

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.

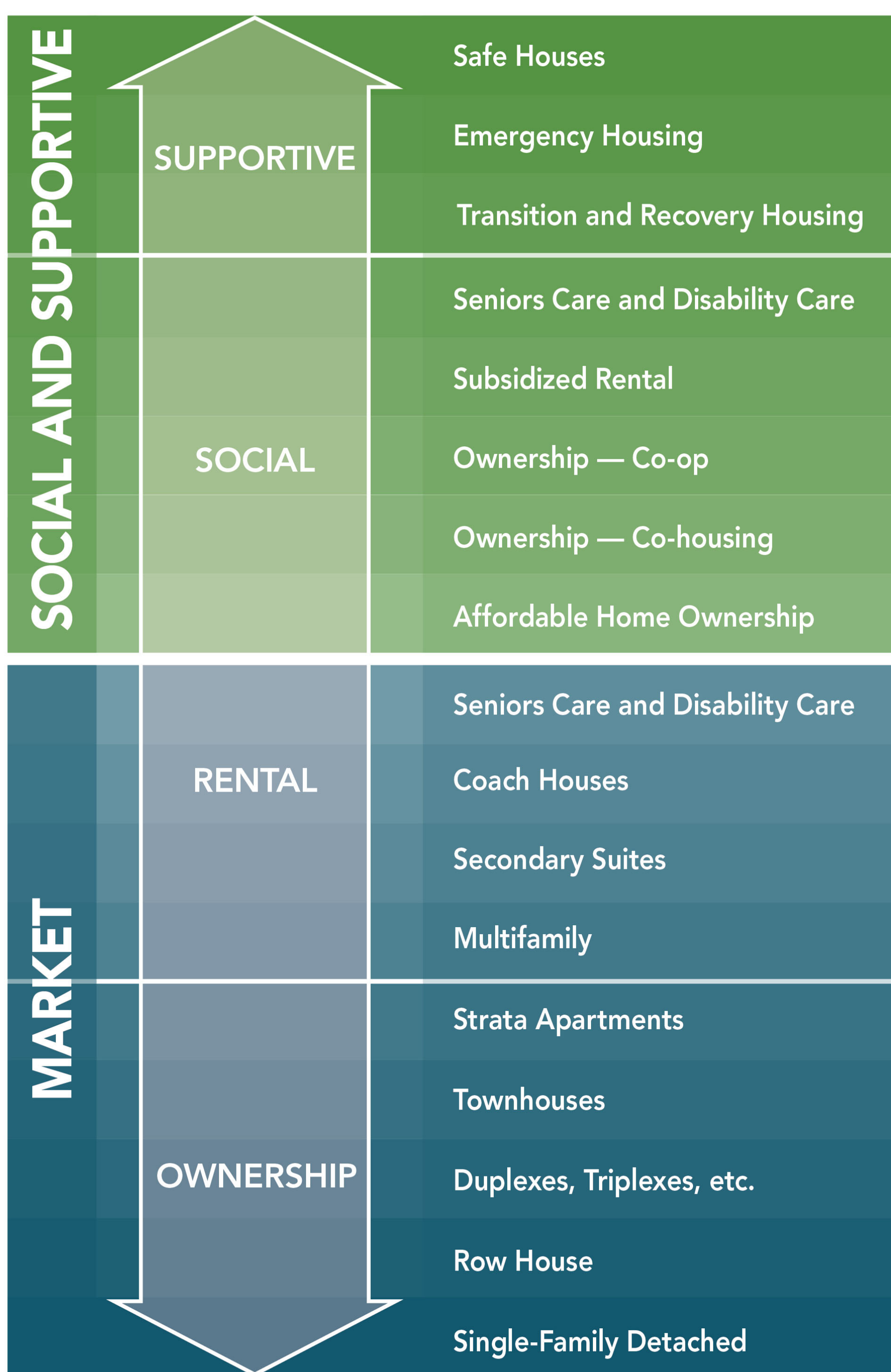
**More info at:
[DNV.org/Affordable-Housing](https://dnv.org/Affordable-Housing)**

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%).

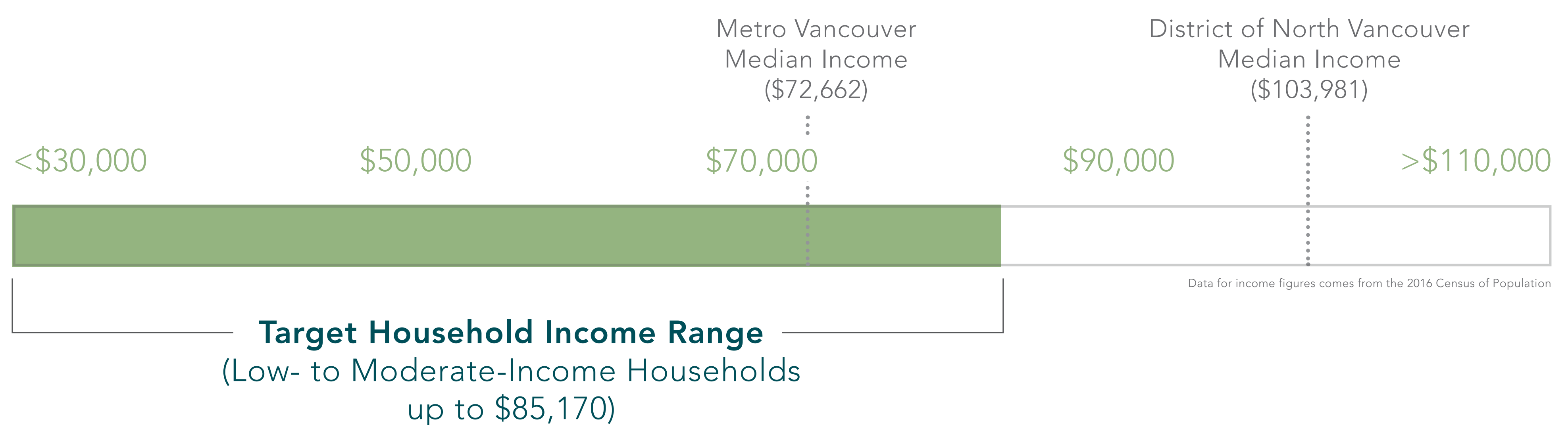
Affordable Housing Overview

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 Seylynn Cres
Social Housing

Complete



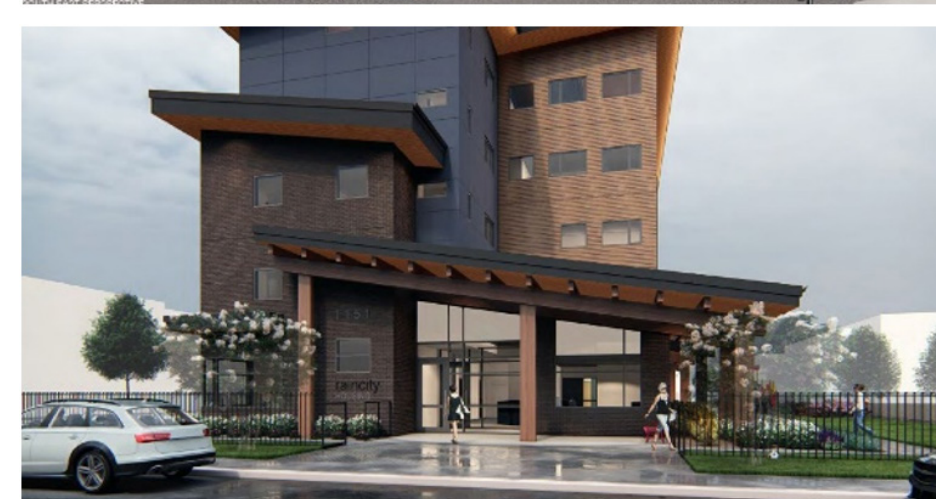
267-271 Orwell St
Social Housing

Under construction



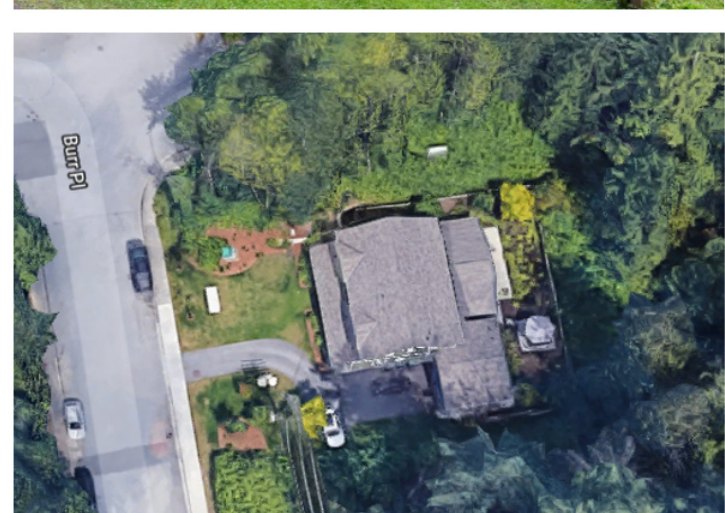
2670 Lloyd Ave
Supportive Housing

Complete



1100 block W 16th St
Supportive Housing

Rezoning approved



2431 Burr Pl
Supportive Housing

Complete

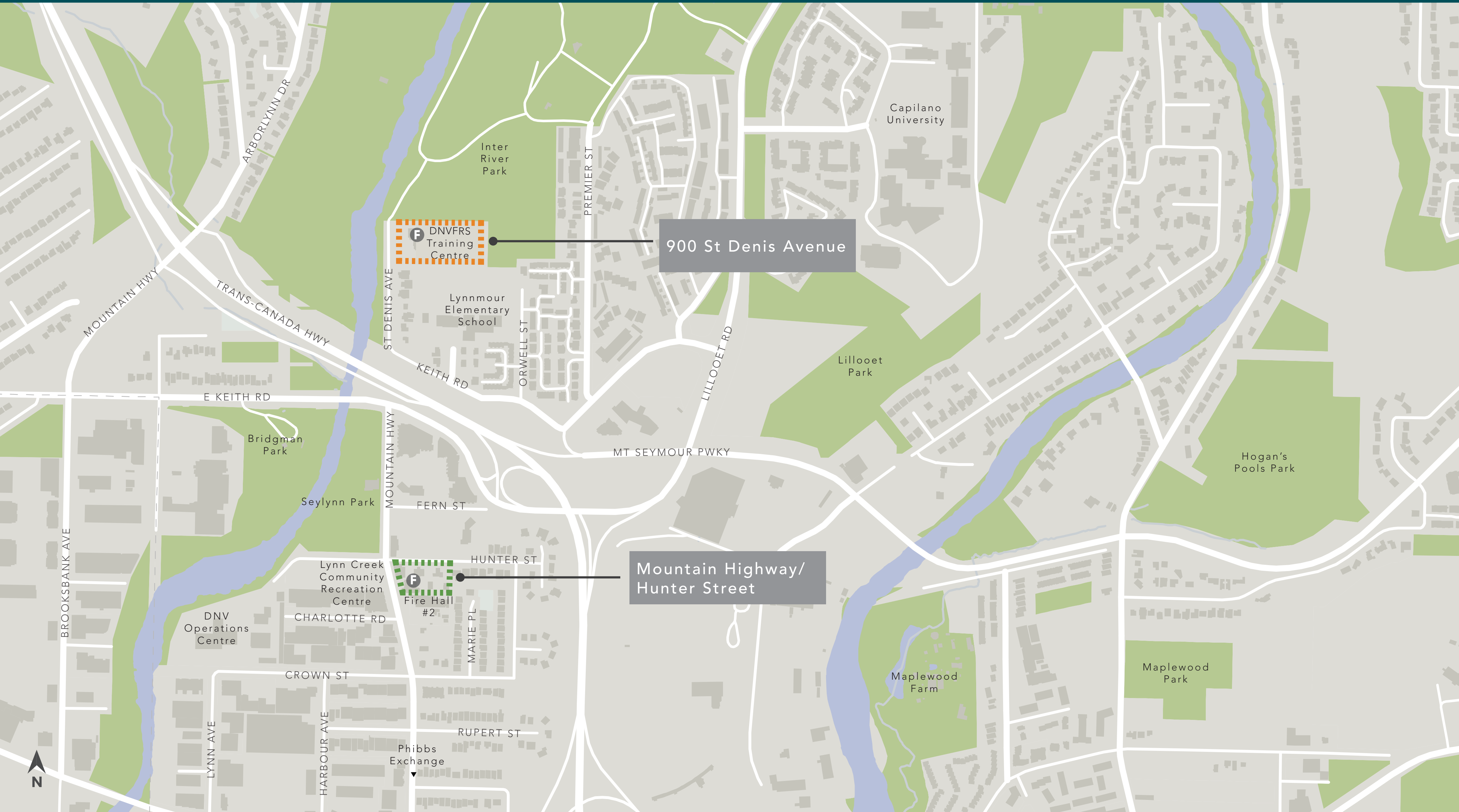


600 W Queens Rd
Social Housing

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?

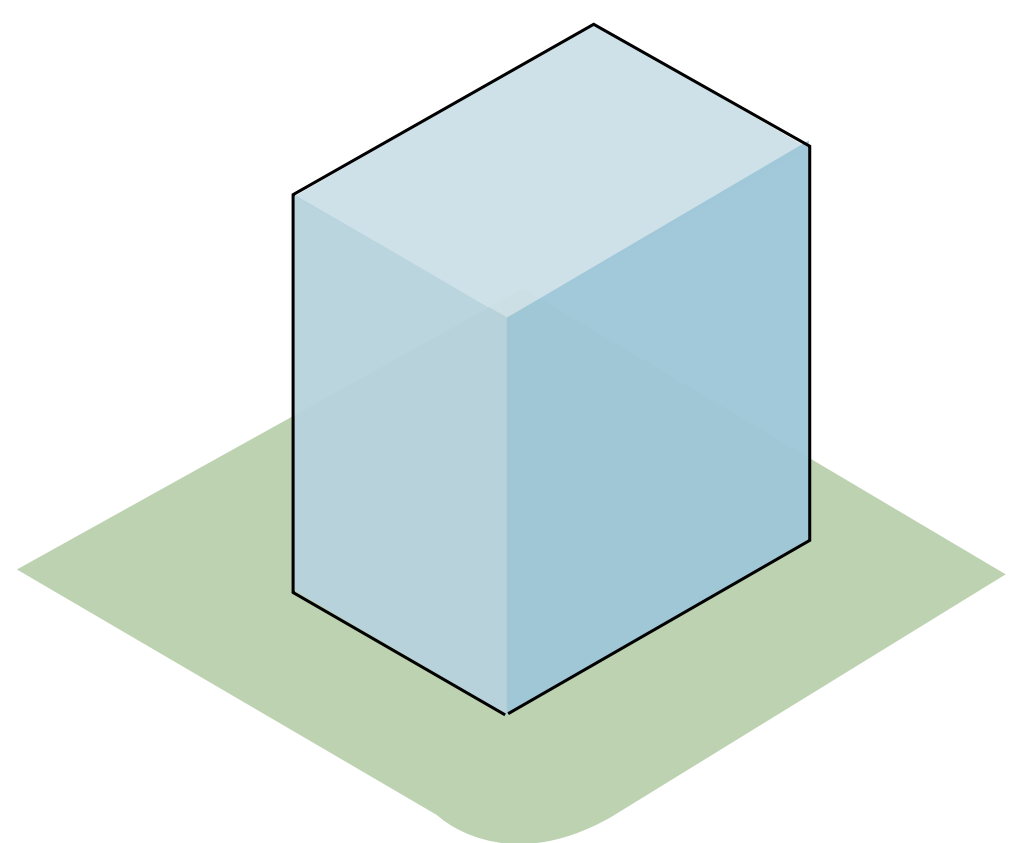
Do you have any concerns or other ideas for these sites?

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.

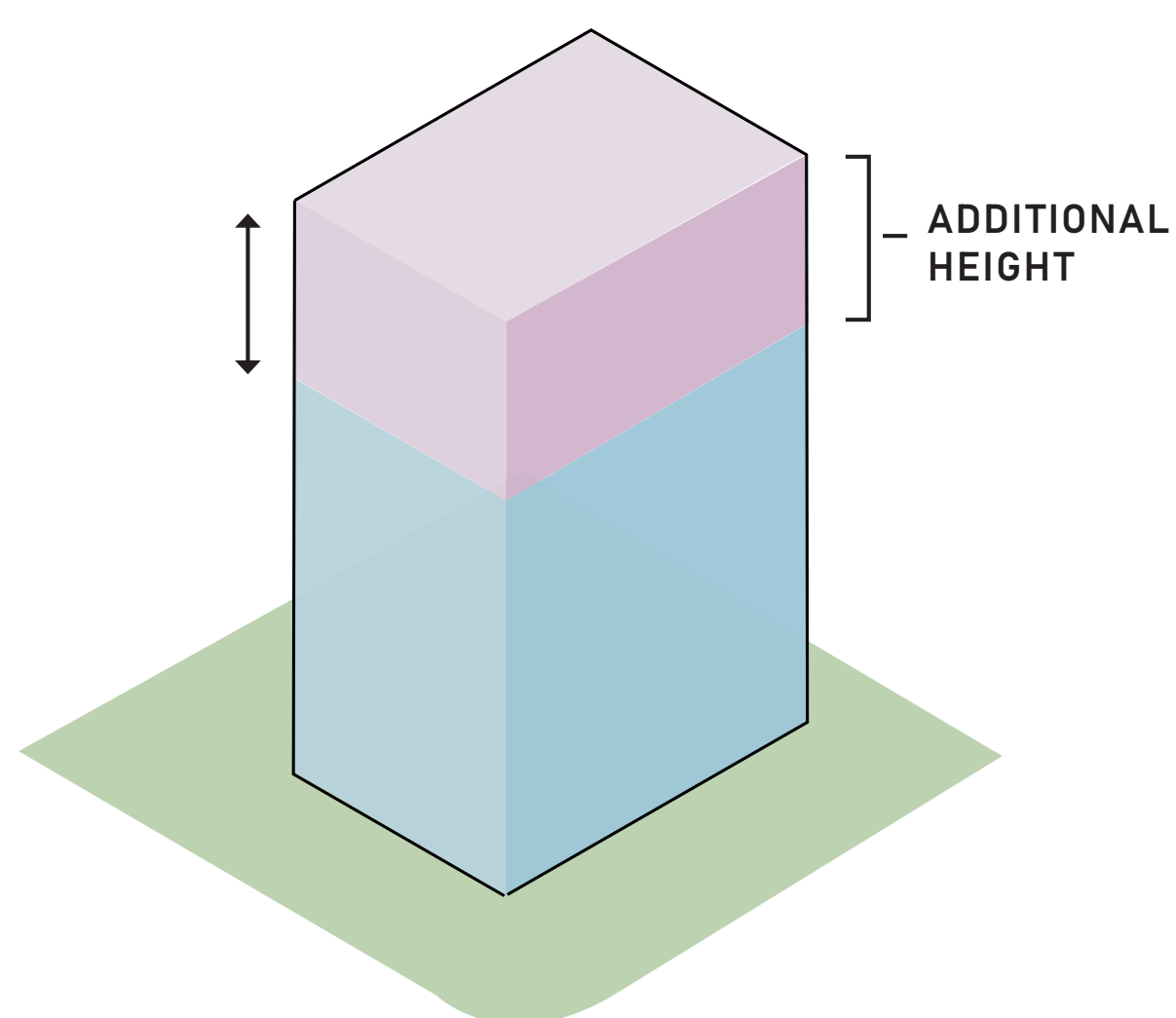
The two graphics below illustrate the differences between the two conceptual scenarios.

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

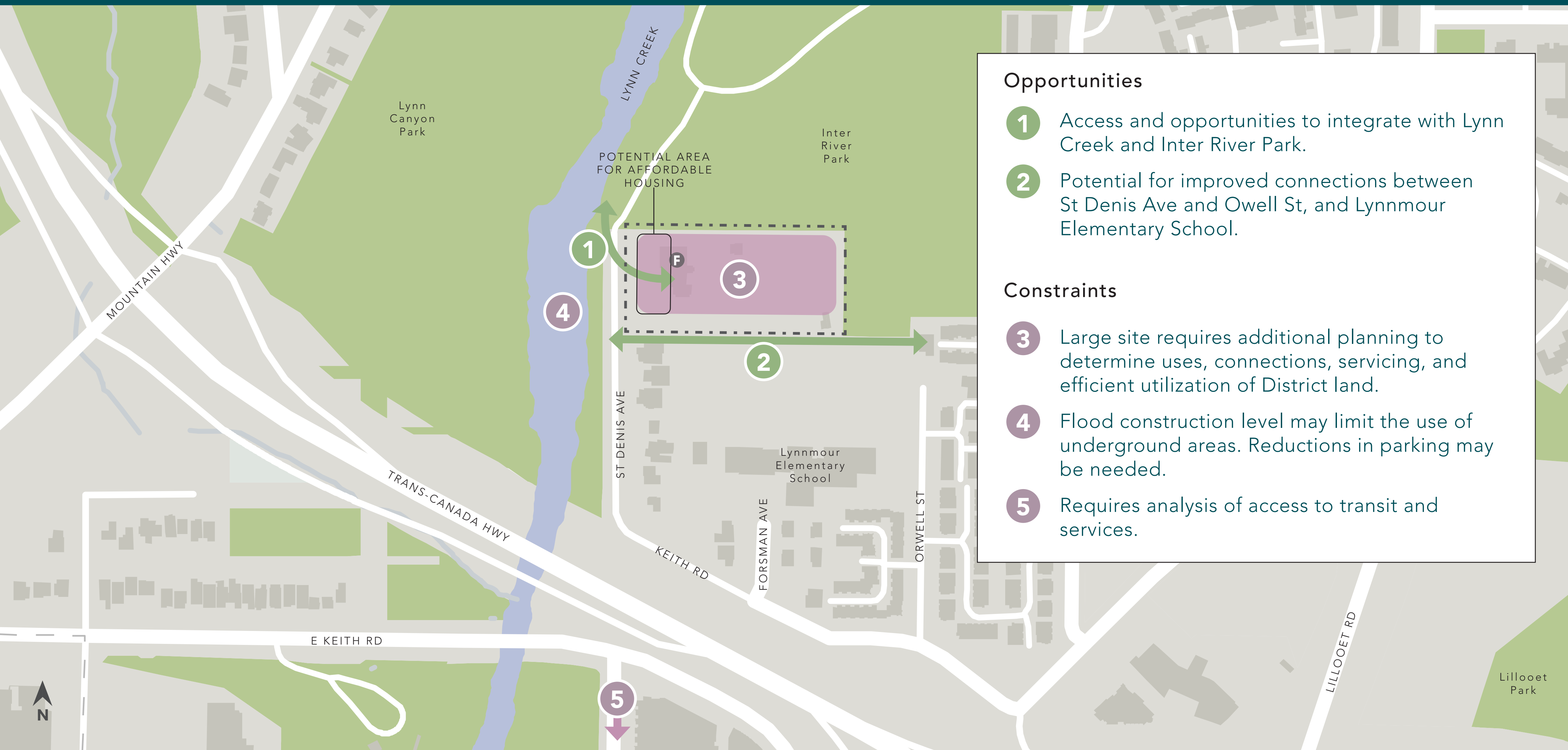


- Scenario 2 provides a small increase in height and density (1-3 additional storeys) in exchange for additional affordable homes.
- The additional height/density in this scenario may help support the financial viability of a project, and therefore increase the likelihood of an affordable housing development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



- Opportunities**
- 1 Access and opportunities to integrate with Lynn Creek and Inter River Park.
 - 2 Potential for improved connections between St Denis Ave and Orwell St, and Lynnmour Elementary School.
- Constraints**
- 3 Large site requires additional planning to determine uses, connections, servicing, and efficient utilization of District land.
 - 4 Flood construction level may limit the use of underground areas. Reductions in parking may be needed.
 - 5 Requires analysis of access to transit and services.

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.

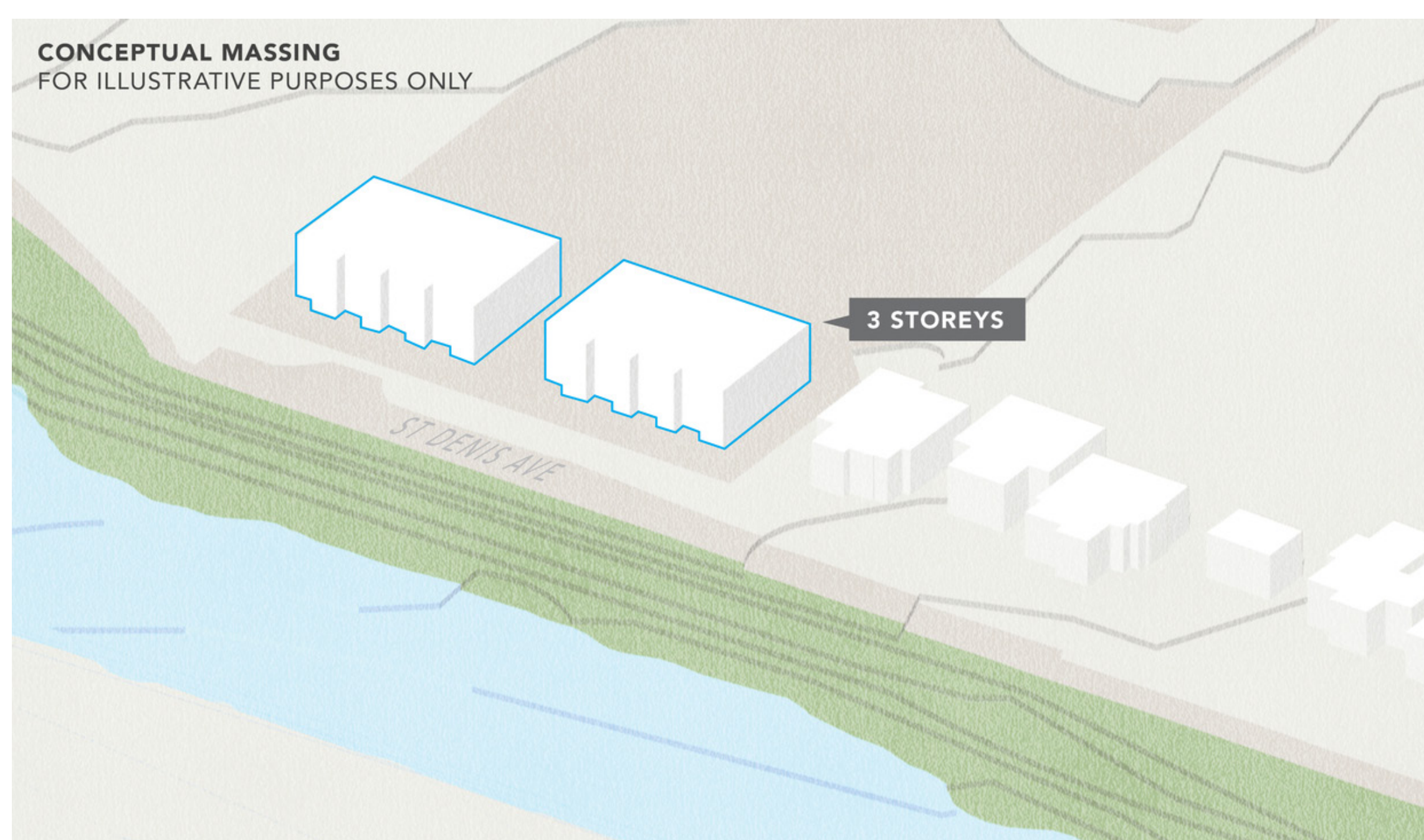
Advantages

- ✔ 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.

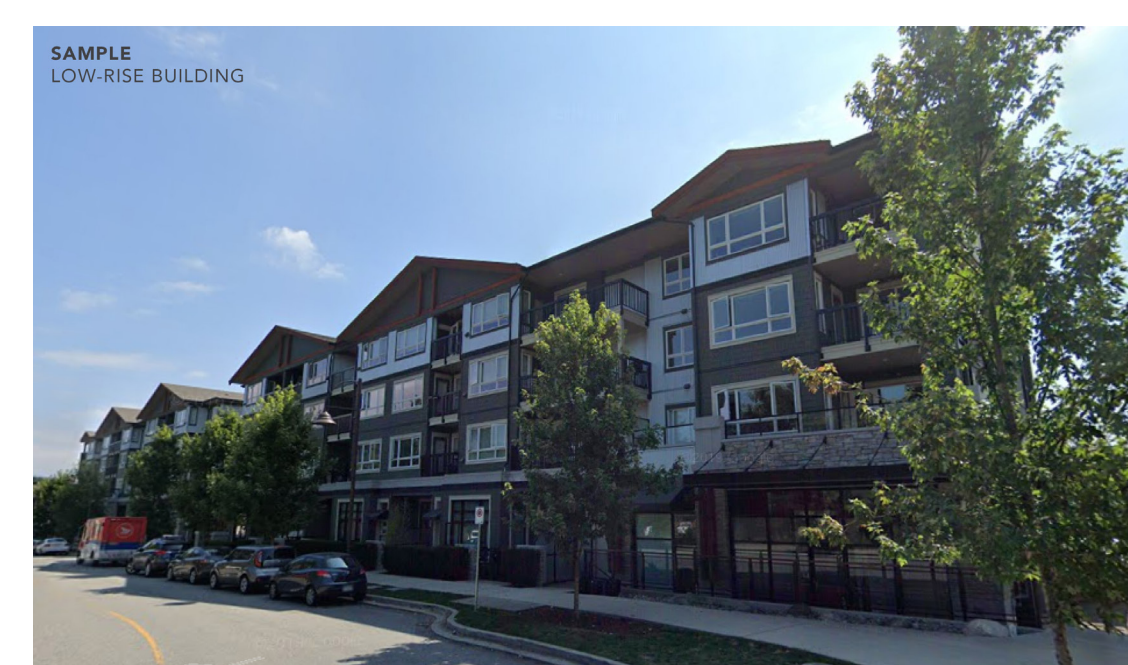
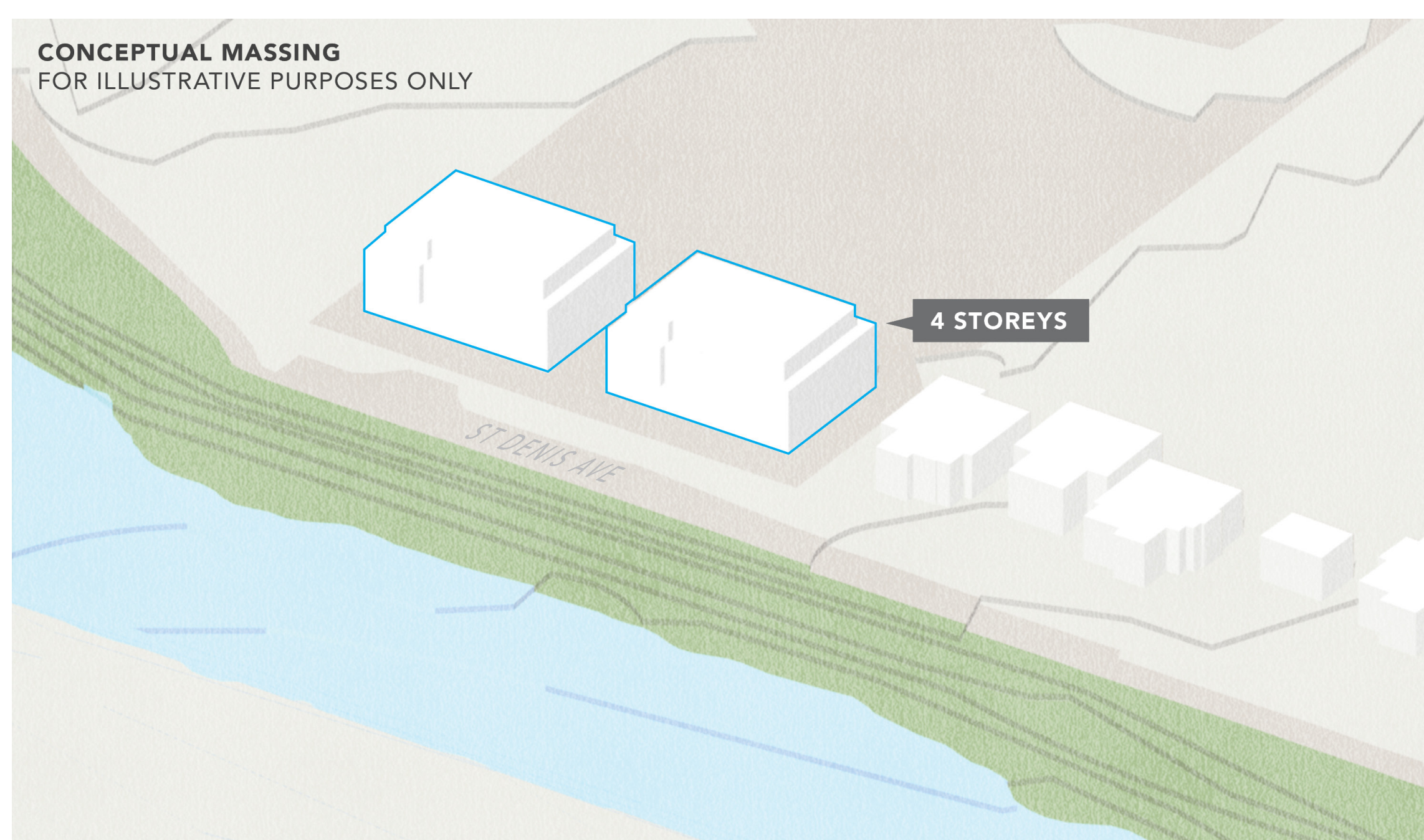
Advantages

- ✓ 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.



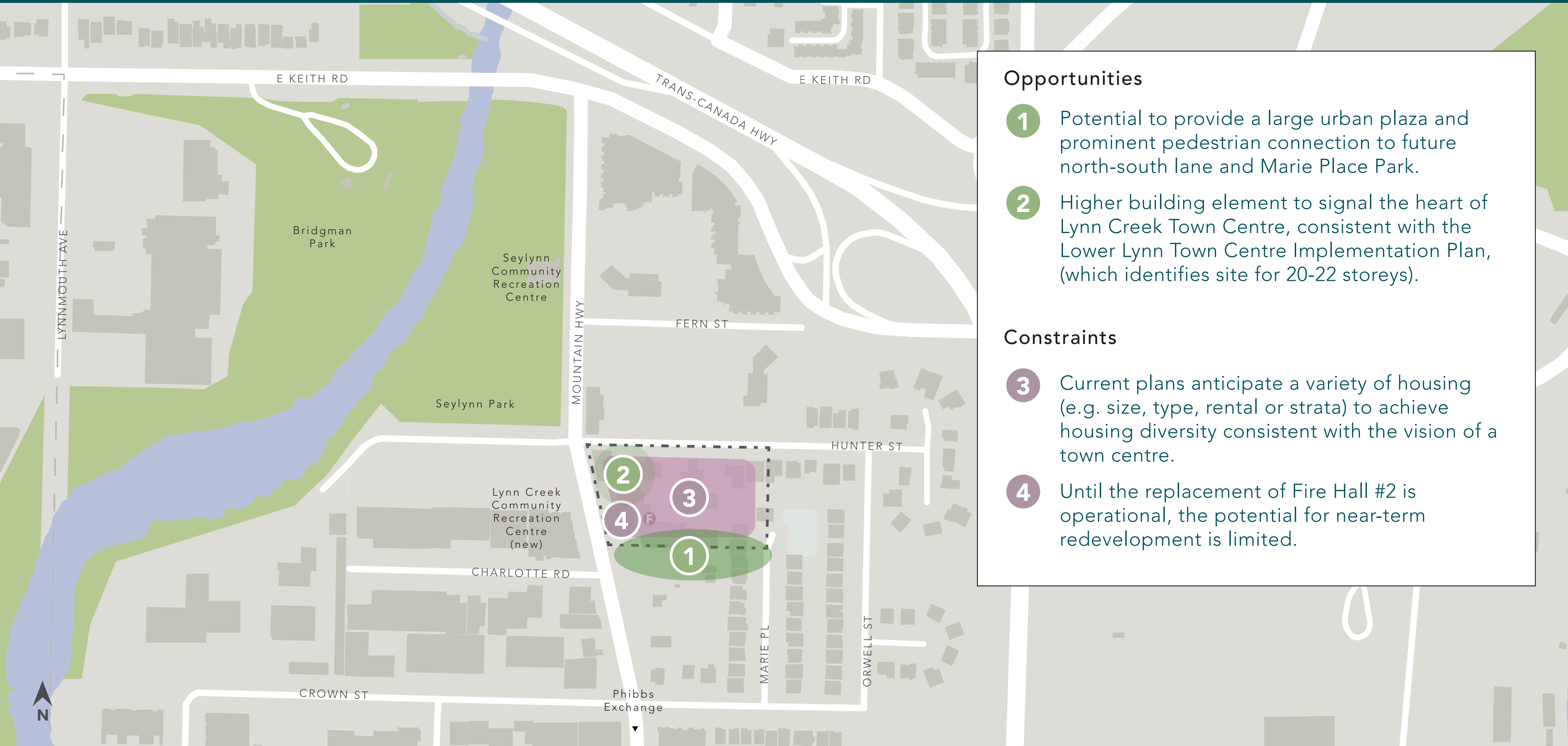
Which scenario do you prefer? Why?

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

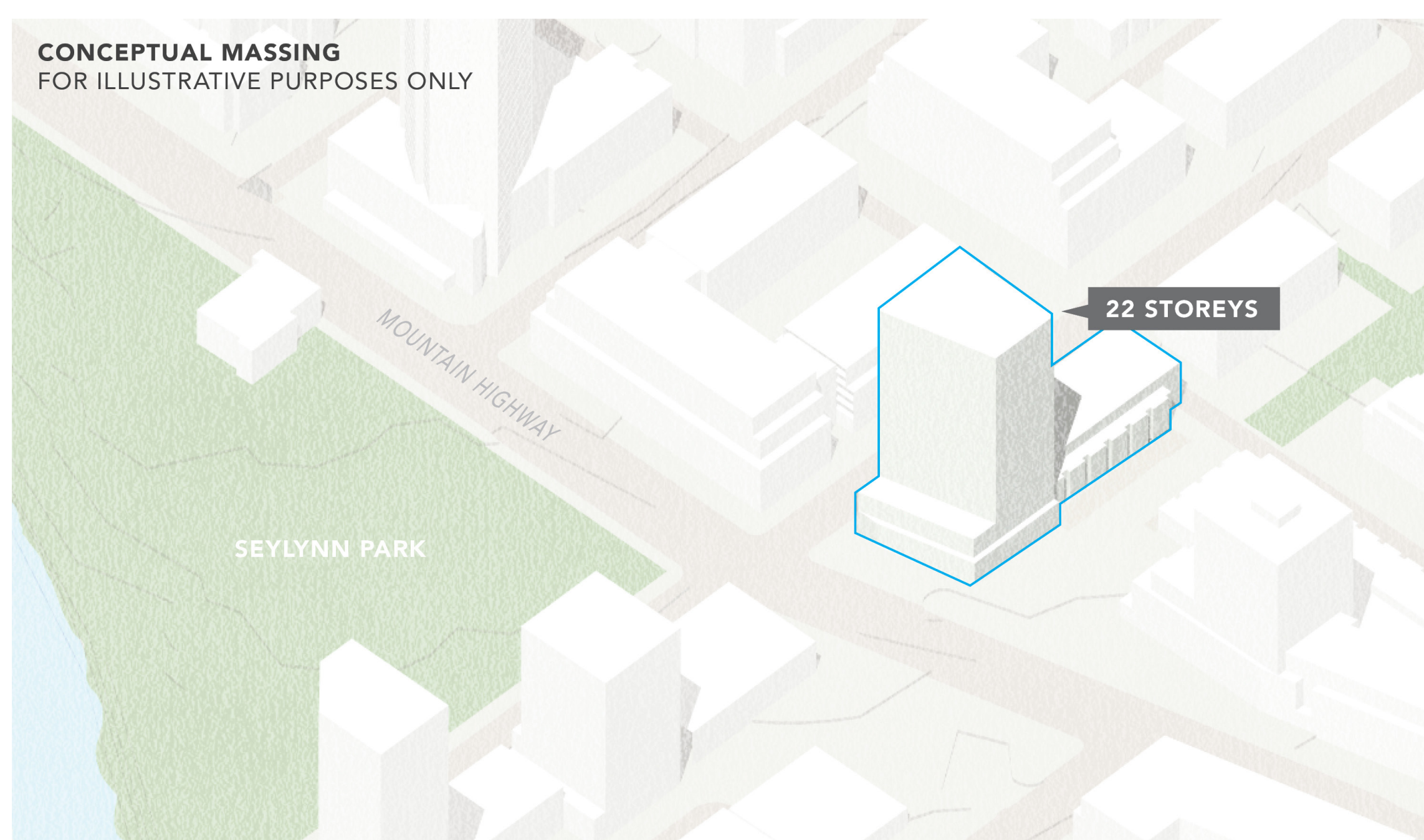
Advantages

- ✔ 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

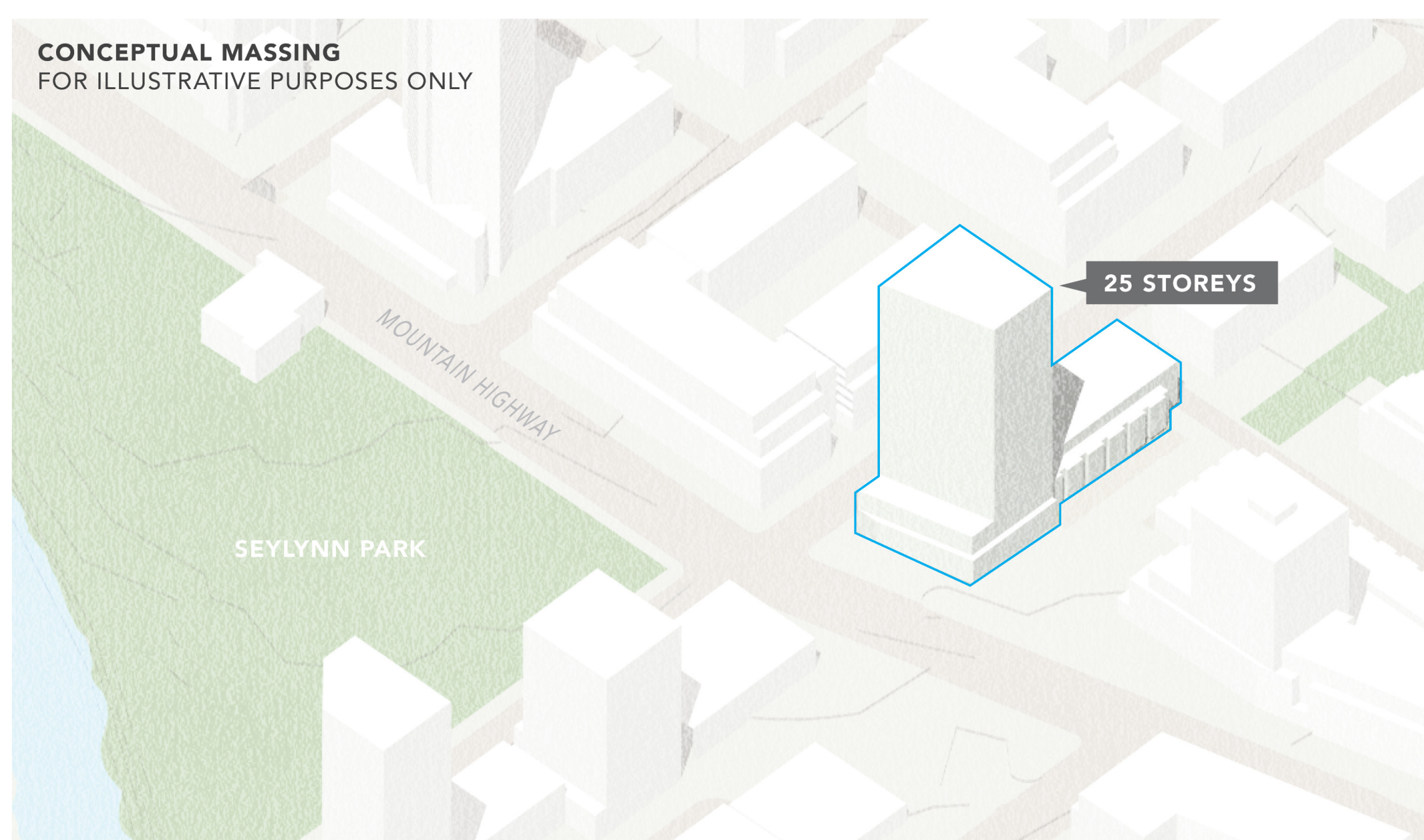
Advantages

- ✓ 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



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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

