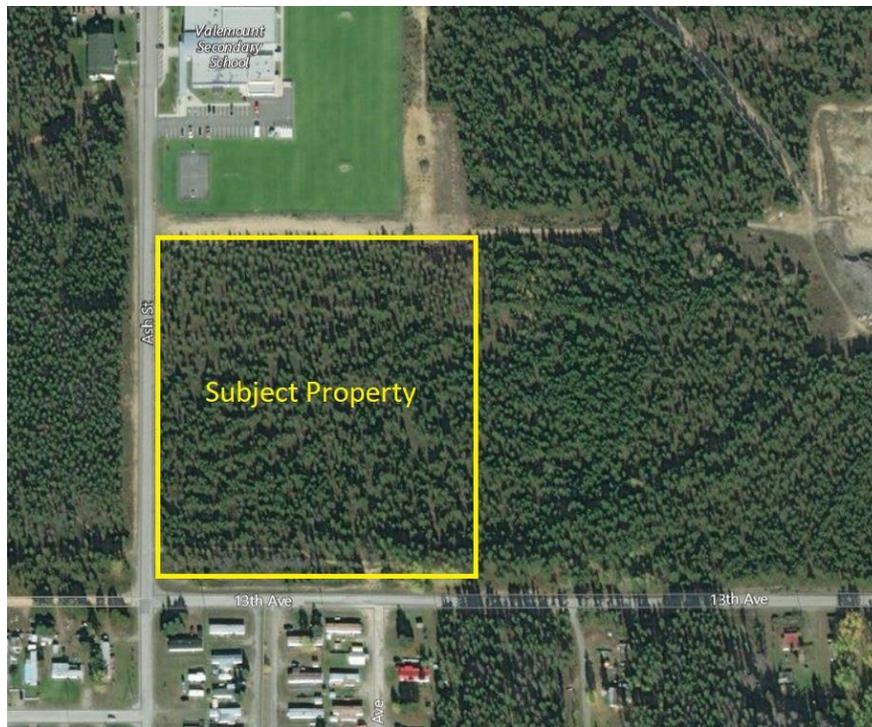




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## A CONCEPTUAL SITE PLAN FOR AFFORDABLE HOUSING OPTIONS

Prepared for the Village of Valemount



June 17, 2019

## Village of Valemount Affordable Housing Conceptual Site Plan

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### **Date Issued:** June 17, 2019

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# 1 INTRODUCTION AND BACKGROUND

In 2016 the Village of Valemount completed an Affordable Housing Needs & Demands Assessment to better understand the market demands and options for establishing a diverse affordable housing supply that aligns with the communities current and future needs. The assessment found that low and modest income households in Valemount are likely to have fewer housing options available than other households. The Village of Valemount retained R. Radloff & Associates Inc. (Radloff) to assess three potential sites for the development of affordable housing while considering the following:

- i. Access existing infrastructure including water, sewer, electricity and roads
- ii. Future community and public building development
- iii. Aesthetics including noise and visual
- iv. Compatibility with neighboring zoning and with entire community
- v. Efficient use of parcel area
- vi. Traffic impacts
- vii. Ability for phased development

The Village of Valemount chose three sites in the village as most favourable for the development of an affordable housing solution. The sites range in size from approximately 6.8 acres to 57 acres and are surrounded by both developed and undeveloped lots. All three sites are located in the southern region of the Village where many of the surrounding undeveloped parcels are still large and have not been subdivided. Figure 1 shows the location of the three lots.

*Figure 1: Three Parcel Options for Review*



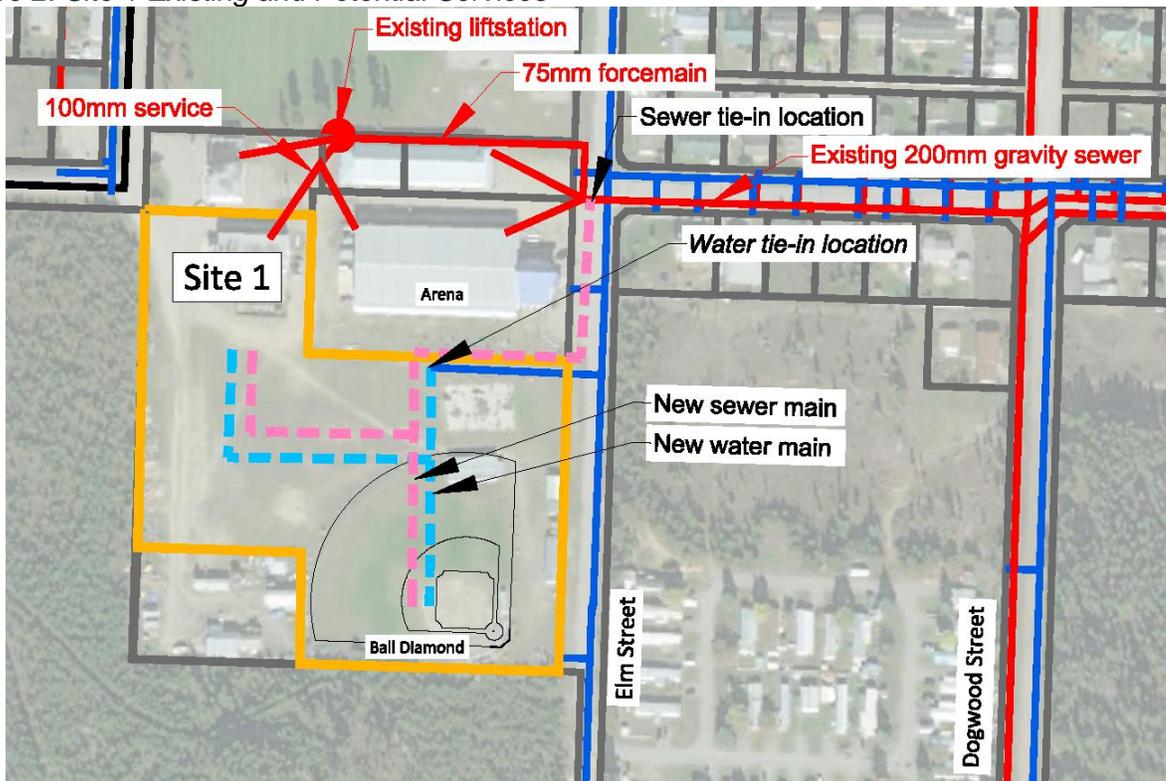
As shown in Figure 1, both sites 1 and 2 have existing development that includes ball diamonds and maintenance/operations buildings. Site 3 currently contains no existing development. The sites were assessed on their existing infrastructure (water, sanitary sewer, hydro, access), potential site constraints, developable area, existing site development and general character, include that of the surrounding land use.

Subsequent to meetings with the Valemount Housing Committee and other key stakeholders, the Village of Valemount indicated that future work should focus on Site 3. The Village and Housing Committee were also interested in holding a Design Charrette in order to assemble conceptual options for affordable housing development on Site 3.

## 2 REVIEW OF CURRENT SERVICES

Radloff reviewed water and sanitary sewer infrastructure mapping supplied by the Village of Valemount Public Works Department. The following Figures show the existing and potential water and sewer lines for the three sites. Note that the actual locations of the dotted lines representing new sewer and water mains would be determined at the time of development planning & detailed design.

Figure 2: Site 1 Existing and Potential Services



Site 1 is a relatively small parcel (2.76 hectares) and therefore existing services are capable of handling the maximum development density allowable if rezoned from its current P3 to a R5 zone allowing for high density residential. If tie-in to the existing lift station is required then lift station upgrades may be required. The current P3 zone is for “Institutional and Cultural Facilities”

Site 2 is also a relatively small parcel (3.24 hectares) and the current water and sanitary sewer services are also capable of handling residential housing development at a density allowable under an R5 zone. The parcel is currently zoned P1 – Parks and Open Space Recreation.

Figure 3: Site 2 Existing and Potential Services



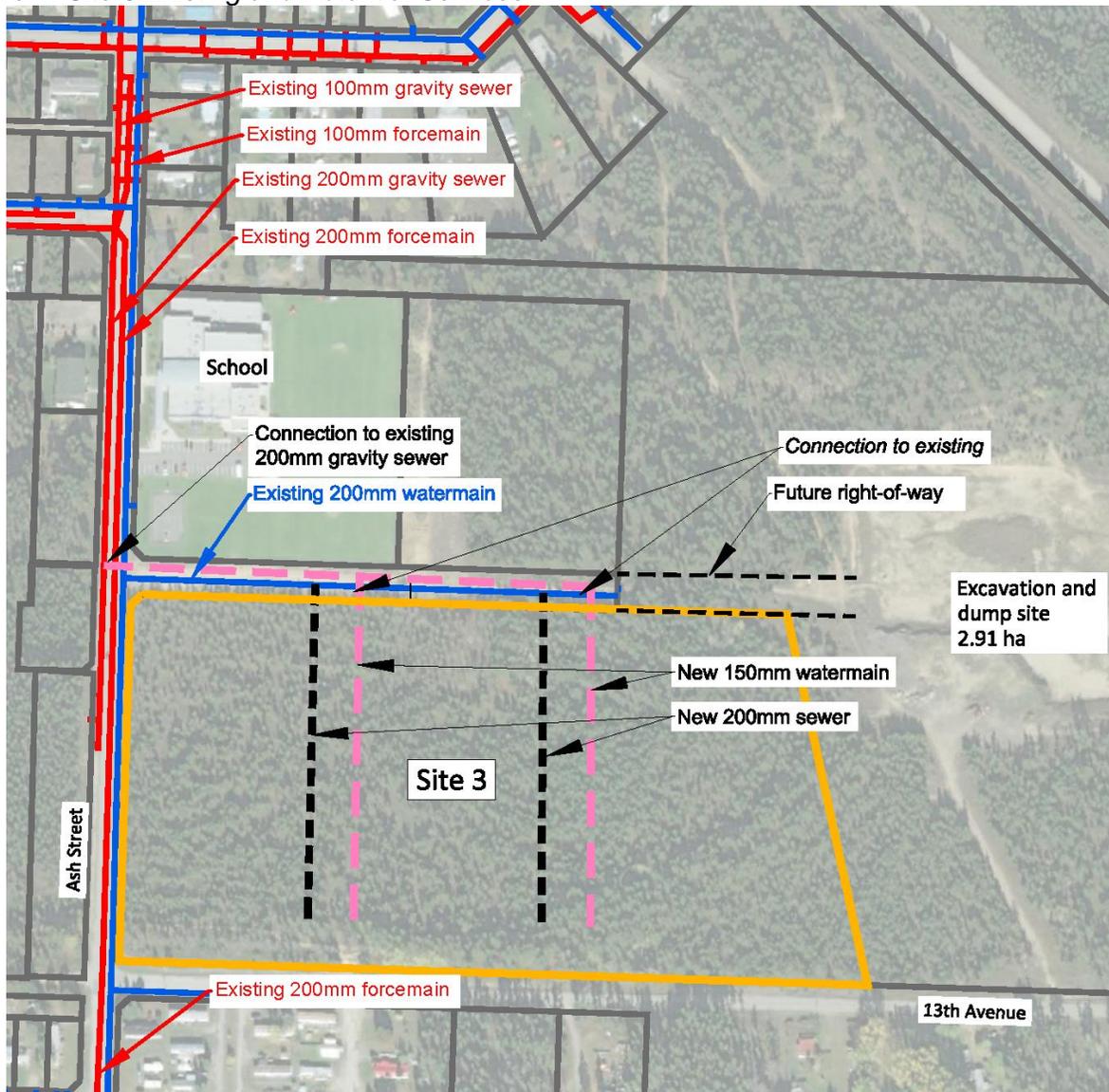
Site 3 (see Figure 4) is a vacant parcel south of the high school and accessible from Ash Street. There is a gravel road bordering the north boundary of the parcel separating Site 3 from the high school property. The parcel of interest is a section of the much larger lot which has an old gravel pit to the east. This old gravel pit is not included in the parcel of interest for affordable housing.

Water and sanitary sewer services to the parcel (Site 3) are capable of meeting the demand associated with the highest density allowable within the residential R5 zone encompassed within the 7.9 ha. Area.

Given the site’s large size and location, there was an interest in considering the parcel to also accommodate a future hospital. For the purposes of concept designs for affordable housing, the Village requested that land proposed for a future hospital not be considered at this time in this work.

Through various meetings with the Affordable Housing Committee and other stakeholders, it was agreed that the concept planning should focus on Site 3 alone.

Figure 4: Site 3 Existing and Potential Services



### 3 THE SURVEY

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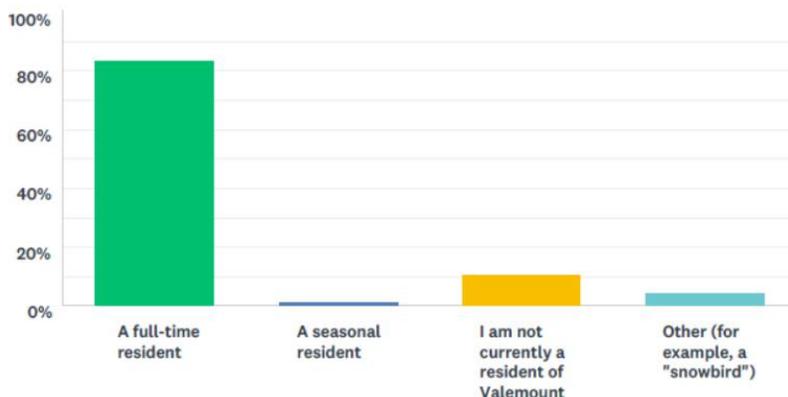
A public survey was conducted using Survey Monkey for online users and paper copies were made available at several locations including the Village office and the library. The intent of the survey was to obtain general information about the current nature of residents' accommodation and the interest in affordable housing. Questions related to demographics (age, income, relationship and dependents status, etc.). The survey should not be interpreted as having strong statistical representation of the overall population in Valemount, but does highlight a few findings, such as:

1. Approximately 24 percent of those surveyed were either unsatisfied with their current resident accommodation or were uncertain. There were a number of reasons why residents felt unsatisfied or uncertain such as their current situation being too expensive, they are having to share space, they have a lack of long-term rental commitment, and that their rental payments are not building up equity.
2. About 77 percent of respondents prefer to own rather than rent an affordable house and almost everyone wanted a year-round residence.
3. Approximately 43 percent are interested in a single family detached house with 2 to 3 bedrooms. About 31 percent were interested in an apartment or townhouse style residence and 28 percent were interested in seniors housing or seniors housing with assisted living.
4. The most important amenities to those surveyed were affordability, energy efficiency (reduced heating costs), parking and storage, location to stores and a sense of community.
5. In terms of willingness to pay for rental or mortgage payments, 34 percent chose between \$600 and \$800 per month and 22 percent chose between \$800 and \$1,000 per month. Twenty-three percent were willing to pay more than \$1,000 per month and 20 percent indicated they could afford less than \$600 per month. Based on this, a rent or mortgage payment of \$750 per month would fit within the budget of 78 percent of the respondents.

The following are the results of the survey by question. Individual responses for questions 16 and 18 are not summarized here, but the results were provided to the Village in the data set.

### Q1 Are you a resident of Valemount?

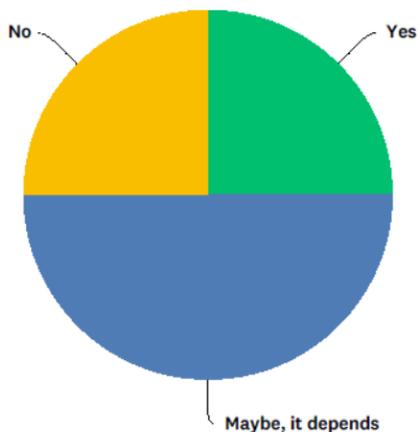
Answered: 135 Skipped: 0



ANSWER CHOICES	RESPONSES	
A full-time resident	83.70%	113
A seasonal resident	1.48%	2
I am not currently a resident of Valemount	10.37%	14
Other (for example, a "snowbird")	4.44%	6
<b>TOTAL</b>		<b>135</b>

### Q2 If you are a seasonal / part-time resident, do you want or plan to become a full-time resident?

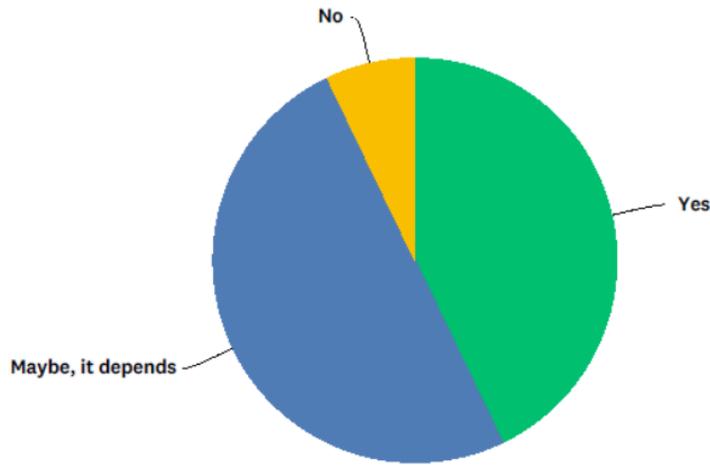
Answered: 8 Skipped: 127



ANSWER CHOICES	RESPONSES	
Yes	25.00%	2
Maybe, it depends	50.00%	4
No	25.00%	2
<b>TOTAL</b>		<b>8</b>

**Q3 If you currently do not live in Valemount either seasonal or year-round, do you want or plan to become a full-time or seasonal resident?**

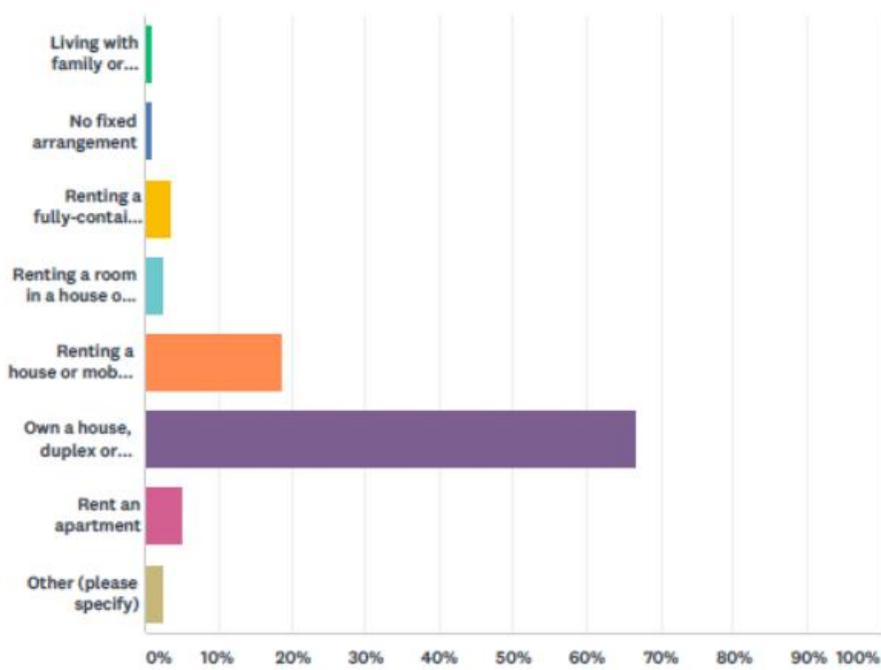
Answered: 14 Skipped: 121



ANSWER CHOICES	RESPONSES	
Yes	42.86%	6
Maybe, it depends	50.00%	7
No	7.14%	1
<b>TOTAL</b>		<b>14</b>

### Q4 What is your current living arrangements?

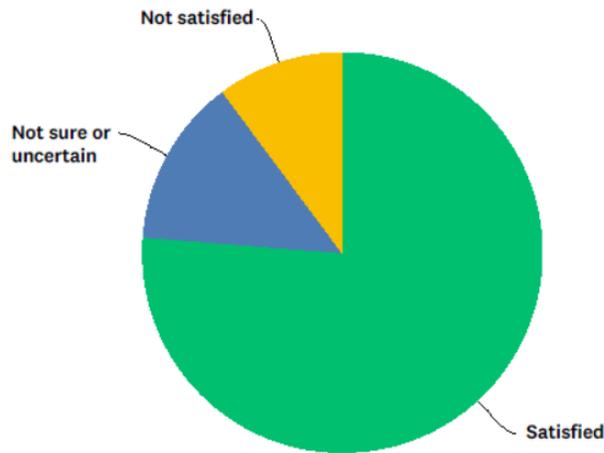
Answered: 120 Skipped: 15



ANSWER CHOICES	RESPONSES	
Living with family or friends	0.83%	1
No fixed arrangement	0.83%	1
Renting a fully-contained suite	3.33%	4
Renting a room in a house or condominium	2.50%	3
Renting a house or mobile home	18.33%	22
Own a house, duplex or townhouse, or mobile home	66.67%	80
Rent an apartment	5.00%	6
Other (please specify)	2.50%	3
<b>TOTAL</b>		<b>120</b>

### Q5 What is your satisfaction with your current living arrangement?

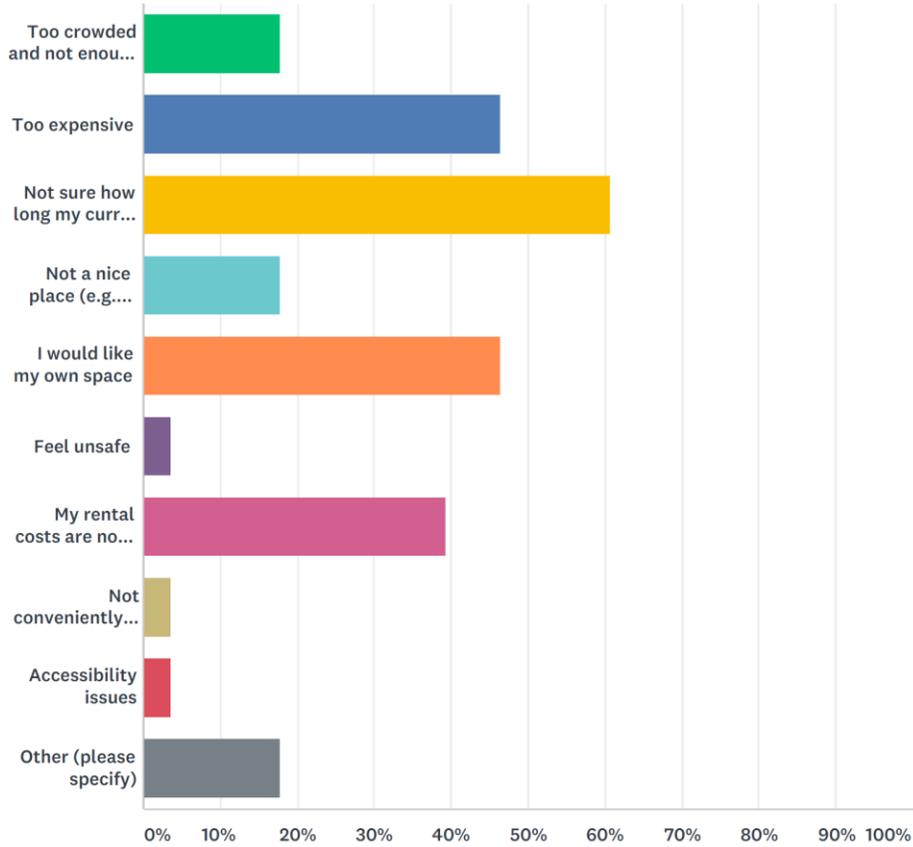
Answered: 118 Skipped: 17



ANSWER CHOICES	RESPONSES	
Satisfied	76.27%	90
Not sure or uncertain	13.56%	16
Not satisfied	10.17%	12
<b>TOTAL</b>		<b>118</b>

### Q6 If you answered unsure or not satisfied, what are the possible reasons (you can answer more than one reason)?

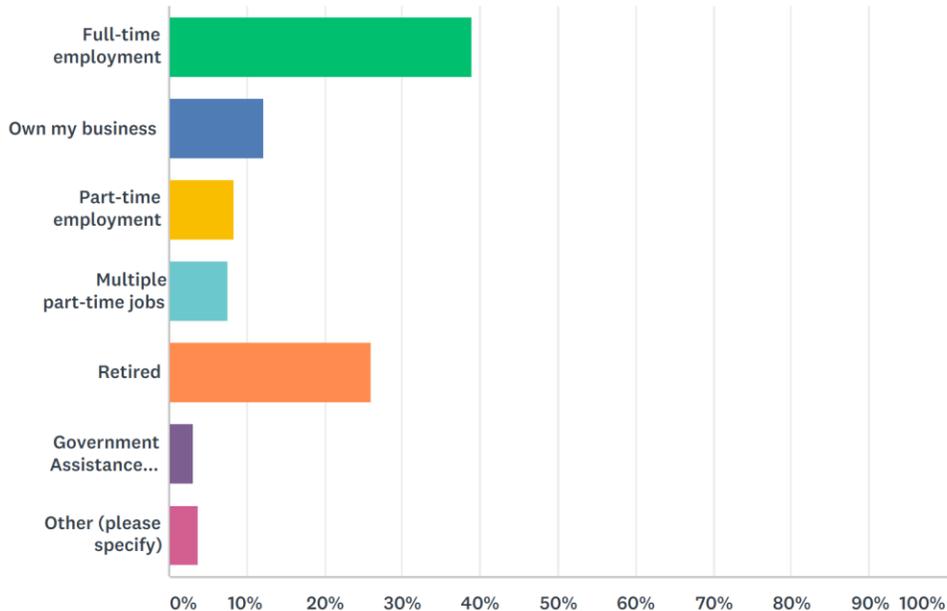
Answered: 28 Skipped: 107



ANSWER CHOICES	RESPONSES	
Too crowded and not enough of my own space and privacy	17.86%	5
Too expensive	46.43%	13
Not sure how long my current situation will last - creates uncertainty	60.71%	17
Not a nice place (e.g. noisy, unclean, not well maintained, cold)	17.86%	5
I would like my own space	46.43%	13
Feel unsafe	3.57%	1
My rental costs are not building up equity - would rather put my money towards a mortgage	39.29%	11
Not conveniently located	3.57%	1
Accessibility issues	3.57%	1
Other (please specify)	17.86%	5
Total Respondents: 28		

### Q7 What is your current income source?

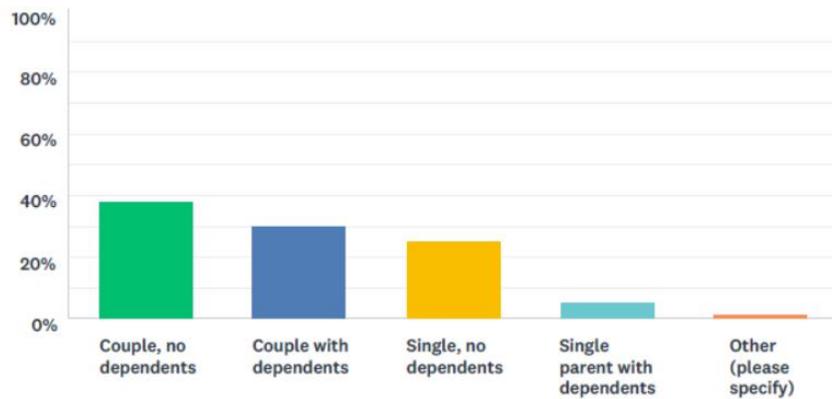
Answered: 131 Skipped: 4



ANSWER CHOICES	RESPONSES
Full-time employment	38.93% 51
Own my business	12.21% 16
Part-time employment	8.40% 11
Multiple part-time jobs	7.63% 10
Retired	25.95% 34
Government Assistance (e.g. Employment Insurance, BC Income Assistance)	3.05% 4
Other (please specify)	3.82% 5
<b>TOTAL</b>	<b>131</b>

### Q8 Please indicate your household type.

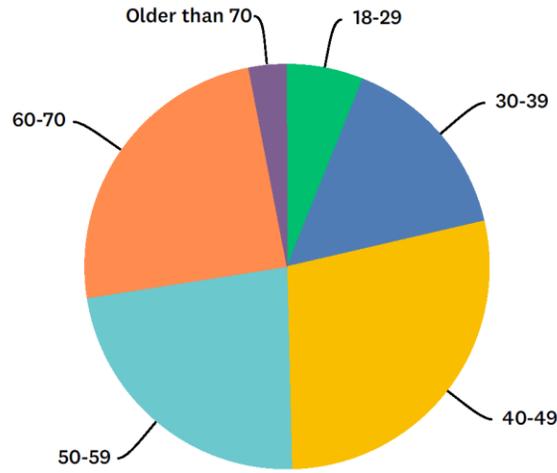
Answered: 131 Skipped: 4



ANSWER CHOICES	RESPONSES	
Couple, no dependents	38.17%	50
Couple with dependents	29.77%	39
Single, no dependents	25.19%	33
Single parent with dependents	5.34%	7
Other (please specify)	1.53%	2
<b>TOTAL</b>		<b>131</b>

### Q9 What is your age?

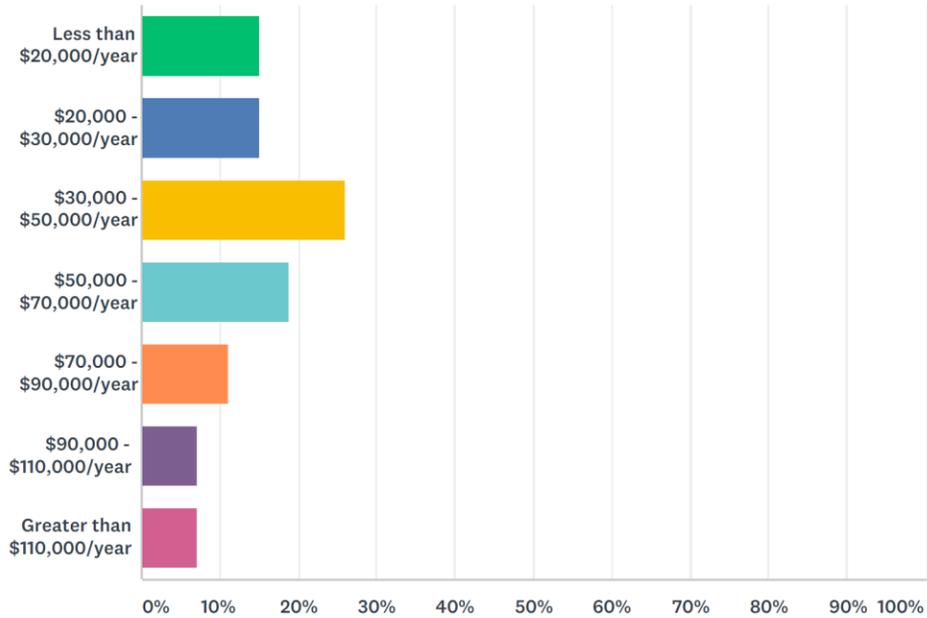
Answered: 131 Skipped: 4



ANSWER CHOICES	RESPONSES	
18-29	6.11%	8
30-39	15.27%	20
40-49	28.24%	37
50-59	22.90%	30
60-70	24.43%	32
Older than 70	3.05%	4
<b>TOTAL</b>		<b>131</b>

### Q10 What is your annual income level – your combined household income if you have a partner?

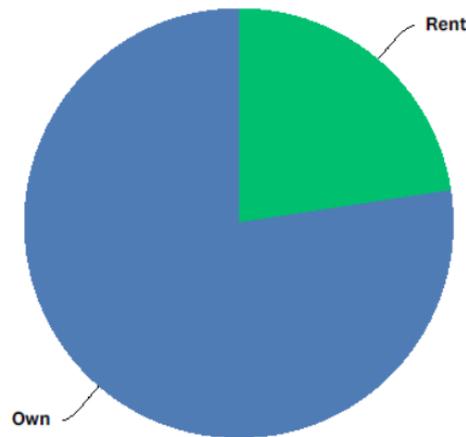
Answered: 127 Skipped: 8



ANSWER CHOICES	RESPONSES	
Less than \$20,000/year	14.96%	19
\$20,000 - \$30,000/year	14.96%	19
\$30,000 - \$50,000/year	25.98%	33
\$50,000 - \$70,000/year	18.90%	24
\$70,000 - \$90,000/year	11.02%	14
\$90,000 - \$110,000/year	7.09%	9
Greater than \$110,000/year	7.09%	9
<b>TOTAL</b>		<b>127</b>

### Q11 I would like to:

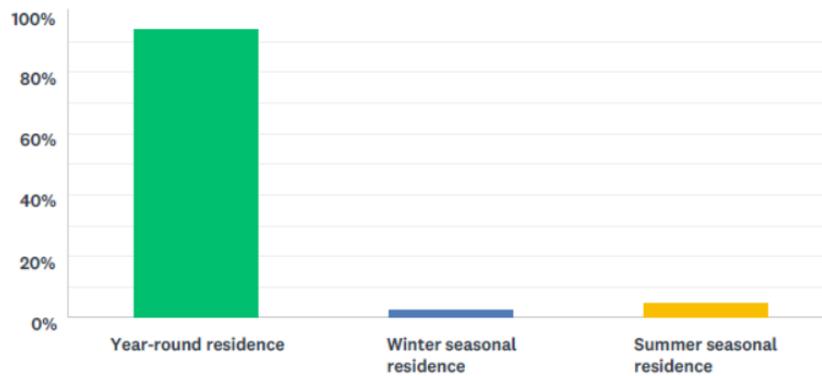
Answered: 124 Skipped: 11



ANSWER CHOICES	RESPONSES	
Rent	22.58%	28
Own	77.42%	96
<b>TOTAL</b>		<b>124</b>

### Q12 Please check the boxes below that fit your current interests and what you are looking for:

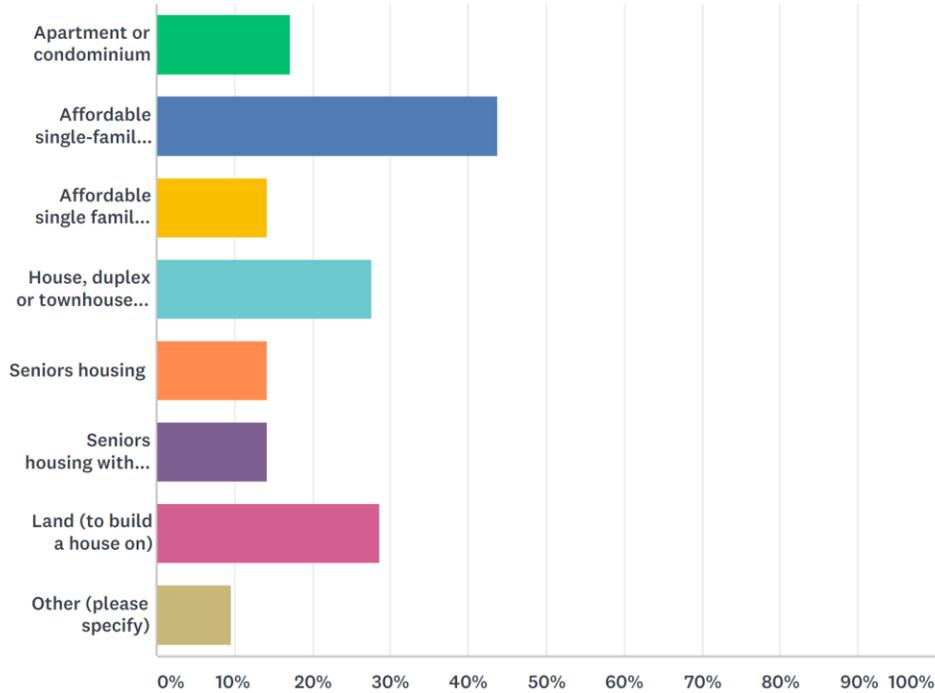
Answered: 118 Skipped: 17



ANSWER CHOICES	RESPONSES	
Year-round residence	94.07%	111
Winter seasonal residence	2.54%	3
Summer seasonal residence	5.08%	6
<b>Total Respondents: 118</b>		

### Q13 Please check the boxes below that fit your current interests and what you are looking for:

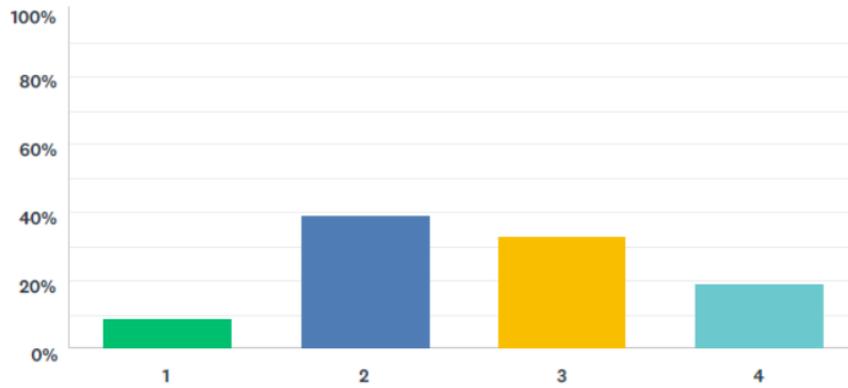
Answered: 105 Skipped: 30



ANSWER CHOICES	RESPONSES	
Apartment or condominium	17.14%	18
Affordable single-family detached house	43.81%	46
Affordable single family duplex or townhouse	14.29%	15
House, duplex or townhouse (not part of an Affordable Housing Program)	27.62%	29
Seniors housing	14.29%	15
Seniors housing with assisted living	14.29%	15
Land (to build a house on)	28.57%	30
Other (please specify)	9.52%	10
Total Respondents: 105		

### Q14 If you are looking for housing, how many bedrooms would you need?

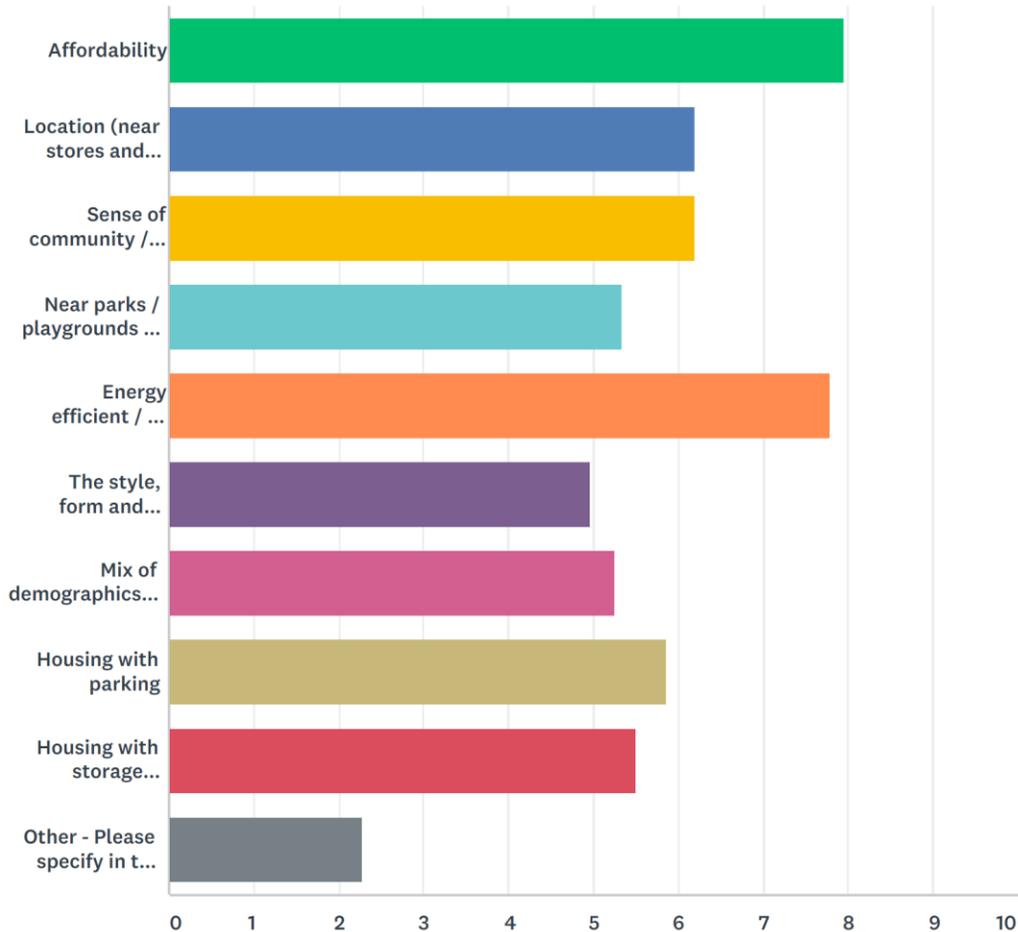
Answered: 100 Skipped: 35



ANSWER CHOICES	RESPONSES	
1	9.00%	9
2	39.00%	39
3	33.00%	33
4	19.00%	19
<b>TOTAL</b>		<b>100</b>

### Q15 Please rank the following housing amenities in terms of order of importance to you. You only need to rank those that are important to you.

Answered: 97 Skipped: 38

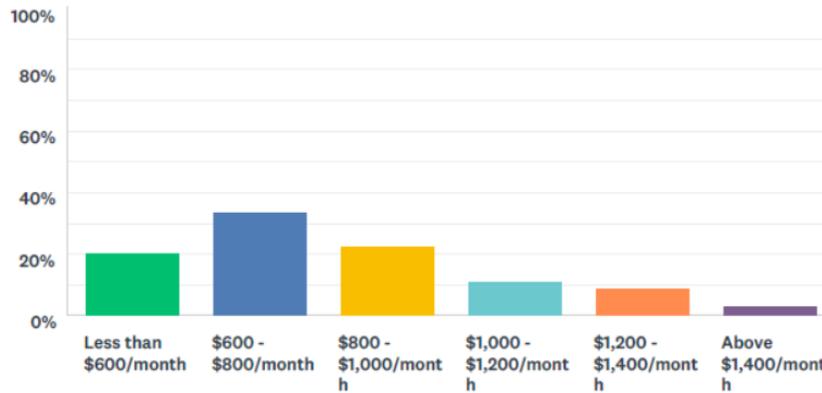


### Q16 If you ranked an "other" category, please describe what that is here:

Answered: 17 Skipped: 118

### Q17 What do you think you could afford to pay each month for rent or mortgage?

Answered: 98 Skipped: 37



ANSWER CHOICES	RESPONSES	
Less than \$600/month	20.41%	20
\$600 - \$800/month	33.67%	33
\$800 - \$1,000/month	22.45%	22
\$1,000 - \$1,200/month	11.22%	11
\$1,200 - \$1,400/month	9.18%	9
Above \$1,400/month	3.06%	3
<b>TOTAL</b>		<b>98</b>

### Q18 Is there anything else you would like to tell us (please use space below)

Answered: 21 Skipped: 114

## 4 THE DESIGN CHARRETTE

An affordable housing design charrette and public meeting were held in Valemount on February 21, 2019, focusing on conceptual building layout options for the parcel of interest (see Figure 5).

Figure 5: Subject Property Used for Design Charrette



The affordable housing design charrette resulted in 3 conceptual options. Images of these 3 options are provided below.

Figure 6: Charrette Concept Option 1

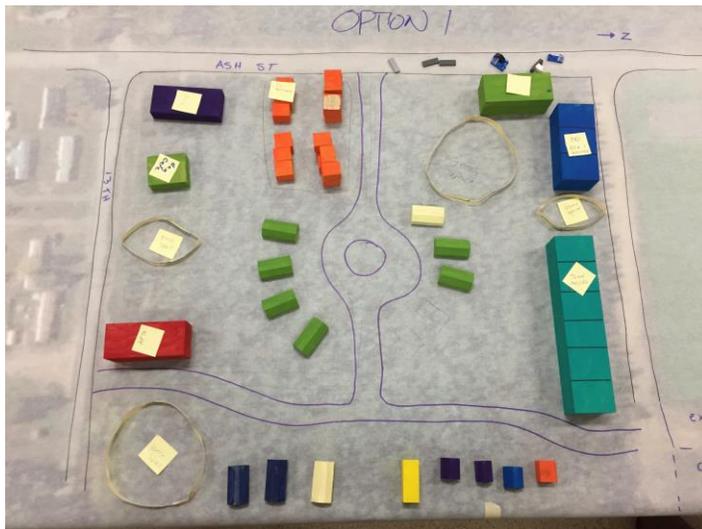


Figure 7: Charrette Concept Option 2



Figure 8: Charrette Concept Option 3



Key observations from the Charrette include:

- i. Land for a future hospital was not considered at this stage.
- ii. There was interest in starting the affordable housing development at the north end of the parcel close to the school. This allows potential use of the school yard for suitable recreation and closer to a proposed community garden to the east of the school.
- iii. In a full build-out scenario, there was interest in allowances for accommodating other service oriented buildings such as a Day Care, Seniors Assisted Living, Seniors Housing, and some commercial space for a small café or convenience store. Seniors housing should be included in the first phase given current demands.
- iv. There was general agreement for a mix of housing types including row housing, apartment buildings, single family houses and duplexes, co-operative housing, tiny houses, and condominiums.

- v. There was general agreement about making provisions for green-spaces, public community gathering areas, and community gardens (in recognition that the east side of the school yard may also be dedicated for future community gardens).
- vi. There was general consensus of having a mix of building levels including single floor or ground floor (for seniors) and up to 3 floor levels for apartment buildings. The Village indicated that 3 floor levels is the normal maximum allowed in Valemount due to limits on Fire Rescue equipment; however if a building added a sprinkler system, additional floors may be allowed.
- vii. There was strong interest in having a mixed neighbourhood which would facilitate cross-socializing between seniors, families, and single people.

*Figure 9: Image from Design Charrette*



*Figure 10: Image from Design Charrette*



## 5 THE CONCEPTUAL SITE PLAN

Radloff was asked to take the three concept options from the design charrette and create a synthesis option for review and discussion. In doing so, Radloff considered the observations above and also considered the following:

- i. A fully developed urban single family dwelling (SFD) residential 2 acre parcel in Valemount accommodates approximately 9 houses or 4.5 dwellings per acre. Assuming an average of 1,200s.f./house this results in an average density of approximately 5,400 s.f./acre. This density does not include areas required for road dedication which we can assume to be approximately 20 percent of a subdivision area where internal roads are required. Accounting for subdivision roads, a residential single family dwelling density could be targeted around 4,300 s.f./acre. On a 10 acre parcel this could yield approximately 36 SFD at an average of 1,200 s.f./dwelling. Higher densities are achieved with apartment buildings and row housing.
- ii. The density of development must be in balance between the cost efficiency of the water and sanitary sewer servicing, the desired character of the neighbourhood, requirements for Fire Rescue Services, meeting the water flow requirements usually defined by Fire Underwriters Survey (FUS), traffic flows and volume, and overall safety for residents and children. The synthesized conceptual site plan provides a moderate level of development density while still providing for significant green and communal space. The density has not been vetted as per FUS, building codes or requirements for Fire Rescue Services.
- iii. While there is interest in the site accommodating other service buildings besides strictly “affordable housing”, initial phased development does focus on the needs of affordable housing first, as this has been communicated as the primary focus.
- iv. The conceptual site plan considers a phased approach (see *Figure 11 on page 26*). Phase 1 (approx. 1.44 acres) accommodates what is currently believed to be the highest market demand (i.e. owning an affordable home & affordable rental accommodation) while also minimizing road and servicing development costs to what is necessary for this Phase. The following is a description of the concept development for Phase 1:
  - a. Approximately 55 meters of Road A would be built to accommodate the access to the Phase 1 development.
  - b. Water and sanitary sewer would be brought down Road A and into Phase 1. Servicing stubs (for future water and sanitary sewer extensions) would be located at the Phase 1 termination of Road A and for Phase 2 development.
  - c. Row housing development would be built on the corner facing Ash Street. This would be designed to be aesthetically interesting with architectural detailing suitable for Valemount’s resort image, particularly on the visible side facing Ash Street. Each unit would be bi-level with approximately 500 s.f. of living space per level (approximately 1,000 s.f. per unit). This can vary to yield 2 bedroom to 3 bedroom units. Ten (10) units are shown on the conceptual site plan, but this can vary according to financing available. For example, two (2) row house buildings of five units each could be built in phases. Row housing could be allocated as a mix for affordable mortgages or affordable rental. For seniors without accessibility challenges, some units could be architecturally designed to accommodate the needs of seniors.

- d. Phase 1 also includes a three (3) level apartment building with a mix of one bedroom to three bedroom apartment units. Apartments on the ground floor, could be allocated to seniors with some accessibility challenges (e.g. avoiding stairs). This size of apartment shown in the conceptual site plan could accommodate approximately 15 units.

Depending on how quickly other phases are developed and the current demand for staff housing, some of the apartments could be designed as staff housing. Additional units could be provided if a basement is provided.

- e. Phase 1 site plan also shows a central parking area for both the row housing and the apartment building. Based on the approximate units of Phase 1 (10 row housing; 15 apartment), spaces for at least 25 vehicles should be provided. Spaces for visitors should also be accounted for.
- f. Based on the assumptions above and the approximate 1.44 acre area of Phase 1 (not including the Road A area), this phase would yield a development density of approximately 17.4 housing units per acre.
- g. Phase 1, in particular, is focused on addressing early financing challenges (i.e. significant initial capital and operating outlay before seeing significant revenues being returned) by suggesting a focus on critical market demands and a development density that has a reasonable construction cost per unit.
- h. Based on experiences from other communities, the timelines for establishing and setting up the housing authority, securing development financing, and the time needed for additional detailed design work (engineering, architectural, planning), the tendering, and project/construction management, Phase 1 development could be targeted for completion by 2024 if processes and financing proceed.

With respect to other Phases of development, the follow has been considered:

- a. Phase 2 can be accommodated without extension to Road A, and with minimal water and sanitary sewer extension. Services to Phase 2 would utilize the servicing stubs and intersection that would have been installed during Phase 1.
- b. Beyond Phase 1, it becomes more challenging to predict and confirm specific affordable housing types as this will be largely dictated by market demands at the time, financials, and what has been learned from the previous Phased development. However, as shown, Phase 2 could accommodate a dedicated staff housing building ( 3-levels with approximately 34 units), a co-operative housing building (sized for four (4) families, and 7 duplexes (14 units). Some of the duplexes could be targeted as single floor housing to accommodate seniors. Duplexes are more cost efficient to build and service and therefore, single family homes are suggested for later phases.
- c. If Phase 1 is successfully developed and fully subscribed, and financing is well in hand, Phase 2 could start once current market studies are completed and market demand affordable housing types are confirmed and designed. Phase 2 could be targeted for 2024 to 2029, allowing for 5 years to complete. However, sub-phasing of the development of Phase 2 is a viable option if needed to manage financing, and this may push the timelines further.

- d. Phase 3 could accommodate additional row housing, a day care and fenced play area, an additional apartment building and a mix of duplexes and SFD. Phase 3 would likely require the extension of Road A to an intersection with 13<sup>th</sup> Ave. A slight jog in the alignment of Road A is suggested in order to avoid a “drag-strip” perspective of the road and help to reduce traffic speed. Phase 3 would be considered potentially a minimum of 10 to 15 years from now. Note, that Road A is kept simple (i.e. no round about) in order to minimize costs and loss of land from a road dedication.
- e. Phase 4 could accommodate seniors/assisting living housing, tiny homes and additional building types as suggested by market demand studies at the time of pre-planning for the phase. Phase 4 could be considered 15 to 20 years from now.
- f. Additional long-term phases are shown on the conceptual site plan. However, these would be so far into the future that no building types are shown.
- g. While not explicitly shown on the conceptual layout, there is plenty of open green space to accommodate a community garden, landscape features, and public communal gathering spaces. This should be shown in a subsequent more detailed site plan with input from an architect and landscape architect.
- h. It should be noted that the conceptual site plan should be further reviewed by an experienced architect. In addition, this site plan is not based on detailed engineering, detailed water flow analysis (FUS), traffic studies, or definitive market demand studies. The scales are approximates.

Figure 11: Draft Synthesis Conceptual Site Plan for Long-Term Affordable Housing Development

