

370, 500 Sansome Street
San Francisco, California
94111
TEL 628 444 6130

406, 611 Alexander Street
Vancouver, British Columbia
V6A 1E1
TEL 604 255 1169

300, 134-11th Avenue SE
Calgary, Alberta
T2G 0X5
TEL 403 245 5501

100, 10237-104th Street
Edmonton, Alberta
T5J 1B1
TEL 780 429 1580

500, 35 John Street
Toronto, Ontario
M5V 3G6
TEL 416 966 0220



February 9, 2024

Attn: Rory Hromadnik, Director of Development Services
District of Invermere
914 8 Avenue
Invermere, BC V0A 1K0

**Re: Rezoning Application for 1102 13th St. Invermere, BC – Terms of Reference
MNBC Invermere Housing and Community Building**

Dear Rory Hromadnik,

Please accept this rezoning application from DIALOG on behalf of Métis Nation British Columbia (MNBC). The intent of the rezoning application is to rezone 1102 13th Street from R-2 (Two Family Residential (Low Density)) to a Comprehensive Development (CD) Zone to permit the development of a four-storey rental residential building with approximately 36 rental units and a separate 3,000-square-foot community gathering and office space building.

Métis Nation of British Columbia (MNBC)

MNBC, established in 1996, is the Métis government in BC, representing the collective Section 35 rights of over 25,000 Métis Citizens who are registered with MNBC in thirty-nine (39) Métis Chartered Communities. MNBC advocates for over 98,000 self-identified Métis in BC to participate fully in our rich democratic and governance traditions and activities. MNBC continues to advocate for recognizing our Indigenous rights as Métis and our self-determination within Canada. The Columbia Valley Métis (CVMA) is a local chartered community organization associated with MNBC whose service area is Spillimacheen, Brisco, Radium Hot Springs, Invermere, Wilmer, Athalmer, Panorama, Windermere, Fairmont Hot Springs and Canal Flats.

Vision

MNBC envisions a future where Métis people, communities, and children thrive. We are committed to creating opportunities for our people, communities, and children to flourish. Through various programs and services, we aim to bridge socioeconomic gaps and enhance the overall well-being of Métis individuals in BC.

Site

This site at 1102 13th Street was chosen for this development as it is well located for this type of development, close to the hospital, schools and services. The downtown is within a 10-minute walk or less than a five-minute drive. There are several parks within a 5 to 10-minute drive or 10 to 15-minute walk of the development.

PRINCIPALS

JIM ANDERSON, ARCHITECT AIBC
CRAIG APPELLE, ARCHITECT AIBC
NARESH ARORA, P.ENG.
JOOST BARKER, ARCHITECT AIBC
GERALD CARSON, P.ENG.
SUSAN CARTER, LID
DOUG CINNAMON, ARCHITECT AIBC
TYLER DIXON, ARCHITECT AIBC
GERRY DOERING, ARCHITECT AIBC

RAUL DOMINGUEZ, P.ENG.
HENRY DOORNBORG, P.ENG.
BRADY DUNLOP, ARCHITECT AIBC
STUART ELGIE, ARCHITECT AIBC
FADI GHORAYEB, P.ENG.
ANTONIO GOMEZ-PALACIO, RPP
JIM GOODWIN, ARCHITECT AIBC
VANCE HARRIS, ARCHITECT AIBC
RALPH HILDENBRANDT, P.ENG.

GEORG JOSI, P.ENG.
WILLEM KELLERMAN, ARCHITECT AIBC
GRANT KIDD, P.ENG.
ADRIAN LAO, ARCHITECT AIBC
MARION LARUE, ARCHITECT AIBC
CHRIS LENZIN, P.ENG.
JAY LEVINE, ARCHITECT AIBC
MONA LOVGREEN, ARCHITECT AIBC
CHARLES MARSHALL, P.ENG.

RONALD B. MCINTYRE, ARCHITECT AIBC
DAVID MINER, ARCHITECT AIBC
DIEGO MORETTIN, ARCHITECT AIBC
MARTIN NIELSEN, ARCHITECT AIBC
STEVEN OOSTERHOF, P.ENG.
MATTHEW PARKS, ARCHITECT AIBC
DANIEL PRESCOTT, P.ENG.
AMIT PRICE PATEL, ARCHITECT AIBC

SARA REMOCKER, IDIBC
JILL ROBERTSON, BCCLA
NEIL ROBSON, P.ENG.
CAMERON VERES, ARCHITECT AIBC
MAGDALENA WARSHAWSKI, ARCHITECT AIBC
THOMAS WU, P.ENG.
TAI ZIOLA, ARCHITECT AIBC

Residential Apartment Building

Housing Need

In addressing the pressing need for rental housing within the Métis community in Invermere, the proposed residential development will provide 36 new rental homes, geared towards meeting a range of household incomes. Emphasizing family-oriented living, 44% of the units have two or more bedrooms. There may be an opportunity for easily expandable or mergeable units offering flexibility within the units for larger families, as needed, and opportunities for intergenerational family accommodation.

Métis Nation also notes that 80% of households from the Metis Nation have at least 1 or 2 children. This site hopes to address this by providing a residential building with a mix of family units and singles, with the CVMA Community building located adjacent to the site to help provide community and cultural support to families and the larger Métis community. As this housing demand within the Métis community continues to grow, it becomes imperative to maximize housing in close proximity to cultural services to cultivate a healthy and resilient community.

The District's Housing Needs Assessment identifies a number of housing needs which this proposed development will directly address including inclusion of units for one- and two-person households, ranged affordability to support those living in core housing need, and affordable family-sized housing units. The Housing Needs Assessment identified a need for over 145 units to support the existing population – with expected growth in the community, over 100 additional units could be required. The proposed 36 rental homes could address up to 25% of the current need.

Form and Height

To respect the existing built form to the west, the design restricts windows and steps down to three storeys. As currently designed, the maximum height of the residential building is under 13 m (this is a 4 storey structure). The CVMA Community building's height (will be less than the residential building) is currently proposed at 9m supporting a 2-storey structure. To accommodate both, we are proposing the zone to permit a maximum height of 15 m and 4 Storeys to permit flexibility in in the roof design of the residential building (e.g. pitched roof).

A detailed design of the roof and building will be provided at the Development Permit stage. However, currently, the design illustrates and proposes that the fourth floor be intentionally stepped back approximately 7.3 meters (24') to mitigate potential overshadowing impacts to neighbouring properties. The fourth floor contributes eight extra units, including a three-bedroom unit and three two-bedroom units, directly serving the need for affordable family housing units.

The CVMA Community Building

The Columbia Valley Métis Association (CVMA) community gathering and office space building, aims to establish a purpose-built, culturally safe space for Métis community events, service access, and a central hub for community connections. The CVMA Community building conforms to the use of "Assembly Use" and "Office" (the provision of administrative, professional, management or similar services with typically standard hours on weekdays between 8am and 5pm).



Serving as a cultural landmark, this building will be a site for celebration, sharing, and learning. Positioned prominently at the forefront of the site along 13th Street, its roofline and entry are envisioned to symbolize the Métis sash, a culturally significant emblem in our community.

Proposed Comprehensive Development Zone Components:

In order to enable the MNBC development concept (designs included in this submission provide the siting and layout), the following components are proposed to be included in the new comprehensive development zone:

Proposed Uses

Residential	The CVMA Community Building
Principal Uses: - Apartment Accessory Uses: - Home Based Business - Amenity Spaces	Principal Uses: - Assembly Uses Accessory Uses: - Office

Proposed Development Regulations

The proposed development would require the following minimum or maximum regulations.

Column 1	Column 2
Development Regulation	Minimum/Maximum
Number of dwellings	One hundred fifty (150) dwelling units per gross hectare of usable site area
Minimum Setbacks for all buildings from: Parcel Line, South (13 th Street) Parcel Line, North (laneway dedication) Parcel Line, East (11 th Ave) Parcel Line, West (adjacent to single-family home) Parcel Line, West (adjacent to walk-out basement)	4.5 m 3.0 m 2.0 m 2.0 m 3.0 m
Maximum Parcel Coverage	30%
Maximum Principal Building and Structure Height	15.0 m

Off-Street Parking and Loading

The proposed development is proposing the inclusion of a minimum of 50 parking stalls to support parking at both the residential building and the CVMA Community building. The minimum rate proposed for the CD zone would be as follows:

Use	Minimum Parking Rate
CVMA Community building (Assembly Use and Office)	1 Parking Stall per 10 people occupancy
Residential (Multi-Family Dwellings)	1 Stalls per Unit
Bicycle Parking	Class 1 – 1 per Residential Unit Class 2 – 25 % of the Class 1 Count

Subdivision Potential

The intent of the proposed development is to provide housing to support Métis families and individuals through higher density residential development. Métis Nation British Columbia intends to leverage funding and financing required to provide the affordable housing contemplated on this site from Provincial and Federal sources; as a result, MNBC will be likely be required to provide a separate title with a mortgageable interest for each of the housing and CVMA building. As such, the proposed regulations have been proposed to enable a future subdivision to create separate title for the Housing use.

At time of rezoning, the regulations propose enabling this fee simple subdivision between the two main uses on the site. The project team and applicant understand that at time of subdivision, civil infrastructure servicing, access and shared parking will need to be considered. We understand the preference would be access off 13th, any proposed subdivision would respect this proposed access.

Parking Rationale

As demonstrated above, the proposed site is conveniently located in Invermere with services, schools and amenities within a 10-minute walk. The area is generally walkable and has cycle infrastructure to support active non-vehicular transportation options. Sidewalks and bike lanes are in close proximity to the site on 13th Street and 10th Ave. Further findings of the Joint Active Transporting Plan (JATP) with Invermere and Shuswap Band in 2021 prioritize physical infrastructure and policy improvements to support Active Transportation and reduce vehicle reliance in the community.

Research conducted by BC Housing through the Whistler Centre for Sustainability indicates strong support for low parking minimums for affordable housing development. The proposed minimum parking requirements align with affordable housing developments in other communities of similar size and context. For example, a mixed-use childcare, office and affordable housing development in Valemount BC (northern, rural community context) included 19 parking stalls for the entire development, including 14 housing units and 72 childcare spaces. Similarly, parking is at a reduced rate and is shared between uses (given off-peak demand), so conflicts between parking user groups have not been an issue. Given the proposed uses on site will generally have differing parking needs (e.g. Assembly/Office during the day and residential in the evenings), the parking stalls are proposed to be shared between the two uses, allowing residential visitor parking during office hours.

To offset the lesser parking count, Cycle Infrastructure will be included within the site design, including Class 1 and Class 2 bicycle parking for both the CVMA Community building and for Tenants of the Residential Development. The bicycle parking spaces will include outdoor bike racks (Class 2 Bicycle Parking) and additional indoor bike parking (Class 1 Bicycle Parking) with electricity readily available for e-bikes charging. Class 1 proposed bicycle parking requirements are 1 stall/residential unit. This regulation is comparable to similar-sized cities' with multi-unit residential developments, such as Fernie (1.1 per unit), Smithers (1 per unit), Kimberly (2 per unit), and Golden (0.5 per bedroom).

We look forward to the opportunity to collaborate with the District of Invermere on this application.