



Pitt Meadows Non-Market Housing Project

Public Engagement

SUMMARY REPORT

Acknowledgements

Thank you to everyone who provided input on the public engagement for the non-market renting housing project at 19085 119B Avenue, Pitt Meadows. Metro Vancouver embraces collaboration and innovation to provide sustainable regional services, contributing to a livable and resilient region and a healthy natural environment for current and future generations. We appreciate your time as well as your insights and comments participating in this engagement.

About Metro Vancouver

Metro Vancouver is a federation of 21 municipalities, one electoral area and one treaty First Nation that collaboratively plans for and delivers regional-scale services. Our core services are drinking water, wastewater treatment and solid waste management. Metro Vancouver also regulates air quality, plans for urban growth, manages a regional parks system and provides affordable housing. The regional district is governed by a Board of Directors consisting of elected officials from each local authority.

4515 Central Blvd, Burnaby, BC, V5H 0C6
www.metrovancouver.org

September 2022



1. Overview

Metro Vancouver Housing is preparing to develop a family-oriented, non-market rental housing project for families, seniors, and people with disabilities. This project is a partnership between Metro Vancouver Housing and the City of Pitt Meadows, using the City-owned lot at 19085 119B Avenue.

Located in the heart of the City's Civic Centre, this housing project will also include a non-profit childcare centre, and will help to address the critical need for rental housing and childcare in Pitt Meadows. The proposed project has Council support for a non-market housing site. As the site was designated for 'civic use' the project required a minor amendment to the City's Official Community Plan as well as rezoning. As a vacant lot, we realize that any project at this site will be a significant change for the neighbourhood, and want to create a project that respects the community and the character of the area.

Part of the development approvals process is to inform and engage neighbours. This engagement summary compiles feedback and comments from a public open house as well as meetings with neighbours and other input provided directly to Metro Vancouver.

The objectives of the engagement for the project include:

1. Inform and engage local First Nations.
2. Obtain public feedback on the proposed non-market development.
3. Keep the public informed, listen to and acknowledge concerns and aspirations, and where possible, use input to refine the proposed building design to respond to community needs.

2. Engagement Approach

Staff organized a variety of engagement activities to gather feedback on the proposed non-market housing development, including Pitt Meadows City Council, local First Nations, adjacent neighbours and the general public.

ACTIVITY	AUDIENCE	TIMING	MEDIUM
Information report and presentation to Council that provided an update on the project including information about rezoning, concept designs, and parking options	Pitt Meadows City Council, general public	June 21, 2022	In-person; online
Project backgrounder to provide more information about the project.	Neighbouring properties within 400 feet (122m) of the subject site.	July 13, 2022	Mail out
Public Open House. Information boards were created for the public to learn more about the project on site	City of Pitt Meadows residents, General public	July 27, 2022	In-person
Feedback form to gather feedback and comments	General public	July 27 to August 10, 2022	Online and hardcopy
Meetings with adjacent neighbours to discuss the project in more detail	The Wesbrooke and Ridge-Meadows Seniors Society Meeting with Pitt Meadows Elementary School scheduled for Fall 2022	July 28, 2022	Online

First Nations' Outreach

Metro Vancouver values and respects the knowledge, expertise, and perspectives of First Nations. As such, Metro Vancouver works to collaborate with First Nations by inviting Nations to provide input on proposed housing developments.

The project team and archaeological consultant (Golder Associates) formally reached out to four

(4) local First Nations with interests in the region, including Katzie First Nation, Musqueam Indian Band, Kwantlen First Nation, and Semiahmoo First Nation. An Archaeological Overview Assessment has been completed, including acquiring First Nations Heritage Permits, and a draft forwarded to local First Nations for review and comment. To date, no comments or feedback received from any of the Nations.

3. Engagement Promotion

Engagement was promoted through print and online methods to reach a range of audiences. The following provides an overview of outreach and promotion tactics used to share information about the project and opportunities to provide input:

Metro Vancouver Website

A project webpage was created within the Metro Vancouver Housing section to host all relevant project information and provide an opportunity to participate in engagement by visiting an in-person open house or submit feedback by completing an online feedback form. An email subscription list was created for anyone interested to sign up to receive relevant project information.

Feedback Form

A feedback form was available for any interested parties to provide comments and feedback about this project. An online version was hosted on Civil Space, an engagement platform, and was promoted on the Metro Vancouver project webpage, across various social media platforms, and in direct mail-outs. A paper copy was shared to visitors at the in-person open house.

Social Media

The opportunities to engage and provide feedback for this project were promoted through Metro Vancouver and City of Pitt Meadows social media platforms on Instagram, Twitter and Facebook to build awareness of the project, promote the public open house event, encourage feedback and social sharing. A table summarizing social media used and its reach is below.

PLATFORM	POST DATE	DATA
Instagram	July 20, 2022 June 21, 2022	Audience reached: 353 Engagements: 5
Facebook	July 20, 2022	Audience reached: 8575 Engagements: 103
Twitter	July 20, 2022	Impressions: 629 Engagements: 7

City of Pitt Meadows Website

Information about this project were also shared on the City of Pitt Meadows' webpage. In addition, the public open house event was also featured on the City's calendar of events webpage.

Public Notifications/Mail-outs

A total of 380 public notifications were distributed to neighbours within 122m (400 feet) of the property. These included information about the project and invitation to the open house and were distributed 10 days in advance of the public open house in accordance with the City of Pitt Meadows Public Consultation Policy – C015.

Newspaper Ads

The engagement opportunities were also promoted twice in a local newspaper. This activity was undertaken in the weeks prior to the public open house in accordance with the City of Pitt Meadows Public Consultation Policy – C015:

LOCAL NEWSPAPER	EDITION
Maple Ridge News	Published on Friday July 15
Maple Ridge News	Published on Friday July 22



4. Summary of Engagement Feedback

Opportunities to learn about and give feedback on the proposed non-market housing development were provided both in-person and online.

ACTIVITY	DATE	PARTICIPANTS/RESPONSES
Public Open House Attendance	July 27	~50 attendees
Feedback form	July 27 – August 10	22 total (12 in person, 10 online)
Meeting with Wesbrooke and Ridge-Meadows Seniors Society	July 28	<ul style="list-style-type: none"> • Wesbrooke, Owner/Operator • Maple-Ridge Seniors Society, Executive Director • Maple-Ridge Seniors Society, President

The following provides a summary of the feedback received (online and hardcopy):

Demographic information

The feedback form identified a demographic question where respondents had the option to identify any of the categories that apply to them. Of the responses received, 91% live in the City of Pitt Meadows, where 5% live and work in the City and 5% live, work, and study in the City of Pitt Meadows. Only one respondent did not live in Pitt Meadows and one did not respond.

Awareness of Metro Vancouver Housing services

Of all the respondents, 59% reported being aware of Metro Vancouver Housing services where 27% are unaware and 14% did not respond.

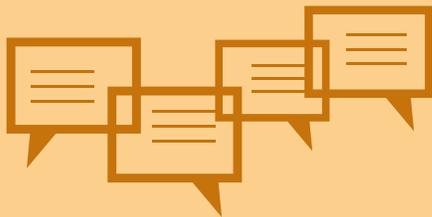
Ranking the importance of the project elements

The feedback form identified six elements that the proposed housing development would provide. Based on the feedback received, family-oriented housing and indoor/outdoor amenities for residents were ranked most highly by respondents, followed by non-market housing, accessible housing, affordable childcare, and lastly sustainable housing. Some participants also chose not to rank certain items.

Of the feedback received, 52% of the respondents ranked family-oriented housing important, very important or most important with 46% identifying indoor and outdoor resident amenities as important, by varying degrees. The importance of the other four elements were significantly less according to respondents. Notable is the fact that non-market housing and sustainable housing were not ranked at all by 38% and 33% respectively of the respondents.



Pitt Meadows Non-Market Housing Project Engagement Highlights



20+
feedback
form submissions



50+ attended
a public
open house

45+
webpage views



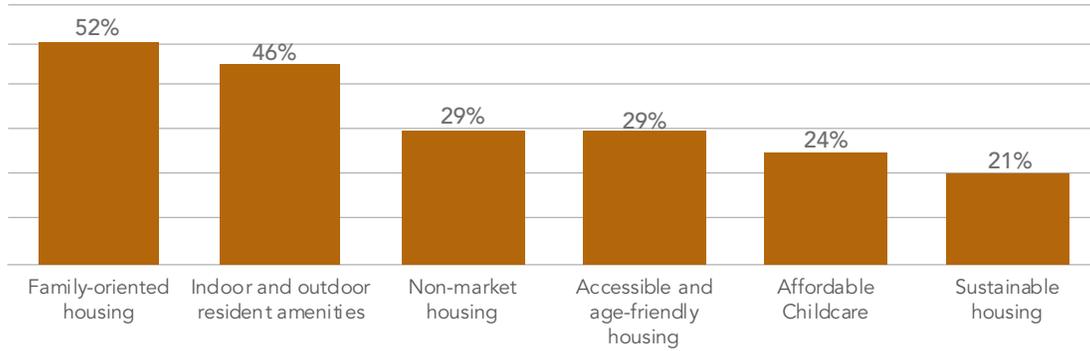
social media interaction

380 notices mailed
to neighbours

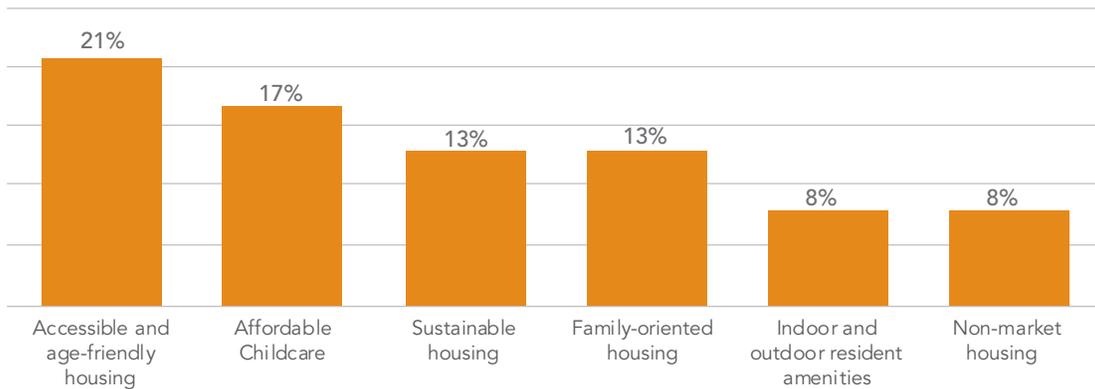


Ranking the Importance of Project Elements

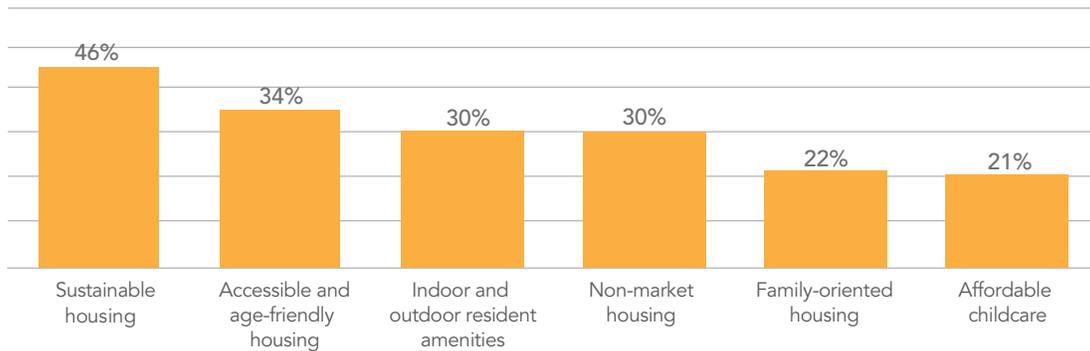
RANKING (MOST IMPORTANT, VERY IMPORTANT, AND/OR IMPORTANT)



RANKING (NEUTRAL)



RANKING (LESS AND/OR LEAST IMPORTANT)





Feedback and comments on the proposed project

Written comments were received from 18 of the 22 respondents. The following provides a summary of key themes. The total number of comments per theme may exceed the total number of respondents as written responses touched on multiple themes.

- **Support for non-market housing:** there is a strong need for affordable housing in the City, very glad to see this moving forward (4 comments); some respondents support non-market housing but not in this location because they thought this location was to be used for a public swimming pool) (2 comments)
- **Concerns about traffic:** worry that the current road capacity is insufficient and the congestion in the area is already an issue, particularly at school drop off and pick up times. (4 comments)
- **Concerns about parking:** concerns about limited street parking, especially on 190A Street and Ford Road, ability of seniors to access parking for the seniors centre, consider additional underground parking (4 comments)
- **Design Suggestions:** suggestions were made to maintain a gate and pedestrian pathway connecting Regency Court townhouses to the community centre, providing gardens and trees, a green roof, solar panels, integrating a café or culinary school, benches, lamps, wood and brick design features, and public art, including Katzie and community artists. (2 comments)
- **Do not support non-market housing:** do not feel this service is needed in Pitt Meadows, concerns about homelessness and security (3 comments)
- **Priority should be given to adults and children with disabilities as well as seniors** (1 comment)
- **Worried about crime with short-term rentals** (1 comment)
- **Focus should be seniors housing,** not non-market housing (1 comment)
- **Provide bus services for seniors** to nearby shops and amenities (1 comment)
- **Question about how it would be subsidized** and affect Pitt Meadows tax payers (1 comment)
- **Like that this project will be pet friendly** (1 comment)
- **Appreciated the event** and details shared about the project (1 comment)

Additional Feedback from Meeting with the Wesbrooke and Ridge-Meadows Seniors Society

The following provides a high level summary of feedback from Metro Vancouver Housing's meeting with the Wesbrooke and Ridge-Meadows Seniors Society on July 28, 2022:

- Overall very supportive of affordable housing and indicated that there was a dire need in the community, especially for seniors with lower incomes.
- Noted that it would be good to have somewhere to refer people who cannot afford accommodations at the Wesbrooke.
- Seniors Centre noted interest in exploring potential partnerships regarding emergency and temporary housing for seniors
- Some concerns raised about the location of the driveway for the proposed building coming through the shared parking lot including safety concerns for seniors crossing the parking lot and maintaining access to The Wesbrooke underground parkade entrance.
- Seniors Centre indicated concerns regarding the loss of the surface parking lot parking spaces that currently used by visitors, including the current empty gravel lot.
- Wesbrooke noted they generally have sufficient underground parking for their residents.
- Commented that the building design is aesthetically plain, and would prefer more character and less uniformity in the facade.



5. Next Steps

Metro Vancouver Housing will continue to refine the project based on City and community feedback and re-submit the rezoning package for Council consideration. A Public Hearing will also be held to provide another opportunity to hear from the community before Council's final decision.

Notifications will be sent to neighbours, placed in the local newspaper, and advertised online through Metro Vancouver Housing's website and project mailing list.

