

FORMER BEAVER VALLEY MIDDLE SCHOOL ABOUT THE MASTER PLAN



About the Project

In 2019, the Village of Fruitvale initiated a process to prepare a master plan for the former middle school site at **1800 Columbia Gardens Road and 1795 Green Road**.

In January 2020, the project team hosted two workshops to guide the development of conceptual design and options development for the master plan.

Objectives

- Allow for 30-40% of the site to be built as affordable non-market housing
- Encourage market development to diversify the housing stock

Project Timeline

After nine months of planning, research, technical studies, concept design, options review, and financial analysis, the Steering Committee is pleased to put forward this Master Plan for Council endorsement.



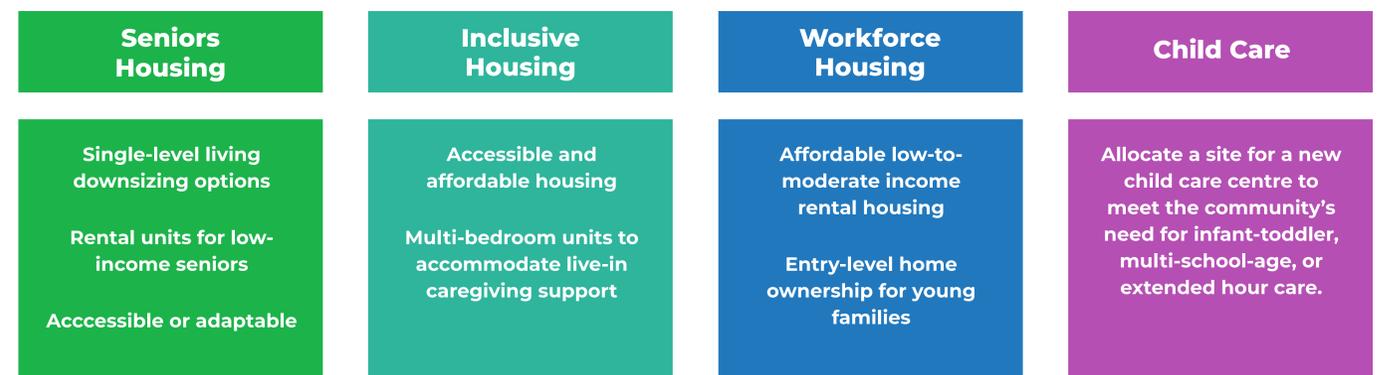
Preliminary Design Directions based on What We Heard

Following the Community Workshop, the feedback and directions were compiled. The following Emerging Directions were included in options for concept development:

- Provide an east-west road along the south of the site to connect more easily to existing servicing connections;
- Include the width of the lane on the north side of Haines Park in the master plan to maximize the developable area of the site and to provide parking along the south side of the road;
- Introduce traffic calming measures to discourage frequent thru-road travel, but does not inhibit access by bus or large truck;
- Locate child care close to Columbia Gardens Road as part of Phase 1 development;
- Include a mix of housing types with lower density housing along existing roads;
- Identify opportunities for a pedestrian trail connection from Muir Street; and
- Design green space as buffers, outdoor amenity space, or natural infiltration.

Key Priorities

The Former Middle School Master Plan is designed to provide development opportunities for the following key priorities:



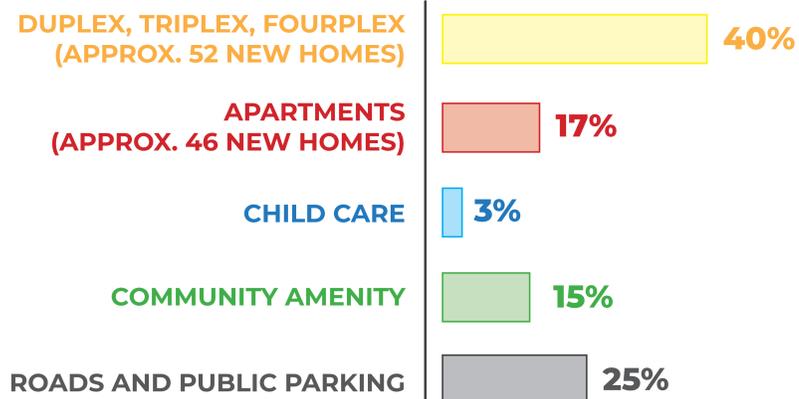
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Land Use Legend + Sample Images

YELLOW	<p>LOW DENSITY RESIDENTIAL Duplex, triplex, fourplex (ground-oriented)</p> <p>The intention is to achieve an affordable sale price by building 2-bedroom and 3-bedroom units to satisfy the needs of a smaller household.</p>	
RED	<p>MEDIUM DENSITY RESIDENTIAL Low-rise apartment (2-3 storey wood frame)</p> <p>The intention is to provide accessible, inclusive, and affordable rental housing for seniors, low-income families, and persons with special needs.</p>	
BLUE	<p>CHILD CARE Modular or integrated child care facility</p> <p>The intention is to allocate space for a child care facility to be built. The exact size, type, and number of spaces will be determined at a later date.</p>	
GREEN	<p>COMMUNITY AMENITIES Stormwater features, trails, community garden, landscaping</p> <p>The intention is to accommodate trails and pathways that loop around the site to provide pedestrian connectivity while meeting stormwater management needs. Programmed public amenities may be considered if funding can be secured.</p>	
GREY	<p>ROADS AND PUBLIC PARKING</p> <p>A local road dedication is included in the master plan, which will provide roadside public parking for recreational facilities. Appropriate traffic calming measures will be enforced at the time of development.</p>	

Land Use by Area

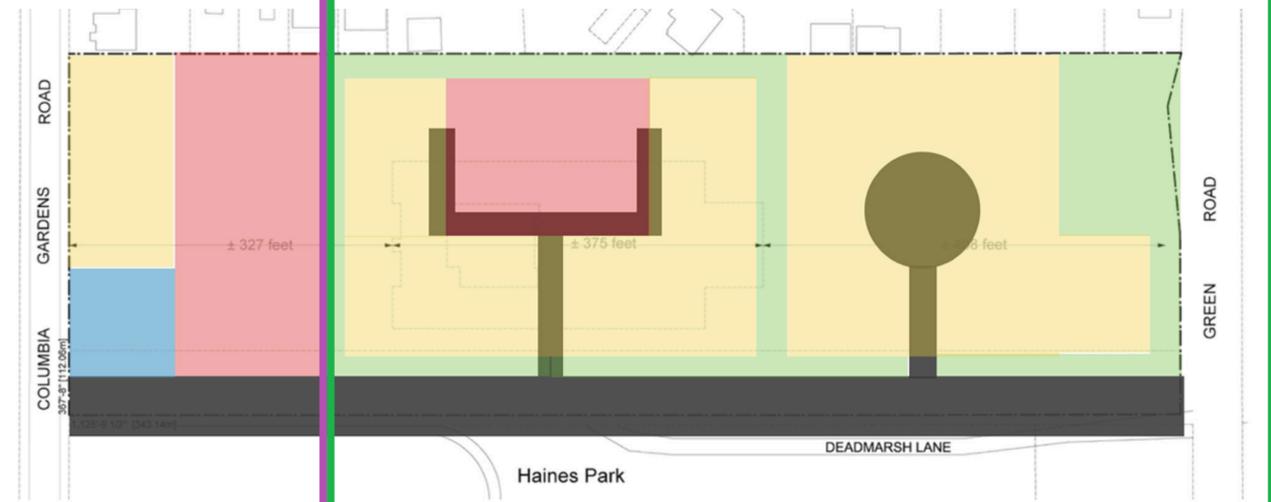


PHASE 1

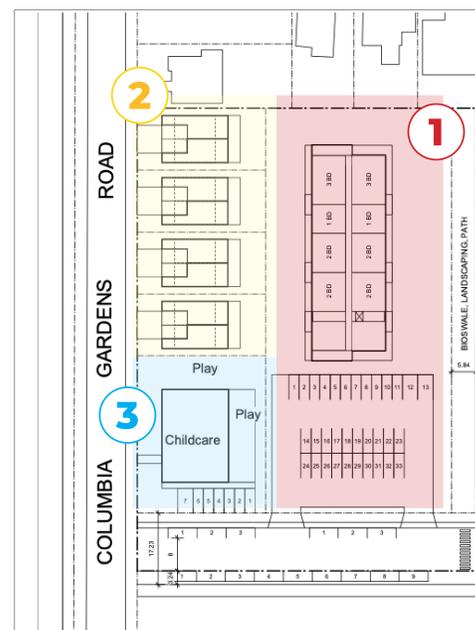
FUTURE PHASES

Designed to:

- Increase value and development interest
- Provide a practical mix of land use
- Be developable in the short term



PHASE 1 SAMPLE LAYOUT



PHASE 1 KEY HIGHLIGHTS

1. Affordable Housing Project

The Medium Density land use designation would allow a low-rise apartment that could be designed to meet the program requirements for the BC Housing Community Housing Fund (CHF). The program primarily supports vulnerable populations such as seniors and disabled persons, but can also include singles and couples of various ages as well. It prescribes a mixed-income model of affordability, which means:

- 20% of the units will be rented at deep subsidy rates
- 50% will be rent-geared-to-income (RGI)
- 30% will be moderate income affordable housing

2. Small Scale Pilot Development

The Master Plan provides small-scale development sites off existing service lines on Columbia Gardens Road to inspire development interest from local builders that are keen to pursue community-oriented pilot projects. Per the Master Plan, up to 8 housing units could be built as either duplexes or fourplexes in the allocated area. As a pilot project, the Village could work with a local builder to target below-market sale prices to provide affordable ownership options for the community.

3. Child Care Centre

The Master Plan currently proposes a 12,700 sqft lot at the southwest corner of the site. This could accommodate a child care facility approximately 4,000 sqft in size. In order to access provincial funding for a new child care centre, the Village has initiated a Child Care Needs Assessment to support the application.