

June 2022



WHAT WE HEARD

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

TABLE OF CONTENTS

TABLE OF CONTENTS	2
EXECUTIVE SUMMARY	3
Overview	3
Engagement	3
Key Findings	4
1. INTRODUCTION	5
1.1 Background	5
1.2 Sites	6
1.3 Scenarios	7
2. METHODOLOGY	8
2.1 Notification	9
2.2 Pop-up Events	10
2.3 Open House Events	11
2.4 Stakeholder Meetings	12
2.5 Online Engagement Tool	12
2.6 Data Limitations	13
3. WHAT WE HEARD	14
3.1 Pop-up Events	14
3.2 Stakeholder Meetings	15
3.3 Open House Events	16
3.4 Online Engagement Tool	17
APPENDIX	28
Information Boards from Open House Events	28

EXECUTIVE SUMMARY

Overview

In response to Council direction provided on December 13, 2021, staff undertook public engagement on conceptual development scenarios that could support affordable housing on two District-owned sites: 900 St Denis Avenue and the southeast corner of Mountain Highway/Hunter Street (480 Mountain Highway, 1519-1543 Hunter Street). Engagement sought to understand the community's viewpoints on using the two sites for affordable housing, gather input on potential building types and density that could be considered, and learn about preferences for affordable housing more generally.

Feedback was overall positive, with strong support for using both sites for affordable housing in the future. Participants also indicated a preference for the higher-density alternatives for each site to achieve more housing units.

Results from the public engagement will be used to inform the vision for the future of these sites, and will be considered alongside further technical analysis and Council input.

Engagement

Engagement took place between April 20, 2022 and May 15, 2022, through a variety of activities to ensure opportunities for broad and diverse participation.

3 POP-UP EVENTS



250

TOUCH POINTS

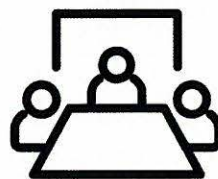
3 OPEN HOUSES



34

ATTENDANTS

3 STAKEHOLDER MEETINGS



3

ORGANIZATIONS

ONLINE ENGAGEMENT TOOL



242

RESPONDENTS

Key Findings

The following is a summary of the key findings that emerged through engagement.

Support for Affordable Housing

- 78% of survey respondents felt that 900 St Denis Ave is either somewhat or very appropriate for affordable housing;
- The most common themes from the written comments for 900 St Denis Ave were general support for affordable housing on the site and support due to the site's proximity to amenities and services;
- 86% of survey respondents said the site at Mountain Hwy/Hunter St is either somewhat or very appropriate for affordable housing;
- The most common themes from the written comments for Mountain Hwy/Hunter St were support due to the site's proximity to amenities and services and general support for affordable housing on the site; and
- General support for affordable housing on these two sites was also heard through feedback received in the open houses and pop-up events.

Support for Higher Density and More Units

- For both sites, survey respondents indicated a preference for the higher density alternative (Scenario 2). This preference was more pronounced for the Mountain Hwy/Hunter St site (56% preferred Scenario 2 versus 25% for Scenario 1) than for 900 St Denis Ave (45% preferred Scenario 2 versus 36% for Scenario 1);
- In the written comments that discussed a preference for Scenario 2, the most common reason was the ability to provide more affordable housing units; and
- When thinking about housing more generally, 71% of respondents indicated they preferred the trade-off of having higher density in exchange for more affordable housing units or lower rents (versus having lower density and fewer units or higher rents).

Considerations for Building Affordable Housing

- 19% of survey respondents felt that 900 St Denis Ave is not appropriate for affordable housing;
- The most common concern in the written comments for 900 St Denis Ave was the site's lack of accessibility and proximity to amenities and services;
- 12% of respondents felt that Mountain Hwy/Hunter St is not appropriate for affordable housing; and
- The most common concern in the written comments for Mountain Hwy/Hunter St was that existing infrastructure and/or services cannot accommodate additional growth.

1. INTRODUCTION

1.1 BACKGROUND

A healthy community has a diverse selection of housing to accommodate the needs of residents of all ages, incomes, abilities, and household sizes. At Council's direction, the District has played a leadership role in supporting housing opportunities by strategically leveraging District-owned lands for affordable housing. The continued success of this strategy relies, in part, on having suitable sites identified and ready for affordable housing when partnership, funding, or other opportunities arise.

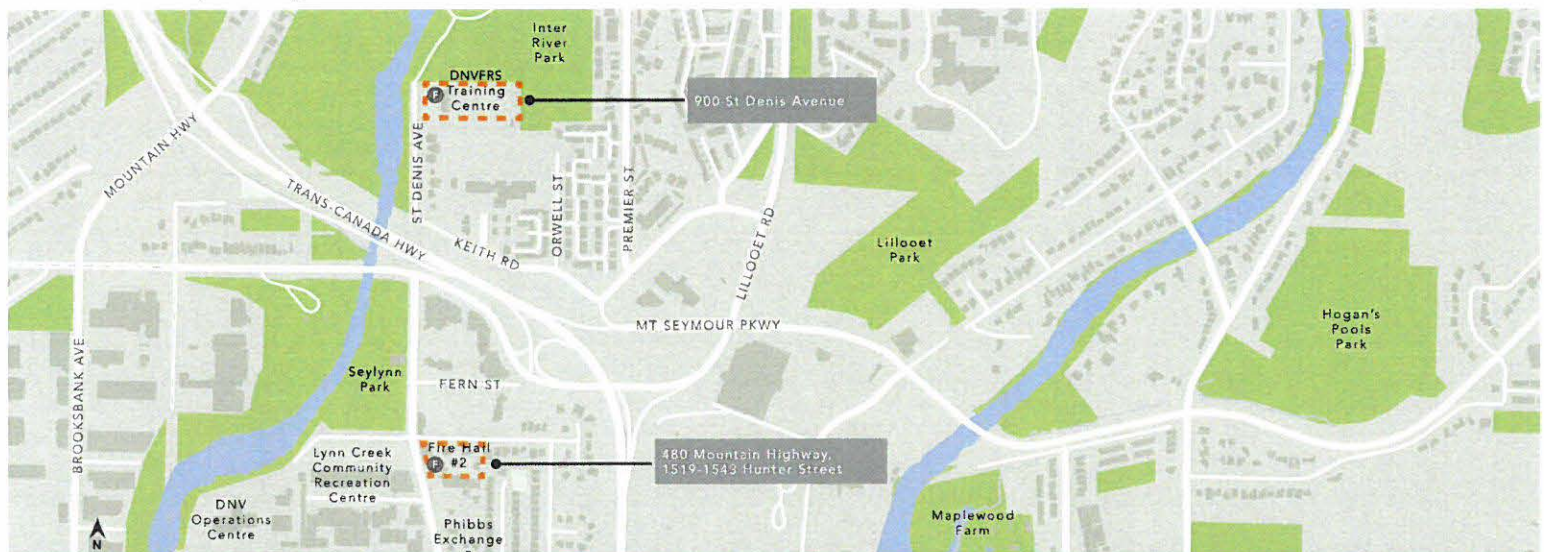
On November 2, 2020, Council directed staff to study several District-owned sites by preparing scenarios that would support the creation of affordable housing. Staff subsequently prepared two conceptual development scenarios for each site to illustrate the trade-offs between different building forms that could be considered and the potential number of housing units that could be achieved.

On December 13, 2021, Council directed staff to proceed with public engagement on two priority sites: 900 St Denis Avenue and the southeast corner of Mountain Highway and Hunter Street (480 Mountain Highway, 1519-1543 Hunter Street). A public engagement plan for the two sites was subsequently presented at the Regular Meeting of Council on March 21, 2022.

This report summarizes the results of the various public engagement activities. A brief overview of the sites and scenarios is provided on the following pages (Subsections 1.2 and 1.3), followed by a summary of the methodology (Section 2) and what we heard through engagement (Section 3).

For more detailed information on the sites and scenarios, please see the information boards from the open house events (Appendix).

Map showing location of the two sites



1.2 SITES



900 St Denis Avenue

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.

The site is designated in the Official Community Plan as Institutional, intended predominantly for a range of public assembly uses (e.g., schools, recreation centres, and public buildings) and may include some commercial and accessory residential uses.

Given the site's size, additional area planning will be required to understand the mix of uses that could be provided on the site long-term; however, a portion of the site could be used for affordable housing.



480 Mountain Hwy/1519-1543 Hunter St

Located at the southeast 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 (planned for relocation), detached single-family houses, and a temporary presentation centre.

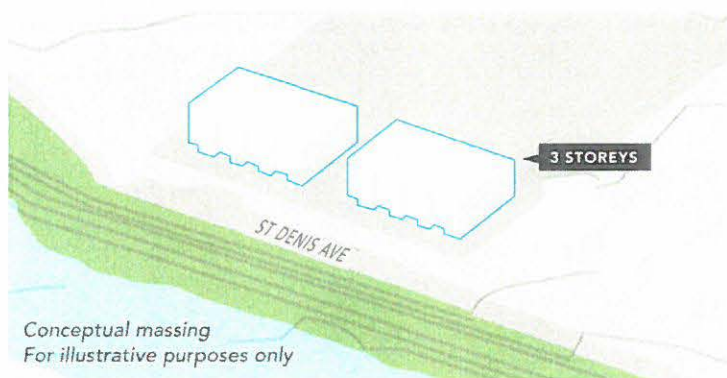
The site is designated in the Official Community Plan as Commercial Residential Mixed-Use Level 3. This allows for high density uses in the District's Town Centres, which may include a mix that encompasses residential, retail, office, and service uses in walkable areas with access to transit. Existing policy identifies this site for a future mixed-use development 20-22 storeys tall.

1.3 SCENARIOS

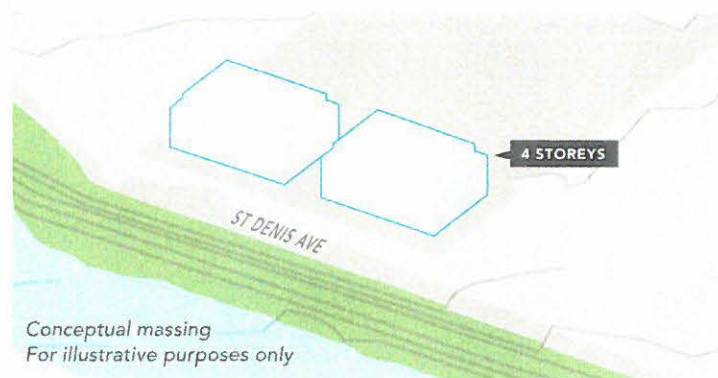
Staff prepared two conceptual development scenarios for each of the sites to help create a vision for what the properties could look like in the future. The scenarios illustrate some of the different types of buildings that could be appropriate for providing affordable housing, as well as some potential tradeoffs to consider. Rent levels and the number of units would be determined through partnerships and funding. A brief overview of the scenarios is provided below; more detailed information is provided in the Appendix.

900 ST DENIS AVE

Scenario 1: In a lower density scenario, the site would be primarily three- to four-storey townhouses. We estimate up to 75 homes could be built on the western portion of the site under this scenario.

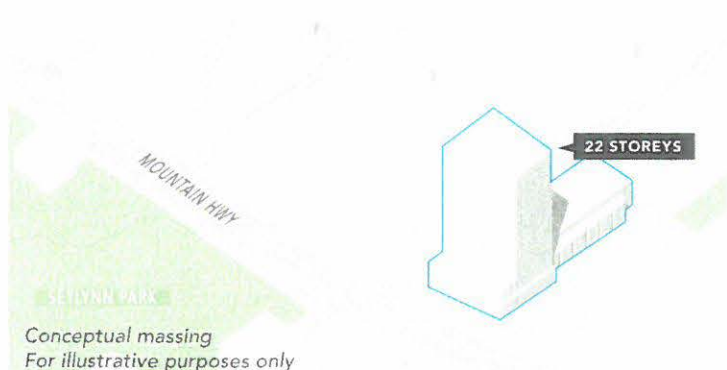


Scenario 2: In a higher density scenario, the site would be one to two low-rise residential buildings up to four storeys tall. We estimate up to 100 homes could be built on the western portion of the site under this scenario.

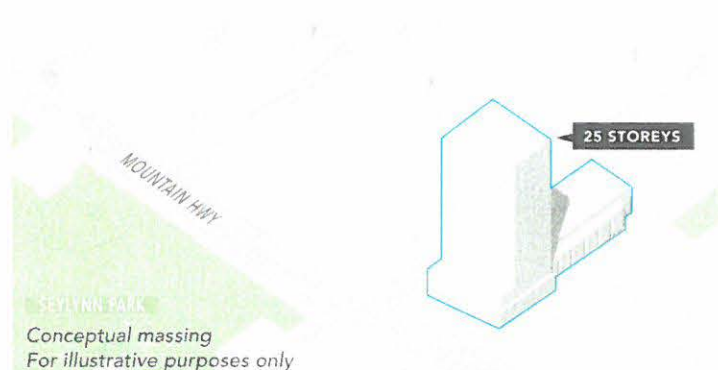


480 MOUNTAIN HWY/1519-1543 HUNTER ST

Scenario 1: In a lower density scenario, the site would be a mixed-use high-rise building up to 22 storeys tall. We estimate up to 250 homes could be built under this scenario.



Scenario 2: In a higher density scenario, the site would be a mixed-use high-rise building up to 25 storeys tall. We estimate up to 300 homes could be built under this scenario.



2. METHODOLOGY

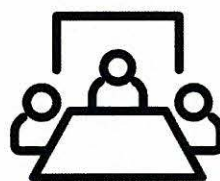
The purpose of public engagement was to understand the community's viewpoints on using the two sites for affordable housing, gather input on potential building types and density, and learn about preferences for affordable housing more generally. Engagement took place from April to May 2022, and used a variety of activities for diverse community and stakeholder input.



POP-UPS



OPEN HOUSES



**STAKEHOLDER
MEETINGS &
PRESENTATIONS**



**ONLINE
ENGAGEMENT
TOOL**

Public Engagement Spectrum

Public engagement can occur across a range of participation levels. Participation during the public engagement period for this planning initiative fell within the "Consult" area of the District's Public Engagement Spectrum. The commitment we make within the "Consult" area is that the District will keep the public informed, listen to, and acknowledge their concerns and aspirations in developing solutions. The District will report back to the public on how their input influences final decisions.

Adapted and used with permission from the International Association for Public Participation (IAP2 Federation).

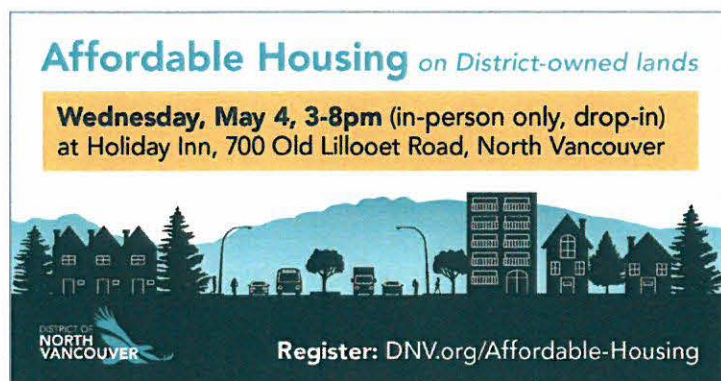
Inform	Listen & Learn	Consult	Involve	Collaborate	Empower
"We will keep you informed. We will provide information that is timely, accurate, balanced, objective, and easily understood. We will respond to questions for clarification and direct you to sources of additional information."	"We will listen to you and learn about your plans, views, and issues; and work to understand your concerns, expectations, and ideas."	"We will keep you informed, and listen to and acknowledge your concerns and aspirations in developing final solutions, and we will report back to you on how your input influenced the decision."	"We will work with you to ensure your concerns and aspirations are directly reflected in the alternatives developed, and we will report back on how your input influenced the decision."	"We will look to you for advice and innovation in formulating solutions, and we will incorporate your recommendations into the decisions to the maximum extent possible."	"We will implement what you decide."

2.1 NOTIFICATION

To ensure broad awareness and participation, engagement opportunities were promoted prior to and during the engagement period using the following tools:

Method	Description	Dates
DNV website	Dedicated project page with project information and link to survey	Website launched in April 2022
Social media posts	Facebook and Twitter posts and advertisements to promote the online survey and engagement opportunities	Multiple posts throughout April and May 2022
Site signs	Two 8' tall information signs promoting the engagement were installed (one in front of each site)	Installed on April 19, 2022
Newspaper ads	Advertisements in the North Shore News to promote the engagement	April 13 and April 27, 2022
Postcards	500 postcards distributed in person to promote engagement opportunities	April 2022
Email	Emails were sent to notify social service providers and District committees of the initiative and how they could participate	April 2022

Over the engagement period, there were 732 unique visitors to the project webpage



Sample of the advertising for the in-person open house event



Site sign in front of 900 St Denis Ave

2.2 POP-UP EVENTS

Three pop-up events were held at different locations in the community to provide informal drop-in opportunities for the public to learn about the project from staff, ask questions, provide feedback, and learn about other engagement opportunities. These events provided additional opportunities for participation and encouraged access to audiences that might not have otherwise contributed during the engagement period. Locations for the pop-up events were chosen based on proximity to the two sites and opportunity for interaction. In total, there were approximately 250 interactions across the three events.

WHEN	WHERE
Wednesday, April 20, 2022, 3:00 - 5:00 pm	Phibbs Exchange
Friday, April 22, 2022, 3:00 - 5:00 pm	Seylynn Park
Sunday, April 24, 2022, 10:00 am - 12:00 pm	Inter River Park

In addition to the pop-up events, staff fielded phone calls and emails from the community during the engagement period.

Pop-up event at Phibbs Exchange on April 20, 2022 (left) and Inter River Park on April 24, 2022 (right)



2.3 OPEN HOUSE EVENTS

Three open houses were hosted on different days and times to provide convenient and accessible opportunities for meaningful participation and input. The open houses offered a more structured engagement event and included detailed information on the sites, scenarios, and affordable housing. Participants provided feedback through a mix of interactive tools, including sticky notes on information boards, a virtual whiteboard ("jamboard"), and dialogue with staff. The open houses attracted a total of 34 participants across both virtual and in-person settings.

WHEN	FORMAT
Thursday, April 21, 2022, 6:30 - 8:00 pm	Virtual
Tuesday, April 26, 2022, 2:00 - 3:30 pm	Virtual
Wednesday, May 4, 2022, 3:00 - 8:00 pm	In-person (Holiday Inn)

Open Houses

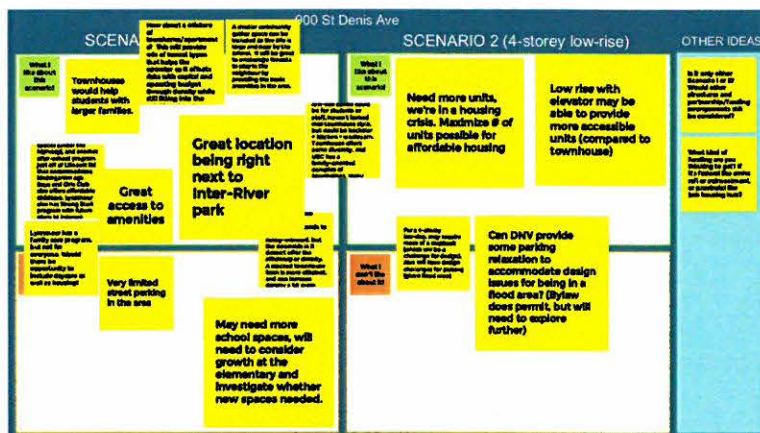
Virtual

At the virtual open houses, participants contributed through facilitated brainstorming exercises. Feedback was recorded using virtual whiteboards ("jamboards").

In-person

At the in-person open houses, 16 poster boards provided detailed information and offered several opportunities for interactive feedback via sticky notes where attendees could 'vote' for their preferences and share additional ideas (e.g., one question asked "Which scenario do you prefer? Why?" for each of the sites).

Supporting materials were available for attendees to support informed feedback, including background information on the sites and relevant planning policies. Hard copy versions of the survey were available for those who may not have access to a computer.



Example of a jamboard from a virtual open house



Open house at the Holiday Inn on May 4, 2022

2.4 STAKEHOLDER MEETINGS

Stakeholders in the non-profit housing sector were invited to attend small focus group meetings where they could offer their unique insights and perspectives. Three sessions were held and attended by representatives from the BC Non-Profit Housing Association, Habitat for Humanity, and Sanford Housing.

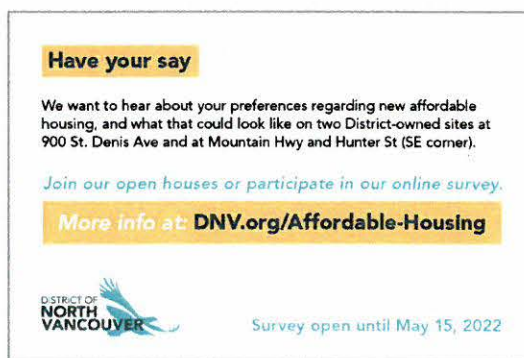
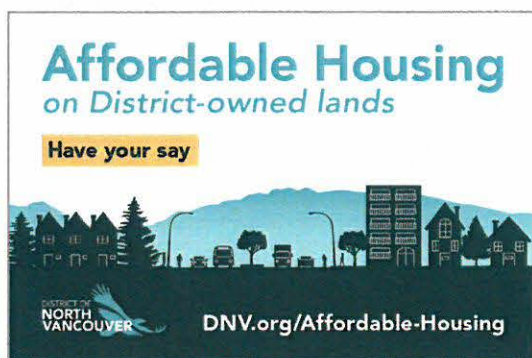
WHEN	FORMAT
Monday, May 9, 2022, 1:00 - 2:00 pm	Virtual
Monday, May 9, 2022, 2:00 - 3:00 pm	Virtual
Thursday, May 19, 2022, 12:30 - 1:30 pm	Virtual

In addition, staff responded to a request from the Community Housing Action Committee (CHAC) and presented to the committee to inform them of the work underway and opportunities to contribute. An offer was also made to host a session with the North Shore Young Civic Forum.

2.5 ONLINE ENGAGEMENT TOOL

The District's online engagement tool (Civil Space) was used to create an interactive survey to gather feedback on the sites, scenarios, and affordable housing. The survey was promoted through all other engagement activities, and was live on the District's website for nearly four weeks (April 20 to May 15, 2022). During this time, 242 people took the time to share their thoughts on this initiative and complete the survey. Paper copies of the survey were available at the in-person events to support accessibility.

Postcards distributed in person with information on the survey and engagement opportunities



2.6 DATA LIMITATIONS

Participation in engagement activities was undertaken through self selection. Input received therefore reflects the opinions of those who contributed and may not statistically represent the population of the District of North Vancouver; however, engagement activities were broadly promoted and structured to invite input from a broad and diverse population, including those typically under-represented in public engagement.

Pop-up event at Seylynn Park on April 22, 2022



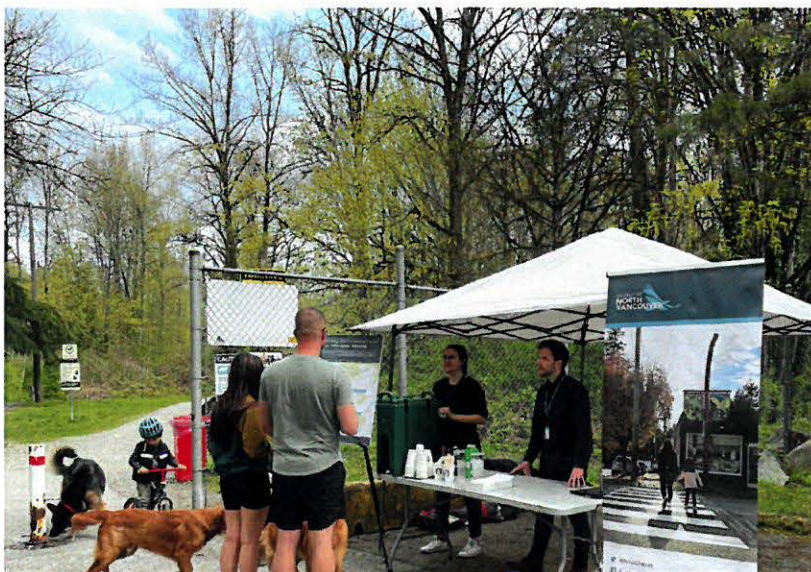
3. WHAT WE HEARD

3.1 POP-UP EVENTS

The pop-up events provided opportunities for more conversational feedback. Staff spoke with community members and visitors about affordable housing, the two sites, and the conceptual development scenarios.

Across the 250 touch points, feedback and conversations were overwhelmingly positive. Staff heard strong support and enthusiasm for building affordable housing in the District. Discussions reiterated the perceived need for affordable housing in the area and supported its development on District-owned lands broadly as well as the two priority sites. Of the 250 touch points, only two individuals expressed concerns regarding affordable housing on these sites (citing perceptions of over-development of the North Shore generally).

Pop-up event at Inter River Park on April 24, 2022 (left) and Seylynn Park on April 22, 2022 (right)



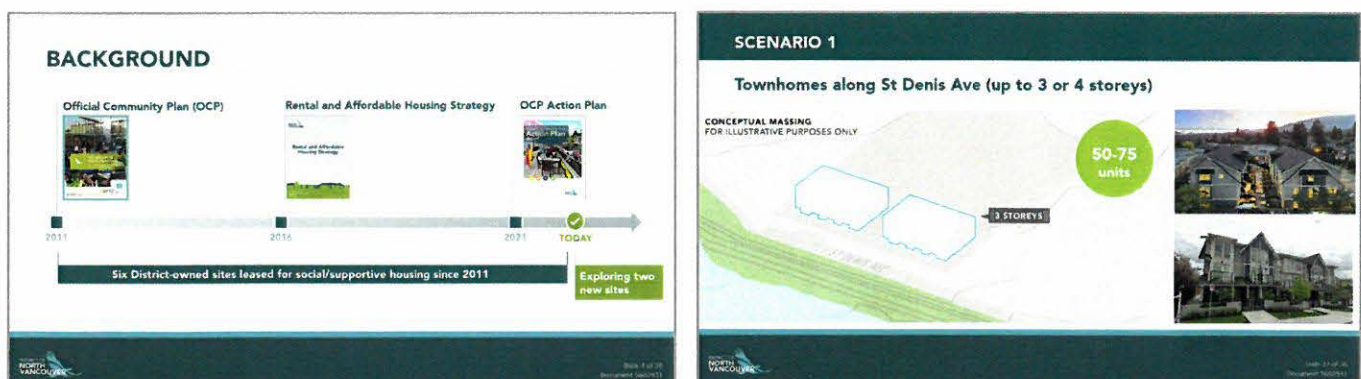
3.2 STAKEHOLDER MEETINGS

The stakeholder meetings offered a more focused discussion about the sites and scenarios with members of the non-profit housing community. Staff provided a brief presentation followed by an open discussion.

Feedback was overall positive with strong support expressed for both sites. For 900 St Denis Ave, stakeholders expressed support for both scenarios (i.e., townhouse and low-rise apartment buildings), though it was noted by some that low-rise apartment buildings would serve more families as more units would be possible. There was support expressed for the location, the family-oriented nature of the area, and close proximity to several community amenities and green space. One participant noted that parking reductions will need to be considered carefully as the site is further away from a grocery store (relative to Mountain Hwy/Hunter St) and some families will still require vehicle parking.

Stakeholders also expressed support for both scenarios at Mountain Hwy/Hunter St, noting the similarity between 22 and 25 storeys in a high-rise building form. There was support expressed for the location, close proximity to several community amenities, and potential for a mixed-income model and approach. There was some discussion about the nuances around a higher density form—some stakeholders suggested that partnerships with a private developer or combination of public and non-profit partners would need to be investigated to identify a project, funding, and operational structure that could be supported and scaled appropriately for a non-profit operator.

Example presentation slides from meetings with stakeholders



3.3 OPEN HOUSE EVENTS

Both in-person and virtual open house events solicited feedback through dialogue and interactive exercises on the information boards (in person) and digital whiteboard (virtual). All comments from the three open house events were compiled, reviewed, and categorized by theme. Themes that received 3+ comments are included in the summaries below.

900 St Denis Ave

Participants expressed support for using the site to provide affordable housing, highlighting its access to amenities (5 comments).

Participants also provided positive feedback for both scenarios, with a suggested preference for the low-rise apartment building form shown in Scenario 2 (11 positive comments) compared to the townhouse form of Scenario 1 (7 positive comments, 5 negative comments). The ability of Scenario 2 to provide more housing units was frequently mentioned as a reason for this preference (5 comments).

Regarding Scenario 1, participants commented that the built form would fit well with the existing neighbourhood (3 comments) and was able to provide family-friendly units (4 comments).

The most frequently stated concern for Scenario 1 was that it may be less feasible for providing affordable housing (3 comments).

Participants also offered other ideas for the site, which included having a mix townhomes and apartment buildings (3 comments) and exploring options for other community amenities on the site (3 comments).

Mountain Hwy/Hunter St

Participants expressed support for using the site to provide affordable housing, and highlighted its ability to meet the needs of priority groups and general housing needs (3 comments).

Participants did not provide any additional feedback for the 22 storey building shown in Scenario 1, but suggested a preference for the 25 storey high-rise building shown in Scenario 2 by providing additional positive feedback (9 positive comments). The ability of Scenario 2 to provide more housing units was mentioned as the primary reason for this preference (9 comments).

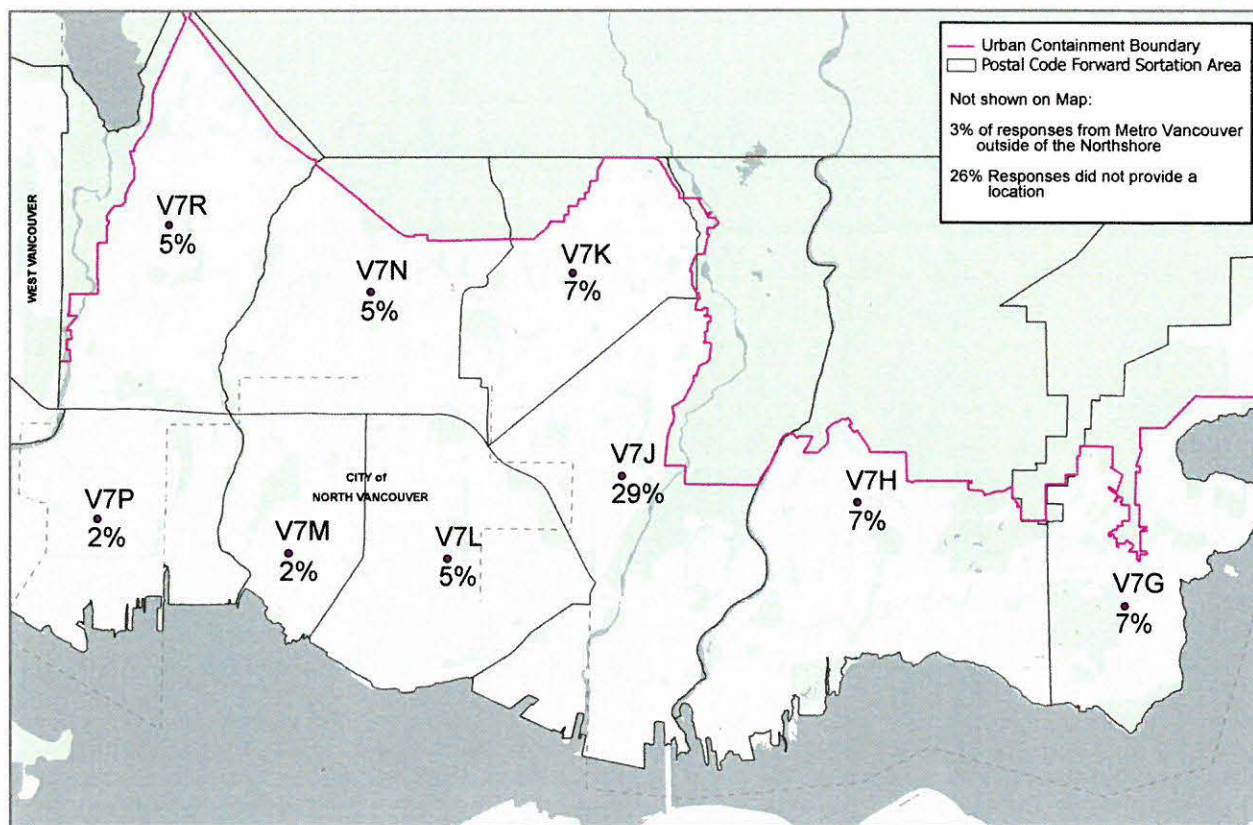
There were no negative themes that received 3+ comments for either scenario at the Mountain Hwy/Hunter St site.

Participants offered other ideas for the site, which included providing mixed uses as part of any future development (e.g., including retail and commercial space on site) (5 comments).

3.4 ONLINE ENGAGEMENT TOOL

A total of 242 surveys were completed through the District's online engagement tool from April 20 to May 15, 2022. The survey contained a combination of Likert Scale and open-ended written response questions. For written response questions, a coding exercise was undertaken to identify common themes. Depending on the content of the written response, some responses contained several themes. The top four or five themes for each of the written response questions are included in the following pages after demographics.

Figure 1: Location of survey responses based on postal codes provided by respondents



Survey responses were received from across the District as shown in Figure 1.

According to postal codes provided by respondents (first 3 digits of postal code), the majority of respondents were located in the District of North Vancouver (64%). A minority of respondents were located outside the District, including the City of North Vancouver (7%) and other parts of Metro Vancouver outside the north shore (3%). Approximately 26% of respondents did not provide a location—a portion of these respondents may reside within the District of North Vancouver and opted to not disclose the first three digits of their postal code.

3.4.1 Demographics

Survey respondents had the option to provide demographic information. Respondents represent a range of ages, incomes, genders, and ethnic origins, shown in Figures 2-5 below.

The percentages shown are rounded to the nearest whole number, and are adjusted accounting for those that chose not to provide demographic information.

Figure 2: Age range of survey respondents

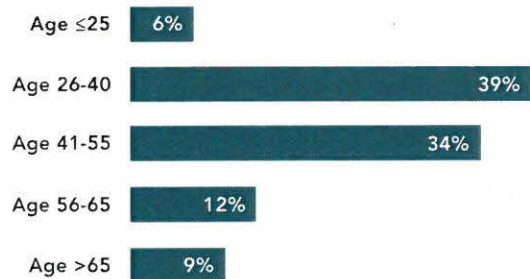


Figure 3: Gender of survey respondents

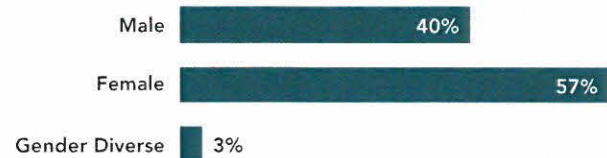


Figure 4: Ethnic origin of survey respondents

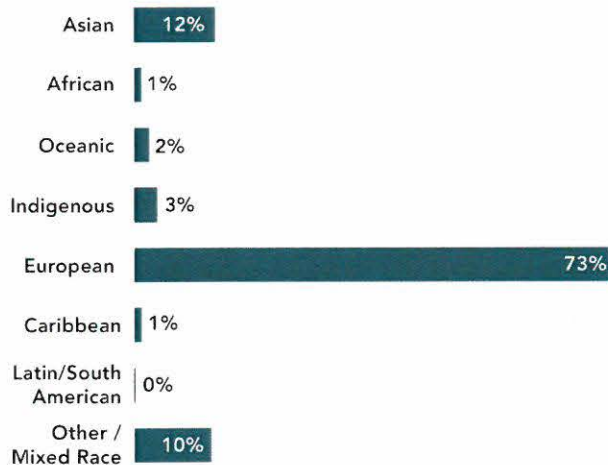
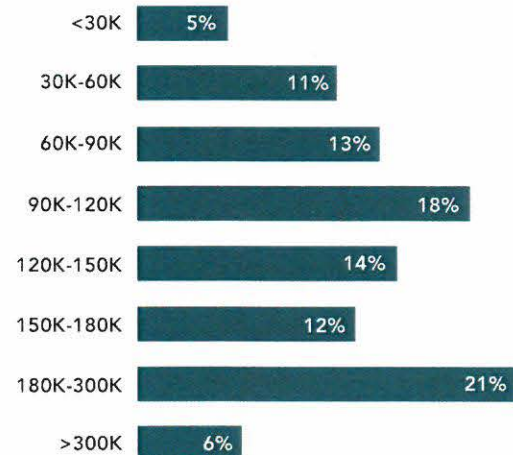


Figure 5: Pre-tax household income of survey respondents (thousands of dollars)



3.4.2 Tenure and Household Suitability

Survey respondents had the option to provide information about their housing situation (Figures 6-8).

The majority of respondents were home owners (60%), a proportion slightly below 2016 Census data for the District (64%).

Respondents were more likely to spend more than 30% of their before tax income on shelter costs (47% of respondents compared to 28% of District residents).

Figure 6: Which of the following best describes your current housing situation?

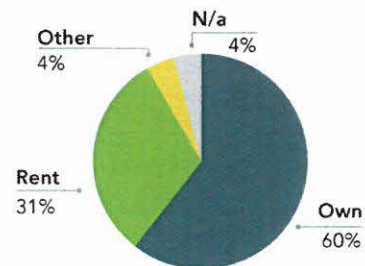


Figure 7: Does your housing have enough bedrooms for the size and make up your household?

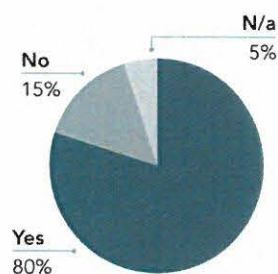
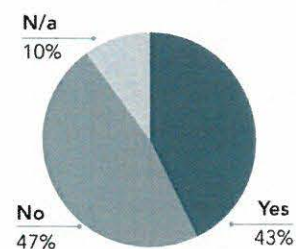


Figure 8: Do you spend less than 30% of your before tax income on shelter costs?



3.4.3 900 St Denis Ave

Summary

The survey included six questions focused on the site at 900 St Denis Ave which were accompanied by detailed background and planning information. This page includes a summary of what we heard. More detailed information on survey responses can be found on the following pages.

What we heard about the site:

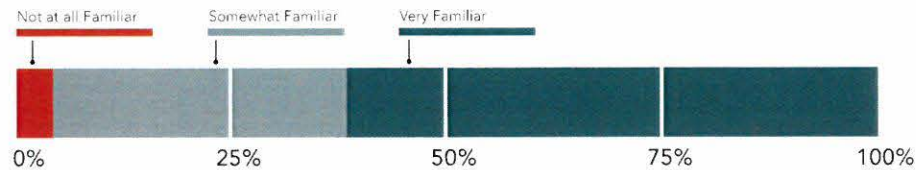
- 96% of respondents said they are somewhat or very familiar with this part of the District (Figure 9).
- 78% of respondents said the site is either somewhat or very appropriate for affordable housing (Figure 10).
 - In the written responses, the two most common themes conveyed general support for building affordable housing on the site (33 comments) and, in particular, support due to the site's proximity to amenities and services, such as transit, green space, grocery, schools, and jobs (32 comments).
 - Other comments noted support for housing certain populations at this site, such as seniors and people with disabilities (5 comments). Although a majority of the comments indicated support for using this site for affordable housing, many included additional recommendations (e.g., suggestions for developing the site, support based on ability to provide deep levels of affordability).
 - Themes from the written responses also illustrate some concerns about using this site for affordable housing (Figure 11). The two primary areas of concern were related to the belief that the site's proximity/accessibility to certain amenities and services is lacking (e.g., transit, shopping, and schools) (17 comments) or that there is inadequate infrastructure to accommodate new housing (e.g., parking, traffic congestion) (16 comments).
 - Other comments noted concern over environmental impacts and flooding (12 comments), a general lack of support (11 comments), and concern over negative impacts to the neighbourhood (e.g., crime, drug use, poverty) (9 comments).
- Other ideas for how this site could be used primarily focused on recreation (Figure 12). The three most common ideas from respondents were: park/green/public space (20 comments), sports amenities (16 comments), and community/recreation centre (14 comments).

What we heard about the scenarios:

- Between the two conceptual development scenarios, 45% of respondents preferred Scenario 2 (4-storey apartment building) and 36% preferred Scenario 1 (townhomes) (Figure 13).
 - Written comments from respondents who preferred Scenario 2 highlighted the ability of this scenario to provide more units (45 comments) (Figure 14).
 - Written comments from respondents who preferred Scenario 1 explained it was better for accommodating families (24 comments), fitting into the neighbourhood (14 comments), and would put less pressure on infrastructure and services due to fewer new housing units (10 comments) (Figure 14).

Survey Results for 900 St Denis Ave

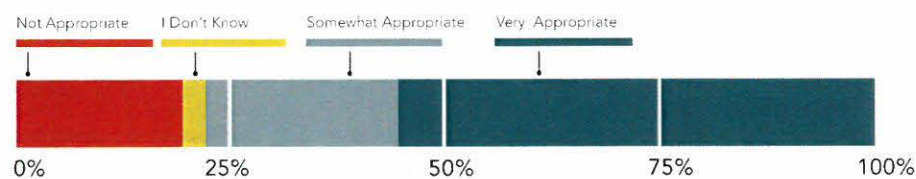
Figure 9: How familiar are you with this part of the District?



Total responses: 227

96% are very familiar or somewhat familiar with this site.

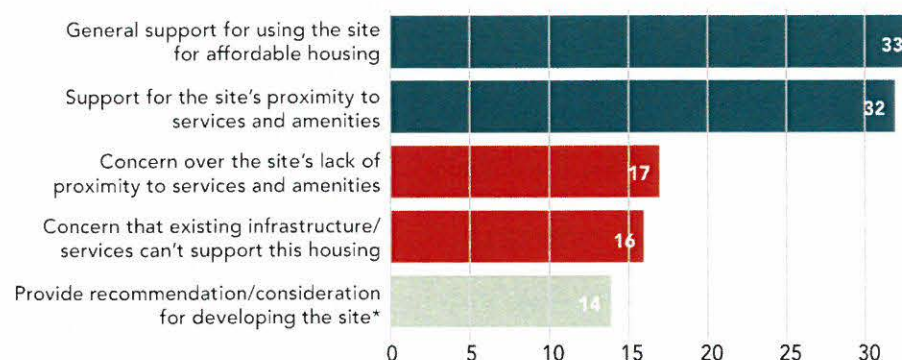
Figure 10: How appropriate is this site for affordable housing?



Total responses: 227

78% find this site very appropriate or somewhat appropriate for affordable housing.

Figure 11: How appropriate is this site for affordable housing? (written reason for answer)

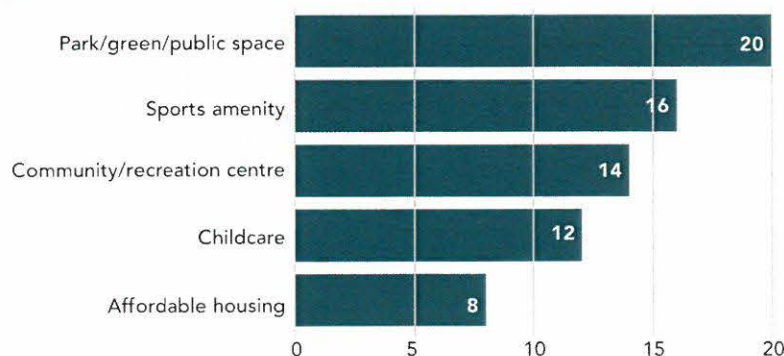


Total comments: 120

The 5 most common reasons are shown on the left.

■ Positive/supportive response
■ Neutral response
■ Negative/concerned response

Figure 12: Do you have any other ideas on how to use the site?

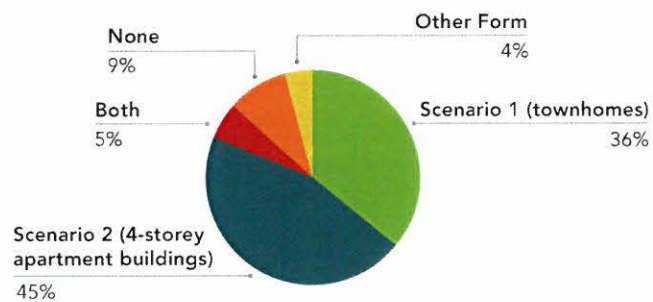


Total comments: 88

The 5 most common themes are shown on the left.

*This theme grouped all comments that provided suggestions or recommendations for developing affordable housing on this site. For example, comments that suggested ways to improve pedestrian access, accommodate parking, or design the buildings.

Figure 13: Which scenario do you prefer?

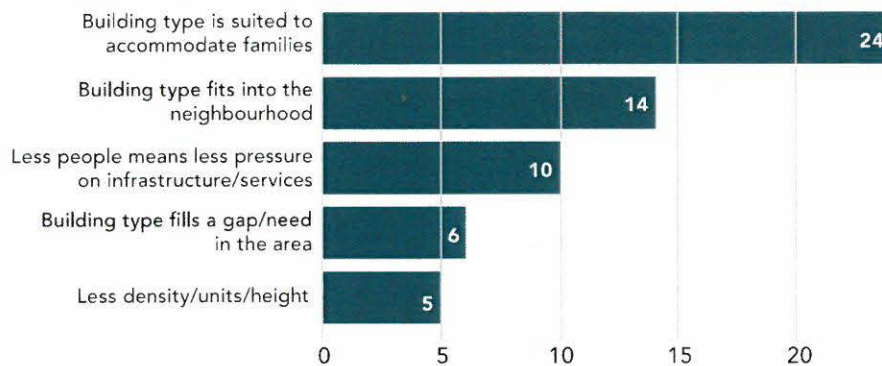


Total responses: 219

36% of respondents preferred Scenario 1 (townhomes) and 45% preferred Scenario 2 (4-storey apartment building).

Figure 14: Why do you prefer that scenario?

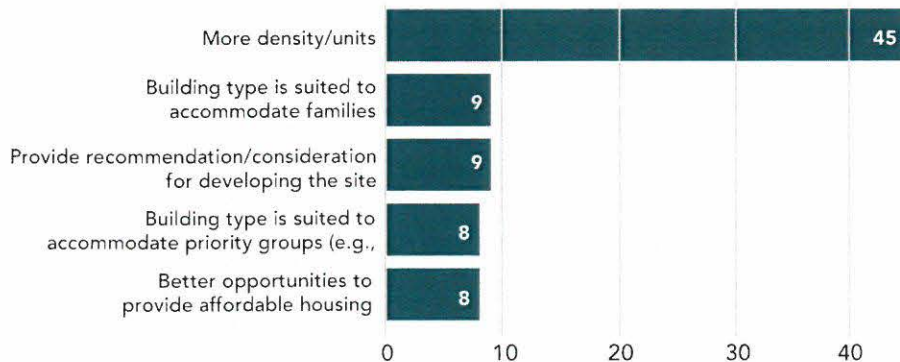
Themes from respondents that prefer Scenario 1 (townhomes)



Total responses: 144

The five most common themes from the comments of those that preferred Scenario 1 and Scenario 2 are shown on the left.

Themes from respondents that prefer Scenario 2 (4-storey apartment buildings)



3.4.4 Mountain Hwy/Hunter St

Summary

The survey included six questions focused on the site at Mountain Hwy/Hunter St, which were accompanied by detailed background and planning information. This page includes a summary of what we heard. More detailed information on survey responses can be found on the following pages.

What we heard about the site:

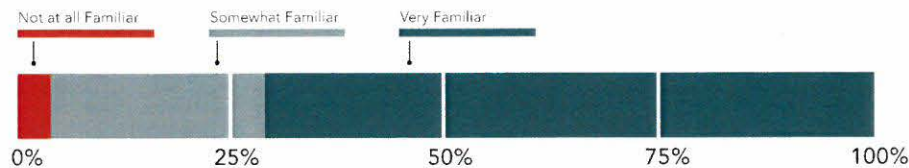
- 95% of respondents said they are somewhat or very familiar with this part of the District (Figure 15).
- 86% of respondents said the Mountain Hwy/Hunter St site is either somewhat or very appropriate for affordable housing (Figure 16).
 - In the written responses, the three most common themes conveyed support for building affordable housing at this site (Figure 17), noting the site's proximity to amenities and services (e.g., transit, green space, grocery stores, and jobs) (46 comments), general support for the site (25 comments), and support based on affordable housing fitting into the neighbourhood (e.g., located in town centre, other high-rise buildings in the area) (20 comments).
 - Some written responses identified concerns about using this site for affordable housing (Figure 17). These comments generally focused on the perception that existing infrastructure is inadequate to accommodate additional housing (10 comments), or that there would be negative impacts to the neighbourhood (e.g., crime, drug use, poverty) (6 comments).
- The three most common ideas for other uses on this site were: commercial space (12 comments), park/green/public space (9 comments), and community/recreation centre (9 comments).

What we heard about the scenarios:

- Between the two conceptual development scenarios, the majority of respondents (56%) preferred Scenario 2 (25 storeys) while 25% preferred Scenario 1 (22 storeys).
 - Written comments emphasized the preference for Scenario 2 due its ability to provide more housing units (50 comments) and the perception that an 3 additional storeys of height in a high-rise building is negligible (15 comments). Some respondents also commented that this scenario would have a strong neighbourhood fit based on the form of development (9 comments).
 - Written comments from respondents who preferred Scenario 1 emphasized the preference was due to the reduced density and height (4 comments).

Survey Results for Mountain Hwy/Hunter St

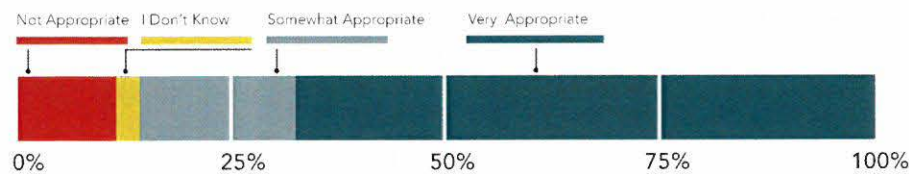
Figure 15: How familiar are you with this part of the District?



Total comments: 225

95% of respondents are very familiar or somewhat familiar with this site.

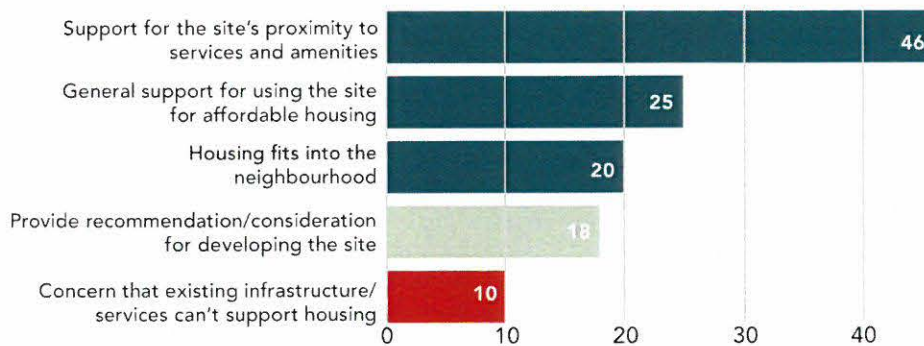
Figure 16: How appropriate is this site for affordable housing?



Total comments: 225

86% of respondents found this site very appropriate or somewhat appropriate for affordable housing.

Figure 17: How appropriate is this site for affordable housing? (written reason for answer)



Total comments: 111

The 5 most common reasons are shown on the left.

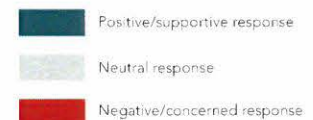
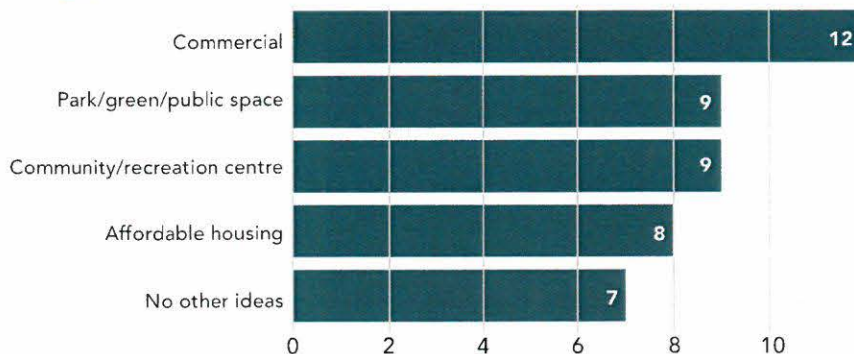


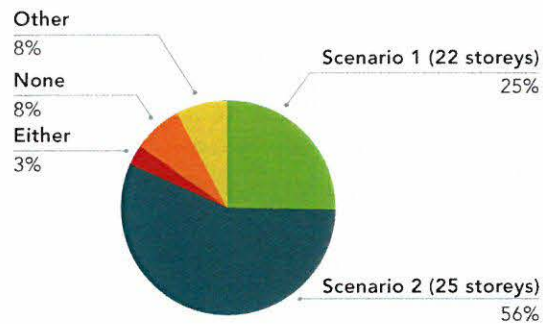
Figure 18: Do you have any other ideas on how to use the site?



Total comments: 67

The 5 most common themes are shown on the left.

Figure 19: Which scenario do you prefer?

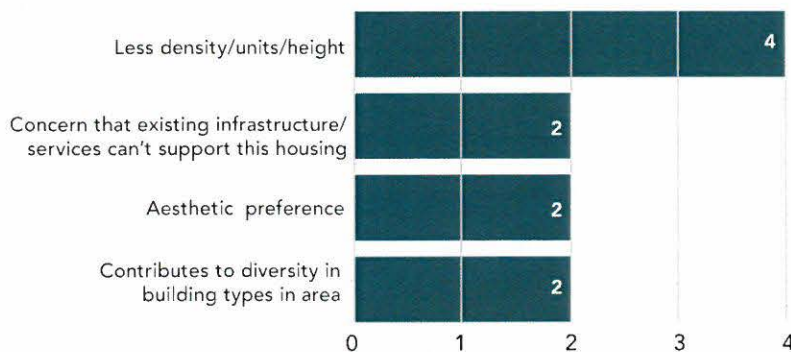


Total comments: 213

25% of respondents preferred Scenario 1 (townhomes) and 56% preferred Scenario 2 (4-storey apartment building).

Figure 20: Why do you prefer that scenario?

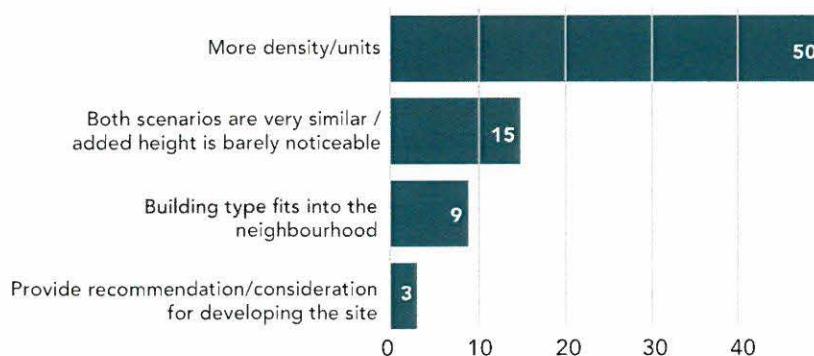
Themes from respondents that prefer Scenario 1 (22 storeys)



Total comments: 105

The four most common themes from the comments of those that preferred Scenario 1 and Scenario 2 are shown on the left.

Themes from respondents that prefer Scenario 2 (25 storeys)



3.4.5 General Affordable Housing Questions

Summary

The survey included nine questions (combination of Likert Scale and written response) that asked more generally about preferences for affordable housing.

What we heard:

- 71% of respondents preferred the trade-off of higher density in exchange for more units or lower rents (versus lower density in exchange for fewer units or higher rents). This result aligns closely with the stated preference for Scenario 2 (higher density alternative) for both sites;
- 48% of respondents thought affordable housing should be provided in both stand-alone rental buildings as well as mixed tenure buildings (e.g., a mix of strata and rental units); and
- 96% of respondents thought access to public transportation is either somewhat or very important when considering the location of affordable housing. This is followed closely by access to community facilities and schools (92%), food and retail services (91%), parks and recreation (87%), and jobs and employment opportunities (84%).

Survey Results

Figure 21: As funding resources for affordable housing is limited, which of the following trade-offs do you prefer?

Total comments: 213

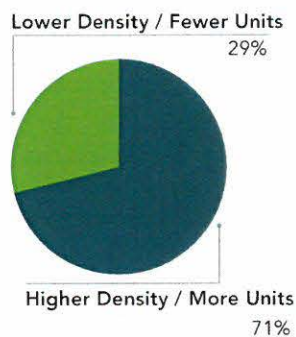


Figure 22: Do you think new affordable housing should be provided in stand-alone affordable rental buildings or mixed into other types of buildings (e.g., a mix of strata and rental)?

Total comments: 221

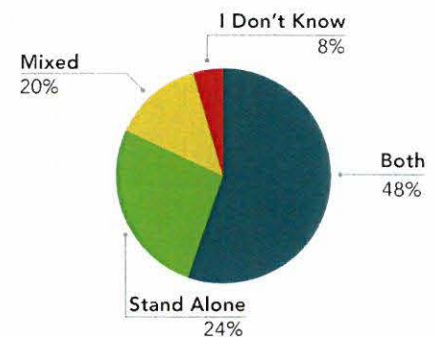


Figure 24: When considering location, how important is access to the following services/amenities:

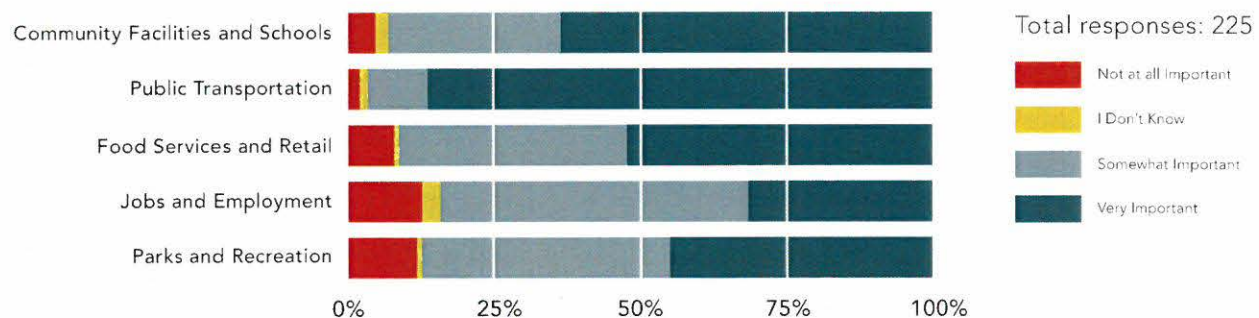
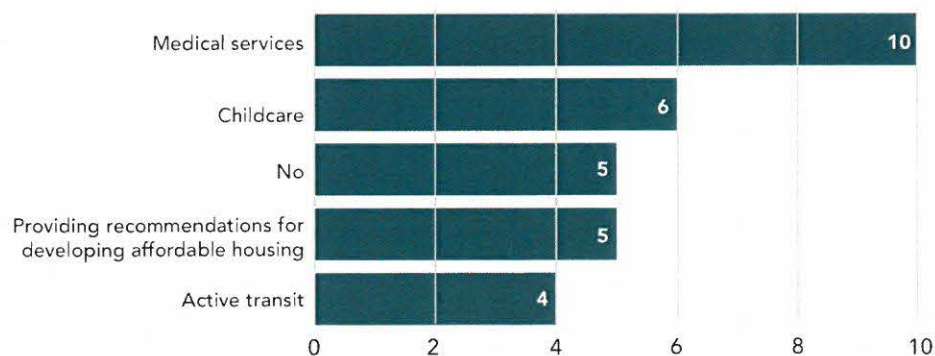


Figure 25: Did we miss anything in the above list?

Total comments: 43



The 5 most common themes are shown on the left.

APPENDIX

Welcome

The District of North Vancouver is working to build a healthy community with a diverse selection of housing that fits the needs of residents of all ages, incomes, abilities, and household sizes.

To help meet the evolving needs of the community, we are looking at the potential for adding new affordable housing on two District-owned sites in the future. The properties are located at 900 St. Denis Avenue and the southeast corner of Mountain Highway and Hunter Street.



How you can help

We want to hear your thoughts on some options for what affordable housing could look like on these two District-owned sites. We'd also like to learn more about your perspectives on affordable housing in general.

We want to hear from you

As you walk around the room today, look out for these orange markers on the posters that identify opportunities to provide feedback. You can also chat with staff to provide input or ask questions.



Take the survey

You can also provide feedback through our online survey.

Survey open until May 15, 2022.

More info at:
[DNV.org/Affordable-Housing](https://dnv.org/Affordable-Housing)

Your feedback, along with research and analysis, will be used to help shape the potential future of these sites. A summary of the engagement results along with potential next steps will be presented to Council for their consideration later this year.

Housing in the District of North Vancouver

Adequate, affordable and appropriate housing is critical to a community's success. Our Official Community Plan (OCP) anticipates that an additional 20,000 people will live in the District by 2030, and our housing continuum identifies a strong need for new rental, social, and affordable housing.

Housing continuum



The housing continuum (shown left) is a way to show the kinds of housing our community needs. The more balanced the housing continuum, the more options people have for finding appropriate housing at all stages of life.

The top half of the continuum shows different kinds of social and supportive housing. This includes affordable housing for low- to moderate-income earners, as well as supportive housing that offers on-site supports for residents. Social and supportive housing typically require financial support from government.

Estimated demand for affordable housing in the District by 2030



1,643

Social housing rental units



844

Other social and supportive housing units

BC Housing Registry Waitlist

In 2021, there were 768 applicants on BC Housing's Registry waitlist for affordable housing in the City and District of North Vancouver, and an additional 53 individuals waiting for supportive housing. The single largest group on this waitlist is senior households (46%), followed by families (28%) and people with disabilities (17%).

Affordable Housing Overview

Having an affordable place to call home is an important foundation for a healthy community. Affordable housing, however, can mean different things to different people. Here's what we mean when we talk about providing new affordable housing in the District.

What is affordable housing?

Housing is generally considered affordable when a household pays less than 30% of its pre-tax income on housing costs. The monthly rents of new affordable housing are often based on this goal; however, the specific rents and level of subsidy depends on a number of factors, including funding sources and partnerships.

In the District, we generally try to target new affordable housing for households earning between \$30,000 and \$85,170 before tax.



Who is affordable housing for?

Affordable housing can help ensure low- to moderate-income households, including those at risk of homelessness, are able to live and work in the District. These households are likely to face challenges in finding appropriate housing, and could include people working in a range of professions, including:



HAIRSTYLIST



ROOFER



HOME CARE WORKER



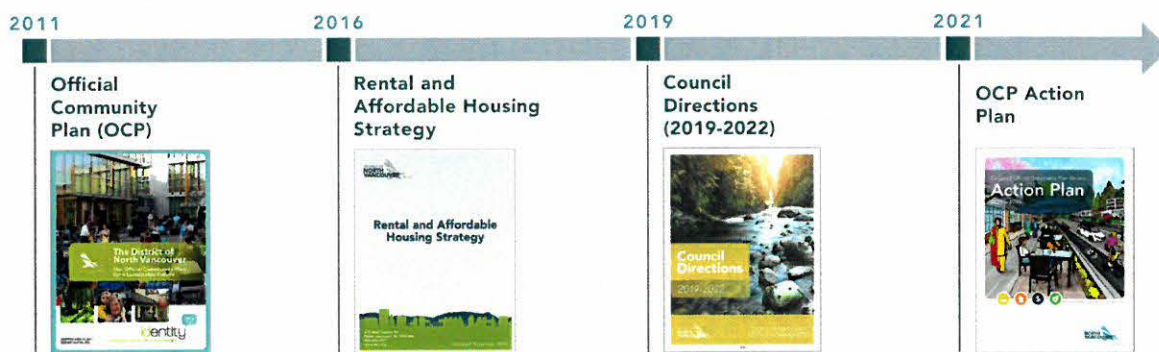
ELEMENTARY TEACHER

Affordable Housing on District-owned Lands

The cost of land can be a significant barrier to providing new affordable housing. By providing suitable District-owned land, typically on a long-term lease at a nominal price, housing providers are supported in their efforts to create new affordable housing that meets the needs of the local community.

The District has played a leadership role in supporting housing diversity by strategically providing District-owned lands for social and supportive housing when partnership or funding opportunities are available.

Council has adopted several plans and strategies that identify the use of District-owned land as an effective tool for providing affordable housing:



Since 2011, the District has approved six sites for social and supportive housing, including:



650 Seylunn Cres
Social Housing

Complete



2670 Lloyd Ave
Supportive Housing

Complete



2431 Burr Pl
Supportive Housing

Complete



267-271 Orwell St
Social Housing

Under construction



1100 block W 16th St
Supportive Housing

Rezoning approved

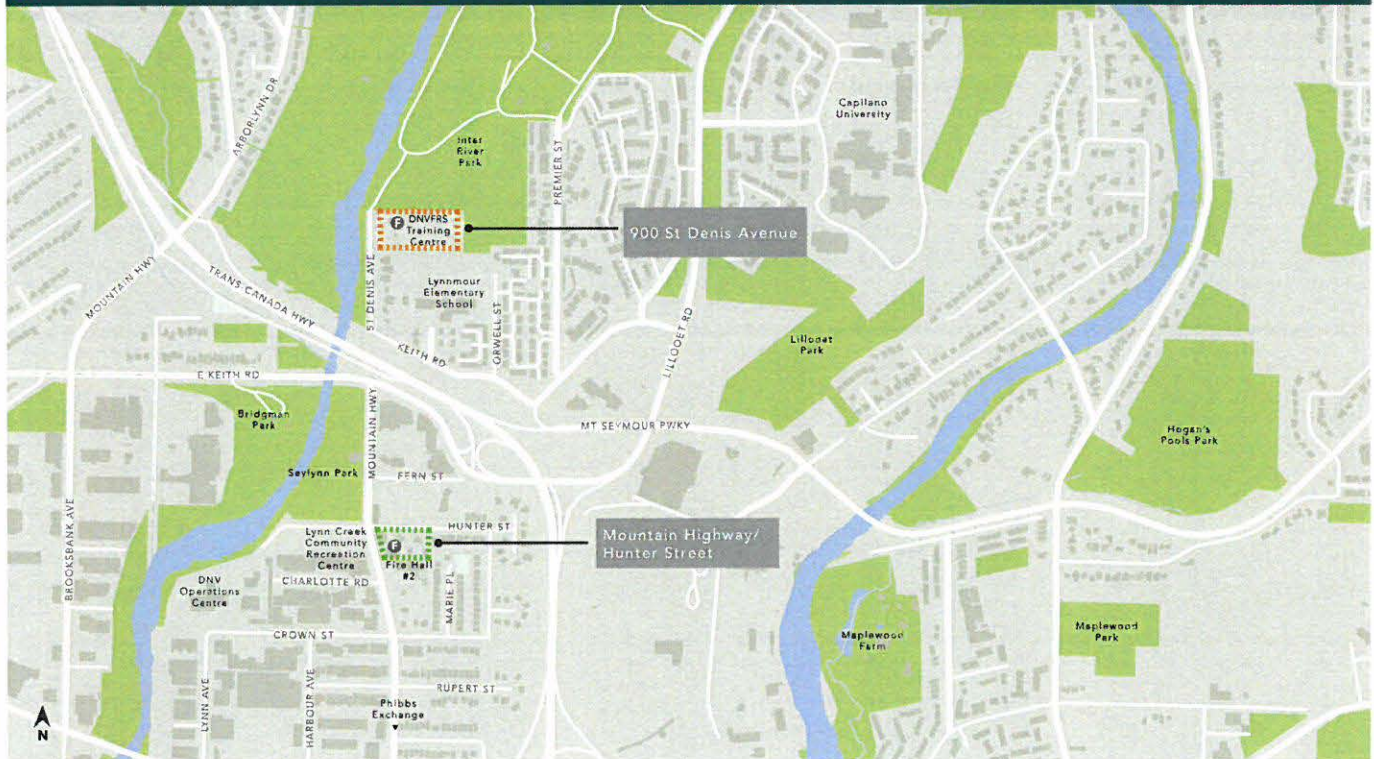


600 W Queens Rd
Social Housing

Development Permit issued

Sites Overview

At Council's direction, we are now exploring the potential for using two other District-owned sites to provide affordable housing in the future: 900 St. Denis Avenue and the southeast corner of Mountain Highway and Hunter Street. Portions of these sites are currently occupied by the District of North Vancouver Fire and Rescue Services (DNVFRS) training centre and Fire Hall #2, both of which will soon be replaced by the new Maplewood Fire and Rescue Centre.



Place a sticky and let us know!

What do you like about these sites for affordable housing?

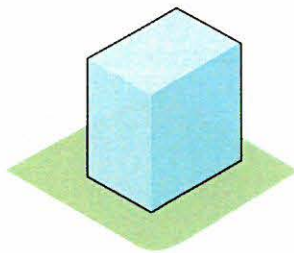
Do you have any concerns or other ideas for these sites?

Overview Scenarios

We prepared two conceptual development scenarios for each site to help create a vision for what these properties could look like in the future. The scenarios illustrate some of the different types of buildings that could be appropriate for providing affordable housing, as well as some potential tradeoffs to consider.

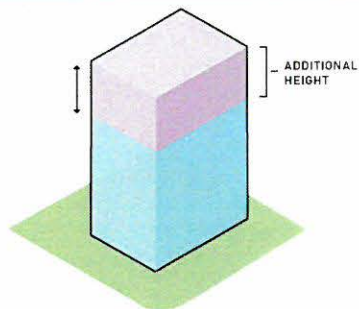
The two graphics below illustrate the differences between the two conceptual scenarios.

SCENARIO 1



- Scenario 1 provides a lower-density option that may be capable of supporting affordable housing when funding becomes available and with an appropriate partner.
- This scenario generally aligns with existing policy direction for the site and/or the surrounding building forms in the area.

SCENARIO 2

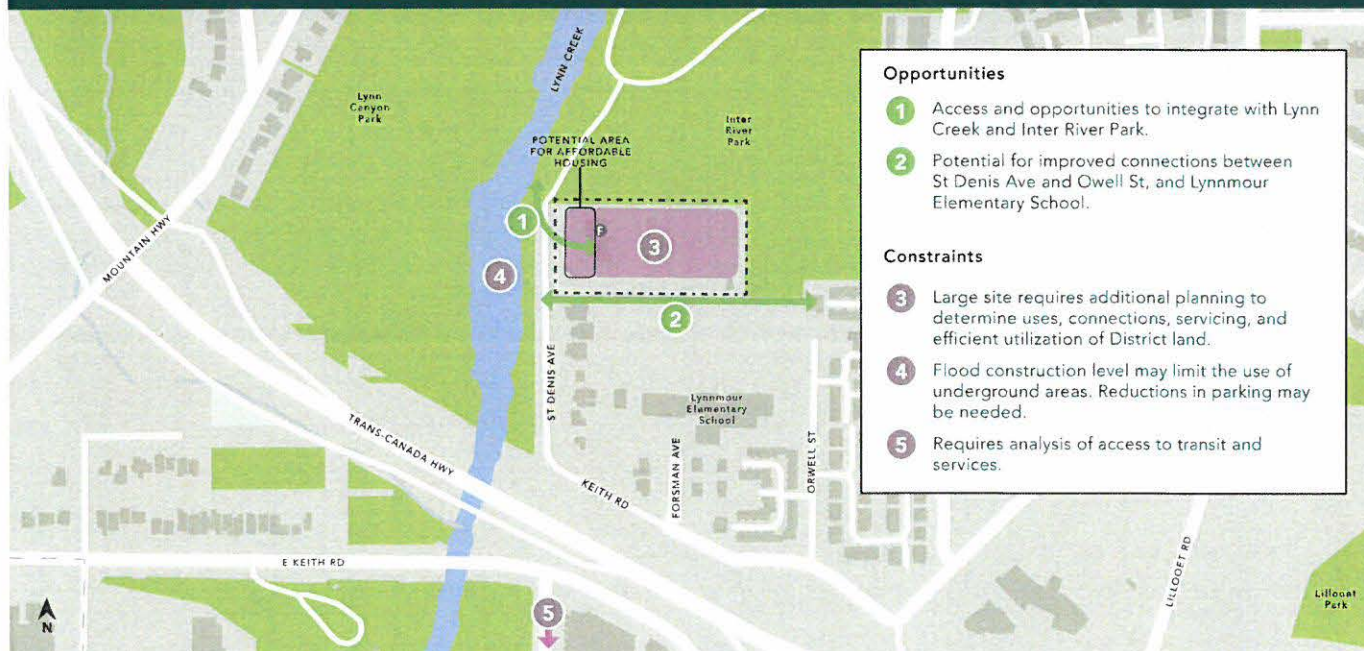


- Scenario 2 provides a small increase in height and density (1-3 additional storeys) in exchange for additional affordable homes.
- The additional height/density in this scenario may help support the financial viability of a project, and therefore increase the likelihood of an affordable housing development proceeding.



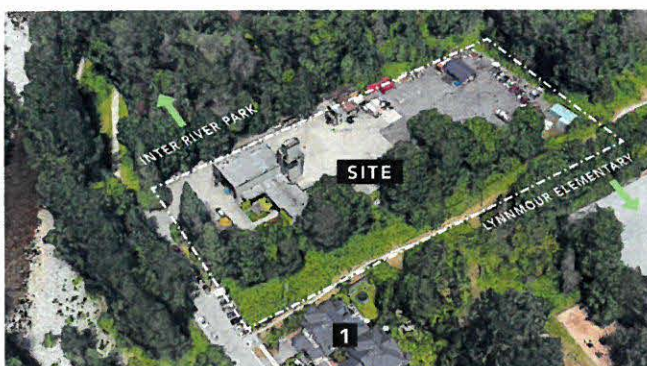
900 St Denis Ave Overview

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.



The site is designated in the Official Community Plan as Institutional, intended predominantly for a range of public assembly uses (eg. schools, recreation centres, and public buildings) and may include some commercial and accessory residential uses.

Given the site's size, additional area planning will be required to understand the mix of uses that could be provided on the site long-term; however, a portion of the site could be used for affordable housing.



1 Existing multi-family townhouses



900 St Denis Ave

Scenario 1

In a lower density scenario, the site would be primarily three- to four-storey townhouses. We estimate up to 75 homes could be built on the western portion of the site under this scenario. Similar building types may be appropriate on the rest of the site, but will require additional study. Rent levels and the number of units would be determined through partnerships and funding.

Townhouses

3-4 STOREYS

50-75

estimated number of homes*

*50-75 units on only the westernmost portion of the site fronting St Denis Ave. Additional units may be possible in rear area, but will require further study.

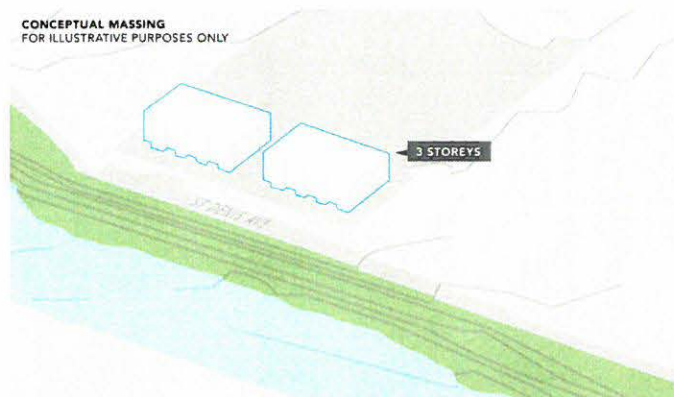
Advantages

- ✓ Building height and form resemble adjacent properties
- ✓ Surface parking may be feasible, reducing project costs

Tradeoffs

- ✱ Potential for affordable housing may be limited due to low density and infrastructure requirements (e.g., water, sewer, and sidewalks)

What this could look like



What are townhouses?

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.

- Townhouses typically provide larger unit sizes suitable for a range of families and households
- Excellent for providing sensitive transitions to low density areas
- May be harder to find a willing development partner or units may be more expensive than those in higher density developments

900 St Denis Ave

Scenario 2

In a higher density scenario, the site would be one to two low-rise residential buildings up to four storeys tall. We estimate up to 100 homes could be built on the western portion of the site under this scenario. Similar building types may be appropriate on the rest of the site, but will require additional study. Rent levels and the number of units would be determined through partnerships and funding.

Low-rise apartments

4 STOREYS

75-100

estimated number of homes*

*75-100 units on only the westernmost portion of the site fronting St Denis Ave. Additional units may be possible in rear area, but will require further study.

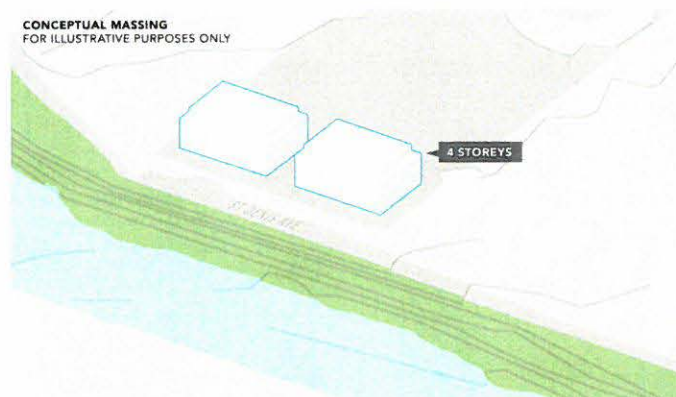
Advantages

- ✓ Relative to townhouses, units are typically smaller, more affordable, and accessible (due to elevators)
- ✓ Low-rise buildings can provide an additional 25-50 units compared to townhouses
- ✓ Increase in density may support the viability of an affordable housing project

Tradeoffs

- ✗ Flood construction level may pose challenges for using below-grade areas (e.g. underground parking) and impact how much parking can be provided

What this could look like



What are low-rise buildings?

Low-rise buildings are multi-family buildings with shared elevators, hallways, and underground parking. Buildings up to six storeys high are often constructed from wood.

- Wood construction is cheaper than concrete, supporting project viability
- Low-rise buildings can provide a mix of unit sizes and bedrooms
- Parking likely accommodated within one to two levels underground

900 St Denis Ave

Scenarios

Now that you've learned about the site and the two conceptual scenarios, we want to hear what you think about them and which one you think may be more suitable for the site.

Place a
sticky and
tell us
why!

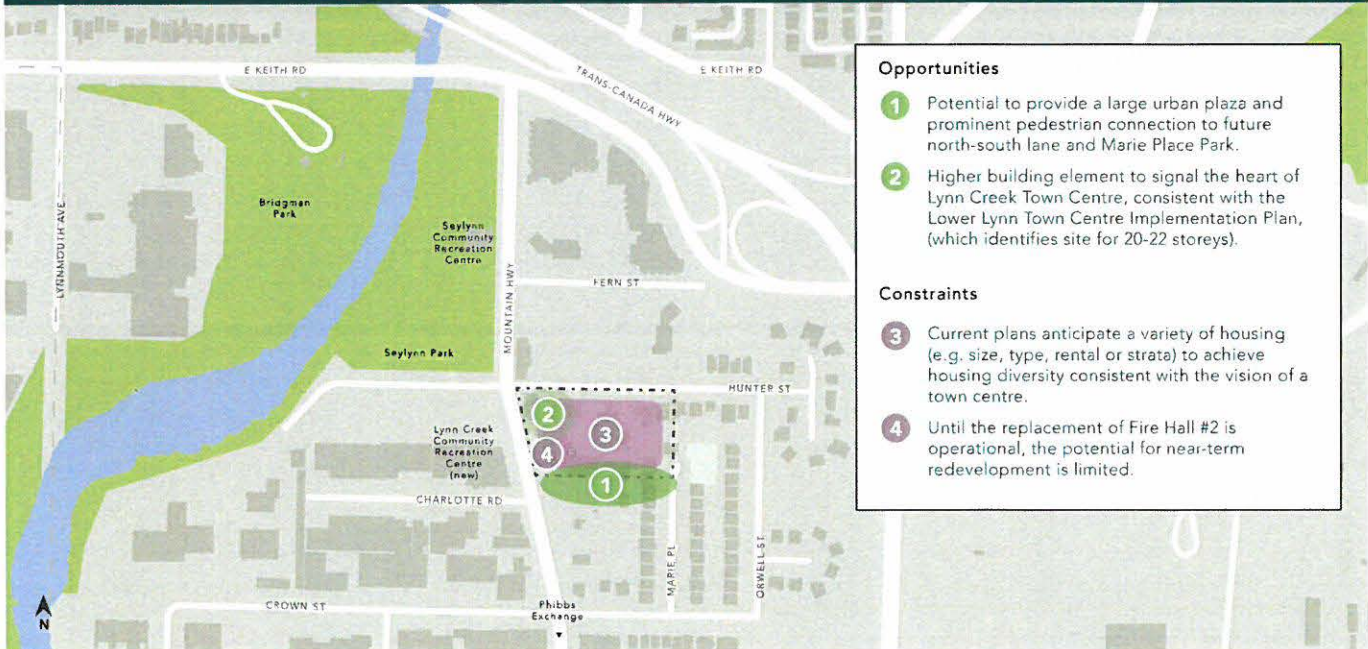
Which scenario do you prefer? Why?

SCENARIO 1

SCENARIO 2

Mountain Hwy/Hunter St Overview

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 a fire hall, detached single-family houses, and a temporary presentation centre.



Opportunities

- 1 Potential to provide a large urban plaza and prominent pedestrian connection to future north-south lane and Marie Place Park.
- 2 Higher building element to signal the heart of Lynn Creek Town Centre, consistent with the Lower Lynn Town Centre Implementation Plan, (which identifies site for 20-22 storeys).

Constraints

- 3 Current plans anticipate a variety of housing (e.g. size, type, rental or strata) to achieve housing diversity consistent with the vision of a town centre.
- 4 Until the replacement of Fire Hall #2 is operational, the potential for near-term redevelopment is limited.

The site is designated in the Official Community Plan as Commercial Residential Mixed-Use Level 3. This allows for high density uses in the District's Town Centres, which may include a mix that encompasses residential, retail, office, and service uses in walkable areas with access to transit. Existing policy identifies this site for a future mixed-use development 20-22 storeys tall.



- 1 Under construction
Mix of buildings up to 27 storeys in height and future community centre
- 2 Rezoning approved
Allows mix of buildings up to 24 storeys in height
- 3 Fire Hall
Requires relocation prior to future development



Mountain Hwy/Hunter St

Scenario 1

In a lower density scenario, the site would be a mixed-use high-rise building up to 22 storeys. We estimate up to 250 homes could be built under this scenario. Rent levels and the number of units would be determined through partnerships and funding.

Both scenarios illustrate a high-rise building form due to existing policy direction for this site as well as current and anticipated future development in the area.

Mixed-use high-rise

22 STOREYS

225-250

estimated number of homes

Advantages

- ✓ Building height and form align with current policy direction for site
- ✓ Capable of providing a large, central urban plaza
- ✓ Can provide substantial housing units in a livable and walkable Town Centre

Tradeoffs

- ✗ Site requirements (e.g., public amenities) may be better supported by a market development with an affordable housing component, which could include an additional cash contribution to provide affordable housing on other sites

What this could look like



What are mixed-use high-rise buildings?

Mixed-use high-rise buildings are generally defined as buildings that have 12 or more storeys and provide more than one use (e.g., a mix of residential and commercial). Units would be accessed via elevator and typically have private balconies. The building may have a podium (a larger platform on the lower floors) to provide opportunity for other uses (e.g., retail, services).

Above the podium, the high-rise portion of the building typically has a smaller footprint. This offers potential to preserve views and access to sunlight between buildings.

Mountain Hwy/Hunter St

Scenario 2

In a higher density scenario, the site would be a mixed-use high-rise building up to 25 storeys. We estimate up to 300 homes could be built under this scenario. Rent levels and the number of units would be determined through partnerships and funding.

Both scenarios illustrate a high-rise building form due to existing policy direction for this site as well as current and anticipated future development in the area.

Mixed-use high-rise

25 STOREYS

250-300

estimated number of homes

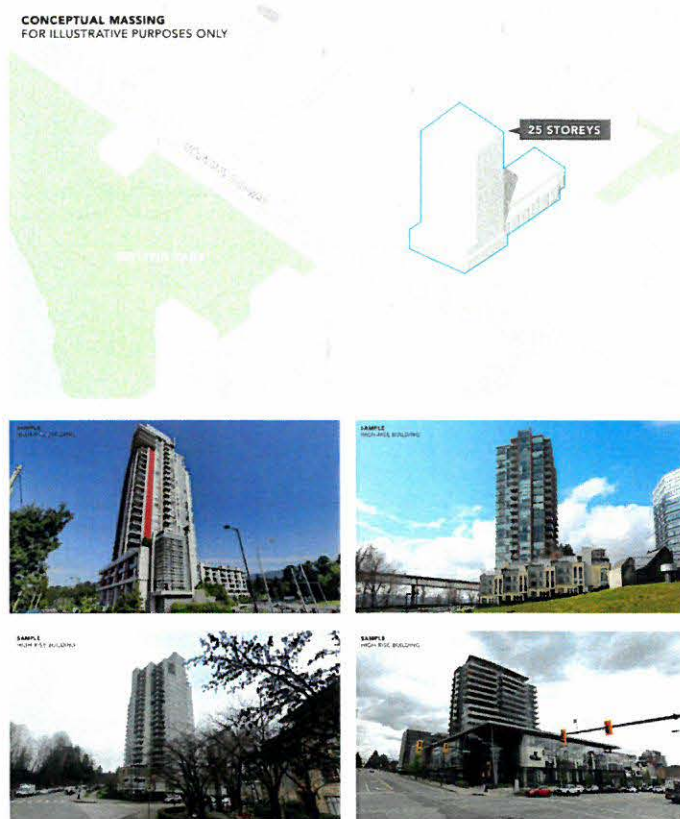
Advantages

- ✓ Additional 3 storeys provides 25-50 more units than scenario 1 and potential for improved affordability
- ✓ Capable of providing a large, central urban plaza
- ✓ Can provide substantial housing units in a livable and walkable Town Centre

Tradeoffs

- ✗ Site requirements (e.g., public amenities) may be better supported by a market development with an affordable housing component, which could include an additional cash contribution to provide affordable housing on other sites

What this could look like



What are mixed-use high-rise buildings?

Mixed-use high-rise buildings are generally defined as buildings that have 12 or more storeys and provide more than one use (e.g., a mix of residential and commercial). Units would be accessed via elevator and typically have private balconies. The building may have a podium (a larger platform on the lower floors) to provide opportunity for other uses (e.g., retail, services).

Above the podium, the high-rise portion of the building typically has a smaller footprint. This offers potential to preserve views and access to sunlight between buildings.

Mountain Hwy/Hunter St Scenarios

Now that you've learned about the site and the two conceptual scenarios, we want to hear what you think about them and which one you think may be more suitable for the site.

Place a
sticky and
tell us
why!

Which scenario do you prefer? Why?

SCENARIO 1

SCENARIO 2

Additional Ideas

Do you have any ideas or opportunities for the sites or scenarios that you feel we might have missed? Are there any other thoughts you'd like to share before you go? Let us know in the space below.

Place a
sticky
and let us
know!

Thank you

Thank you for your taking the time to participate and share your thoughts. More information on other ways you can participate is provided below.

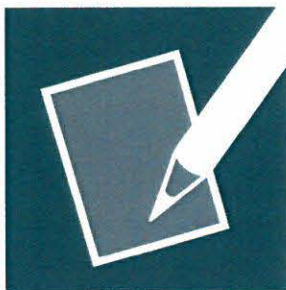
Visit our webpage at [DNV.org/Affordable-Housing](https://dnv.org/Affordable-Housing) for more information and to stay up to date with project updates.



How you can provide further input

Share your thoughts about affordable housing on District-owned land by completing our online survey by May 15, 2022!

More info at:
[DNV.org/Affordable-Housing](https://dnv.org/Affordable-Housing)



Next steps

Your feedback, along with research and analysis, will be used to help shape the potential future of these sites. A summary of the engagement results along with potential next steps will be presented to Council for their consideration later this year.



Have questions?

Staff are here and happy to answer any questions you have. You can also reach the Community Planning team via email at:

communityplanning@dnv.org





355 West Queens Road
North Vancouver, BC
V7N 4N5

DNV.org/Affordable-Housing



NVanDistrict



@NVanDistrict