



East Fraser Lands

Official Development Plan
Amendments

Public Hearing
June 21, 2016



Presentation Outline

- EFL background & Financial Plan
- Proposed EFL ODP amendments
 - Affordable Housing - definition
 - Affordable Housing - family unit mix
 - Childcare centre – location of Area 2 childcare
 - Gas station - addition of use
 - Miscellaneous items – grocery store, landscape setback, CD-1 maps
- Public consultation summary



EFL Background

Planning and Approvals

- ✓ Industrial Lands Policy (1995)
- ✓ EFL Policy Statement (2004)
- ✓ EFL Official Development Plan (2006)
- ✓ Area 1: CD-1 Rezoning and Design Guidelines (2008)
 - Central Neighbourhood
- ✓ Area 2: CD-1 Rezoning and Design Guidelines (2010)
 - Western Neighbourhood
- ✓ Development Permits and Streetscape Works (ongoing)

EFL Official Development Plan Areas

Area 4

Area 2 (2010)

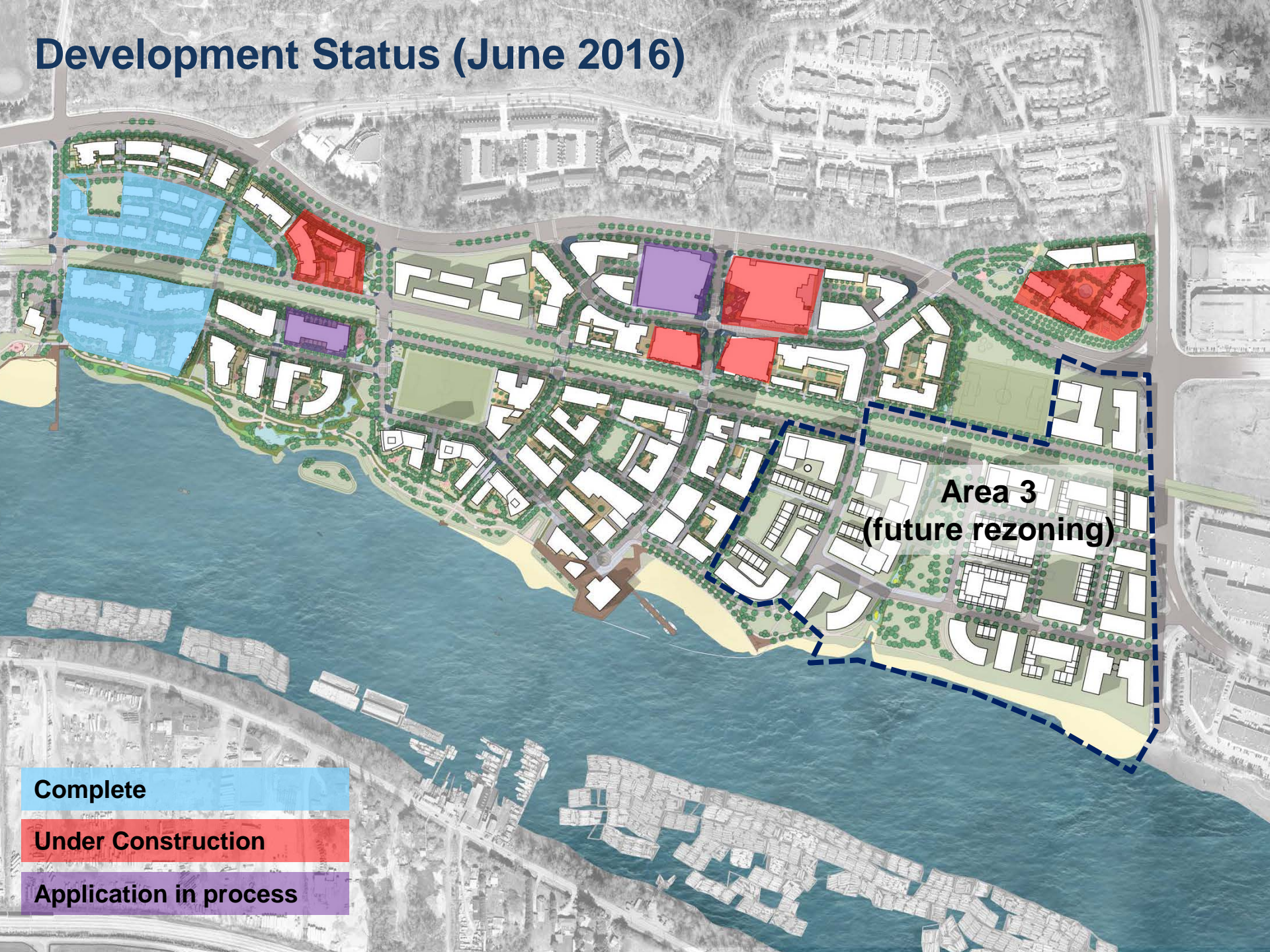
Area 5

Area 1 (2008)

Area 3
(future rezoning)



Development Status (June 2016)



Complete

Under Construction

Application in process

**Area 3
(future rezoning)**

Responsibilities

1. Master Developer (Wesgroup) responsibility:

- Site servicing
(soil remediation, infrastructure, shoreline protection, rail crossings, waterfront access)
- Providing land to the City
(for roads, schools, parks and public open space, childcare centres and community centre)
- Public art

2. City's responsibility:

- Construction of amenities (parks, childcare centres, community centre)
- Library contribution
- Purchase of affordable housing sites & construction of buildings

Financial Plan key principles

1. All EFL CACs and DCLs are to be invested in EFL public amenities which the City aims to build concurrently with development.
2. The City aims to cover interim cash flow issues as CACs and DCLs are generated.
3. Options on land for affordable housing are triggered with a relatively tight timeline.

<i>Amenities</i>	<i>Cost Estimate</i>	<i>Revenue Estimate (CDLs & CACs)</i>	<i>Surplus (shortfall)</i>
Parks & Childcare	\$43.80M	\$47.20M	\$3.40M
Community Centre	\$20.00M	\$13.59M	(\$6.41M)
<i>Sub-total</i>	<i>\$63.80M</i>	<i>\$60.79M</i>	<i>(\$3.01M)</i>
Affordable Housing Land	\$44.09M	\$22.21M	(\$21.88M)
<i>TOTAL</i>	<i>\$107.89M</i>	<i>\$83.00M</i>	<i>(\$24.89M)</i>

Notes:

1. Parks, childcare, community centre estimates are for construction only, not including operating.
2. Estimates for Affordable Housing are for site purchase only, not including construction costs.

Recommended options to address funding shortfall & cashflow issues:

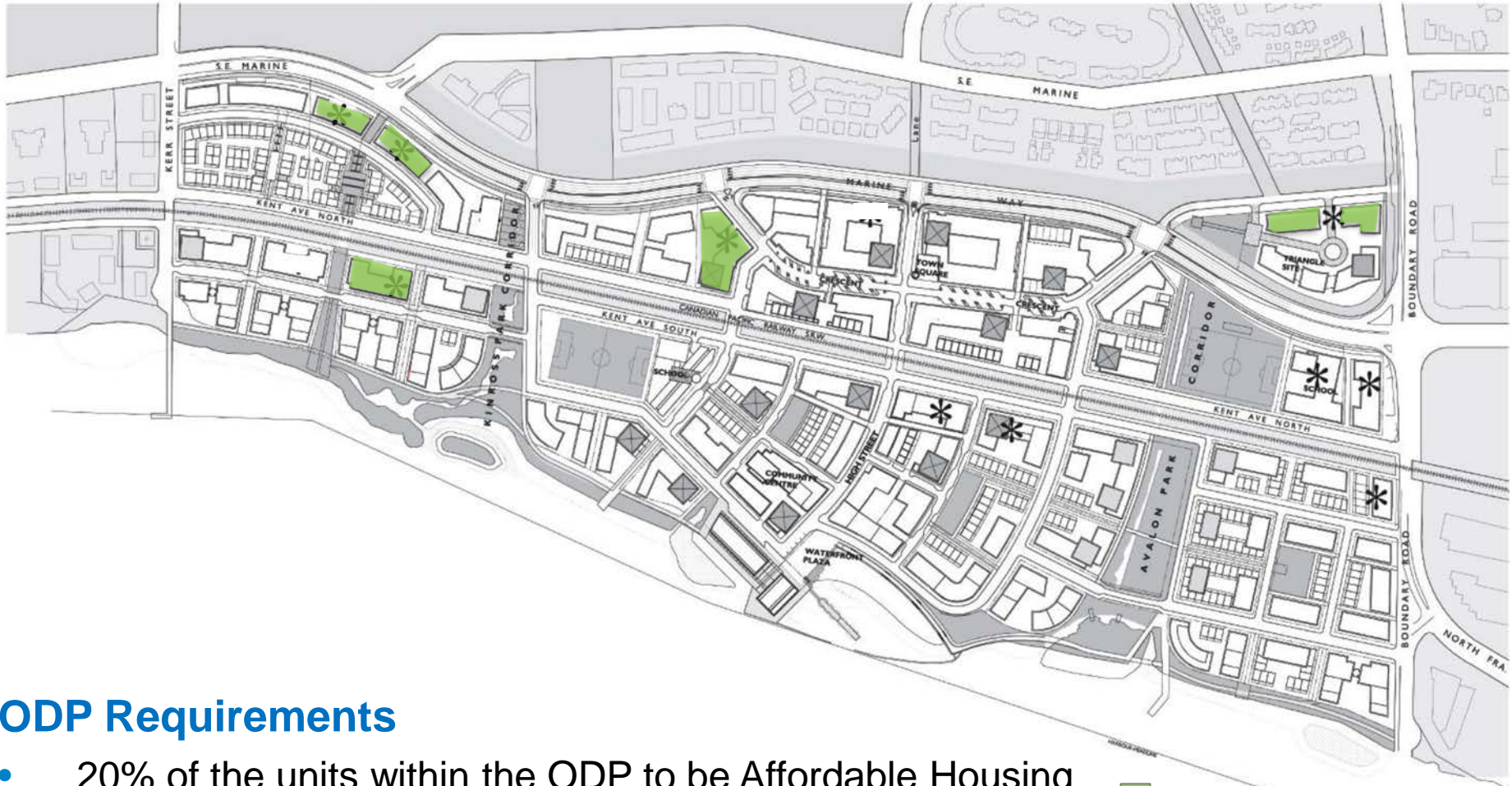
- Allocation of city-wide DCLs from outside EFL
- Allocation of tax-supported capital funding
- Cost savings through alternative built form and value engineering for parks, childcare, and community centre
- Potential adjustments to the timing and package of amenities
 - in consultation with interested parties, including local residents and the EFL committee
- Application of an area specific DCL
 - rates and implementation timing to be approved by Council



Affordable Housing

eline

3162



■ Proposed VAHA Sites
* POSSIBLE AFFORDABLE HOUSING LOCATIONS
SCALE 1:2000

ODP Requirements

- 20% of the units within the ODP to be Affordable Housing
- Options-to-purchase sites are secured through rezoning
- VAHA is the City's agent for these affordable housing sites

Existing ODP Provisions

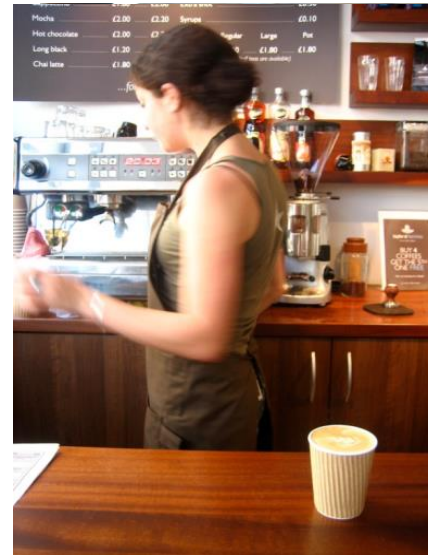
Section 1.1. Definition:

‘affordable housing’ is designed for persons who make up a core need household where such persons pay more than 30% of their combined gross annual income to rent an adequate and suitable rental unit, including utilities to meet the basic housing needs of the household at an average market rent.

Rationale for Proposed Changes:

Affordable housing as currently defined is not financially viable without significant senior government investment (~\$80M).

Urgent need for social housing:
Housing & Homelessness Strategy targets **5,000** units of social housing by **2021**.



Proposed definition:

“affordable housing means social housing”

2016 BC Housing’s Housing Income Limits (HILs):

- Singles/Studio: \$38,500 (\$963/mo)
- Couples/1bed: \$42,500 (\$1,063/mo)
- Families/2bed: \$52,000 (\$1,300/mo)
- Families/3bed: \$64,500 (\$1,613/mo)

“**Social Housing**” means **rental housing**:

(a) in which at least 30% of the dwelling units are **occupied** by households below HILs;

(b) which is **owned** by a non-profit corporation, by a non-profit co-operative association, or government; and

(c) there is a housing agreement, or other **security** for the housing commitments.

Proposed definition:

Housing Objectives (Section 5.2.1):

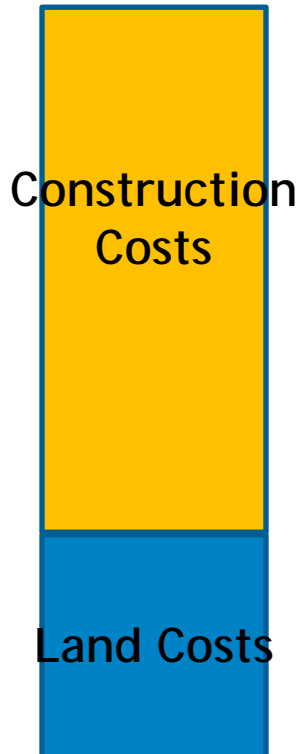
Provided there are alternative funding sources:

1. To set **maximum rent of 90% of average market rents** for units not occupied by households with incomes below HILs; and
2. To **increase the ratio** of affordable housing units occupied by households with incomes below HILs.



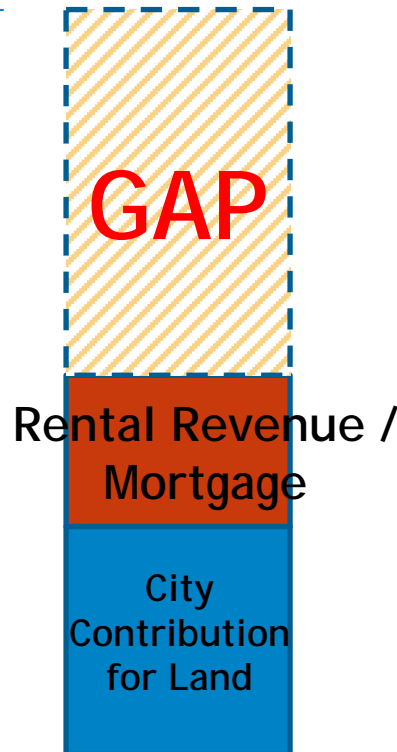
How does the City fund social housing? Explaining the Financial Gap

PROJECT COSTS

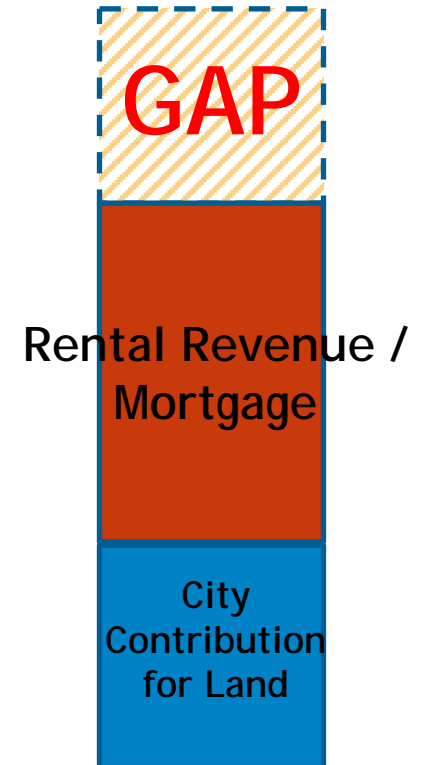


How to pay for Project Costs

SCENARIO 1: 100% @ HILs



SCENARIO 2: 30% @ HILs



Reducing the Financial Gap

Proposed definition reduces the gap by half and enables projects to proceed should partner funding be available.

ESTIMATING THE EQUITY GAP ¹ IN EFL: AREAS 1 & 2		
Affordable Housing Sites	Existing Definition	Proposed Definition ²
	100% HILs	30% HILs + 70% @ 100% Mkt
Areas 1 & 2 (~ 970 units)	~ \$80M	~ \$40M
Project A (~ 100 units)	~ 9.6M	~ \$3.6M

NOTES:

1. *Equity gap = Construction Financing – Takeout/Mortgage Financing (repaid by rent revenue). Average Construction Cost per unit is \$193K.*
2. Funding shortfall & construction financing for future projects across EFL, aside from Parcel 8A, has not been secured.

Strategies to address the Financial Gap

- Partnerships with senior governments (federal & provincial)
 - capital contributions
 - no/low cost financing, forgivable loans, financial guarantees
 - operating/rental subsidies
- Private philanthropies / endowments
- Non-profit partnerships
- Work towards deeper affordability over time



Approving the Proposed Definition

Enables VAHA to bring forward three applications

- over 200 units (2016/2017)
- 70% of units are for families

VAHA continues to seek partnerships to deepen affordability





Affordable Family Housing

ODP Requirements

- 50% of the Affordable Housing units will be for families with children
- Development Phasing (section 6) secures the distribution of family units in each Area

Challenges

- Area specific requirements (e.g. 100% in Area 2) create challenges to deliver:
 - Efficient building design, and
 - Desirable unit mix.

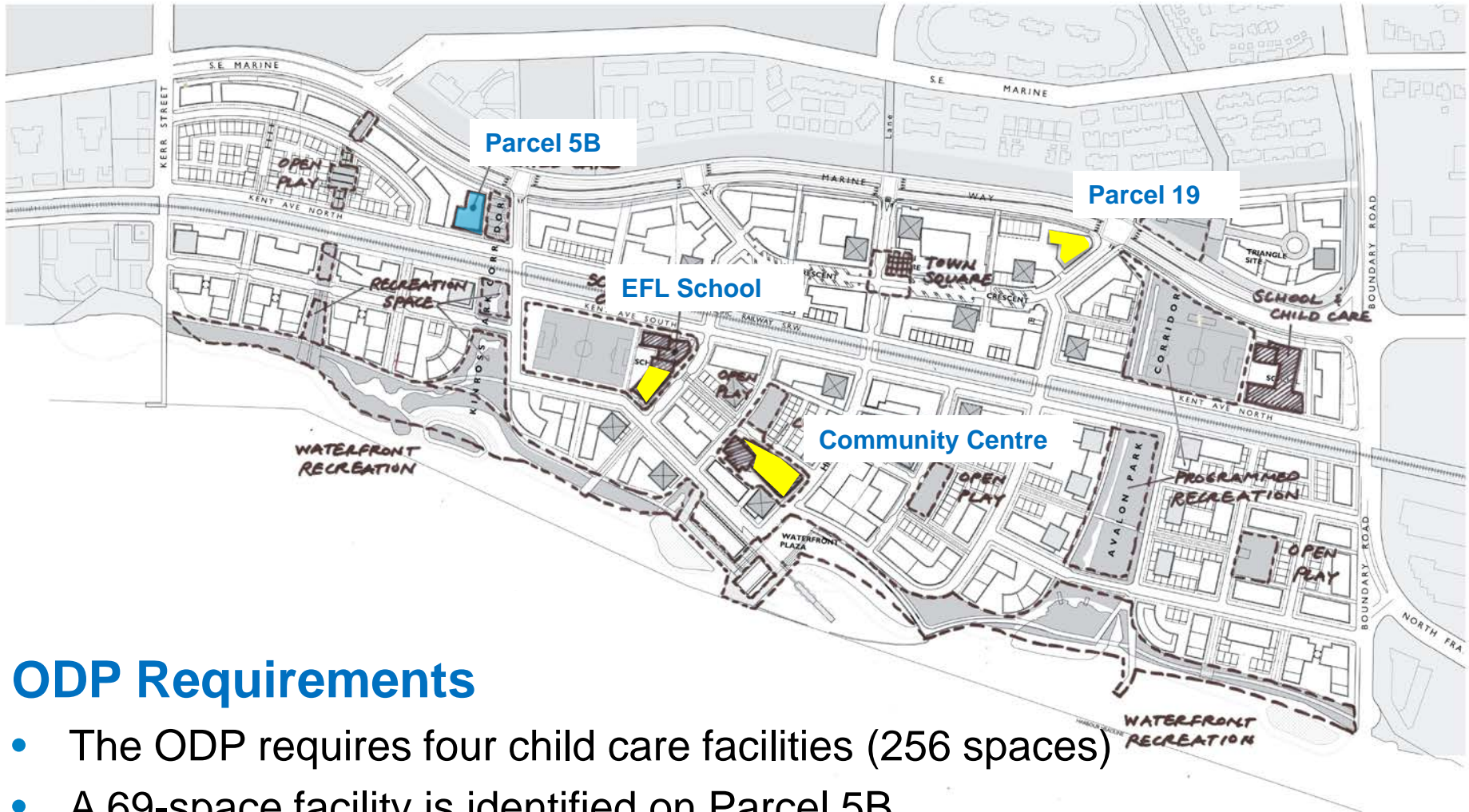


Proposed Amendment

- **Specific family housing requirements in the Development Phasing (Section 6) be removed.**
- The overall family requirement (50% of all affordable housing) remains the same.



Child Care Facility



ODP Requirements

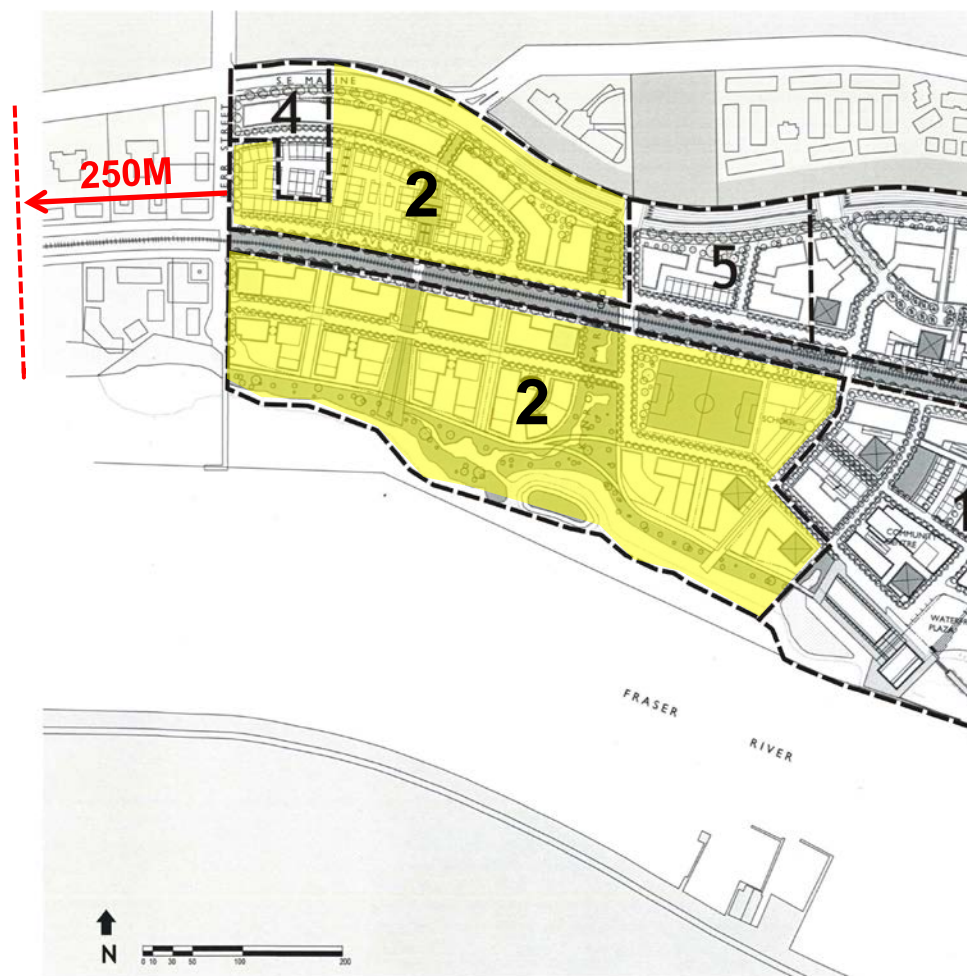
- The ODP requires four child care facilities (256 spaces)
- A 69-space facility is identified on Parcel 5B
- The City is responsible for construction of facilities

Proposed ODP Amendment

Provide flexibility to allow child care facility to be within Area 2 or within 250m of Area 2 Boundary.

Area 2 is to include:

- b) a 69 space child care facility located in Area 2 or within 250m of Area 2



Background

- In 2012, Parcel 5B childcare centre shifted to Parcel 1 or 3 to allow market development to proceed

Challenges

- Proximity to Marine Drive
- Sloping site
- Impact of turn-around
- Site accessibility



Alternative Site Evaluation

- Parcel W3 (River District Centre)
- Co-location with Affordable Housing sites
- Defer to Area 3
- West Fraser Lands (WFL) school annex/childcare site



River District Centre

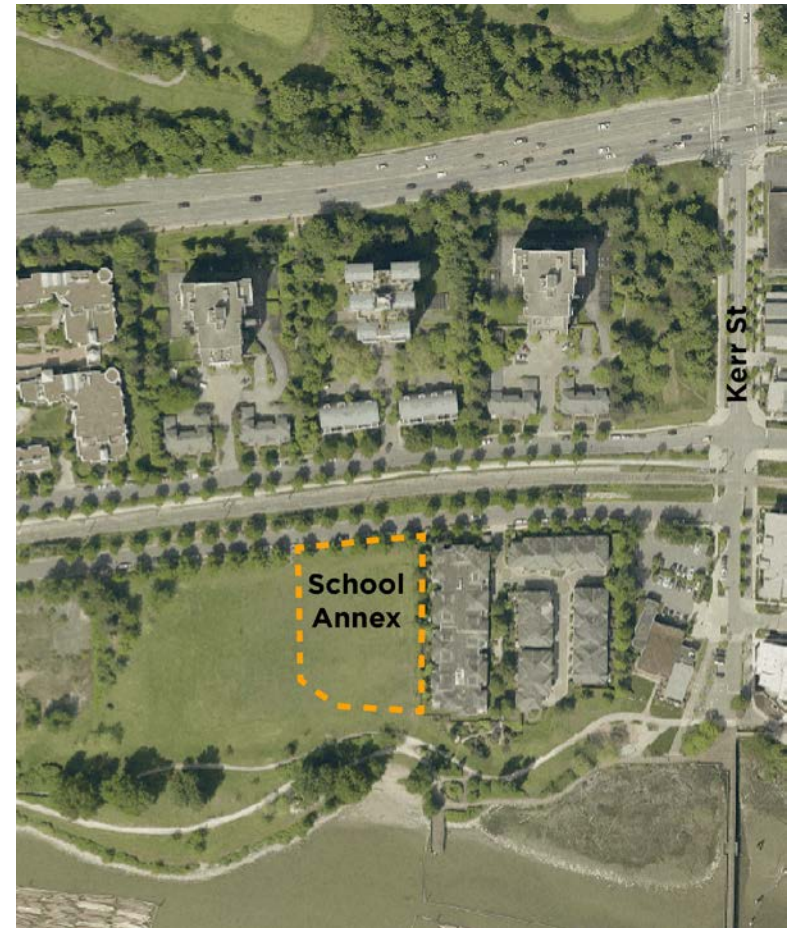


WFL annex/childcare site



Opportunities

- Potential cost savings (single-storey wood-frame construction)
- Better proximity to parks and open space
- Improved access to cyclist and pedestrian routes
- Healthier environment away from Marine Drive
- Potential for earlier delivery

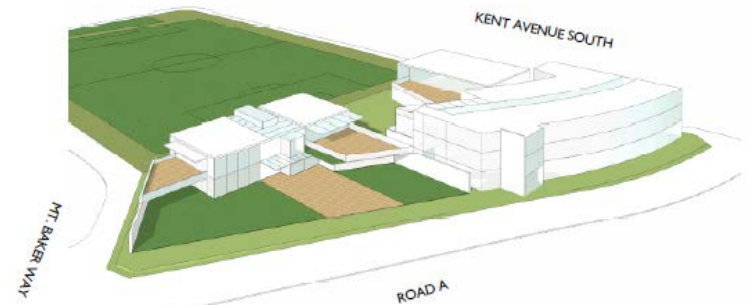


WFL - School Annex / Child Care site



Further Exploration

- Confirmation with VSB re: timing & design
- Evaluation of increased size for additional programming
- Schematic and structural design
 - detailed soils investigation & Ministry approvals
 - schematic building design
 - preliminary cost estimates



EFL school (K-7) & childcare concept



OTC childcare concept

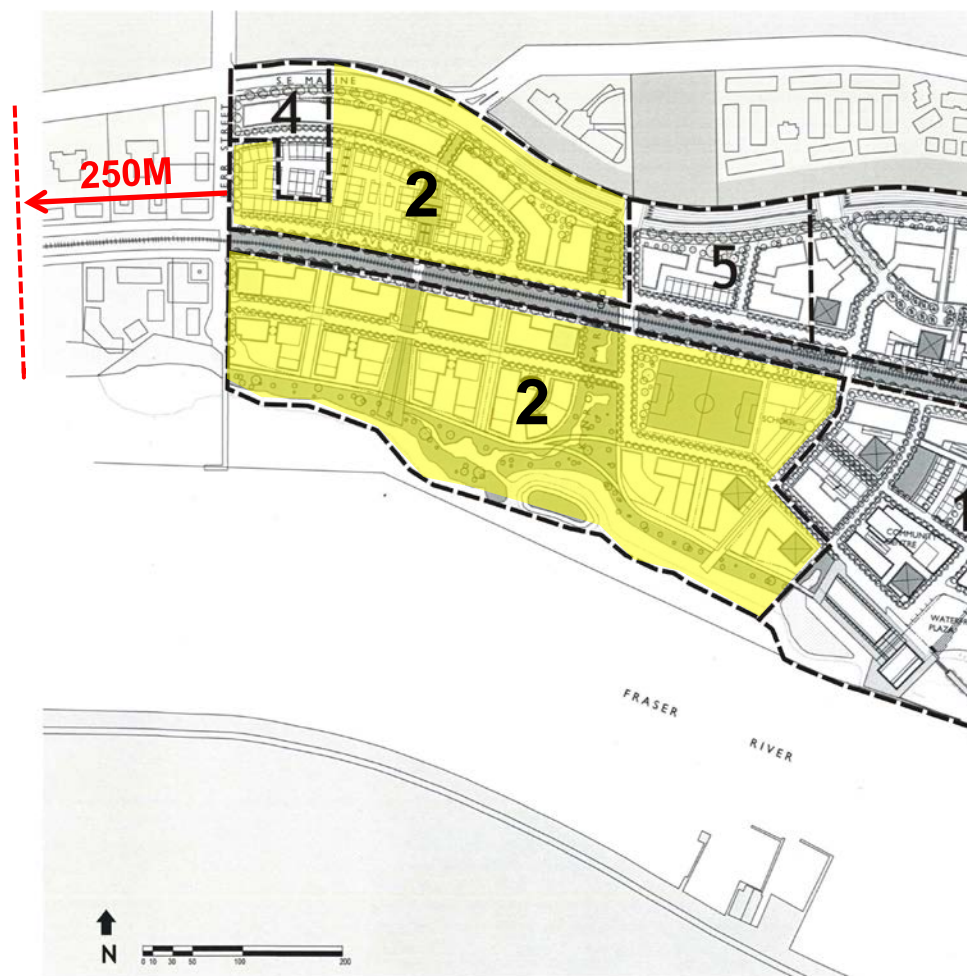
	<i>Site constraints</i>	<i>Proximity to Marine</i>	<i>Timing (estimate)</i>	<i>Cost (estimate)</i>
Rezoned Sites				
Parcel 1/3	Emergency turn-around	Directly adjacent, below traffic	Relative to turn-around	~ \$9M
EFL School	School timing	150+ metres	2024+	~ \$6.6 - \$8.2M
Parcel 19	Market driven	Directly adjacent, 4-storey podium	2024 - 2026	~ \$7M
Community Centre	CC timing / soil remediation	300+ metres	2026+	~ \$8M
Alternative Sites For Parcel 1/3				
Area 3	Requires rezoning/ site servicing	n/a	2029 +	n/a
WFL Annex	ODP amendment/ site testing	140+ metres	Immediate (childcare only)	~7.4 - \$8M

Proposed ODP Amendment

Provide flexibility to allow child care facility to be within Area 2 or within 250m of Area 2 Boundary.

Area 2 is to include:

- b) a 69 space child care facility located in Area 2 or within 250m of Area 2



An aerial photograph of a city at sunset, with a blue overlay. The sky is filled with soft, colorful clouds in shades of blue, purple, and orange. The city below is visible in silhouette, with a large body of water in the foreground. The text "Gas Station" is overlaid in white on the right side of the image.

Gas Station



Background

- Shell operates a card-lock gas station at the corner of Marine Way and Boundary Road.
- Shell has proposed to redevelop the card-lock station into a full-serve gas station.
- Full-service gas station is permitted under the existing industrial (M1-B) zoning.

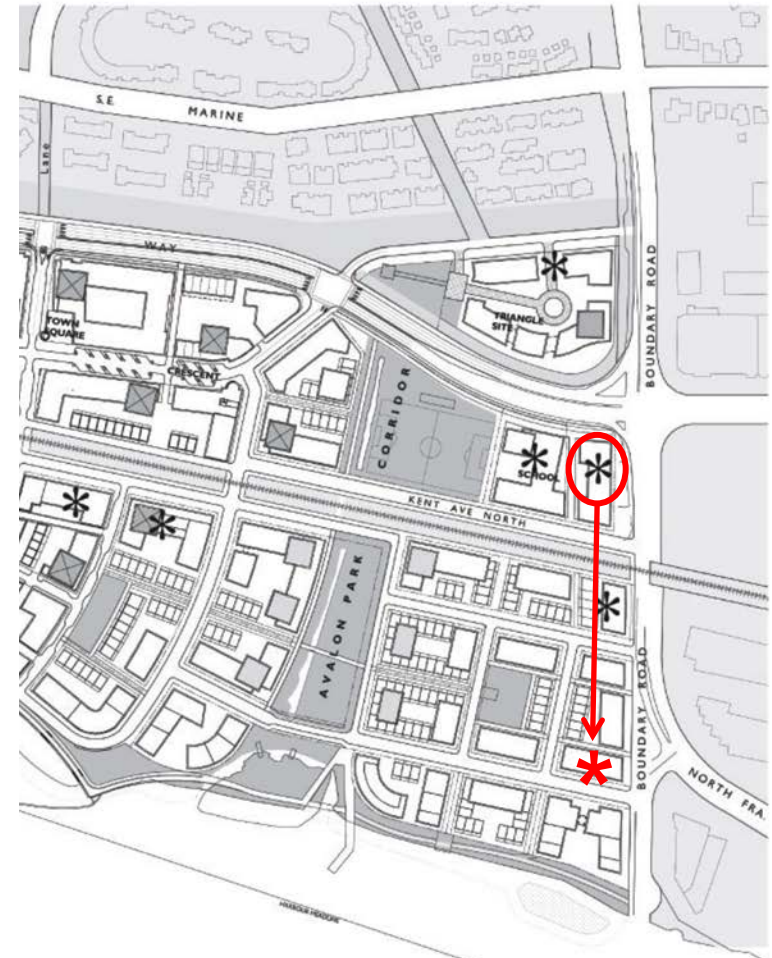


ODP Requirements

- Gas Station is not a permitted use in the ODP
- Site is located in Area 3, and is identified as a potential affordable housing site

Proposed Amendment

- Permit a full service gas station in Area 3
- Affordable housing shifts to another parcel in Area 3



* POSSIBLE AFFORDABLE HOUSING LOCATIONS
SCALE 1:2000

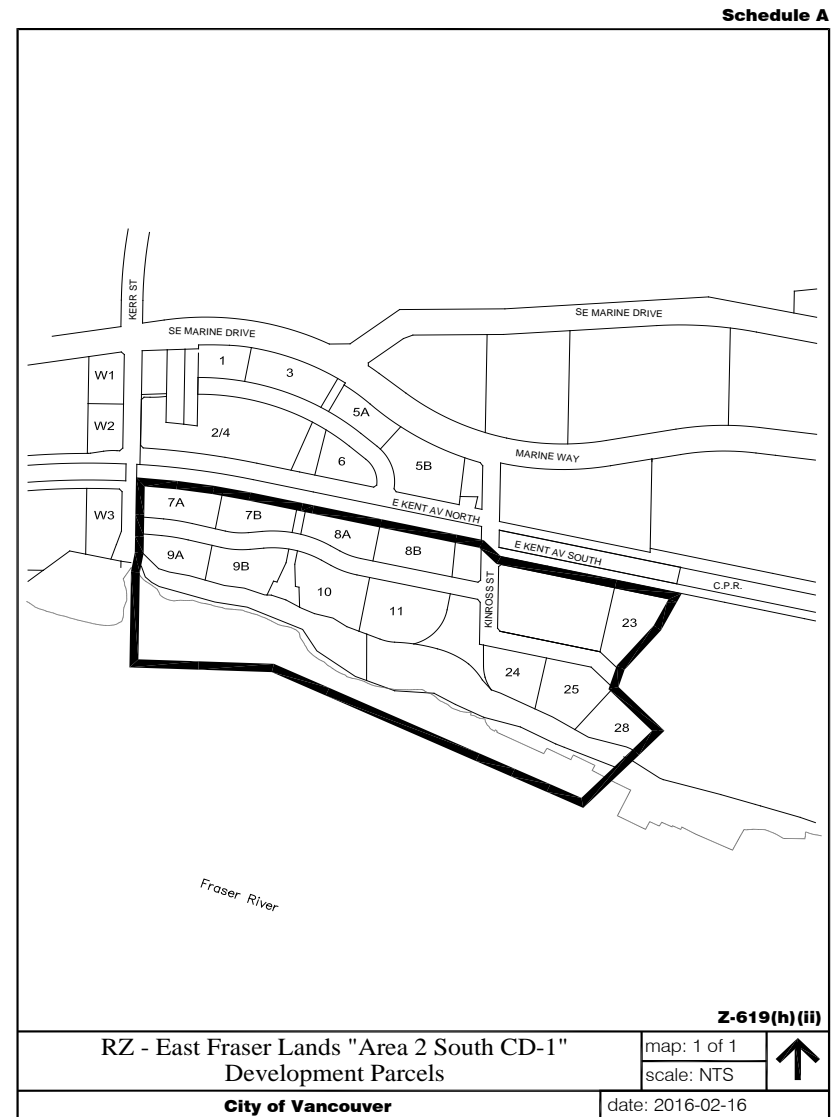


Miscellaneous Items



Additional Items

- **Grocery Store** – removal of the maximum floor area reference
- **Marine Drive Landscape Setback** – removal of setback from Kerr Street to Boundary Road
- **Maps** – clarification of the CD-1 map boundaries



Public Consultation



- East Fraser Lands Committee (ongoing)
- South Vancouver Neighbourhood House (Jan 12, 2016)
- City hosted **Open House #1** (Nov 5, 2015)
 - 1,644 notifications were distributed
 - 23 people attended
 - 4 comment sheets/emails/letters received
- City hosted **Open House #2** (May 4, 2016)
 - 1,644 notifications were distributed
 - 150 people attended
 - 188 comment sheets/emails/letters received
 - 2 petitions containing 183 responses

General Public

- Generally supportive of a greater mix of market and HILs units

EFL Committee

- Degree of flexibility is too great and does not meet the intent of the ODP;
- Insufficient analysis of options to achieve desired affordability has been provided;
- Timing of November consultation did not allow for possible program changes following the Federal election.

Public response to the proposed EFL ODP amendment, key concerns:

- Desire to preserve well-used grass field
- View and property value implications for adjacent landowners
- Parking and traffic concerns related to childcare and growth in area
- Concern about insufficient public consultation

EFL ODP Proposed Amendments



Key Items

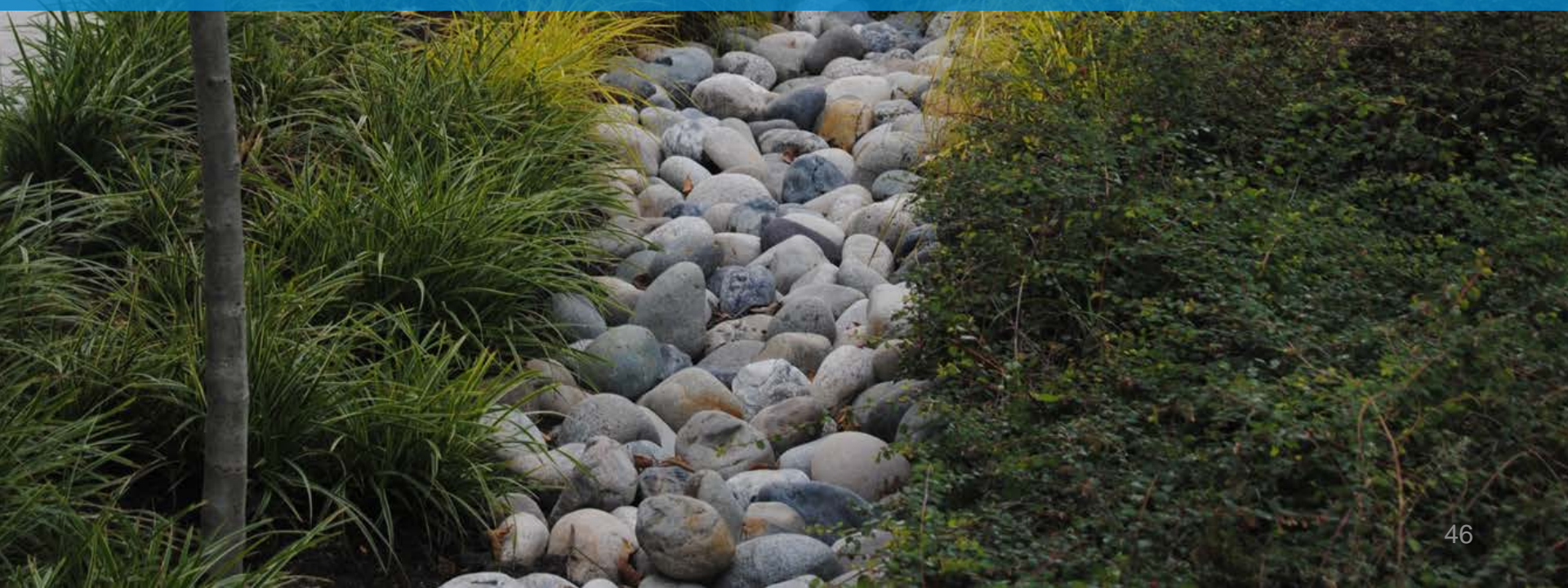
- **Affordable Housing** - definition & family unit mix
- **Childcare centre** - add flexibility for locating Area 2 childcare
- **Gas station** - addition of use to the ODP

Miscellaneous Items

- **Grocery store** - removal of the maximum floor area reference
- **Marine Drive Landscape setback** – removal of setback from Kerr Street to Boundary Road
- **Maps** - clarification of the CD-1 map boundaries

A photograph of a landscaped area featuring a tree on the left, yellow ornamental grasses, and a paved road in the background. A solid blue horizontal band is overlaid across the middle of the image.

Additional Information



EFL Official Development Plan Areas

Area 4

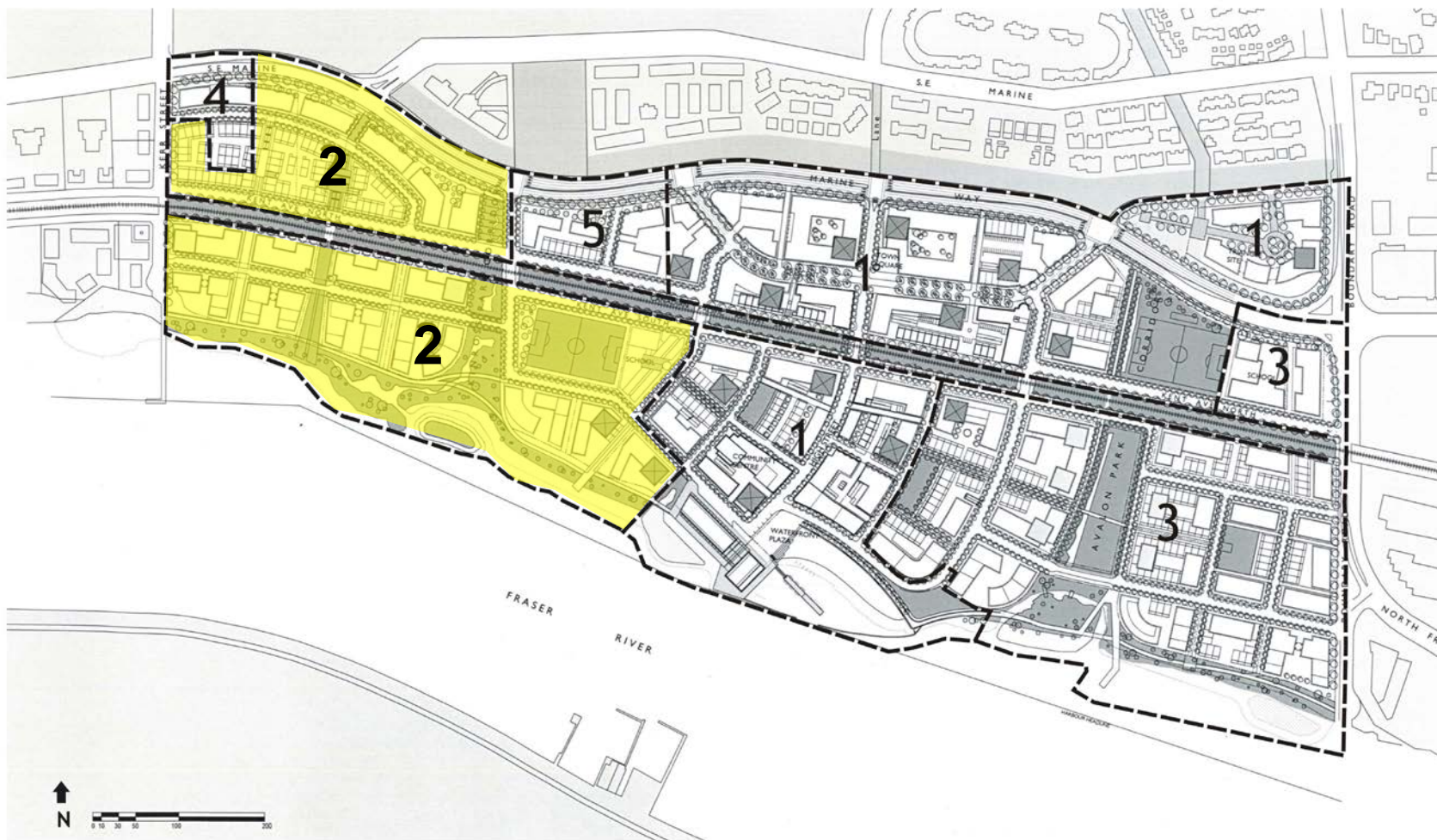
Area 2 (2010)

Area 5

Area 1 (2008)

Area 3
(future rezoning)





If Council wishes to achieve full build out of affordable housing options, it could choose to:

- Allocate funding from the following sources:
 - Citywide DCLs from outside EFL
 - The Property Endowment Fund
 - Tax-supported Capital

- Select alternative forms of affordable housing such as:
 - Market rental owned by the developer
 - Innovative models for affordable home ownership
 - Release City option and sell the land to the developer (at the difference between the option price and market value) using the proceeds within EFL