

REQUEST FOR DECISION REPORT

Vernacular Design Inc. Cottage
Development – Britannia Beach Rezoning

Meeting Date: October 15/28, 2013

Meeting: SLRD Electoral Area Directors

Applicant: Vernacular Design – Mehrdad Rhabar

Location: District Lots 198, 182, 183 Britannia Beach

RECOMMENDATION:

THAT it be recommended to the Regional Board:

THAT Staff be authorized to continue to work with the applicant to work out details of this rezoning application and bring forward bylaws for first reading with respect to District Lots 189, 192 and 193, Britannia Beach.

KEY INFORMATION:

1. Overview

Vernacular Design Ltd. applied for a rezoning in May of 2013. The rezoning request proposes to consolidate three District Lots (DL 198, 182 and 183) in the area of Britannia Beach to construct a 26 unit ground oriented strata development. The current zoning allows for one single family dwelling per district lot. The proposed development is described as a 'Cottage Housing Development', popularized by a variety of small home or pocket neighbourhood developments found in Washington State and throughout the Pacific Northwest.

The 'Cottage Housing Development' concept allows for ground oriented units, smaller in size than traditional single family homes while allowing for an attached garage, back yard access and street frontage. The development is proposed to be stratified with proposed common areas such as communal open space areas, a community building and community garden plots.

Examples of similarly proposed development can be found in Kirkland and Inglenook, Washington. Kirkland also became the first US jurisdiction to adopt a Cottage Housing Ordinance in response to the development trend. While bare land stratas are not unusual in British Columbia, this proposal is somewhat different in that it includes smaller detached dwellings and a community building with a number of “green” design components.

3. Site Plan

The proposed site plan shows 26 dwelling units “cottages” and 1 community building. The 26 cottages are grouped along a centrally curved road allowing for a shared communal courtyard at the rear of some units.

The sloping site is terraced from the high point at the south end of the site to the north and the most difficult steeper rocky outcrop areas for construction will remain forested. A cross section of the site is available on pages A-01 and A-02 of Appendix A.

The site is accessed from Copper Drive. There is an existing easement across Lots 198, 183 and 182 to DL 181 and an existing gravel road. The proponents propose to align the proposed access with the current road and negotiate with the owner of DL 181 to maintain access to their property through a shared access road.

4. Residential Density and Mix

The proposed residential mix will include four different versions of a 3 bedroom home. Each unit (A, B, C and D) proposes dedicated parking with attached garage, 2 bathrooms and 2 powder rooms.

Proposed square footage is as follows:

Unit A – 1450 sq ft. (Page A-03 of Appendix A)

Unit B – 1500 sq. ft. (Page A-04 of Appendix A)

Unit C – 1780 sq. ft. (Page A-05 of Appendix A)

Unit D – 1880 sq. ft. (Page A-06 of Appendix A)

5. Site Servicing

Initial servicing reports provided by Creus Engineering Ltd. have determined through review of the fire flow that reservoir storage volumes are sufficient for the proposed 26 units. The SLRD UES department has also confirmed that the proposed 26 units plus community building can be accommodated within the existing Britannia Beach Water and Sewer Systems.

The design capacity of the existing Britannia Beach Water Reservoir (Britannia North) that services this site will be fully allocated through this rezoning; in combination with

one another application in the review process. There is no impact to water or sewer for developments proposed at Britannia South.

All infrastructure connection costs will be borne by the applicant and any latecomers fees owing will also be borne by the developer.

6. Transportation

MOTI Referrals

Vernacular Design Inc. has begun conversations with Ministry of Transportation and Infrastructure regarding the consolidation of Lots 198, 182 and 183 and have some general support.

Traffic

Staff are aware that there may be a need for some safety improvements at the pedestrian crossings along Copper Drive, as well as some trail improvements.

Based on similar applications reviewed in the past, Staff believes that the traffic impacts from this development will be negligible. No traffic impact study has been submitted at this time. Staff will be reviewing similar projects at Britannia Beach to determine if a traffic impact study will be necessary. Given the small number of units proposed at the development, it is likely that traffic impacts will be negligible, however, further review will be necessary.

7. Policy Review

Bylaw 495, 1994 Area D OCP, Schedule B: Howe Sound East Sub Area 3 Plan

The proposed development is within the Britannia Beach neighbourhood of the SLRD.

Specific Objectives of the Sub Area Plan for Britannia Beach include the following:

- Encourage the development of a variety of densities and housing types.
- Reinforce the historic townsite by encouraging retention of the existing affordable residential community at Britannia Beach.
- Plan for residential use only where there are no hazards or environmentally sensitive areas, or where hazards can be adequately mitigated.
- Encourage development that will be visually unobtrusive as viewed from the highway.
- Encourage tree protection in residential areas.

Preliminary review of the Vernacular Design Inc. proposal appears to support the specific objectives for development in this sub area of Electoral Area D of the SLRD.

As per the terms of the Area D OCP, this project will require a development permit for form and character of intensive residential development. In this way, Staff can assure that the project fulfills the overall look and feel that is being proposed.

In addition, the project will be subject to a wildfire development permit application.

Bylaw 1062, 2008 SLRD Regional Growth Strategy

The proposed development is an extension of the existing Britannia Beach neighbourhood, designated within the Master Planned Communities designation of the RGS. The RGS states that 'significant future growth will be accommodated in the communities of Britannia Beach, Furry Creek and Porteau Cove as shown on Regional Settlement Planning Map and the Howe Sound Settlement Planning Map 1e. On initial review the proposal meets a number of goals with the RGS, some of which include the following:

- Focussing development into compact communities by increasing density in proximity to currently developed areas.
- Achieve a Sustainable Economy by providing a range of housing types and costs.
- Create healthy and safe communities by providing a 'neighbourhood' development.

SLRD Integrated Sustainability Plan

The proposed development proposes a number of green building and green neighbourhood initiatives.

Although the development will not qualify for gold LEED-ND (Neighbourhood Development) due to its greenfield location, the architects have proposed LEED AP BD +C Silver or better for the community building. Green features for the site will include solar energy rough-in, community gardens, passive solar design, minimization of impermeable surfaces, drought resistant landscaping and highly efficient appliances and water fixtures. It should be noted that LEED does not qualify greenfield locations for any certification, as they are far from transit and services.

8. Further Review

As this application progresses, Staff will work with the applicant to determine an appropriate development package that will ensure all sustainability, architectural, landscape and servicing details are addressed. Staff will also be discussing voluntary amenity contributions further with the applicant. At this stage, no specific community amenities have been formally suggested by the applicant as part of this rezoning application. Once all of the above is determined, this information will be brought to the Board for review concurrently with the bylaws.

9. Conclusion

Staff is generally supportive of this development as it will help to provide more affordable housing in a more sustainable form that is not currently available at Britannia Beach. The project does not appear to present any negligible impacts to the area in terms of traffic or servicing issues.

SLRD staff has been informed by some market research that suggests a trend toward a desire for smaller units, with ground oriented units having good storage being of high importance for new home owners, especially within the Sea to Sky Corridor. This development appears to address these market needs.

RESPONSE OPTIONS:

1. Authorize Staff to continue to work with the applicant to work out details of this rezoning application and bring forward bylaws for first reading.
2. Refer the application back to Staff for further clarification.
3. Do not pursue this application.

PREFERRED OPTION:

Option # 1 - Authorize Staff to continue to work with the applicant to work out details of this rezoning application and bring forward bylaws for first reading.

ATTACHMENTS:

Appendix A – Proposal Package

Submitted by:	K. Salin, Planner
Endorsed by:	K. Needham, Director of Planning and Development
Reviewed by:	L. Flynn, Chief Administrative Officer

Appendix A



BRITANNIA COTTAGE COURT

BRITANNIA BEACH, BC., August 2013

REZONING APPLICATION For Lots 198, 182 & 183 COPPER DRIVE

APPLICANT

(0949402 BC Ltd.)

Application Date: December 2012 (Revised August 2013)

REZONING RESUBMISSION

August 2013

TABLE OF CONTENTS

PROJECT RATIONALE

PROJECT SUMMARY - R01

SITE CONTEXT - R02

DEVELOPMENT CONCEPTUAL IMAGES - R03

THE PROPOSAL - R04

LANDSCAPE DESIGN CONCEPT - R05

SITE PLAN / LANDSCAPE CONCEPT - R06

CONCEPTUAL ELEVATIONS - R07

ARCHITECTURAL DRAWINGS

SURVEY PLAN - A00

SITE PLAN - A01

SITE CROSS SECTIONS - A02

TYPICAL FLOOR PLANS (MODEL A to D) - A03 to A06

CIVIL ENGINEERING

PRELIMINARY KEY PLAN

SECTIONS X - 1

PRELIMINARY PROFILE R - 2

Vernacular Design Inc.

PROJECT SUMMARY - R01

PROJECT SUMMARY

Addresses: Lots 198, 182 and 183 Copper Drive
Legal Addresses: Lot 182, D.L.'s 891, 4015 and 7169A, Group 1, Plan BCP25662 (PID 026-826-143)
Lot 183, D.L.'s 4015 and 7169A, Group 1, Plan BCP25662 (PID 026-826-178)
Lot 198, D.L. 891, Group 1, Plan BCP25662 (PID 026-826-402)
Current Zoning: R2 (Single-Family Residential)
Proposed Zoning: CD (Multi-family Residential)
Lot Area: 3.6 Acres (159,734 sq. ft.) OR 1.45 Ha
Total number of unit: 26 units
Density: 7 UPA

Lot Coverage (10%)

- Total of 26 units 3,700 m² (40,000 sq. ft.)
- Community House 140 m² (1,500 sq. ft.)
- Refuse Storage 18 m² (200 sq. ft.)
- TOTAL Floor Area 3,858 m² (41,700 sq. ft.)**

Communal Amenities (8.2%)

- Central Courtyard is planned for visual respite and social gatherings
- Communal House
- Herb garden

Green Space (76%)

- Central Courtyard is planned for visual respite and social gatherings
- Kids play area
- Herb garden
- Private front and rear outdoor spaces (under control of homeowners)

Parking and Access

- Driveways: 6.0 meters wide
- Resident's Parking: 52 (2 per unit)
- Visitors: 8 (0.3 per unit)

Building Height

2 1/2 story or 9 meters calculated from average grade

Setbacks

Minimum side setback 3.7 meters (12 ft.)

Unit Typology

- Cottage Type A 135 m² (1,450 sq. ft.) 14 units
- Cottage Type B 140 m² (1,500 sq. ft.) 8 units
- Cottage Type C 165 m² (1,780 sq. ft.) 2 units
- Cottage Type D 175 m² (1,880 sq. ft.) 4 units



Site Plan

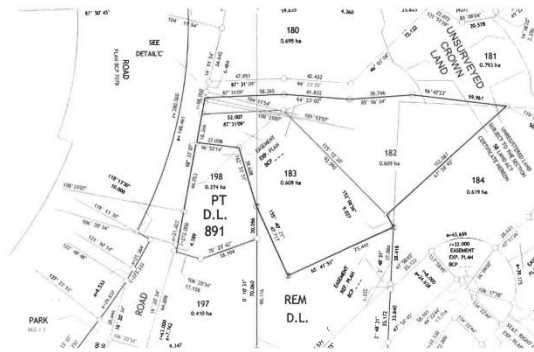
SITE CONTEXT

The site is located in Area 2 (Upper Benchlands) of Britannia Beach residential subdivision.

The Rezoning application consists of 3 legal lots, Lots 198, 182 and 183 which are currently zoned R2 (Single-Family). The proposal seeks to consolidate the 3 lots in to a single lot for a 26-Strata unit cottage development.

The site is surrounded by single-family residential, parkland and a regional water reservoir.

Total Site area of the three parcels is: **3.6 Acres (159,734 sq. ft.) OR 1.45 Ha**



Survey Plan



Copper Drive and existing gravel entry point through Lot 198



Lot 198 looking from Copper Drive



Existing gravel road, part of Lot 198



The site—looking south from the top, before clearing



The site—deep inside lower section of lots 182 & 183



Lots 182 & 183 after clearing

BRITANNIA COTTAGE COURT DEVELOPMENT REZONING APPLICATION, DECEMBER, 2012 (REVISED AUGUST 2013)

Vernacular Design Inc.

DEVELOPMENT CONCEPTUAL IMAGES – R03

PLANNING CONCEPT

Illustrations on this page show pocket neighbourhood style of housing. The proposal is inspired by traditional West Coast cottages. Communal courtyard, Community House, covered porches, steep sloped roofs, and diversity in architectural style and detailing are some of the defining features of this proposed development.



Residents having potluck in the Communal Courtyard



Cover porches overlooking into the Communal Courtyard



Danielson Grove, Kirkland, WA, Award winning project, 2006



Canover Commons, Redmond, WA, Award winning project, 2007



Pocket neighbourhood provides a setting beyond the family



A typical West Coast Cottage style (concept sketch)

BRITANNIA COTTAGE COURT DEVELOPMENT REZONING APPLICATION, DECEMBER, 2012 (REVISED August 2013)

Vernacular Design Inc.

The proposal seeks to consolidate three legal lot to a single lot and build 26 Strata units, varying in building size, forms and models to allow for 3 bedrooms with two parking garages designated for each. A total of 60 on-site parking spaces are provided, with two per unit and 8 for visitors. Main drive lane is designed based on provincial codes and regulations to provide safe and functional access for emergency and maintenance vehicles. Refusal collection areas are foreseen for private pick up.

"The house itself is of minor importance. Its relationship to the community is the thing that really counts" Clarence Stein, pioneer of Garden City movement

In a nutshell, the proposal is a village Housing Development with concept of "Pocket Neighbourhood". The proposed development intends to create a built environment where residents enjoy a communal life style. They will be encouraged to have daily interaction in the central garden as well as a balance for the personal space. The proposal is cognitive of the social and neighbourhood importance of the development, which consists of 26 ground oriented units. Each unit offers façade articulations and variation in exterior colour and material palettes. The models alternate throughout the site to create visual interest, massing diversity and offer greater price option for home buyers.

A Cluster of Cottages

Having large lots with a single house with two or three garages are not the solution for a sustainable society. In a pocket neighbourhood development we are more concern about our planet, families and communities. Such development has far less carbon footprint than a single-family house which the lots were originally subdivided for. The three subject lots were subdivided to have less than 1.0 UPA as opposed to 7.0 UPA.

- Land clearing wood and stumps to be milled for future use
- Landscaping will include mostly of native planting materials
- Photovoltaic solar electric system to be used for Community building
- All units will be roughing-in for electrical solar system
- Daylighting will be considered in design of units
- Area of turf-lawn will be limited
- Reuse of rainwater will be considered in design
- Communal gardens will be planned for residents
- During design and construction as much as possible local people will be employed

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A wooden deck with a pergola structure, featuring a wooden bench and a railing, overlooking a garden and a house.

BRITANNIA COTTAGE COURT DEVELOPMENT REZONING APPLICATION, DECEMBER, 2012 (REVISED AUGUST 2013)

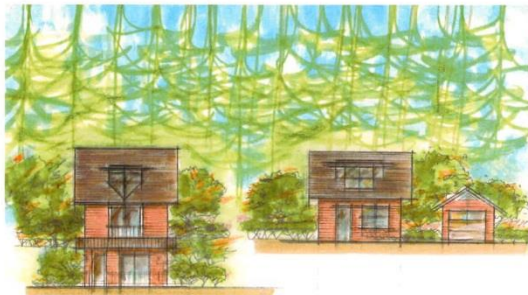
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Unit A – 3 Bedrooms



Unit B & D – 3 Bedrooms



Unit C – 3 Bedrooms

Unit facing street with detached Garage



Conceptual sketch of a cottage

