



# **Future Social Housing Development at Lillooet West**

Public Hearing – October 24, 2023

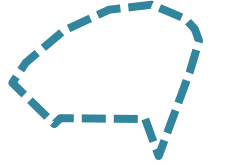
# Public Hearing Presentation

## This presentation will:

- Present the proposed Bylaws
- Explain the purpose of the application
- Speak to the public process and the key questions and comments raised
- Take about 15 minutes



# Proposal



**Lot size:**  
2.4 acres  
(9,900 m<sup>2</sup>)



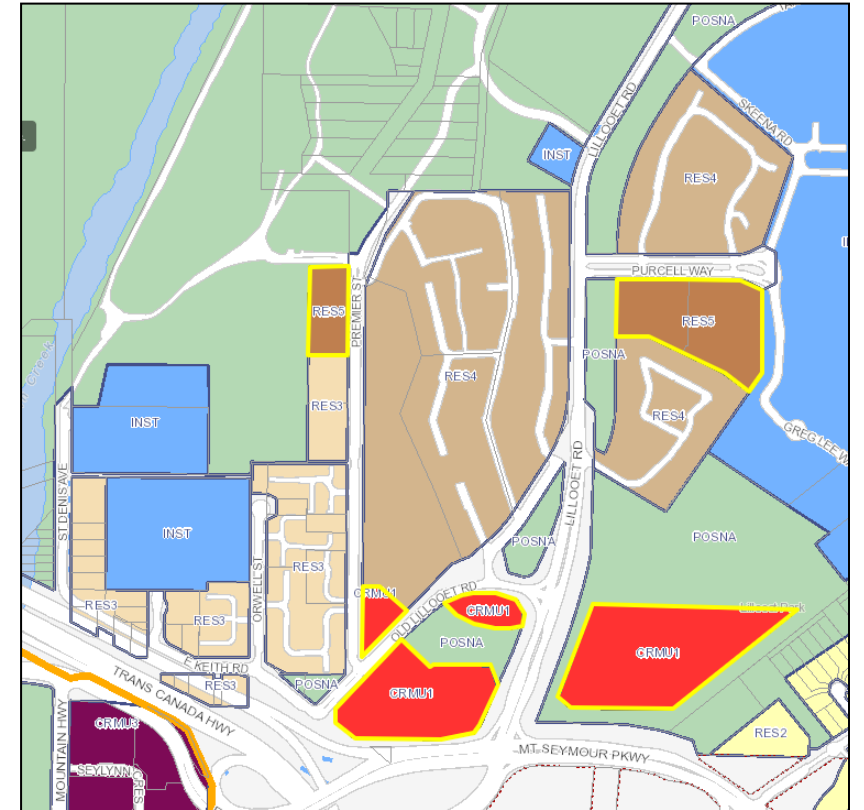
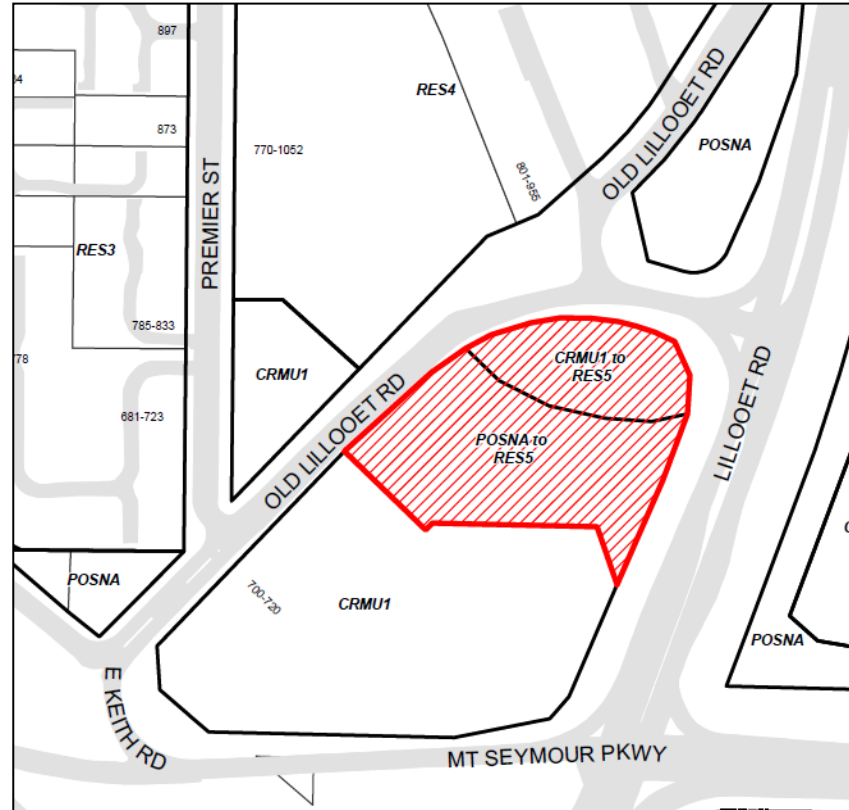
**Building form:**  
Apartments up  
to 6 storeys

# Bylaw 8645 – OCP Amendment

## Proposed OCP Designation:

### Residential Level 5 (RES5)

- Typically, wood frame construction, up to 6 storeys
- 1.75 Floor Space Ratio







# What is Social Housing?



**Social Housing** = Affordable rental housing

**Affordable** = Rent is less than 30% of a household's pre-tax income



# Who is Social Housing for?

- Low to moderate incomes – up to \$85,000
- North Shore residents



**Seniors**



**Esthetician**



**Tradespeople**



**Home Care  
Worker**



**Childcare**



# Why is Social Housing needed?

REAL ESTATE VANCOUVER HOMES URBANIZED

North Vancouver just became Canada's most expensive city to rent

 Sarah Anderson | Nov 4 2022, 11:48 am

HOME > LOCAL NEWS

North Shore rents among highest in Metro despite almost 1,200 new units

North Van added a significant number of new rentals in the past year. But surging demand is still outstripping supply.

 Jane Seydl  
Jan 31, 2023 3:00 PM

October 2023 - Average rent by listing type

Furnished			Municipality /City	Unfurnished		
1 br.	2 br.	3 br.		1 br.	2 br.	3 br.
\$3,476 ▲	\$4,064 ▼	\$5,293 ▼	North Vancouver	\$2,680 ▼	\$3,699 ▲	\$4,600 ▼



# Where is Social Housing needed?

- In every neighbourhood.

# Where else is Social Housing being built?

## Projects on District Land:



**Upper Delbrook**  
**600 W Queens Rd**  
Under construction

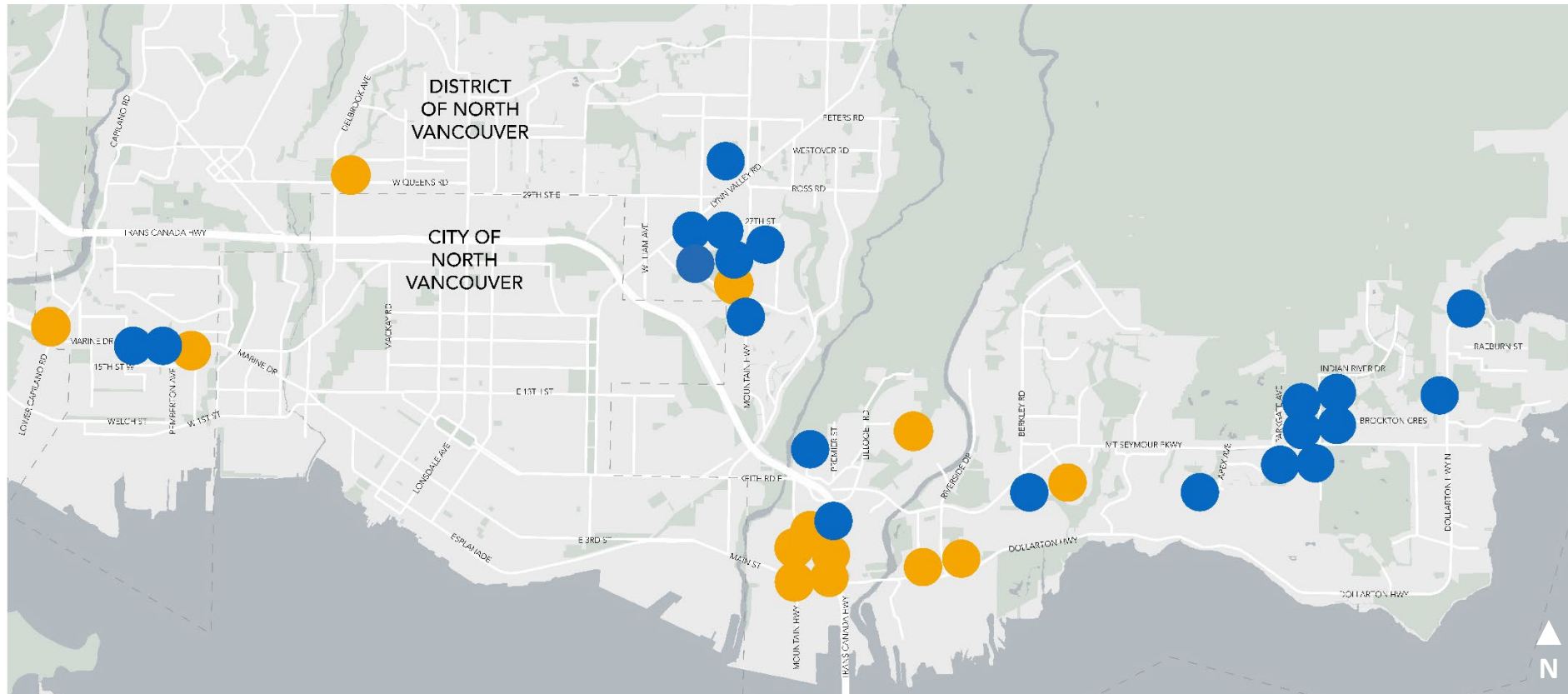


**Lynn Creek**  
**267-271 Orwell St**  
Under construction



**Maplewood**  
**Riverside Dr**  
Rezoning approved

# Social housing sites in the District



Data source: DNV, North Shore Community Resources Society

Disclaimer: This map is intended for general information only. The DNV makes no representation or warranties regarding the accuracy or completeness of the information presented.  
October 2023

## LEGEND

- Existing Social Housing Sites
- In-stream Social Housing Sites



# Where else is Social Housing being built?

As part of private redevelopment sites:



**Lynn Valley  
Mountain Hwy**  
Completed



**Parkgate  
Mt Seymour Pkwy**  
Completed



**Lynn Valley  
E 27<sup>th</sup> St**  
Completed

# Public Input



## In-person Public Information Meeting

October 11, 2023

- 1,454 letters sent
- Approximately 100 attendees
- 47 comment sheets
- 35 email chains
- 4 phone calls

## Virtual Public Information Meeting

October 5 to 18, 2023

- 98 visitors to the meeting webpage
- 116 visitors to the project webpage
- 54 visitors to virtual discussion
- 23 comments received

# Public Input – Results

- Approximately 10-15% unequivocally in support
- Approximately 10-15% unequivocally opposed
- Majority support and understand the need for social housing, but have a mix of concerns, or questions



# #1 - Transportation



Question/Concern:

**Will this project create a traffic problem?**

- The proposed project will be a relatively small increase to the existing traffic volumes
- Improvements to the network can be made and they could include an extended NB left turn lane and advanced left turn signal

# #1 - Transportation

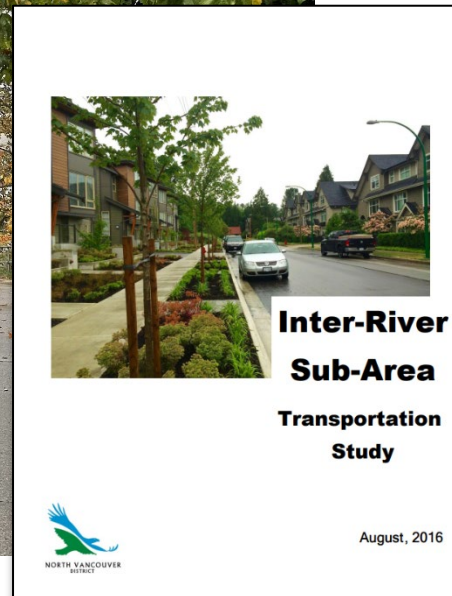


- Traffic volumes to Capilano University have decreased as a result of the U-Pass program – this results in increased road capacity
- Future RapidBus extension to Metrotown will further encourage transit use





# #1 - Transportation



Question/Concern:  
**One way in and out of the neighbourhood.**

- Relatively small population compared to other neighbourhoods
- Road network has capacity
- 2016 Transportation Study looks for methods of improving the area around Lynnmour School
- Improvements at Lillooet Rd/Old Lillooet Rd will improve safety and capacity



# #1 - Transportation



Question/Concern:  
**Is anyone planning for the region?**

- Regional planning includes:
  - RapidBus extension to Metrotown
  - Future Rapid Transit to the North Shore
  - Improvements to the Upper Levels Second Narrows Crossing review
  - Spirit Trail Eastern Extension (Lynn Creek to Deep Cove)
  - Mt Seymour Parkway Safety Improvements

# #2 - Parking



Question/Concern:

**Many existing residents rely on on-street parking.**

- A future project would provide its own on-site parking for residents and guests



# #3 Environment & Greenery



Question/Concern:  
**Loss of existing greenery and trees.**

- Trees will be retained at the south end of the site
- New trees to be planted around the perimeter of the site



# #4 Density and Heights



Question/Concern:  
**Any future project should be in keeping with the character of the area.**

- Design can soften the impact of a project
  - Stepping building heights
  - Working with the topography
  - Taking advantage of trees to screen the project

# #5 School



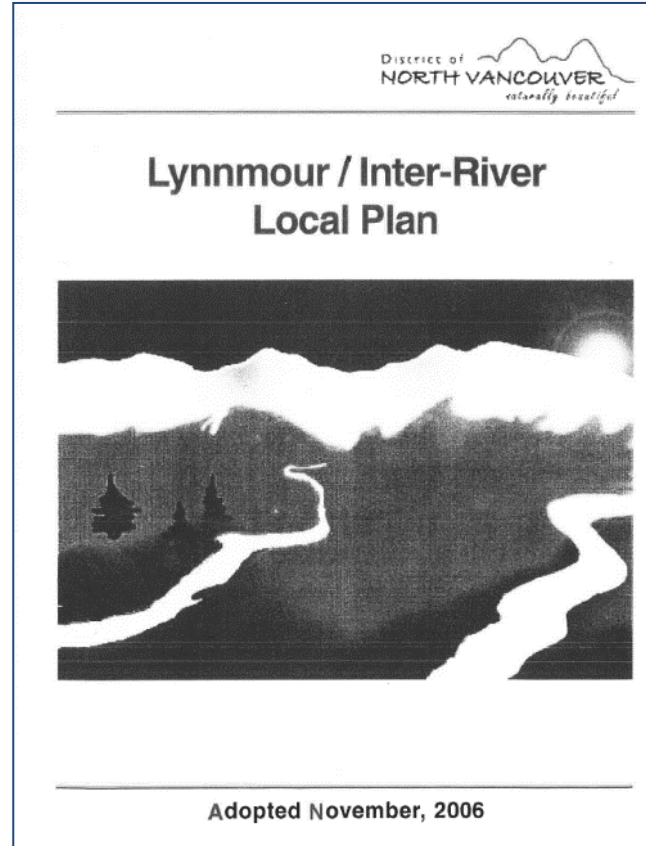
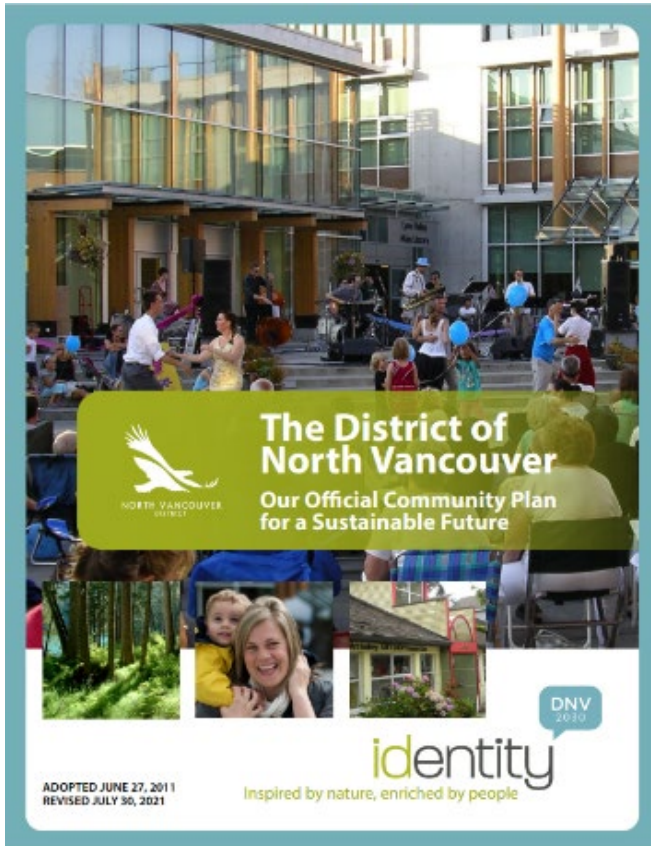
Question/Concern:  
**Will there be space for my children at Lynnmour Elementary?**

- DNV works closely with SD 44
- #1 on the Capital Funding List

Major Capital Funding Programs		
<u>School Addition/Expansion Projects</u>		
Priorities based on Long Range Facilities Plan and enrolment projections.		
Priority	Facility Name	Project Description
1	Lynnmour Elementary	Expand capacity from 20K/250E to 60K/450E



# #6 – Planning and Infrastructure



## Question/Concern: Is there capacity?

- DNV prepares detailed plans that are coordinated with other levels of government and with all teams to ensure infrastructure keeps pace with change.



# Next Steps?

- **Council votes on whether or not to move these bylaws forward**
- **If the bylaws are moved forward and adopted:**
  - Application to the BC Housing Community Housing Fund
    - If the application is successful and funds provided, design commences
  - Development Permit Application process unfolds complete with public input
- **DNV negotiates the Lease Agreement**

# Thank you