

**DEFERRAL REPORT: NOM2016-14: GEORGE MOSS PARK - SENIORS AFFORDABLE HOUSING SCOPING PROJECT IN MILLICAN-OGDEN-LYNNWOOD**

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**EXECUTIVE SUMMARY**

This is a request to defer the timing to report to Council as directed through NM2016-14. The purpose of the deferral is to align with the timing of the Green Line SE Transit Oriented Development policy reports that include the Developed Areas Guidebook and Millican Ogden Area Redevelopment Plan amendments. In summer 2016, Council deferred these policy reports from Q4 2016 to Q1 2017. Aligning the timing to report on the scoping study with Council's consideration of the Greenline SE Transit Oriented development policy reports will ensure the full planning and land use context is available to consider the specific recommendations and implementation plan of the scoping study. The scoping study will provide an assessment to repurpose a corner of George Moss Park into a seniors' affordable housing complex.

**ADMINISTRATION RECOMMENDATION(S)**

That Council defer the timing to report to Council as directed through NM2016-14 to return to Council in conjunction with the Green Line SE Transit Oriented Development policy reports.

**PREVIOUS COUNCIL DIRECTION / POLICY**

At the 2016 July 25 Council considered PUD2016-0631 and deferred the Green Line SE Transit Oriented Development Policy to no later than the end of Q1 2017 to allow more time for community and industry engagement.

At the 2016 April 25 Regular Meeting of Council, Council supported Councillor Carra's motion (NM2016-14) to "direct Real Estate & Development Services to investigate the viability of repurposing land in the southeast corner of George Moss Park (located between 22<sup>nd</sup> and 24<sup>th</sup> Streets S.E. and 72<sup>nd</sup> and 74<sup>th</sup> Avenues S.E.) for a seniors affordable housing complex and bring the findings of this exploration and associated implementation plan in conjunction with Green Line related Area Redevelopment Plan to City Council no later than Q4 2016".

**BACKGROUND**

The Millican Ogden Community Association has been advocating for additional seniors affordable housing units for more than a decade. Previous initiatives to co-locate a seniors' affordable housing development on the community hall site met with local community objection.

**INVESTIGATION: ALTERNATIVES AND ANALYSIS**

To date, Real Estate & Development Services (RE&DS) has engaged affected business units to gather their input and identify the opportunities and challenges of locating seniors' affordable housing in George Moss Park. A technical servicing assessment and cost estimate to develop up to three acres of the current park has been completed. RE&DS has documented the necessary planning and approval steps and completed a risk assessment, which will comprise significant portions of the scoping study and implementation plan.

**Stakeholder Engagement, Research and Communication**

RE&DS had a meeting with Councillor Carra and the Millican Ogden Community Association on 2016 December 09. The purpose of the meeting was to inform the local seniors' advocates about the technical findings, cost estimates to develop on George Moss Park, and the

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processes to take any initiatives forward. The meeting also allowed Administration to understand the groups' vision for seniors' affordable housing, including size and scale of the development, resident requirements, and operations. This information will help to refine the land area needs, understand impacts on the park and recreational programming, and identify possible housing partners and sources of capital to construct and operate the seniors housing.

**Strategic Alignment**

Strategic alignment will be addressed in the scoping study report.

**Social, Environmental, Economic (External)**

There are no impacts as a result of this deferral request.

**Financial Capacity**

**Current and Future Operating Budget:**

There are no operating budget implications associated with this deferral request.

**Current and Future Capital Budget:**

There are no capital budget implications associated with this deferral request.

**Risk Assessment**

A full risk analysis for developing seniors' affordable housing on George Moss Park will be included in the scoping study report.

By aligning the timing of the scoping study report to come to Council in conjunction with the proposed Area Redevelopment Plan and Developed Areas Guidebook, Council will have the full context to consider the repurposing of George Moss Park and the recommendations proposed.

**REASON(S) FOR RECOMMENDATION(S):**

Deferral of the George Moss Park scoping study allows this information to be brought to Council in conjunction with the Green Line SE Transit Oriented Development policy reports in 2017, per direction provided in Notice of Motion NM2016-14.

**ATTACHMENT(S)**

None