



Britannia Creek Homes

A NEW HOUSING FORM FOR SEA-TO-SKY COUNTRY

By Vernacular Design



ABOUT THIS HANDOUT

This brochure has been prepared by the owner of lots 198, 182 & 183 Copper Drive and the applicant for the rezoning proposed 26 Strata-titled homes. The purpose is to describe the proposal and establish a line of communication between the proponent and Britannia Beach residents.

COMMUNITY DIALOGUE WITH THE NEIGHBOURS

As part of our rezoning application we will present the proposal before the SLRD Electoral Area Directors. Before this, we will engage and communicate with the residents of Britannia Beach to answer to any questions.



THE PROPOSAL

In 2012 and 2013, 0949402 BC Ltd. purchased the three properties and had number of meetings with SLRD Planning and Engineering departments for the rezoning of three lots from single family (R2) to 26 units of detached homes on 3.6 Acres lot.

As a result a proposal for 26 units of strata homes was submitted to SLR in August 2013. Given the growing desire for new housing choices in the region our proposal is right in line with the goals and vision of the SLRD Regional Growth Strategy.

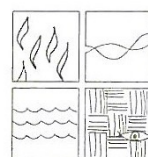
The SLRD Regional Growth Strategy, 2008 stipulates 9 goals to achieve smart growth in the region under bylaw No. 1062, 2008 (please visit slrd.bc.ca and search for Regional Growth Strategy BYLAW NO. 1062, 2008)

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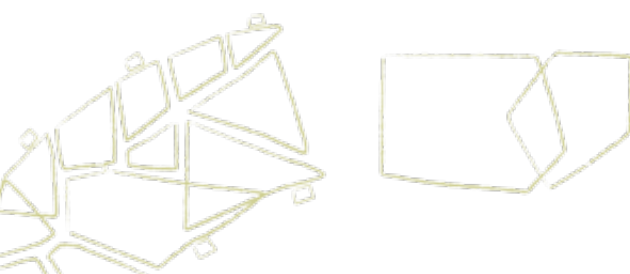
And visit our website at
www.vernaculardesign.ca

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d e s i g n



ABOUT VERNACULAR DESIGN

Previous community design projects by Vernacular Design include the first free hold Row houses in BC, Port Coquitlam, BC. , 54-unit row House project in Chestermere, Alberta, and Hollyburn Mews in West Vancouver, BC.



VER-NAC-U-LAR [adj.]: Is always prudent about methods, materials, time, and place; seeking the most pragmatic design for the least effort and cost. Each vernacular design is a unique, adaptable, and flexible solution over time. <vernacular architecture>



HOMES THAT FIT IN THE NEIGHBOURHOOD

Key consideration is given to design these homes to compliment the community and the surrounding natural environment. These features include building heights, building materials, scale, massing and landscaping.



BRITANNIA BEACH REAL ESTATE

Despite steady increases in land value in Metro Vancouver over the last decade, since 2008, housing prices in Britannia Beach have stagnated, despite a major highway upgrade along the beautiful sea-to-sky corridor. This has resulted in a market with too many sellers. The development of these 26 unique new homes will help enhance the development activity of the area, and boost the housing market as a result. This will allow homeowners in Britannia Beach to grow their investment at a more reasonable rate compared to the rest of Metro Vancouver.



PROJECT FEATURES

- Community building
- Central common courtyard
- Private outdoor space for each home
- Trail system connecting to parks and neighbourhood
- Un-gated and open community to the rest of the neighbourhood
- Contribution to the neighbourhood



WHAT'S UNIQUE ABOUT THE PROPOSAL?

Community living is central to the vision of future housing forms as demographic and employment dynamics are constantly changing. Because of this, many people are forced to leave behind tight social networks and move away from what they call home, leaving an important void. Britannia Creek Homes is a model for community living that we are excited to create. The 26 houses will have private yards, to allow for independence, while giving the feel of a tight-knit community, sharing a central park, trails, and common building.

WHY WON'T THIS PROPOSAL RESULT IN A LOSS OF NEIGHBOURHOOD CHARACTER OR PROLIFERATION OF OTHER SINGLE-FAMILY HOUSES?

This is not likely to happen for a number of reasons. Firstly, the design has the same or lower density than other typical single-family neighbourhoods elsewhere in the region at 7 units per acre. Secondly, this development is designed to easily blend with single family neighbourhood as well as the natural setting of Britannia Beach. Furthermore, there will be 5 to 7 different models with varying colour palettes and cladding materials. And lastly, these 26 homes will be smaller and less expensive than the newly built single family homes which in any healthy and well balanced community, accommodates for a range of demographics.

WHY THIS PROPOSAL IS GOOD FOR THE REGION?

This proposal will provide a choice for two demographics in particular: Down-sizers who are ready to move from their larger houses into apartments or town houses will find this housing product ideal for their next move in the same neighbourhood. And also younger families, who make up 60% of the region's population, who are looking to own a home at entry level.



WHY THIS PROPOSAL IS GOOD FOR THE NEIGHBOURHOOD?

In any given planned residential community today it is crucial to provide a greater housing choice, for affordability, size, and density. This proposal will respect the single family character of Britannia Beach yet will provide different housing options.

