

# Non-Market Housing and Child Care Project

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. This location is also ideal for families and seniors as it is next to a recreational centre, elementary school, and seniors centre. It is also within a short walking distance to the library, shops, and transit.

## What is Non-Market Housing?

Metro Vancouver Housing provides mixed-income housing for low to moderate income households. As a family-oriented building, this project is not supportive housing. Mixed income housing includes some units with a modest decrease from market rents, and some units with a subsidy. By serving a range of incomes, ages, and families, we support inclusive communities for all.

Exact rent levels will be determined closer to completion and may also vary depending on provincial and/or federal funding support.



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

Address: 19085 119B Avenue, Pitt Meadows, BC  
Site Size: 5,488 m<sup>2</sup>  
Current Zoning: P1, Community Assembly  
Current Use: vacant, gravel lot

Non-Market Housing and Child Care Project

# About Metro Vancouver Housing

Metro Vancouver Housing is a non-profit housing provider whose sole shareholder is the Metro Vancouver Regional District. Established in 1974, Metro Vancouver Housing operates at no cost to the taxpayer and is one of the largest family rental housing providers in the region, with 3,400 homes supporting close to 10,000 people.

We know that homes are more than just buildings and want our residents to love where they live. We support community building with tenant engagement programs like community gardens, daycare, family cooking classes, social events, and more.



# A Growing Community

There is a need for more housing and more diverse housing choices in Pitt Meadows, especially in areas close to amenities and transit. This project will help support the city's goal of creating multi-family housing options in the Civic Centre:

- **A growing population.** The City's population is expected to grow by 36% (4,354 people) by 2041.
- **A strong need for rental housing.** This project will be the first secured rental project in Pitt Meadows. No dedicated rental housing has been constructed over the past decade and there are low to no rental vacancies. As housing ownership becomes more expensive, more families will need rental housing.
- **High demand for family rental housing.** Of all the rental housing in the region, only 25% is appropriate for families. This project will support local families with roughly half of the units as family-sized (2 and 3-bedrooms).
- **A need for accessible housing for seniors.** Within Pitt Meadows, the population of seniors is growing as is the need for seniors housing that is accessible. This project will provide 'age-friendly' homes with a mix of wheelchair accessible units and units that can be adapted to allow people to remain in their homes as they age.
- **Need for affordable childcare.** This project will also address the critical need for childcare spaces for children from newborns to 12 years that was highlighted in the City's recent Childcare Needs Assessment. This project will provide a range of spaces including infant/toddler pre-school, daycare for younger children and before/after school care.



# Project Design

## Project Statistics

- Gross Floor Area – 10,607 m<sup>2</sup>
- Proposed Floor Area Ratio – 1.93

## Residential

- Unit Breakdown:

Type	Units
1 - bedroom	53
1 - bedroom accessible	10
2 - bedroom	36
2 - bedroom accessible	6
3 - bedroom	10
<b>TOTAL</b>	<b>115</b>

## Childcare

- Size: 1,018 m<sup>2</sup>
- Capacity:
  - 12 infant/toddler spaces
  - 2 pre-school programs (20 spaces each)
  - 2 daycare programs, ages 3-5 (25 spaces each)
  - 2 before/after school care programs, ages 6-12 (48 spaces each)



**View Looking Northeast**

*Please Note: Renderings are provided for conceptual purposes only. Building design and materials will be further refined through the municipal approvals process.*

Architectural renderings and draft concepts by Ryder Architecture **Ryder**

Non-Market Housing and Child Care Project

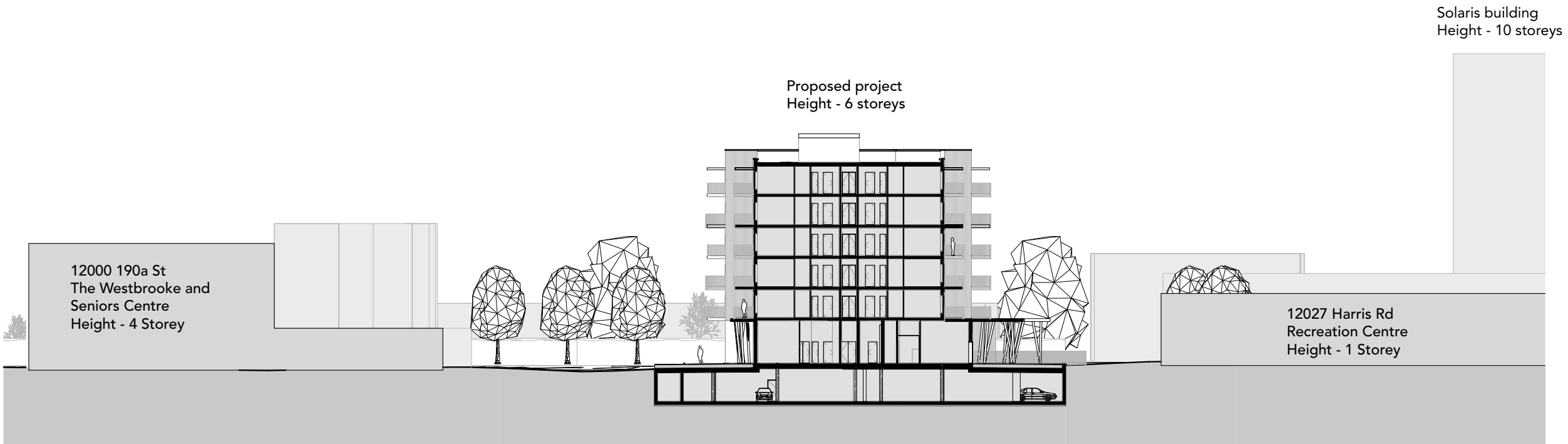
# Project Design



**View Looking Northwest**

*Please Note: Renderings are provided for conceptual purposes only. Building design and materials will be further refined through the municipal approvals process.*

*Architectural renderings and draft concepts by Ryder Architecture* **Ryder**



**Section: East-West**  
(Note: not to scale)



**Section: North-South**  
(Note: not to scale)

Non-Market Housing and Child Care Project  
**Floor and Unit Plans**



**Level 2,4,6 Plan**

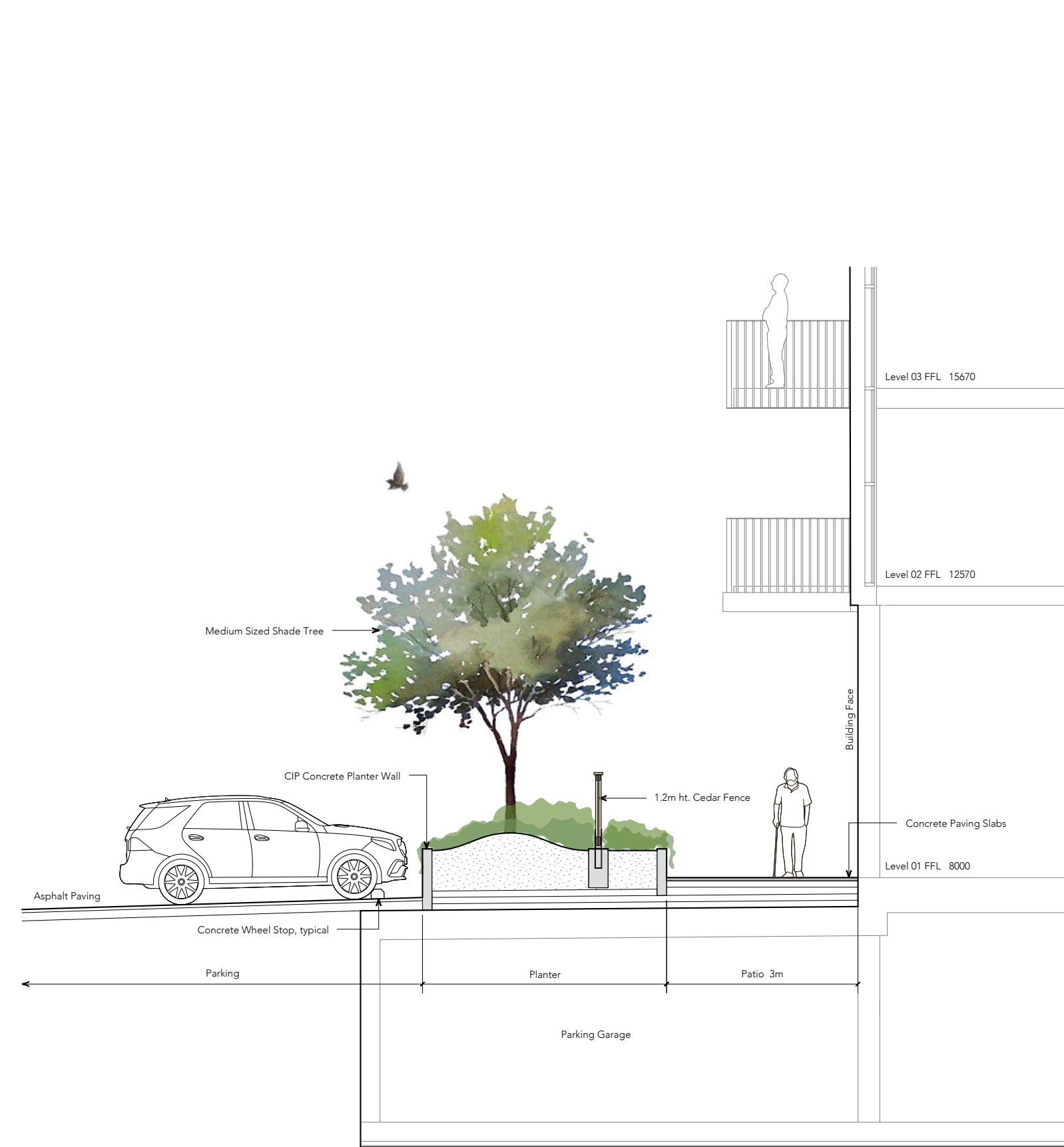
**Room Legend**

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

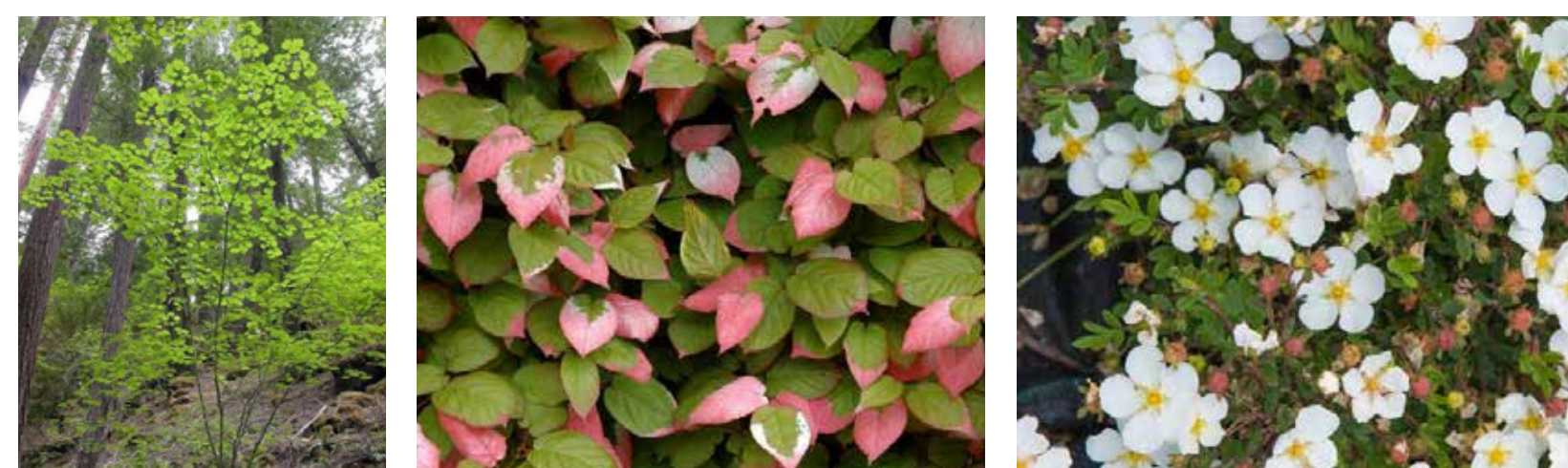
Architectural renderings and draft concepts by Ryder Architecture **Ryder**

(Note: not to scale)

# Landscaping



Conceptual detail section: Landscaping will provide privacy for residential patios and neighbours. (Note: not to scale).



The project will use local plant species that are drought-resistant and fit with the existing neighbourhood.



## Level 1 Floorplan and Landscape Plan

Architectural renderings and draft concepts by Ryder Architecture **Ryder**

Landscape Plan by Groundswell Landscape Architecture



(Note: not to scale)

Room Legend

1 Bedroom Suite	Amenity	PhoB-A1 Play	OC 1 Service	Child Care Service	PhoB-A2 Service
2 Bedroom Suite	Toddler Play	PhoB-A1 Service	OC 2 Play	Circulation	Service
Admin	Toddler Service	OC 1 Play	OC 2 Service	PhoB-A2 Play	

# Transportation

## Walking

- Located in the heart of the Civic Centre, the site has easy walking access to many daily amenities.

## Transit

- The site is close to transit, with bus stops within 100m, and easy access to the West Coast Express rapid transit line.

## Biking

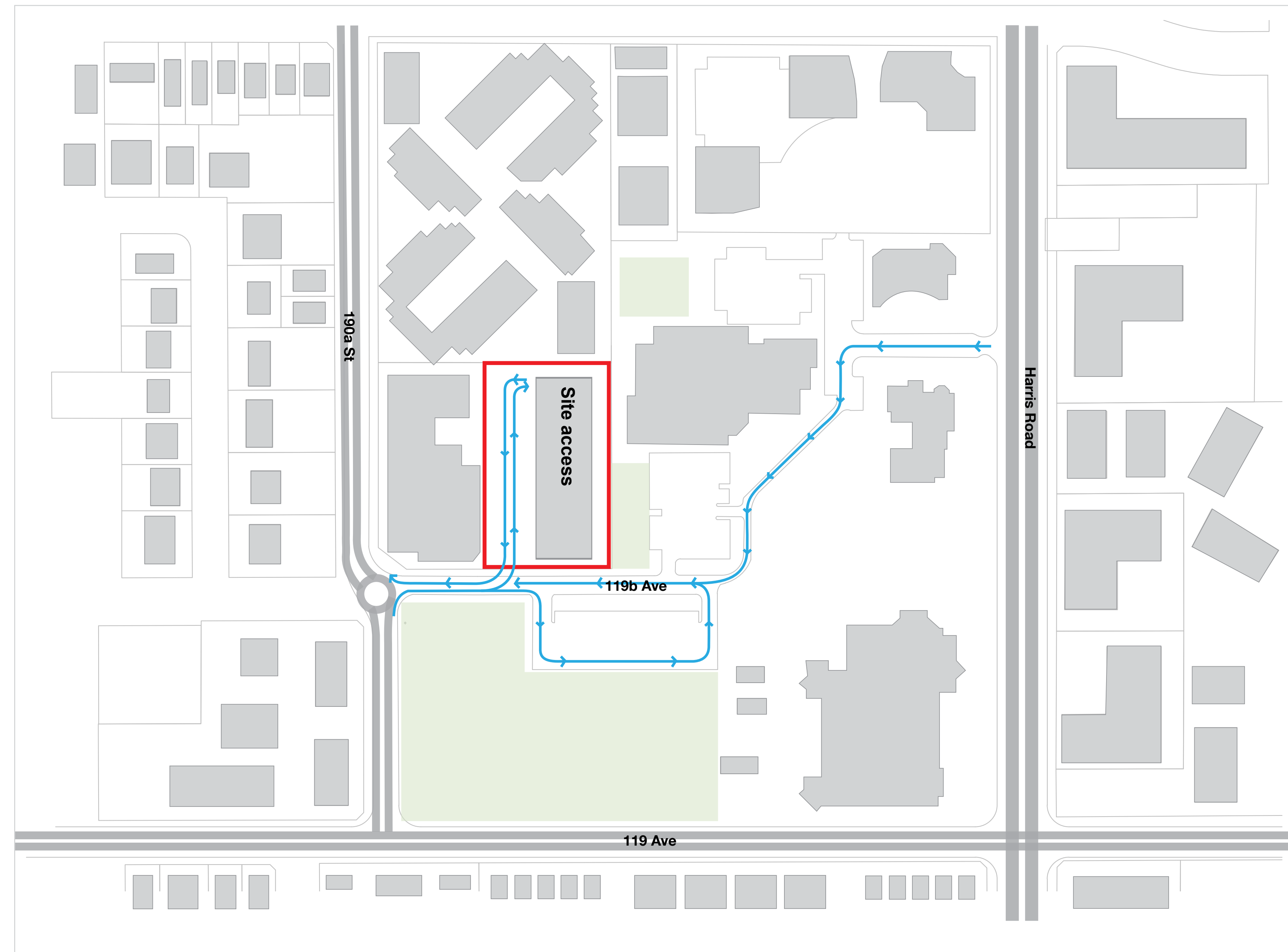
- The project will include a large number of secured bike parking, including space for cargo bikes, and bike-share spaces, to support residents to use the many bike routes in the area.

## Vehicles

- A traffic study was completed for the project that found any traffic from the new development will not create any significant impacts to the area's road network.

## Access to the Building

- The building's underground parking will be accessed from a side drive-way. This will help to avoid traffic on 119B Ave from cars entering/exiting the building.



Architectural renderings and draft concepts by Ryder Architecture **Ryder**

# Environmental, Social, & Community Benefits

## Environment

- As a vacant gravel site, there is no need to deconstruct any existing buildings or structures.
- The proposed building will be highly sustainable, with a high performing, energy-efficient design. This will provide comfortable homes for tenants, help to reduce utility bills, and support action towards our local and national climate goals.

## Social

- All homes will provide some level of affordability to serve a range of low to moderate income working households. By providing a mix of ages, families, and incomes, this project will support a more diverse and inclusive community.
- All homes will be either wheelchair accessible or meet universal design standards, meaning they can support people with disabilities, and support seniors to age in place.
- Indoor and outdoor tenant amenities will provide flexible, multi-use spaces for people of all ages to support social activities.

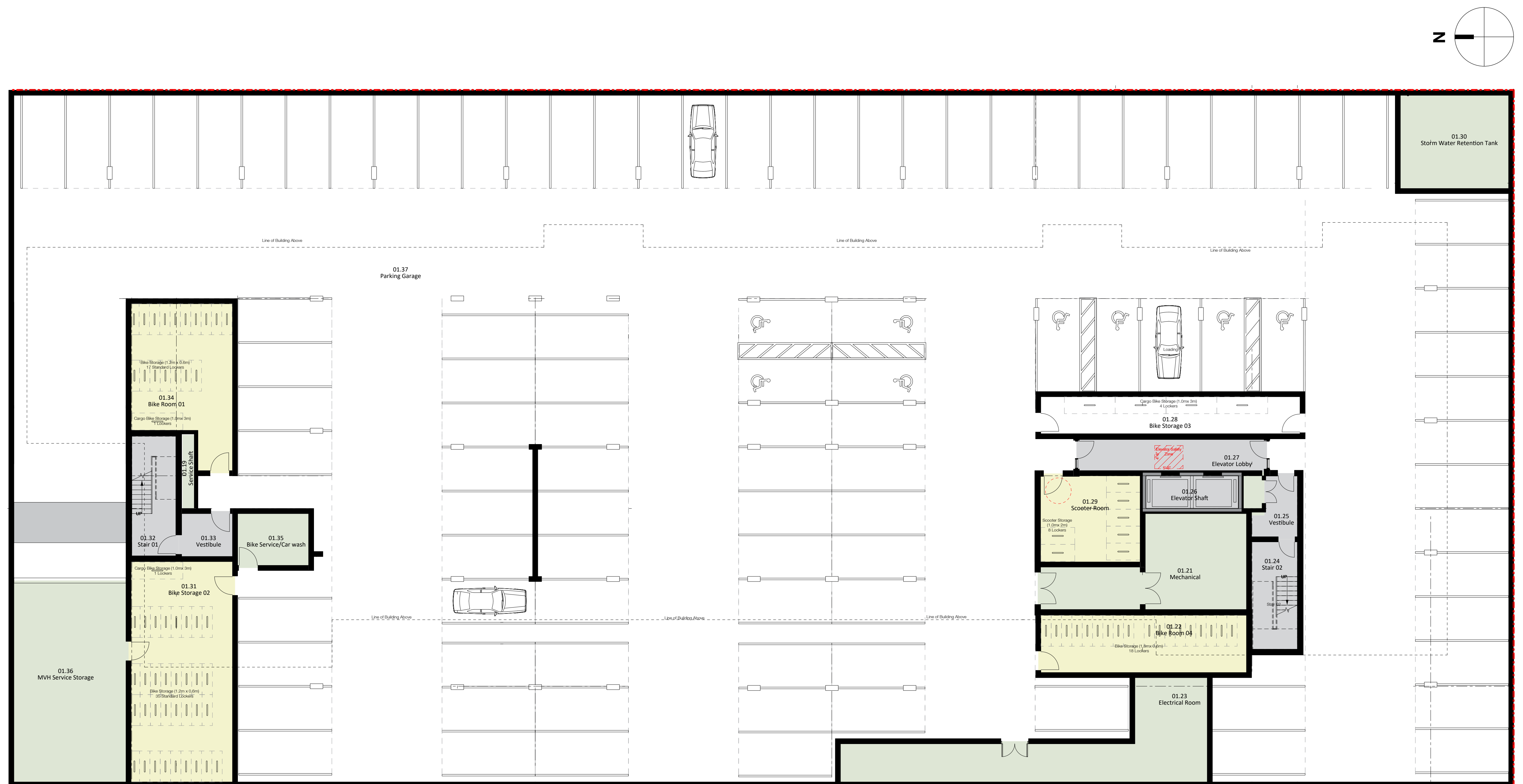
## Community

- A non-profit childcare facility on the ground floor will provide affordable childcare spaces for residents and the broader community.
- We know that homes are more than just buildings. Metro Vancouver Housing provides a wide range of tenant programs to engage our residents such as social events, environmental clean-ups, summer programs for kids, and family cooking classes.



# Parking

- 142 parking stalls total (13 accessible stalls)
- 98 underground stalls (8 accessible stalls)
- 44 surface stalls (5 accessible stalls)
- Bike parking – 74 stalls (including 6 cargo bike stalls and 12 bike-share)
- Mobility scooter parking – 7 spaces



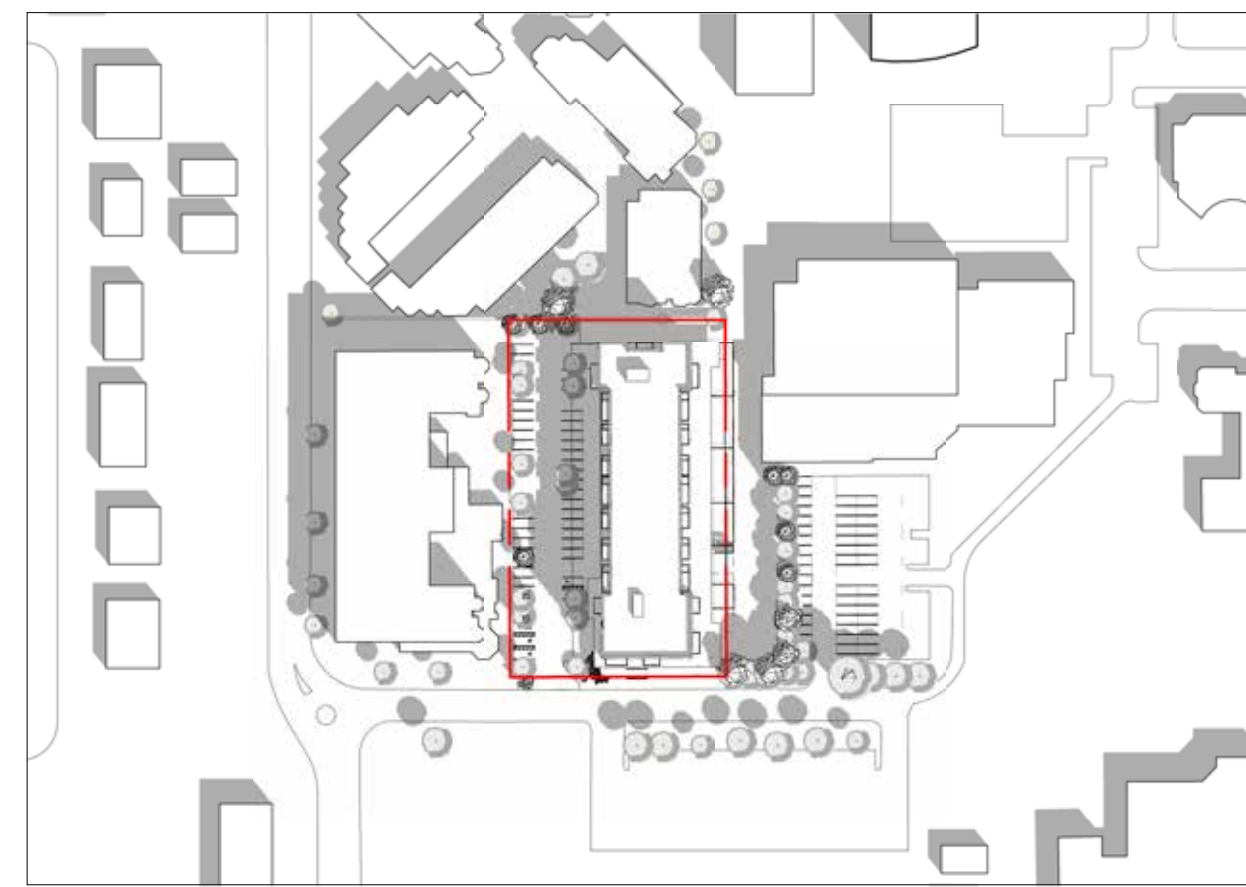
**P1 Parking Plan**

Architectural renderings and draft concepts by Ryder Architecture **Ryder**

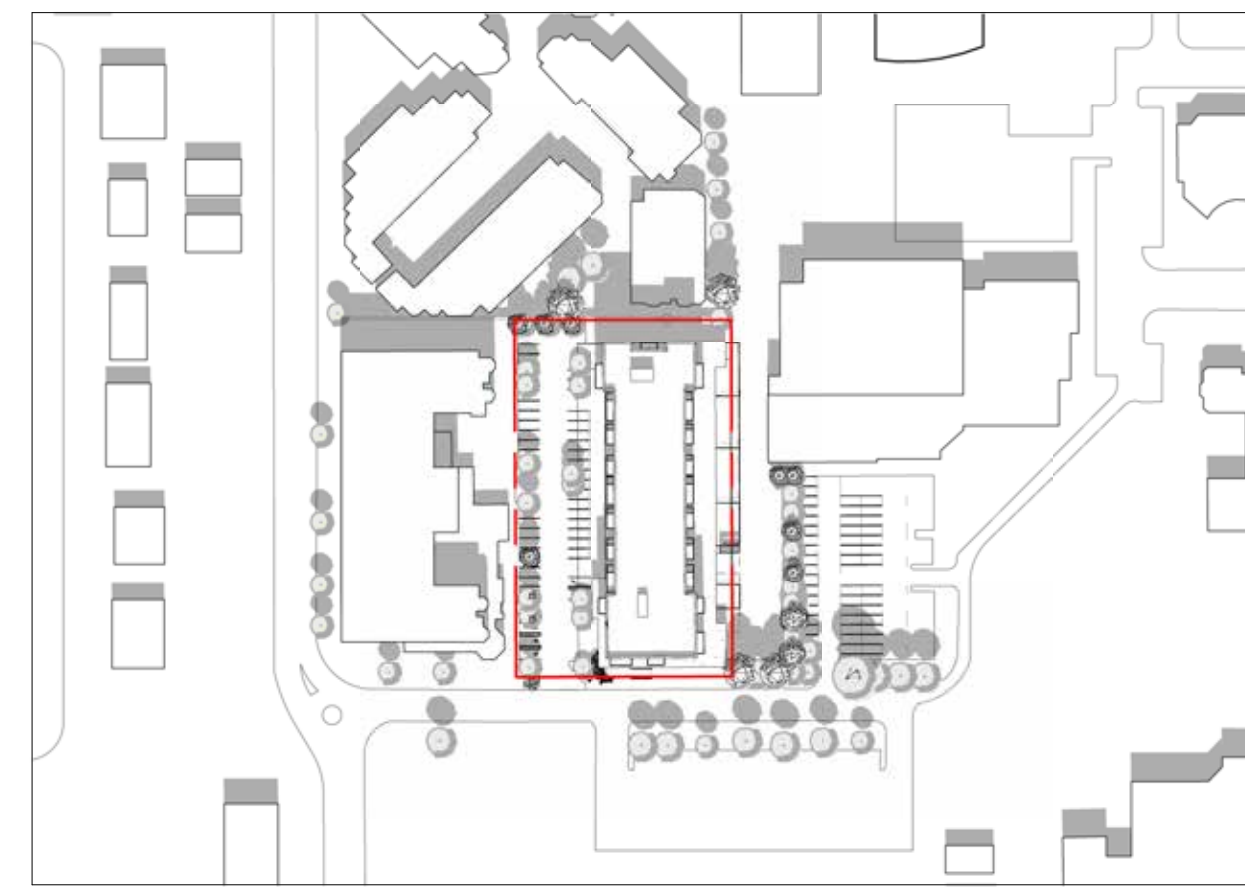
(Note: not to scale)

Non-Market Housing and Child Care Project

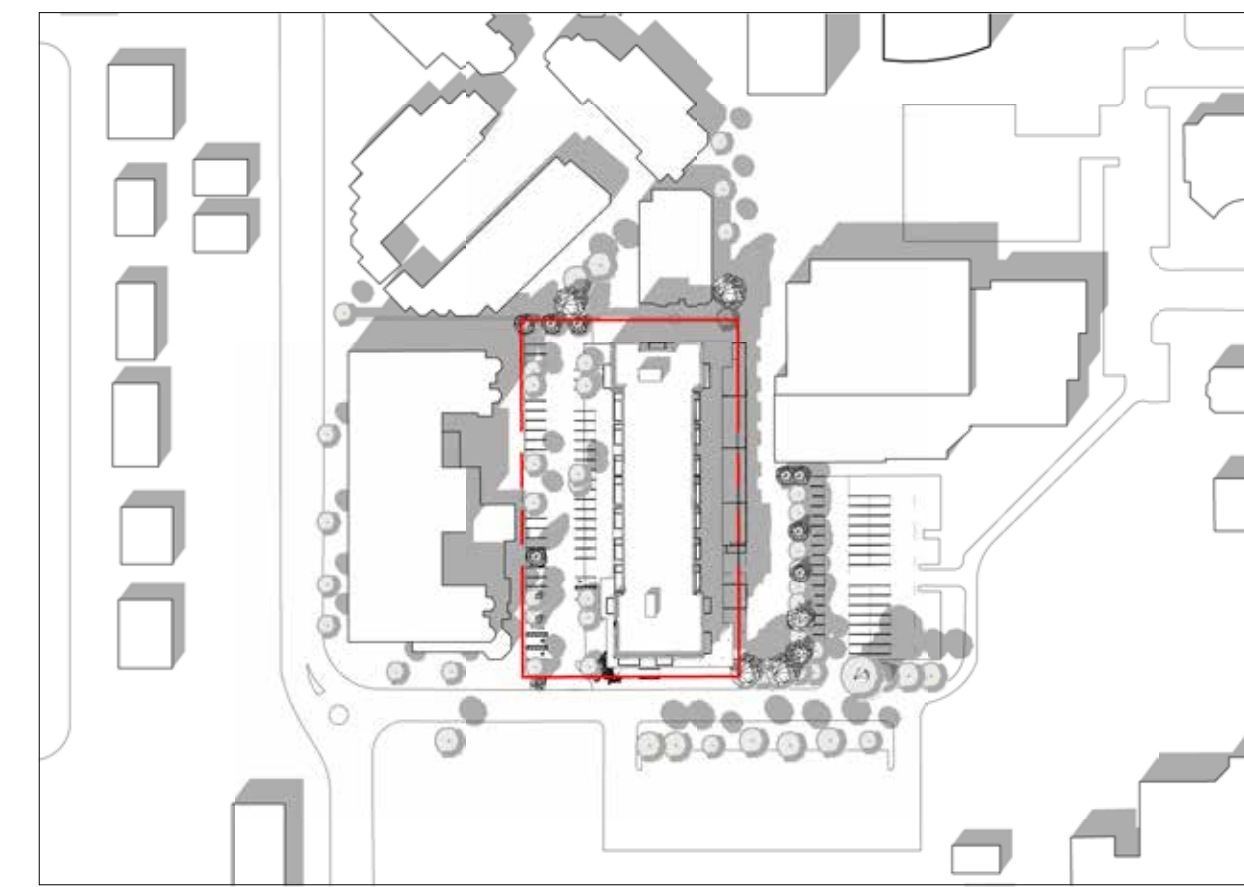
# Shadow Study



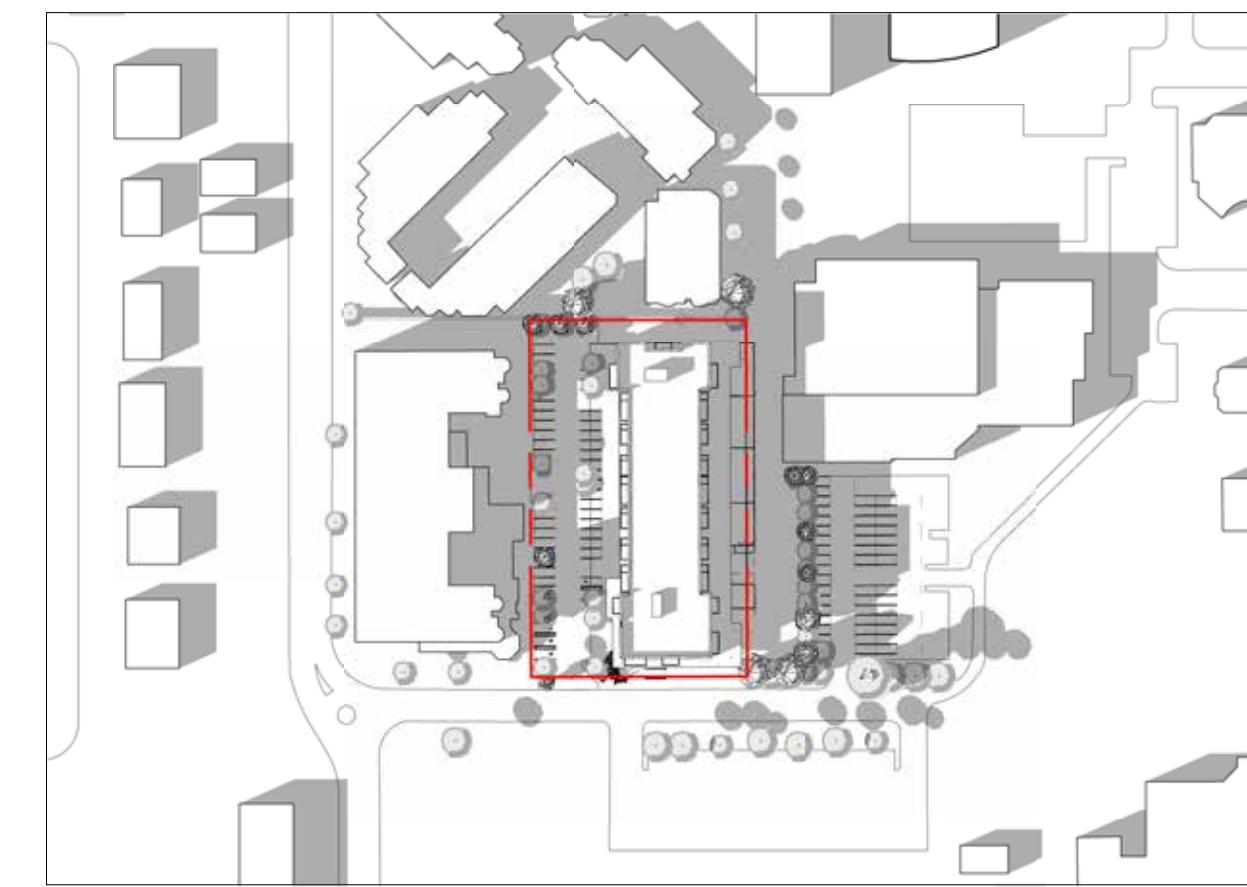
1 March/September 21 10am  
A201 1:1500



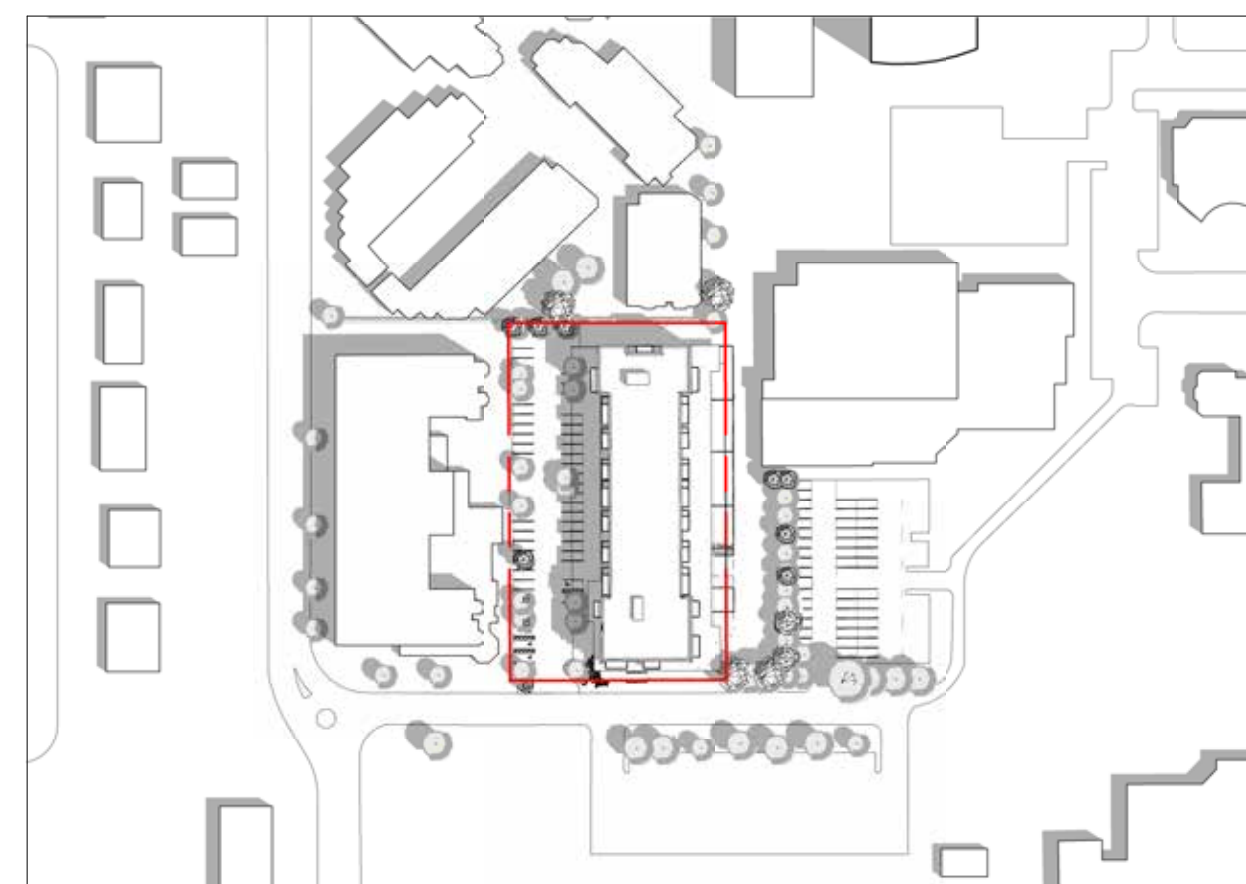
2 March/September 21 12pm  
A201 1:1500



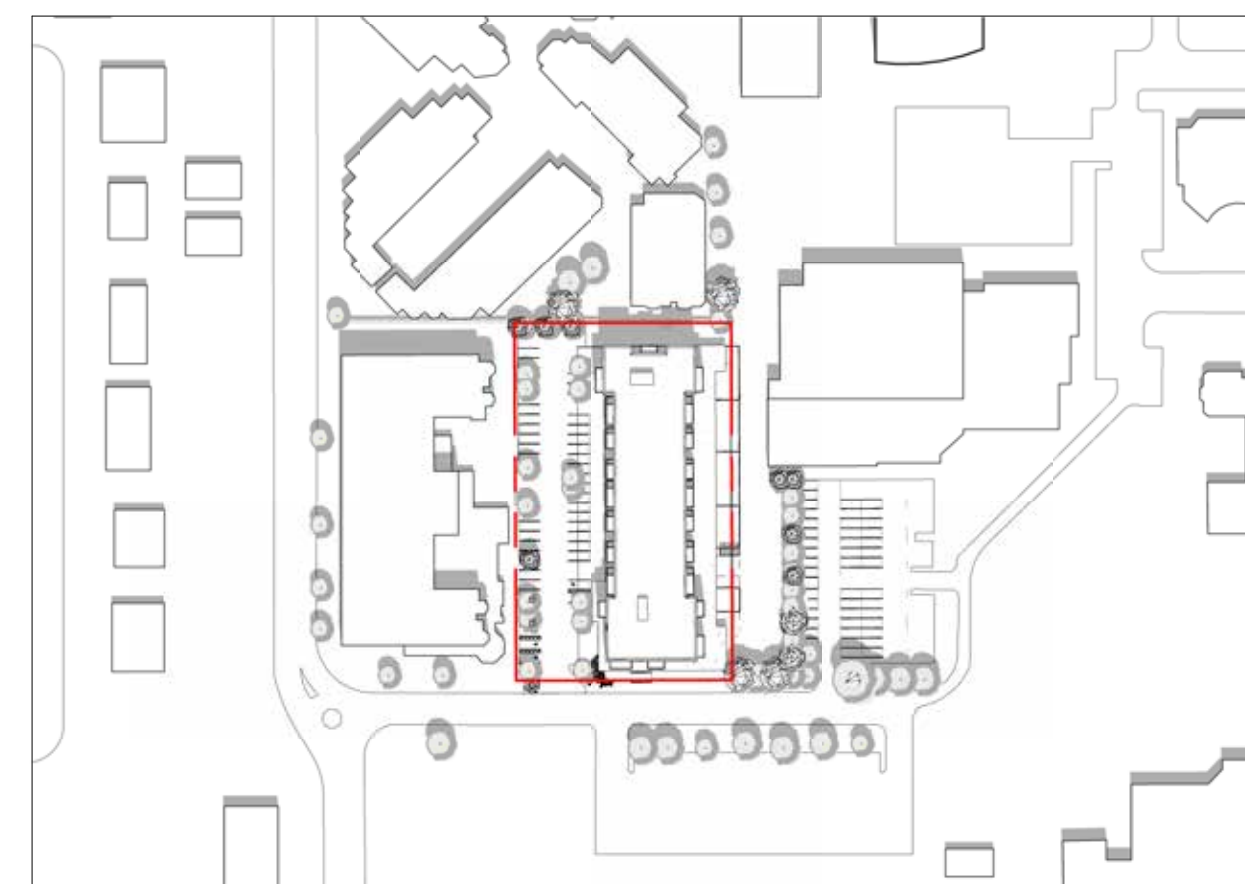
3 March/September 21 02pm  
A201 1:1500



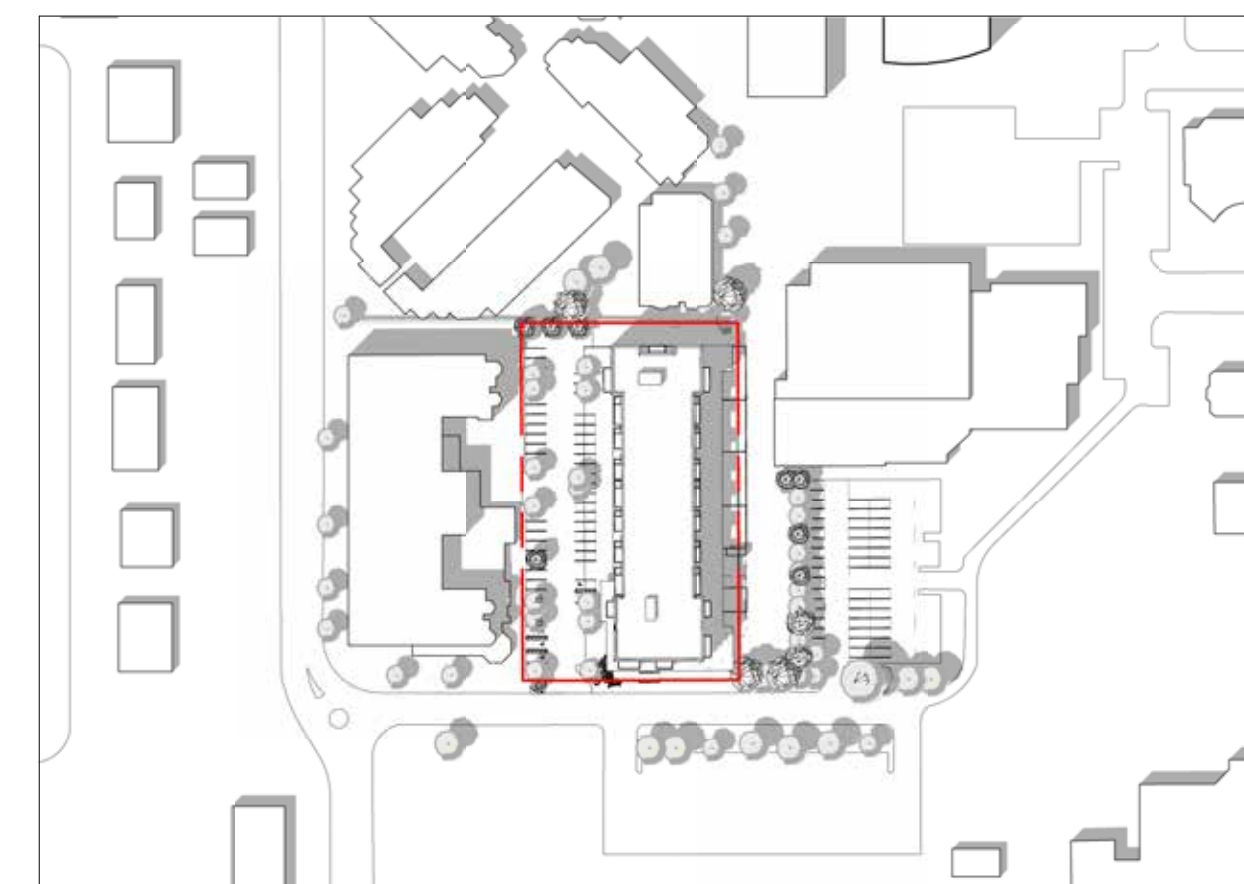
4 March/September 21 04pm  
A201 1:1500



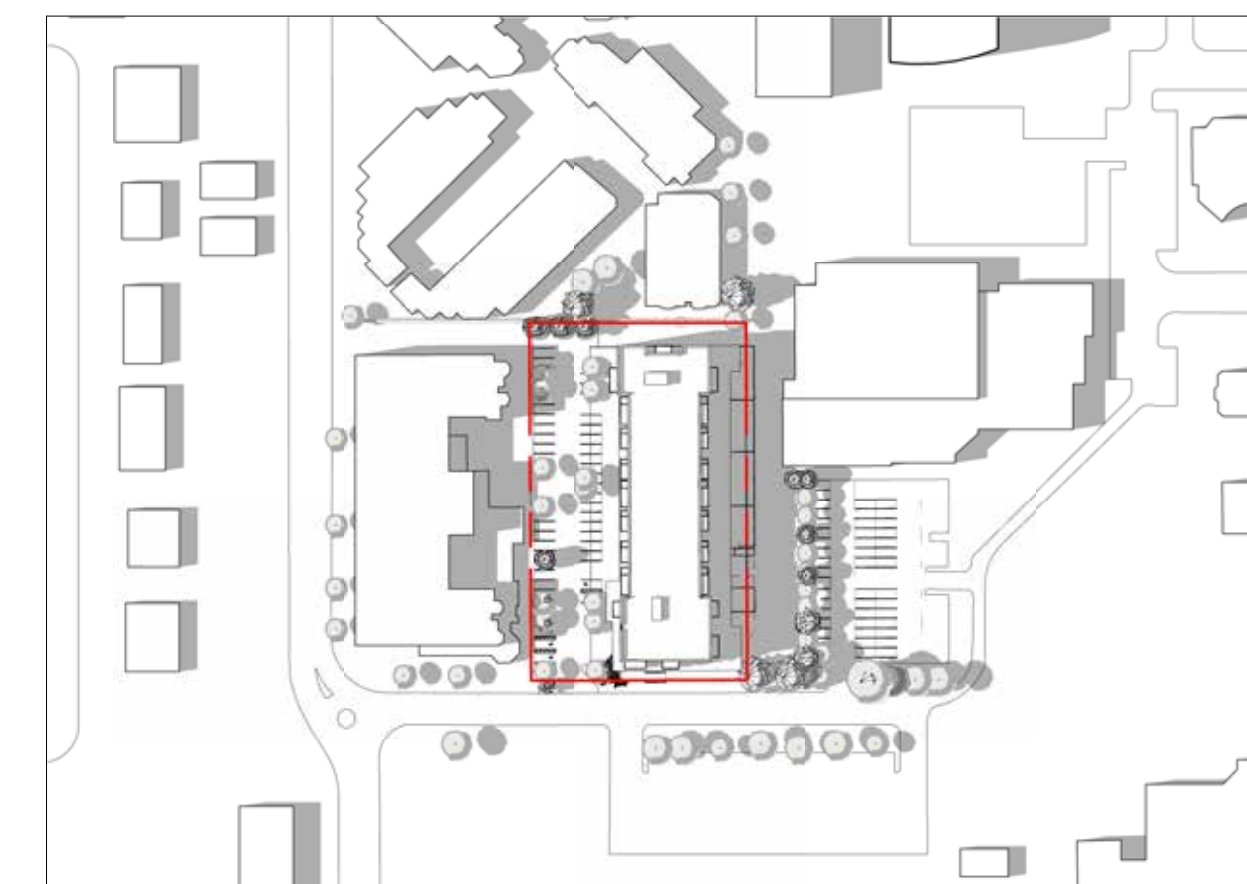
5 June 21 10am  
A201 1:1500



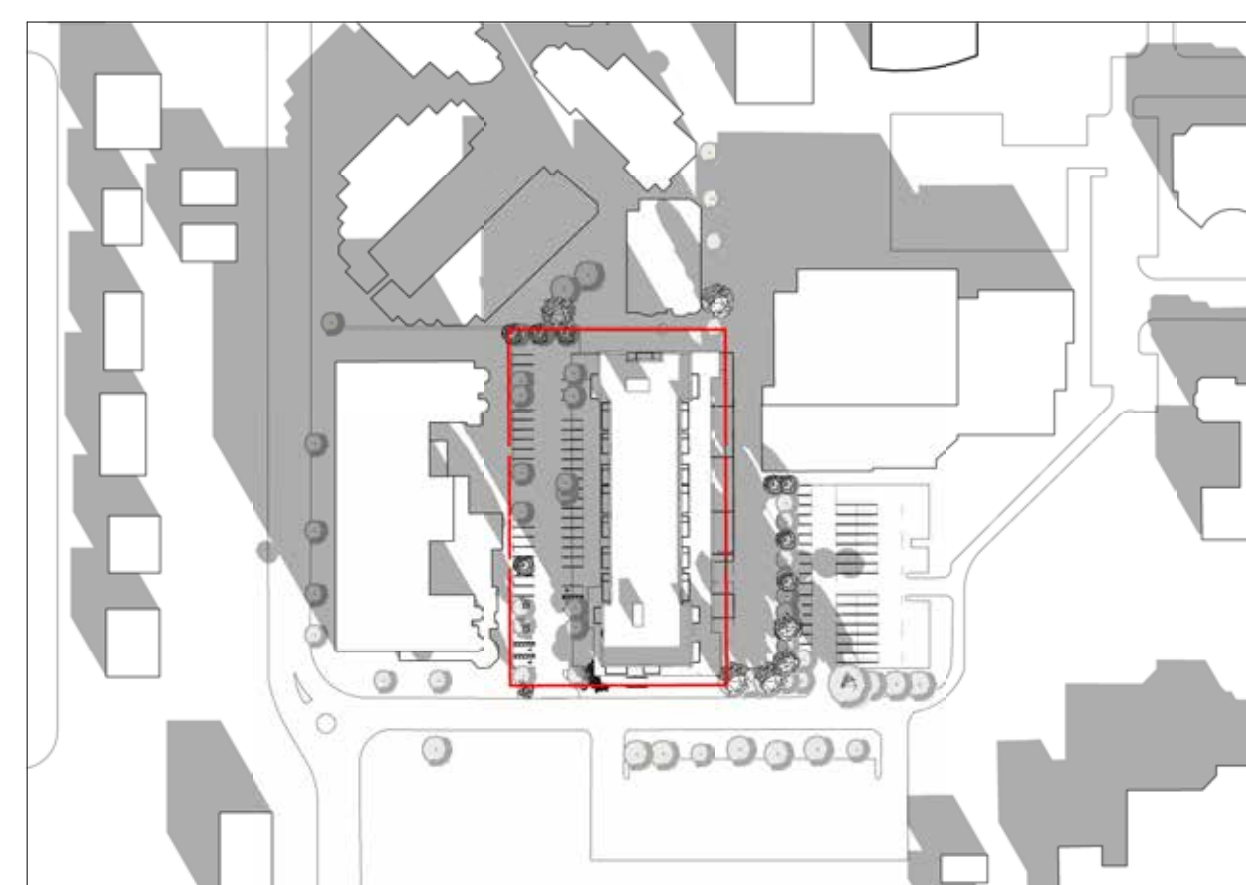
6 June 21 12pm  
A201 1:1500



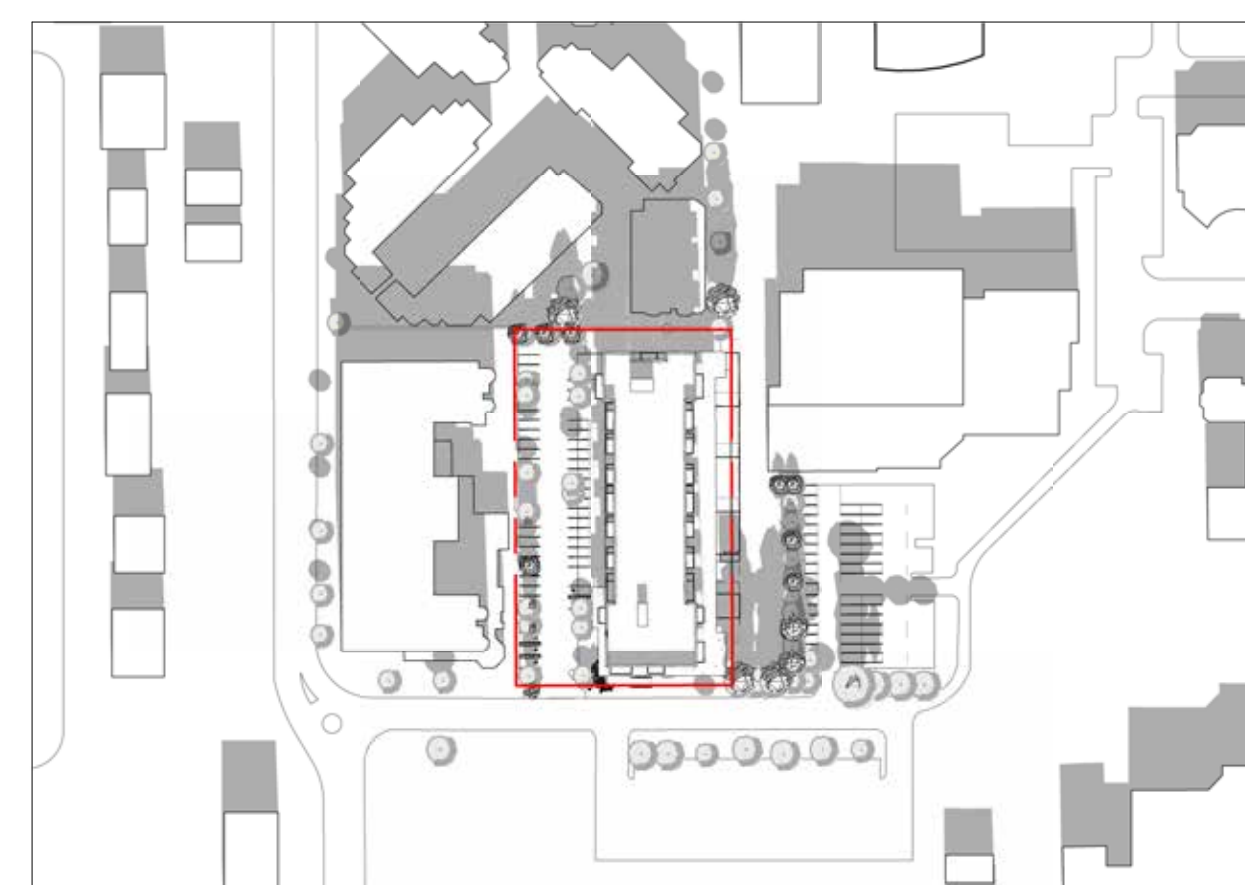
7 June 21 02pm  
A201 1:1500



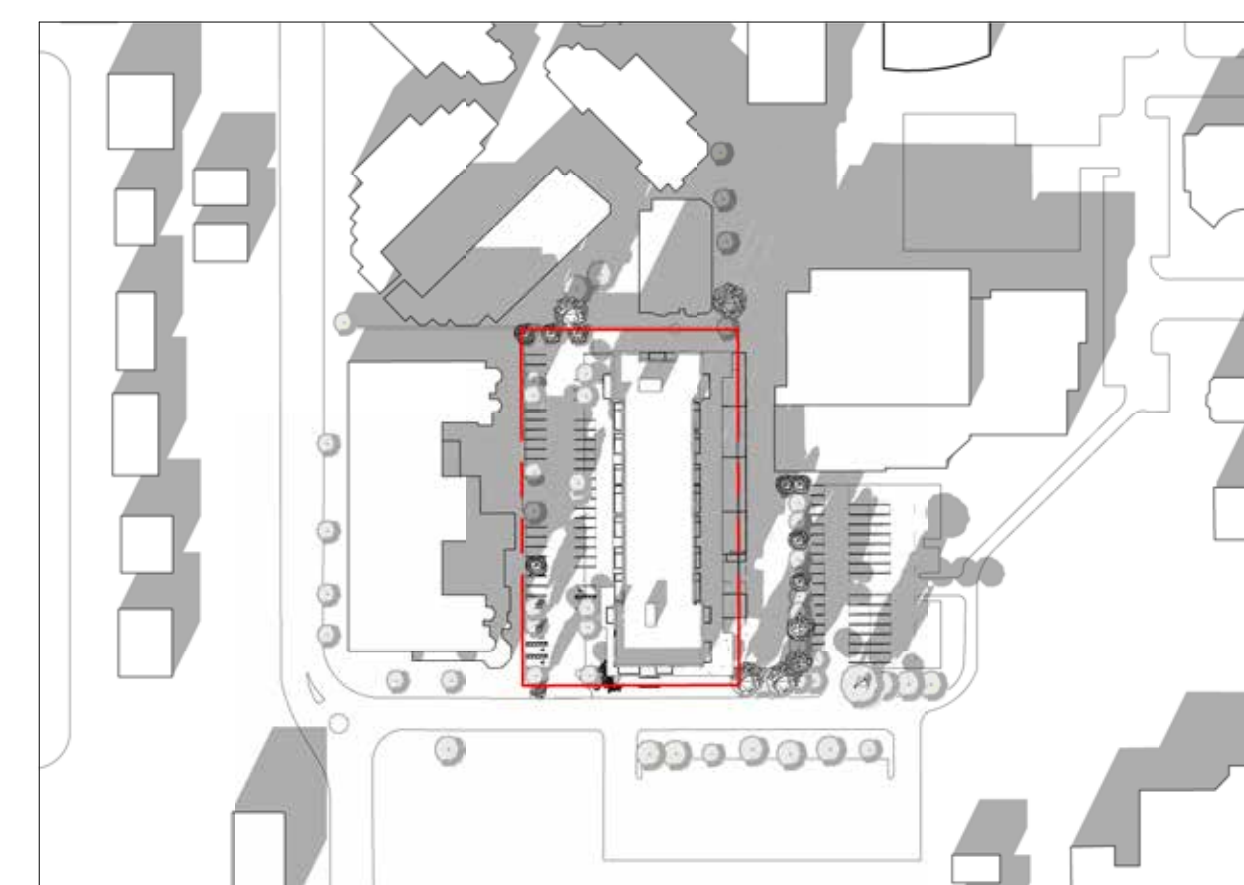
8 June 21 04pm  
A201 1:1500



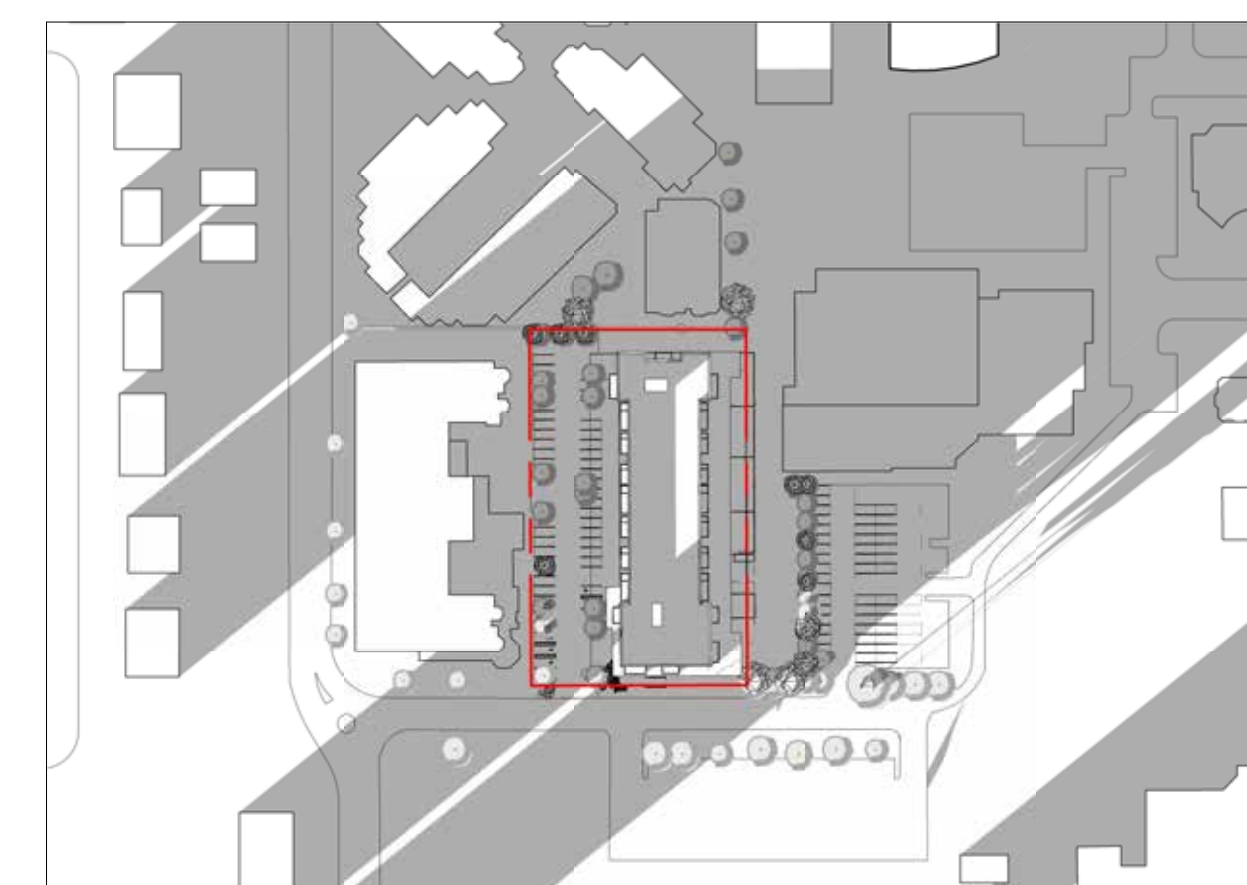
9 December 21 10am  
A201 1:1500



10 December 21 12pm  
A201 1:1500



11 December 21 02pm  
A201 1:1500



12 December 21 04pm  
A201 1:1500