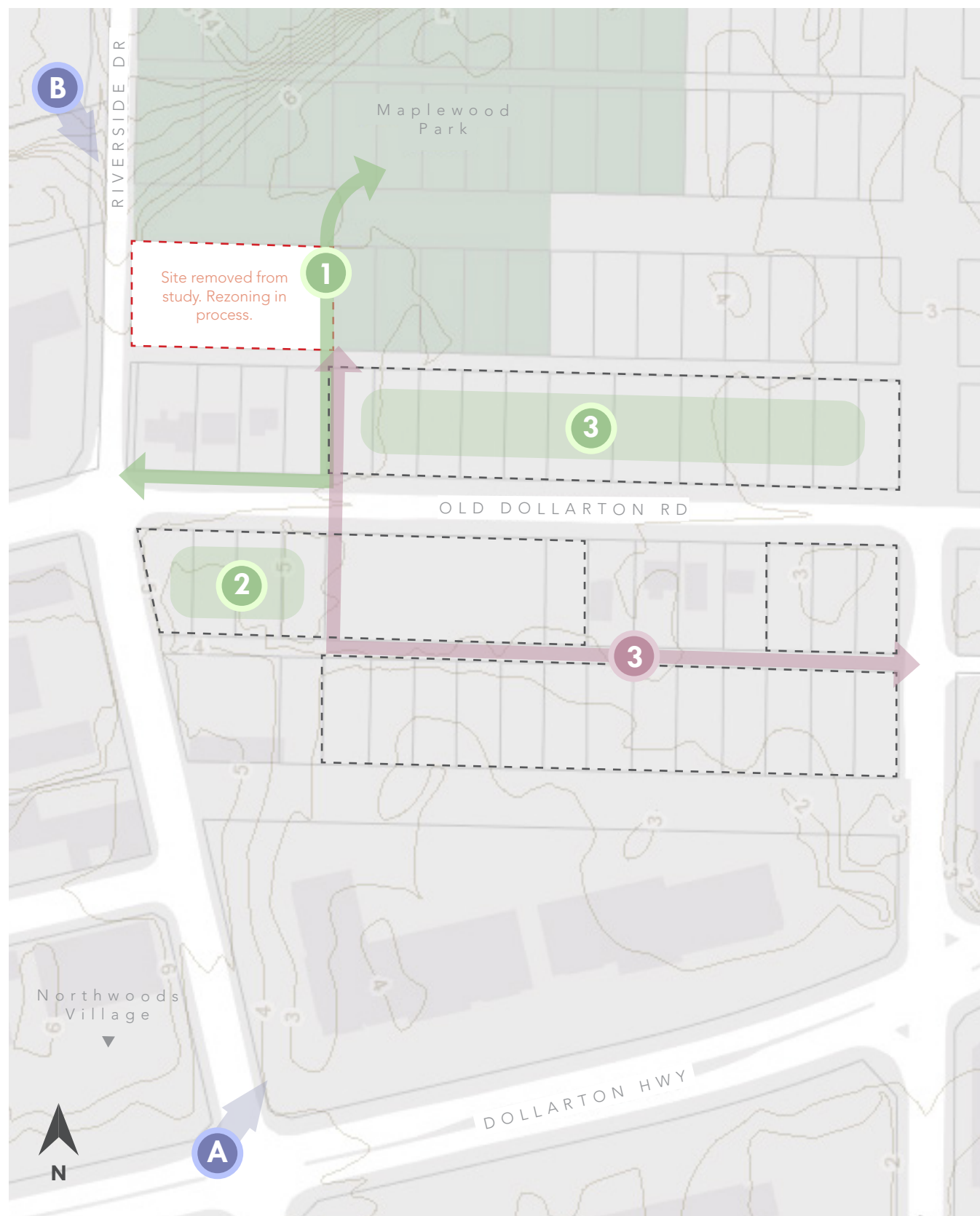
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LEGEND

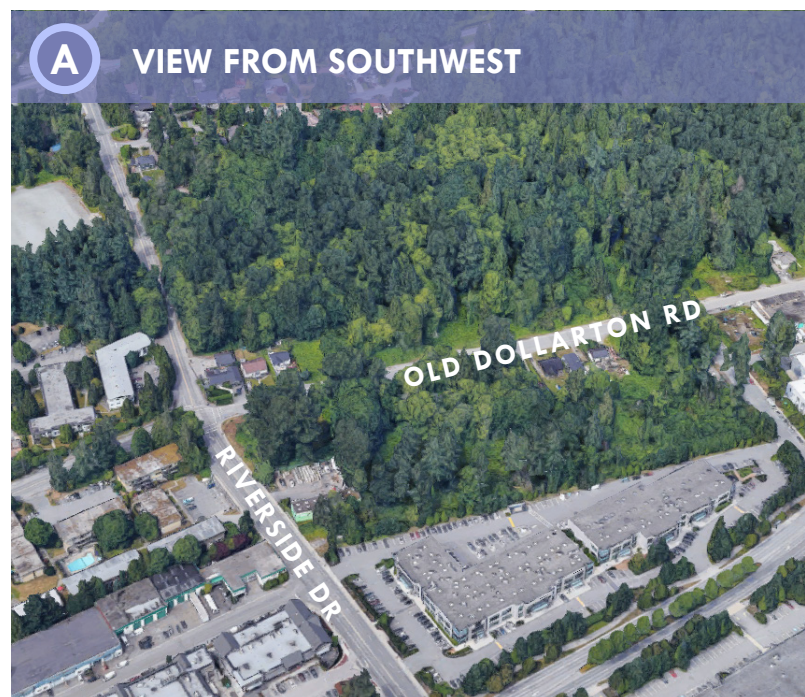
- Potential building location
- Potential commercial frontage
- ✱ Potential for taller building element
- — — Potential future vehicle connection / access
- — — Pedestrian link / route
- Study area



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

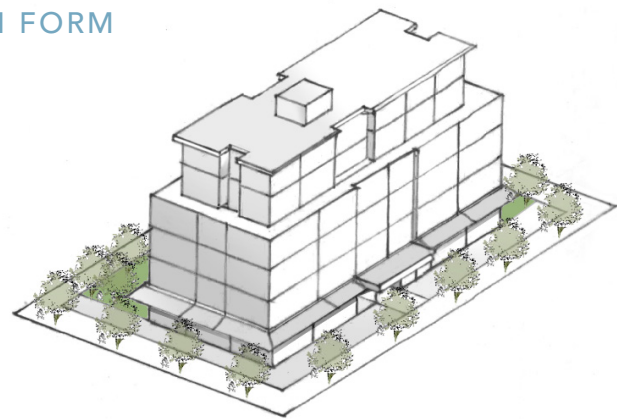
- 3 Sites require new lane network for access.

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*

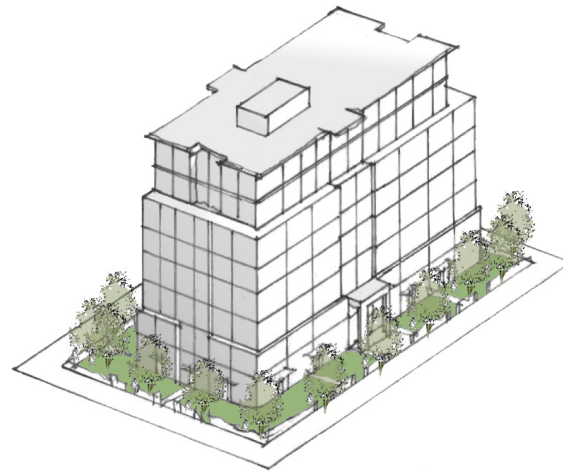
CONSIDERATIONS

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*

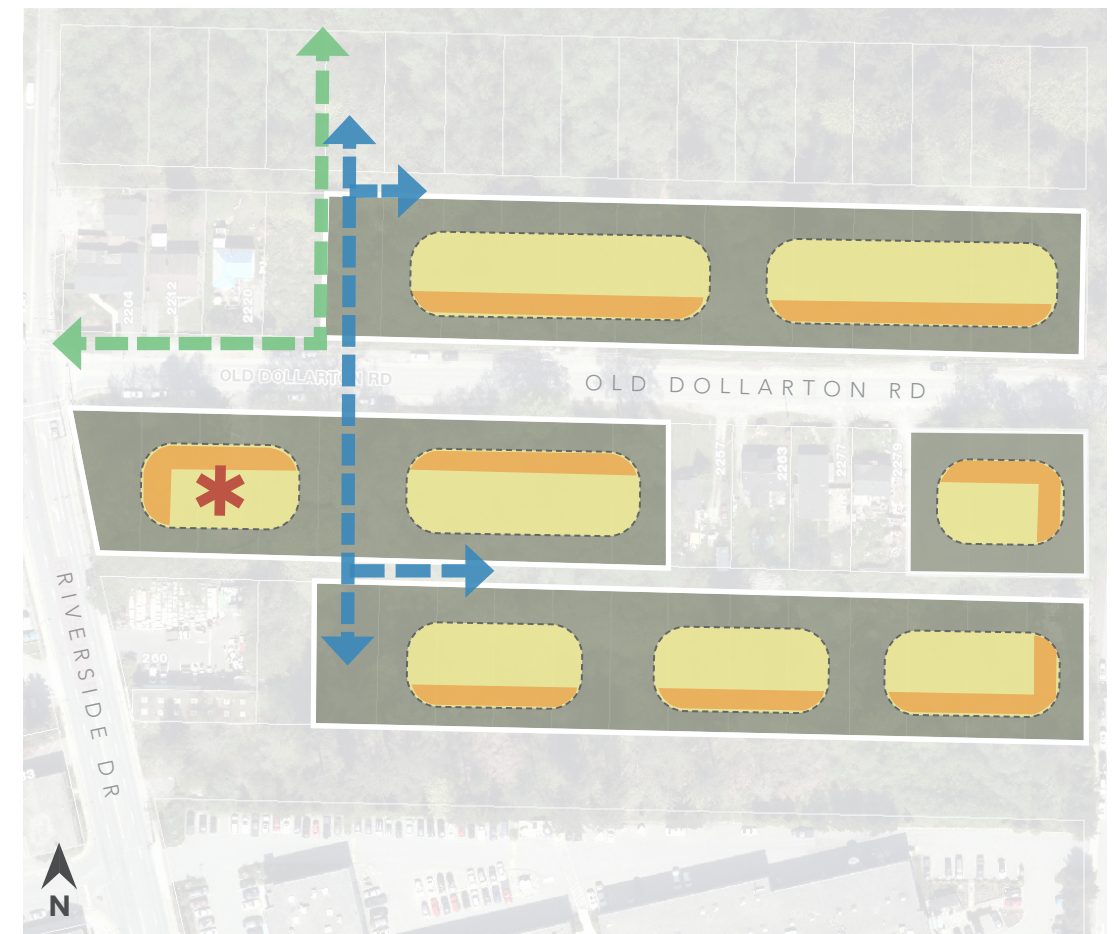
Number of units will vary depending on the mix of uses (e.g., small-scale light industrial/artisan on first two floors).

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.

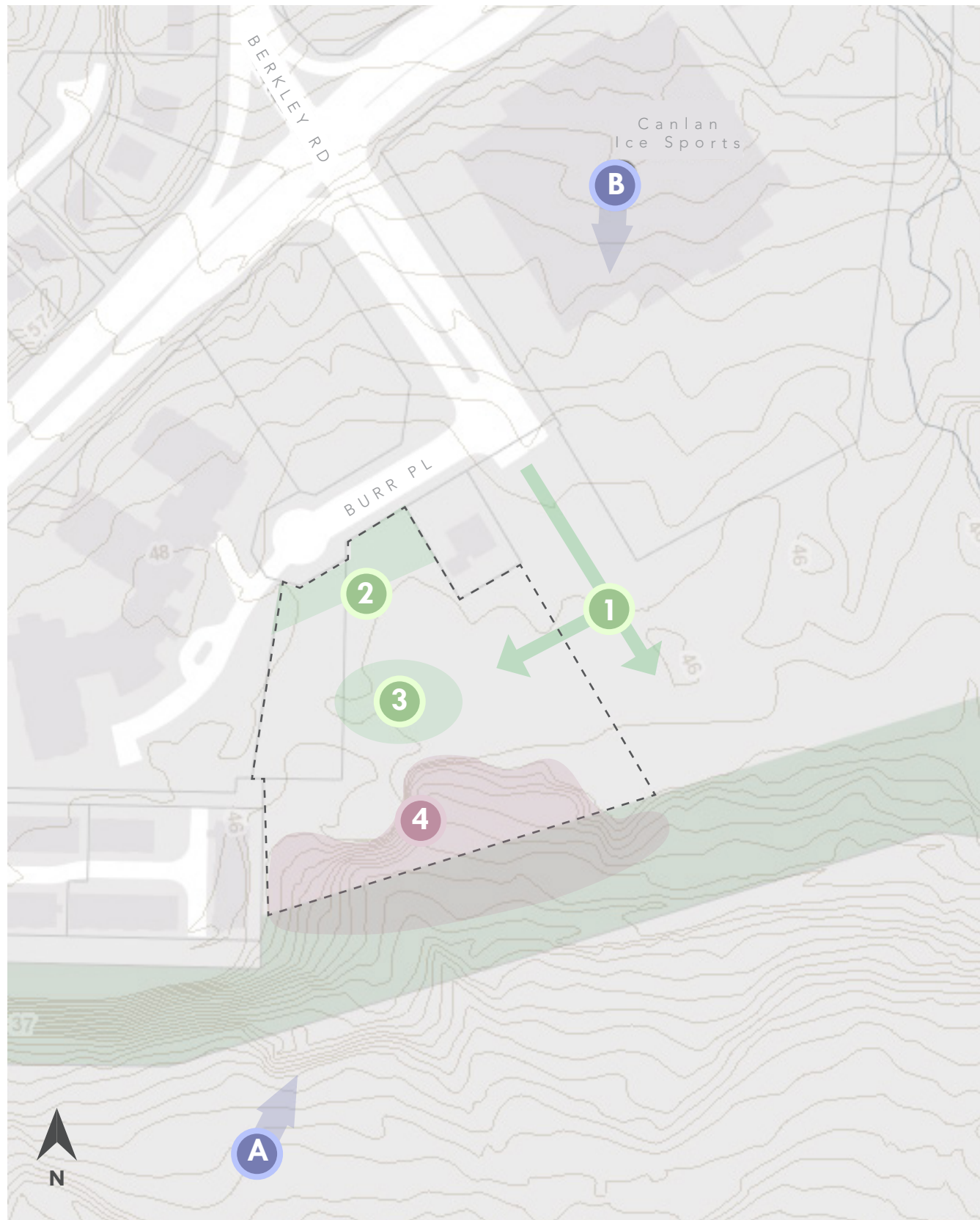
CONCEPTUAL DIAGRAM

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LEGEND

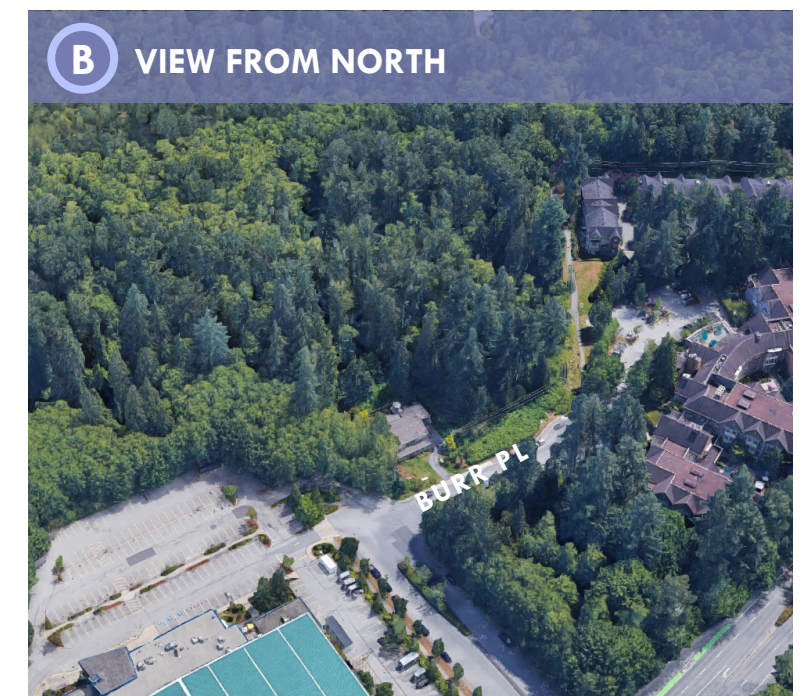
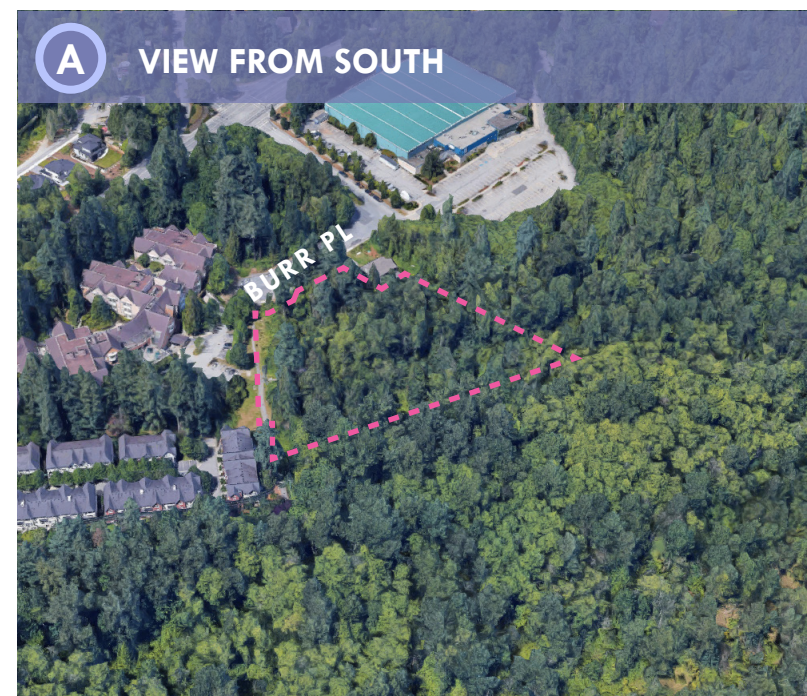
-  Potential building location
-  Potential artisan/light industrial frontage
-  Potential for taller building element
-  Potential future vehicle connection / access
-  Pedestrian link / route
-  Study area



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.

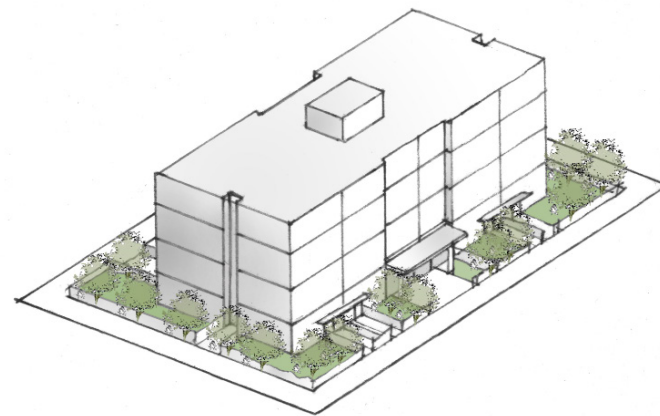
ESTIMATED NUMBER OF UNITS

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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