

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

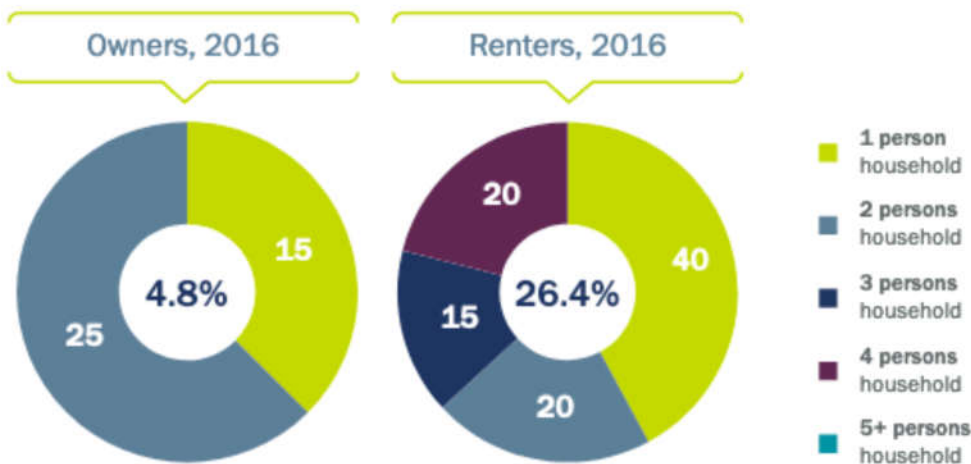
This project is a response to a need for affordable rental units for families in Cumberland. While rental prices in Cumberland are relatively affordable when compared to the overall median income (\$71,655), renters still represent the majority of those in core housing need with about 26.4% of renters 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 are 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

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Attachments

- Schedule A Application Form
- Site Plans
- Survey





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



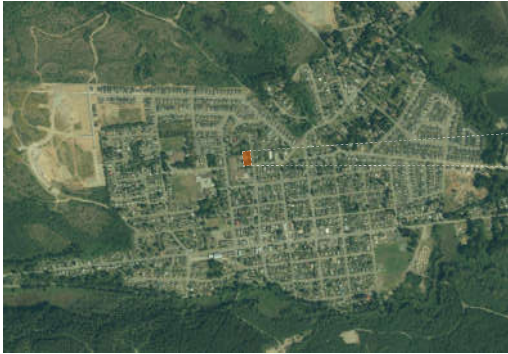
MacDonald Hagarty Architects Ltd.
 1572, 2nd E. Central Ave.
 Coquitlam, BC
 V8K 9W7

SHEET LIST

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

CONTACT INFORMATION

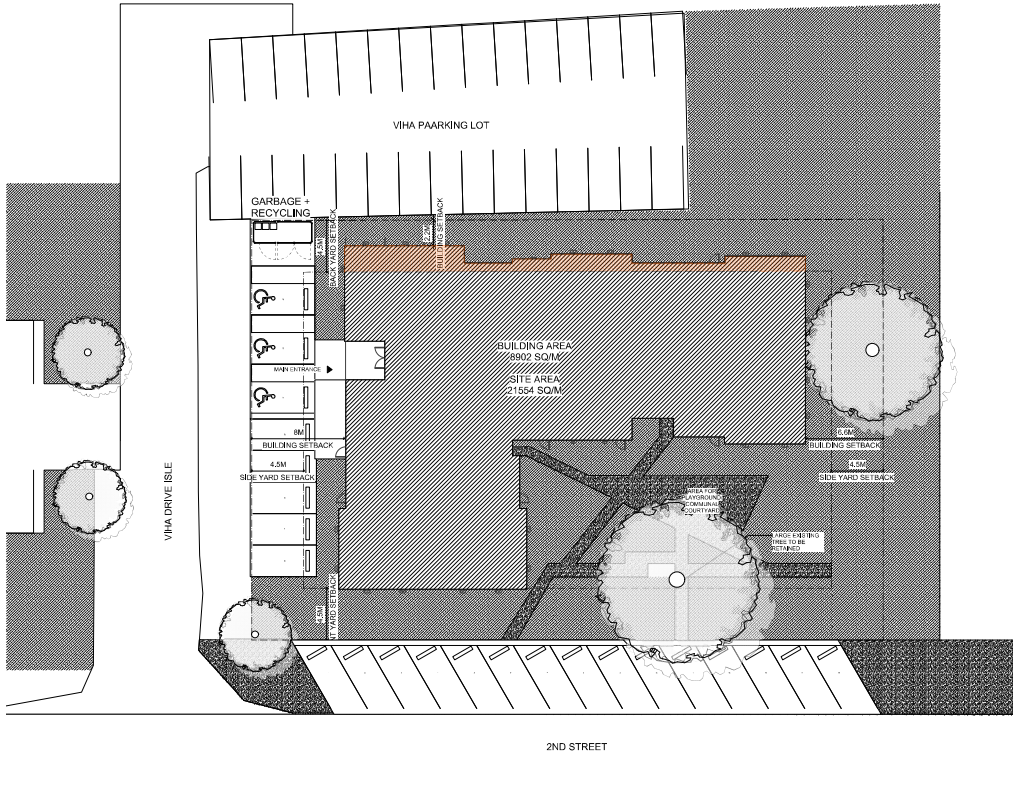
Owner + Operator Down to Dawn + Comox Valley Transition Society	Survey Bruce Lewis Land Surveying Inc. 811 Highridge court Comox, BC
Prime Consultant + Architect MacDonald Hagarty Architects Ltd. Project Architect: Maria MacDonald Maria@MHAarchitects.ca T - 604.345.9733	



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

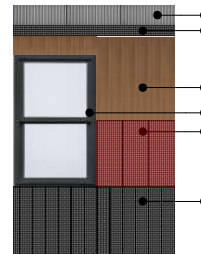


3 2nd + 3rd floor program
Scale: 1:500

TOTAL RESIDENTIAL UNITS:

1	15
4	25
10	35
2	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 PERFORMING APPLICATION
 PROJECT INFORMATION

PROJECT INFORMATION

A0.01



1	1B
4	2B
15	3B
3	4B
22	5B

Total 3 storey

2 PRELIMINARY LAYOUT
 Scale: 1:100

A 20240428 339-3341-3345-2ND STREET CUMBERLAND BC
 NOT YET IN EXIST

2nd + 3rd floor typical



2 2nd STREET ELEVATION
 Scale: 1:100



3 2nd STREET ELEVATION
 Scale: 1:100



4 2nd STREET ELEVATION
 Scale: 1:100

A 20200428 REVISED FOR PERMITTING APPLICATION
 NOT TO BE USED

ELEVATIONS