

APC REPORT



REPORT DATE: August 11, 2020
 MEETING DATE: August 13, 2020
 TO: Advisory Planning Commission members File: 3360
 FROM: Karin Albert, Senior Planner
 SUBJECT: Application for an OCP Amendment and Rezoning of 3339, 3341, 3345 Second Street

FILE:	2020-02-OCP&RZ Island Health		
OWNER:	Vancouver Island Health Authority		
APPLICANT:	Wiser Projects on behalf of Comox Valley Transition Society and Dawn to Dawn Action on Homelessness Society		
	006-243-959		516-00417
PID's:	000-110-205	Folio No.'s:	516-00418
	006-243-975		516-00419
LEGAL DESCRIPTION:	Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268		
CIVIC ADDRESSES:	3345, 3341, 3339 Second Street		
PROPOSED AMENDMENTS	EXISTING BYLAW	REQUESTED AMENDMENT	
OCP DESIGNATION:	Residential Infill	MULTI-FAMILY	
DEVELOPMENT PERMIT AREA:	DPA6 –Residential Infill	DPA 7 Multi-Family	
ZONE:	R1-A Infill Residential Zone	RM-4 Multi-Family (new zone)	

RECOMMENDATIONS

THAT the APC receive the report “Application for an OCP Amendment and Rezoning of 3339, 3341, 3345 Second Street”, dated August 8, 2020.

THAT the APC recommend that Council give first and second reading to amend Official Community Plan Bylaw No. 990 to change the land use designation for 3339, 3341, and 3345 Second Street, legally described as Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268, from Residential Infill to Multi-Family, and to change the Development Permit Area for those same properties from DPA#6 – Residential Infill to DPA#7 – Multi-Family.

THAT the APC recommend that Council give first and second reading to amend the Village of Cumberland Zoning Bylaw No. 1027 to change the zone for 3339, 3341, and 3345 Second Street, legally described as Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268, from R1A-Residential Infill to RM-4 – Residential Multi-Family.

Development Permit Requirements

Together with the amendment to the land use designation, an OCP amendment is required to change the Development Permit Area from DPA6 – Residential Infill to DPA7 – Multi-Family. Among other things, DPA7 requires landscaping and a recreation and play area. The proposed siting of the building leaves open space for the residents including space for a possible play area (see drawings in attachment 2).

DP#1, the environmental DP does not apply to this property since it is a disturbed site.

Housing Need

As per the 2016 Canada census, and as reported in the recently completed Cumberland Housing Needs Report, 26.5 percent of Cumberland households are renter households. Of the renter households just over one quarter (26.4 percent) are in core housing need. Core housing need is experienced by households that spend more than 30 percent of their household income on housing (rent and utilities). Of the 26.4 percent renters that are in core housing need, 6.9 percent are experiencing extreme core housing need, that is they spend more than 50 percent of their household income on housing.

BC Housing currently has a waitlist of 270 applicants waiting for below market rental housing. Seventy-three of those are families. Dawn to Dawn has 37 applicants for family housing as of January 2020 and the Comox Valley Transition Society has 21 women led single parent households on their waitlist for housing.

Table Cumb 36.2: Income Level Maximum Ownership & Rental Cost Gaps, 2019 dollars

Income Thresholds	Median Income	Affordable (30%)		Rent Gap				Sale Price Gap			
		Monthly Payment	Dwelling Value	Bachelor	1-Bedroom	2-Bedroom	3+ Bedroom	Single Family	Condo Apt.	Patio Home	Town House
Very Low	\$35,827	\$896	\$209,865	\$296	\$96	-\$129	-\$404	-\$340,135	-\$13,135	-\$152,635	-\$204,035
Low	\$57,324	\$1,433	\$335,784	\$833	\$633	\$408	\$133	-\$214,216	\$112,784	-\$26,716	-\$78,116
Moderate	\$85,986	\$2,150	\$503,677	\$1,550	\$1,350	\$1,125	\$850	-\$46,323	\$280,677	\$141,177	\$89,777
Above Moderate	\$107,482	\$2,687	\$629,596	\$2,087	\$1,887	\$1,662	\$1,387	\$79,596	\$406,596	\$267,096	\$215,696
Median Income	\$71,655	\$1,791	\$419,731	\$1,191	\$991	\$766	\$491	-\$130,269	\$196,731	\$57,231	\$5,831

Excerpted from the 2020 Cumberland Housing Needs Report

The red table cells above show the type of housing that is unaffordable for very low income households. The numbers in red under the “Rent Gap” heading, indicate that very low income households cannot afford the average rent of 2-bedroom, 3-bedroom or larger units.

Very-low income households could potentially afford a bachelor or 1-bedroom unit but not any other rental size. It is also important to note that the average rents for the region that were used to calculate the above rental gaps are provided by the Canada Mortgage and Housing Corporation (CMHC). The CMHC average rental rates have been identified as being lower than actual rents by Comox Valley housing providers and members of the public in their comments on the Housing Needs Assessment. Therefore, the rent affordability gap is likely larger than indicated in the above table and may also affect low income households.

housing units. At the RM-3 density, the development would be permitted 10 units (40 units x 0.2 ha + 2 units)).

Since none of the existing multi-family zones fits the proposed density, staff recommend creating a new multi-family zone called RM-4 (see below).

RM-4—Residential Multi-Family Four Zone

1. Principal Uses		<i>Apartment</i> <i>Townhouse</i>	
2. Accessory Uses		<i>Accessory buildings and structures</i> <i>Home occupation</i>	
3. Lots Created by Subdivision	Area, minimum	2,000.0square metres (21,528square feet)	
	Frontage, minimum	10% of the perimeter of the <i>lot</i>	
4. Density	<i>Building GFA</i> , maximum	<i>Accessory buildings</i> shall have a combined floor area no greater than 10.0% of the <i>lot area</i> .	
	<i>Units Per Hectare (uph)</i> , maximum	90 <i>uph</i>	
	Density Bonusing	Where 20% or more of the total number of multi-family <i>dwelling units</i> are <i>affordable housing units</i> , the maximum number of multi-family dwelling units may be increased by 25 <i>units per hectare</i> .	
5. Lot Coverage	Coverage, maximum	65%, including <i>parking lot coverage</i>	
6. Principal Buildings and Structures	Setbacks, Minimum	Front	3.0metres (9.8feet)
		Rear	7.5metres (24.6feet)
		Side	4.5metres (9.8feet)
		Side, Exterior	4.5metres (9.8feet)
	Height, maximum	15.0metres (49.5feet)	
7. Accessory Buildings and Structures	Setbacks, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (11.5feet)
	Height, maximum	4.5metres (14.8feet)	
8. Conditions of Uses	N/A		

The above RM-4 zone would permit 18 units on the property if developed with market rental housing or condominiums. With the density bonus for affordable housing, the proposed development could build up to five additional units for a total of 23 units allowing for the proposed development.

At their August 10, 2020 Council meeting, one Council member asked whether the new RM-4 zone could be a rental only zone. In order to access the density bonus provided by the new zone, registration of a housing agreement on title of the property is required as a condition of rezoning. A housing agreement on title of a property is stronger than a rental housing zone to ensure the new development remains not only rental housing but also affordable rental housing. Therefore, it is not essential that the new zone be created as a rental-only zone. Staff welcome exploring this further with the APC.

The maximum lot coverage would ensure some open space on the property is retained permitting infiltration of rainwater. The height maximum permits up to five storeys. The current application proposes three storeys.

The proposed development will have to vary the rear setback. The reason that staff did not identify a setback that matches the 2.2 m rear setback for the proposed development is that, in most cases, this would be too close to adjacent properties. The 2.2 m rear setback works on the lots adjacent to Cumberland Lodge since it adjoins a parking lot rather than a private backyard. The applicant can apply for the variance concurrent with the Multi-Family Development Permit. The variance will be registered on title of the property permitting the reduced setback at that location.

Parking

Under the Zoning Bylaw, the applicant is required to provide 23 vehicle parking stalls.

The applicant is proposing to provide 8 stalls on the property with access along the driveway that leads to the rear entrance of Cumberland Lodge. The applicant wishes to provide cash-in-lieu of parking for a further 15 stalls to meet the 23 stall parking requirement under the Zoning Bylaw.

As one of the conditions of rezoning, the applicant will be asked to provide a letter from VIHA confirming that the housing development can access the eight parking spaces via the VIHA driveway. As part of the rezoning, an easement is to be registered on title to guarantee the access into the future until such time that the subject property may be redeveloped.

The development proposes on-street angle parking to accommodate a further 15 parking spaces. Staff request that the developer construct the angle parking and a sidewalk on the property side of the parking as a condition of rezoning.

Urban Forest Management / Tree Protection

The building location would permit retaining the mature Douglas-fir tree close to Second Street, and the medium-sized Douglas-fir on the east side of the property and one on the southwest corner (see attached drawing). The Village will require that an arborist delineate the no-go zone around the mature trees to protect their roots during excavation and construction. Portions of the

sidewalk or parking that cover part of the root zone should be avoided or, based on recommendation of an arborist, may be covered with permeable pavers.

As part of the multi-family development permit, the Village may also require further landscaping of the property.

Amenity Contributions

Given that this is an affordable housing project which is identified in section 5.1.5 b (i) of the OCP as a desired community amenity at time of rezoning, Village staff propose not to request further amenity contributions from the applicant. As per the amenity policy, the Village will request a signed housing agreement with the Village to ensure affordable rental housing is provided on that property into the future.

Off-site Works and Services

As required off-site works, the applicant would be asked to construct angle parking with a sidewalk along the boundary of the property. If the rezoning is approved, the applicants will also be required to construct the infrastructure required to service the development.

Project Funding and BC Housing Rental Requirements

The Comox Valley Transition Society and Dawn to Dawn have obtained preliminary development funding from BC Housing and are seeking funding for the full development and construction costs of the project from the Building BC: Community Housing Fund. An early deadline for “construction ready” proposals is September 4, 2020. “Construction ready” criteria are that the site is currently zoned for the development or that the prior-to rezoning conditions have been met; that a development permit has been obtained or prior-to conditions have been met and that a building permit could be submitted or be ready for submission within three months.

Applications for other projects (not construction-ready) are accepted until January 2021. The Societies are seeking funding under the “Construction ready” funding stream and, if not approved under that stream will apply for not construction-ready funding.

The mix of rents and incomes within a building required by BC Housing as part of both funding streams is:

- 30% affordable housing (moderate income)
- 50% rent geared to income (not exceeding the housing income limit)
- 20% deep subsidy

Public Notification and Engagement

As required under the Village of Cumberland’s *Procedures and Fees Bylaw No. 1073, 2018*, the applicant has placed the required sign on-site, has delivered a flyer to neighbours and created a webpage on the project. The applicant is hosting an outdoor public meeting on Thursday, August 27 from 9 a.m. to 12 noon which will be advertised in the Record.

Comments received at the time of this report by the Village and by the applicant are attached to this report.

Village staff mailed a notice of Council consideration of the OCP amendment and rezoning on July 29, 2020 to owners of properties located within a 75.0metre radius of the property under application.

REFERRALS

Council referred this application to the Advisory Planning Commission, the Homelessness and Affordable Housing Committee and the Accessibility Committee for comment.

As impact on other government agencies is minimal, staff propose to refer the rezoning application only to BC Assessment to provide early notice of a possible change in land use.

ALTERNATIVES

1. THAT the APC recommend first and second reading of the application for an OCP Amendment and Rezoning of 339, 3341, and 3345 Second Street, legally described as Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268 (see staff recommendation on the first page).
2. THAT APC recommend to deny the OCP Amendment and Rezoning of 3339, 3341, and 3345 Second Street, legally described as Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268 (must provide reasons).
3. THAT the APC request further information on the OCP Amendment and Rezoning of 3339, 3341, and 3345 Second Street, legally described as Lots 3, 4, and 5, Block 32, District Lot 24, Nelson District, Plan 3268 prior to making a recommendation (provide detail of information required).

STRATEGIC OBJECTIVE

- Quality Infrastructure Planning and Development
- Comprehensive Community Planning
- Healthy Community
- Climate Change
- Effective communication, administrative, financial and support services

FINANCIAL IMPLICATIONS

The Development Cost Charges payable for this development are \$285,867.00. This amount can be paid in three installments.

Municipal contributions to affordable housing projects strengthen applications for funding from BC Housing. Due to its small tax base and limited revenue, the Village is not in a position to waive the DCCs or provide a full or partial property tax exemption (as some municipalities do). However, since the applicant would be required to construct the 15 stall angle parking and sidewalk next to

the development, the APC may wish to recommend that consider waiving the parking cash-in-lieu to provide a financial contribution to the project. Parking cash-in lieu payable for 15 stalls is \$57,000 (15 x \$3,800). Council can consider whether to grant a waiver when the application comes forward for first and second reading.

OPERATIONAL IMPLICATIONS

Planning staff is guiding the application through the development process and will be working with the design team to ensure rezoning and development permit guidelines are met.

Finance reviews and tracks DCCs and securities payable.

Operations will be involved in reviewing design drawings, meeting with the project engineer, ensuring that designs meet MMCD standards and reviewing deficiencies.

ATTACHMENTS

1. Project Overview Provided by the Applicant
2. Concept Drawings
3. Public Comments
4. Draft OCP and Zoning Bylaw Amendments

Respectfully submitted,

Karin Albert
Senior Planner

Village of Cumberland
2673 Dunsmuir Ave.
Box 340
Cumberland, BC V0R 1S0



June 29, 2010

RE: Subdivision Application for 3339, 3341, & 3345 Second Street

Dear Mayor and Council,

Please accept the following application for the rezoning and OCP amendment for the properties located at 3339, 3341, and 3345 Second Street. We are proposing, through a partnership between Dawn to Dawn: Action on Homelessness Society (D2D) and the Comox Valley Transition Society (CVTS), to build a multi-family residential building which will provide much-needed affordable housing for single parents and families.

Project Overview and Partnerships

Concurrent to this application, a subdivision application to consolidate these three lots is being submitted. While the properties were historically owned by the Village, Vancouver Island Health Authority (VIHA) now retains the land with the understanding that a community-based project would occur on the parcels. A long-term lease between VIHA and BC Housing is currently being negotiated to ensure this housing project would be secure for the life of the buildings (approximately 60 years) and the Societies would enter into a sublease for the lands from BC Housing.

The need for this type of housing in Cumberland and the Comox Valley Regional District has been both qualitatively and quantitatively well-documented, as outlined below. Timing is now of the essence both because of this need as well as the upcoming BC Housing Community Housing Fund proposal call for equity investment into below market units. The proposed Project would allow the Village and regional community to realize these dollars locally both through a perpetual rental housing project owned and operated by two non-profit entities, but also through economic development opportunities for local businesses such as Muchalat Construction and associated consultants and professionals.

Table 1: Project Overview

Item	Details	Rationale
Units	<ul style="list-style-type: none">• 1 one-bedroom unit• 4 two-bedroom units• 15 three-bedroom units• 3 four-bedroom units	Total of 23 family-oriented below market units as perpetual rentals with 30% as affordable market rentals, 50% at rent geared to income, 20% and deep subsidy for very low – income families.

Residents	Single-parent and two-parent led households	D2D has had 37 requests for housing for families since January 2020, and CVTS currently has 21 women led single parent households on their waitlist for housing.
Zoning	Currently R1-A Proposed: RM-3 or new zone	RM-3 Residential Multifamily existing zone fits proposed use and new consolidated site well with one minor variance on setbacks required Alternatively, a new zone to be developed.
Consolidated Lot Size	2000 s/m	RM-3 min = 600 s/m conforming
Consolidated Lot Frontage	54.86 m	RM-3 min. = 20.0 m conforming
Density	23 units	RM-3 = 96 units conforming
Lot Coverage	42% plus garbage enclosure	RM-3 maximum = 65% conforming
Building Area	823 s/m	
Gross Floor Area	2469 s/m	
Building Height	11.34 m [37.2 ft]	RM-3 maximum = 15.0 m [49.5 ft] conforming
Front Setback	4.5 m	RM-3 = 4.5 m conforming
Rear Setback	2.2 m	RM-3 = 4.5 m; 2.3 m variance required adjacent to VIHA parking lot
Side Yards	4.5 m at south side driveway 6.71 m at north side adjacent to single family lot	RM-3 = 4.5 m; conforming
Environmental Design	BC Step Code Three	BCH requirement
Construction Method	Modular construction by local business Muchalat Construction	Experienced local entity in building environmentally efficient below-market rental projects; significant time and schedule savings to be realized through modular methods.
Open Space	Siting of 'L' shaped building provides generous playground area and adjacent green space and retains large mature fir trees on two sides	
Resident Amenities	<ul style="list-style-type: none"> • In-suite laundry for families • Internal and external bicycle and stroller storage • On-site caretaker/senior unit 	

	<ul style="list-style-type: none"> • Shared outdoor family-oriented play lot 	
Community Benefits	<ul style="list-style-type: none"> • Shared outdoor family-oriented play lot • Retention and enhancement of tree cover • Enhancements to boulevard and pedestrian environment • Contribution to diversity of housing options available to residents 	

Community Need and Purpose

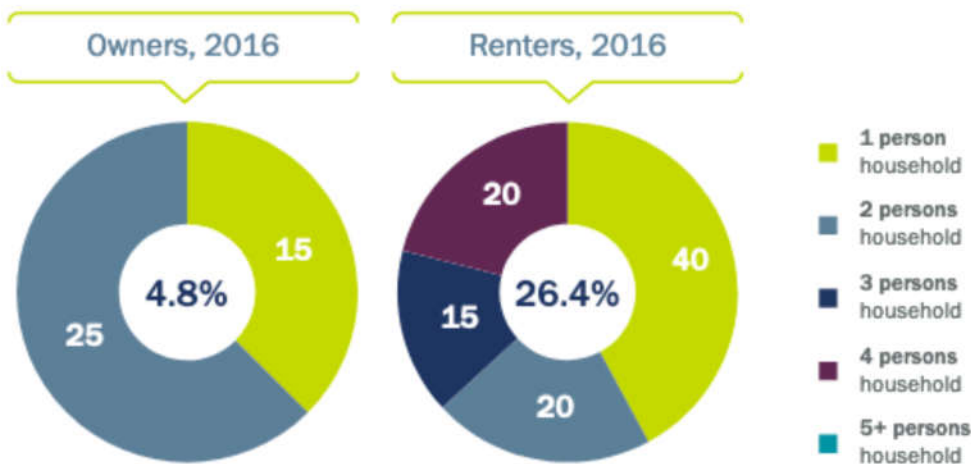
This project is a response to a need for affordable rental units for families in Cumberland. While rental prices in Cumberland are relatively affordable when compared to the overall median income (\$71,655), renters still represent the majority of those in core housing need with about 26.4% of renters finding themselves in core housing need. The median income of renters in Cumberland is significantly lower than the overall median at \$39,146, while the median income of lone parent households is \$41,088. As core housing need is defined as spending more than 30% of your income on housing, this puts renters and lone-parent households into a low or very low-income bracket, where renting a typical 2 and 3+ bedroom unit would place them in this precarious core housing need situation.

Figure 1: Core Housing Need in Cumberland

CORE HOUSING NEED



RENTERS are at least **5 times more likely** than **OWNERS** to experience Core Housing Need.



Source: Comox Valley Regional District Housing Needs Assessment (2020)



The housing need for renters and lone-parent families extends beyond Cumberland into the whole of the Comox Valley Regional District. The region had a 1.3% vacancy rate in 2019, making it difficult to find rental accommodation for any household size. According to the Comox Valley Regional District Housing Needs Assessment (2020), individuals and lone-parent households are struggling the most, while renters are six times more likely to experience core housing need.

The need for affordable rental housing can also be seen by looking at BC Housing, D2D, and CVT waitlists. As of January 2020, BC Housing has a waitlist of 270 applicants for subsidized units, 73 of which are families. 11 of those applicants are currently located in Cumberland. D2D has had 37 requests for housing for families since January 2020, and CVTS currently has 21 women led single parent households on their waitlist for housing.

Design Principles

This project is a three storey wood frame building with 22 two, three- and four-bedroom family apartments and 1 one-bedroom for a caretaker/senior. The building is organized in an 'L' along the south and west property lines to provide maximum usable open space with a large sheltered courtyard and play area. The siting also retains existing trees and keeps the mass of the building back from the main street of small houses. The three storey massing provides a transition between the taller, institutional buildings of the adjacent Cumberland Lodge and the smaller scale residential character of the rest of the street. The building also is set to the south side of the lot to provide a generous separation from the single-family home on the north side. The building form is a series of volumes that reference the simple window layouts, wood cladding, steep gables, and proportions of Cumberland's early industrial buildings. Indigenous art and design will be incorporated throughout and featured on the exterior facade.

Parking

The Village parking requirement for residents and visitors is 23 spaces and 23 parking spaces are provided in the current design, including two accessible spaces. Fifteen angled spaces are along Second Avenue on Village Property and the remaining eight spaces are along the VIHA access aisle to Second Avenue. The Village will need to approve the parking on their property and VIHA will need to approve the parking access on their property. If the proposed parking arrangements are not approved, the Owner is prepared to buy the parking from the Village as per the Village bylaw. Bicycle parking will be provided to meet the Village standard.

Landscape

Patios are provided on all the ground floor units. In the shelter of the 'L' there is a central courtyard for social gatherings and a playground for children. The remaining site area will be lawn. Several mature trees are retained including a large evergreen on the north that provides a visual buffer between the three storey apartment and the adjacent home. Fencing will be provided along the north and west property lines. Other fencing, if any to be determined.

Accessibility

The site is fairly flat and there is easy access to the building, parking and open space. An elevator provides access to all the apartments and two or three units will be wheelchair accessible.



Environmental Considerations

The project will meet Energy Step Code 3 with other potential energy efficiencies sought through development, construction, and operations. As the Societies will be the owners and operators of the building, quality design that optimizes low maintenance and healthy living for residents is of primary importance. This consideration extends to the neighbours both in the materiality of the building, the landscaping, and operations. In addition to exceeding local and national building code requirements for energy performance, BC Housing, as the most likely development partner, has additional design and environmental requirements that will be considered throughout design development, construction and operations.

Policy Context

The lots being considered for this project are currently zoned as R1-A: Residential Infill. This allows for single-family detached dwelling units with secondary and/or accessory suites/dwelling units. The Project is requesting a rezoning of the lots to RM-3. Additionally, the OCP identifies these lots as DPA 6: Residential infill, which aims to provide light/medium density. DPA 7: Residential Multi-family is a more appropriate designation, as it aims to provide townhouse, rowhouse, and apartment developments; the Project therefore also requires an OCP amendment to change the lots to DPA 7.

Despite the changes requested, the proposed Project meets many of the OCP Housing Policies found in s.5.2.3:

Table 2: Relevant OCP Housing Policies

Policy 1	Give priority to development proposals for small and compact forms of housing
Policy 4	Support the creation of new [...] rental housing and discourage the conversion of rental housing to strata ownership
Policy 5	Support the location of supportive or transitional housing with the Village for special needs groups
Policy 9	Provide [housing] through multi-family units, where appropriate
Policy 10	Support housing infill density through sensitive, appropriately scaled design of multi-family properties and coach houses

Modular housing is innovative and efficient, and the design is medium-density and relatively compact while maintaining the character of the neighbourhood (addressing policies 1, 9, and 10). The units will be affordable rentals at a variety of income levels to provide housing for families in various life stages and ages. Approximately 30% of the units will be affordable market, 50% of the units will be rent geared to income for those qualifying at BC Housing Income Limits, and 20% will be deep subsidy rates; these rental rates will be attainable to all below-median earning households (addressing policies 4 and 5).



Summary

In conclusion, the project team is pleased to submit this application for a rezoning and OCP amendment for a project that will provide much needed affordable housing to families in Cumberland. We believe that the project works towards several important goals within the OCP and fill a gap in housing need in the Village. Due to the nature of this project outlined above, we are requesting that fees be waived for the rezoning process; while not significant, this project is operating strictly on grants and funding applications and every cost savings is passed onto the end use. The partnership between VIHA, BC Housing, Dawn to Dawn, and the Comox Valley Transition Society has been underway for years, and we are appreciative to be able to finally bring this project forward during such a crucial time of need.

Sincerely,

Kaeley Wiseman

Kaeley Wiseman, MCP, MCIP, RPP, PMP

Principal, Wiser Projects

P: 250.580.3835

E: kaeley@wiserprojects.com

Attachments

- Schedule A Application Form
- Site Plans
- Survey





CUMBERLAND FAMILY HOUSING
 2ND STREET CUMBERLAND BC
 20-06-28 Issued for Re-zoning



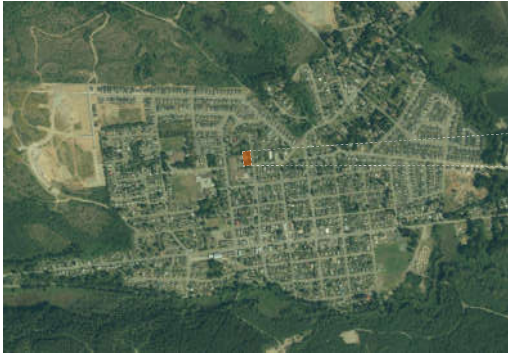
MacDonald Hagarty Architects Ltd.
 1572, 2nd E. Central Ave.
 Coquitlam, BC
 V3K 9W7

SHEET LIST

sheet list	PROJECT INFORMATION
A0.01	MAIN FLOOR PLAN
A1.02	2nd + 3rd FLOOR
A1.03	ELEVATION
A2.01	

CONTACT INFORMATION

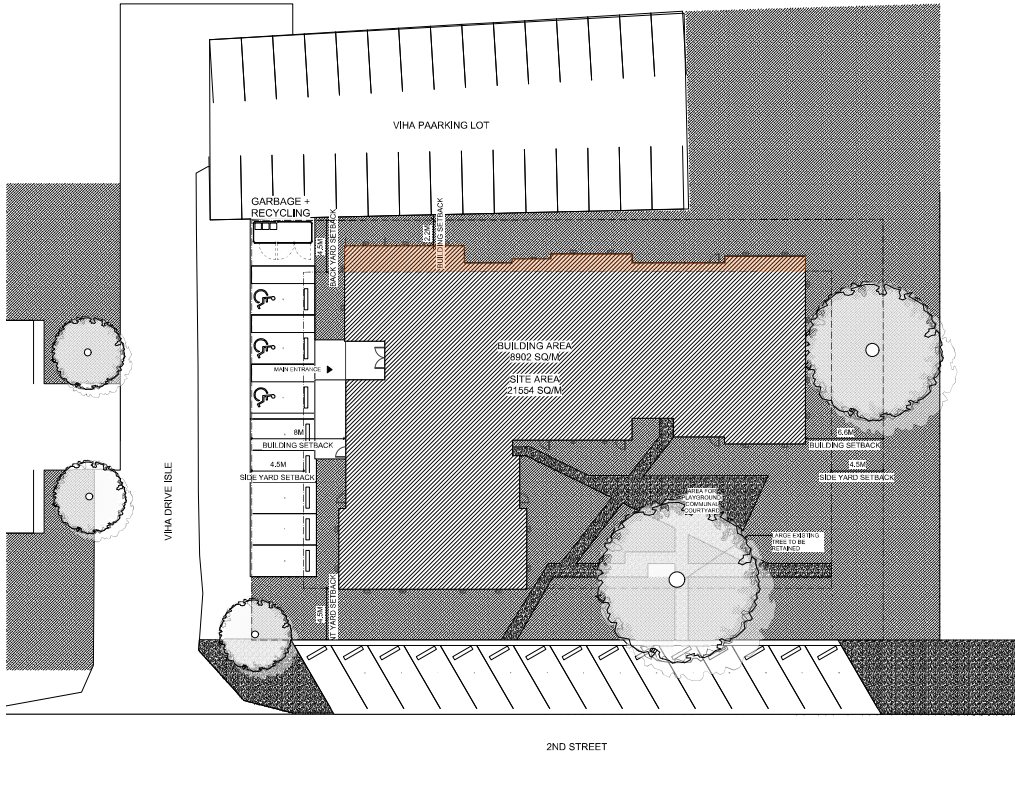
Owner + Operator Down to Dawn + Comox Valley Transition Society	Survey Bruce Lewis Land Surveying Inc. 811 Highridge court Coquitlam, BC
Prime Consultant + Architect MacDonald Hagarty Architects Ltd. Project Architect: Maria MacDonald Maria@MHA-architects.ca T - 604.345.9733	



VILLAGE CONTEXT



NEIGHBOURHOOD CONTEXT



1 - EXISTING SITE PLAN
Scale: 1:200

PROJECT INFORMATION

Authority Village of Cumberland
Street Address 3339, 3341, 3345 2nd Street
Legal Description PROPOSED LOT 4, DISTRICT LOT 24, NELSON DISTRICT, PROPOSED PLAN EPP103460 (SEE SURVEY FOR FURTHER DETAIL)

PID TBD Once lots have been consolidated

Project Description This project is a three storey wood frame building with 22 two, three- and four-bedroom family apartments and 1 one-bedroom for a caretaker/tenor. The building is organized in an 'L' along the south and west property lines to provide maximum usable open space with a large sheltered courtyard and play area. The site also retains existing trees and keeps the mass of the building back from the main street of small houses. The three storey massing provides a transition between the taller, institutional buildings of the adjacent Cumberland Lodge and the smaller scale residential character of the rest of the street. The building also is set to the south side of the lot to provide a generous separation from the single-family home on the north side. The building form is a series of volumes that reference the simple window layouts, wood cladding, steep gables, and proportions of Cumberland's early industrial buildings. Indigenous art and design will be incorporated throughout and featured on the exterior facade.

LOT SUMMARY/FSR

Total Lot Area	2,000 S/M
Total gross floor area	2489 S/M

ZONING SUMMARY

LOT COVERAGE	REQUIRED	PROPOSED
FRONT	4.5 METERS	4.5 METERS
BACK	4.5 METERS	2.2 METERS
NORTH SIDE	4.5 METERS	6.7 METERS
SOUTH SIDE	4.5 METERS	4.5 METERS

BUILDING HEIGHT

RM-3	Max 15 Meters	11.34 Meters
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* SEE ELEVATIONS FOR BUILDING HEIGHTS

BUILDING STATISTICS

Description	Unit Count	Area (GROSS)
Main Floor	7	825.32 SQ/M
2nd Floor Residential	6	838.52 SQ/M
3rd Floor Residential	6	838.52 SQ/M
Total	23	2,503.16 SQ/M

OFF STREET PARKING

REQUIRED	PROPOSED
23 Dwelling Units	8 STALLS ON SITE
Total	23 STALLS
	15 STALLS (PROVIDED ON CITY PROPERTY)
	23 STALLS PROVIDED TOTAL



2 Main floor program
Scale: 1:500

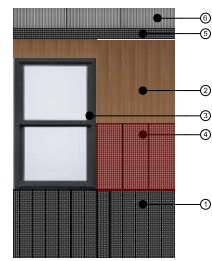


3 2nd + 3rd floor program
Scale: 1:500

TOTAL RESIDENTIAL UNITS

1	15
4	25
10	35
16	45

MATERIAL BOARD



- Material Legend**
- ① 6" Mini flush metal panel - colour Charcoal
 - ② 6" metal panel with wood print
 - ③ Charcoal Vinyl window
 - ④ Hardie Board - Smooth finish - Colour Burgundy
 - ⑤ Hardie Board - Smooth finish - Colour Charcoal
 - ⑥ 7/8 Corrugated Steel cladding - colour charcoal



Cumberland Family Housing
 339,3341,3345 2ND STREET CUMBERLAND BC

DESIGNED FOR PERMITS AND APPROVALS
 PROJECT INFORMATION



3 2nd STREET ELEVATION
Scale: 1:100



4 2nd STREET ELEVATION
Scale: 1:100

Attachment 3: Public Comments

1. COMMENTS RECEIVED BY THE APPLICANT AND PROVIDED TO THE VILLAGE

The applicant provided the following comments obtained from Dawn to Dawn during their visits in the neighbourhood:

We have engaged most of the neighbours in the vicinity of the project. Posters have been put up onsite in the general area and on Dunsmuir. The overwhelming response has been positive, characterized by "its much needed here", "glad you are leaving the trees" and two main questions about timing and perhaps more relevant, parking. Houses visited include:

3342 Windermere: parking questions (just wanted to make sure spaces were provided and was fine once reassured that would be the case) happy about trees, setback and felt it was "very necessary for the children of Cumberland."

3338 Windermere: rental, looking to sell, spoke with owner who was positive about project, was familiar with D2D and their container project and soccer program and was very positive about our work. Also stated project was necessary.

3349 Windermere: House is contracted through CLBC for people with cognitive issues. Left several messages and literature, haven't heard directly from couple but their friend was in touch to say that due to their familiarity with housing issues with CLBC would like to know how they can support this project.

3343 Windermere: was aware of plans for project and was supportive-happy to hear about trees and wondered about laneway access to project.

3353 Windermere: probably expressed the most concern about project but said they were supportive but it was "a quiet neighbourhood and were concerned about increased traffic and noise from the site." Also wondered if there would be a CVTS or D2D worker onsite. I explained that it is a discussion point but explained that it was affordable housing-not supportive and helped differentiate the two for them. They also wondered if there would be enough room for children to play (I pointed out how close they were to school and park). Also expressed concerns about the scale and shading their house (which is surrounded by trees:) They are accepting but naturally like things the way they are.

3348 Windermere: positive, spoke of the changes to Cumberland and how

it had to remain affordable for families. Also mentioned he would be happy to speak to his support for project.

Accessibility

Feedback from the street and numerous discussions with people on the street have been extremely positive and excited. The FB post with link to site was met with extremely positive feedback from Cumberlanders.

From: [REDACTED] >
Date: Mon, Aug 3, 2020 at 9:26 PM
Subject: Affordable family housing
To: <info@wiserprojects.com>

Hi there!

I just came across your poster while walking my dog this evening and read up on your plans. I recently purchased a home two blocks from the proposed development and just wanted to say that I whole heartedly support your plans and am so excited to see this space be put to such great use! Affordable housing is something my boyfriend and I are always talking about so it's awesome to see someone putting this into motion.

Way to go! I'll keep an eye on whether there's any way us locals can help out. If it's just voicing our support, than we are happy to do just that.

Best of luck and we can't wait to see what comes of this!!

Best,

Laura

Sent from my iPhone

2. COMMENTS RECEIVED BY THE VILLAGE:

August 11, 2020

Good Morning Karin,

I have received a letter from the village about the rezoning application for the proposed building on Second Street. I would like to mention that your letter said both meetings would be held at the cultural center and open to the public. Monday's was not.

I am not opposed to the need for low income housing , but I am concerned about the size. Three stories is way too big. There are no other three story buildings in Cumberland, why now? and in this small space? My other comment is that if we are trying to improve a way of life for people, why are we packing them like sardines?

I live across from the Lodge and the traffic is very heavy at times, with all the deliveries they receive. This will noticeably increase with the amount of 23 units and possibly more cars.

Is there a possibility of building a smaller building? Maybe 12-16 units, two stories and a smaller footprint?

I am hoping to attend the meeting tomorrow at 4:00pm, in person.



August 10, 2020

Hi,

I just watched the live streaming. I won't be able to attend the other meetings, but I feel very strongly that council is very pleased with itself at being able to build affordable housing for the homeless and single parent families, as well as what is possible in terms of zoning for size, however they are deaf to the concerns of the building's neighbours.

Everyone wants to help the poor and inadequately housed. We just don't want a huge building and lots of people in our low density area.

Smaller building, less people and cars, we can support wholeheartedly.

It is very easy for council members to be enthusiastic about a project that is not taking place at the end of their backyard. The issues raised by residents living close to the project were not addressed.

What about spreading this idea to other parts of Cumberland?

We just don't feel our concerns have been heard.

and (from same residents):

August 10, 2020

Dear Cumberland Council,

We have been struggling with how to react to this proposed development. Our concerns fall into a number of areas.

1. Size of building and number of units

We have lived on Ambleside ave for 15 years now and have been involved in the community during that time. We like our street because it is quiet. We back onto the Lodge, which is peaceful. In our street there are 9 houses. 3 of them have children. It is leafy, and there is not much traffic. Our backyard, which is full of vegetables, gets filtered sunlight through the trees around the back of the lodge. No house is more than 2 storeys high.

My concern is that you are going to substantially increase the population and its' density in this sleepy area. 23 units, with children, will increase the noise, and traffic.

The building is to be 3 storeys high. This is huge! There are no other buildings that size or with that density of population in our area, or even in Cumberland, I think. The building could block sunlight into our backyard. It also increases the population of our little area by at least 3 times!.

Also the size of the building will be a challenge to our fire dept.

2. People to be housed

Understanding that the people being housed are already living in Cumberland, are not classed "hard to house", but are just people who want some housing stability, it is difficult to express a reticence. Of course we want these people who are being helped by Dawn to Dawn and the Transition society, who have been born into, or have fallen into, hard times, to get a break. However, as we understand it, and have experienced in the course of our work, there are a lot of needs in this population. There are a lot of ways, in which due to the lack of concern by society, respect for society can be minimal.

Things like drug use, antisocial behaviour, loud shouting, fighting, police involvement are things we fear living so close to. Of course we are privileged and are presenting ourselves as appearing NIMBYish, but we think it is the sheer numbers of people who have huge needs: 23 families! in a small space a short distance from our back yard, that we are having difficulty with. Could we not help people by spreading them out through Cumberland?

3. Resources

Parking, playspace for the kids, traffic. These are all our concerns. A small play area in the planning seems tiny for the population of kids to be served. What about pets? 23 barking, defecating dogs.....

In closing, are there any other areas being considered for this kind of development, to decrease the population density thrust into our quiet area? We want to share, but not be overwhelmed.

Thanks for your consideration.

[REDACTED]

Hi Karin,

I'm the owner of 2696 Ambleside Ave, Cumberland.

I will be attending the meeting via Zoom at my neighbour [REDACTED] house this afternoon.

I would like to voice my opinion on the rezoning application for the development plan of the building proposed on Second Street.

Thank you,

[REDACTED]

Monday, August 10, 2020

To Village Council and Staff,

Thank you for the notification of the rezoning, my wife and I live at 2716 Windermere Avenue.

We are concerned about the density of the proposed rezoning and believe the current plans will have a negative impact on the surrounding homes and green space. In addition, we do not believe

village residents have enough information on the community benefits Cumberland will receive from the developer for the monetary benefit of rezoning these properties.

Below is a summary of our concerns:

Traffic: The addition of 23 units in this area will result in increased traffic at the four-way stop intersection of Ulverston and Third Street and especially for the traffic exiting Kendal on to Third Street. These intersections are already congested at busy times with vehicles often lined up to turn left from Kendal on to Third. I regularly walk my dog past the Peace Park and cross at the crosswalk at Kendal and during afternoon rush hour it feels a little unsafe with so many cars turning from Kendal and cars often traveling relatively quickly from Cumberland Road into the centre of the Village. We believe this proposal will add to this congestion and upgrades in infrastructure will be required - ie: pedestrian and/or traffic lights.

Storm and Sewer Pipe Concerns: We know that some of Cumberland's storm and sewer infrastructure is old and failing and we are concerned that the increase in capacity required for this proposal may exceed current capacity. We have a neighbour across the street who has had their sewer back up twice from the alley due to the failing pipe. We do not want to exacerbate this problem and we would like to be assured all the storm and sewer pipelines have been upgraded not only for the development but also for the neighbours down the hill.

Road Conditions: The roads will need to be improved to accommodate the additional traffic, there are sections of road in the vicinity with crumbling pavement, excessive gravel and uneven shoulders. A development like this will require accessibility which means there will need to be proper sidewalks provided. Is the Village receiving funds from the developer to complete this work?

Noise and Light Pollution: The density of this proposal will mean a significant increase in noise and light pollution which will impact both residents and wildlife. 23 units is excessive and we'll suffer not only from the additional residential traffic, but also commercial services like garbage and recycling services delivered by large trucks.

Protecting Green Space: The current proposal of 23 units will have a significant negative impact on the green space in the immediate area. A smaller development will have a reduced footprint and still preserve some of the current green space around the existing neighbours including the Cumberland Lodge. We believe Cumberland Village Council should protect all the mature trees on the property, especially the tall conifers.

Community Benefits from Rezoning: We believe a development of this size should deliver significant benefit to the surrounding area. We are interested in learning how funds from the developer will address the required improvements in infrastructure including road, sidewalk and pedestrian upgrades.

Thank you for taking time to consider our concerns with this development.

[REDACTED]

Attachment 4: Draft OCP and Zoning Bylaw Amendments

Addition of a new zone to Zoning Bylaw No. 1027:

RM-4—Residential Multi-Family Four Zone

9. Principal Uses		<i>Apartment</i> <i>Townhouse</i>	
10. Accessory Uses		<i>Accessory buildings and structures</i> <i>Home occupation</i>	
11. Lots Created by Subdivision	Area, minimum	2,000.0square metres (21,528square feet)	
	Frontage, minimum	10% of the perimeter of the lot	
12. Density	<i>Building GFA</i> , maximum	<i>Accessory buildings</i> shall have a combined floor area no greater than 10.0% of the lot area.	
	<i>Units Per Hectare (uph)</i> , maximum	90uph	
	Density Bonusing	Where 20% or more of the total number of multi-family dwelling units are affordable housing units, the maximum number of multi-family dwelling units may be increased by 25 units per hectare.	
13. Lot Coverage	Coverage, maximum	65%, including parking lot coverage	
14. Principal Buildings and Structures	Setbacks, Minimum	Front	3.0metres (9.8feet)
		Rear	7.5metres (24.6feet)
		Side	4.5metres (9.8feet)
		Side, Exterior	4.5metres (9.8feet)
	Height, maximum	15.0metres (49.5feet)	
15. Accessory Buildings and Structures	Setbacks, minimum	Front	3.0metres (9.8feet)
		Rear	1.5metres (4.9feet)
		Side	1.5metres (4.9feet)
		Side, Exterior	3.0metres (11.5feet)
	Height, maximum	4.5metres (14.8feet)	
16. Conditions of Uses	N/A		



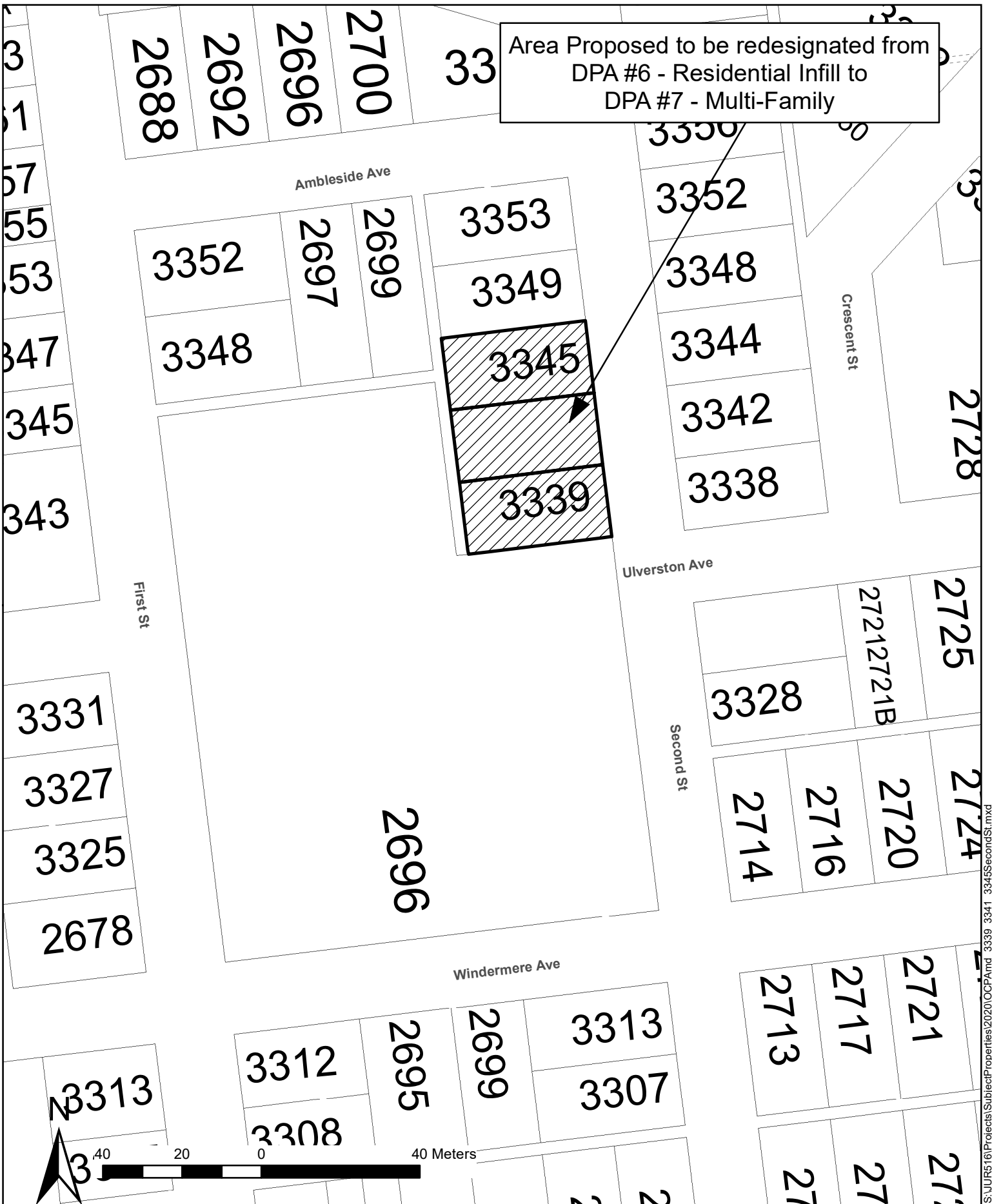
Subject Properties

RM-4



The Corporation of the Village of Cumberland
 Zoning Amendment Bylaw No. #####, 2020, Schedule A

Area Proposed to be redesignated from
DPA #6 - Residential Infill to
DPA #7 - Multi-Family



Lots 3, 4 and 5 Block 32 DL 24 Plan VIP3268

The Corporation of the Village of Cumberland