



Social Housing Development at the “Riverside Site”

Public Hearing - Bylaw 8538
November 23, 2021

Background

Jul 26, 2021 ●

Metro Vancouver partnership

Sept 27, 2021 ●

Council directed staff to proceed with a District-led rezoning

Nov 1, 2021 ●

Council granted first reading to Rezoning Bylaw 8538

Applicable Bylaws

Tonight's Hearing:

- Bylaw 8538 – Rezones to a Comprehensive Development Zone 139 (CD139)

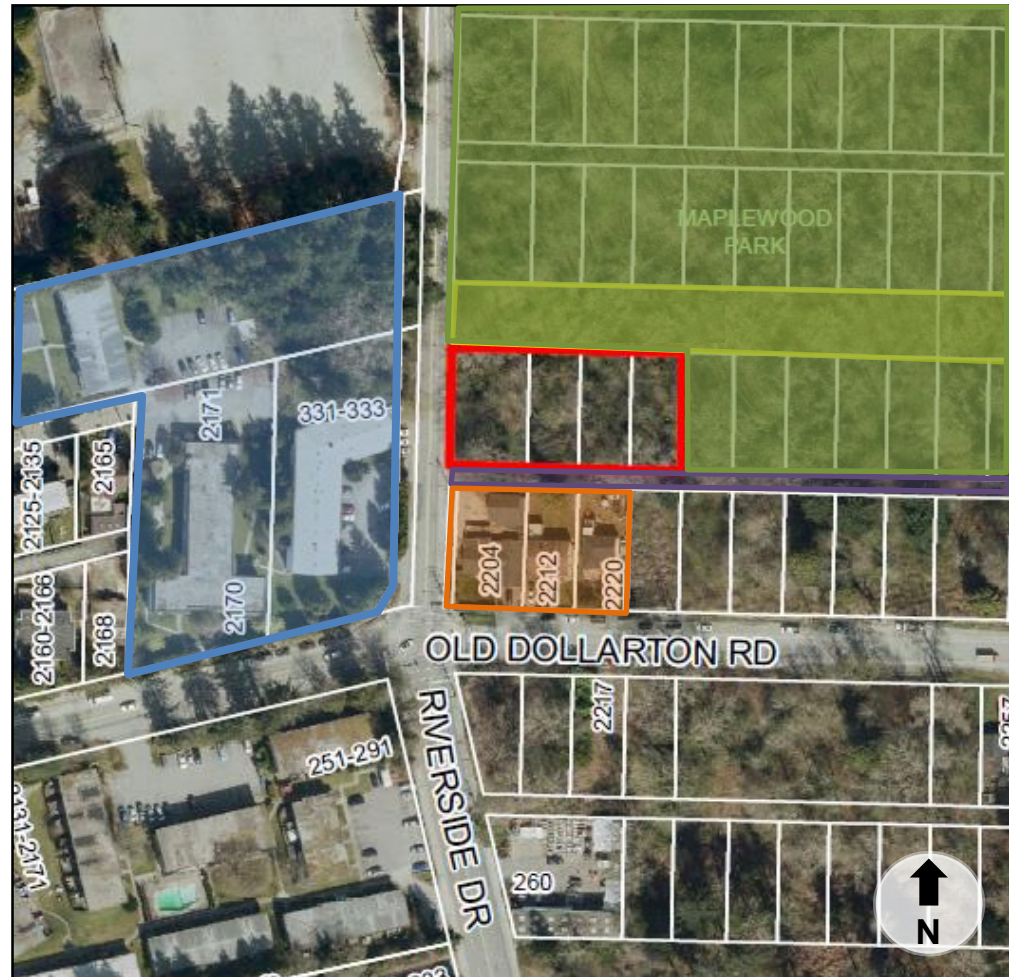
Related Bylaw:

- Bylaw 8539 – Waives the Development Cost Charges

Site Context

Size:
Approx. 2,508 m²
(27,000 sq. ft.)

Undeveloped land

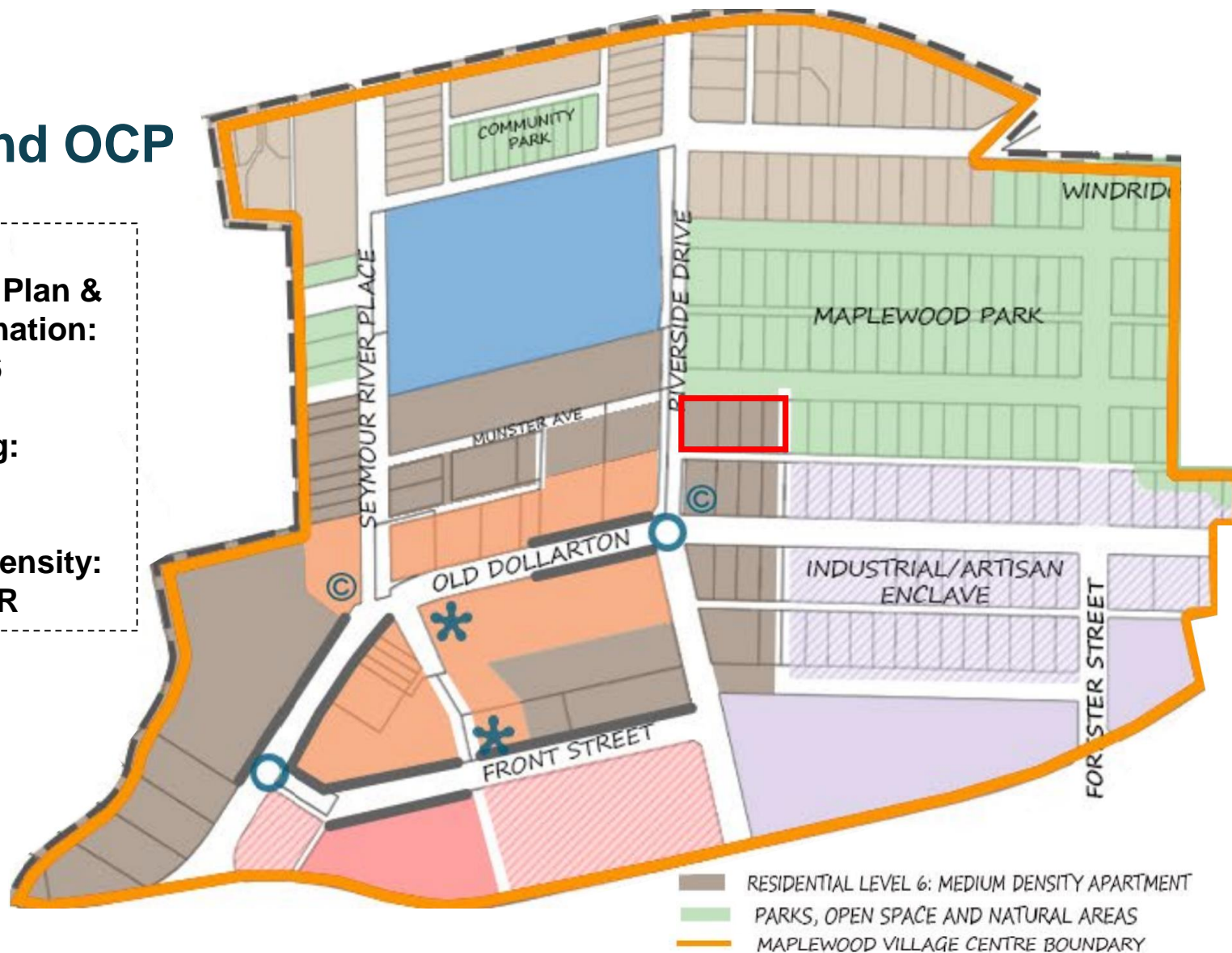


Zoning and OCP

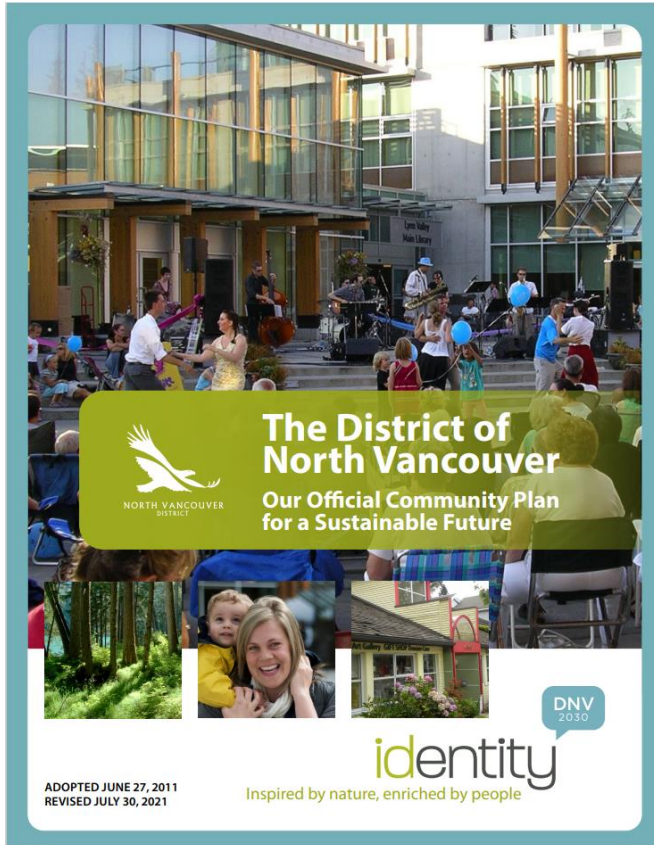
**Maplewood Plan &
OCP Designation:
RES6**

**Zoning:
PRO**

**Proposed Density:
2.5 FSR**

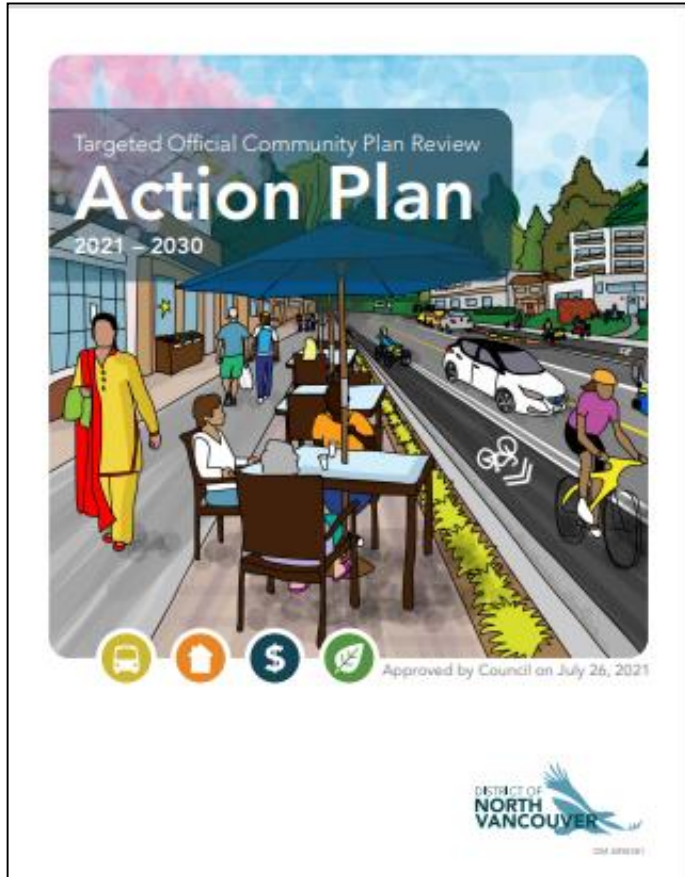


Official Community Plan



- *Encourage and facilitate a broad range of housing, including non-market and supportive housing*
- *Focus a higher proportion of affordable housing in designated growth areas*
- *Apply incentives (including, but not limited to density bonussing, pre-zoning and reduced parking requirements) as appropriate, to encourage the development of affordable housing*
- *Consider incentives such as reduced Development Cost Charges to facilitate affordable rental housing*
- *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



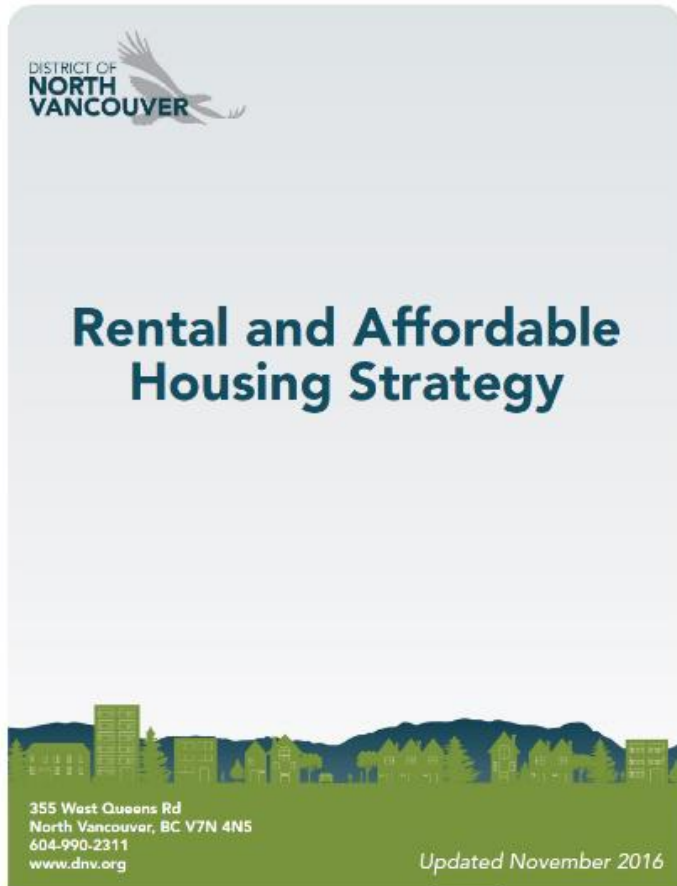
Priority Action #1: *Achieve Town and Village Centres that deliver low-carbon, compact, and diverse housing, transportation choices, and supportive public amenities and employment space*

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.*

Priority Action #6: *Create a continuous and connected network of walking and cycling routes to encourage more people of all ages and abilities to walk and cycle*

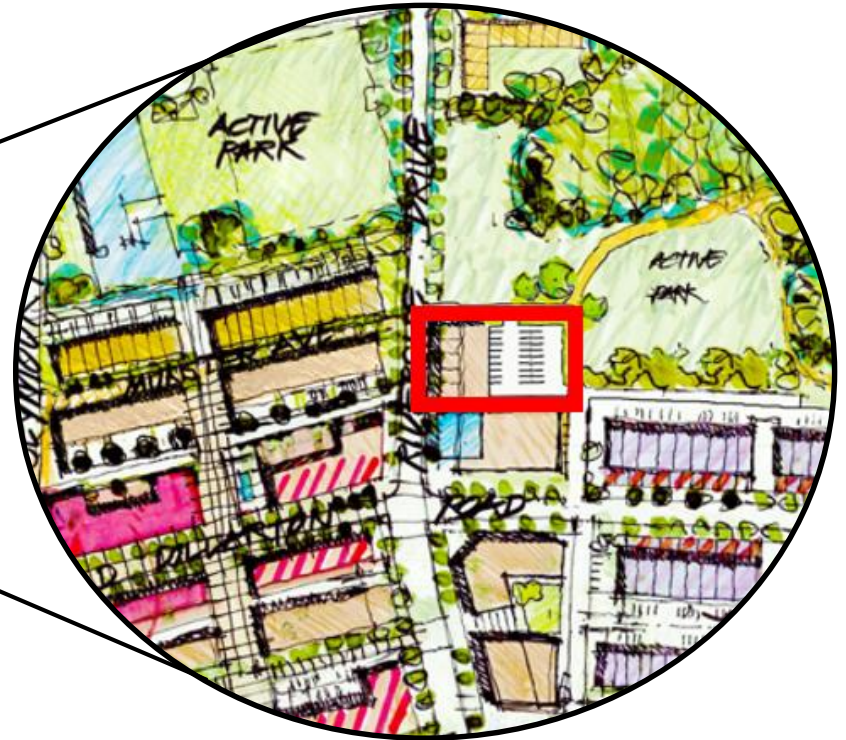
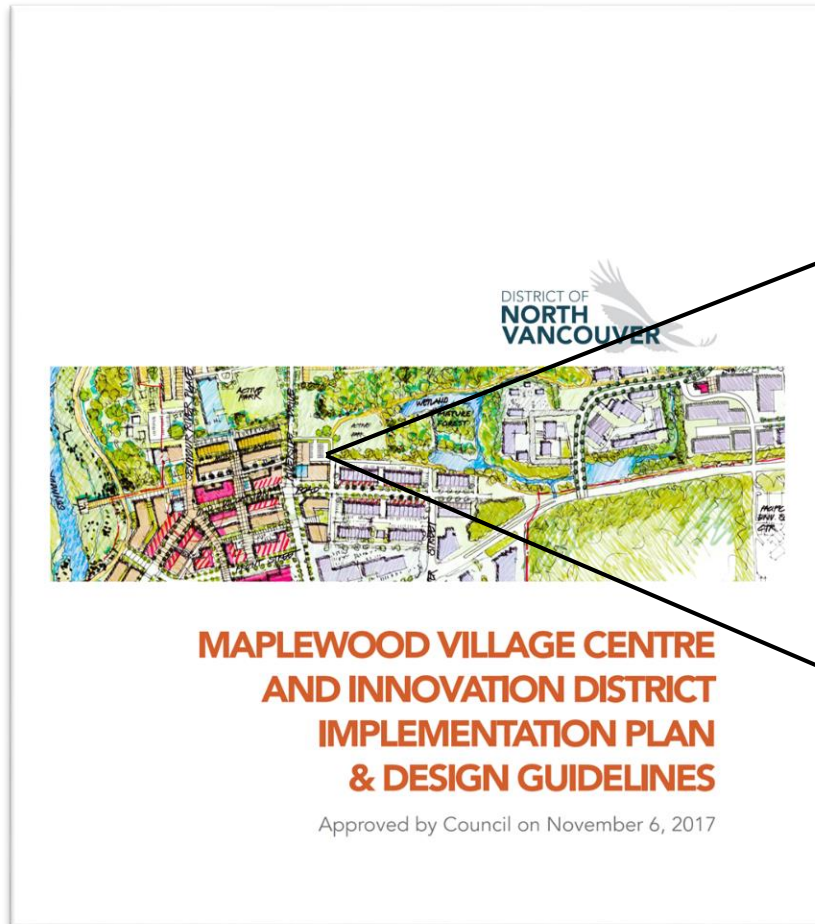
Rental and Affordable Housing



Rental and Affordable Housing Strategy (RAHS)

- Expanding the supply and diversity of housing
- Expanding the supply of new rental and affordable housing
- Minimizing impacts to tenants
- Partnering with other agencies to help deliver affordable housing

Maplewood Village Centre Implementation Plan



Vehicle Parking and Bicycles

Vehicle Parking

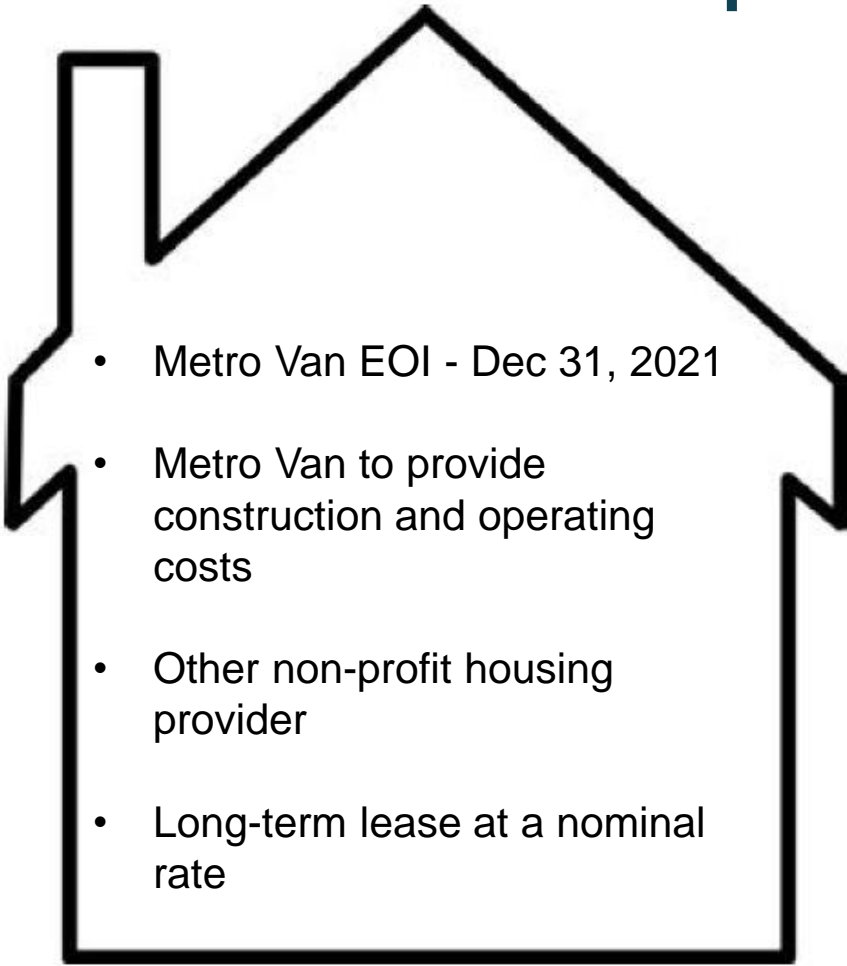
Alternative Vehicle Parking Rates Policy

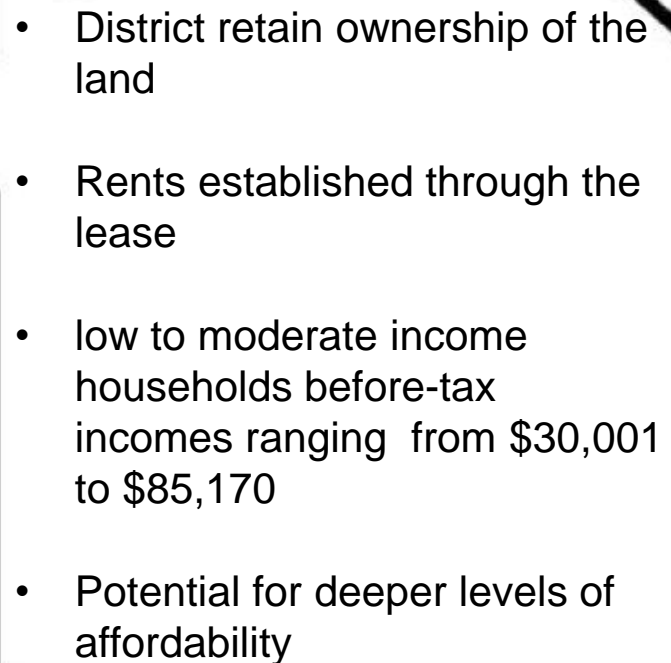
Use	Minimum Parking Spaces Required
Studio or one-bedroom dwelling unit	0.50
Two-bedroom dwelling unit	0.65
Three or more bedroom dwelling unit	1.10
Visitor spaces per dwelling unit	0.10
Social gathering use	1 space per 40 m ² of gross floor area

Bicycle Storage

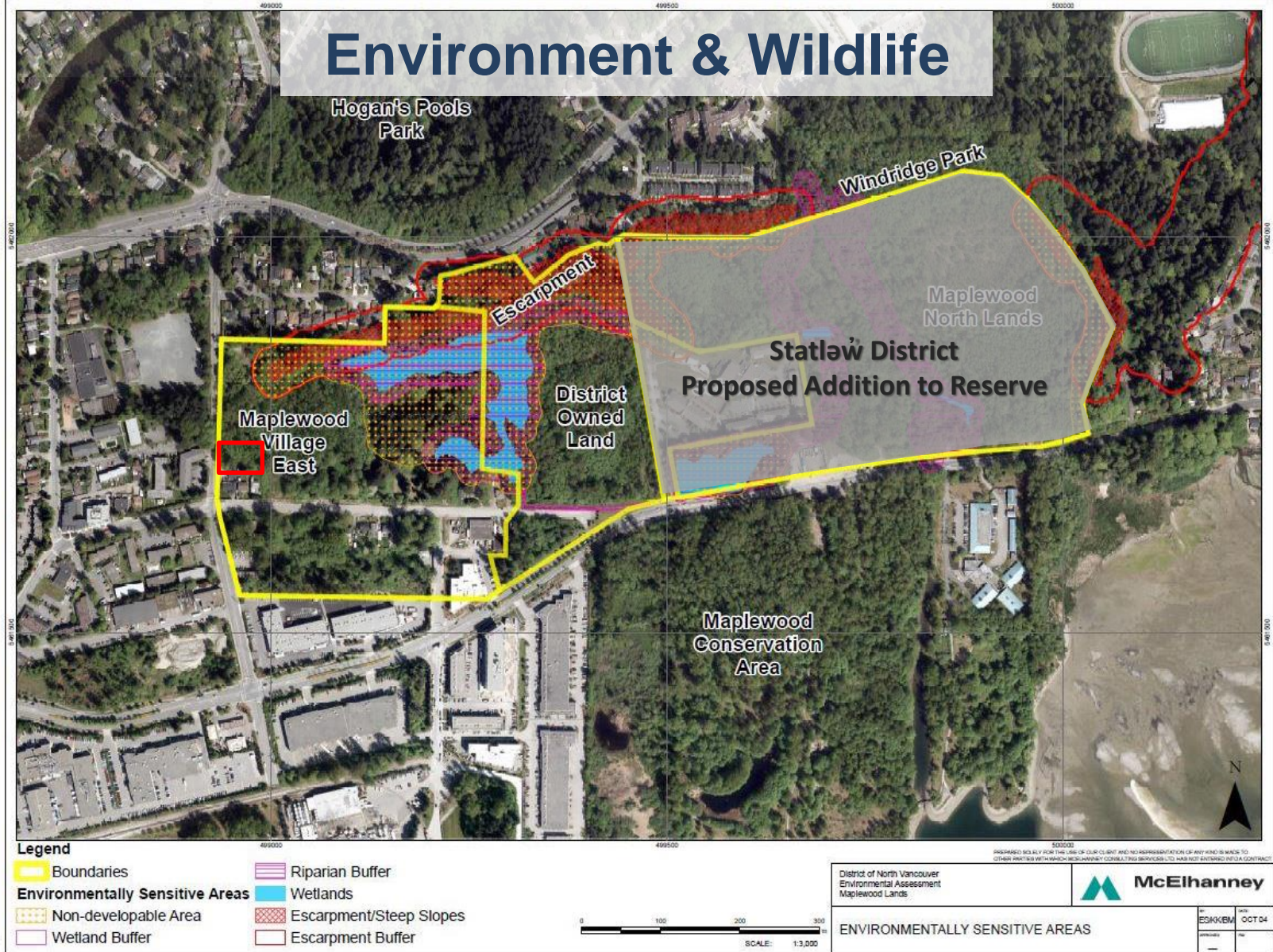
Use	Minimum Bike Storage Spaces Required
Studio or one-bedroom dwelling unit	1
Two or more bedroom dwelling unit	2

Partnership & Lease Agreement

- 
- Metro Van EOI - Dec 31, 2021
 - Metro Van to provide construction and operating costs
 - Other non-profit housing provider
 - Long-term lease at a nominal rate

- 
- District retain ownership of the land
 - Rents established through the lease
 - low to moderate income households before-tax incomes ranging from \$30,001 to \$85,170
 - Potential for deeper levels of affordability

Environment & Wildlife



Public Input

Virtual Public Information Meeting (PIM)

- November 5 – November 15
- 390 notices to neighbourhood
- 117 visitors to the meeting webpage
- 5 comments/questions
- Summary of participation

Development Proposal

PUBLIC INFO MEETING:

VIRTUAL Open House
November 5 - November 15, 2021
Visit **[DNV.org/public-meeting](https://dnv.org/public-meeting)**

PROPOSAL:

Information is preliminary
and subject to change

Riverside Site



**District-led
rezoning for
social housing**

60-90
rental units

up to **6** storeys

WE ARE HERE

PUBLIC INFO MEETING

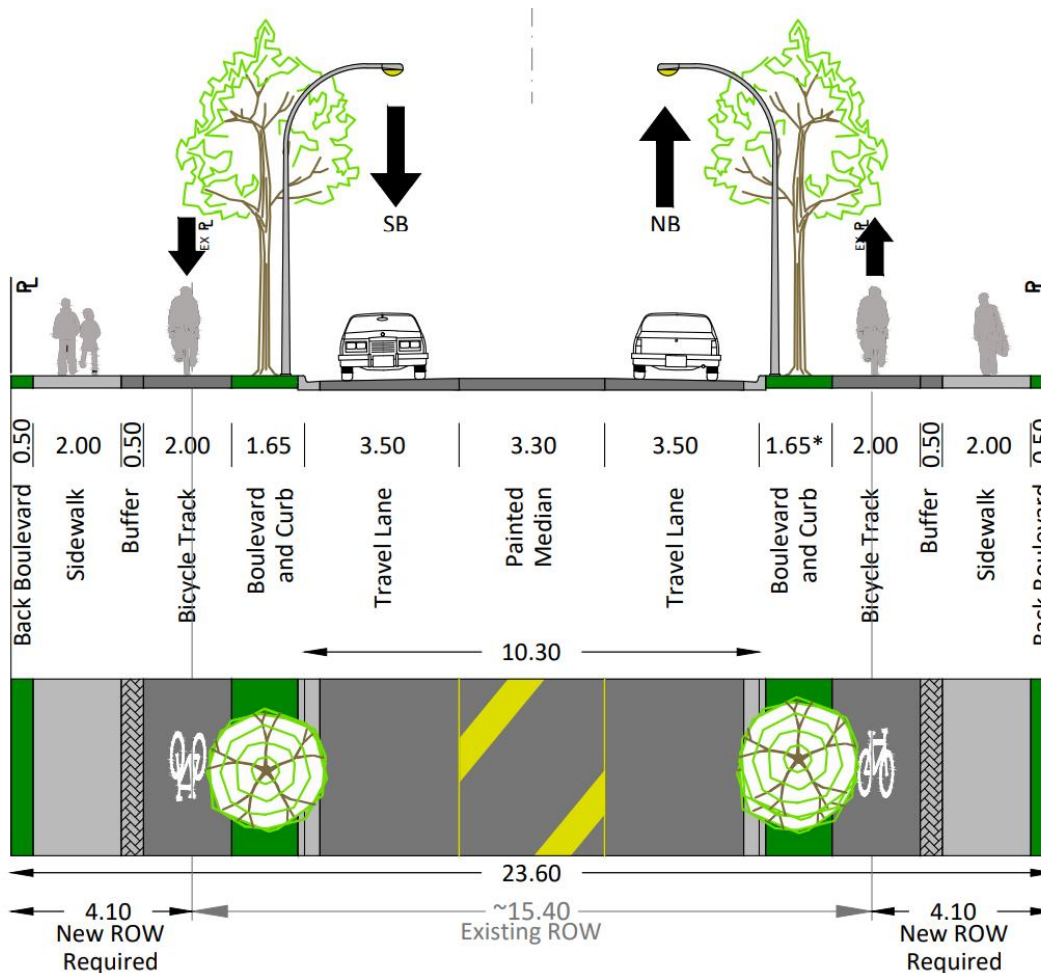
PUBLIC HEARING



Contact:

Robyn Hay, Development Planner
District of North Vancouver
604-990-2369 or hayr@dnv.org

Infrastructure



- Riverside Drive upgrades
- Vehicle access from Old Dollarton Road
- Site is serviceable

District Contributions

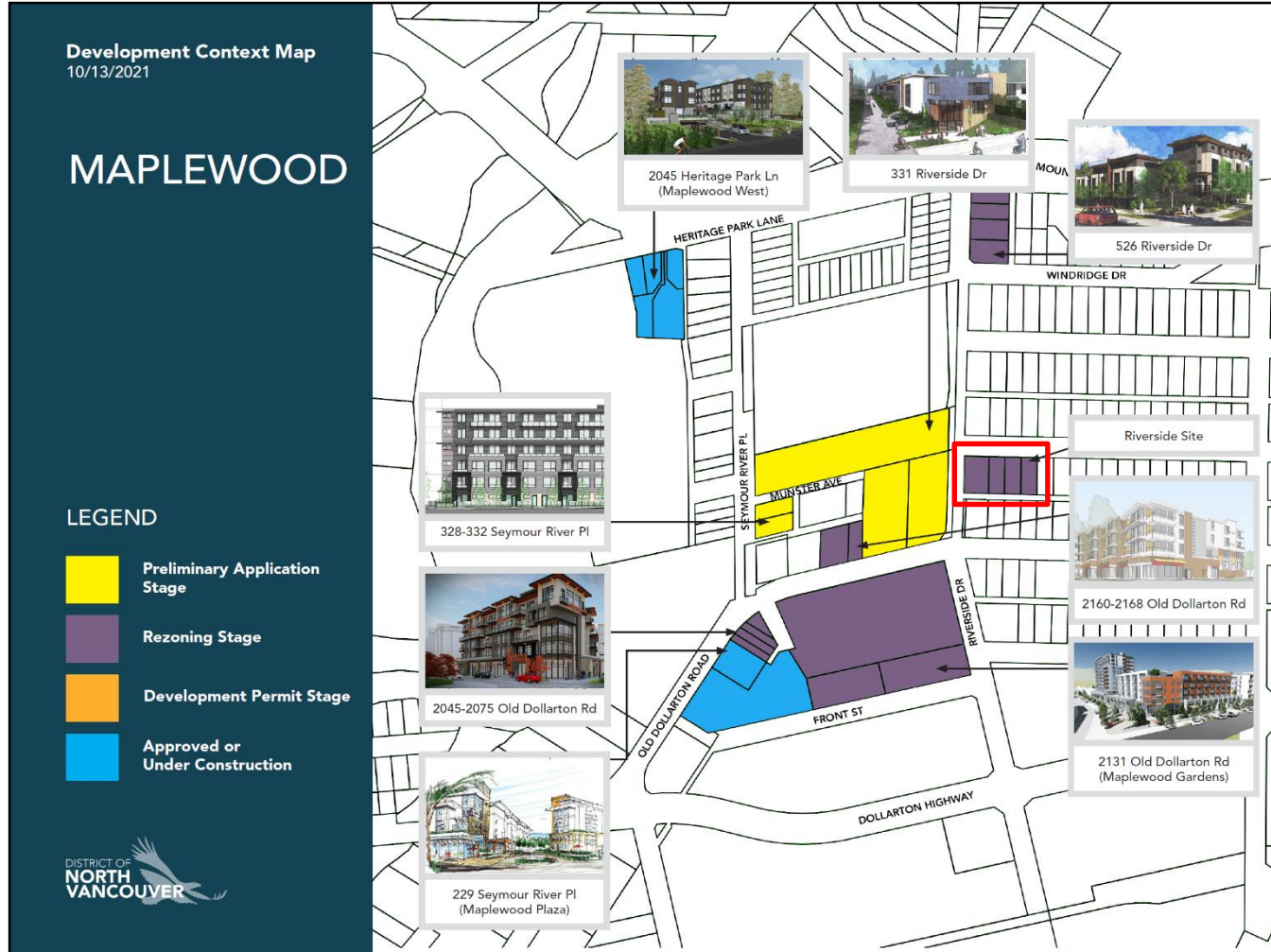
- District-led rezoning
- Lease the land at a nominal rate
- Waive Development Permit fees of approx. \$6,500
- Waive Building Permit fees of approx. \$239,000
- Waive DCC's of approx. \$750,000
- Contribute to road and utility upgrades
- Consider a property tax exemption



“Riverside Site”

Bylaw 8538 - Rezoning Bylaw

Construction Traffic Management



EVALUATION



**DEVELOPMENT
READINESS**



**DEVELOPMENT
POTENTIAL**



**TENANT
LIVABILITY**



**GOVERNMENT
ACTIONS**



**REGIONAL
EQUITY**

Accessibility

Accessible Design Policy for Multi-family Housing:

- 100% of the apartment units to meet the 'Basic Accessible Design' criteria
- 5% of the apartment units to meet the 'Enhanced Accessible Design' criteria

Sustainability

- Meet either “Step 4” or Step Code 3 of the BC Step Code with a Low Carbon Energy System (LCES) for all of the residential components
- Energy and Water Conservation and Greenhouse Gas Emission Reduction Development Permit