



**Spadina Avenue Affordable Housing Project
Mamele'awt Qweesome Housing Society (MQHS)**

Engagement Summary Report

45835 Spadina Avenue

November 2, 2023

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|---------------------------------------------------|
| Date Received: <u>November 16, 2023</u> |
| Received From: <u>CPA Development Consultants</u> |
| Folder Number: <u>RZ1634</u> |
| Subject Property: <u>45835 Spadina Avenue</u> |
| Council Date: <u>November 21, 2023</u> |



Context and Background

In June 2017, the Chilliwack United Church congregation voted to support the Futures Committee to explore redevelopment of Church property, located at 4835 Spadina Avenue, Chilliwack, BC, with likeminded individuals and groups, to provide service to the Chilliwack community and a legacy for the Church. This began the exploration of opportunities. Through a series of exploratory meetings and due diligence, Cheam View voted to pursue a partnership with Mamele'awt Qweesome Housing Society (MQHS) because of their professionalism and vast expertise in developing and managing non-market rental housing.

MQHS is a non-profit urban Indigenous housing society that develops, manages, and administers a wide range of subsidized housing options and support programs for those most in need in the Fraser Valley. Its mission is to provide affordable housing and support services primarily for Indigenous people in a way that ensures tenant safety and empowers self-determination. Created in 1987, MQHS (formally Mission Native Housing Society) has over 30 years of experience providing affordable housing. MQHS support services and projects have grown alongside the organization's mandate, expanding throughout the Fraser Valley to the communities of Agassiz, Chilliwack, Harrison, Hope, Mission, Yarrow and Abbotsford.

MQHS began partnering with Cheam View United Church in 2019 with an aim to develop 64 units of affordable housing on a land owned by the Church for low to moderate income individuals, seniors and individuals with mobility challenges. Adding these units to Chilliwack's affordable housing portfolio will have a very positive impact on the community, as Chilliwack is one of three cities that have experienced the most growth in British Columbia behind only the Township of Langley and Surrey.

The proposed design is a six-storey, efficiently designed wood-framed building with a total of 53,106 square feet of residential area. The project has been divided into two components. The "residential component" includes all residential units, residential amenities and all other spaces that are related to the residential portion of the project. The "non-residential" component, developed for Cheam View to provide a lasting presence in the community for outreach services, a thrift shop, community kitchen, café, and multi-purpose community space. The concept of the project has been envisioned and developed in consultation with CPA Development Consultants, Station One Architects and VanMar Constructors, a development team that has successfully delivered affordable rental housing projects to Chilliwack (Waterstone), Abbotsford (Yalestone) and Hope (Riverstone).

This report summarizes engagement activities led by MQHS and Chem View United Church in support of rezoning application submission. The overarching goal for engagement was to address public concerns and amplify and promote existing support for the Spadina Avenue Affordable Housing project as it moves through the municipal approvals process.

Engagement Objectives

1. To build **common understanding** about how the proposed project addresses a critical housing need in the community.



2. To **amplify the voices** of local residents who will directly benefit from the project, and of local supporters, whose influence is beneficial.
3. To **promote engagement** opportunities for community members to add their support.

Public Information Meeting

The public information session (PIM) was held Thursday, November 2, 2023, from 5:00-7:00pm at Cheam View United Church at 45835 Spadina Avenue, the proposed redevelopment site. Members of the community were informed about the meeting via advertisement in Chilliwack Progress and notices distributed to the community members living and operating within the 60 meters of the proposed development site.

The PIM was a drop-in session; MQHS, Cheam View United Church and Station One Architects showcased information about the Society, project data, drawings, plans, and renderings.

18 Chilliwack residents attended the public information meeting.

The primary themes evident in participants' responses included (#responses in brackets):

- *Support regarding critical need for affordable housing (2)*
- *Concerns that not enough parking is provided on site (3)*
- *Concern for loss of church space (1)*
- *Support for incorporating church elements in the new building design (1)*
- *Support for laundry in each unit (2)*
- *Support for the proposed building design (3)*
- *Concern for losing the church building that has historical value (1)*

Next Steps

This report describes in detail all the engagement and communications efforts planned and implemented to inform the Spadina Avenue Affordable Housing project application submission for rezoning (*RZ001634*) and development permit (*DVP02274*) to the City of Chilliwack.

The next step is for the City of Chilliwack to review the findings of the engagement report and use those findings to inform the rezoning and development permit application review process.

Attachments

- **Attendee List**
- **Comment Sheets**
- **Public Information Meeting Ad in Chilliwack Progress**
- **Notice of Public Information Meeting**
- **Project Design Presentation Boards**

Public Information Meeting Attendee List

45835 Spadina Avenue

Thursday November 2nd, 5:00PM – 7:00PM

| | Attendee Name | Contact Information | Signature |
|---|-----------------|---------------------|------------------------|
| 1 | Mildred Dargatz | | |
| 2 | Sue Thompson | | |
| 3 | Judith Knowles | | J. Knowles |
| 4 | Donna Blair | | Donna Blair |
| 5 | Derek H. | | Derek H. |
| 6 | Donna Melvin | | Mrs. D. Melvin |
| 7 | Adele Schroeder | | A. A. Schroeder |
| 8 | Donna Logan | | Donna Logan |
| 9 | Jan Vandertrek | | J. Vandertrek |

Public Information Meeting Attendee List

45835 Spadina Avenue

Thursday November 2nd, 5:00PM – 7:00PM

| Attendee Name | Contact Information | Signature |
|------------------------------------|---------------------|-----------------|
| 10 Tracey Goodwin | | Tracey Goodwin |
| 11 Megan Diebel | | Megan Diebel |
| 12 Susan Park | | Susan Park |
| 13 14 Clint and Laura Hanes (2) | | Joan Kokochy |
| 15 Joan Kokochy | | Joan Kokochy |
| 16 Michelle Rutley | | Michelle Rutley |
| 17 Doug Rutley | | Doug Rutley |
| 18 Lynda Wiebe | | Lynda Wiebe |



PUBLIC INFORMATION MEETING COMMENT SHEET

45835 Spadina Avenue

Please provide your comments regarding the rezoning and development permit application for 45835 Spadina Avenue. Thank you for your time and interest to provide input.

I wish that each suite would have their own washer & dryer!

I thought overall - the building looks very nice

I am hoping that many of the items that are kept from this church would be incorporated in the new building (especially the stained glass windows)

Feel free to write additional comments on reverse or attach additional pages.

Optional: Your Name Donna Logan

Optional: Your Contact Info _____



PUBLIC INFORMATION MEETING COMMENT SHEET

45835 Spadina Avenue

Please provide your comments regarding the rezoning and development permit application for 45835 Spadina Avenue. Thank you for your time and interest to provide input.

Like this project, we need affordable housing in Chilliwack!
 Parking may be a problem
 It is a shame the sanctuary can't be saved. We should preserve Chilliwack history.

Feel free to write additional comments on reverse or attach additional pages.

Optional: Your Name _____

Optional: Your Contact Info _____



PUBLIC INFORMATION MEETING COMMENT SHEET

45835 Spadina Avenue

Please provide your comments regarding the rezoning and development permit application for 45835 Spadina Avenue. Thank you for your time and interest to provide input.

looks like a nice building -
not ~~enough~~ enough parking or out side space

Feel free to write additional comments on reverse or attach additional pages.

Optional: Your Name _____

Optional: Your Contact Info _____



PUBLIC INFORMATION MEETING COMMENT SHEET

45835 Spadina Avenue

Please provide your comments regarding the rezoning and development permit application for 45835 Spadina Avenue. Thank you for your time and interest to provide input.

Overall I think this will be an attractive, appreciated building.

I think you should have tried to have a stacking washer/dryer in each suite.

Feel free to write additional comments on reverse or attach additional pages.

Optional: Your Name Adela Schroeder
Optional: Your Contact Info Cheer View church member

PUBLIC INFORMATION MEETING COMMENT SHEET

45835 Spadina Avenue

Please provide your comments regarding the rezoning and development permit application for 45835 Spadina Avenue. Thank you for your time and interest to provide input.

attended your info this Thursday 2 Nov - 2023.
I have no problem with rezoning the property because we need more (affordable) housing, however a piece of chunk - heritage is on the chopping block again! After Empress Hotel - post office - Paramount Theatre there will be very little left of "chilliwack" heritage.
In my view the old sanctuary of the Church could be the "gathering" place and kept at whatever cost!!! The building erected in 1908 and resurrected as United Church in 1953 cries to be kept as heritage. The other annex buildings have no need to be there and the old Sanctuary could be build around with apartments.
In Vancouver the first baptist church on Burrard street that was build in 1910 is a prime example with the surrounds of highrise apartments complementing new and heritage.
64 units are proposed, with how many parking spaces? already parking is an issue today and will only get worse.

- over -

Feel free to write additional comments on reverse or attach additional pages.

Optional: Your Name

Jan T Vandertloek

Optional: Your Contact Info

Six Lions Clubs team up to purchase mammography equipment for CGH

Chilliwack and area Lions clubs, in partnership with Fraser Valley Health Care Foundation, are providing Chilliwack General Hospital with a suite of three state-of-the-art mammography machines.

This equipment will not merely update but greatly enhance the efficiency of a hospital mammography department currently serving an estimated 70,000+ people.

Dogwood Monarch Lions, Mount Cheam Lions Charitable Society, Chilliwack Lions Club, Steller's Jay Lions, Agassiz-Harrison Lions, and Hope Lions have all teamed up to donate over \$409,400 for the project. \$129,800 of this was obtained through a grant from Lions Clubs International Foundation.

In Canada breast cancer kills an average of 15 women each day. Technologically advanced machines such as those purchased play a vital role in the



It was ribbon cutting time at Chilliwack General Hospital on Monday night as area Lions Clubs got together to donate \$409,400 towards a suite of three state-of-the-art mammography machines. Pictured are (from left) Liz Harris, executive director of the Fraser Valley Health Care Foundation, project chair Bruce Bennewith, Chilliwack Mayor Ken Popove and Allan Hunt, past International Lions director. (Ken Goudswaard/Chilliwack Progress)

them to all operate in the same vicinity, an improvement over older departmental set-ups that speeds the process and increases the number of daily procedures.

They are also designed to be less physically intrusive to patients than older devices. Combined with improved accuracy of diagnoses (obtained through enhanced stereographic imaging) and an effective tissue retrieval system, these units provide a seamless and efficient transition from screening to diagnosis to biopsy.

"We as Lions saw this project as an opportunity to make both an immediate and lasting impact on the community" said project chair Bruce Bennewith. "Machines such as these are the envy of any hospital mammography department and should serve Chilliwack and its rising population well for many years to come."

early detection and treatment needed to reduce those numbers. Their machine-to-machine compatibilities enable

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DESIGNER
ENGAGEMENT
RING

Black Press Media LANKA Jewels

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Black Press contest site and enter today!

CITY OF CHILLIWACK

Rotary

Christmas PARADE

PROUDLY PRESENTED BY MOUNTAINVIEW HARLEY-DAVIDSON MOUNTAINVIEW MOTORSPORTS

5:30PM DOWNTOWN CHILLIWACK

DECEMBER 2 2023

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chilliwackchristmasparade.ca

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Last day to register is Nov 25

Register online

Early Bird Registration Ends Nov 19th

for all details visit chilliwackchristmasparade.ca

GRANT APPLICATIONS INVITED

The Chilliwack Foundation was established in 1985 to receive, invest and distribute funds to benefit the community. The Foundation considers new applications for grants to community organizations twice per year in the Spring and Fall.

APPLICATIONS ARE NOW BEING ACCEPTED FOR GRANTS TO FUND SPECIFIC CAPITAL PROJECTS (SUCH AS BUILDING IMPROVEMENTS OR EQUIPMENT)

THE NEXT DEADLINE FOR GRANT APPLICATIONS TO THE FOUNDATION IS MONDAY, NOVEMBER 6, 2023.

Recent recipients of grants from the Foundation include the following community organizations:

- YMCA of Greater Vancouver
- Chilliwack Restorative Justice and Youth Advocacy Association
- Chilliwack Hospice Society
- Chilliwack Arts & Cultural Centre Society
- Scouts Canada, First Fairfield Group
- Chilliwack Search and Rescue Society

- Applicants must apply through a federally registered charity in order to be eligible for consideration and must use the most recent version of the Chilliwack Foundation's grant application form.
- All applicants must deliver 10 copies of the grant application form to the address below.
- All supporting materials for the applications must be collated and stapled or clipped to the copies of the application form.
- Grants for operating expenses cannot be entertained.
- Applicants should explain how their project will provide lasting benefit to the Chilliwack community.

Grant application forms can be obtained from:
THE CHILLIWACK FOUNDATION
Suite #1 - 45780 Yale Road, Chilliwack, B.C. V2P 2N4 • 604-792-1915
or downloaded from our website:
www.chilliwackfoundation.com



One of the state-of-the-art mammography machines recently purchased through a generous donation by six area Lions Clubs. (Ken Goudswaard/Chilliwack Progress)

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PUBLIC INFORMATION MEETING

Mamele'awt Qweesome Housing Society (MQHS) and Cheam View United Church are inviting you to a public information meeting regarding the Rezoning and Development Permit Applications for 45835 Spadina Ave.

When: November 2, 5:00pm - 7:00pm
Where: Cheam View United Church (Yale Road entrance)

Notice of Public Information Meeting

Hello neighbour,

Mamele'awt Qweesome Housing Society (MQHS) and Cheam View United Church are inviting you to a public information meeting regarding the Rezoning and Development Permit Applications for 45835 Spadina Ave.

When: November 2, 5:00pm - 7:00pm

Where: Cheam View United Church (Yale Road entrance)



Cheam View United Church together with Mamele'awt Qweesome Housing Society (MQHS) have applied for a Rezoning and a Development Permit proposing the development of affordable rental housing and a Church gathering space at 45835 Spadina Avenue.

The proposed design is a six-storey, efficiently designed wood-frame building with 64 residential units located on floors 2 to 6. The unit mix includes:

- 45 one-bedroom units with a focus on seniors
- 19 two-bedroom units with a focus on families
- 90% of total units will be designed as adaptable
- 10% will be designed as accessible, supporting residents with mobility challenges

The project encompasses a total of 53,106 square feet of residential area. Station One Architects has designed the project in accordance with BC Housing Design and Construction Standards and it will meet Step 4 of the BC Energy Step Code.

Furthermore, residents will have access to a 1,012 square feet outdoor amenity roof deck located on the sixth floor, designed to complement the indoor amenity, and provide quality social gathering space outdoors. The building will include both covered and open-air parking spaces.

In addition to the residential units, the project will provide a 3,071 square-foot multipurpose community outreach and gathering space on the first floor owned by the Church. This space will host a community kitchen and a gift shop.

The residential component will be owned and operated by MQHS and units offered with the following rent structure:

- 20% of units at Deep Subsidy
- 50% of units at Rent Geared to Income
- 30% of units at affordable market rents





INTRODUCTION:

Partnership between Cheam View United Church and MQHS.

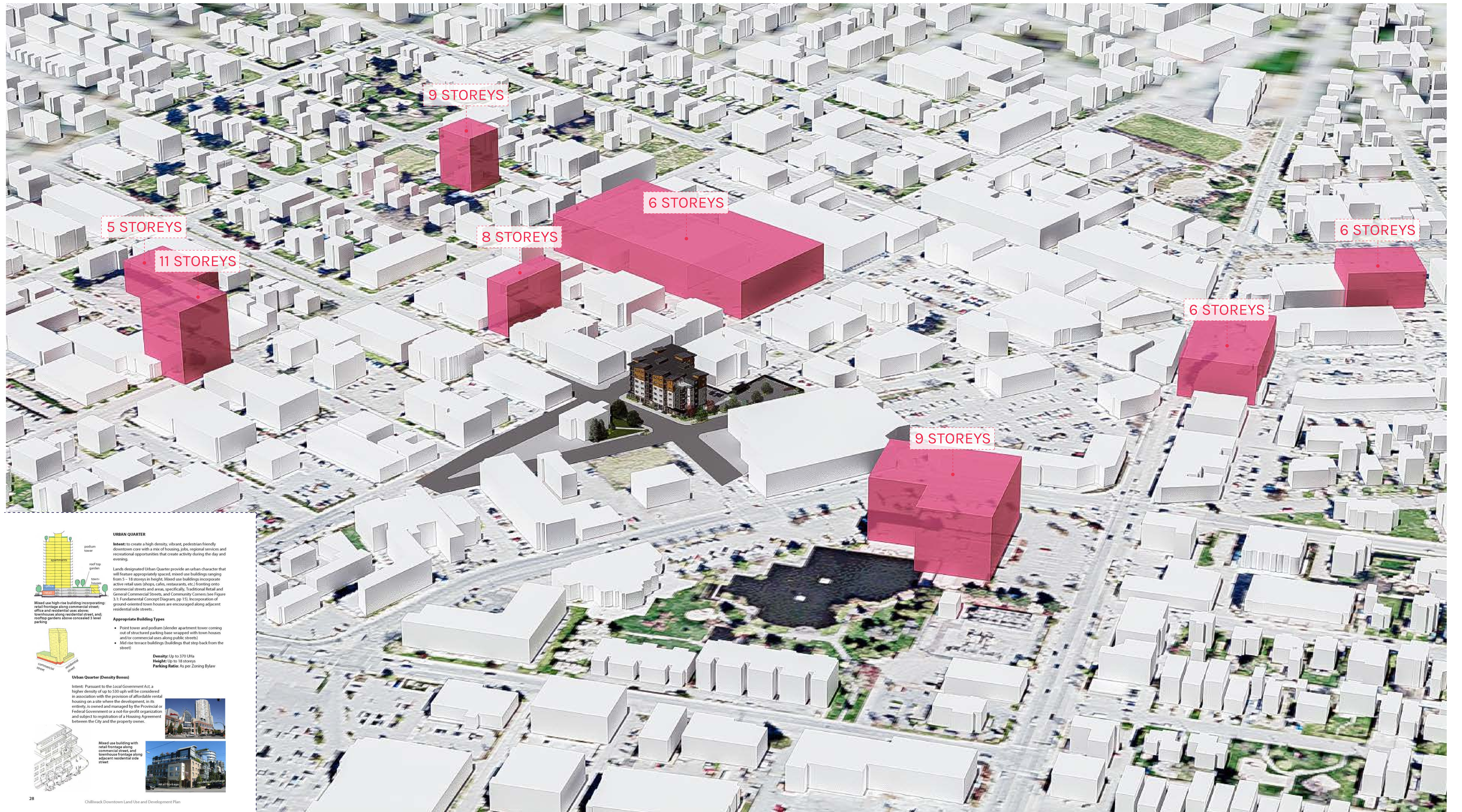
The ground floor will have residential amenity and a commercial component (a multi-purpose clubhouse / community space for the church).

On floors 2-6, there will be affordable rental housing units for low to moderate income seniors, families, and individuals with mobility challenges.

BC Housing is providing funding, so it is designed to their high construction standards.

100% rental apartments, no ownership.

The church felt that given the role of the "Church" in our nation's history and treatment of Indigenous peoples, they too must now play a critical role in truth and reconciliation. This partnership can lead to a meaningful and lasting legacy in rebuilding the relationship between the "Church" and our Indigenous communities.



URBAN QUARTER

Intent: To create a high density, vibrant, pedestrian friendly downtown core with a mix of housing, jobs, regional services and recreational opportunities that create activity during the day and evening.

Lands designated Urban Quarter provide an urban character that will feature appropriately spaced, mixed use buildings ranging from 5 - 18 storeys in height. Mixed use buildings incorporate active retail uses (shops, cafes, restaurants, etc.) fronting onto commercial streets and areas, specifically Traditional Retail and General Commercial Streets, and Community Corridors (see Figure 3.1: Fundamental Concept Diagram, pp 15). Incorporation of ground-oriented town houses are encouraged along adjacent residential side streets.

Appropriate Building Types

- Front town and podium (single apartment tower coming out of structured parking base wrapped with town houses and/or commercial uses along public streets)
- Mid-rise terrace buildings (buildings that step back from the street)

Density: Up to 370 UHs
Height: Up to 18 storeys
Parking Ratio: As per Zoning Bylaw

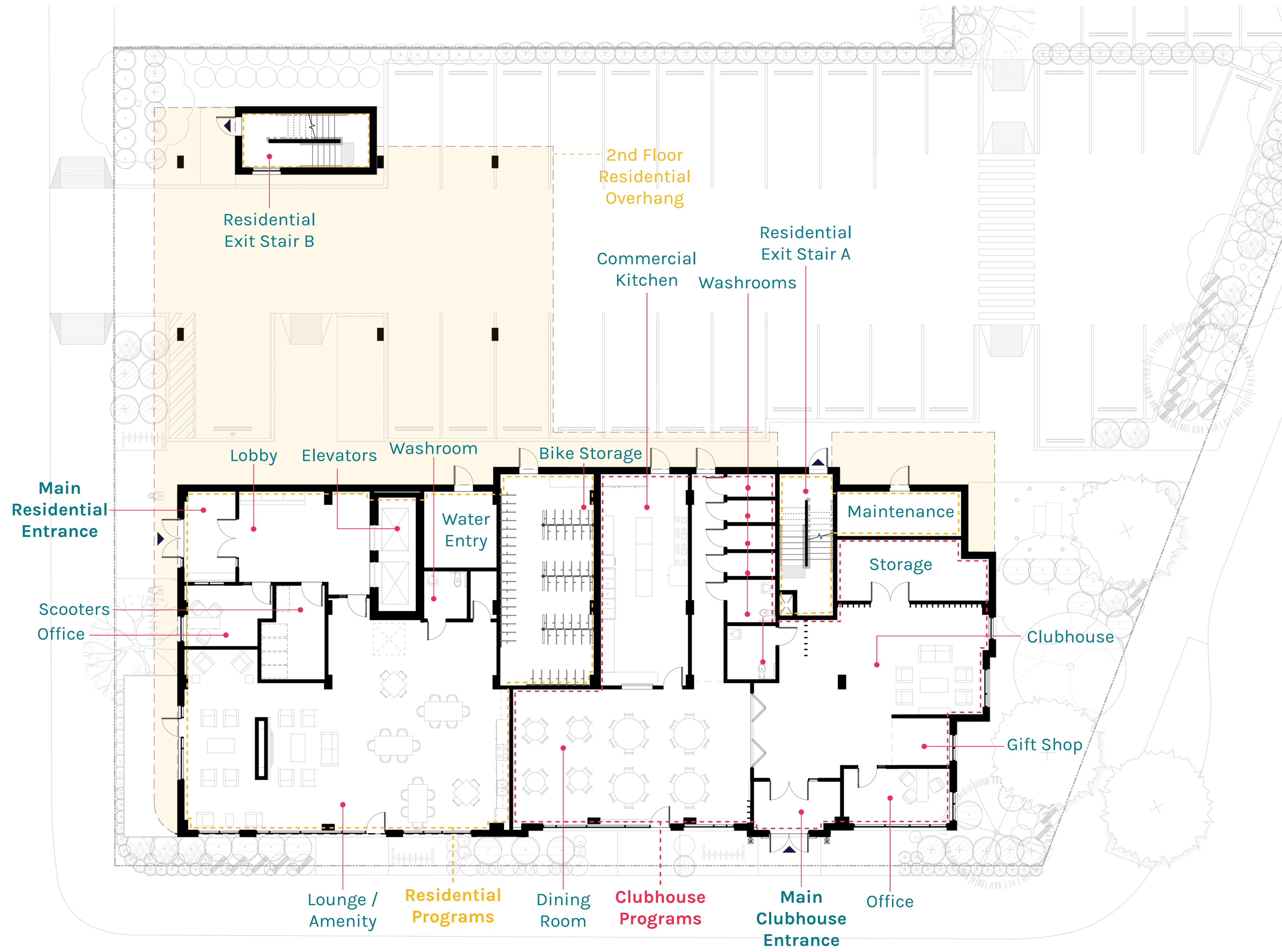
Urban Quarter (Density Bonus)

Intent: Pursuant to the Local Government Act, a higher density of up to 330 ugh will be considered in association with the provision of affordable rental housing on a site where the development, in its entirety, is owned and managed by the Provincial or Federal Government or a not-for-profit organization and subject to registration of a Housing Agreement between the City and the property owner.

Mixed use building with retail frontage along commercial street, townhouse frontage along adjacent residential side street







ZONING BYLAW SUMMARY

ZONING:
 CURRENT ZONE: SECTION 9.03 - C3 (TOWN CENTRE COMMERCIAL)
 PROPOSED ZONE: SECTION 8.15 - R9 (AFFORDABLE RENTAL HOUSING)

OCPLAND USE DESIGNATION:
 UQ - URBAN QUARTER

BYLAW SECTION 8.15 (1) PERMITTED USES:
 APARTMENT, GENERAL COMMERCIAL, SCHOOL
 ANCILLARY USES: ACCESSORY HOME OCCUPATION, OFF-STREET PARKING, URBAN ANCILLARY USES

BYLAW SECTION 8.15 (4) DENSITY (MAXIMUM):
 MAXIMUM APARTMENT DENSITY: 325 DU PER HA
 PROPOSED DENSITY: 64 DU / 0.28 HA = 228.6 DU PER HA

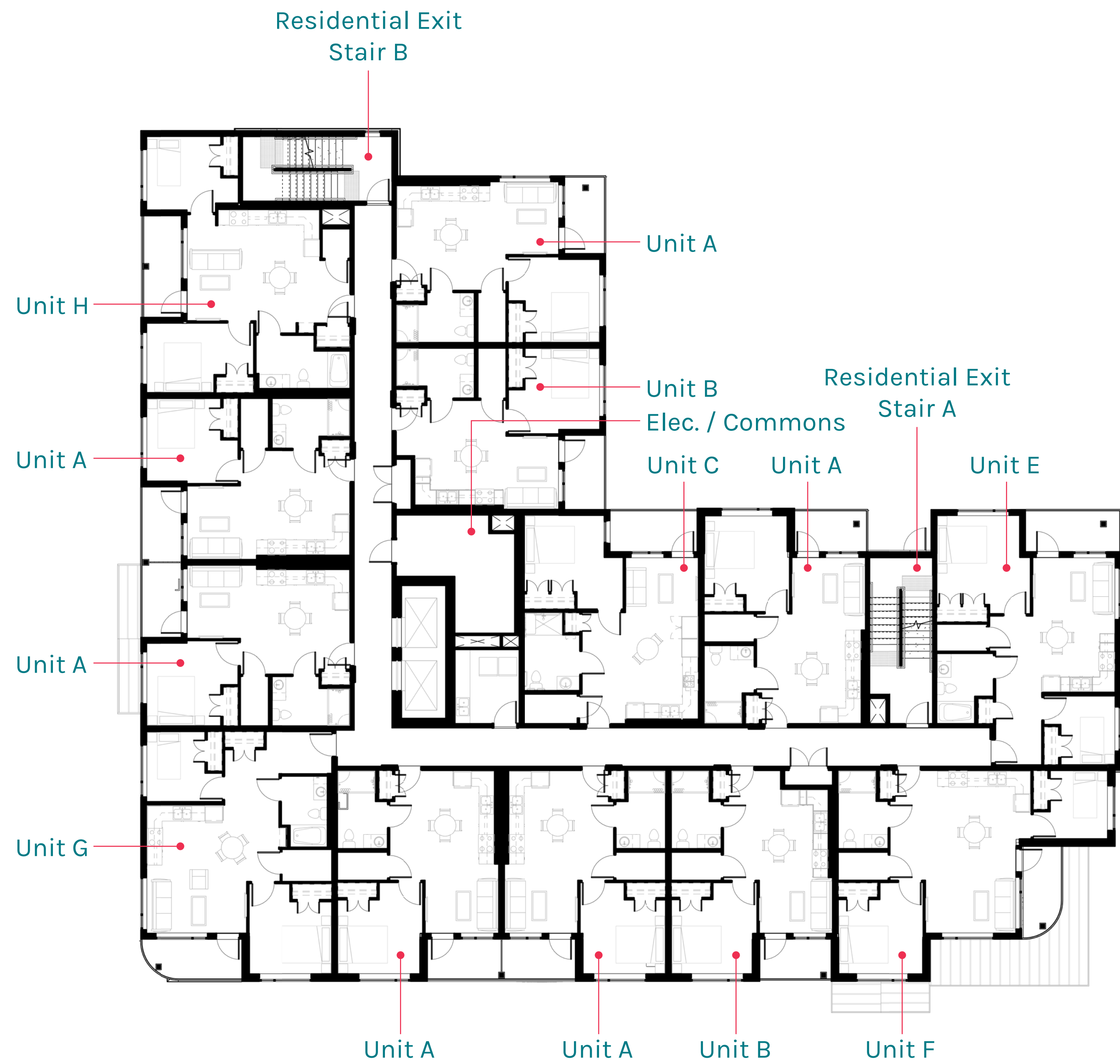
BYLAW SECTION 4.08 (6) BUILDING HEIGHT (MAXIMUM):
 ALL USES: 25M (MAX BUILDING HEIGHT)
 PROPOSED: 22.2 (MAX BUILDING HEIGHT)

UNIT SYNOPSIS - FLOORS 2-6

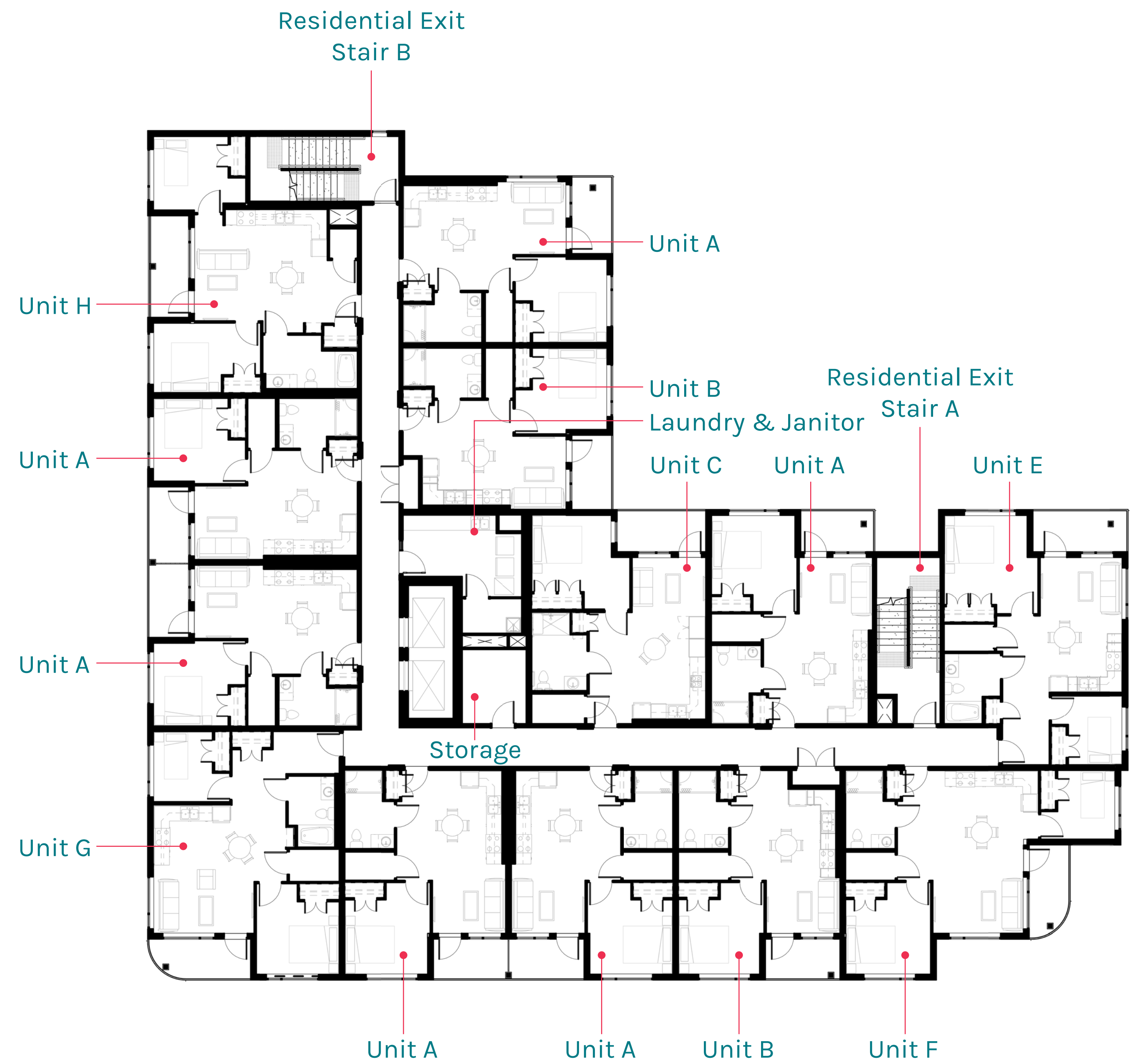
| UNIT TYPE | BEDROOMS | TOTAL | AREA - SF | AREA - M ² |
|---------------|--------------|-----------|-----------|-----------------------|
| A | 1 BED | 30 | 578.3 SF | 53.7 M ² |
| B | 1 BED | 10 | 559.1 SF | 51.9 M ² |
| C | 1 BED (ACC.) | 05 | 744.1 SF | 69.1 M ² |
| D | 2 BED | 01 | 626.9 SF | 58.2 M ² |
| E | 2 BED | 04 | 755.3 SF | 70.2 M ² |
| F | 2 BED | 04 | 762.0 SF | 70.8 M ² |
| G | 2 BED | 05 | 793.7 SF | 73.7 M ² |
| H | 2 BED | 05 | 779.2 SF | 72.4 M ² |
| TOTAL: | | 64 | | |

ALL UNITS ADAPTABLE UNLESS INDICATED OTHERWISE
 ACC. = ACCESSIBLE UNITS

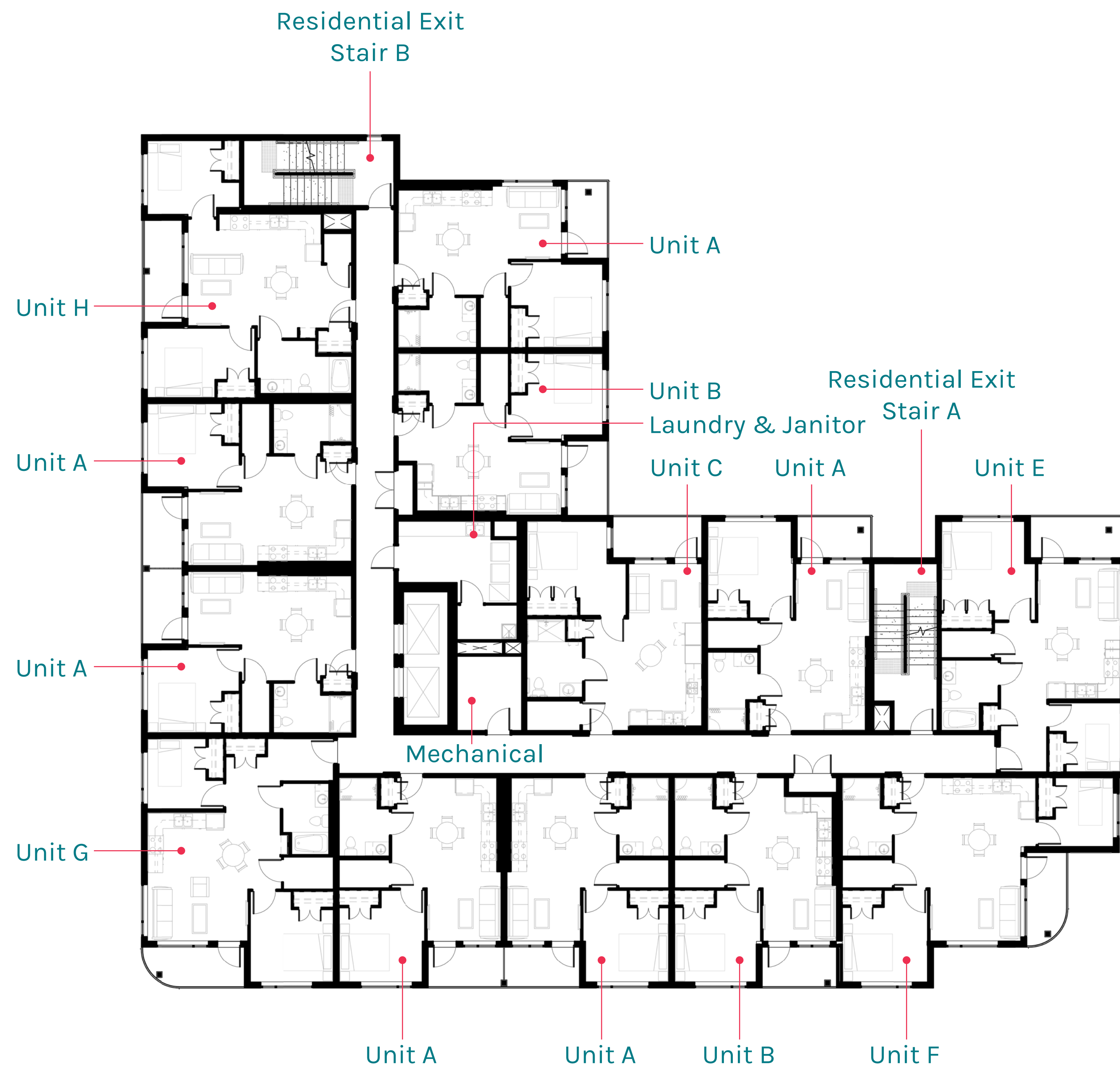
% OF TOTAL ADAPTABLE UNITS = 92.2%
 % OF TOTAL ACCESSIBLE UNITS = 07.8%



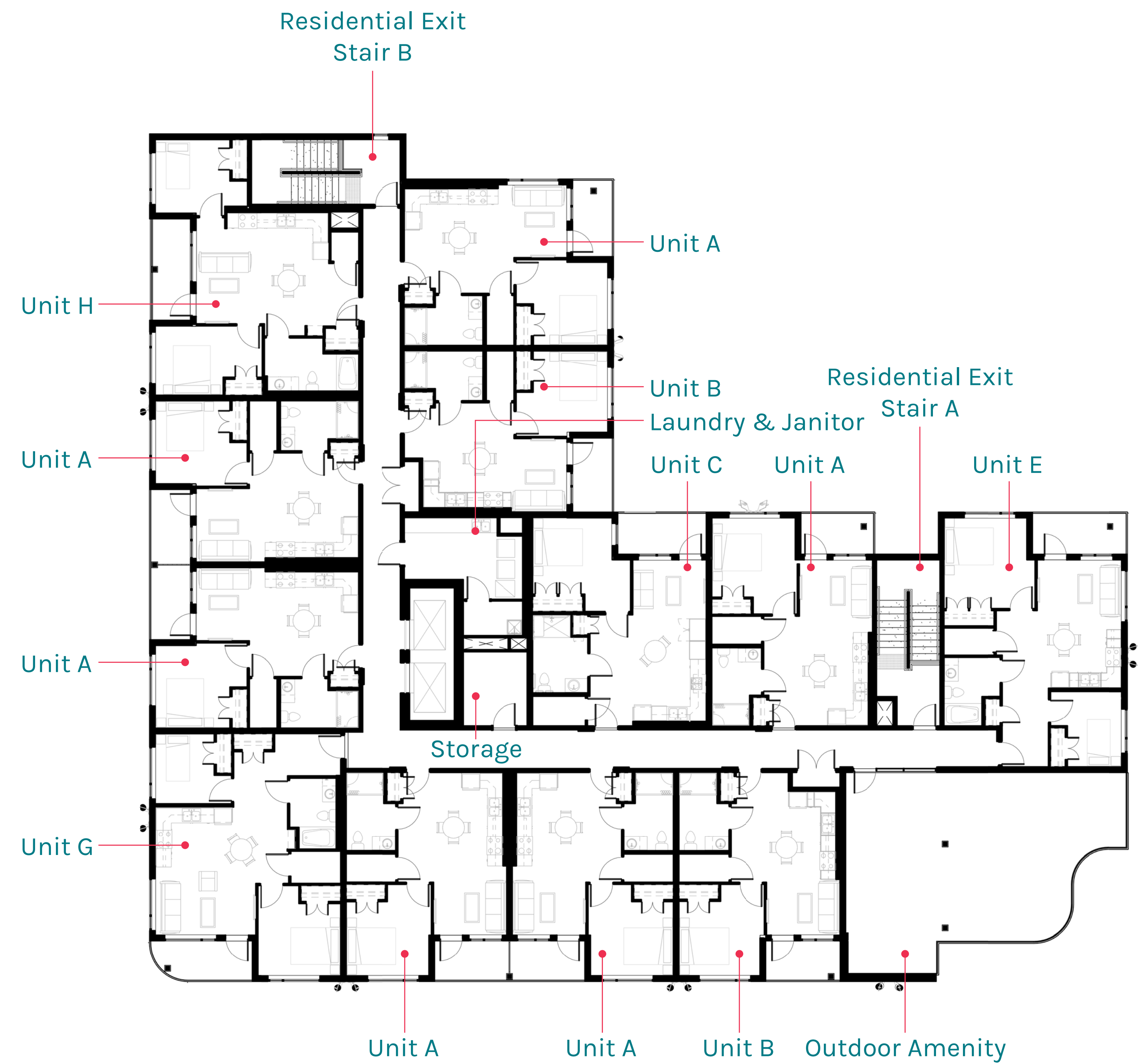
SECOND FLOOR - OVERALL PLAN



THIRD & FOURTH FLOORS - OVERALL PLAN

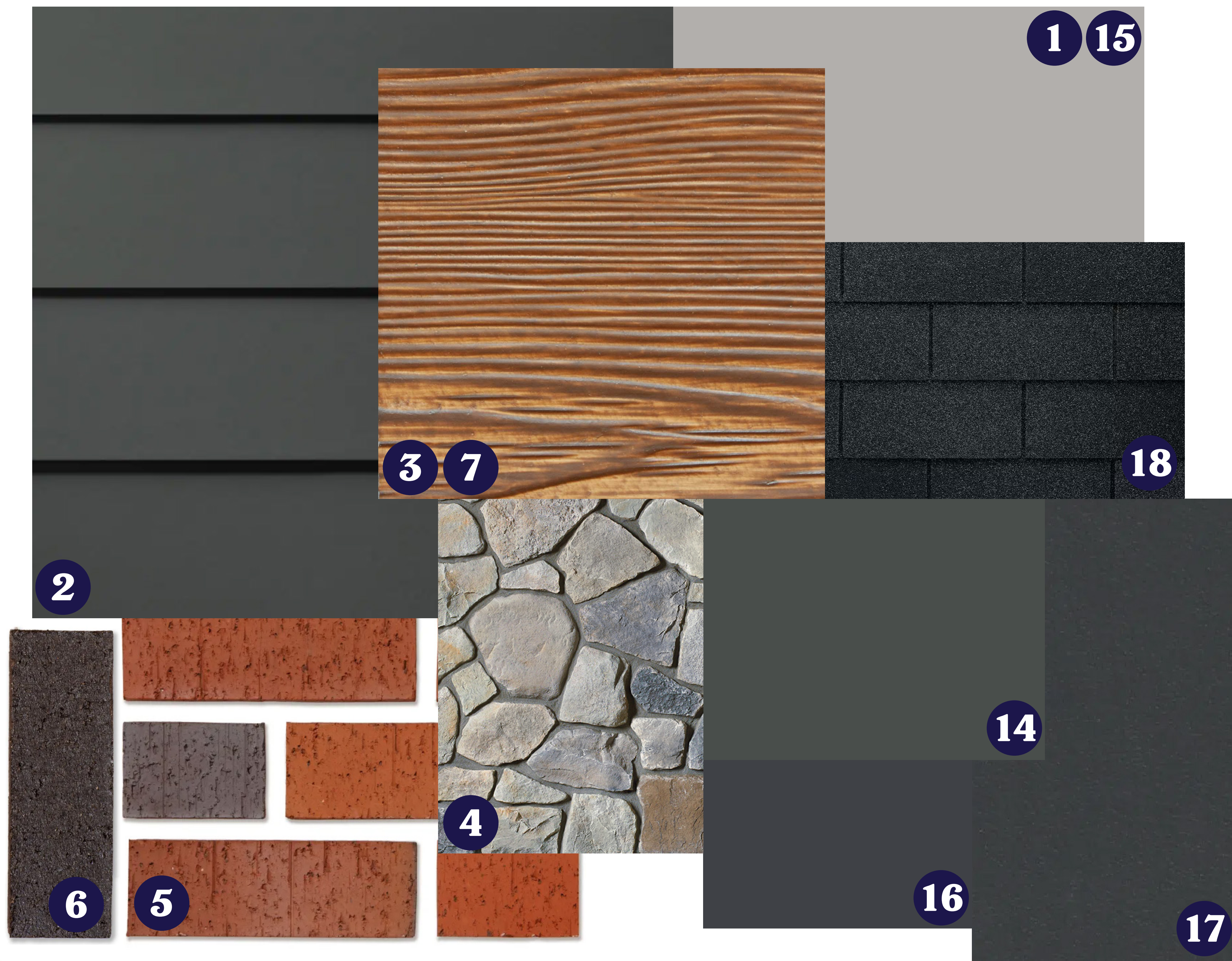


FIFTH FLOOR - OVERALL PLAN



SIXTH FLOOR - OVERALL PLAN





- 1 WALL**
Fiber Cement Panels - Smooth Finish W/ Black Reveals
James Hardie
Colour: Pearl Grey
- 2 WALL**
Fiber Cement Lap Siding - Smooth Finish W/ 5" Exposure
James Hardie
Colour: Iron Grey
- 3 WALL**
Fiber Cement Lap Siding - Cedarmill Finish W/ 5" Exposure
James Hardie, Rustic Series (Woodtone)
Colour: Summer Wheat
- 4 WALL**
Stone Veneer - Dressed Fieldstone
Cultured Stone
Colour: Echo Ridge
- 5 WALL**
Brick - Running Bond
Mutual Materials
Colour: Mountain Blend, Mission Finish
- 6 WALL**
Brick - Running Bond
Mutual Materials
Colour: Midnight Sky, Mission Finish
- 8 WALL**
Built-Up Deck Columns & Beams - Rustic Series Panels
Woodtone W/ James Hardie Substrate
Colour: Summer Wheat
- 14 FASCIA & WALL TRIM**
Fiber Cement Panel Fascia (Roof & Deck, Wall Transitions), Smooth Finish
James Hardie
Colour: Iron Grey
- 15 WALL TRIM**
Fiber Cement Trim (Wall Transitions), Smooth Batten Boards
James Hardie
Colour: Pearl Grey
- 16 ROOF & DECK SOFFITS**
Hardie Soffit Panels, Vented W/ Smooth Finish
James Hardie
Colour: Last Embers
- 17 ROOFING**
Standing Seam Metal Roofing, MS 1 Profile
Mac Metals
Colour: Slate Grey
- 18 ROOFING**
3-Tab Asphalt Shingles
GAF, Marquis Weathermax Shingles
Colour: Charcoal



RENT PROFILE & ELIGIBILITY

20% OF UNITS: DEEP SUBSIDY INDIVIDUALS AND/OR HOUSEHOLDS RECEIVING INCOME ASSISTANCE (INCLUDING SENIORS ON FIXED INCOMES)

ELIGIBILITY: 1-BEDROOM UNIT - HOUSEHOLD INCOMES UP TO \$22,935
2-BEDROOM UNIT - HOUSEHOLD INCOMES UP TO \$28,669

EXAMPLE: SENIOR ON A FIXED INCOME (OAS + CPP) WOULD PAY A MONTHLY RENT OF \$500
SINGLE PARENT ON INCOME ASSISTANCE WITH ONE CHILD WOULD PAY A MONTHLY RENT OF \$695

50% OF UNITS: RENT GEARED TO INCOME INDIVIDUALS AND/OR HOUSEHOLDS WHOSE INCOMES ARE AT OR BELOW THE APPROPRIATE HOUSING INCOME LIMITS ("HILs"). HILs ARE BASED ON FIGURES ESTABLISHED BY CMHC AND ARE INTENDED TO REFLECT THE MINIMUM INCOME REQUIRED TO AFFORD APPROPRIATE ACCOMODATION IN THE PRIVATE MARKET. RENTS WILL BE STRUCTURES ON A "RENT-GEARED-TO-INCOME" BASIS EQUATING TO 30% OF THE HOUSEHOLD'S GROSS INCOME.

ELIGIBILITY: 1-BEDROOM UNIT - HOUSEHOLD INCOMES UP TO \$39,500
2-BEDROOM UNIT - HOUSEHOLD INCOMES UP TO \$54,000

EXAMPLE: FAMILY WITH AN ANNUAL INCOME OF \$48,000 WOULD PAY A MONTHLY RENT OF \$1,200
SENIOR WITH AN ANNUAL INCOME OF \$30,000 WOULD PAY A MONTHLY RENT OF \$750

30% OF UNITS: AFFORDABLE MARKET RENT FOR THIS CATEGORY ARE BASED ON CMHC'S AVERAGE MARKET RENTS

ELIGIBILITY: 1-BEDROOM UNIT - HOUSEHOLD INCOMES UP TO \$82,310
2-BEDROOM UNIT - HOUSEHOLD INCOMES UP TO \$128,810

EXAMPLE: EXAMPLES OF RENTS BASED ON THE CMHC AVERAGE MARKET RENTS FOR CHILLIWACK FOR 2023 IS \$1,027 FOR 1-BEDROOM UNITS AND \$1,321 FOR 2-BEDROOM UNITS