



BRITANNIA BEACH COMMUNITY WORKSHOP

SEPTEMBER 15, 2016

MEETING STRUCTURE

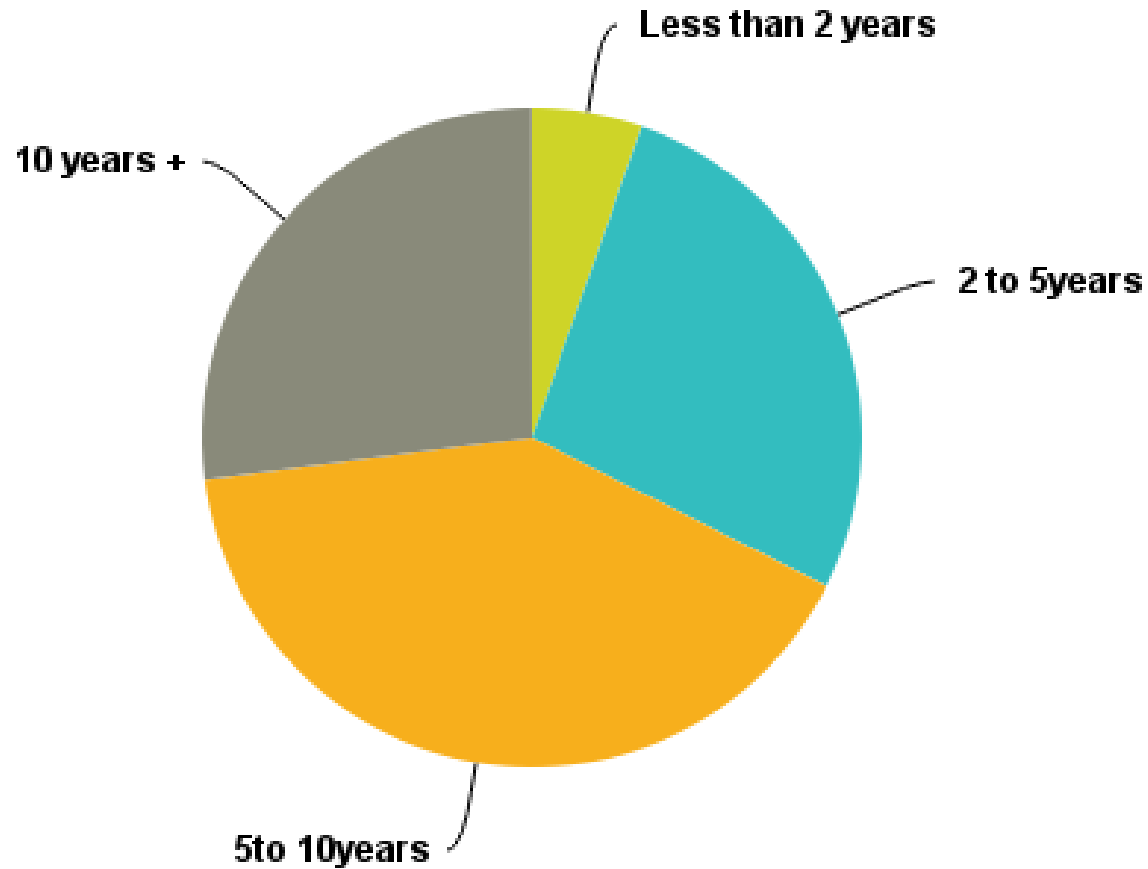
- Staff presentation of the Britannia Beach survey findings (~20 minutes) and house issues.
- Small group discussions / Time for participants to discuss their key issues, concerns and possible solutions (~1 hr 20 minutes)

BRITANNIA BEACH ONLINE SURVEY

- Online survey for Britannia Beach residents available on SLRD website from mid July to September 1, 2016.
- 37 respondents
 - from across Lower and Upper Britannia Beach
 - predominantly full time and long term residents

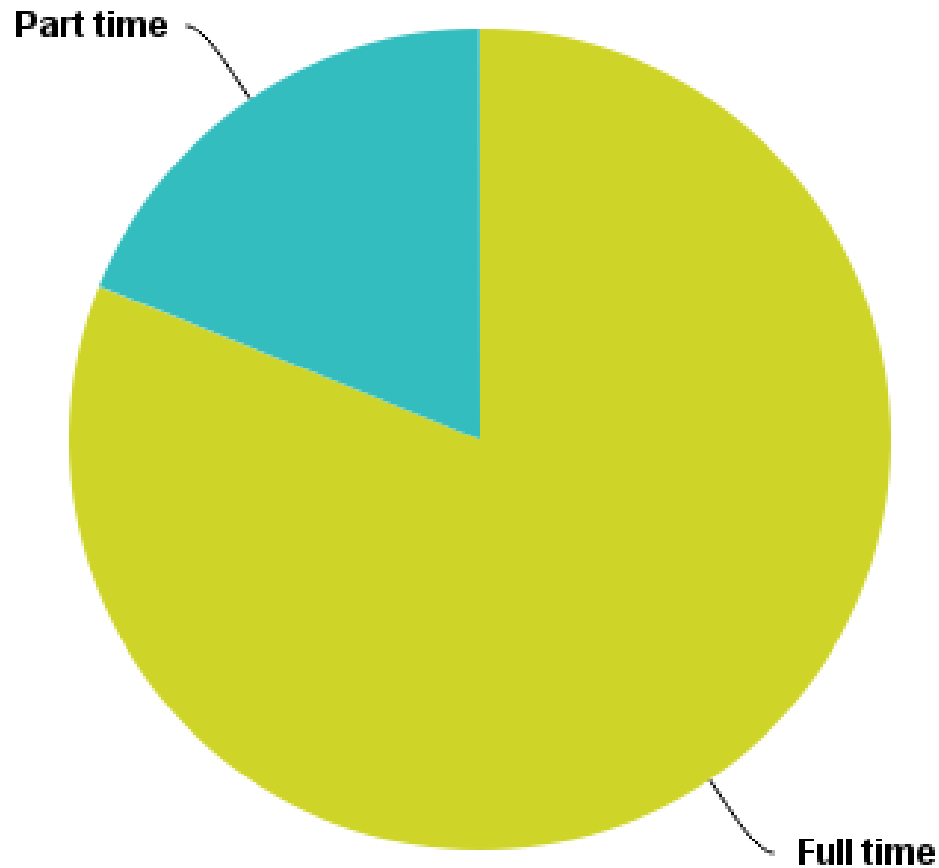
Q1 How long have you owned property at Britannia Beach?

Answered: 37 Skipped: 0



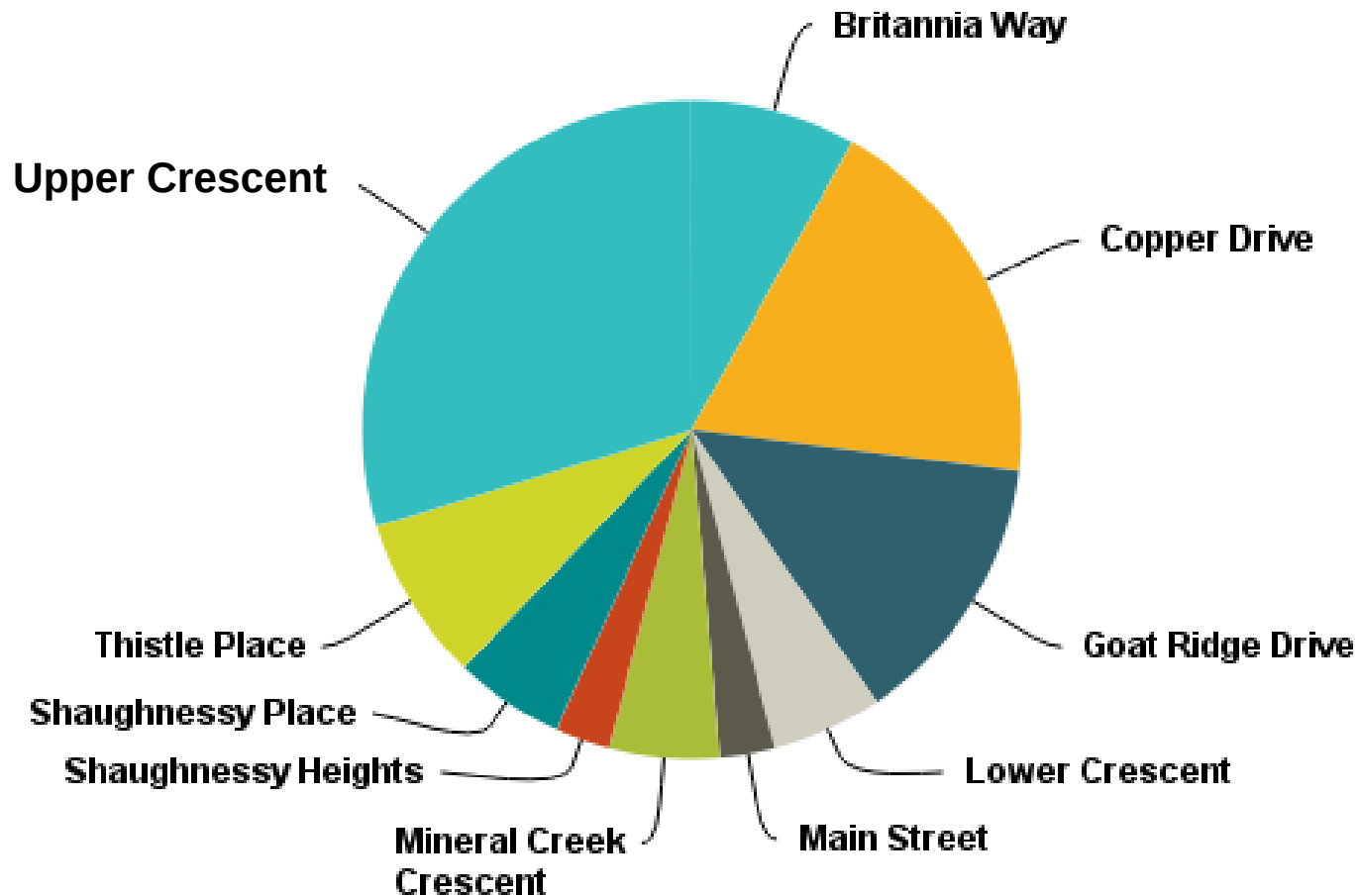
Q2 Are you a full time or part time resident of Britannia Beach?

Answered: 37 Skipped: 0



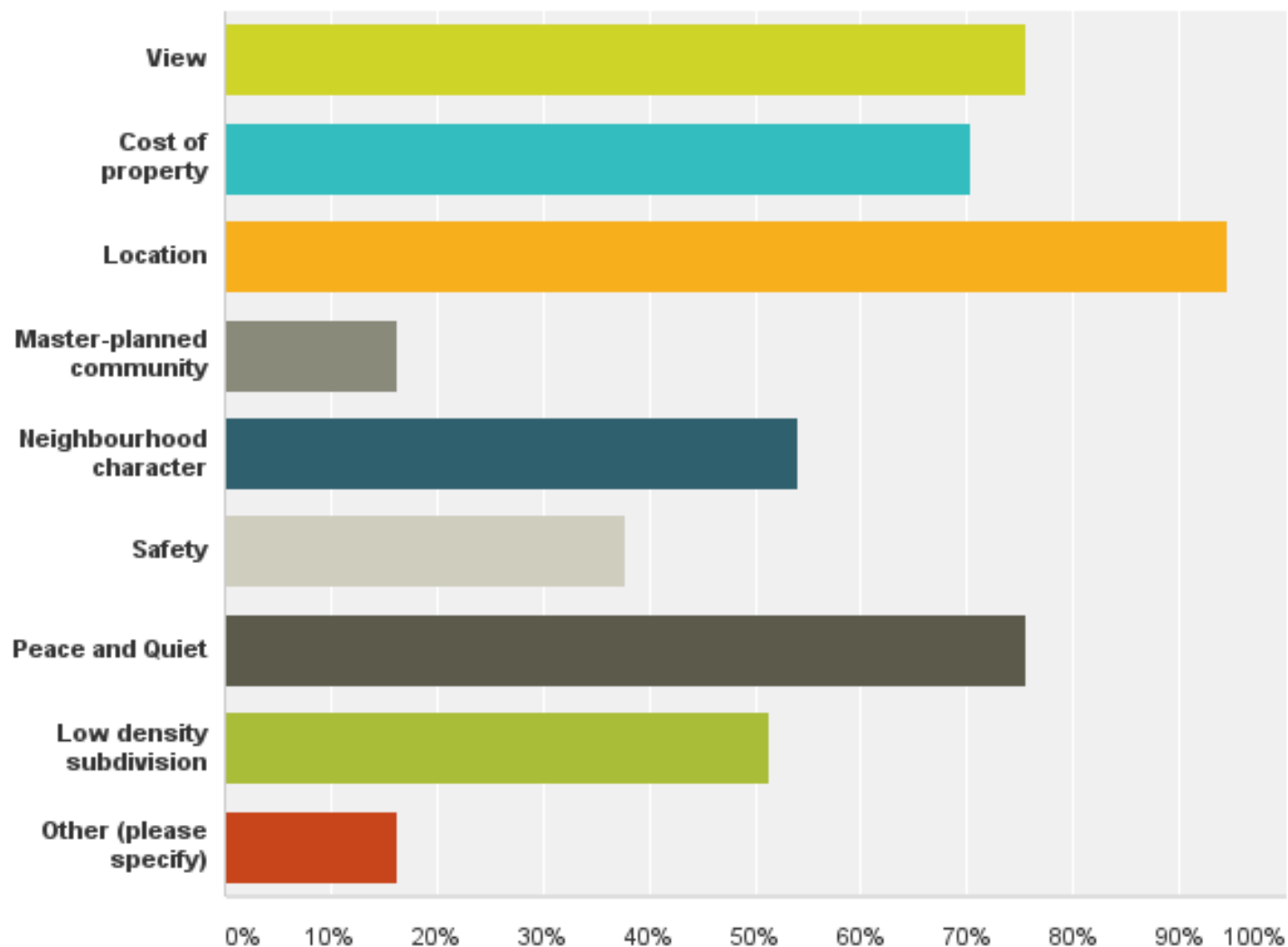
Q3 On what street is your property address?

Answered: 37 Skipped: 0



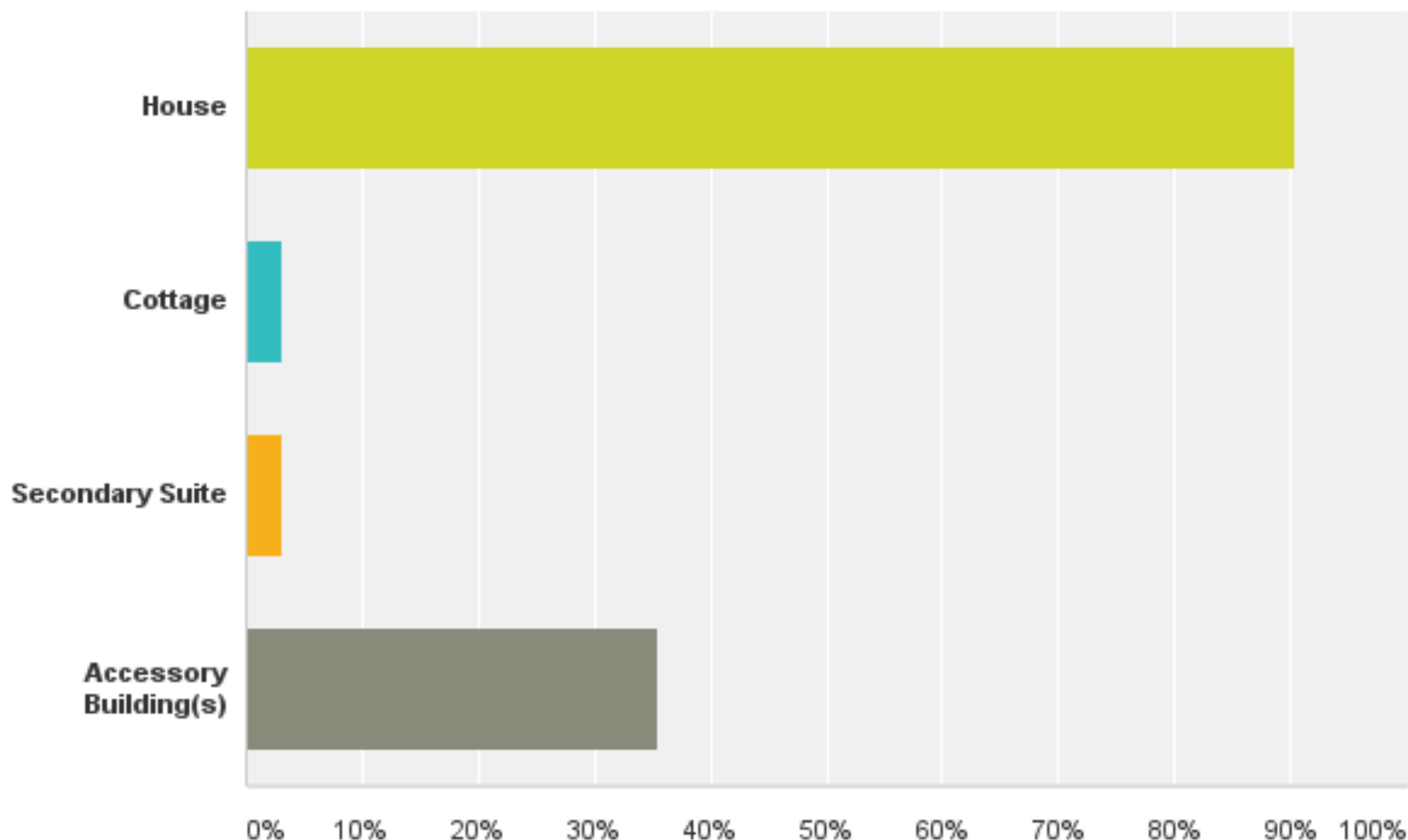
Q4 What factors attracted you to purchase property at Britannia Beach?

Answered: 37 Skipped: 0



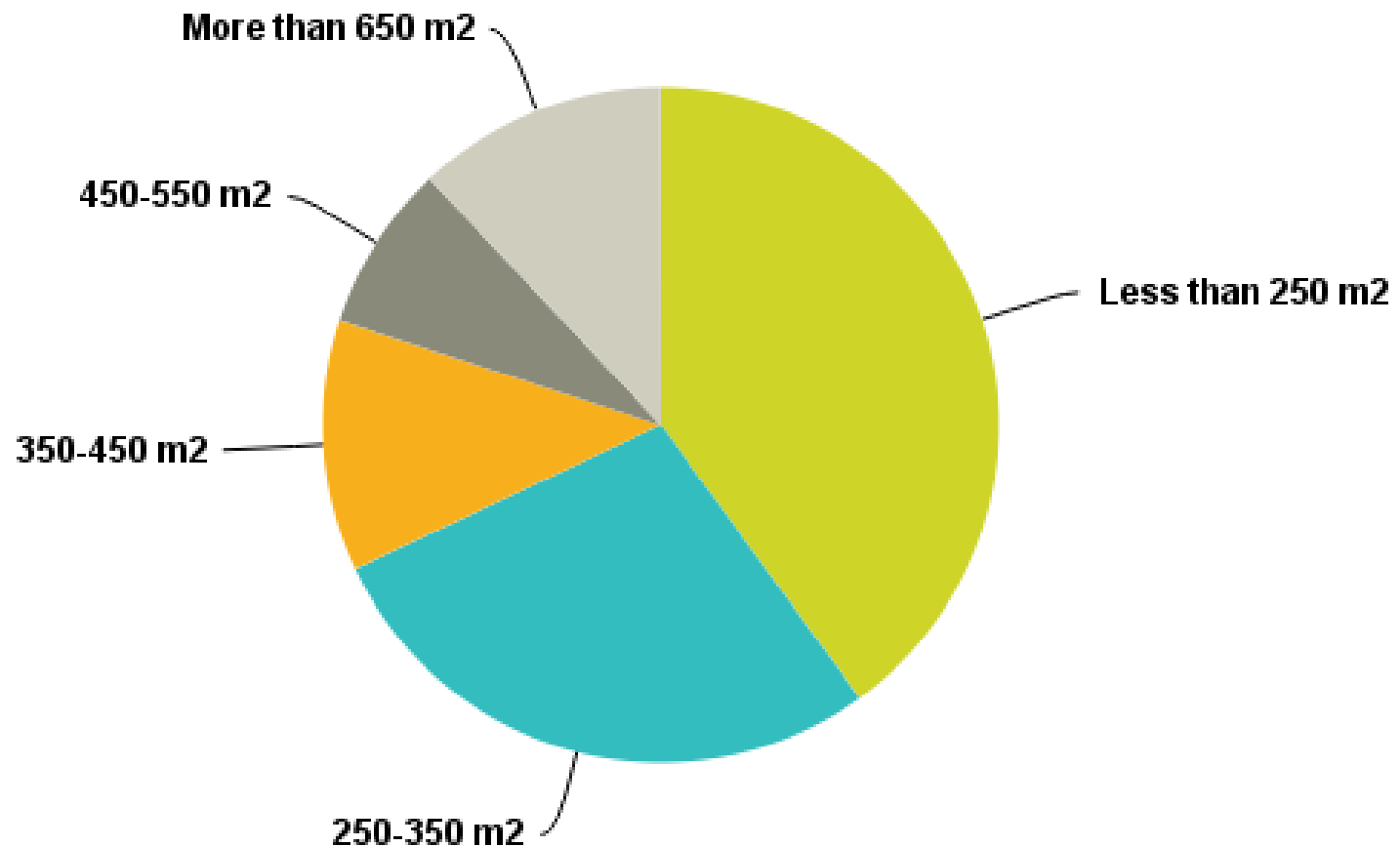
Q5 What structures are currently on your property?

Answered: 31 Skipped: 6



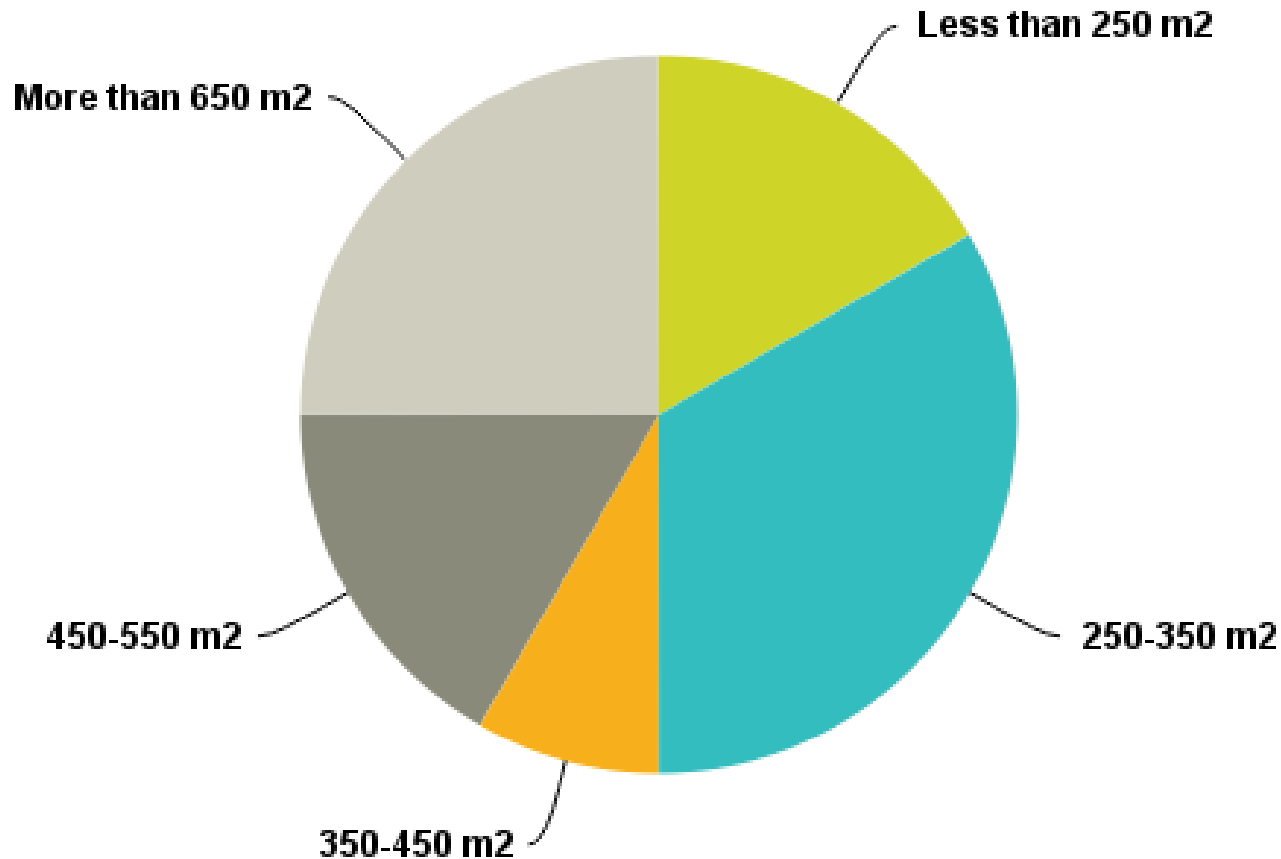
Q6 If your property currently includes structures, please indicate the total size of the structures on your property:

Answered: 25 Skipped: 12



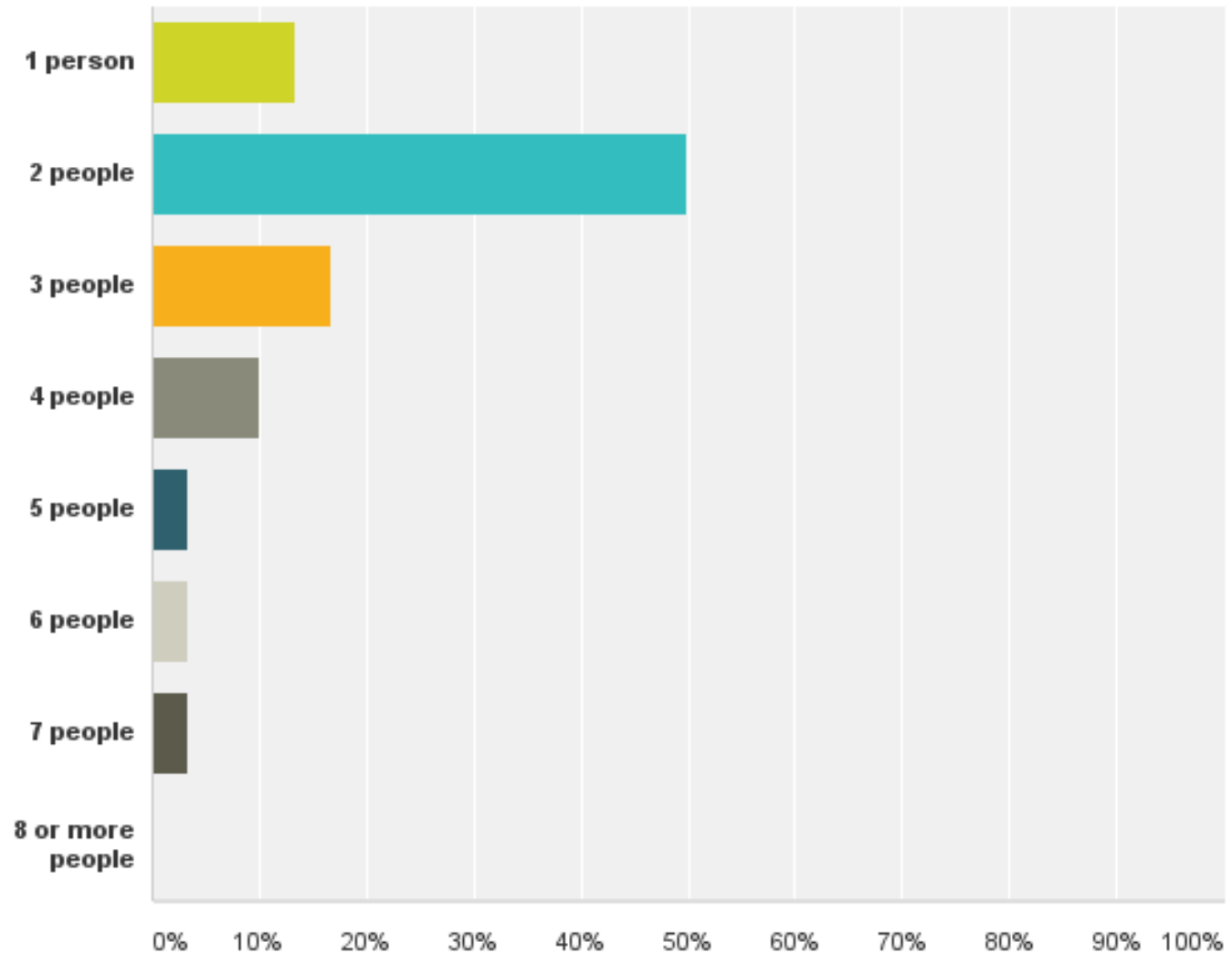
Q7 If your property is currently undeveloped, what is the total size of all structures that you intend to build?

Answered: 12 Skipped: 25



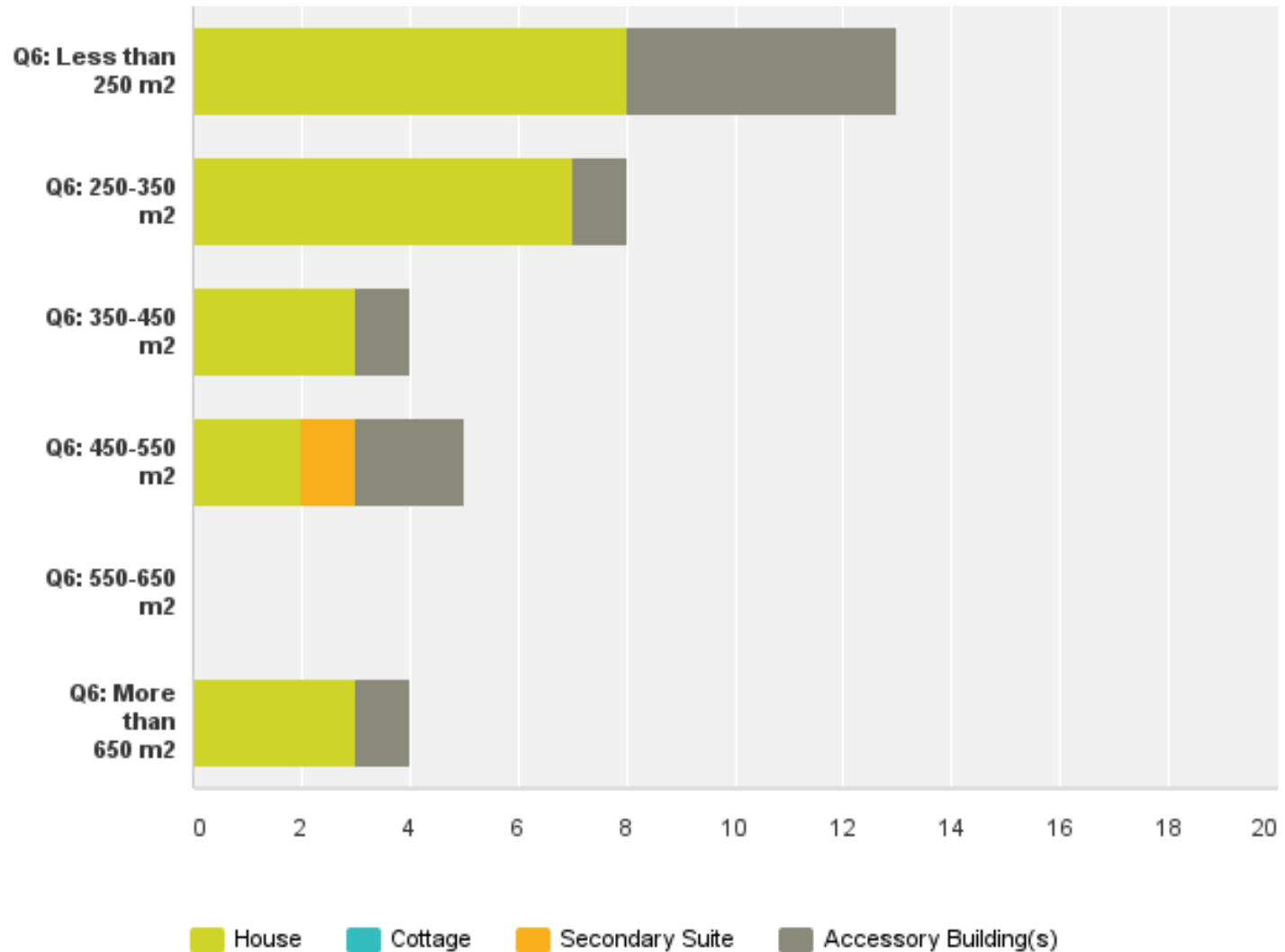
Q8 How many people currently reside full time at your property?

Answered: 30 Skipped: 7



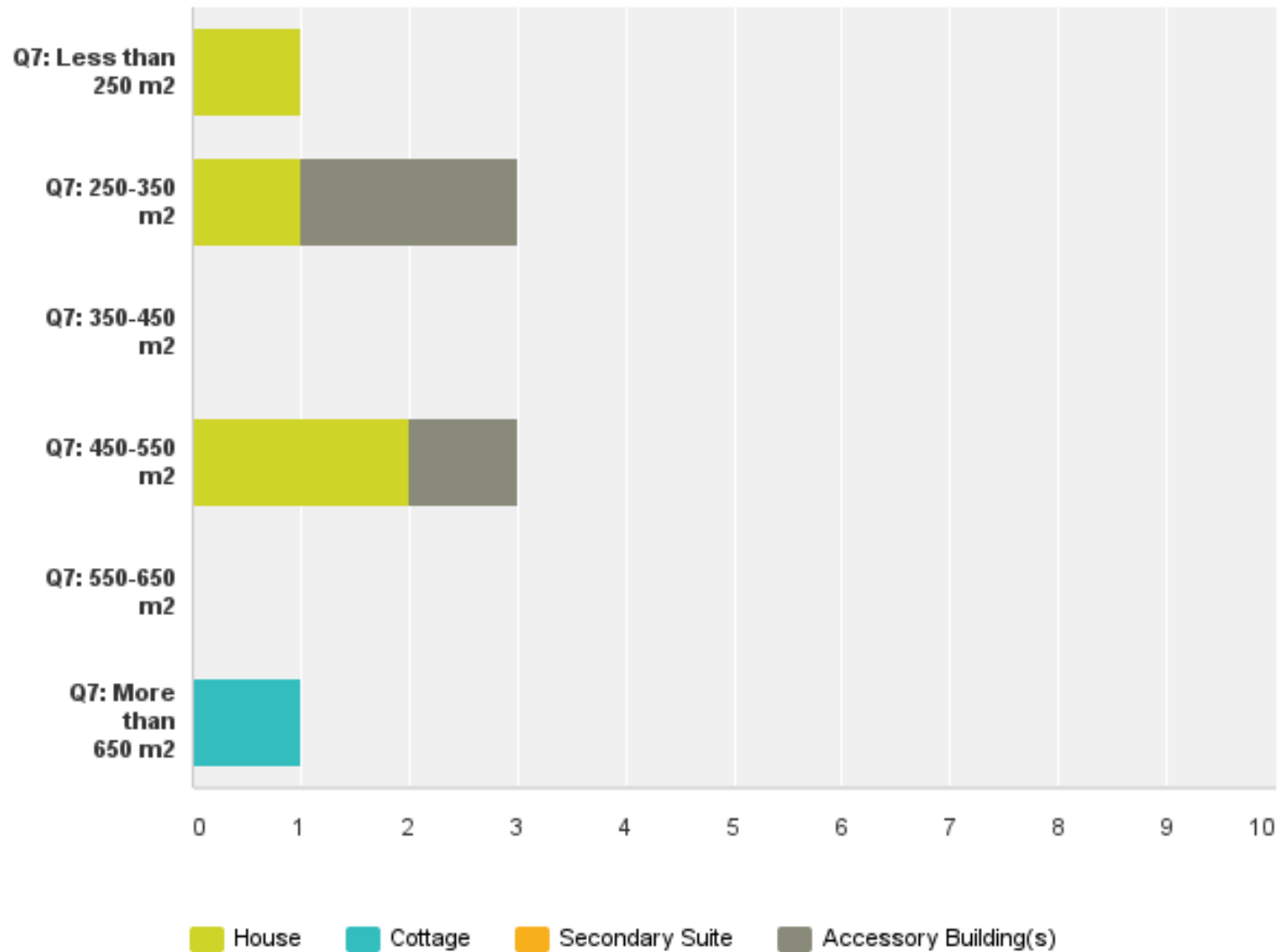
Q5 What structures are currently on your property?

Answered: 24 Skipped: 1



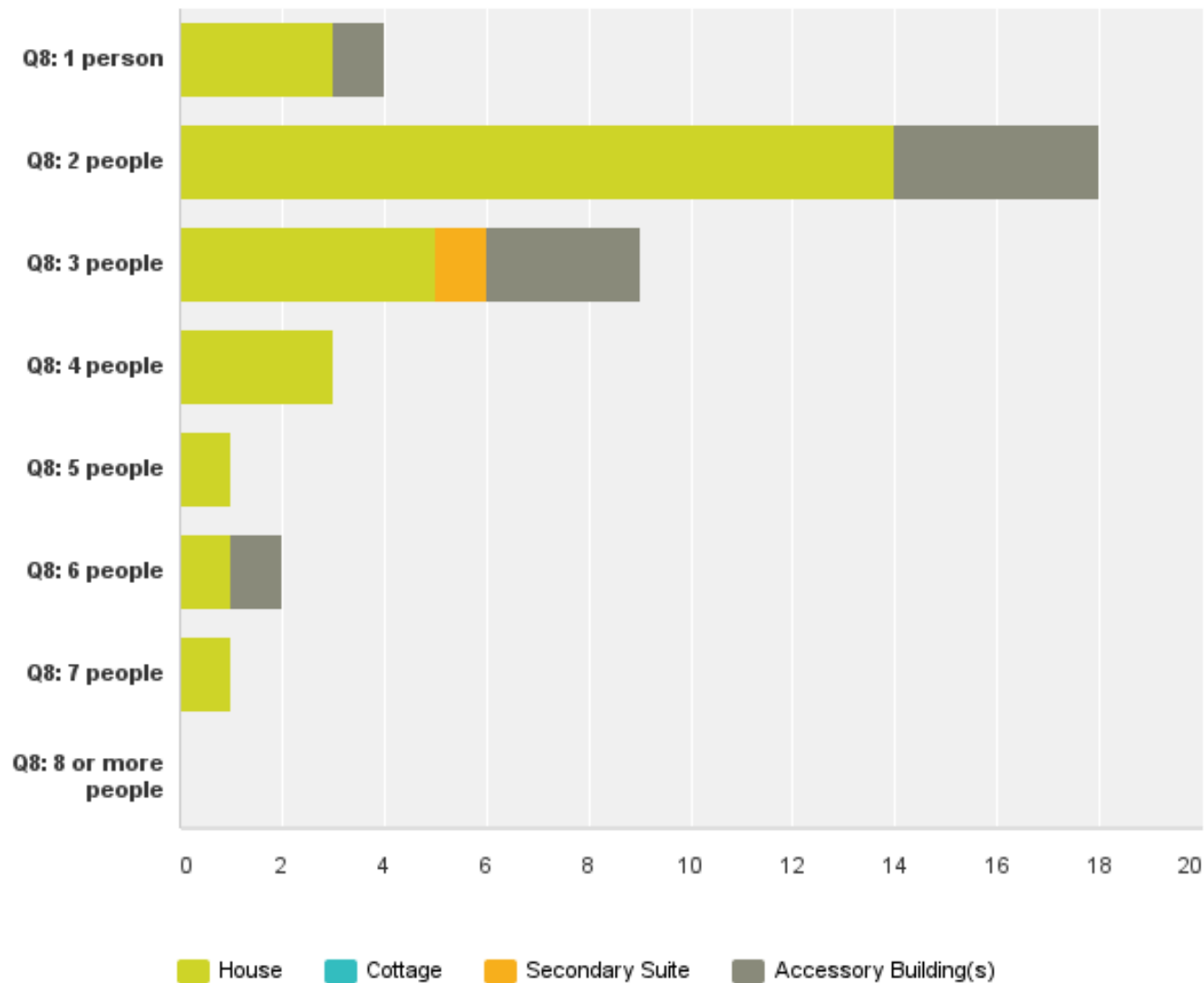
Q5 What structures are currently on your property?

Answered: 6 Skipped: 6



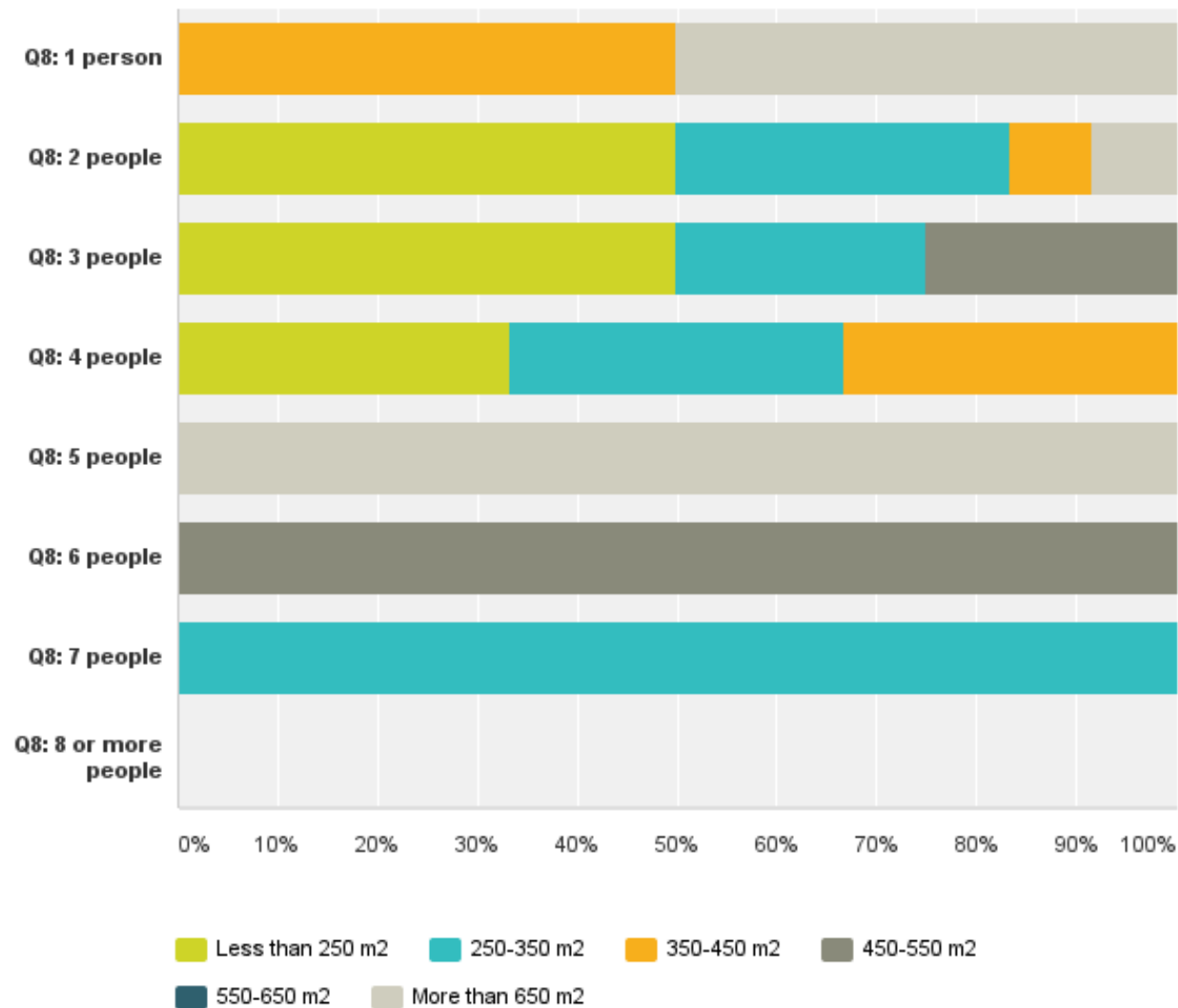
Q5 What structures are currently on your property?

Answered: 28 Skipped: 2



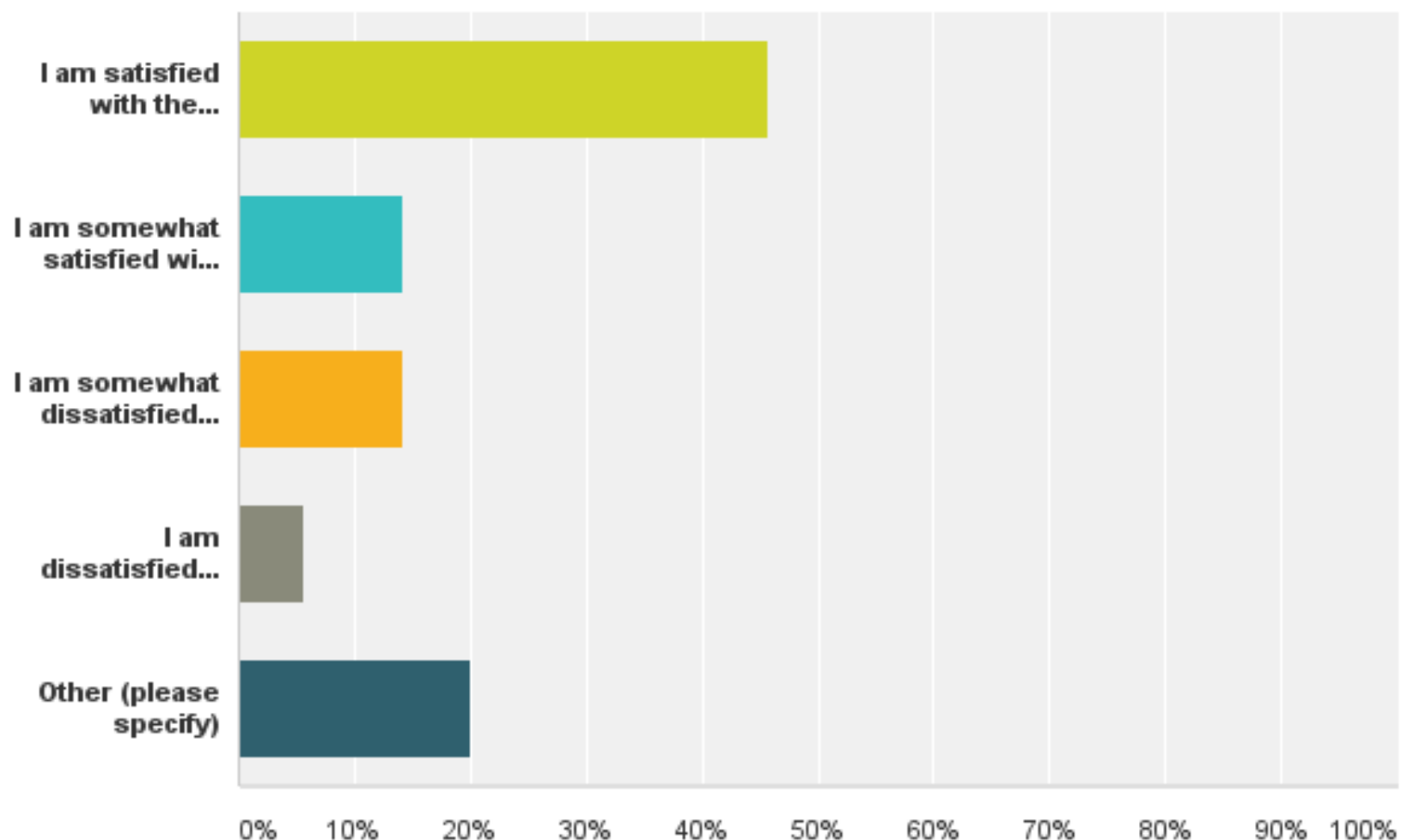
Q6 If your property currently includes structures, please indicate the total size of the structures on your property:

Answered: 24 Skipped: 6



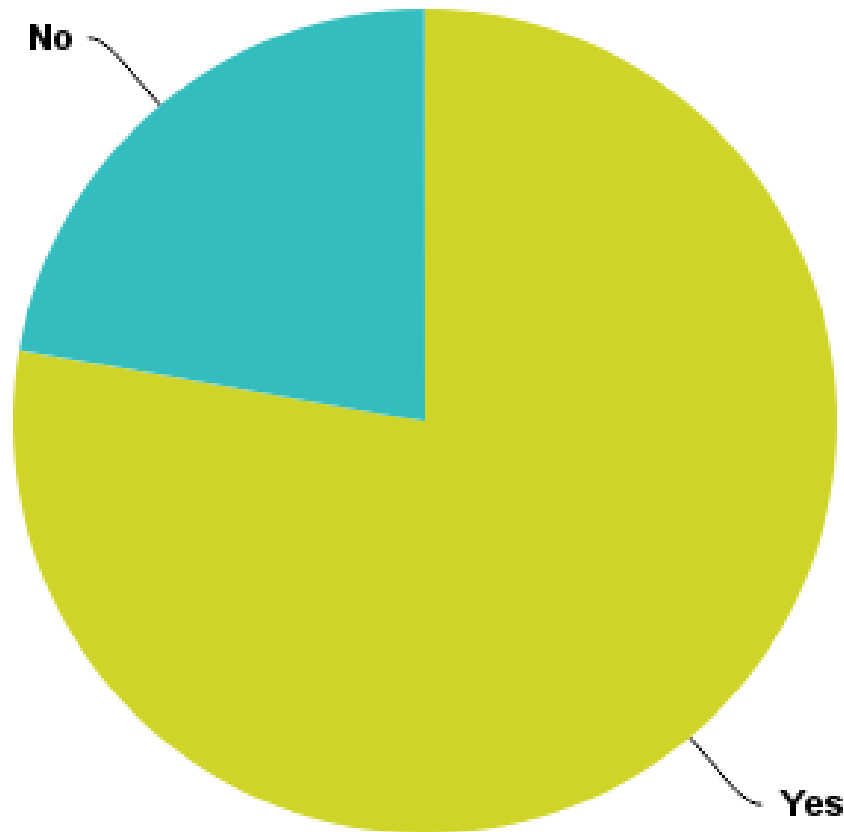
Q9 Tell us about your satisfaction with on-street parking on your street:

Answered: 35 Skipped: 2



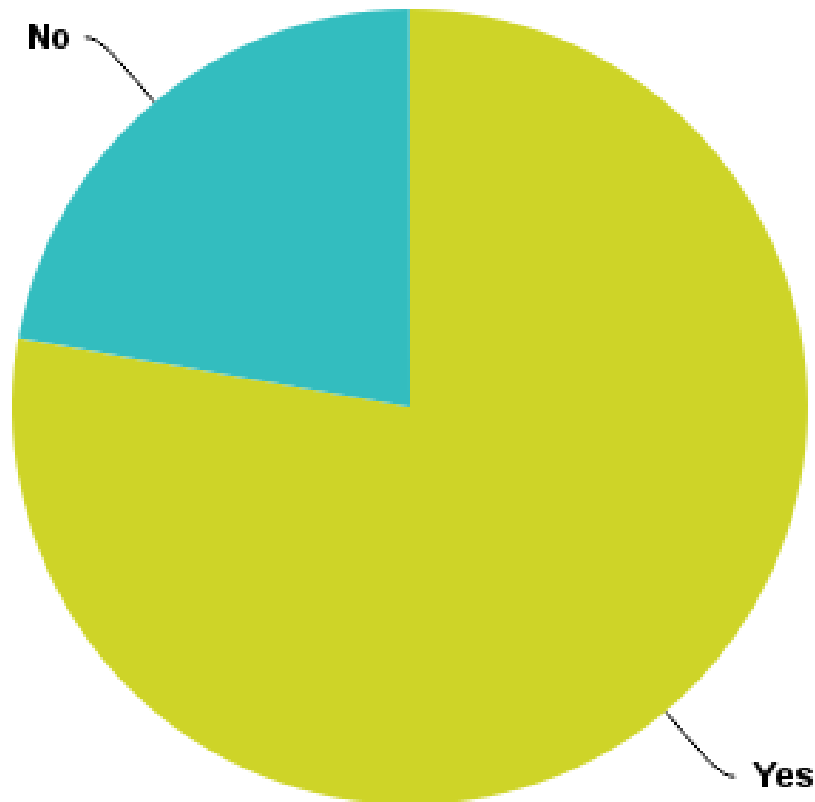
Q10 Are you aware that there are water limitations at Britannia Beach that restrict the number of units that can be developed?

Answered: 36 Skipped: 1



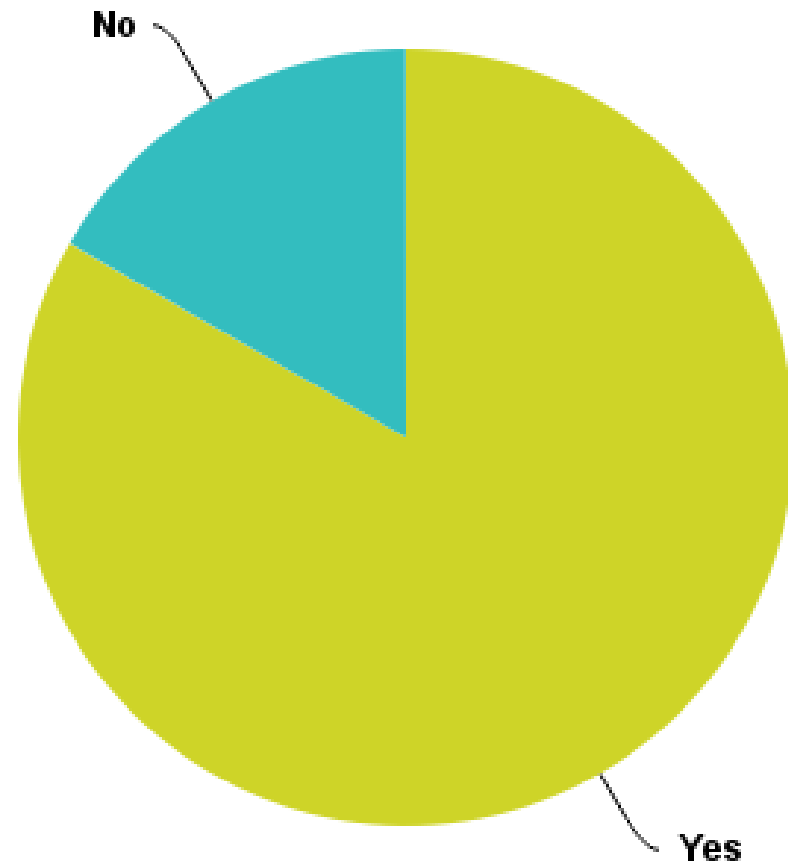
Q11 Are you aware that there is a restrictive covenant on title of many Britannia Beach properties that limits subdivision in this planned community?

Answered: 36 Skipped: 1



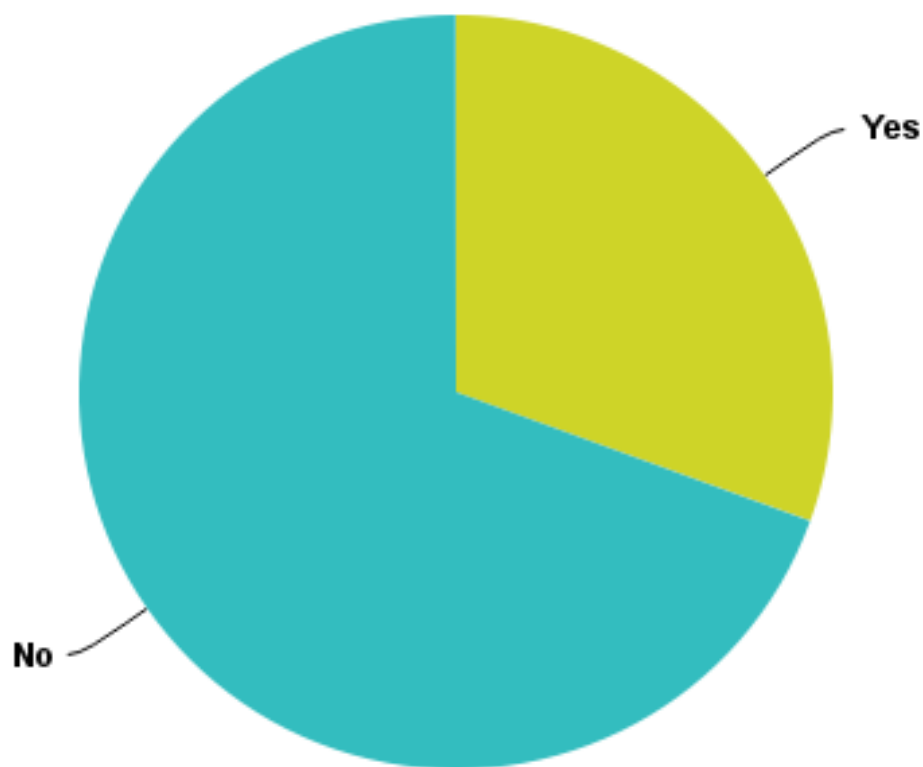
Q12 Are you aware of tree cutting and land clearing restrictions at Britannia Beach?

Answered: 36 Skipped: 1



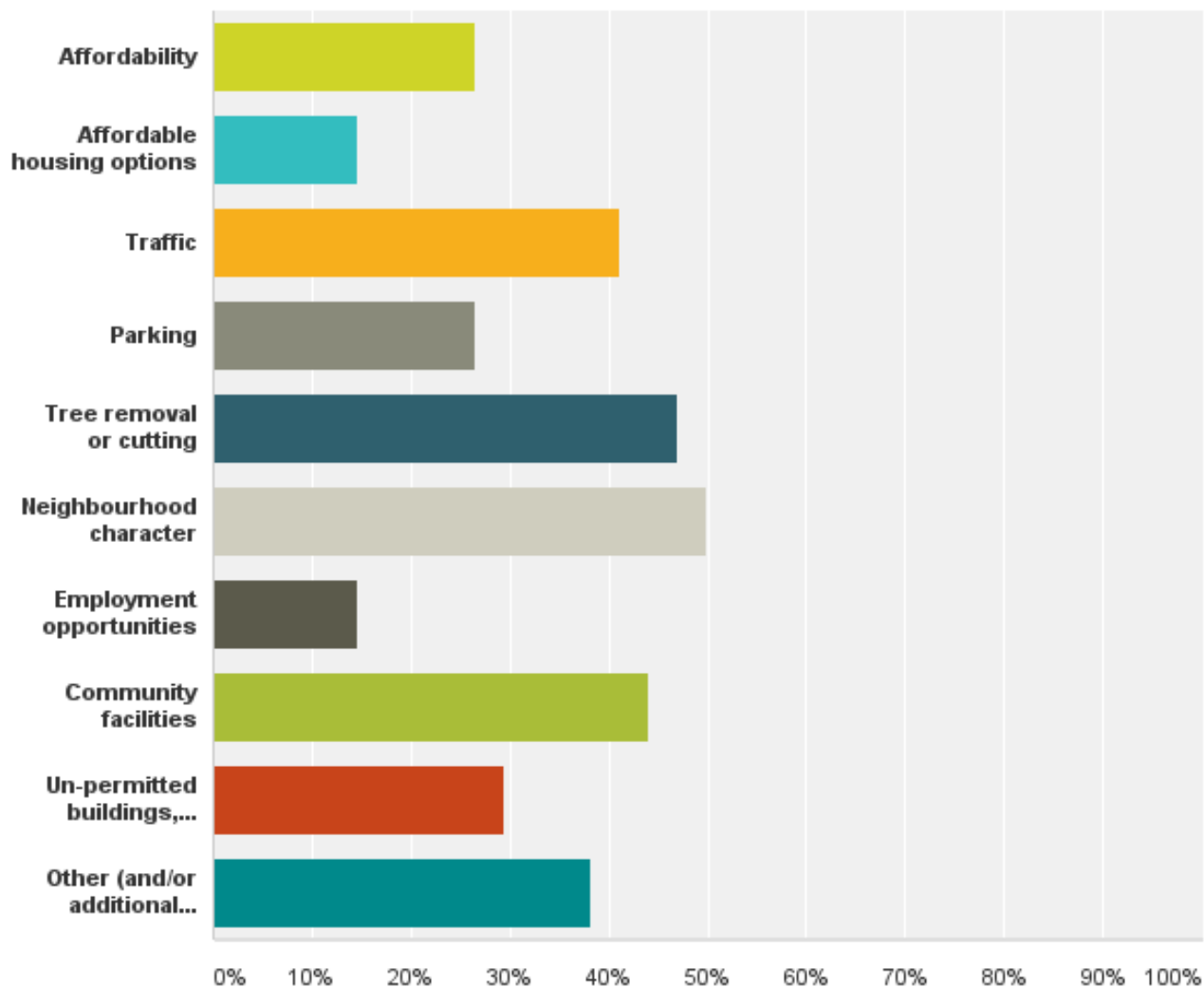
Q13 Are you aware that there are 11 properties on Copper Drive that are designated as "Mixed Residential" (higher density housing) in the Area D Official Community Plan?

Answered: 36 Skipped: 1



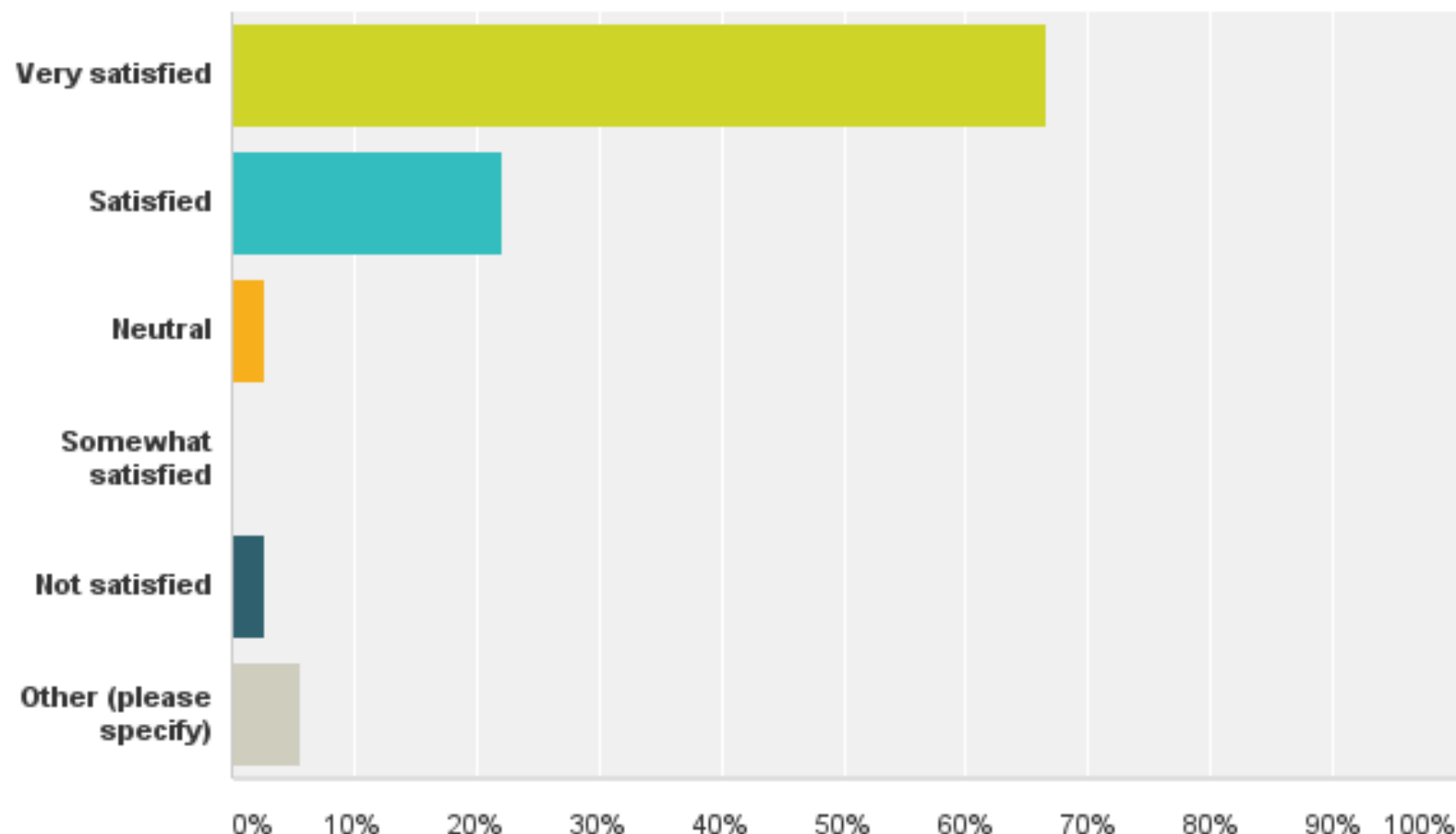
Q14 Please describe which issues are currently of concern to you with respect to Britannia Beach:

Answered: 34 Skipped: 3



Q15 Generally speaking, what is your satisfaction with your decision to own property at Britannia Beach?

Answered: 36 Skipped: 1



Other things we heard

SLRD related issues:

Bylaw enforcement

- Lack of bylaw enforcement
- Too much bylaw enforcement

Parking

- Overnight on-street parking is a problem
- “Toys” and trailers on the streets
- Un-permitted buildings and trailers/vehicles on lots

Other things we heard

SLRD related issues:

Neighbourhood character

- Tree removal/tree cutting
- Street lighting – too orange and bright and intermittent and shining into bedrooms
- Concern about high density housing and associated traffic and water pressure
- Power lines – effects on health & property values
- Removal of forested trails
- Traffic in residential areas
- Construction on steep slopes
- Lack of transit

Other things we heard

Housing

- Lack of secondary suites
- Lack of affordable housing options
- Want lot sizes on Goat Ridge and Copper Drive to be unchanged. Suggestion of a ratio to lot size rather than a fixed cap on house size.
- Need a large house for a large family
- Concern about the SLRD “meddling” with bylaws.
- Concern that SLRD building bylaws are too restrictive and don’t consider modern/green homes- *Note that the building code does allow for consideration of green buildings – this is a Provincial regulation.*

Other things we heard

MOTI related issues

- Copper Drive/Hwy 99 turning and line paving problems
- Lack of street maintenance and landscaping
- Concern about the proposed future highway bypass
- Need a sidewalk on Copper Drive up to Goat Ridge for safe walking
- Consideration of zoning / subdivision in the currently designated “mixed residential” areas vs. the “single family” areas – belief that there is a bias in favour of mixed residential areas. *Note that subdivision is a MOTI function.*

MINISTRY OF TRANSPORTATION & INFRASTRUCTURE - SUBDIVISIONS

- Letter from MOTI regarding subdivisions and 'no further subdivision' covenants on lots at Britannia Beach. MOTI cannot support removing/altering any of the 'no further subdivision' covenants on those lots
- Focused on 11 properties that are currently designated multifamily/mixed residential in the Area D OCP
- Due to subdivision design standards - current layout does not support any subdivision (strata etc.), or issuance of road access permits for multi-unit development.
- Issues raised by MOTI likely apply to all other upper Britannia lots with respect to subdivision

HOUSE SIZE ISSUES

- Zoning Bylaw 1350 set a cap on house sizes at Britannia Beach. The rationale for this was to protect neighbourhood character (visual impacts, to reduce tree removal, land clearing, blasting and regrading, etc), limit impacts to views, support affordability, limit environmental impacts based on new OCP environmental and climate change criteria and to address some water capacity issues.
- This cap limits GFA on a 1 ha parcel to 465 m² (5,000 ft²) for a dwelling
- The cap limits GFA on a 1.15 ha parcel to 605 m² (6,512 ft²) – 465 m² house + 140m² cottage.
- The SLRD currently allows for exemptions to basement floor space which could allow for even larger house sizes (eg. an entire floor is not included in GFA).
- Some people at the public hearing noted concerns about this maximum size provision.

HOUSE SIZE ISSUES

- Before Bylaw 1350, there was no effective house size cap for the acreage lots. This could open the door for so called “monster homes” such as the ones that West Vancouver has been grappling with.

MEGAHOMES

January 5, 2016 8:34 pm

Updated: January 9, 2016 9:51 am

26,000-square-foot monster home in West Vancouver proves to be last straw for city council



By Jon Azpiri

Online News Producer Global News

HOUSE SIZE ISSUES

- Some people have said there are no monster homes yet, so there is no need to put regulations in place BUT in West Van, there has been a community uproar about some new houses.
- West Van is looking at a variety of options to address this issue, including setting maximum floor areas (such as what was done at Britannia Beach through Bylaw 1350)
- Under the old bylaw 540, some larger acreage lots in Britannia Beach could have effectively allowed for a 100,000 + ft² home.

622 m² (6,700 ft²) house example



696 m² (7,500 ft²) house example



1,394 m² (15,000 ft²) house example



1858 m² (20,000 ft²) house example



2787 m² (30,000 ft²) house example



~5000 m² (50,000+ ft²) home example



HOUSE SIZES IN OTHER COMMUNITIES

Britannia large lots: = 605 m² total (includes a 465 m² house AND a 140 m² cottage building)

House size caps in other communities:

District of North Vancouver– RS zones=190 m²- 540 m² (2,045 ft² - 5,813 ft²), RS1 excluded

Resort Municipality of Whistler --small lots=ratio – usually 325 m² max. Larger lots with 24 m frontage= 465 m² or 0.35 fsr, *whichever is smaller*. A handful of lots allow for 650 or 730 m²

District of Squamish– generally uses a cap based on site coverage and height to limit house size. Most lots are average sized (not many acreages)

TOPIC SELECTION

INSTRUCTIONS

- Introduce yourself to your group at your table.
- Each person will write down on a yellow sticky their top issue and place it on the flip charts at the front of the room.
- Staff will sort these by topic.
- Key topics will be made into table discussions- one topic per table.
- Please sit at the table with the topic you'd most like to discuss. If there is no room, don't worry you'll still be able to weigh in later.

GROUP DISCUSSION

INSTRUCTIONS (20 minutes)

- Turn to your flip charts ---

QUESTION 1:

- WHAT IS IT ABOUT THIS TOPIC THAT IS OF MOST CONCERN TO YOU?
- Each person at the table write one item per yellow sticky and put it on the board under QUESTION 1.
- Spend some time with your group talking about this. Remove any duplicate answers.

TIP: make sure that the words are understandable for all who read it.

GROUP DISCUSSION

INSTRUCTIONS (20 minutes)

- Turn to the next page of your flip charts ---

QUESTION 2:

- HOW DO YOU SUGGEST THE SLRD ADDRESS THIS ISSUE?
- Each person at the table write one item per yellow sticky and put it on the board under QUESTION 2.
- Spend some time with your group talking about this. Remove any duplicate answers.
- TIP: make sure that the words are understandable for all who read it.

SHARING WITH WHOLE GROUP

INSTRUCTIONS (20 minutes)

- Now is the chance for the whole group to review your ideas.
- We will move the flip charts to a central place.
- Each person can now go around the room with their own yellow sticky and review all of the answers to the various **QUESTION 1** topics.
- If you want to add something please write your own comments on a yellow sticky and add it to the flip chart. **DO NOT REMOVE** comments just because you disagree.

SHARING WITH WHOLE GROUP

INSTRUCTIONS (20 minutes)

- Now is the chance for the whole group to review your ideas.
- Each person can now go around the room with their own yellow sticky and review all of the answers to the various **QUESTION 2** topics.
- If you want to add something please write your own comments on a yellow sticky and add it to the flip chart. **DO NOT REMOVE** comments just because you disagree.

CONCLUSION

- Staff will now compile this information to assist with their review.
- Based on the information received, we will determine what next steps are warranted in order to follow up on these issues.
- Thank-you for taking the time to assist with this process.