Staff Report to Council

Planning and Development

FILE: 3360-20-2022-03

REPORT DATE:	September 20, 2022	**MEETING DATE:**	October 04, 2022
TO:	Mayor and Council		
FROM:	Angie Lucas, Director of Planning and Development		
SUBJECT:	Metro Vancouver Non-market Housing and Childcare Project at 19085 119B Avenue		

CHIEF ADMINISTRATIVE OFFICER REVIEW/APPROVAL:

RECOMMENDATION(S):

THAT Council:

A. Grant first and second readings to Zoning Amendment Bylaw No. 2927, 2022; AND

B. Grant first, second and third readings to Development Cost Charges Reduction Bylaw No. 2928, 2022; AND

C. Direct Staff to schedule a public hearing for an upcoming Council Meeting; OR

D. Other.

PURPOSE

The purpose of this report is to present the bylaws for the Metro Vancouver non-market rental housing and childcare development project at 19085 119B Ave (PID 027-242-269).

☐ Information Report ☒ Decision Report ☐ Direction Report

DISCUSSION

Background:

In partnership with the City, Metro Vancouver Housing (MVH) is proposing a non-market rental housing and child daycare project on City-owned land at 19085 119B Ave.

At the June 21, 2022 Meeting, the preliminary plans and scope for the project were presented to Council, where the following motions were passed:

A. *Receive for information the Staff Report titled "Metro Vancouver Nonmarket Housing and Child Care Project at 19085 119B Avenue" as presented at the June 21, 2022 Council Meeting.*

B. *Waive the application fees for the Metro Vancouver Non-market Housing and Child Care Project at 19085 119B Avenue.*

C. *Direct staff to draft a bylaw to waive the residential development cost charges for the Metro Vancouver Non-market Housing and Child Care Project at 19085 119B Ave.*

Following a development information meeting and direct outreach to adjacent neighbours, the project plans have been refined based on public feedback and comments from City staff. A Zoning Amendment Bylaw has now been drafted for Council's consideration, to move the project forward, along with the bylaw to waive the residential development cost charges.

Relevant Policy, Bylaw or Legislation:

(Draft) Official Community Plan Bylaw No. 2864, 2020

In the City's Official Community Plan, the property is designated as Civic Centre. This designation is intended "to permit civic, public recreational, and cultural uses; may also include residential, office uses, and child care."

This project supports numerous policies in the OCP regarding: rental and non-market housing; high density housing in the Town Centre and close to transit; age-friendly, adaptable and accessible housing; including child care in civic projects; and sustainable building design.

Zoning Bylaw No. 2505, 2011

The property is currently zoned P-1 (Community Assembly). The intent of this zone is to provide educational, recreational, cultural, institutional and civic services that are essential and beneficial to the community as a whole.

A new zone is required for this project to change the zoning of the site to a new high-density mixed-use zone.

Other

This project provides needed rental housing and child care as evidenced by the City's recently completed Housing Needs Assessment and Child Care Needs Assessment.

Analysis:

Public Consultation

On July 27, 2022, the applicant hosted an open house to provide the public with information about the project, an opportunity to ask questions and provide feedback. Approximately 50 people attended over the course of the two hour open house.

Residents within 122 m of the site were mailed notices about the open house. It was also advertised in the local newspaper and on the City's and Metro Vancouver's project website and social media feeds. A development sign was posted on the site on August 25, 2022. Additional feedback opportunities were facilitated via email, social media and Metro Vancouver's project website.

MVH also reached out directly to Wesbrooke and the Senior's Centre, and a meeting with the School Board is planned for the fall.

An engagement summary is included as Attachment A, and the main themes that emerged from the feedback are:

- Support for non-market housing;
- Concerns about traffic;
- Concerns about parking;
- General design suggestions; and
- Need for housing for seniors with lower incomes.

Based on the feedback that MVH received, the most important elements of the project identified are:

- Family-oriented housing;
- Accessible and age-friendly housing; and
- Sustainable housing.

These are all elements that MVH is including in the project.

Project Overview

Taking into account the public feedback received, MVH and the project architect team refined the plans and resubmitted them to the City (Attachments B and C). The changes to the design include:

- Slight reconfiguration of interior floor areas (e.g. optimization of child care area, adjustment to garbage/recycling area);
- Reconfiguration of underground parkade (eg. relocation of storm water detention tank, some bike lockers moved around) for fire safety equipment; and

- Minor adjustments to residential outdoor amenity areas, and child care outdoor play spaces.

The project statistics remain similar to what was originally presented to Council on June 21, 2022:

- 115 residential units
    - 63 one-bedroom
        - 10 are fully accessible
    - 42 two-bedroom
        - 6 are fully accessible
    - 10 three-bedroom;
- Lot coverage 36%;
- Floor area ratio 1.94;
- Height 21.23 m (6 storeys);
- 94 vehicle parking stalls underground
    - 6 accessible;
- 76 secured bicycle parking stalls underground
    - 6 are for cargo bicycles
    - 50% have electrical charge capacity;
- 7 secured mobility scooter parking stalls underground;
- Indoor amenity rooms for residents; and
- 150 child care spaces.

Figure 1: Renderings of proposed building
** note materials still to be determined*

Landscaping and Outdoor Space

Landscaping plans for the project incorporate a bird friendly strategy, the use of native plants and pollinator species, low water demand and/or drought-tolerant species, and strategic tree planting to mitigate the urban heat island effect.

The outdoor child care area is divided into the four program areas (based on age) offering dramatic, social, creative and physical play zones, and incorporates plants that are edible, scented, tactile and non-toxic. Heavily flowering plants are avoided in this area to limit interactions between children and bees. New trees will provide shade and limited rain cover. Both Discovery Playhouse Children's Society and Fraser Health Childcare Licensing were involved in the design process and are in agreement with the childcare space design.

For the residents of the building, there are outdoor dining and seating areas on patios accessible from the ground level amenity rooms.

At the back of the building, along the north property line, there is a City statutory right-of-way for underground utilities that is used by many members of the public as an access path through to PMFRC, the civic centre and beyond. Currently, there is a gate on the fence for residents of the Regency Court townhouse development to access this area as well. Public feedback indicates support for continued access through this area. MVH indicated that they will maintain the access through this area and, once in operation, follow up to see if Regency Court determines that they want to restrict access to their site.

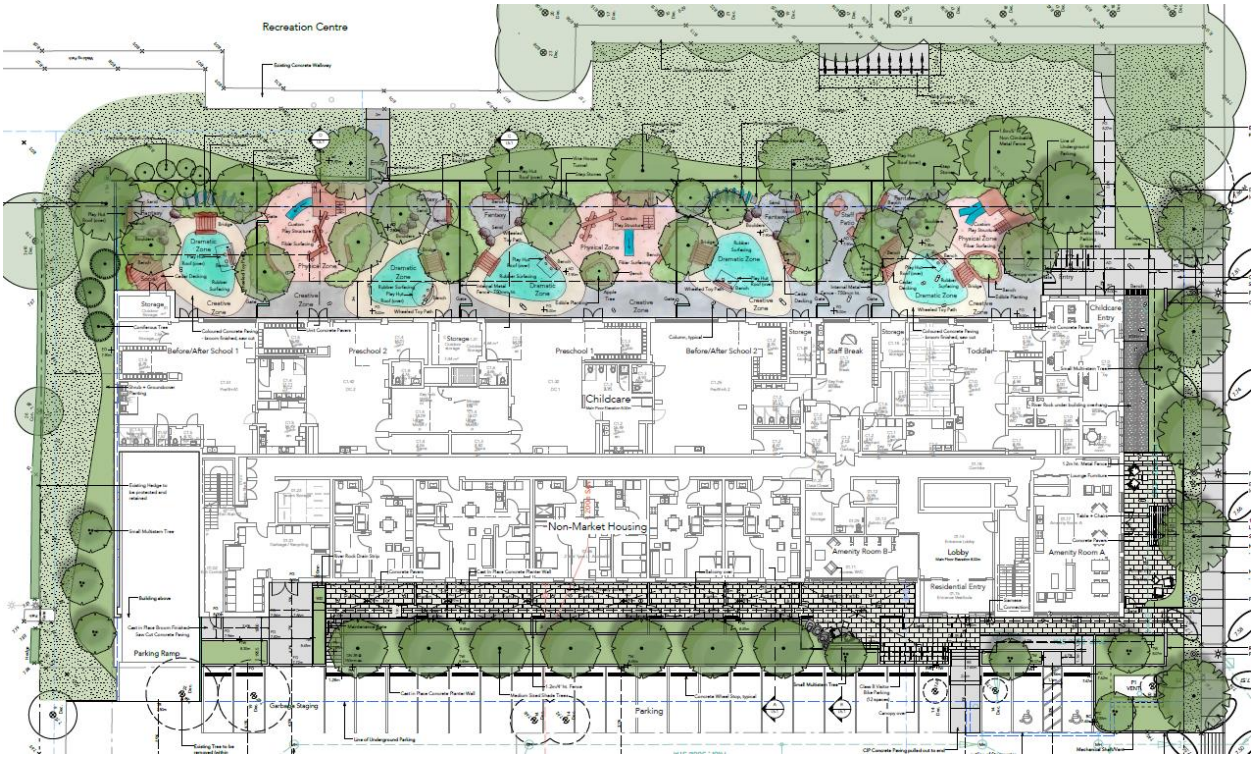

Figure 2: Landscape plan

MVH will be responsible for outside maintenance and landscaping of the site.

Parking

The application proposes 94 parking stalls in an underground parking garage. Of these 94 stalls, one is proposed as a loading space and six are accessible stalls. All stalls will have electric vehicle charging capability. The stalls will be solely used for building residents and MVH will be responsible for assigning the parking stalls. MVH indicated that they will likely pursue 'unbundled parking', where the parking stalls are rented separately from the units. In other buildings they manage, MVH has found this to be successful in reducing parking demand.

The initial application by MVH proposed that 16 parking stalls in the Pitt Meadows Family Recreation Centre (PMFRC) be used by the child care facility for drop-off and pick-up. The applicant also requested that the City consider sharing the above ground parking stalls currently reserved for the Senior's Centre with visitors to the new building. The underground parking would be solely used by residents of the new building. Child care centre employees would continue to park in the existing underground parking north of the PMFRC.

After public consultation and further discussion with the project team, the applicant is now proposing that the underground parking (94 stalls) continue to be reserved for residents of the new building, but that all other above ground parking areas be used on a first come, first served basis (known as a "scramble" approach). This means that parents dropping off and picking up children for the child care facility will use any parking space in the civic centre they can find; similarly, any visitors to the new building will also have to use any parking space available, and

abide by any time limits. The applicant requests that the City consider permitting employees of the child care centre to continue parking in the City's underground parkade north of PMFRC.

Staff from the Engineering, Bylaw, Recreation and Planning Departments have discussed the impact to civic centre parking that this building may have. Parking relaxations are an important consideration for an affordable housing development, particularly one that is located within easy walking distance of services, amenities and transit. Parking is a high cost in developing multi-family housing and adding a second level of underground parking is not financially feasible for this project.

City staff have identified some possible mitigation strategies and parking changes to the civic centre area. These will continue to be explored and implemented as practicable. Changes to parking regulations in the civic centre area are under consideration regardless of whether this building is constructed or not, given the changes to the area in recent years (i.e., increase in City staff due to new Parks and Recreation Department, major projects, and overall growth) and anticipated changes in the near future (i.e. relocation of RCMP and Discovery Child Care Centre, and new use of those spaces; relocation of art gallery; possible increase of municipal employees; hybrid work model including some work from home).

It is acknowledged that parking in the civic centre will be challenged further with the addition of this building (see Attachment D). This is an issue that many municipalities face, especially in their urban centres. It is a complex issue with no obvious solutions. In these areas, some municipalities have implemented various parking strategies including: pay parking, time limits, investments in cycling infrastructure, incentives for car sharing, permits. The City will identify and implement appropriate measures in advance of building construction, and then evaluate and adjust these measures as necessary upon completion of this building and other projects, such as the art gallery and RCMP detachment relocation.

Comprehensive Development Zone

A new, Comprehensive Development Q (CD-Q) zone has been drafted for the site, includes the following specifications:

- Maximum number of units of 115;
- Maximum floor area ratio of 2.0;
- Maximum lot coverage of 40%;
- Maximum height of 6 storeys and 22 m;
- Parking requirements:
    - Minimum 100 vehicle spaces
    - Minimum 70 secured bicycle, 6 cargo bicycle, and 12 bicycle rack parking spaces
    - Minimum seven accessible scooter parking spaces
    - Electric vehicle and bicycle charging provisions; and
- All dwelling units to be residential rental tenure only.

Next Steps

The project seeks to maximize the number of new non-market rental homes and child care spaces to support critical needs in the community, while respecting existing neighbours and delivering on the City's vision for the civic centre area. With careful consideration of the site's constraints and public feedback, the proposed building maximizes the number of residential units that can be offered to provide suitable non-market housing for as many people as possible; and, to lower the per-unit costs of constructing and operating non-market housing to a feasible level.

It is acknowledged that parking in the civic centre area will be further challenged with construction of this building. The cost of delivering underground parking is high, and this is increased further due to the shallow water table and other geotechnical conditions at this site. With unprecedented cost escalation and rising construction costs, it is increasingly challenging to deliver non-market housing. Further, non-market housing is limited in the revenues it can generate; therefore, financial feasibility relies on maximizing the number of units to spread the costs of construction, landscaping, and parking. The City will continue to explore options for changes to parking regulations in the civic centre, and will implement mitigation strategies as applicable. Any changes will be monitored and revised as necessary.

This funding investment in Pitt Meadows delivers non-market housing and child care spaces that help fill gaps identified in the City's recent Housing Needs and Child Care Assessments. It is recommended that first and second readings are granted, and a public hearing for the project be held at an upcoming Council meeting. It is also recommended that the bylaw to waive the residential development cost charges be given first, second and third readings.

COUNCIL STRATEGIC PLAN ALIGNMENT

☒ Principled Governance ☒ Balanced Economic Prosperity ☐ Corporate Excellence

☒ Community Spirit & Wellbeing ☐ Transportation & Infrastructure Initiatives

☐ Not Applicable

1. Principled Governance
   Regional Relationships. Proactively connect, collaborate and build strong relationships with our regional partners.
2. Balanced Economic Prosperity
   Affordability. Promote accessible and affordable transportation, daycare and housing opportunities to help families and businesses thrive.
3. Community Spirit and Well-being
   Wellness. Provide and encourage a community conducive to healthy, inclusive and accessible living.
   Housing Diversity. Encourage diversity in housing types to foster an inclusive, affordable, multi-generational community

FINANCIAL IMPLICATIONS

☐ None ☐ Budget Previously Approved ☐ Referral to Business Planning
☒ Other

Application and permitting fees have been waived for this project. The City will lease the site to MVH for a nominal fee. In collaboration with MVH and Discovery, the City received a grant of $1,991,883 from the BC Ministry of Children and Family Development's Child Care BC New Spaces Fund for the 83 new child care spaces; an additional $58,206.06 was recently added to the grant by the Province. The majority of the grant was allocated to MVH to support the design and construction of the child care facility. The balance was allocated to Discovery for materials and furnishings.

Residential development cost charges in the amount of $1,063,782.20 are recommended to be waived for this project.

PUBLIC PARTICIPATION

☒ Inform ☒ Consult ☐ Involve ☐ Collaborate ☐ Empower

Comment(s):

MVH conducted a developer information meeting for the community and reached out directly to adjacent neighbours. A development sign has been posted on site since August 25, 2022. Following second reading, a public hearing will also be required for the rezoning to proceed.

KATZIE FIRST NATION CONSIDERATIONS

Referral ☒ Yes ☐ No

MVH has consulted with Katzie regarding this project and an archaeological overview assessment was completed.

SIGN-OFFS

Written by:	**Reviewed by:**
Allison Dominelli, Senior Development Services Technician	Colin O'Byrne, Manager of Planning

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ATTACHMENT(S):

A. Public Engagement Summary Report
B. Architectural Drawings
C. Landscape Drawings
D. Parking Rationale Letter
E. Zoning Amendment Bylaw No. 2927, 2022
F. Development Cost Charges Reduction Bylaw No. 2928, 2022