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

September 27, 2021
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)

Burr Place (S)

Mountain Highway & Hunter
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
Maplewood sites (1, 2, 3, 5)

- Flat sites capable of providing the anticipated number of units in a 4- to 6-storey wood frame building
- Excellent walkability and access to amenities, services, and transit
- High regional equity score
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 & 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
RECOMMENDATION

- Initiate rezoning for a District-owned site with public input
- Explore a partnership opportunity with Metro Vancouver Housing
- Undertake actions to further support project viability
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