



Ryder



Pitt Meadows Affordable Housing and Childcare
19085 119B Avenue, Pitt Meadows, BC
Rezoning Report

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We respectfully acknowledge that our Vancouver office is on the unceded, traditional, and ancestral lands of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and Selílwitlh (Tseil-Waututh) Nations, and the project site is to be situated on the unceded, traditional, and ancestral lands of the Katzie First Nation.

This report has been written for the benefit of Metro Vancouver Housing Corporation to support their rezoning application to the City of Pitt Meadows.
No reliance should be placed on this report by third parties without the written consent of Ryder Architecture.

This document has been designed to be viewed / printed tabloid double side

Project number
10640:00

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1.0

Project Introduction

Wholly owned by the Metro Vancouver Regional District, the Metro Vancouver Housing Corporation (Metro Vancouver Housing) is a non-profit organization that supports diverse, mixed-income communities, primarily for families, seniors, and people with special housing needs. With 49 sites across the region, Metro Vancouver Housing provides over 3,400 units to support over 9,400 tenants.

As one of the largest non-profit housing providers in the region, Metro Vancouver Housing recognizes the need to increase its housing portfolio, particularly in communities where it has no existing housing sites, such as Pitt Meadows. In an effort to expand its portfolio in partnership with its member municipalities, Metro Vancouver Housing issued a call for public land to build and operate new affordable rental housing. The City of Pitt Meadows submitted its Civic Centre site and was selected by Metro Vancouver Housing to develop a new affordable non-market rental housing project.

The project will serve low to moderate income families, seniors, and people with disabilities and will also include an affordable childcare facility. As a family-oriented building, this project is not supportive housing. It is 100% non-market housing for a mix of incomes. By serving a range of incomes, ages, and families, this project will support an inclusive community where all people feel welcome and proud to call home.

This report outlines the proposed approach to rezone the City-owned site located at 19085 119B Ave in Pitt Meadows to support a 6-storey multi-family apartment building with 115 new homes, along with an integrated childcare facility in the ground floor to support a total of 150 childcare spaces (by relocating and expanding Discovery Playhouse, an existing childcare provider currently operating out of the Pitt Meadows Recreation Centre with 67 existing spaces).



Pop-up Play, Chateau De Ville



Heather Place, Vancouver, BC

Meeting Community Needs:

Located in the heart of the City's Civic Centre, this project will help to support the critical need for both affordable rental housing and affordable childcare in Pitt Meadows. This site is ideal for both families and seniors; located adjacent to the recreation centre, elementary school, and seniors' centre, and within easy walking distance of the library, shops, and transit, this site will support a complete and walkable community.

This project presents the opportunity to deliver on the City's vision for an inclusive Civic Centre community.

There is a need for more housing and more diverse housing in Pitt Meadows, especially in areas close to amenities and transit. The City's population is growing quickly and expected to increase by 36% (4,354 people) by 2041. This project will support the City's goal for more diverse housing types, including multi-family housing, in the heart of the Civic Centre, close to amenities and transit.

There is a strong need for rental housing in Pitt Meadows. No secured affordable or purpose-built rental has been constructed over the past decade in Pitt Meadows – and there are very low to no rental vacancies (0.6%). As housing ownership becomes increasingly expensive, more people will turn to the rental market for their housing needs.

In particular, there is high demand for family rental housing. Roughly one quarter of all purpose-built rental housing in the region is for families, and only 3% of homes are designed for larger families (3+ bedrooms). This project will support local families with roughly half the building as family-sized apartments (and the

other half smaller units for seniors or singles, couples), an integrated affordable daycare facility, and family-friendly resident amenities.

The City of Pitt Meadows seniors' population is growing quickly and there is a need for more seniors housing that is accessible. This project will support seniors' with age-friendly accessible homes. Some units will be fully wheelchair accessible while others can be adapted to meet different needs and allow people to remain in their homes and communities as they age (for example, reinforced bathroom walls to add custom grab bars as needed).

This project will also support the critical need for affordable childcare. The City's recent Childcare Needs Assessment (2019) highlighted the need for more child care spaces for children 0-12, with significant need for infant/toddler care. This project will provide a range of childcare spaces to meet all needs, from infant/toddler spaces, to preschool, daycare for younger children, and before/after school care. Located directly across the street from the Pitt Meadows Elementary School, this will support families with easy walking access to childcare and help reduce traffic during peak school pick up and drop off times.

2.0

Metro Vancouver Housing

Who Are We - A Different Kind Of Housing Provider

Metro Vancouver Housing is unique in that the majority of our tenants are long-term – across our portfolio, over 60% of our tenants have been with us for more than 5 years.

We focus on building communities where all people feel welcome and proud to call home. This includes a wide range of family-oriented programs, tenant events, and initiatives such as healthy living workshops, senior's activities, community clean-ups, crime prevention programs, site beautification, contests, and children's summer programs. We also encourage our tenant communities to engage with the broader community and neighbours.

Who Do We Serve

Housing will be geared towards families, seniors, and people with disabilities. Metro Vancouver Housing provides family-oriented housing for low to moderate income households. This does not include supportive housing (geared to people experiencing homelessness).

We provide mixed-income housing to support people who could otherwise not afford to live in our region. This includes some units with a modest decrease from market rents, and some units with a subsidy. By providing a range of incomes, ages, and families, we help to support inclusive communities.

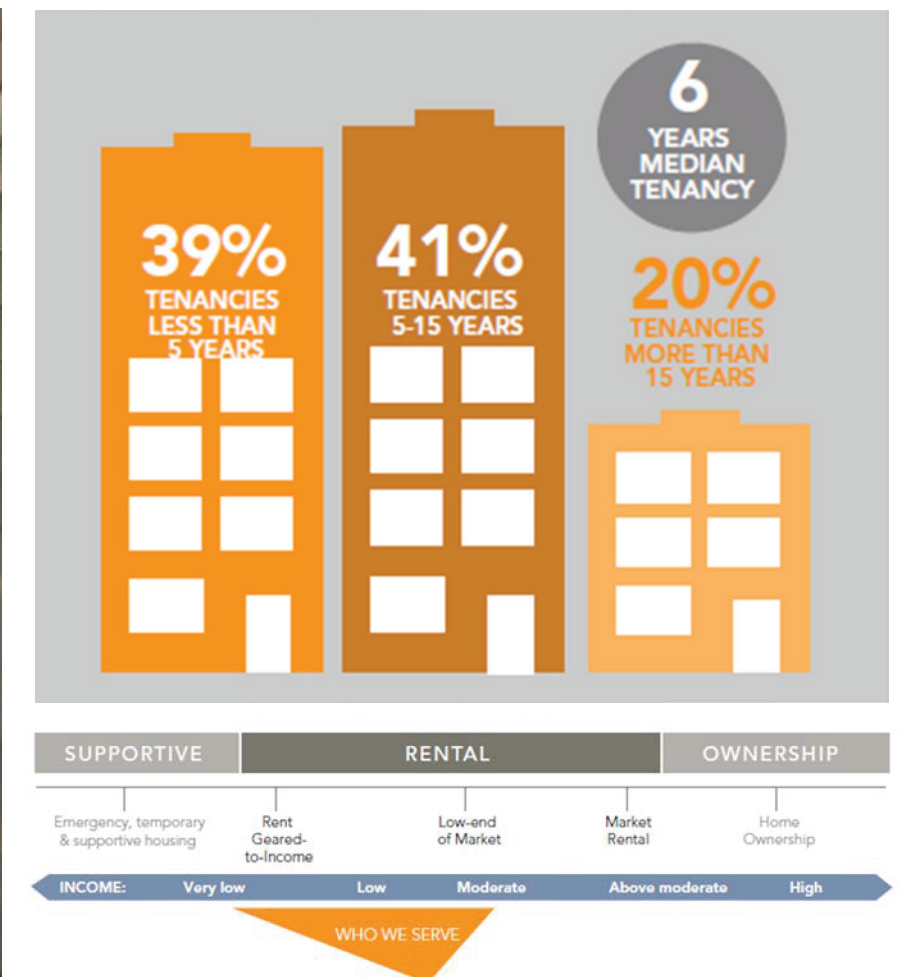
While all units will provide some level of affordability, exact rents will be set closer to completion. The amount of subsidized units may also vary depending on provincial and/or federal funding support.



Learning to garden at Tivoli Gardens

Free food program at Meridian Village

Tenants and staff designing a new outdoor play space at Adelaide Crt



3.0 Existing Site and Background

Existing Site Information

The proposed site is located at 19085 119b Avenue in Pitt Meadows, BC. The site is bounded immediately to the North by a town house development, and is situated between two other parcels that house the Recreation Centre to the East and a combined Seniors Centre and housing complex to the West. The Site stretches for approximately 87meters North to South and 54 meters East to West. The average lowest grade elevation is 7.52 meters, is predominantly flat, and is sloping from the Southeast to Northwest.

The 5,488 square meter site is currently a vacant gravel lot with some areas covered in grass that has in-filled over time. Historic uses include unregulated parking, unsupervised outdoor space and overflow loading area for special civic events or school pick up. Concerns have been raised that the space is used for after hours parties spurring safety concerns. No other official applications are listed in the public record for other uses or programming.



3.0

Existing Site and Background

Regional Context

The City of Pitt Meadows is a 85.38 square kilometre municipality located on the northern edge of the Fraser River within the Metro Vancouver Region with a resident population of approximately 19,000 as part of the over 2,000,000 residents within the collective municipal boundaries of the Metro Vancouver Region.

Regionally and historically Pitt Meadows has been and is a bedroom community to the Vancouver area with a small downtown core surrounded by low density suburban development. Over 80% of residents currently commute by private vehicle to other locations within the Metro Vancouver and Fraser Valley Regions for work.

Agriculture and the Agricultural Lands Reserve are the primary local employers and constitutes the main land mass in the area with secondary retail, tech and industrial employers playing a secondary role in the local economy.

KEY:

Metro Vancouver Housing
Regional Boundary



City of Pitt Meadows
Municiple Boundary



City of Pitt Meadows
Civic Core



Metro Vancouver Regional Boundary

3.0

Existing Site and Background

Transportation

Community Connectivity:

The proposed site is situated in the heart of the City of Pitt Meadows adjacent to the Civic Centre. This provides a unique opportunity for residents to activate and use multiple options for transportation for access to recreation, or support daily needs in a local context. Bus routes and a bus stops are within 100m of the site to the East and West and run to retail and commercial hubs along Harris Road, the Lougheed highway and the abutting Maple Ridge Commercial/ Industrial zones.

Integrated bike paths along most arterial roads with paths winding through parks also provide support for a multi-modal community.

Inter-Community Connectivity:

Connection to Maple Ridge and Coquitlam, and the Metro Vancouver and Fraser Valley can be achieved by car via the Lougheed Highway with connection to the Pitt River and Golden Ears Bridges. Charging and fuel services are within a 1.2km distance allowing travel by car to be simple and quick, however, buses also run along these routes with connection to the Skytrain in Coquitlam which provides consistent service seven days a week into the evenings.

The West Coast Express Commuter Train Station that connects with stops to downtown Vancouver in the morning and evening is a 12 minute walk from the site giving another incentive to take public transit to work.

KEY:

Charging Station

Fuel Station

Airport

Bus



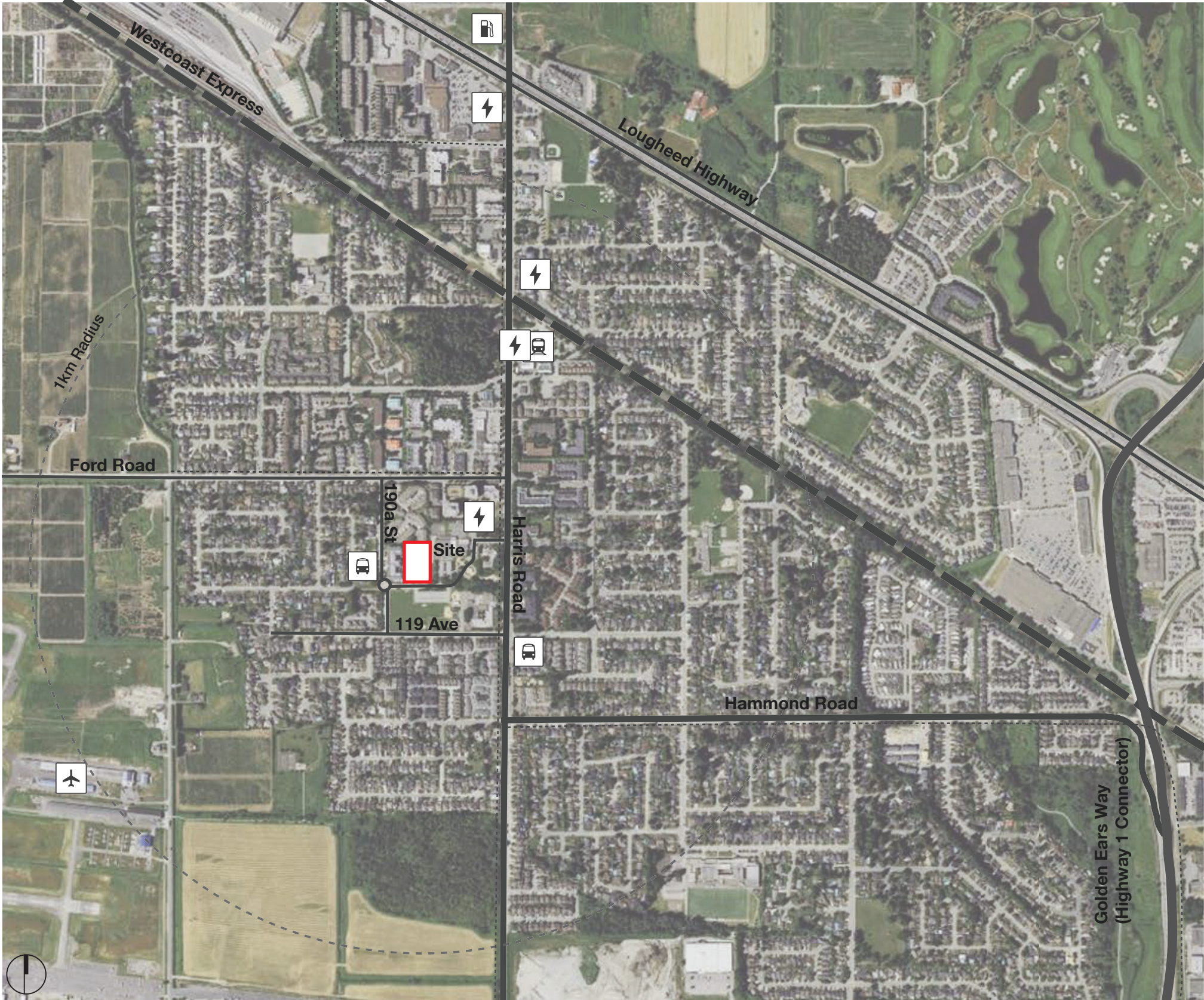
Train

HWY

Arterial Road

Feeder Road

Bike Path



3.0

Existing Site and Background

Amenities and Services:

Parks and Green Spaces:

The majority of the parks, and outdoor recreation infrastructure in Pitt Meadows are located on a handful of “hub” sites, namely the Pitt Meadows Athletic Park, Harris Road Park, and the Civic Centre site.

Pitt Meadows is adjacent to numerous waterways and adjacent trails around Pitt Lake and the Alouette and Pitt Rivers which provide opportunities for paddling, hiking and walking trails for enjoyment most of the year.

Indoor Art and Recreation Facilities:

The Pitt Meadows Art Gallery, and the Recreation Centre provide a full range of programming for children, adults, and seniors. The recreation centre includes a full-sized community gymnasium, fitness centre, and Youth Centre. Of this programming, the most popular in 2019 were the after school kids gym drop-in, with 4,801 participants, day camps and no-school day programs with 1332 participants, followed by birthday parties with 1005 participants annually.

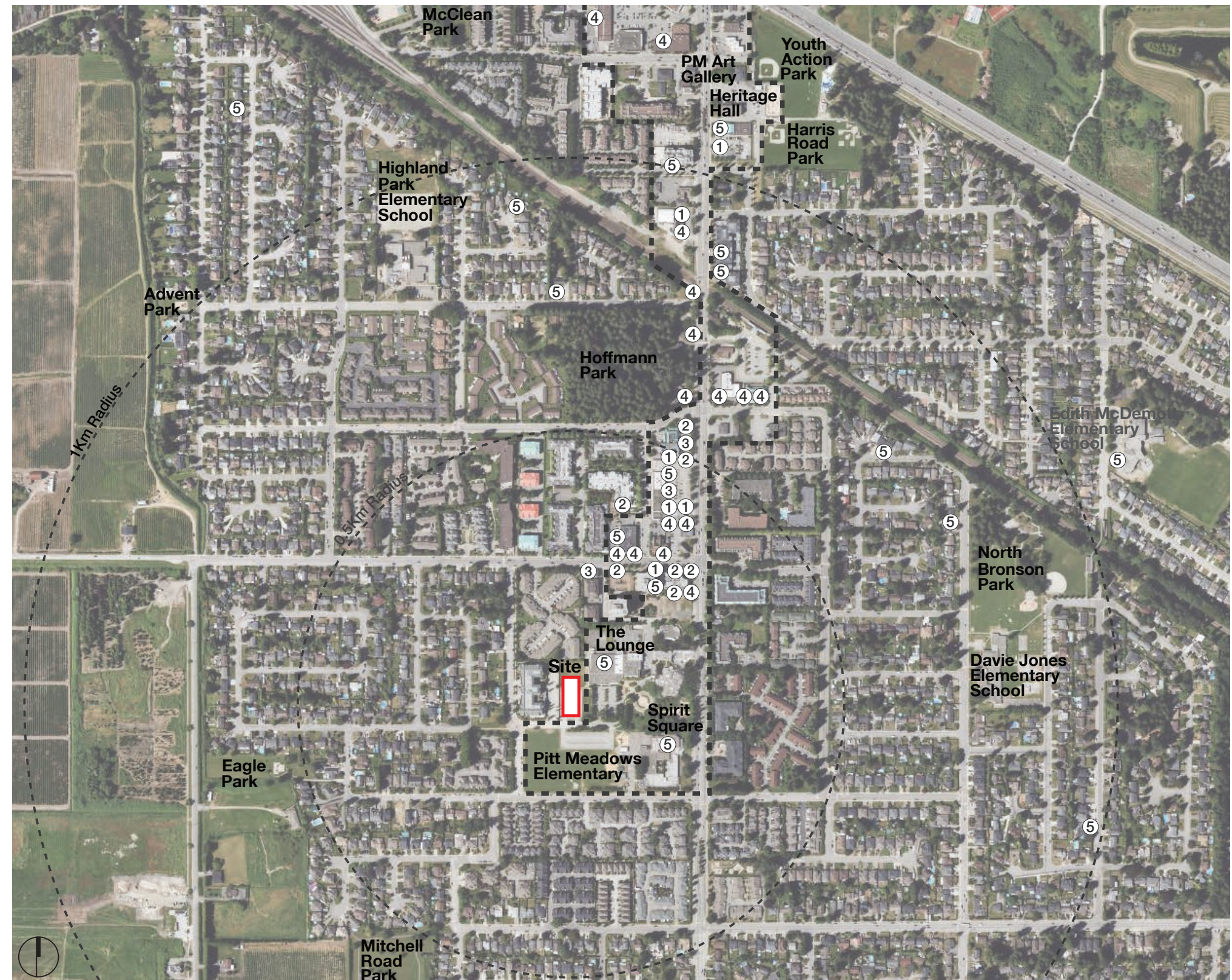
Community Services and Care:

The urban zoned corridor that runs North-South along Harris Road provides a broad range of key services for residents within a walkable 1km radius including medical, dental and general small retail opportunities, with larger grocery and green grocer options with a 2km radius. This will result in a high probability need to use bus, bike and/or cars to purchase and take groceries home. This should be a consideration as the project progresses as part of the design.

KEY:

- Groceries/Liquor ①
- Medical/ Dental ②
- Pharmacy/ Corner Store ③
- Dine-out/ Pub ④
- Childcare ⑤

- Urban Boundary Line - - - -
- Walking Distance - - - - -



3.0

Existing Site and Background

Visitor

Childcare Clients:

The City's recent childcare needs assessment (2019) helped to inform the childcare groups planned for inclusion in the building's childcare space. One infant toddler, two pre-school, and two after school groups will total to approximately 150 including overlapping after school programs.

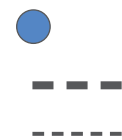
This mix addresses the most needed age groups, and allows for children to move through the program to avoid unnecessary changes in childcare providers as children grow up.

The City's 2019 needs assessment identifies the potential for overcrowding in local parks, and underscores the importance of including adequate outdoor play space on site.

Although the site is surrounded on three sides by open spaces, parks and facilities, relatively little of it is dedicated to the purpose of children and play specifically for children under the age of 5 years. The Pitt Meadows Affordable Housing and Childcare project intend to design spaces as part to the program for this demographic. This will support a strong start to early childhood learning through activity in a lively civic setting.

KEY:

Childcare
Existing Parks and
Outdoor Play Spaces
Walking Distances



3.0

Existing Site and Background

Site Constraints:

High Solar Loading to the East and West:

For the new building particular consideration will need to be given to the upper 4th to 6th floors due to no shading from adjacent buildings or trees.

Shading and View Obstruction to the North:

The adjacent town house development for some units will be minimally shaded during certain times of year. Attempts to minimize impacts, and create a comfortable interface will need to be carefully considered. At grade, a landscape connection walking path will provide a comfortable buffer zone between developments and provide access through to the recreation centre youth and other programmed areas. Overall combined with setbacks, residents will enjoy unobstructed views of various landscapes throughout the city providing a varied experience from unit to unit.

Interface Between the existing Recreation Centre Gym Wall and the New Building and Childcare:

The area between buildings will be challenging to mitigate noise and promote safety while not closing off access to the recreation centre. The overall aesthetic view of the wall and acoustical ramifications of the air handling unit to the North should be considered. Ideally Parks and Recreation staff will be part of the conversation.

On Grade Considerations:

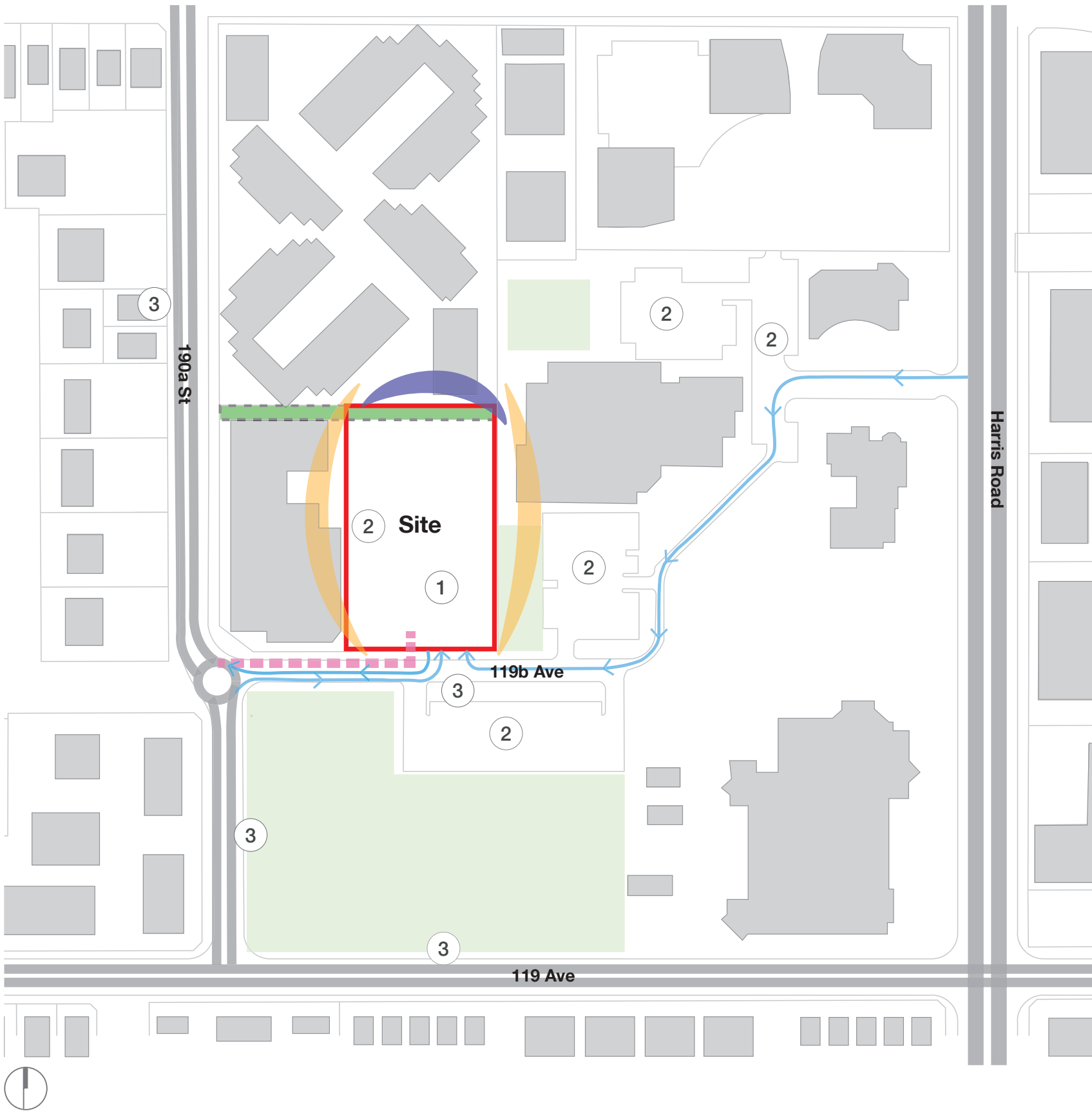
- All access for vehicles to the parking/ site will be through 119b Avenue
- All sewer, water, and electrical connections will be linked under 119b Avenue. This may be disruptive to the seniors centre and the Wesbrooke.
- Access to the Site is limited to mono-directional traffic coming from the Civic Centre parking lots
- Childcare and Residential Entries must be separated and clearly delineated.

KEY:

Below Grade Parking
Parking Lot At Grade
Street Parking

①
②
③

Local Street Access
Path to Transit Stop
North Shading
High Solar Loading
SRW Easement



3.0

Existing Site and Background

Building Heights:

Access to Light and Air:

The building massing within the City of Pitt Meadows is dominantly low rise with some taller and denser development sites focused around the Civic Centre. This core centric mandate is part of the 2007 Official Community Plan (OCP) to try to prevent urban sprawl through densification, focusing city services, protection of surrounding farmlands, and mitigation of flood risk

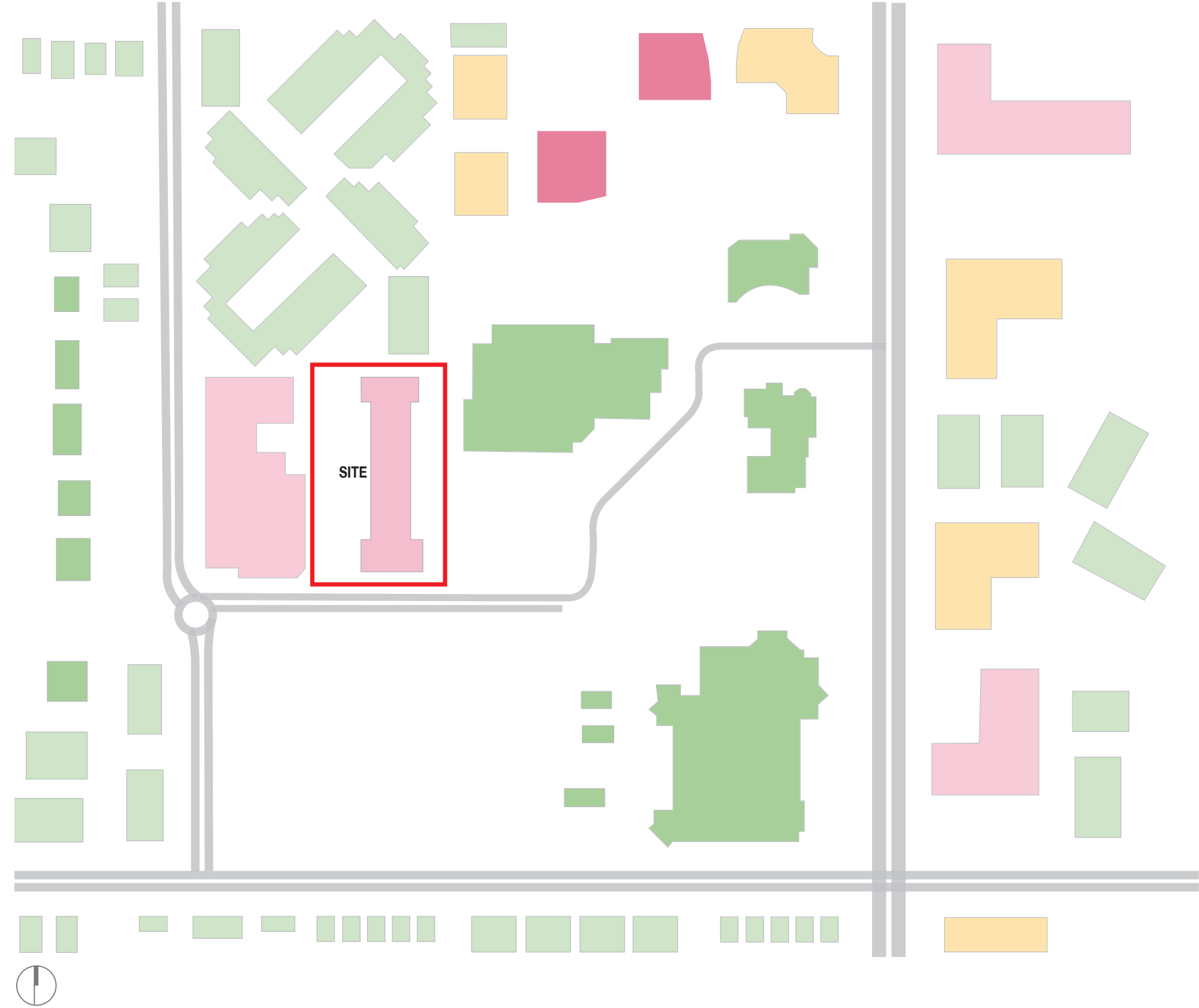
The building site will feature an lowrise infill height of five to six storeys creating a bridge between mid-rise towers to the Northeast, and the low suburban developments to the West and South. The large play areas that are part of Pitt Meadows Elementary will provide a rare condition - that of the permanent unobstructed view and access to light in an urban core.

Key Considerations:

- The building will be a long term prominent structure as part of the Civic Centre
- The building design will minimize shading of adjacent properties
- The building and community will be setting a precedent for design and form in the community.

KEY:

- 1 Storey Buildings
- 2 Storey Buildings
- 3 Storey Buildings
- 4-6 Storey Buildings
- 7-10 Storey Buildings



3.0

Existing Site and Background

Urban Land Analysis

Existing Street and Use:

The site is situated on a relatively open city block. The surrounding local context is dominated by two and three storey buildings to the South and an open play area for the Pitt Meadows Elementary School. Setbacks and an easement separating the site from the surrounding buildings will play a significant role.

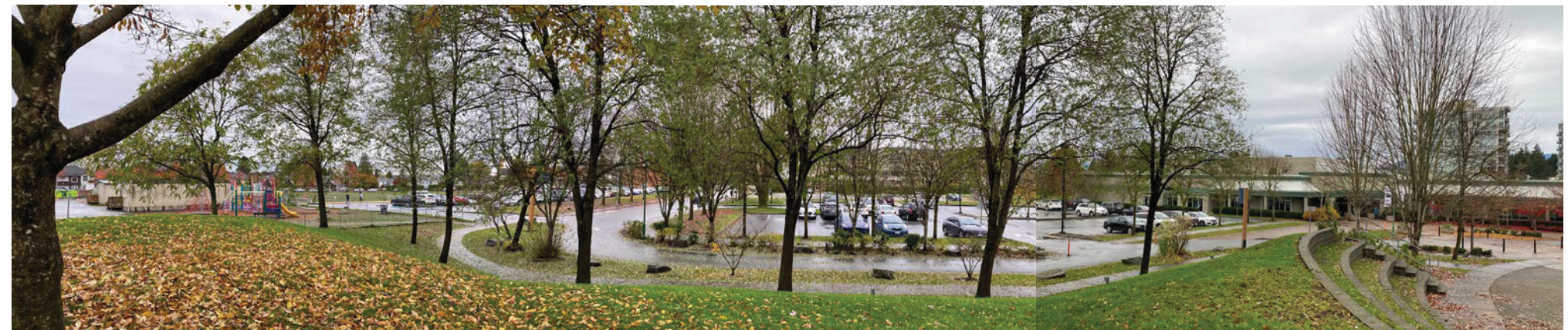
The Seniors Housing complex (The Wesbrooke) to the West is the tallest structure on the street rising four storeys with a sloped roof, in a neutral green palette. All other mid-rise buildings (ten storeys) are located one block away to the Northeast. This sets the table for a range of heights and building forms in the area.

The dominance of the civic landscape is notable to the East with treed parking lots, a mono-directional lane and a bermed outdoor amphitheatre that is used for outdoor activities for children in after school programs, or special events.

The site currently is a vacant lot. Minor humps, lumps and pits were noted on the site with bike tracks cut into the mud/gravel. A gate leading into the existing town house complex to the North of the site was also noted. The ground conditions and surface wear into the grass indicated foot traffic paths leading to the open space, as well as to the paved play areas to the North of the Recreation Centre, sidewalks and sandy gravel areas on the West side of the gym complex. Maintenance of access will be a key consideration as part of the landscape program as the project progresses.



View looking North



View From Spirit Square



View Looking West

3.0

Existing Site and Background

Urban Land Analysis

Civil Architectural Context:

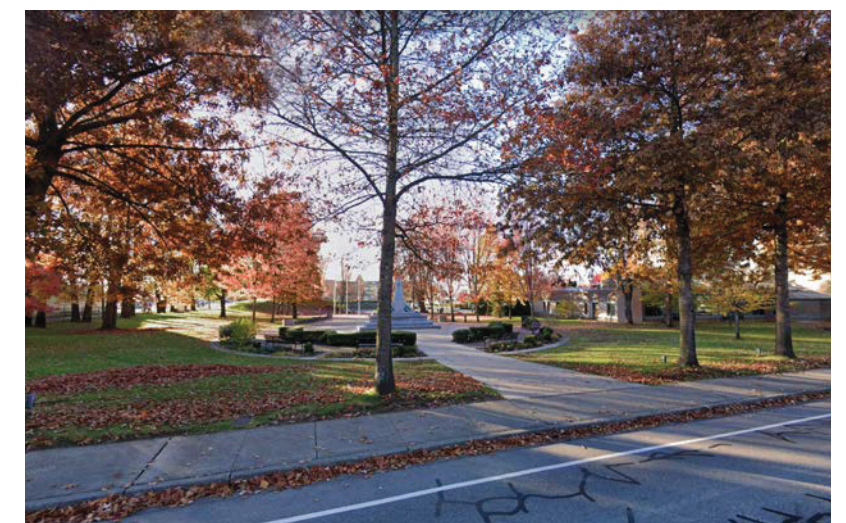
Historic Buildings:

The urban core of Pitt Meadows is populated with historic domestic architecture primarily situated along the North end of Harris Road. This includes a selection of public and private residential buildings with a close adjacency to the rail lines that transect the city.

The urban core development is dominantly to the North of the civic core complex which is populated with a mix of three to ten storey buildings. Overall details and form are extruded massing with a mix of cladding materials used. Masonry at the bottom two storeys was noted as a common practice.

Institutional and government buildings within the civic complex is dominated by modern contemporary architecture and materials. The Recreation Centre, City Hall and Civic Plaza are formatted around the post modern 1990's style characterized by the use of stucco, block form detail and soft neutral tones. The most recent addition of the Pitt Meadows Police Department building upgrades demonstrates a movement towards a contemporary design with restrained detailing and form with a distinctive colour palette and naturalized materials.

The Pitt Meadows Housing and Childcare Project will be an extension of these noted forms to situate the building and program into the existing urban language that surrounds the site.



4.0

Proposed Land Use

Project Goal:

A safe, comfortable and socially equitable place for people to live.

The Pitt Meadows Affordable Housing and Childcare will provide stable homes for families and people who commonly are not talked about - People on a limited lower income. These are people who work hard in jobs that provide support and services in our communities. They may be retired, or disabled. In each case they are all integral equal partners in our communities looking for secure housing.

Social Housing for Lower income families and seniors:

This project will provide 115 units with a focus on families and seniors within the downtown core of Pitt Meadows. All units are either designed to be adaptable or accessible removing as many physical limitations that prevent long-term occupancy as possible, as well as create healthy accessible social spaces for residents to enjoy and grow within the building community.

Childcare for 150 children ranging from toddlers to school age children:

More than half the ground floor of the building will be designed to accommodate the childcare component of this project in the forms of classrooms and support spaces. This includes dedicated naturalized outdoor play spaces for children to grow and develop spatial and social skills in a safe accessible supervised environment.

Social Benefits:

The project looks to build resilience through diversity and a broad range of community members. The cost of entering into the housing market may be limited due to affordability issues within the community. This project is targeting families, youth and seniors on a limited income, looking for stable, humane and safe housing within the City of Pitt Meadows.

By stabilizing and providing rental options in a community that is primarily home-owner driven, this project will assist in supporting and encouraging a range of residents with a broad range of skills, and life experience to live downtown. By doing so it will continue to support the OCP mandate to create a vibrant, diverse, and dense community core.

A range units sizes as part of the building program will assist in preventing younger families in need of more room from leaving the community in search of space, and allow seniors to age in place in spite of mobility and pension income limitations

Current Land Use Concerns

After School Programs and Youth:

Children from multiple groups and socio economic backgrounds currently use the open space play and after school programs. It is a unsupervised area with a mix of gravel, soils and grass.

A building on this site will provide more eyes monitoring the surrounding area and reprogram adjacent spaces which are currently perceived as 'behind the hedge'. Discussions with city staff to improves the West wall interface and walkway at the rear of the recreation centre as part of their maintenance program appear to have support with a tie into the recently ratified public art by-law in 2020/2021.

Unregulated Parking:

The area has been noted to be used for overnight and general free parking because the lot is not designated or regulated. Consultation with Parks and Recreation indicated that they drive over the site to access the rear doors of the recreation Centre. Access to the recreation centre doors will be mitigated by investigating alternate access paths.

Unregulated Dog Park:

Staff and parents have noted that the open lot is frequently used as an off leash dog park. This has been a source of conflict regarding dog faeces not being cleaned up, with other items. Infill and management of the remaining outdoor space and help to provide safe clean play areas for small children and youth that are usage and program driven.

4.0

Proposed Land Use

Legal Topographic Survey

The parcel is located on the North side of 119b Avenue and comprises of a vacant lot with a series of easements in place to accommodate a drive lane to provide access to a seniors housing (The Wesbrooke), Pitt Meadows Seniors Centre with provisions for on grade public parking, and the Statutory Right of Way (SRW) service access for the recreation centre flanking the Northern and Eastern side of the lot.

Geotechnical

The Geotechnical report confirms the site is above the flood plane, has high infiltration rate soils and a water table at approximately 3.5M below grade. Further information regarding soil composition, liquefaction and bearing capacities are found in the attached Geotechnical Report.

Site Boundaries and Setbacks:

The site has a robust setback and easements to the North, West and East of the site to provide a comfortable buffer between the existing neighbours and the new building. This will be further softened by active landscapes that provide footpaths and connectivity to facilities such as the seniors' centre, recreation centre, public parks, adjacent school playgrounds and open fields. The primary intent is to be a good neighbour as the local context changes and become more populous and make allowances for local residents to transition to a more structured use of the surrounding area while still having places to play, congregate and enjoy being outdoors.

Parking

Parking is at a premium at this site, with numerous competing needs and users. The site, as an empty gravel lot, is commonly used for outdoor play space and parking for school pick-up and recreation events. Although short term school pick-up and drop-off times are congested the traffic study does indicate that this is very limited in scope and duration, and may be more of a perception rather than an unsupportable ongoing condition.

To mitigate and limit the effects of adding parking demand at grade, a 94 stall below grade parking garage with access at the North end of the lot through the existing easement will be built as part of the project. The placement of the entry within the easement, rather than the main road will remove risk to pedestrians by providing clear site lines, and allow faster and smoother traffic integration on to the street by removing pressure to turn directly on to the main street into traffic.

The adjacent seniors centre will see limited impacts with much of the on grade parking being designated for this use and time limited with residential parking not being permitted use.

TOPOGRAPHIC SITE PLAN OVER LOT 2 SECTION 1 BLOCK 5 NORTH RANGE 1 EAST NEW WESTMINSTER DISTRICT PLAN BCP32780

QVIC ADDRESS:
Parking Lot for 12000 190A Street, Pitt Meadows
EID: 027-242-269

SCALE 1 : 200

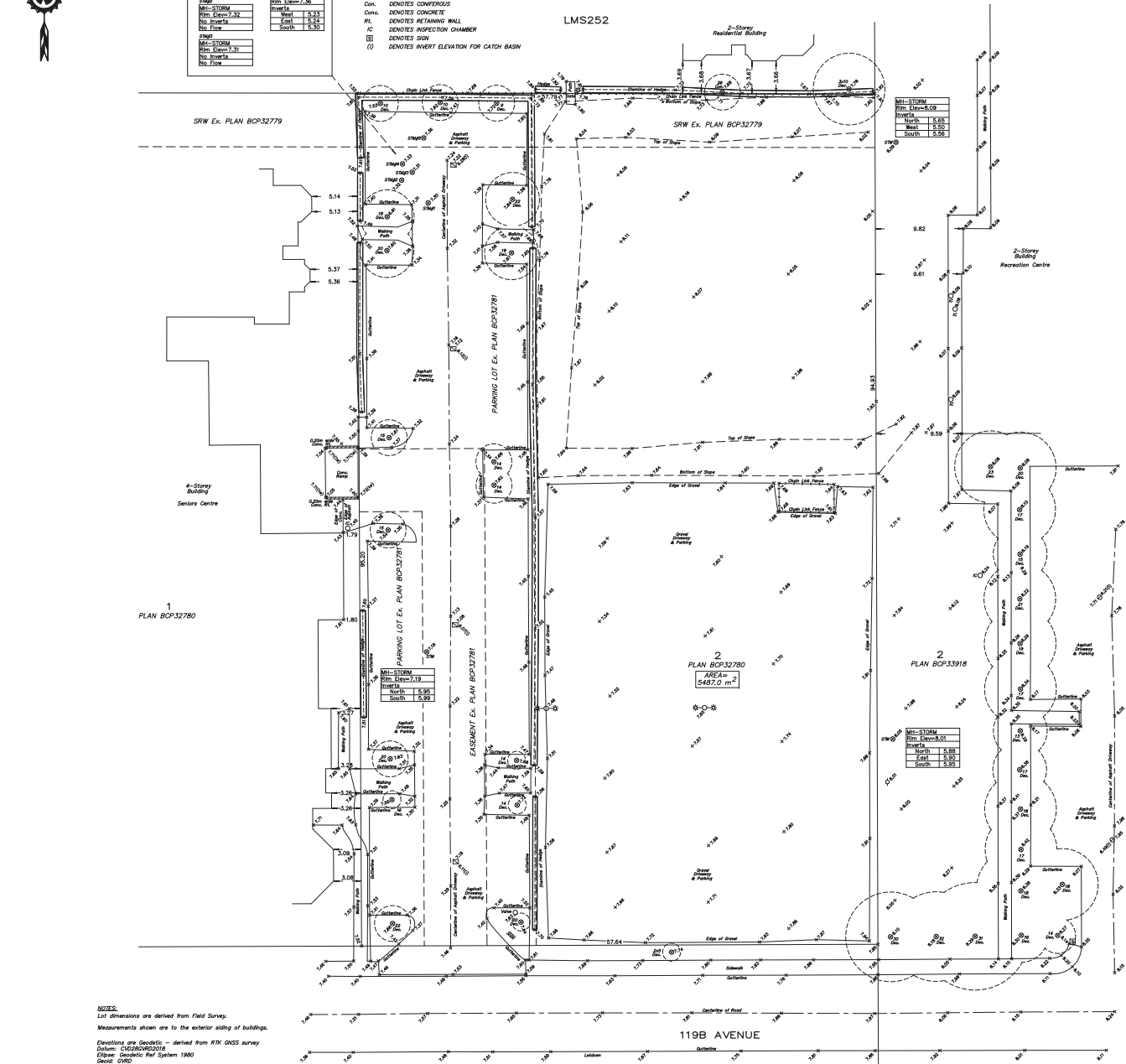
ALL DISTANCES ARE IN METRES

The intended plot size of this plan is 700mm in width
and 864mm in height when plotted at a scale of 1:200.



INVERT INFORMATION DETAIL	
stage	stage
Min. Elev=7.50	Min. Elev=7.53
Max. Elev=7.53	Max. Elev=7.53
North: 7.53	North: 7.53
South: 7.53	South: 7.53
stage	stage
Min. Elev=7.52	Min. Elev=7.53
Max. Elev=7.53	Max. Elev=7.53
North: 7.53	North: 7.53
South: 7.53	South: 7.53

- LEGEND
- m² DENOTES SQUARE METRES
 - ⊙ DENOTES FIRE HYDRANT
 - ⊠ DENOTES CATCH BASIN - TOP ENTRY
 - ⊙ DENOTES CATCH BASIN - ROUND
 - ⊙ DENOTES POWER POLE
 - ⊙ DENOTES POWER POLE WITH LIGHT
 - ⊙ DENOTES STREET LIGHT - POST TOP
 - ⊙ DENOTES STREET LIGHT - POST TOP
 - ⊙ DENOTES TREE AND CANOPY EXTENT
 - ⊙ DENOTES GROUND ELEVATION
 - ⊙ DENOTES TOP OF RETAINING WALL ELEVATION
 - ⊙ DENOTES DEODOROUS
 - ⊙ DENOTES COMPOSTOUS
 - ⊙ DENOTES CONCRETE
 - ⊙ DENOTES RETAINING WALL
 - ⊙ DENOTES INSPECTION CHAMBER
 - ⊙ DENOTES SIGN
 - ⊙ DENOTES INVERT ELEVATION FOR CATCH BASIN



NOTES:

Lot dimensions are derived from Field Survey.

Measurements shown are to the exterior siding of buildings.

Elevations are Geodetic - derived from RTK GNSS survey

Datum: CHG2004/2005

Ellipsoid: Geoidetic Ref System 1980

Geoid: GVD

Invert elevations and offsets of services from property lines are derived from field survey.

Contractor to verify all service locations and inverts prior to construction.

Spot elevations along curb are taken in gutter.

If this plan is used in digital form, Target Land Surveying (NL) Ltd will only assume responsibility for information content shown on original unaltered drawing.

Tree diameters are taken at 1.4m above grade and are shown in cm. Tree symbols are not drawn to scale.

This Plan was prepared for architectural design and site servicing purposes, and is for the exclusive use of our client. The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as a result of reproduction, transmission or alteration to this document without consent of the signatory.

The Parcel described above contains the following charges, liens and interests on Title:

Statutory Right of Way: BCP32779 - PLAN BCP32779

Covenant: BCP32780 - PLAN BCP32780

Covenant: BCP32780 - PLAN BCP32780



TEL: 46318-1090

CERTIFIED CORRECT

DATED THIS 18th DAY OF JUNE, 2021

Michael Rymasz, BCLS 970

B.C.L.S.

THIS DOCUMENT IS NOT VALID UNLESS ORIGINALLY SIGNED AND SEALED

BEARING OFFICIAL SIGNATURE OF THE PLAN AND NOT TO BE USED TO RE-ESTABLISH PROPERTY LINES OF CORNERS

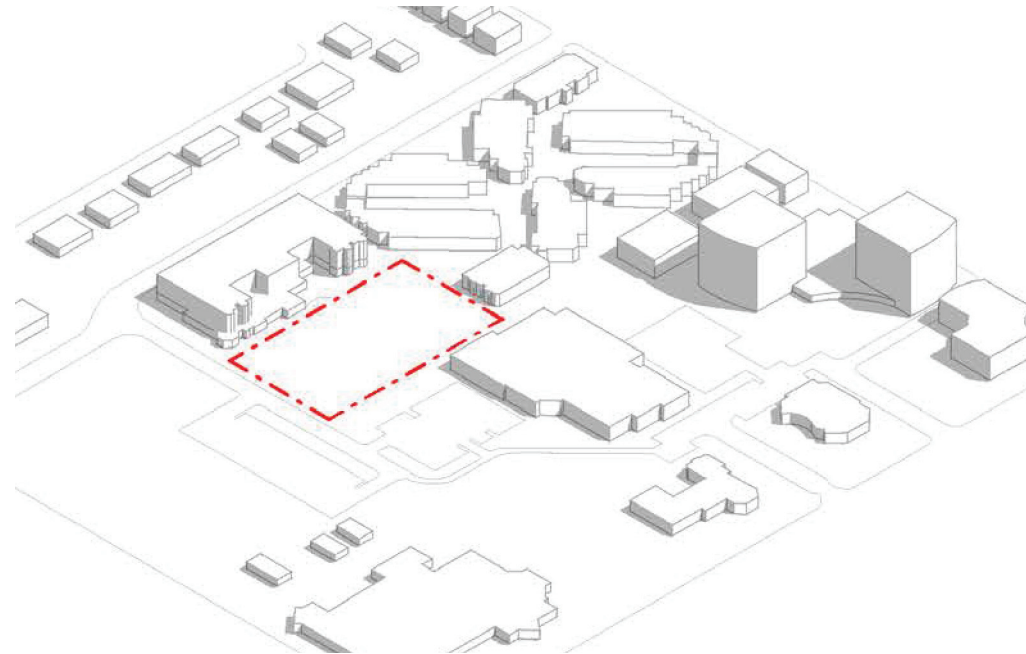
4.0

Proposed Land Use

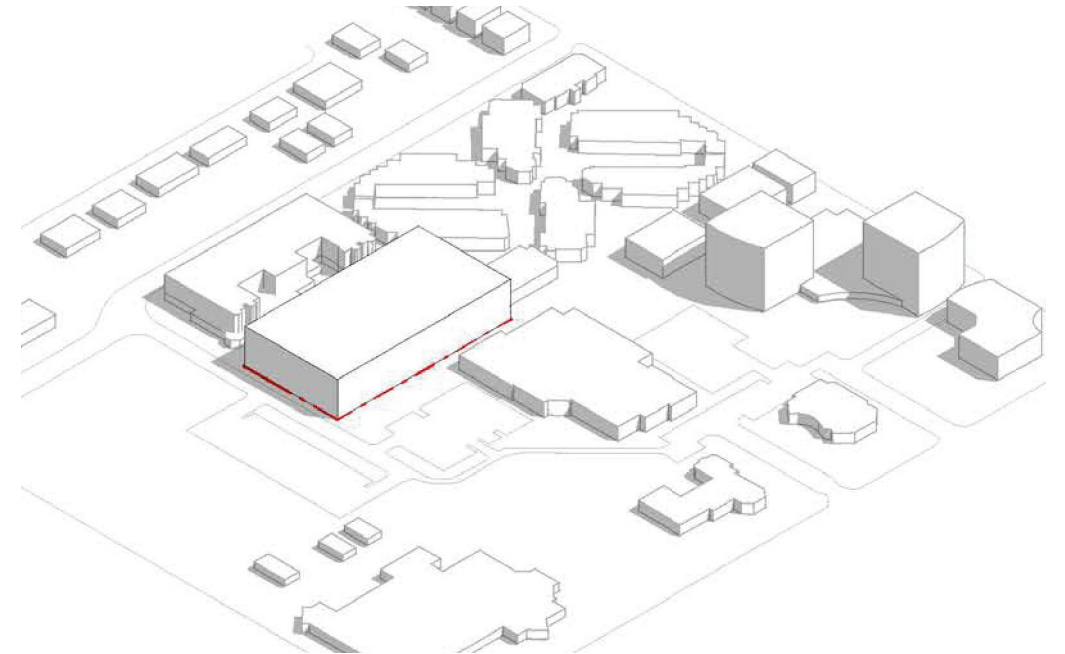
Site Ambitions

The goals and intent are not only to create housing for demographics in need within the community, but also to create a place that will become knit into the community fabric of Pitt Meadows.

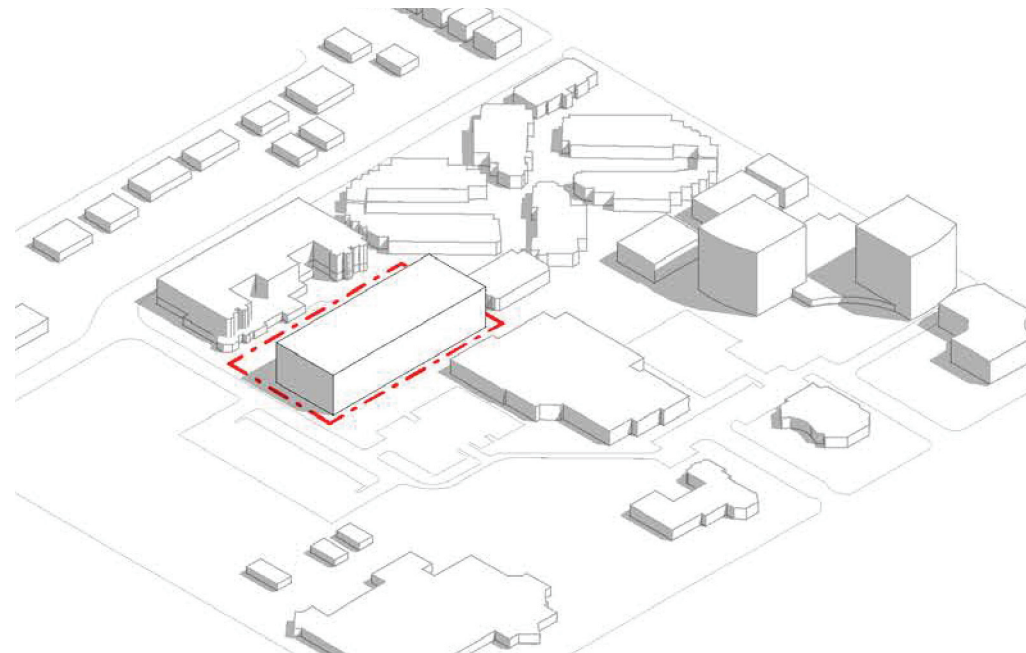
The form is derived by understanding site constraints set by the existing conditions.



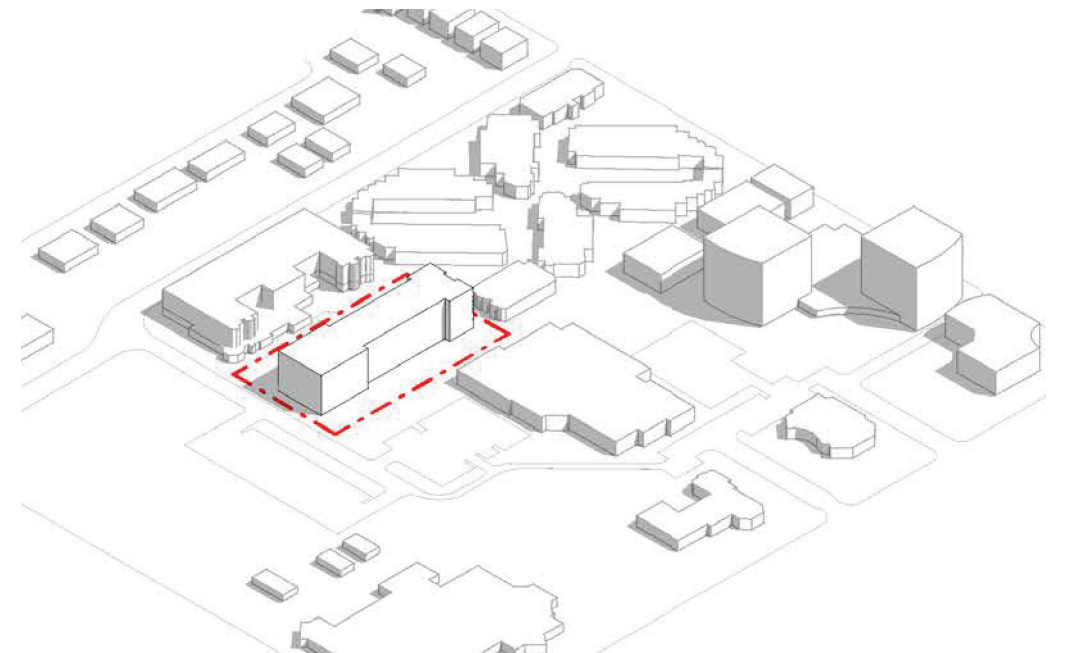
Identify Property Lines



Extrude Mass



Apply Setbacks



Optimize Form and Unit Count

5.0 Policy

Functional Programme

Metro Vancouver Housing staff shared key opportunities and lessons from their existing properties. Residents consistently have given feedback on the following issues:

Preference for clear and efficient access between parking elevators and units.

A strong connection between residential indoor and outdoor amenity spaces.

Community gardens are consistently desired by residents and are oversubscribed when available. Access to gardening space is highly sought after at grade and on balconies.

Access to light, and outdoor space is important

Residents value a high quality building that is comfortable, sustainable, and safe.

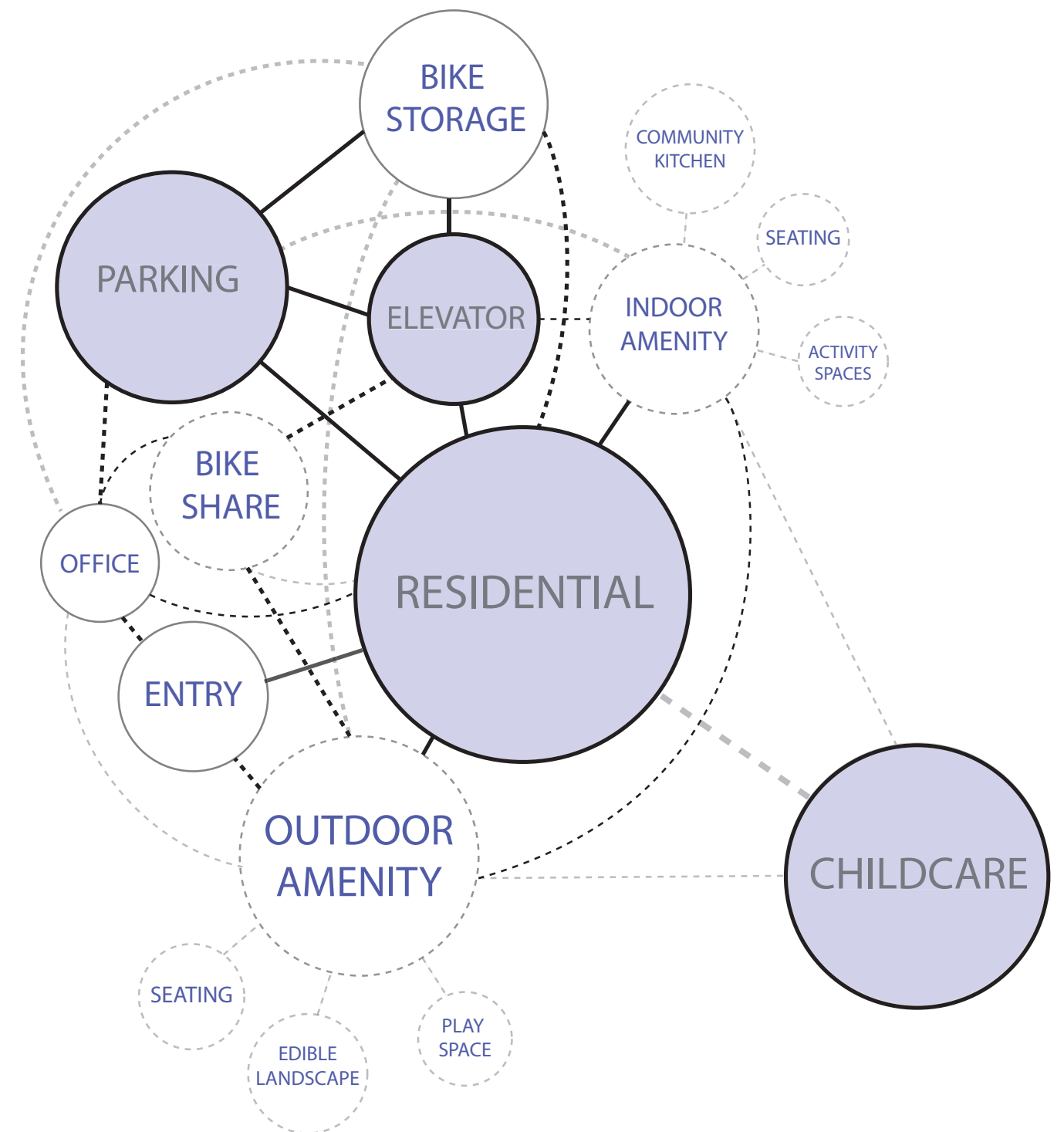
Residential Space Constraints and Opportunities

The site has several easements that limit the placement of the building and meet the program requirements.

The easements within the site provide large setbacks to situate the building with a softened landscape and green interface with adjacent properties.

Large open spaces from the school yard to the South will provide a long-term access to natural light for most units within the building. This has affected the building form to accommodate provisions for windows and base unit size requirements, and was significant determining factor in the massing options considered.

By designing to BC Housing and Canada Mortgage and Housing Corporation (CMHC) Standards the overall mass of the building will be larger per unit support spaces that are liveable.



5.0 Policy

Below Grade Parking Circulation

The parking garage is arranged to provide 94 below grade parking stalls arranged to maximize the relationships between services and accessibility to support equity for all residents. This is achieved with accessible parking and scooter storage for seniors in close adjacency to elevators.

Frequent bike users and access to alternate modes of transportation are also supported by making cargo and regular bike rooms visible and available with charging for Ebikes.

Main Floor Amenities and Unit Design

A visual connection between the Seniors' Centre is created by locating the main entry and amenity spaces directly across the shared easement. This will help to facilitate a shared sense of a common space and safety for both groups in the process.

Amenity spaces have been placed to maximize limited southern exposure and take advantage of the extended visual openness of the school yard. The most active parts of the new residential community will be interfacing with the street providing a living interface with the public domain.

A bike share program which will be integrated for resident use will further support the reductions in car dependency and provide an easy and readily available alternate option for residents to consider other modes of transportation for entertainment, to pick up necessities, or travel to work.

Units are designed to meet BC Housing and CMHC requirements. This is intended to make the units liveable, and flexible. Adaptability is a key factor to accommodated aging in place and the changing needs of residents over time.

In additional to large operable windows, heating and cooling will be provided to build resiliency during both peak seasons of hot and cold weather. This will help keep residents safe and comfortable in the face of unforeseen weather events.

Materiality and Expression

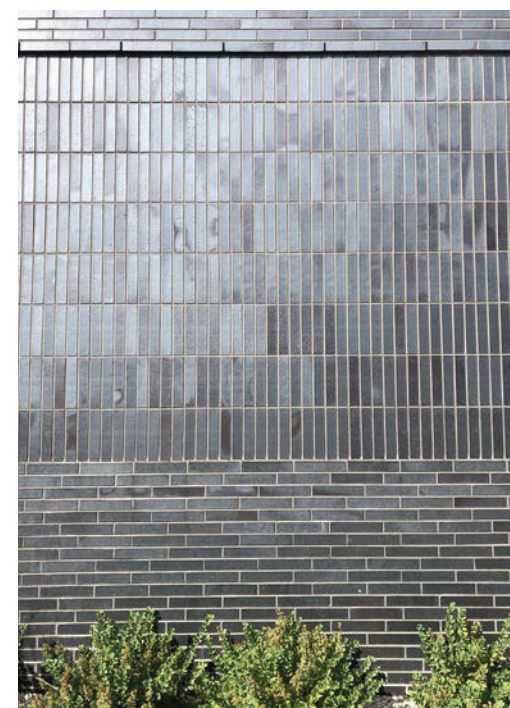
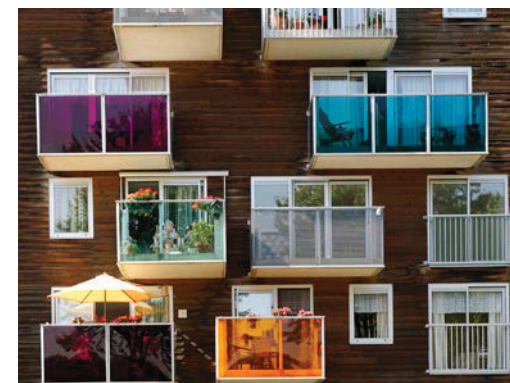
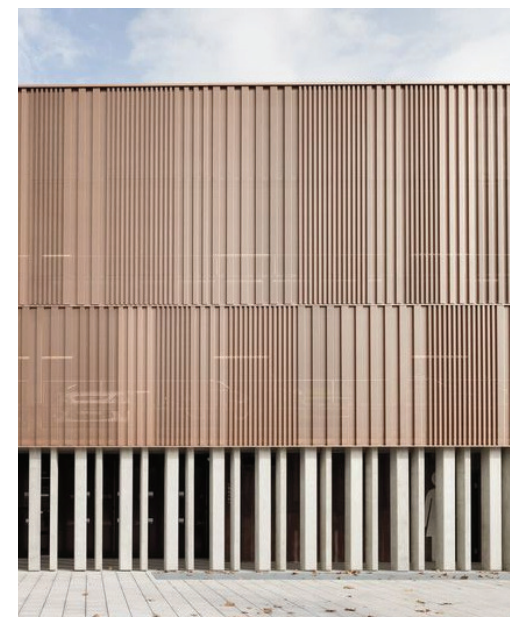
The nature of place is informed by the selection of materials and the physical expression of the built environment. The Pitt Meadows Affordable Housing Project draws the local vernacular with the use of brick, metal cladding as primary materials to speak to longevity and sustainability.

Brick facades used on both the North and South of the building create visual book ends that will help define and anchor the recessed bridging middle section of the building at a macro scale.

To mitigate the long East and West façades the building elevations will also be articulated by using changes in materials and dividing the building up into three distinct blocks to be read as three main forms rather than one continuous wall.

Each block will use vertically patterned and oriented materials to foreshorten and draw the eye upwards, rather that along horizontal lines across the longer faces of the building. This will cause the building to be read as three smaller buildings along the lane, rather than as one large and long facade.

The language of the river's edge, grasses and reeds are echoed throughout and will be particularly prominent in the canopy colonnades that splits the building form at level 02, and the delicate patterning of shadows that will run over the facade during multiple points of the day.



5.0 Policy

City of Pitt Meadows - Applicable Bylaws and Policy Documents

- 2384- Flood Plain Designation By-law
- 2740 – 2016 Development Procedures By-law
- C034 Adaptable Housing Council Re-affirmed
- C047 Sustainability Checklist (City staff noted this is not required for this project. Every effort will be made to meet or exceed these targets and requirements)
- C076 – Good Neighbour Agreement Policy
- C085 Cost Sharing of play Equipment on Adjacent School Park Sites Policy
- C091 Residential Community Contributions
- C098 Community Engagement Policy
- City of Pitt Meadows – 2505 Zoning By-law
- City of Pitt Meadows - Building By-law
- City of Pitt Meadows – Official Community Plan Draft (To be ratified in the fall of 2022).

2008 Official Community Plan Policies:

The City’s OCP contains several policies related towards concentrating residential development in the town centre area, as follows:

4.5.1 c) Reinforce the Civic Centre by promoting higher-density residential uses in the Town Centre.

Response:
The Pitt Meadows Affordable Housing and Childcare will be a moderate density public development in partnership between the City of Pitt Meadows and Metro Vancouver Housing Corporation located within the civic core of the city. This housing project will be a six-storey, 115 unit structure situated in the lot adjacent to the four storey Westbrook Seniors' Housing complex to the West, two ten storey mid rise towers to the Northeast, and have clear site lines to several four storey housing developments along Harris Road to the East. The building will be in keeping with the urban language that has already be developed in the area providing the middle range of building form and scale.

4.5.2 c) Support strategies for housing and services to attract young adults and young families with children.

Response:
The Pitt Meadows Affordable Housing and Childcare will produce 115 residential units that are all adaptable, or accessible (11%). The unit ratio is focused towards families by providing up to 50% of the units as two or three bedroom. Over 50% of the main floor will be dedicated to a 150 childcare program supporting parents with children from toddler to elementary school age children who require day and after-school care.

4.6.1 a) Multi-family housing is particularly encouraged within the central part of the urban area, including medium to high density multi-family housing located on major roads and

within the Town Centre;
b) Preference will be given to areas close to public transit routes or stations for higher density residential developments.

Response:
The Pitt Meadows Affordable Housing and Childcare is located between or along three major bus routes running down 190a Street and Harris Road with a cross connection through corridor and along 119b Ave providing a high level of connectivity to transit. Please refer to the Transit Map on p.8 for more information and the transportation report completed by Watt Consulting.

c) The City will consider allowing buildings higher than four storeys within the areas designated for high density residential and mixed residential/commercial use in the Town Centre, where publicly accessible open space and other public amenities and community benefits are provided.

Response:
The Pitt Meadows Affordable Housing will provide green space with public access along the North SRW pathway, and the South street frontage in addition to the amenity spaces allocated to residents and the childcare outdoor activity areas. The intent of these areas is to provide and maintain walking paths and connectivity to surrounding infrastructure and public buildings such as the Recreation Centre, adjacent parks, and playgrounds. These amenities are that currently accessed by crossing the site that is currently an empty lot. The main key benefits if to introduce affordable and non-market housing and affordable childcare downtown. This will provide opportunities for a more diverse population at the city core.

The OCP also contains policies supporting a range of housing choices, including rental units:
4.6.2

a) Encourage and facilitate a broad range of market, non-market and supportive housing.

Response:
The Pitt Meadows Affordable Housing and Childcare Project will be providing rental units for a broad range of residents of various social and economic backgrounds in Pitt Meadows. Metro Vancouver Housing's mandate is to provide resilient, long-term housing to families on limited incomes who are in need. The rental programs will be targeting families and seniors. This is a family development geared lower income brackets and will not included sheltering, recovery, or complex housing programs.

d) The City supports the development of market, affordable and non-profit residential facilities for seniors with multi-level care close to public transit shops and amenities.

Response:
Metro Vancouver Housing as the operator is a non-profit entity supporting affordable housing in the region.

e) A range of housing types are encouraged within the urban area to meet the needs of seniors and citizens with special needs;

Response:
The Pitt Meadows Affordable Housing and Childcare from its inception is designed to provide housing for a range of family types, scales and composition. To meet the needs of seniors and residents with special needs, 11% of the units in the project will be accessible and all units that are not accessible will be designed as adaptable as per the BC Building Code requirements and also be compliant with the CMHC universal design guidelines. This will provide the opportunity for seniors to age in place and for disabled residents to live in rich broad ranging and vibrant community free of stigma.

5.0

Policy

f) The City will consider incentives (e.g. density bonuses) to encourage provision of seniors, rental, and special needs housing in the urban area.

g) Support smaller, more affordable housing design with a focus on units for single young adults, single seniors and young couples;

Response:

Inclusion and supporting of a broad range of ages and groups from the community is a fundamental tenet of the project. This includes youth and seniors at both ends of the spectrum being able to participate in community. Although this project has placed a strong emphasis on families, over 50% of units to provide affordable housing for single, young adults, single seniors and young couples.

h) Review opportunities for infill and redevelopment of underused / low density sites and consider partnership demonstration projects of good quality medium-high density development.

Response:

Metro Vancouver Housing Corporation in partnership with the City of Pitt Meadows intend to use this project to demonstrate high standards in design and sustainability by targeting green house gas emission reductions, as well as careful selection of resilient and durable materials. This illustrates housing can be sustainable and a quality long-term investment with lasting impact within the community.

The selection of an under utilized parking lot to locate the project aligns also with this policy to increase density rather than create urban sprawl.

i) Require accessibility features in new multi-family developments where feasible and appropriate.

Response:

The Project will meet the BC Housing, CMHC, and BCBC requirements for accessibility in all public spaces, including the residential and childcare portions of the building. This includes a push button access at entry, zero clearance thresholds, generous circulation, and storage for scooters. Alternate modes of transportation have also been provided in the design.

4.6.3 a) Consider applying incentives (including, but not limited to fee waivers, density bonussing, and property tax exemptions) as appropriate, to encourage the development of rental housing;

Response:

Please refer to existing agreements between Metro Vancouver Housing and the City of Pitt Meadows

b) Investigate reducing parking requirements for purpose-built rental housing (secured as rental with a housing agreement) in the Urban Centre and along arterial roads;

Response:

Metro Vancouver Housing engaged Watt Consulting to review and provide a scheme for Traffic Demand Management (TDM's) to support parking reductions within the project. This will include additional bike lockers, of which 50% will be provided with a charging plug for Ebikes, cargo bikes for resident usage, scooter charging and storage, and a bike share program for residents. Please refer to the attached Transportation and Parking reports completed by Watt Consulting for further information and data.

Non-market housing development is also supported in the OCP, as follows:

4.6.4 b) Consider applying incentives (including, but not limited to fee waivers, density bonussing, and property tax exemptions) as appropriate, to encourage the development of non-market housing.

Response:

Please refer to existing agreements between Metro Vancouver Housing and the City of Pitt Meadows

d) Investigate parking relaxations for non-market units on a project by project basis, particularly projects in walk-able centres and near transit.

Response:

Metro Vancouver Housing has engaged Watt Consulting Group to assess and review the traffic and Parking conditions in the area. Please refer to the attached report for the proposed reductions, alternate measures and final data analysis.

e) Encourage private market/non-profit partnerships that result in non-market units being built on or off the subject site;

Response:

Metro Vancouver Housing will be providing space for Discovery Playhouse as part of their partnership agreements with the City of Pitt Meadows for the childcare and is a registered non-profit.

5.0 Policy

The draft 2022 OCP documents were reviewed as part of the schematic design process, and taken into consideration given that they will be reviewed and ratified during the submission process.

10 Key Objectives of the 2022 Draft OCP:

Civic Considerations: Infrastructure

Be mixed use and apply varied strategies at the ground plain to engage the community.

Response:

The project will integrate residential and childcare at the ground level. Outdoor play spaces and amenities will be the primary interfaces with the public domain.

Promote pedestrian friendly interfaces at street level, and with adjacent properties.

Response:

All street interfacing elevations will have a landscape buffer with a variety of plants and hardscape to maintain an open and community feel to the street. Similar to the river and the surrounding context, grasses and lower lying plants will be featured interspersed with trees.

Be compatible with the surrounding landscape and context of the City and natural geography

Response:

The use of brick as a facade material that the North and South ends of the buildings reflects and responds to the local history of brick manufacturing in Pitt Meadows and Maple Ridge. Naturalized species of plants will also be considered as part of the landscaping program.

Give sense of place through a distinctive form and massing of buildings to help define the City within its context of an urban core within the Urban Containment Boundary

Response:

The primary focus of the Pitt Meadows Affordable Housing and Childcare Project is to create liveable and place based housing for people. Liveable means creating beautiful spaces and places that help to define the core of Pitt Meadows as a specific place and community. The form of the building will be simple, and scaled to act as a bridge between the taller 10 storey towers to the Northeast and the surrounding lower lying development. Contextual materials that have both performance and historical value to the region will be used.

Resident and Housing: Sustainability

New developments should be sustainably oriented to contribute to reduce greenhouse gas emissions, reduce and divert waste, and contribute to overall carbon reduction targets with long term strategies.

Response:

Our approach to this project is to use a Passive House methodology to draw down energy consumption and reduce carbon emissions. This would go beyond the British Columbia Step Code 3 to target a reduction in greenhouse gas emission for the building by 56% below standard construction. Air tightness, external shading and a high performance envelope system will be integral to achieving this.

Provide adequate space for residents and provide a high level connectivity that promote social interaction in public and private spaces

Response:

The residential ground floor will provide two amenity spaces with two potential functions.

An active sun-filled shared kitchen and activity room connected to a southerly facing patio and the street and a connected exterior shaded area for quieter activities. Both will reside on either side of the building entry making this a place and people to come home to, rather than an entrance lobby leading to an elevator.

Resident and Housing: Social

Support intergenerational age-friendly, adaptable and accessible housing that supports long term living and aging in place.

Response:

All units within the building will be adaptable or accessible. Metro Vancouver Housing typically have long standing residents, and the goal to age in place with minor modifications is a high priority. Equity and diverse communities are a primary aspect of the project program.

Including Katzie First Nation, to leverage greater funding and provide for early learning and childhood development

Response:

Katzie First Nation has been informed of the project, and engaged in the archaeological review process. In addition, the childcare facility programming will include a focus on numerous priority groups, including Indigenous families.

Develop high-quality, affordable, and accessible childcare facilities.

Response:

The proposed childcare will provide 150 spaces to support parent and families with the City of Pitt Meadows in partnership with Discovery Playhouse.

Support strategies for housing and services to attract young adults and young families with children.

Response:

The Pitt Meadows Affordable Housing and Childcare project will provide a balanced housing profile with roughly 50% family oriented units (2 and 3 bedrooms), and the remaining as smaller units (1-bedrooms), appropriate for younger adults or singles/couples in need of affordable rental housing.

Additionally, the childcare facility includes targeted programming for priority populations, including young parents.

5.0

Policy

Building By-law:

4.6 Projections into Yards in Apartment Zones
b) Porches, balconies, bay windows, and hutches may project into any required yard by one third of the minimum setback distance.

Response:

Balconies and patios for the residential portion of the project are compliant.

For the childcare outdoor play spaces a permit to occupy will be noted in the drawing package as discussed with city staff.

4.18 Rooftop Screening Rooftop mechanical and electrical equipment in zones other than agricultural zones shall be screened from view from a public street or adjacent lots at grade.

Response:

Rooftop air-handling and other units will be screened by a parapet, or screen as required.

Please refer to Section and elevation drawings.

4.22 Basic Adaptable Housing Requirements

All single-storey residential units in multiple-unit residential buildings that employ interior corridors or exterior passageways for access must be constructed in accordance with the provisions specified under subsection 3.8.5, “Adaptable Dwelling Units,” in the British Columbia Building Code.

Response:

Public spaces and units that are not accessible will meet the adaptable standards under section 3.8.5. Additionally, 14% of units in the project are targeted as being wheelchair accessible.

6.5 Screening for Garbage and Recycling Bins

a) All premises for which garbage and recycling containers that are 1 cubic m in capacity or larger are or will be provided, shall be provided with an outdoor storage area that is screened from any adjacent road and adjacent private property by a landscape screen,

a.) solid decorative fence, a structure, a building, or a combination thereof to a minimum height of 2.0 m and to a height that is

equivalent to the height of the container.

b) All areas screened under this section shall be located a minimum of 3.0 m from any adjacent residential zone.

Response:

The garbage room for both the residential and childcare will be situated in the building at grade with service access through the existing easement. Access will be through a secure overhead and side door.

Section 7 Parking and Loading

f) The minimum off-street vehicle parking requirements contained in this by-law may be reduced by up to 10% where

i. transportation demand management measures, which may include and are not limited to the use of vehicle co-operatives, transit passes, private vehicle shuttles, carpools, or enhanced end-of-trip cycling facilities have been taken or provided; and
ii. a parking study that is prepared by a registered professional engineer and approved by the City determines that such reduction is appropriate.

Response:

Metro Vancouver Housing has commissioned a Traffic and Parking study by Watt Consulting. Traffic Demand Management strategies are proposed to mitigate and offset parking requirements including:

- Ebikes,
- Bikeshare programs,
- Cargo bike usage
- Seniors scooters
- Rough-ins for Electric cars for all stalls in the parking garage.

Carshare services are not currently available in Pitt Meadows.

7.7 Bicycle Parking Requirements

Response:

Please refer to the Parking Report by Watt Consulting for requirements in lieu of the Zoning By-law standards in terms of counts and usage.

5.0 Policy

Planning Meetings and Consultation with the City of Pitt Meadows Prior to Application

Planning:

October 04, 2021

PMAHC - Ask that Question Meeting

- Excavation - Permission to dig under the easement currently used by the Wesbrooke/ Seniors Centre parking lot, in order to maximize below grade parking
- Parking access can be off the right of way
- Parking for childcare can be located in the Recreation centre parking lot at grade.
- Limit disruption for the school while under construction
- To meet childcare licensing agreements, the fenced outdoor place spaces for the childcare facility may cross into a portion of the adjacent City-owned property

Key Constraints:

- The building will be the tallest wood structure in Pitt Meadows to date. Review by the fire marshal will be required.

October 11, 2021 - Response Meeting

- Confirmation for childcare outdoor play areas to use a portion of the adjacent City-owned lot (to be managed with a license to occupy)
- Agreement for parking concessions

Parks and Recreation:

January 10th

Review Preliminary Schemes

- Interface with the recreation centre is key.
- Drive aisle to rear doors requested. City to confirm path to come from North parking lot
- Integration with publicly accessible space near the childcare areas along the East frontage.
- Parking and traffic to be considered regarding public events and general usage.

Traffic and Parking

January 11, 2021 - Report Review of options

- Traffic congestion along 119 b is a short term event related to the school. Recreation and parking are within tolerances
- Alternate methods of transportation should be stored at grade to be accessible if at all possible.
- Larger parking garage to be the leader in terms of design projecting under the easement to maximize parking potential for the project.
- 126 stalls is the minimum count according to the parking bylaw prior to the application of TDM's.

January 11, 2021

Presentation to Staff

- Repeat support of previous concessions
- Comments on public interface to North and South. Shadow studies will be key
- Increased density was not noted as an issue
- Staff were appreciative of the care and consultation for the project

5.0

Policy

Requested Relaxations and Amendments

Parking Garage Entrance Encroachment:

Metro Vancouver Housing is requests an encroach into the parking easement at the North boundary adjacent to the SRW for provision of the parking access ramp

Rationale:

This is required to maintain a ramp slope of 13% or less into the parking garage to prevent damage to cars entering the ramp and avoid complex geometry and transitions within the parking garage. This maximizes the number of parking stalls below grade and minimizes the probability of street parking being used by residents on a ongoing basis.

Pad Mounted Transformer (PMT) Placement In The Parking Easement:

The current placement of the PMT is located in the on grade parking easement.

Rationale:

Metro Vancouver Housing is requesting the PMT be placed in the easement based on the following considerations:

To provide a clear path to the parking garage ramp for scooters and pedestrians and prevent congestion and mixing of vehicles.

To provide a clear site lines in keeping with CPTED best practices for patios at level 01.

To maximize outdoor amenity space for residents - both shared and collective

Parking Stall Requirements Reduction For Residential Units

Metro Vancouver Housing is requesting a reduction parking stall requirements.

Rationale:

This is based on the allowance for reductions if other TDM's are implemented. In lieu parking stalls, additional bike stalls, Ebike plug-ins, cargo bikes and scooter storage has been provided. Please refer to Section 16 of the Parking Study Report by Watt Consulting

Childcare Loading Be A Permitted Use For Parking In The East Recreation Centre Parking Lot.

Metro Vancouver Housing is requesting the use of 16 stalls in the adjacent recreation centre on grade parking lot be used for short term loading for childcare parents and staff. Please refer to drawing A012 Site Plan for more information.

Rationale:

The use of the lot will create a direct accessible short term parking for parents loading and unloading children into the new childcare facility.

Parents will have clear view and surveillance of the outdoor childcare spaces and programs providing extra eyes on the street and community support and safety in the area.

Use of the parking lot will prevent additional pressure for parking attached for the Seniors Centre usage.

Licence To Occupy For Outdoor Childcare play Areas:

Metro Vancouver Housing is requesting the use of municipal lands for a secure outdoor play area for usage by the Discovery Playhouse, the child care operator. Refer to Drawing A012 Site Plan for further information.

Rationale:

The additional outdoor space will be used exclusively for the Discovery Playhouse to meet the licensing and local health authority outdoor space requirements for children.

To provide rich and safe spaces that are contained that can be swept for hazardous materials and have specifically designed play structures, materials and equipment for early childhood learning available.

Waiving the Raising of Patios 0.6m Above Average Grade

Metro Vancouver Housing is requesting that the requirement be waived for the five units at grade.

Rationale:

The raising of the patios will become an additional impediment to accessibility for the units of which at least one will be accessible.

It will create a complex interface issue to meet the BCBC accessibility requirements within the building including the addition of ramps (both in front and within the building), guardrails and other cost prohibitive structures as a barrier to the economics of the project.

By keeping level consistent at grade, the parking garage will not punch into the water table to accommodate the varied ceiling height and maintain the required 2.2m headroom clearance requirement in the By-law. This will prevent the requirement for waterproofing and management of below grade hydrostatic conditions.

6.0

Design Rationale - Dwelling In A Place

The Land of Grasses And The River

The Pitt Meadows Affordable Housing and Childcare Project is engaged in creating a building, and lived experiences, that support and connect people with diverse backgrounds to their community in a collaborative housing format.

This building references the most compelling parts of the natural beauty of Pitt Meadows – the rivers edge, the surrounding profiles of the Golden Ears mountain range, the surrounding wetlands, and the agricultural prairie. These iconic snapshots, which give Pitt Meadows its distinct identity, and wind their way to the urban core of the city. The richness of rural beauty is a language the peaks through the built environment of the downtown. This project will build on that narrative through layered and texture experiences found on the façade and on site landscaping through a range of composed materials.

This project poses a unique challenge of being referenced and revealed in the community at three distinct scales:

The Human Scale – Residents capture the rhythm and movement while occupying private and shared spaces through material expression and daily use.

The Neighbourhood Street – The main floor of the building with the spaces programmed for childcare and amenity uses interfacing with the street and public domain.

The Overall Building Massing – The nature of the overall building as it emerges and is seen from surrounding buildings, from the open school yard, and through gaps in the urban fabric.

In each case there is an opportunity to reinvent that language in which the building references Pitt Meadows, challenges preconceived ideas of affordable housing, and engages in the question what is it to thrive in this place.



7.0

Development Data Summary

Statistics

- Site Area - 5488 square meters
- Units per Hectare - 210 Units
- FAR - 1.93
- Building Footprint - 1967 square meters
- Lot Coverage - 36%
- Typical Floor Area - 1714 square meters
- Proposed Building Height - 21.23 meters
- Proposed Setbacks:
North: 6.2 meters
South: 5.0 meters
East: 5.8 meters
West: 2.69 meters of Property Line,
4.2 meters to Parking Easement
- Parking:
Resident Below Grades - 94 Stalls
Accessible Stalls Below Grade - 8 Stalls
Loading Stalls Below Grade - 1
- Loading Stalls at Grade - 1
Please Note: All below grade parking stalls will have rough in provisions for car charging. Visitor stalls to be located on East side of the easment to the West of the new building.
- Bicycle/Alternate Transportation:
Residential (Class 01) - 68
Cargo Bike (Class 01) - 6
Bike Share (4 per stack) - 3 units or 12 Bikes
Scooter - 7
Please Note: 50% of all residential bike stalls will have provisions for Ebike charging.
- Total No. of Affordable Housing Units ~115
- Number of Accessible Units ~16
- Number of of 2+bedroom Units ~50%
Typical size of units- ~Size of units to be as close as possible to BC Housing guidelines, but may be slightly larger to incorporate CMHC's universal design guidelines

Please Refer to Drawing A001 for Further Detailed Information

Design Standards and Objectives:

- BC Housing Design Guidelines & Construction Standards 2019
- CMHC Co-Investment Requirements
- BCBC 2018 (2022 code cycle update)
- Minimum BC Energy Step Code 3, targeting opportunities to further enhance energy efficiency and reduce GHG emissions
- Pitt Meadows Planning Regulations: Rezoning Guidelines Zoning By-law 2011 version 39
Official Community Plan 2007 (revised 2014, and 2022)

Included Submission Content:

- Visualization of the building expression
- The relationship of the building to adjacent properties and surround context;
- Primary occupancy data;
- Supporting reports and documentation explain how the building is fulfilling the program requirements and civic requirements. This project is designed to support two main programs within the building

The following strategic project objectives were identified to guide the design process and align with the City's OCP and Bylaws:

Accessible and inclusive housing and childcare models that promote interaction between residents and their community.

Socially connected people overall have better outcomes for individuals and community. This includes longer healthier lives for seniors, adults and children alike. Quality spaces are grounding and give a sense of ownership pride, and responsibility to those who live them.

The residential and amenity spaces that will be provided will give room to share in community events, provide opportunities to get to know your neighbours, and provide spaces for gatherings that share and promote understanding of the diverse families that live within.

Contextually Specific Affordable Housing for Pitt Meadows

Housing should be specific to the people and community where it is built – A hallmark of Metro Vancouver Housing models and projects. This housing and childcare will be designed to reside and operate in the context of Pitt Meadows. This includes taking into consideration the surrounding landscape and developing the urban core of the Pitt Meadows community.

As Metro Vancouver Housing is the long term owner and operator of their projects, emphasis is placed on cost effective design, and durability. Creating places that people want to live, work and play makes difference between housing and home.

Resilient, Affordable Housing That Can Accommodate Climate Change and Responsible Environmental Stewardship.

Environmental stewardship starts with the acknowledgement that the places we live in are not disposable, nor is the environmental footprint we use unlimited. This building will be the living legacy that materials, systems, and aesthetics are all part of treating the environment with respect. Economy of materials, energy and water usage, and use of landscape will be all part of an integrated strategy to capture energy, and mitigate consumption over the service life of the building.

This includes both consideration of the use of materials with long service lives to build a robust building and reduce operational energy use. By considering both embodied and operation carbon use in the equation of sustainable practice, we hope to crate a better building to serve this community and the planet.

Meeting The Needs of Diverse Residents

The project will have a number of different occupants and users. By leveraging the unique opportunity of this site and the requested relaxations, this project can open the doors to people for many walks of life. Identifying as many possible users and occupants will allow the design to best address their distinct needs and identify reveal frequently overlooked considerations, risks and opportunities.

Affordable Housing

The affordable housing will dictate the overall form and functional norms for the project. Housing units will be family-oriented with diverse housing sizes and around 50-60% family sized units (two+ bedroom). Indoor and outdoor amenity spaces will be provided with an aim to provide a comfortable lifestyle to protect and promote social well being of community and must support people of all ages and abilities.

All units will be built to adaptable/universal design standards, common areas will be barrier free, and approximate 16 units would be wheelchair accessible built at minimum to CMHC Co-Investment Accessibility Requirements, BC Building Code, municipal requirements, and BC Housing's Design Guidelines & Construction Standards and other best practices to further enhance functionality and liveability for a wide range of users.

7.0

Development Data Summary

External Circulation and Landscape

The design team will work with the Landscape Architect to optimize the landscape design to prioritize local, drought resistant plants, and discuss the possibility of rainwater collection and storm water management on site, subject to the condition that it does not impact the size of underground parking or interfere with the childcare requirements.

Most of the pedestrian traffic around the building centres around the Recreation Centre or the Elementary School and will increase with the addition of a new building. Continuous landscaped sidewalks will therefore be provided. The street front will be pedestrian friendly. Pedestrian entrances for both housing and childcare will be easily accessible and identifiable from the street.

The building's immediate surroundings will be landscaped to blend in with existing areas. While the childcare will be given preference for outdoor space along the eastern frontage, the residential program will borrow views and visual space from the easements along the South, West frontages to create an open and expansive amenity spaces that are comfortable. This will include capturing sun and southern exposure during the winter months to make the interior amenity spaces bright and engaging year around.

The secondary amenity space integrated into the entrance lobby will provide additional quiet work and activity spaces giving more options for residents to gather in multiple smaller more intimate groups during busy periods.

The ground floor of building will include five residential units. The private outdoor patios of these units will be landscaped to maintain privacy particularly where the building interfaces with the parking easement on the and other shared amenity spaces.

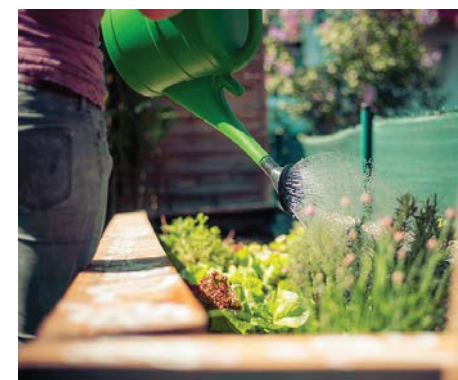
Installation of non-permanent landscape infrastructure over the SRW and other locations will soften the interface with the townhouse development to the North. This could include walkways and footpaths to retain a connection between the town house development on the North Property line to the Recreation Centre.

Balconies, Patios and Exposure to the Elements:

Outdoor private residential spaces become a significant factor in urban programming because they not only are key elements to the exterior expression of the building form, but also frequently become the personal oasis for residents. Generous setbacks and easements make it possible to not only fully use these architectural resources, but also give room for their full expression to be seen.

In a rainy climate moderate levels of shelter are important for multi-season use, however careful consideration of their design will be given to use and user.

Seniors and others with limited mobility will rely heavily on these spaces for not only shelter in the rain but access to the sun. Through varied length and placement we hope to capture the best of both conditions by using an active and living facade populated by people and their suspended gardens.



8.0

Design Rationale - Childcare

Spaces for Adventure and Learning

The creation of safe, high quality childcare which support positive social, emotional, cognitive and physical development outcomes is a priority for all project stakeholders.

Discovery Playhouse utilizes the Reggio Emilia approach to early childhood education. The child-centred constructivist approach views children as researchers and active constructors of knowledge. Educators act as co-learners and collaborators exploring projects based on children's interests, asking questions to promote critical thinking skills.

Interest driven exploration requires flexibility in educational programming which necessitates spatial flexibility to ensure a play room can adapt to changing needs and enable children to act on their choices.

Intentional and thoughtful classroom design supports learner development. The environment is so essential in the Reggio Emilia approach that it is considered to be a third teacher.

Reggio-Inspired programs embrace the belief that children have one hundred languages, or ways to express themselves. This expression often takes the form of drawing, sculpting, music and movement, dramatic play, storytelling and painting. The project design will provide space for these forms of self expression both inside and outside. The outdoor play areas will include space for dramatic play which allows children to dramatize situations, and take on risky roles in a safe environment. This type of play increases vocabulary and gives children a space to develop confidence and social skills, empathy, problem solving skills.

The environment promotes critical thinking by including space to visually document student learning, allows for easily accessible fluid spaces for imaginative play, construction, and project

work, and include a central meeting area for communication, collaboration and sharing.

The classroom should reflect the students and offer a blank canvas to support visual learning. A soft and neutral colour pallet will allow accentuate student work. Authentic materials from domestic space allow children to manipulate real world objects and natural materials invite touching and curiosity.

The childcare component of the project will integrate activity spaces inside, provide kitchens for simple food preparation and nutritional teaching, and outdoor spaces that will allow children to explore the full five senses of the living natural world.

The outdoor play spaces will be zoned to allow for play in all seasons, even when it rains, through areas that are protected by screened canopies as well as areas open to enjoy the sun and travelling clouds, and the dappled light through the trees.

This landscape will be fully integrated into the street setting and narrative or the living core of Pitt Meadows that shares the common spaces of the elementary school, recreation centre, and the civic plaza enjoyed by all residents. It is a place where no one is forgotten, or left behind.



9.0

Development Data Summary

Statistics:

Approximate Interior Space: ~10,000 SF

Number of Children:

150 including after school program overlap.

Additional Area Requirements:

Licence to occupy space on public property for Outdoor Play space.

Specific Building Requirements:

- Ample of daylight
- Natural ventilation
- Direct access to secure outdoor play-space.

Childcare Needs

The City of Pitt Meadows completed a Child Care Needs Assessment in 2019. This assessment of existing child care inventory reveals a shortage of spaces for children 0-12, with significant gaps in childcare available to children 0-3 years of age, and school-aged children needing before and after school supervision.

The main child care supply gaps and unmet child care needs identified are:

- Inadequate supply of local child care for those living and working in Pitt Meadows.
- Need for flexible child care programs to accommodate those working shifts, part-time, or long commute times.
- Childcares located close to home, schools, parks, playground, trails, work and transit.
- Improved awareness of child care programs and affordability benefits.
- Limited access to First Nations cultural programming.
- Recognition of barriers to new space creation, most significantly:
 - staff shortages
 - ease continuity
 - zoning restrictions
 - access to playgrounds and viable

outdoor space.

The report acknowledges that approximately 20-30% of the City’s child care spaces are filled by children from surrounding communities. A number of existing providers, particularly in the urban core, utilize public space, including parks and playgrounds to allow for outdoor play each day.

This has its own challenges including over-crowding, a lack of bathroom facilities, and safety concerns related to getting there. Additionally, the City is aware of the role of indirect child care as young children walk unsupervised to parks, libraries, and recreational centres, and remain unsupervised in these spaces or on school grounds until parents or care givers can pick them up.

Child Care Staff/Volunteers Required to Meet Licensing Requirements

Role and Frequency	On-site Count
Owner/operator (3-5 days/week)	1
Child care workers (5 days/week)	12-15
Food Service workers (5 days/week)	1-2
Cleaners (3-5 days/week)	2
Maintenance (1-2 days/month)	1
Parent Volunteers (5 days/week)	4

*Final staffing number to confirmed by Discovery Playhouse as design progresses.

Space Constraints and Opportunities

Provincial guidelines require a minimum activity area of 3.7sqm per child. This area is supplemented by service spaces which support the functional aspects of the child care.

The building's location in the civic centre of Pitt Meadows provides close proximity to community based amenities, such as the recreation centre, seniors centre, and an elementary school. This proximity creates easy access to additional programs and spaces if needed by Discovery Playhouse or parents with children who are not in the childcare program.

The playroom spaces are designed to be accessible, and compliant with current standards. This provides the best opportunities for both caregivers and families to grow in a healthy safe environment and give a strong start for families on a limited income.

The needs assessment identified the potential for overcrowding in local parks already utilized by local child care providers. This underscores the importance of having dedicated play space on site to avoid adding to the load on public spaces.

In order to provide the required resources for outdoor play space, provincially mandated minimum of 6 sqm per child, the child care outdoors spaces will occupy a portion of unprogrammed grass between the site and the recreation centre on public property.

Child Care Clients

Informed by the Needs Assessment, the building’s child care space will include one toddler, two day care, two pre-school age, and two before and after school groups for a maximum occupancy of 110 children.

This mix of age groups allows children to progress collectively through the age groups and minimizes the need to change child cares as children age.

Security

Security considerations related to the child care program include access control, visibility optimization, and emergency situation considerations. The child care portion of the building will be completely separated from the residential zones. One door from a garbage room in the childcare will connect to the ground floor corridor, but will be secured and used only by authorized individuals, accessed via the staff break area.

Children will be dropped off and picked up from the site by at least one adult. These individuals must enter the building and sign the children in and out according to safety protocols. Design consideration must be given to ensure drop off is efficient and does not negatively impact the building residents. This drop off will occur in the western most parking stalls in the recreation centre parking lot which will allow children and care givers to move from vehicles directly to play yards without crossing any streets.

Door hardware within the child care space will allow for emergency egress while preventing children from exiting spaces where appropriate. This access control typically requires special hardware and input from building code consultants.

External Circulation and Landscape

The childcare requires a contiguous outdoor space which includes partial coverage for inclement weather and maximizes sun exposure. This covered area will be adjacent to the face of the building to provide protection from objects which could fall from balconies above.

The outdoor play space will be designed to meet licensing regulations and include play areas to promote early childhood development.

Discovery Playhouse has identified a natural aesthetic as a preferred outdoor concept. The play space should also include some hardscape for wheeled toys and adhere to accessible guidelines to allows all children to play.

Security cameras are avoided in child care areas for privacy concerns. The play areas will utilize CPTED strategies and site lighting to minimize unwanted access by unauthorized users. This lighting will also be used in the evenings in the winter.

9.0

Development Data Summary

Inside, Outside and The Space Between:

The relationship between inside and out is key driver in the development of the design. The blurring of boundaries between both zones provides a seamless transition between play-spaces. This seamless transition offers flexibility for educators and allows for varied programs and activities thought the day. Both indoor and outdoor space offer different activities and spacial experiences critical to learning and development through play.

Active and Passive Spaces:

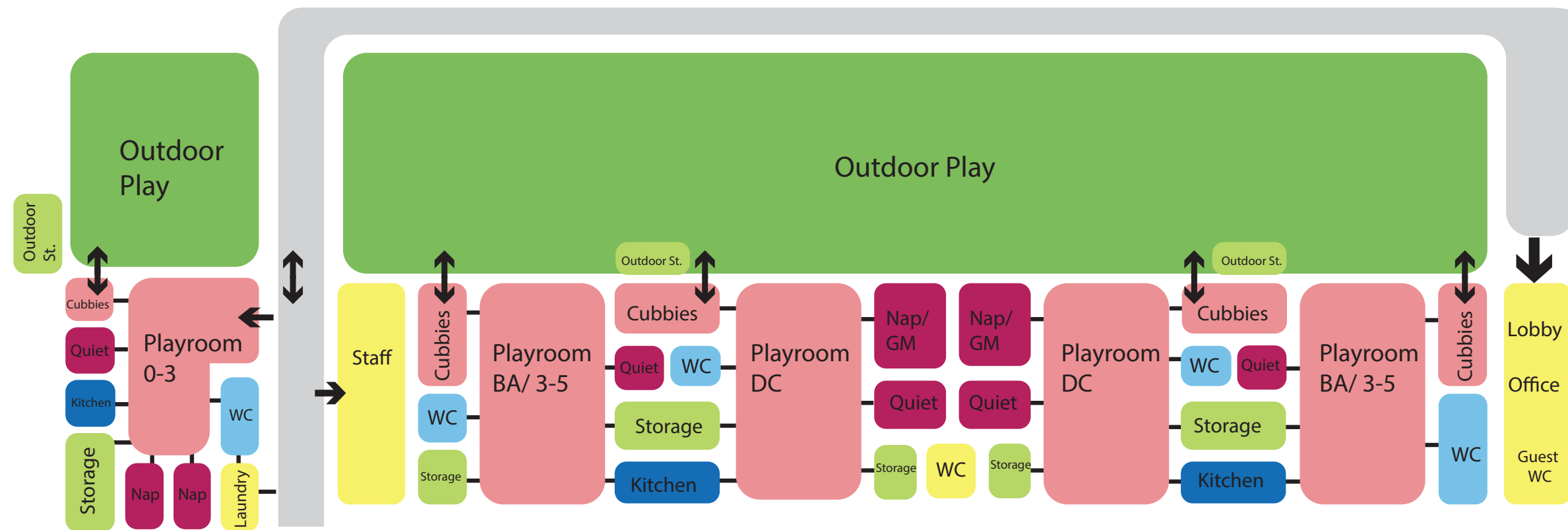
Playrooms are separated by service space bands which include nap and gross motor rooms, quiet rooms, storage, kitchens and washrooms. When possible, service spaces such as kitchens and storage rooms are shared to allow for visual connection to other age groups, and efficient use of space and resources.

Coming and Going:

Cubbies are the first point of entry and the last point to exit into the outdoor play areas which contain water and dirt in a controlled zone. Discovery Playhouse emphasized the importance of flexibility of spaces and preferred a large open play room which could be adapted by relocating moveable furniture and play elements. This allows for more variety and stimulation for the children and keeps the space adaptable for future evolution in early childhood education best practices.

Staff and Caregivers:

The staff room provides areas for working, lesson planning, breaks, eating, and private space to hold small meetings or make private calls. Early childhood educators have demanding, high intensity roles which require scheduled and regular breaks to ensure that they are providing the best education and care possible. One of the key challenges in solving the national shortage of child care spaces is related to supporting these professionals who are in high demand.



9.0

Development Data Summary

Interior spaces

The design encourages independence to ensure that children can do as much as possible on their own. This includes cubbies with accessible hooks, sinks mounted close to the front edge of counters, with faucets that can be operated by small hands giving children an opportunity to build motor skills and healthy life skills.

Where possible, internal windows are included for children to see each other play and share new skills. Spaces are also created for alone time when a child might feel overwhelmed, or need time to recalibrate to a collective setting.

Elements will be multi-functional to encourage climbing, running and playing. Such as mattress storage that double as a climbing platforms, and round storage elements that children can run around. The design will encourage movement indoors and out to overcome potential challenges with inclement weather.

Materials

When appropriate, natural materials will be used to add warmth and authenticity to the space. The design will include subdivision into familiar (domestic) sizes and scales. Neutral calming colours will be deployed allowing play equipment and children to provide visual interest. All materials will be robust and easy to clean



13.0

Associated Reports

- Legal Survey
- Environmental Site Assessment Phase 01
- Archaeologist Report
- Geotechnical Report
- Soils Assessment
- Hydrological Study
- Arbourist Report
- Landscape
- Civil
- Traffic Study Report
- Parking Study Report
- Sustainability Checklist
- Good Neighbour Agreement

Metro Vancouver Housing Corporation

Pitt Meadows Affordable Housing and Childcare

19085 119B Avenue, Pitt Meadows, BC

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Issuance Date

Project Statistics

COMBINED STATISTICS:

CIVIC ADDRESS:
19085 119B AVE, PITT MEADOWS, BC

LEGAL DESCRIPTION:
LOT 2, SECTION 1, BLOCK 5 NORTH RANGE 1
EAST NEW WESTMINSTER DISTRICT PLAN BCP32780

ZONING:
Civic Center - Currently not zoned.

SITE AREA:
5488 SM

ZONING DEFINITIONS:

Reference to all applicable bylaws.

VARIANCES APPLIED FOR:

- Parking under right of way
- Reductions in parking for residential building. Please refer to the parking and traffic reports attached.
- Waiving of required rise in residential patios at grade by 0.6m as per bylaw 2352 2007

DP Area Number 9 Multi Family Development - character of building.

LICENSING AGREEMENTS:

- Childcare parking/ loading to be at grade in the Recreation Centre lot (16 stalls) with time restrictions posted.
- Permission to occupy and fence on public property to the purpose of secure play spaces for the Childcare.
- Permission to run electrical service to service safety locks on gates on public property as the Licensing Agreement 2.

PROPOSED GROSS FLOOR AREA:

PROPOSED USE:
Multi-family Residential/Childcare

PROPOSED UNITS PER HECTARE:
210 Units

PROPOSED BUILDING HEIGHT:
21.23m

PROPOSED SETBACKS:

North: 6.2M
South: 5.0M
East: 5.8M
West: 23.69M to PL, 4.2M to Parking Easement

BC BUILDING CODE SUMMARY STATISTICS:

PROPOSED PARKING STALL COUNT:

Resident: 94

Accessible: 6

Loading: 1

Street Car: N/A

Total: 101

PROPOSED BICYCLE AND SCOOTER:

(Based on TDM Reductions and Requirements)

Class 01: 70

Class 02: 12 (Outside at Grade)

Class 03: 9

Total: 88

Electrical Charge Capacity: 50% of Class 01 stalls
Bike Rental: 12 Units
Scooter: 8

CHILDCARE STAFF:

Class 01: 2

Class 02: N/A

Total: 2

TOTAL ALTERNATE TRANSPORTATION: 108 Stalls

GENERAL NOTES:

The proposed data are base on the adoption of the TDM's outlined in the Traffic and Parking study by Watt Consulting.

Project Description

Project Description

This project is inspired by the narrative of the surrounding lands, the river and community of Pitt Meadows, and is informed and grounded in collected data, regulatory information, secondary policies and program requirements, and overall property information. It will guide the process towards a final Schematic Design and lead into the Design Development process and package.

The project objective is to create a sustainable, affordable housing development by:

Adding density to the site while being sympathetic to existing structures and surrounding uses;

Providing high quality, family oriented housing and childcare to the community of Pitt Meadows;

Build resilience into the programming, buildings, and on-site infrastructure in the face of climate change

This process is key to clearly understand the baseline constraints that will underpin design decisions throughout this project, and create a positive comprehensive response with achievable expectations and outcomes.

BC BUILDING CODE SUMMARY STATISTICS:

BCBC - LOWEST AVERAGE GRADE: 7.52M at PL
PROPOSED BUILDING HEIGHT:

1ST STOREY TO UPPER MOST FLOOR LEVEL:
Proposed: 16.98 (Max. 18.00m) (BCBC 3.2.2.5.0 (1)-(c))

1ST STOREY TO UPPER MOST ROOF LEVEL:
Proposed Max Height: 21.23m (Max. 25.00m) (BCBC 3.2.2.5.0 (2) (c))

FIRE ACCESS ROUTE TO UPPERMOST FLOOR LEVEL:
Proposed Max Height: 16.98m (Max. 20.00m) (BCBC 3.2.2.5.0 (2))

PROPOSED SCHEME WITH TDM's:

(Please refer to Traffic and Parking Studies By Watt Engineering)

REQUIRED OUTDOOR AMENITY:

N/A



Drawing List

Number	Sheet Name
A000	Cover Sheet
A001	FAR Calculations
A002	Context Plan
A003	Exterior Renderings
A005	Streetscapes
A010	Site Boundaries and Constraints plan
A012	Site Plan
A014	Fire Department Plan
A015	Site Sections
A016	Solar Studies
A100	Parkade Plan
A101	Level 1 Plan
A102	Level 2,4,6 Plan
A103	Level 3,5 Plan
A104	Roof Plan
A201	Sections
A202	Sections
A301	Elevations
A302	Elevations
A303	Elevations
A304	Elevations
A501	Typical Unit Plans
A502	Typical Unit Plans
A511	Childcare
A910	Unnamed

Project Team

ARCHITECT:

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Rev	Description	Date
P1	Issued for Review	12 April 2022
P2	Revising Draft	27 April 2022
P3	Final Revising Draft	08 May 2022
P4	Issued for Revising Submission	17 May 2022

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Project
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19085 119B Pitt Meadows,
BC, V3Y 1A9

Drawn by	Checked by	Status
KR/MS	AJA	Preliminary
Project ID	Project No.	Scale @ 22024
PMAHC	10640-00	

Drawing
Cover Sheet

Drawing No.

A000

Proposed Gross Floor Area Calculations

Proposed Gross Floor Area

Level	Area
Level 01	1871 m²
Level 02	1747 m²
Level 03	1747 m²
Level 04	1747 m²
Level 05	1747 m²
Level 06	1747 m²
	10607 m²

Notes:
Parkade area, Outdoor covered areas and Balconies are excluded from Gross Floor Area.

Proposed Floor Area Ratio

Floor Area Ratio Proposed:

Gross Floor Area	=	10607 m²	=	1.93
Site Area		5488 m²		

Proposed Lot Coverage

Name	Area	Lot Coverage
Building Footprint	1987 m²	36%
Remainder Area	3521 m²	64%
Site Area	5488 m²	

Residential Unit Summary

Unit Type	Count	Percentage
1 Bed	53	46%
1 Bed Accessible	10	9%
2 Bed	36	31%
2 Bed Accessible	6	5%
3 Bed	10	9%
Total: 115	115	
Total Accessible Units: 16 = 14% (required 11%)		

Residential Unit Summary - Itemized

Unit Type	Count
Level 01	
1 Bed	3
2 Bed	1
2 Bed Accessible	5
Level 02	
1 Bed	10
1 Bed Accessible	2
2 Bed	7
2 Bed Accessible	1
3 Bed	2
Level 03	
1 Bed	10
1 Bed Accessible	2
2 Bed	7
2 Bed Accessible	1
3 Bed	2
Level 04	
1 Bed	10
1 Bed Accessible	2
2 Bed	7
2 Bed Accessible	1
3 Bed	2
Level 05	
1 Bed	10
1 Bed Accessible	2
2 Bed	7
2 Bed Accessible	1
3 Bed	2
Level 06	
1 Bed	10
1 Bed Accessible	2
2 Bed	7
2 Bed Accessible	1
3 Bed	2
Total	115

Efficiency

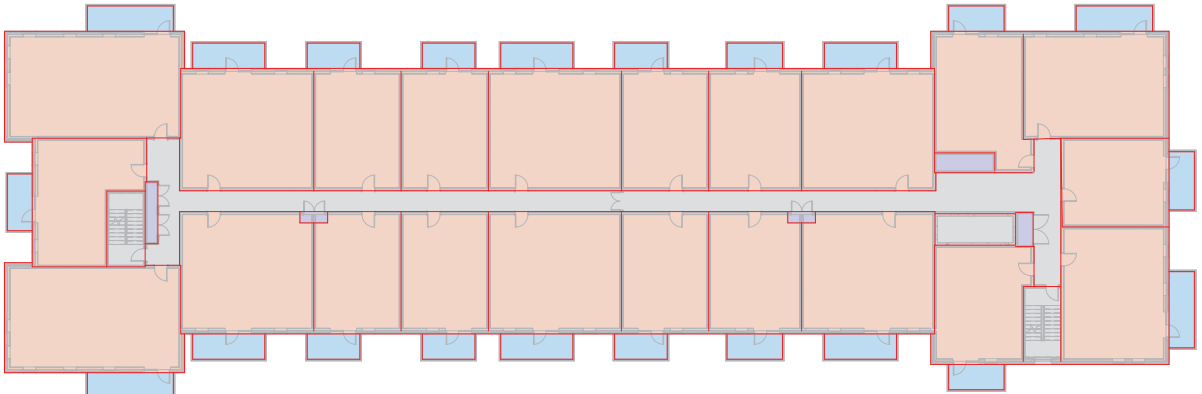
Efficiency Target: 84%

Name	Area	Percentage
Parkade Level		
Circulation	99 m²	3%
Parkade	3017 m²	85%
Service Room	455 m²	13%
	3570 m²	100%
Level 01		
Admin / Program Support	19 m²	1%
Childcare	1018 m²	54%
Circulation	257 m²	14%
Residential Amenity	138 m²	7%
Residential Units	338 m²	18%
Service Room	100 m²	5%
	1871 m²	100%
Level 02		
Circulation	185 m²	11%
Residential Units	1545 m²	88%
Service Room	17 m²	1%
	1747 m²	100%
Level 03		
Circulation	185 m²	11%
Residential Units	1545 m²	88%
Service Room	17 m²	1%
	1747 m²	100%
Level 04		
Circulation	185 m²	11%
Residential Units	1545 m²	88%
Service Room	17 m²	1%
	1747 m²	100%
Level 05		
Circulation	185 m²	11%
Residential Units	1545 m²	88%
Service Room	17 m²	1%
	1747 m²	100%
Level 06		
Circulation	185 m²	11%
Residential Units	1545 m²	88%
Service Room	17 m²	1%
	1747 m²	100%

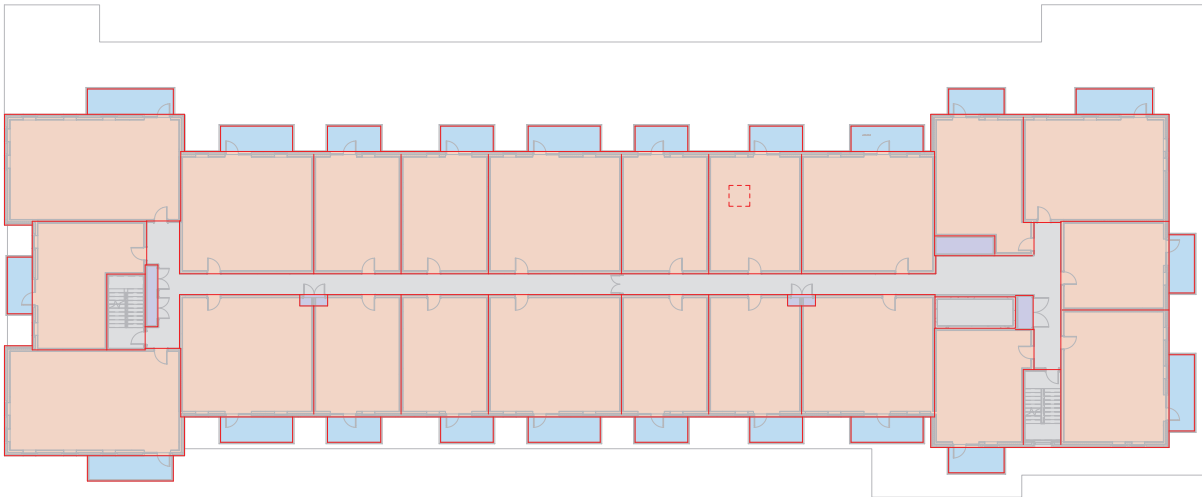
Overall achieved Efficiency: 86%
(Not including Parkade)

Gross Floor Area - Itemized including exclusions

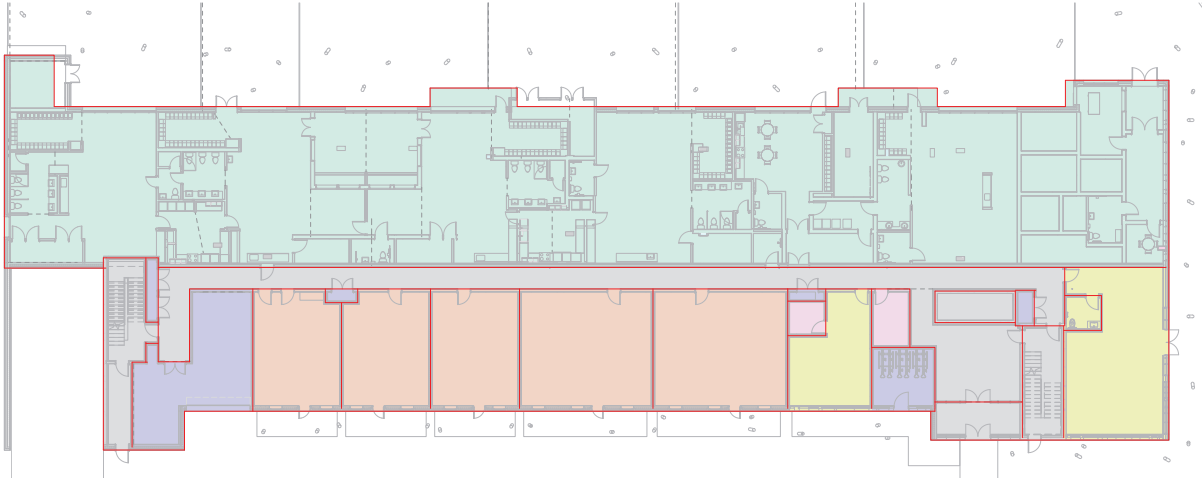
Name	Area	Count
Parkade Level		
Circulation		
Elevator Core	13 m²	1
Elevator Vestibule	24 m²	1
Exit Stairs	61 m²	2
Parkade		
Parking Space	3017 m²	1
Service Room		
Bike Service	15 m²	4
Bike Storage	226 m²	1
Electrical Room	70 m²	1
Mechanical Room	55 m²	1
Scooter Storage	33 m²	1
Service Shaft	8 m²	2
SWM Vestibule	47 m²	1
	3570 m²	16
Level 01		
Admin / Program Support		
Admin Office	7 m²	1
Mailroom	12 m²	1
Childcare		
Childcare	1018 m²	1
Circulation		
Corridor	164 m²	1
Elevator Core	13 m²	1
Entry Vestibule	18 m²	1
Exit Stairs	62 m²	2
Residential Amenity		
Amenity Room	132 m²	2
Common Washroom	7 m²	1
Residential Units		
One Bedroom	168 m²	3
Two Bedroom	85 m²	1
Two Bedroom - Accessible	86 m²	1
Service Room		
Bike Share	21 m²	1
Garbage Room	67 m²	1
Janitor Closet	4 m²	1
Service Shaft	9 m²	3
	1871 m²	22
Level 02		
Balconies		
Balcony	185 m²	22
Circulation		
Corridor	142 m²	1
Elevator Core	13 m²	1
Exit Stairs	30 m²	2
Residential Units		
One Bedroom	563 m²	10
One Bedroom - Accessible	117 m²	2
Three Bedroom	198 m²	2
Two Bedroom	498 m²	6
Two Bedroom - Accessible	169 m²	2
Service Room		
Service Shaft	17 m²	5
	1832 m²	53
Level 03		
Balconies		
Balcony	186 m²	22
Circulation		
Corridor	142 m²	1
Elevator Core	13 m²	1
Exit Stairs	30 m²	2
Residential Units		
One Bedroom	563 m²	10
One Bedroom - Accessible	117 m²	2
Three Bedroom	198 m²	2
Two Bedroom	498 m²	6
Two Bedroom - Accessible	169 m²	2
Service Room		
Service Shaft	17 m²	5
	1933 m²	53
Level 04		
Balconies		
Balcony	185 m²	22
Circulation		
Corridor	142 m²	1
Elevator Core	13 m²	1
Exit Stairs	30 m²	2
Residential Units		
One Bedroom	563 m²	10
One Bedroom - Accessible	117 m²	2
Three Bedroom	198 m²	2
Two Bedroom	498 m²	6
Two Bedroom - Accessible	169 m²	2
Service Room		
Service Shaft	17 m²	5
	1932 m²	53
Level 05		
Balconies		
Balcony	186 m²	22
Circulation		
Corridor	142 m²	1
Elevator Core	13 m²	1
Exit Stairs	30 m²	2
Residential Units		
One Bedroom	563 m²	10
One Bedroom - Accessible	117 m²	2
Three Bedroom	198 m²	2
Two Bedroom	498 m²	6
Two Bedroom - Accessible	169 m²	2
Service Room		
Service Shaft	17 m²	5
	1933 m²	53
Level 06		
Balconies		
Balcony	185 m²	22
Circulation		
Corridor	142 m²	1
Elevator Core	13 m²	1
Exit Stairs	30 m²	2
Residential Units		
One Bedroom	563 m²	10
One Bedroom - Accessible	117 m²	2
Three Bedroom	198 m²	2
Two Bedroom	498 m²	6
Two Bedroom - Accessible	169 m²	2
Service Room		
Service Shaft	17 m²	5
	1932 m²	53
	15105 m²	303



3 Level 03, 05
A201 1 : 200



2 Level 02, 04, 06
A201 1 : 200



1 Level 01
A005 1 : 200

Colour Legend

- Admin / Program Support
- Childcare
- Circulation
- Residential Amenity
- Residential Units
- Service Room

Parking Summary

Type	Stall Count
Accessible	8
Below Grade	90
Public/ Childcare	59
	157

Bike Parking Summary

Type	Description	Count
Bike Share	1.8m x 1.2m	3
Cargo Bike	1.8m x 0.6m	6
Residential Bike	1.8m x 0.6m	68
Scooter	1.8m x 0.6m	7
		84

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19085 119B Pitt Meadows,
BC, V3Y 1J9

Drawn By	Checked By	Status
MSI	AJA/ KR	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1 : 200

FAR Calculations

Drawing No.

A001



Aerial View



1
A201 Context Plan
1 : 800



Existing Streetscape 119b Avenue North

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Rev	Description	Date
P1	Issued for Review	12 April 2022
P2	Revising Draft	27 April 2022
P3	Final Revising Draft	08 May 2022
P4	Issued for Revising Submission	17 May 2022

Ryder

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Project
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19085 119b Pitt Meadows,
BC, V3Y 1J9

Drawn by	Checked by	Status
MSI	AJA	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	As indicated

Context Plan

Drawing No.

A002

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View Looking Northeast
Please Note: Renderings are not representative of the proposed materials.



View Looking North
Please Note: Renderings are not representative of the proposed materials.

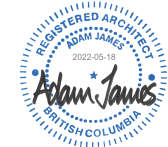


View Looking Northwest
Please Note: Renderings are not representative of the proposed materials.

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Drawn by	Checked by	Status
MSI	AJA	
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	

Drawing
Exterior Renderings

Drawing No.

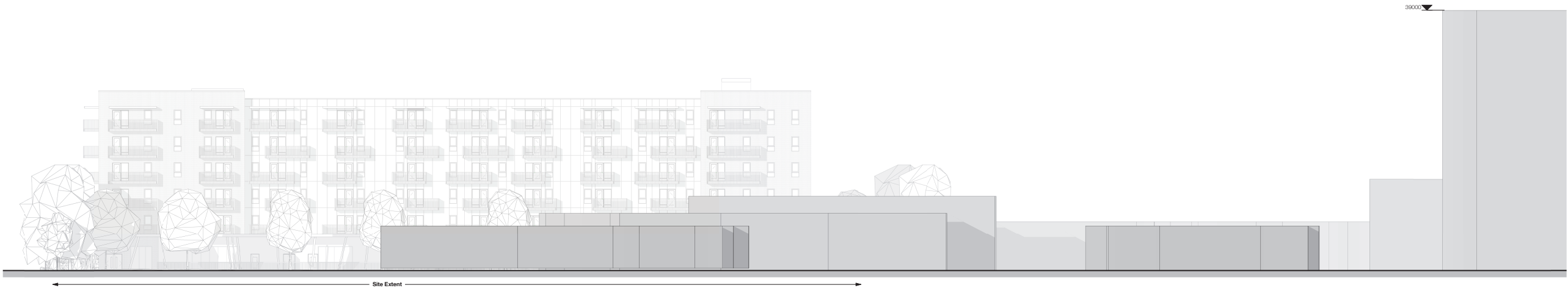
A003

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Revisions Date



1 Streetscape 119b Ave
1 : 200



2 Streetscape Harris Road
1 : 200

Rev	Description	Date
P1	Issued for Review	12 April 2022
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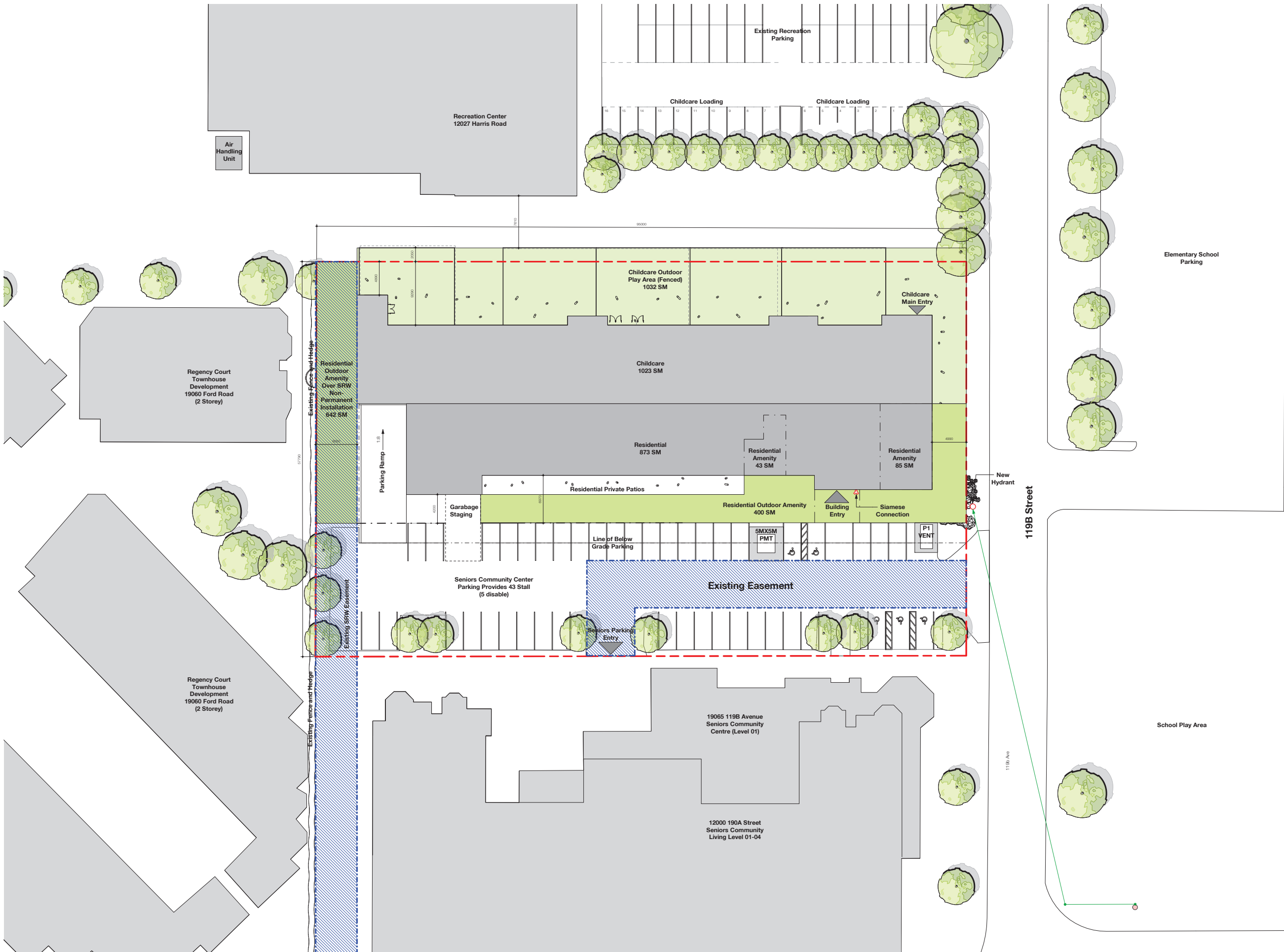
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Drawn by	Checked by	Status
MSI	AJA	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1 : 200

Drawing
Streetscapes
Drawing No.



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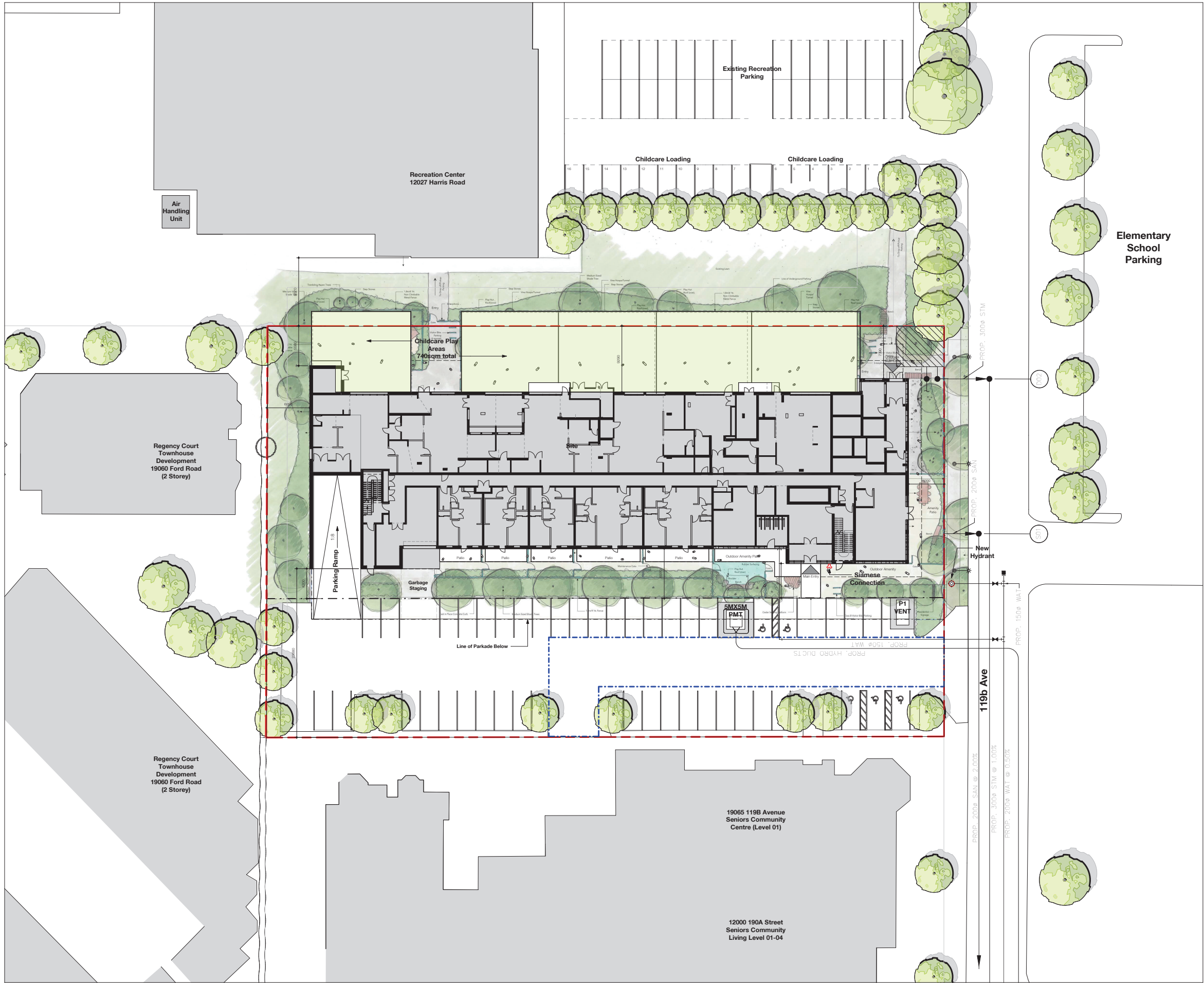


Project Metro Vancouver Housing Corporation Pitt Meadows Affordable Housing and Childcare 19065 119B Pitt Meadows, BC, V3Y 1J9		
Drawn by	Checked by	Status
KR	AJA	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1 : 200
Drawing		
Site Boundaries and Constraints plan		

Drawing No.

A010

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Pitt Meadows Affordable Housing and Childcare
19065 119B Pitt Meadows,
BC, V3Y 1J9

Drawn By	Checked By	Status
MS/KR	AJA/KR	Preliminary

Project ID: PMAHC 10640-00
Scale: 1 : 200

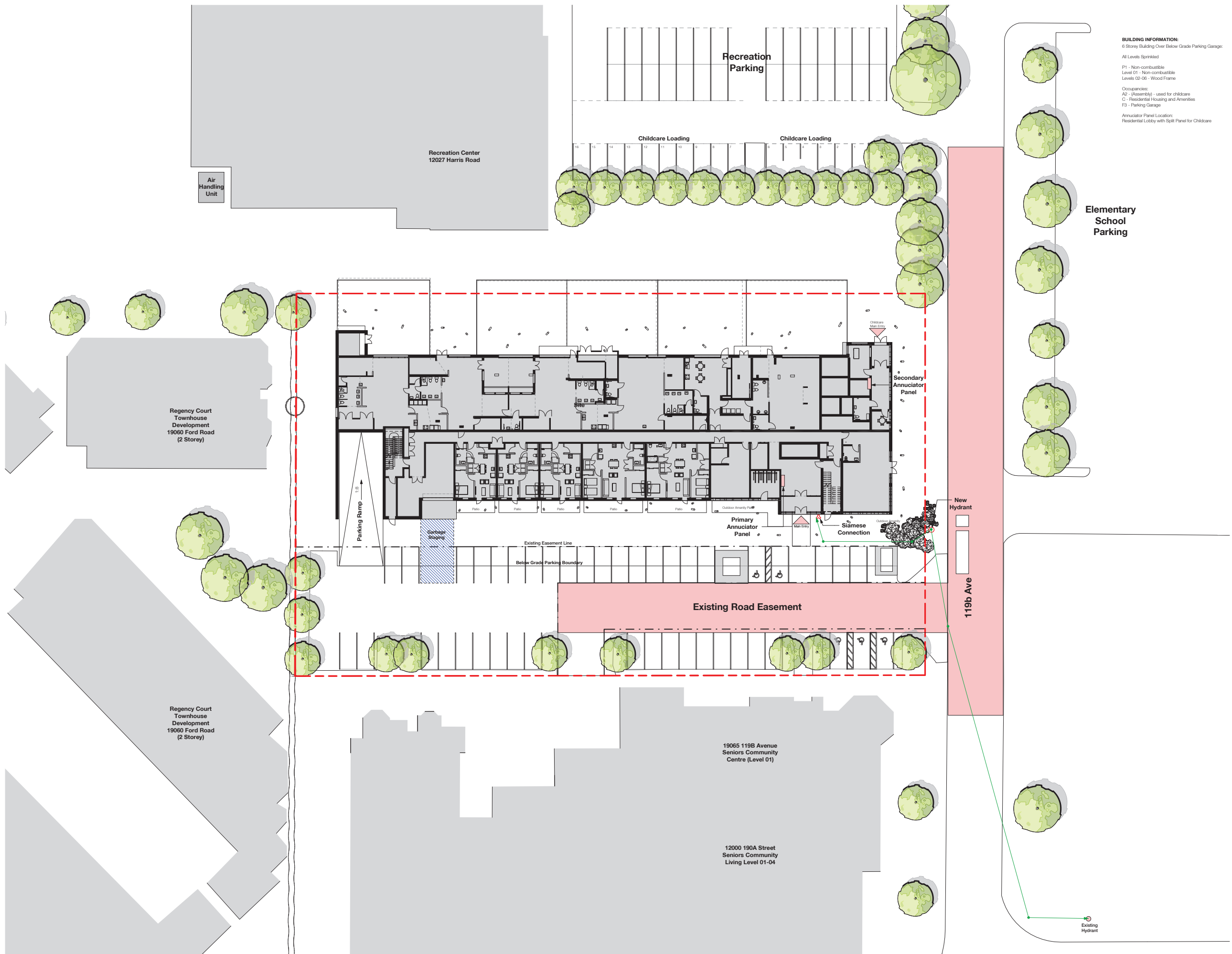
Drawing
Site Plan

Drawing No.

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Revisions Date

BUILDING INFORMATION:
6 Storey Building Over Below Grade Parking Garage:
All Levels Sprinkled
P1 - Non-combustible
Level 01 - Non-combustible
Levels 02-06 - Wood Frame
Occupancies:
A2 - (Assembly) - used for childcare
C - Residential Housing and Amenities
F3 - Parking Garage
Annunciator Panel Location:
Residential Lobby with Split Panel for Childcare



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Project:
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19065 119B Pitt Meadows,
BC, V3Y 1J9
Drawn by: **KR** Checked by: **AJA** Status: **Preliminary**
Project ID: **PM4HC** Project No: **10640-00** Scale: **1 : 200**
Drawing:
Fire Department Plan

Drawing No:

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Revisions Date



1 Site Section 01
A100 1 : 200



2 Section - 02
1 : 200

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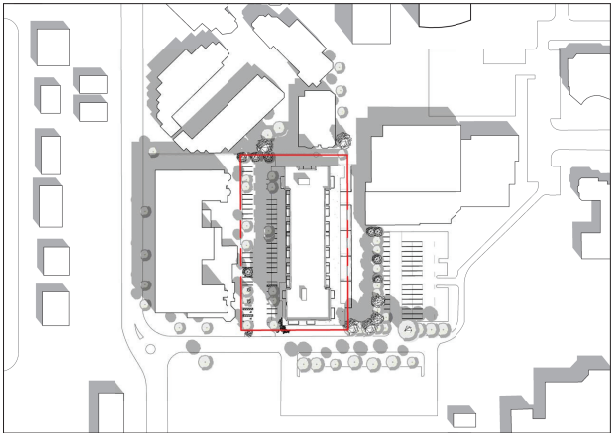
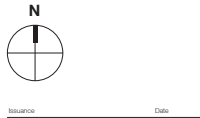
Drawn by	Checked by	Status
MSI	AJA	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1 : 200

Site Sections

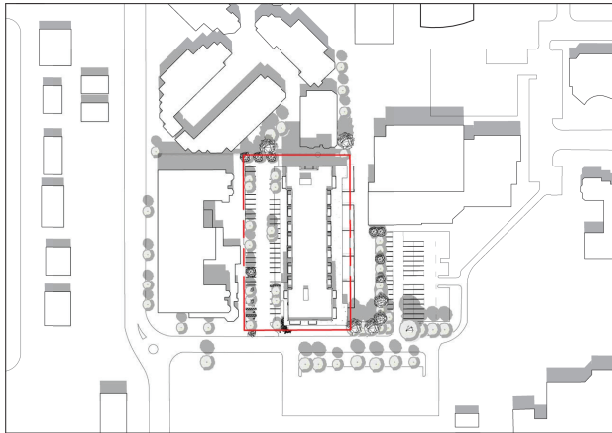
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A015

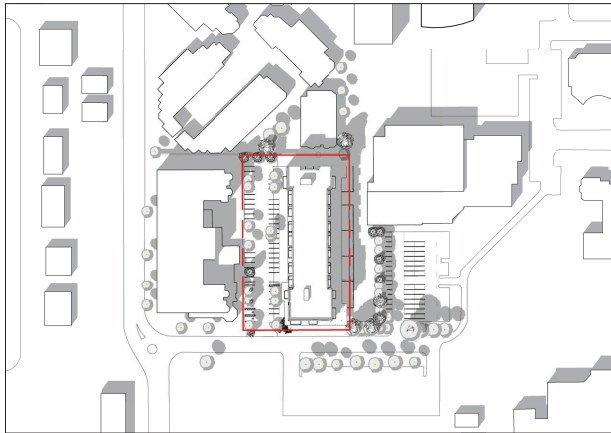
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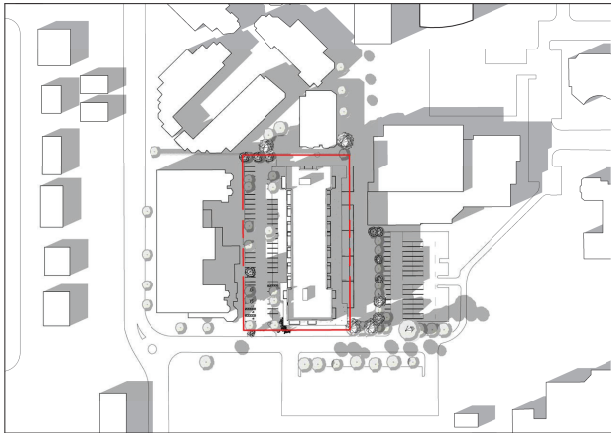
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A201 1:1500



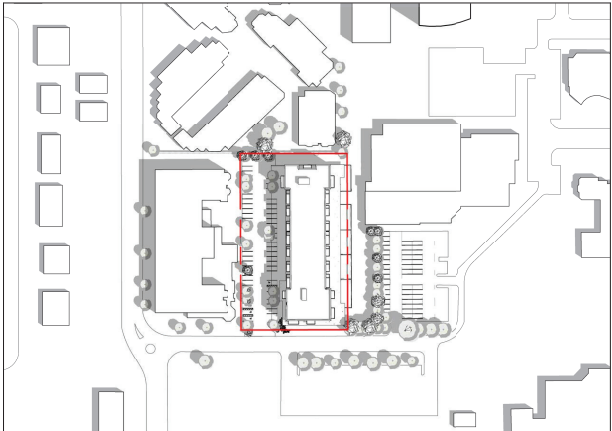
2 March/September 21 12pm
A201 1:1500



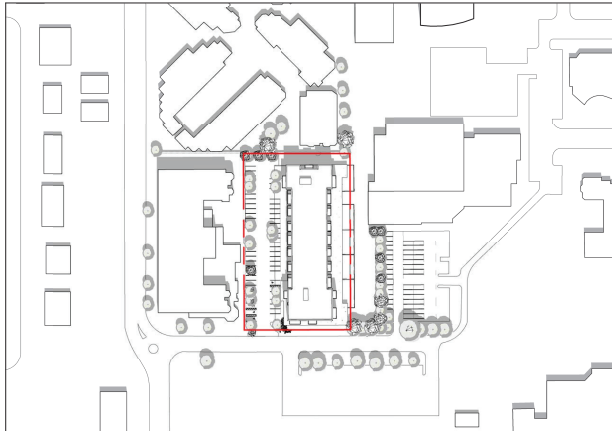
3 March/September 21 02pm
A201 1:1500



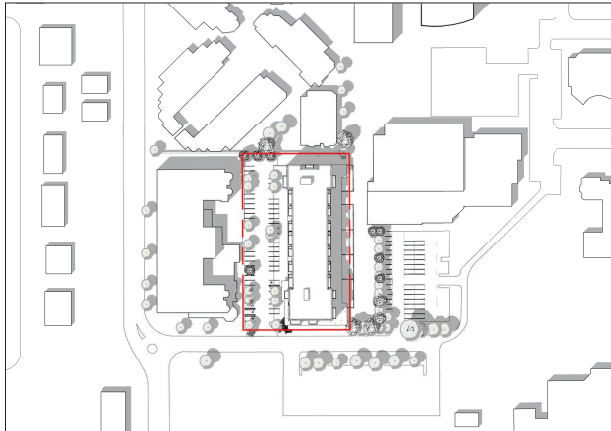
4 March/September 21 04pm
A201 1:1500



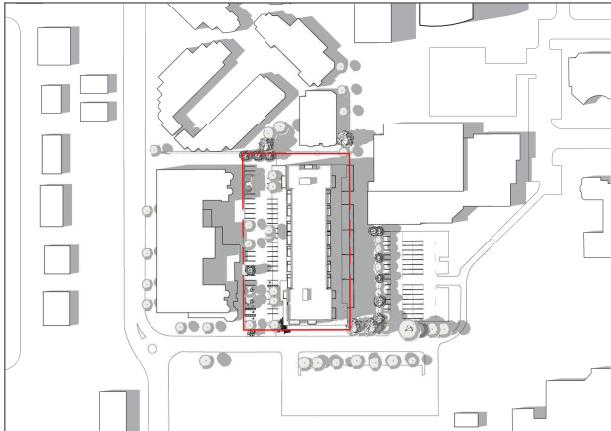
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A201 1:1500



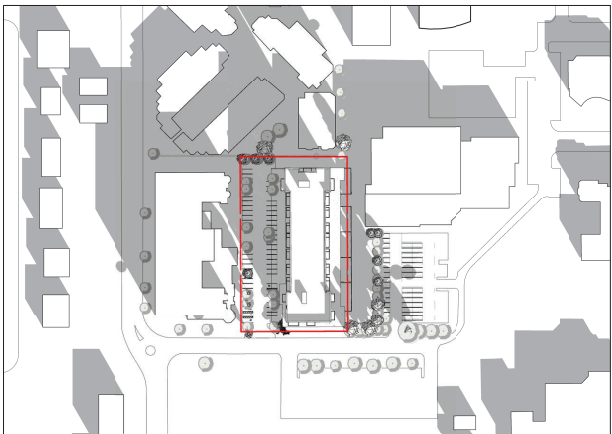
6 June 21 12pm
A201 1:1500



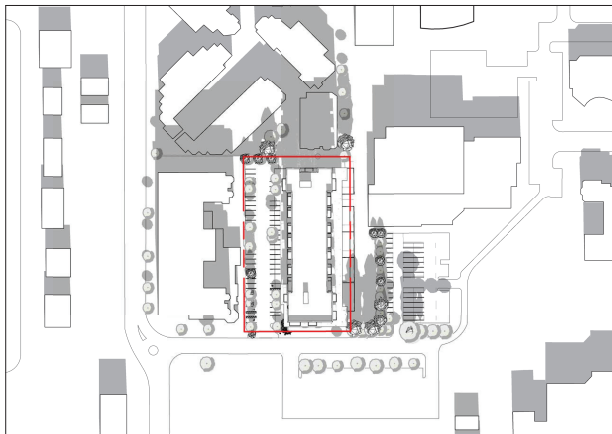
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A201 1:1500



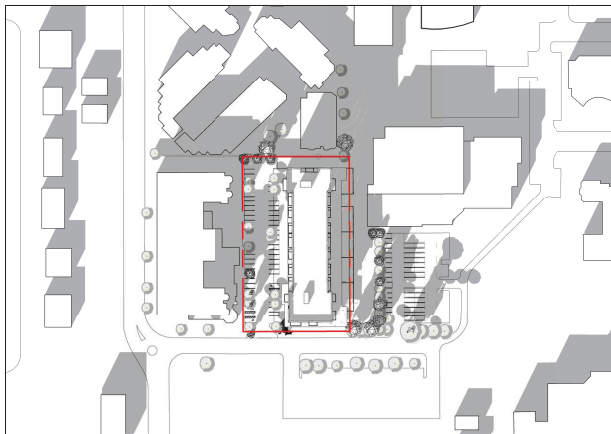
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A201 1:1500



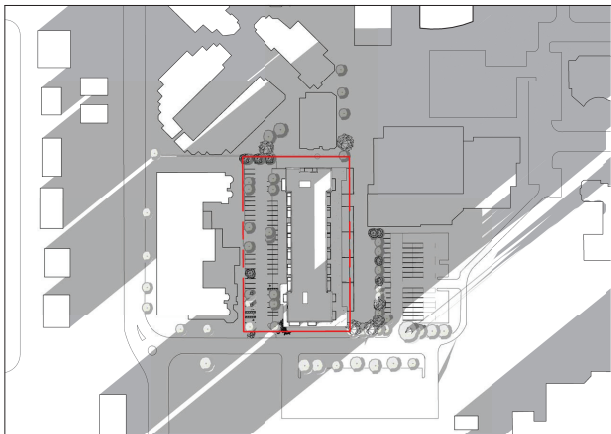
9 December 21 10am
A201 1:1500



10 December 21 12pm
A201 1:1500



11 December 21 02pm
A201 1:1500



12 December 21 04pm
A201 1:1500

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Project
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19085 119B Pitt Meadows,
BC, V3Y 1J9

Drawn By	Checked By	Status
MS	AJA/KR	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1:1500

Solar Studies

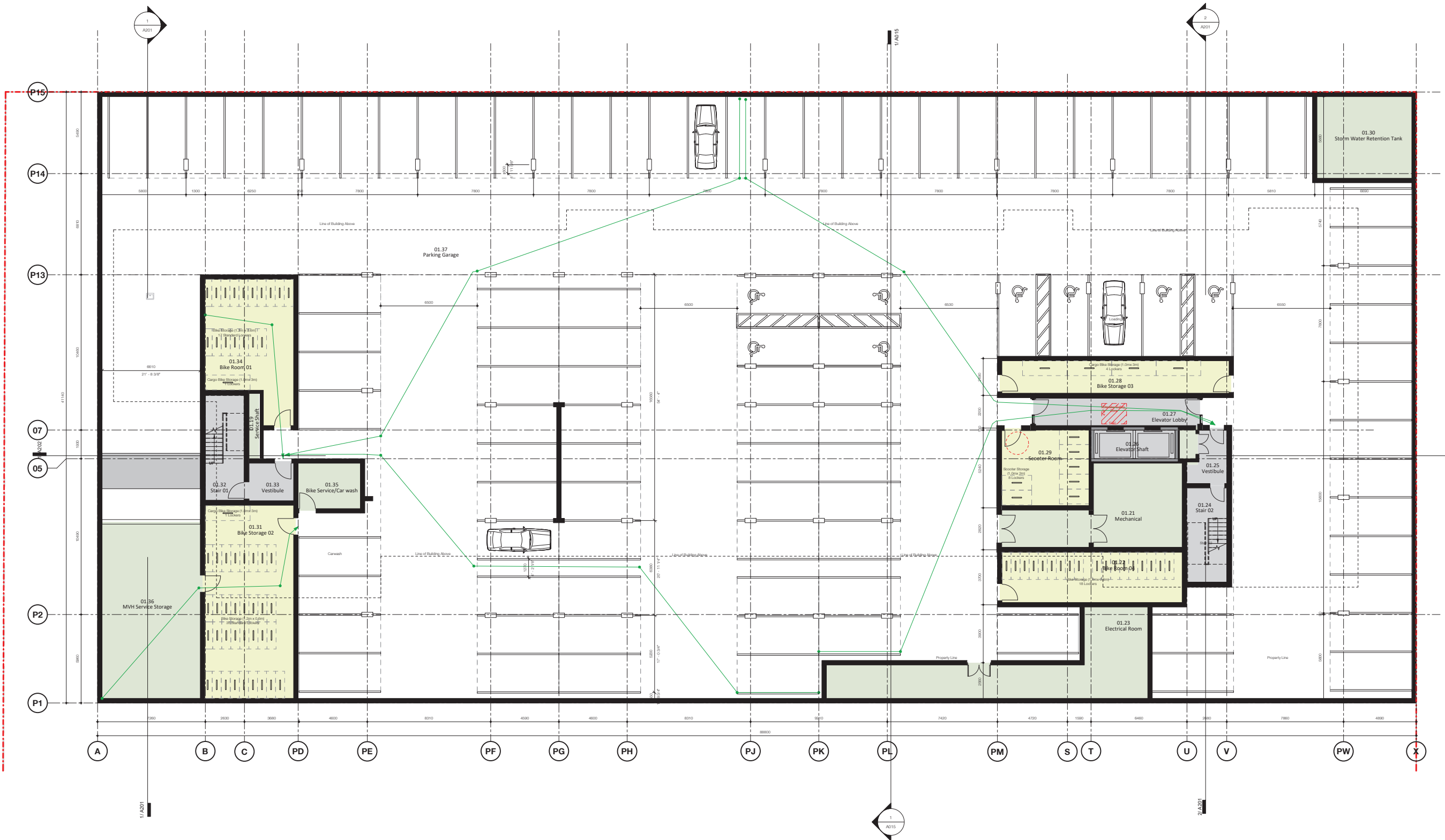
Drawing No.

A016

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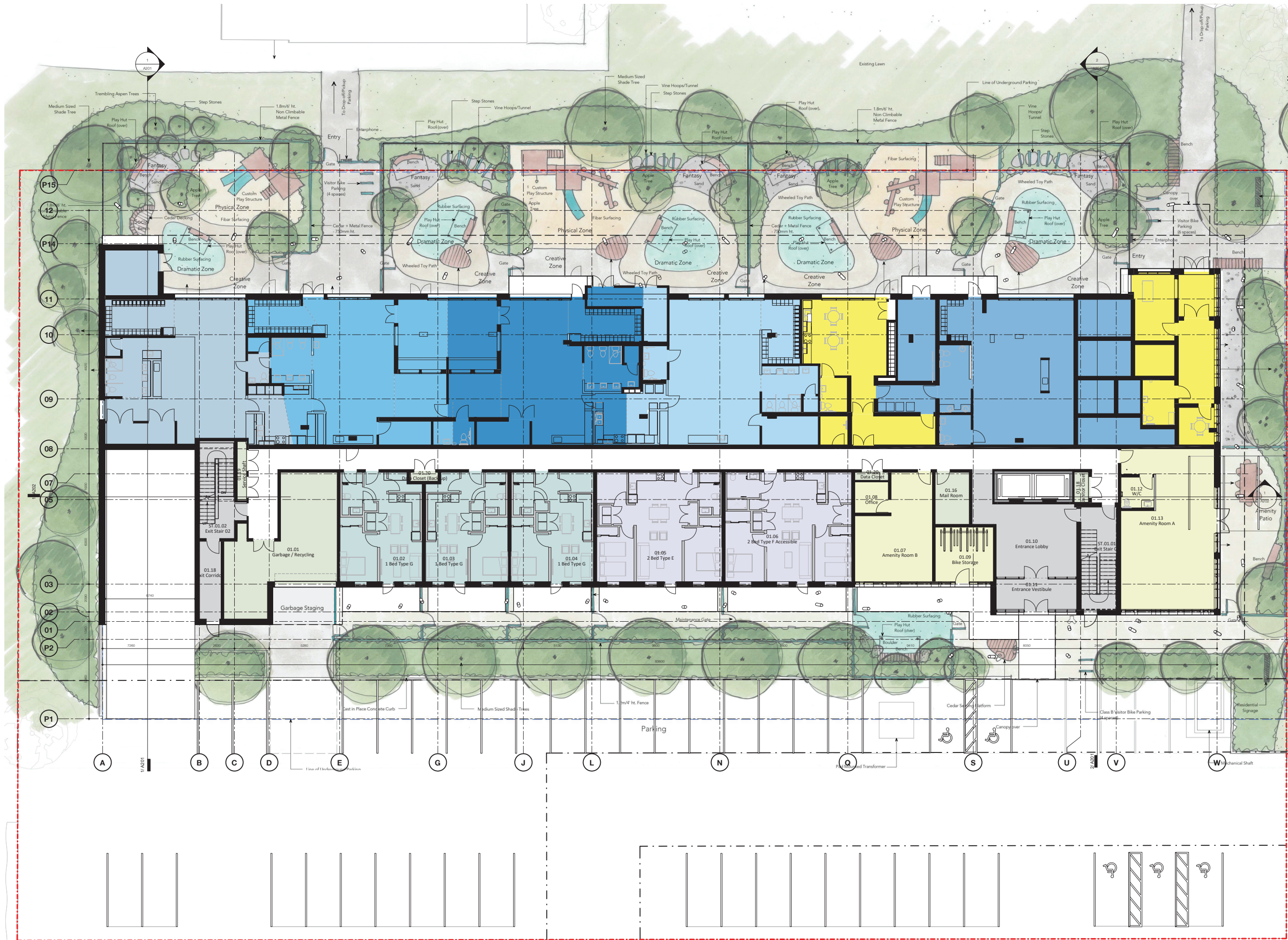
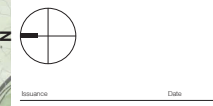
Drawn by	Checked by	Status
KR	AJA	Preliminary

Project ID: PMAHC
Project No: 10640-00
Scale: 1:100
Drawing

Drawing No:

A100

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Drawn by
KR
Project No.
PMAHC
10640-00
Scale
A1A
Scale
8/22x34
1:100

Check by
AJA
Status
Preliminary
Drawing
Level 1 Plan

Drawing No.

A101

Room Legend					
1 Bedroom Suite	Amenity	Pre-B+A1 Play	DC 1 Service	Child Care Service	Pre-B+A2 Service
2 Bedroom Suite	Toddler Play	Pre-B+A1 Service	DC 2 Play	Circulation	Service
Admin	Toddler Service	DC 1 Play	DC 2 Service	Pre-B+A2 Play	

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North Arrow Date



Room Legend

- 1 Bedroom Suite
- 2 Bedroom Suite
- 3 Bedroom
- Circulation
- Service

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Drawn by	Checked by	Status
MSI	AJA/KR	
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1 : 100

Drawing
Level 2,4,6 Plan

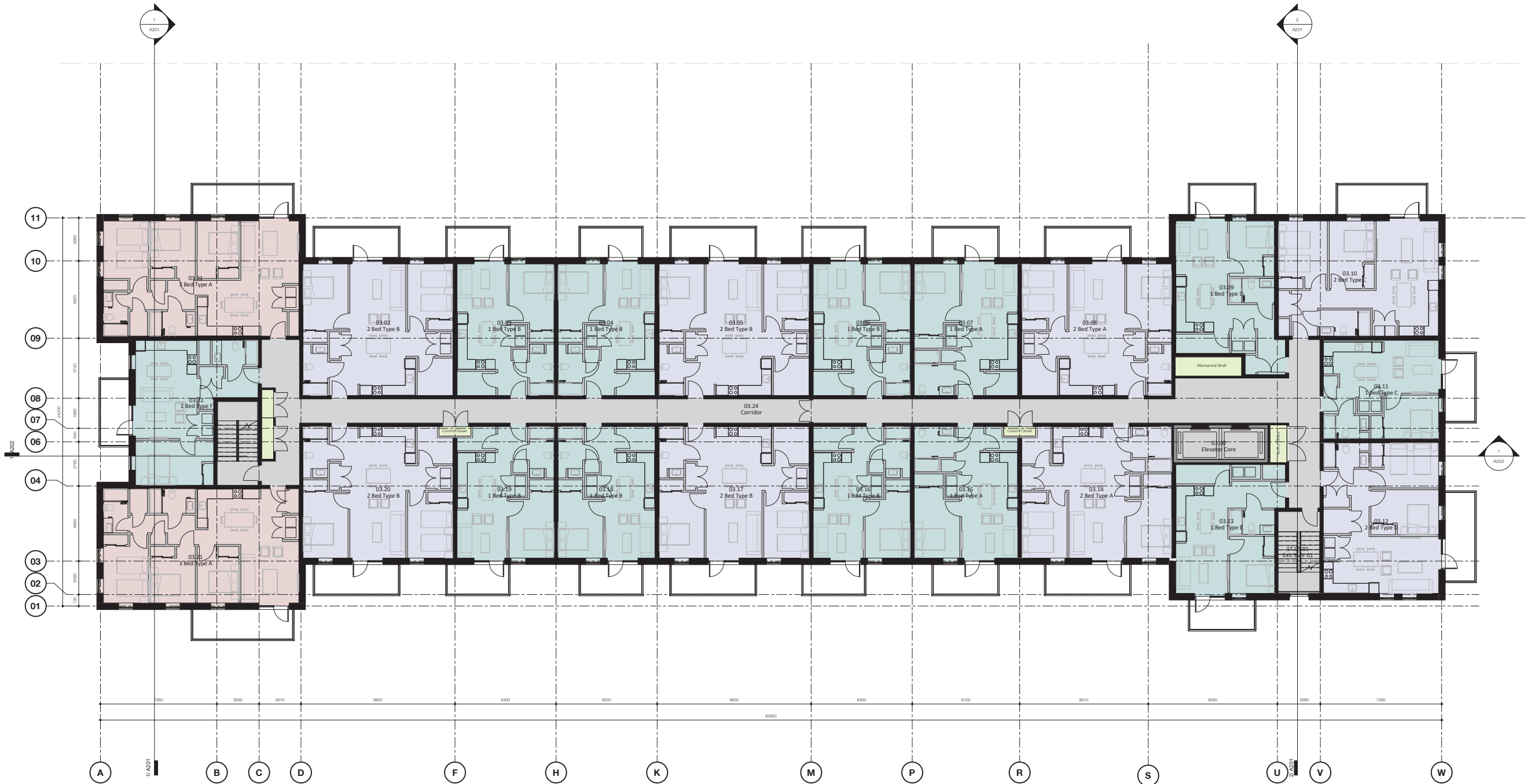
Drawing No.

A102

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North Arrow Date

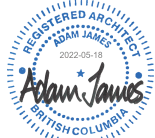


- Room Legend**
- 1 Bedroom Suite
 - 2 Bedroom Suite
 - 3 Bedroom
 - Circulation
 - Service

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Drawn by	Checked by	Status
MSI	AJA/KR	Preliminary
Project ID	Project No.	Scale @ 22x34
PMABC	10640-00	1 : 100

Drawing
Level 3,5 Plan

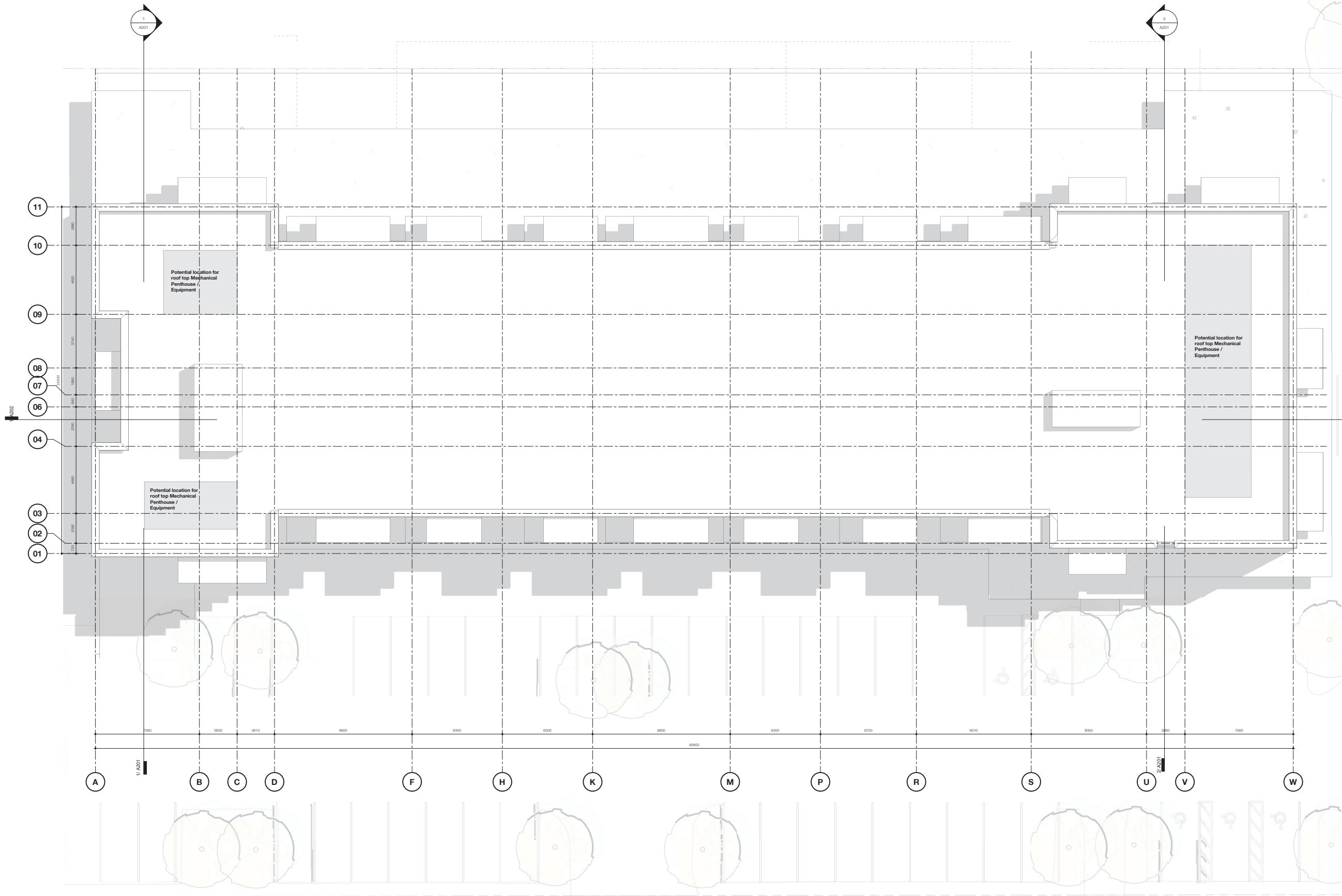
Drawing No.

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Drawn by	Checked by	Status
MS	AJA/KR	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1 : 100

Drawing
Roof Plan

Drawing No.

A104

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Revised Date



1 Building Section 02
A100 1:100



2 Building Section 01
A100 1:100

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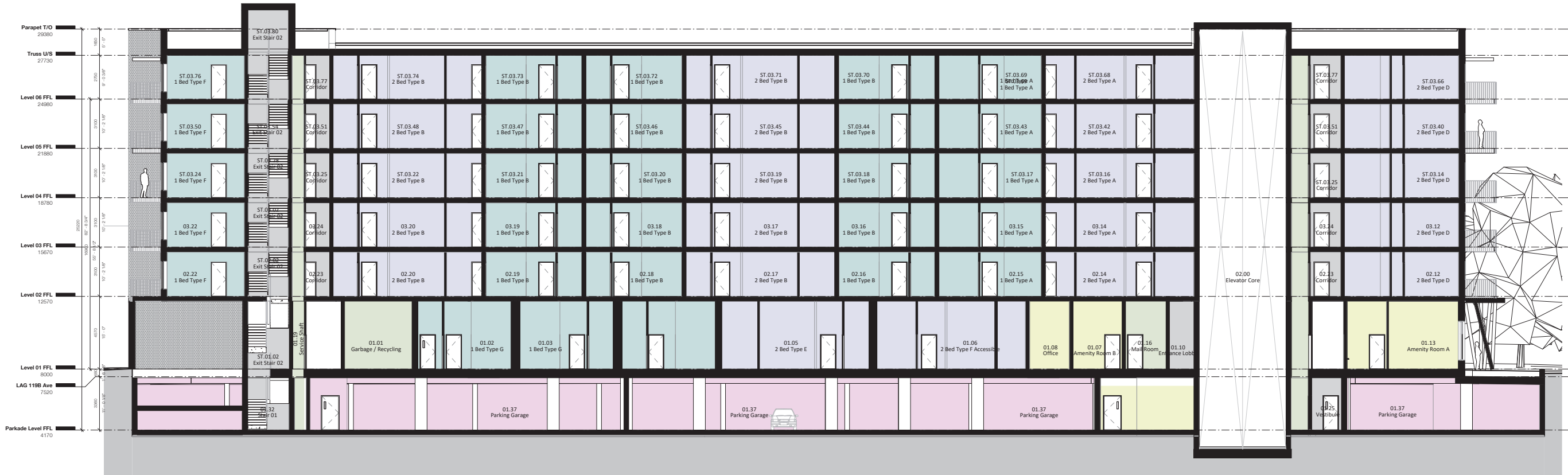
Project
Metro Vancouver Housing Corporation
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Drawn By	Checked By	Status
MS/KR	AJA/KR	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1:100

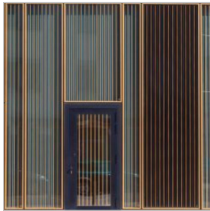
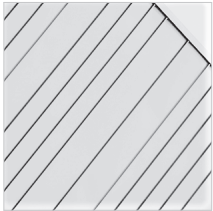
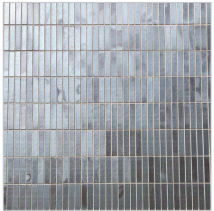
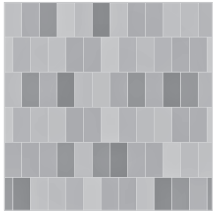
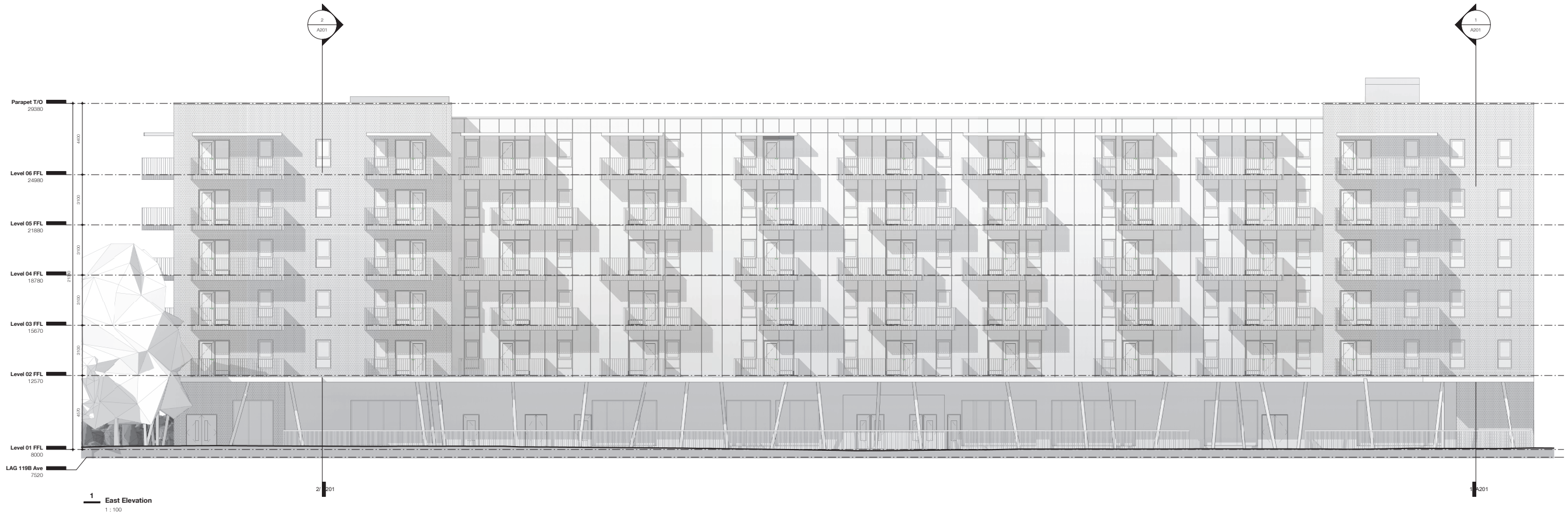
Sections

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Materials and Inspirations

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P4	Issued for Revising Submission	17 May 2022

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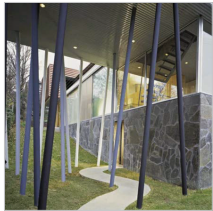
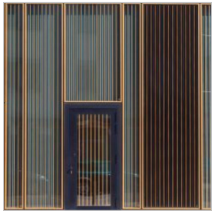
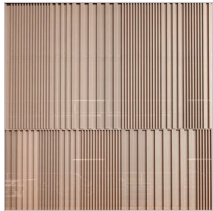
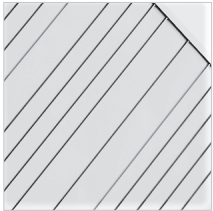
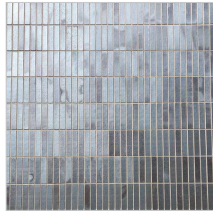
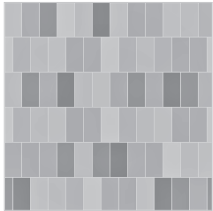
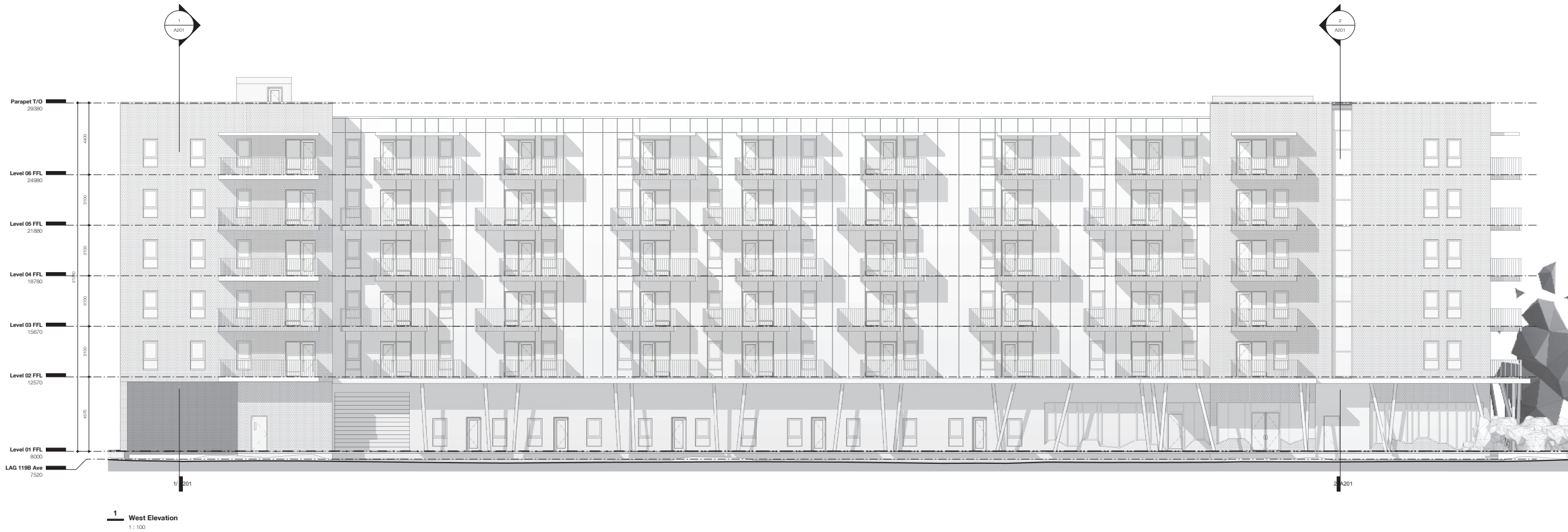


Project
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19085 119B Pitt Meadows,
BC, V3Y 1J9

Drawn by	Checked by	Status
MS/KR	AJA	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	As indicated

Drawing
Elevations

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Materials and Inspirations

Rev	Description	Date
P1	Issued for Review	12 April 2022
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Project
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19085 119B Pitt Meadows,
BC, V3Y 1J9

Drawn by	Checked by	Status
MS/KR	AJA	
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	As indicated

Drawing

Drawing No.

A302

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Revisions Date



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Project
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19085 1198 Pitt Meadows,
BC, V3Y 1J9

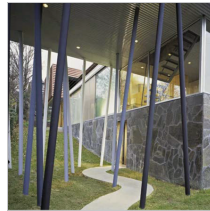
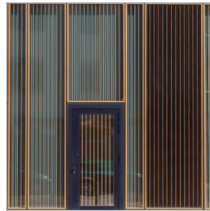
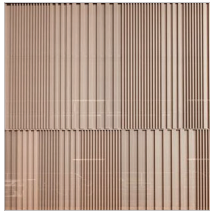
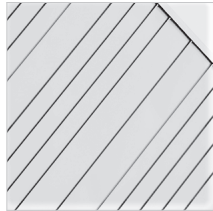
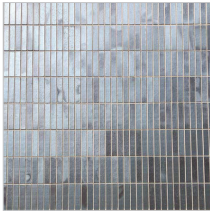
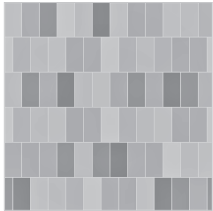
Drawn by	Checked by	Status
MS/KR	AJA	
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	As indicated

Drawing

Elevations

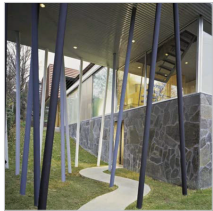
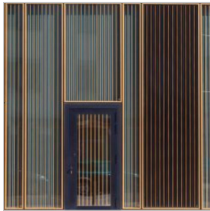
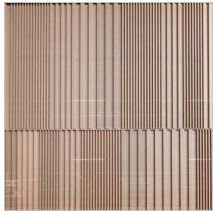
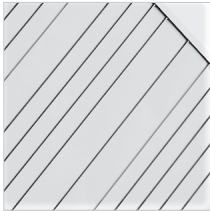
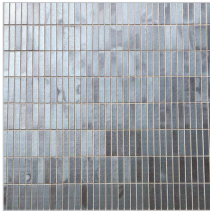
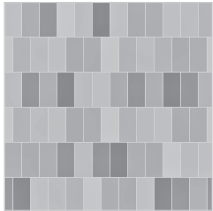
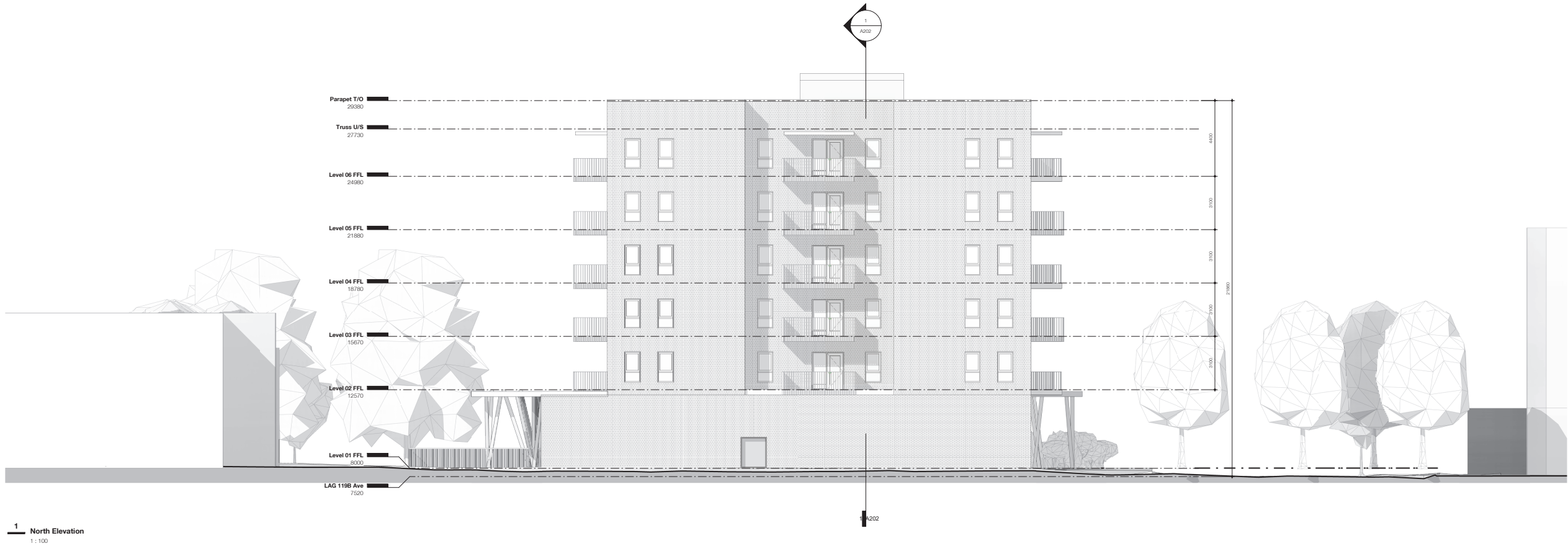
Drawing No.

A303



Materials and Inspirations

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Materials and Inspirations

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Project	Metro Vancouver Housing Corporation
Project Name	Pitt Meadows Affordable Housing and Childcare
Project Address	19085 119B Pitt Meadows, BC, V3Y 1J9
Drawn by	MS/KR
Checked by	AJA
Status	Preliminary
Project ID	PMAHC
Project No.	10640-00
Scale	As indicated

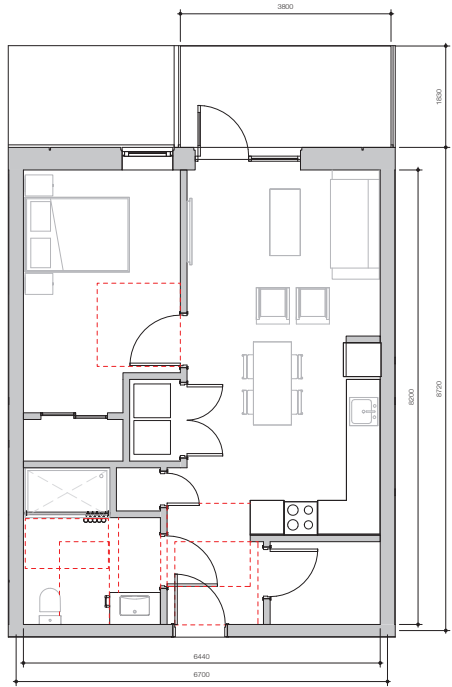
Elevations

Drawing No.

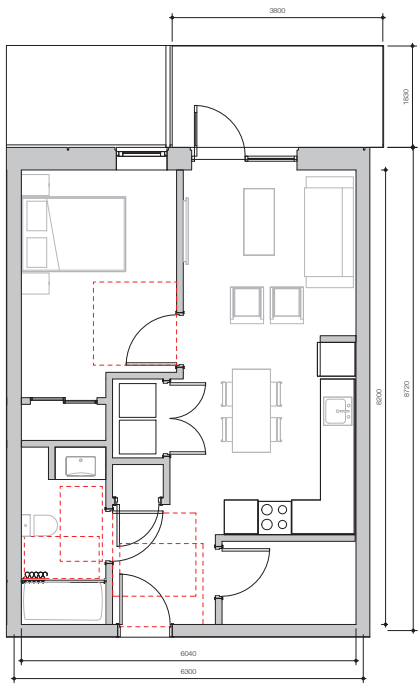
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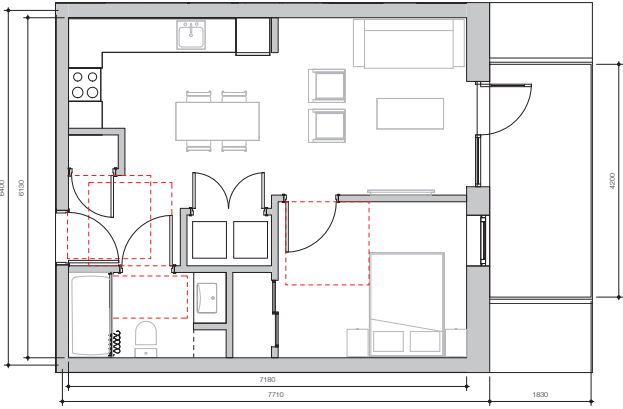
Revisions Date



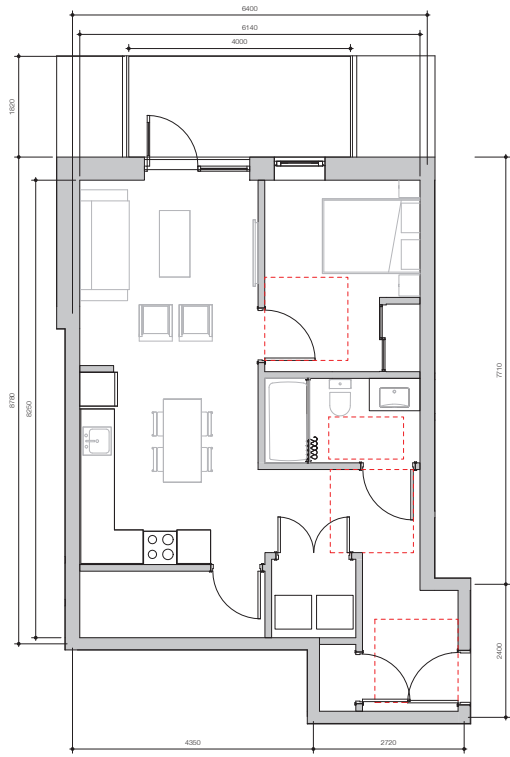
1 Unit Plan 1Bed Type A - Accessible
A005 1 : 50



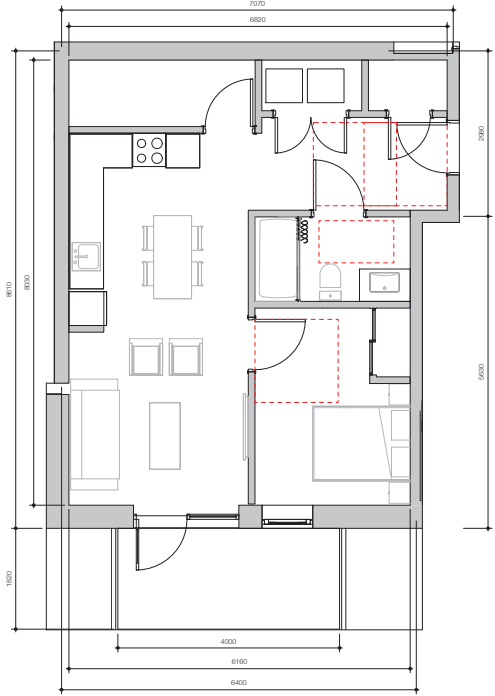
2 Unit Plan 1Bed Type B
A201 1 : 50



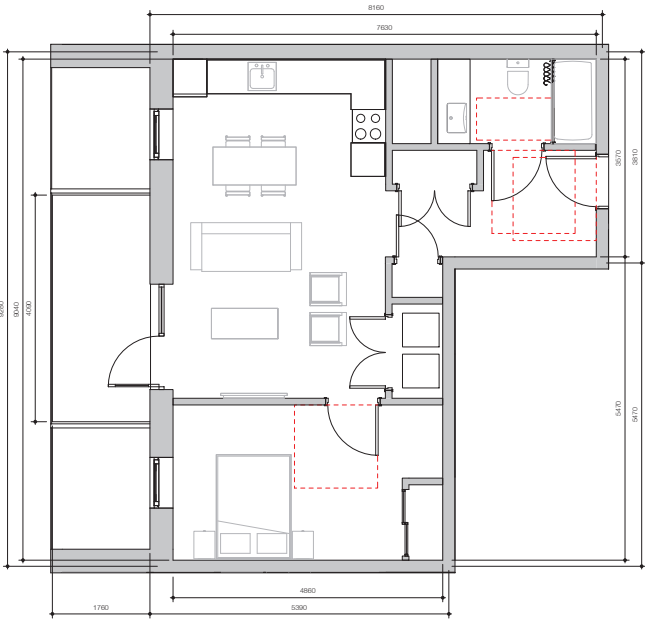
3 Unit Plan 1Bed Type C
A201 1 : 50



4 Unit Plan 1Bed Type D
A005 1 : 50



5 Unit Plan 1Bed Type E
A005 1 : 50



6 Unit Plan 1Bed Type F
A005 1 : 50

Typical Unit Type and Areas

Description	Area SM	Area SF	FP Area SM	Area Difference SM
Residential Units				
1 Bed Type A	57 m²	614 ft²	57 m²	0 m²
1 Bed Type B	54 m²	577 ft²	54 m²	0 m²
1 Bed Type C	49 m²	517 ft²	54 m²	-6 m²
1 Bed Type D	59 m²	639 ft²	54 m²	5 m²
1 Bed Type E	56 m²	601 ft²	54 m²	2 m²
1 Bed Type F	59 m²	631 ft²	54 m²	5 m²
2 Bed Type A	82 m²	879 ft²	78 m²	4 m²
2 Bed Type B	82 m²	880 ft²	73 m²	9 m²
2 Bed Type C	78 m²	834 ft²	73 m²	5 m²
2 Bed Type D	73 m²	785 ft²	73 m²	0 m²
3 Bed Type A	94 m²	1007 ft²	93 m²	1 m²
				23 m²

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Project
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19085 119B Pitt Meadows,
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Drawn by	Checked by	Status
MS	AJA	Preliminary
Project ID	Project No.	Scale @ 22x34
PMAHC	10640-00	1 : 50

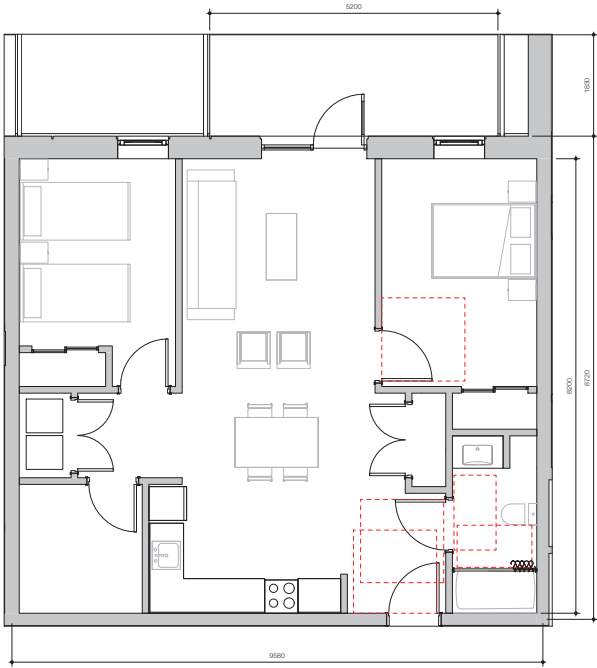
Typical Unit Plans

Drawing No.

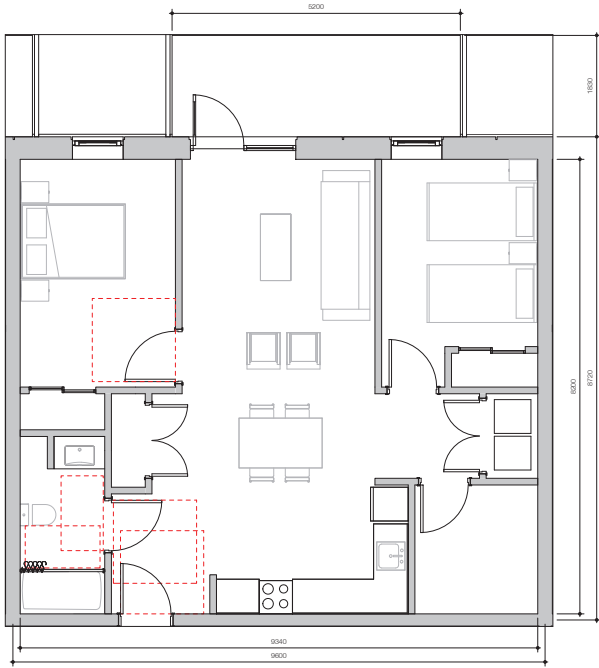
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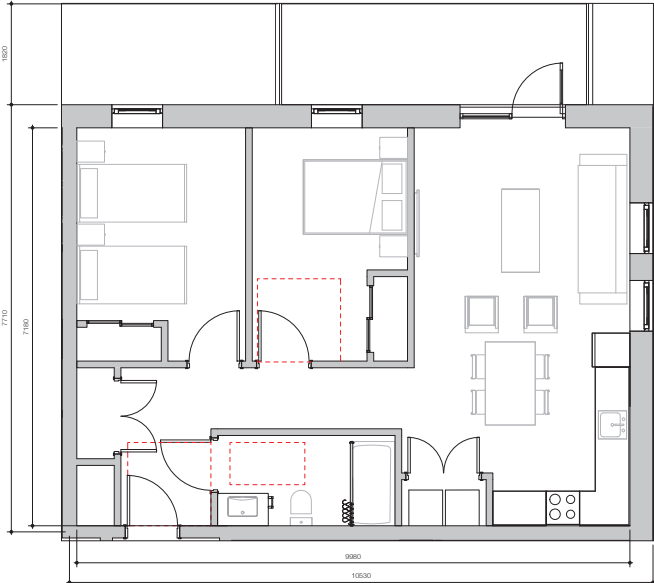
Revisions Date



1 Unit Plan 2Bed Type A - Accessible
A005 1 : 50



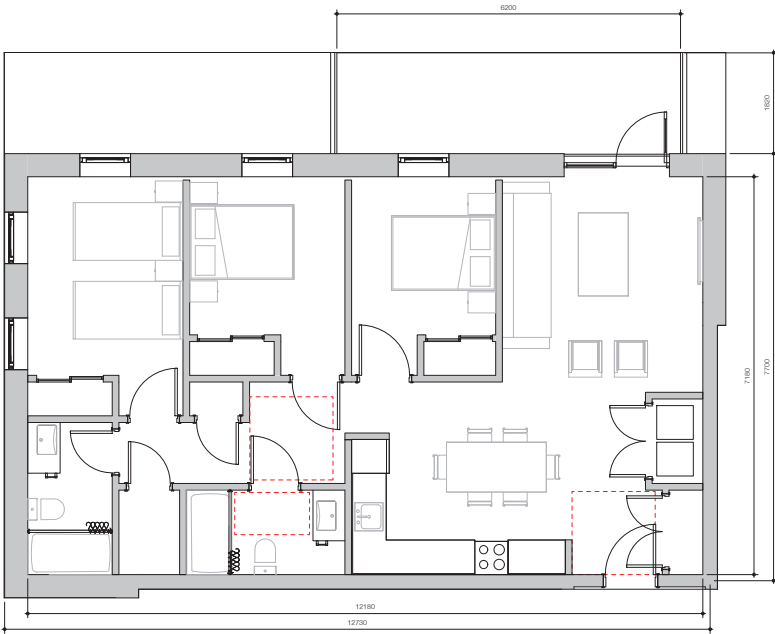
2 Unit Plan 2Bed Type B
A005 1 : 50



3 Unit Plan 2Bed Type C
A201 1 : 50



4 Unit Plan 2Bed Type D
A201 1 : 50



5 Unit Plan 3Bed
A005 1 : 50

Typical Unit Type and Areas

Description	Area SM	Area SF	FP Area SM	Area Difference SM
Residential Units				
1 Bed Type A	57 m²	614 ft²	57 m²	0 m²
1 Bed Type B	54 m²	577 ft²	54 m²	0 m²
1 Bed Type C	49 m²	517 ft²	54 m²	-5 m²
1 Bed Type D	59 m²	639 ft²	54 m²	5 m²
1 Bed Type E	56 m²	601 ft²	54 m²	2 m²
1 Bed Type F	59 m²	631 ft²	54 m²	5 m²
2 Bed Type A	82 m²	879 ft²	78 m²	4 m²
2 Bed Type B	82 m²	880 ft²	79 m²	3 m²
2 Bed Type C	78 m²	834 ft²	79 m²	5 m²
2 Bed Type D	73 m²	785 ft²	79 m²	0 m²
3 Bed Type A	94 m²	1007 ft²	93 m²	1 m²
				23 m²

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Project
Metro Vancouver Housing Corporation
Pitt Meadows Affordable Housing and Childcare
19085 119B Pitt Meadows,
BC, V3Y 1J9

Drawn by
MS
Checked by
AJA
Status
Preliminary

Project ID
PMAHC
Project No.
10640-00
Scale @ 22x34
1 : 50

Typical Unit Plans

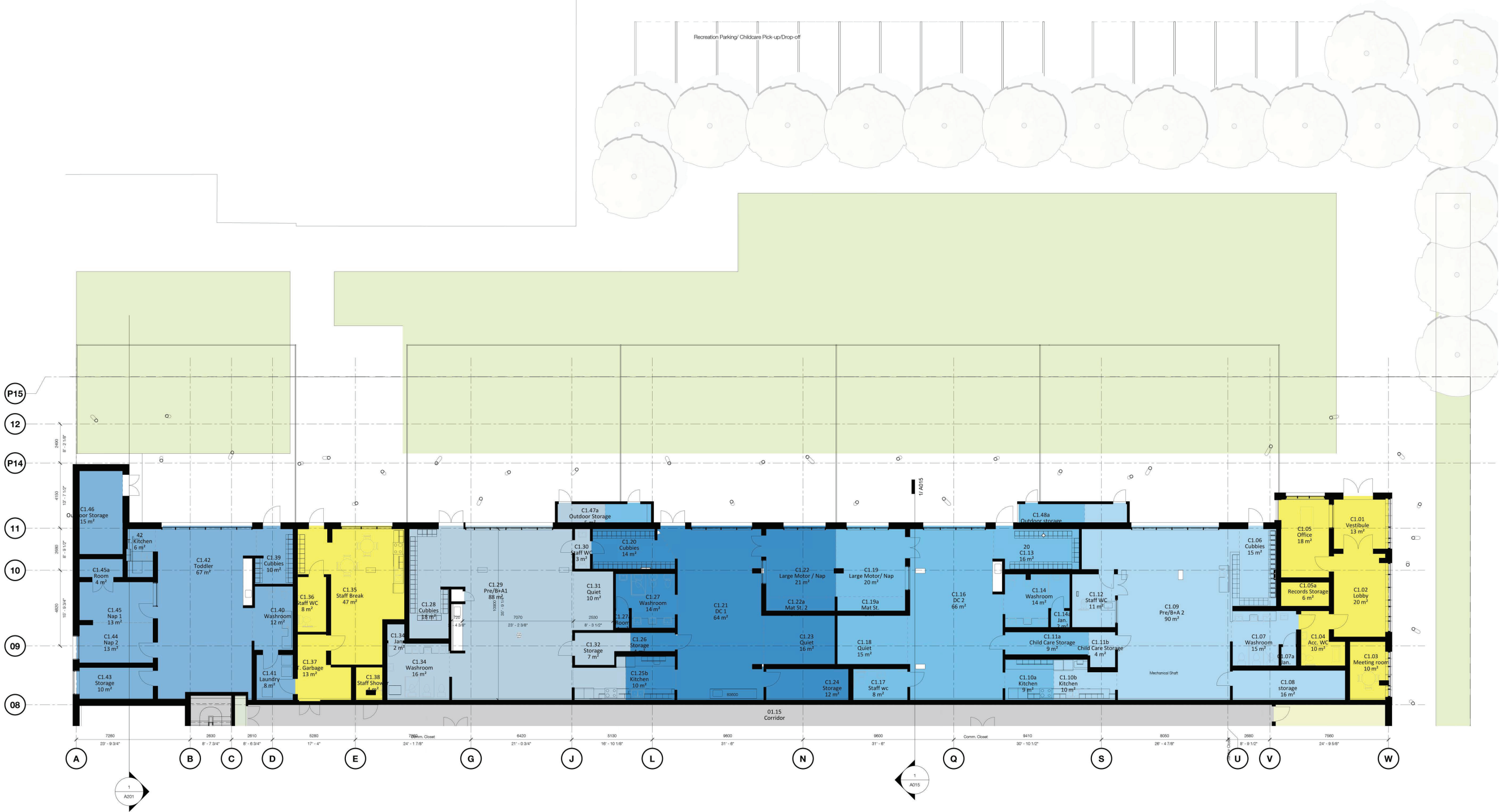
Drawing No.

A502

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Issuance Date



1 Level 01 - Child Care Enlarged Plan Copy 1
A201 1:100

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19065 119th Pitt Meadows,
BC, V3Y 1J9

Drawn by	Checked by	Status
KMKR	AJAKR	Preliminary
Project ID	Project No.	Scale & Date
PMAC	10640-00	1:100

Drawing
Childcare

Drawing No.

A511