

REQUEST FOR DECISION REPORT

Vernacular Design Inc. Cottage Development
Britannia Beach Rezoning Application

Meeting Date: March 10 and 24, 2014

Meeting: SLRD Electoral Area Directors (EAD) and SLRD Board

Applicant: Vernacular Design – Mehrdad Rhabar

Location: District Lots 198, 182, 183 Britannia Beach

RECOMMENDATION:

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 198, 182 and 183, Britannia Beach.

KEY INFORMATION:

Overview

At the October EAD meeting Vernacular Design Ltd. appeared as a delegation to the EAD and Staff brought forward a rezoning application 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. At the October meeting, the Directors resolved to send the application back to Staff and requested that the applicant host a public meeting to garner feedback from the Britannia Beach residents.

An overview of the application, which is quite preliminary, policy review and application particulars can be found in the October, 2013 report, attached as Appendix A. The presentation by Vernacular Design Ltd. is available as part of the October EAD Agenda available on the SLRD website.

The applicant hosted a public open house on January 15, 2014 from 6:30 pm to 9 pm at the Britannia Beach Community House. The applicants were introduced to the community members by SLRD Staff and Mehrdad Rahbar, project architect, presented the proposal and fielded project related questions.

The Applicant Team consisted of:

Moe Eskandarpour, Developer

Mehrdad Rahbar, Architect, Vernacular Design

Adrien Rahbar, Planning Tech, Vernacular Design

Roya Changizi, Designer, Vernacular Design

Kristina Salin, SLRD Planner and Maurice Freitag, SLRD Area D Director were available to answer questions relating to Official Community Plan (OCP), Zoning and SLRD development approvals.

Public Outreach

The development team erected a sign on the property to indicate the project proposal, delivered flyers to individuals in the community, disseminated invitations to the public open house through the Britannia Beach Community Group, posted information at central Britannia Beach locations and provided meeting details on the Britannia Beach Facebook group. See Appendix B for Vernacular invitation, brochure and site signage.

The development team has been visiting residents of the Britannia Beach community door to door since November 2013 and will continue this face to face outreach as the project progresses.

Meeting Attendance

Forty three people signed the 'sign in' sheet at the open house and thirteen petition sheets were collected at the meeting. Of the 13, 2 supported the proposal (including one from a neighbouring developer – Vega Enterprises Inc.), 4 were neutral and 7 did not support the proposal. One letter of support and one letter of non-support were also received directly at the SLRD and one support email (supplementing a petition) was forwarded from the architect.

Concerns at the meeting included traffic safety on Copper Drive and throughout the community with existing narrow roads, blind corners and many pets and children, additional density in a form that some residents believed was not consistent with the form and character of Britannia Beach and concerns about the availability of water. Some residents believed that the OCP did not allow for further development in Britannia North and had purchased their homes on that premise. Staff was available to explain that although the OCP allowed for further development in Britannia North, at present it has not been developed to its OCP development allocation of ~1,000 units and that the area was expected to accommodate significantly more development than what is currently anticipated, the area being clearly indicated as MR (Mixed Residential) in Schedule B Howe Sound East Sub-Area Plan 3 Map B2 Britannia Beach Land Use Plan.

Concerns regarding water included potential impacts to water pressure with additional development and the potential future development (subdivision) of large lots in Britannia Beach that may not be able to obtain water if all allocations were used up with this and other applications. The water capacity in Britannia is limited – 26.1 l/s or enough for 372 Equivalent Dwelling Units (EDU's). 1 EDU = 1 Residential unit or 4 people. The capacity was allocated to ensure there was water held for future developments such as Phase V (the Plateau), the commercial development, the mining museum and the retreat site. At the time of allocation, there were some units remaining as only 204 of the original expectation of 250 lots were created in the initial 4 phases of residential development. Consideration was given to allocating this

capacity to the Makin (Taicheng) lands; however, the OCP designated some areas within the initial 4 phases as being possible multi-family sites. As such, this residual capacity was held for future multi-family development on a first come first served basis. There is some capacity held for potential suites, but only lots over 2,000m² were given this consideration in the allocation of the water.

Aside from the capacity of supply, there is another issue to consider with respect to water - the provision of fire flows to protect the community. The storage in the reservoir dictates the amount of extra capacity that is possible in each distribution zone. At the moment there are 2 zoning applications that have requested additional water capacity to support multi-family developments and these developments have utilized all the remaining storage for fire flows in the lower reservoir (this application, as well as an application for a 12 unit project by Vega Enterprises Inc.). As such, if both of these applications were to be approved, there would be no residual capacity for further multi-family developments within the distribution area served by the upper reservoir. It should be noted that all of the large lots in Britannia Beach currently have "no further subdivision" covenants on title.

Some residents were concerned that the community should remain a single family residential development and had purchased in Britannia because of the large lots size and distance from neighbours. These owners expressed a desire to retain the rural character of the community. One supporter was excited at the potential of smaller ground oriented strata units with a common open space to round out the diversity of development and create purchase opportunities for young families and retirees. Another individual expressed concern that the proposed units would not be affordable to the average person.

Some residents were confused about the relationship between this application and another development application at 1021 Copper Drive in Britannia Beach by Vega Enterprises Inc. for 12 units that was presented to the SLRD at the February meeting. Staff explained that the 2 applications were not connected in any way.

The applicants discussed the possibility of the proposed community building as being a building that is open to the entire Britannia Beach community and to upgrading the crosswalks and lights along Copper Drive as another potential amenity.

Some community members expressed disappointment that the lots were already cleared and grubbed and felt that this was not the best way to begin the development relationship. The applicants stated that this was a requirement of their surveying team who would not be able to accurately survey the property without removal of some trees.

Conclusion

The meeting was well attended and lasted the entire 2.5 hours. There were some heated comments by residents who were not in favour of the development or any development in the area. Some residents spoke up in support of the project and of future development for Britannia Beach. In terms of written responses from the Britannia Beach community members regarding this development, the SLRD has 4 letters of support (including one from a neighbouring developer – Vega Enterprises Inc.), 8 letters of disapproval and 4 letters of neutrality.

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 – October Report

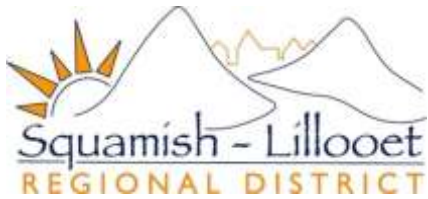
Appendix B - Vernacular invitation, brochure and site signage.

Submitted by: K. Salin, Planner

Endorsed by: K. Needham, Director of Planning and Development

Reviewed by: L. Flynn, Chief Administrative Officer

Appendix A



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 198, 182 and 183, 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:

4. Authorize Staff to continue to work with the applicant to work out details of this rezoning application and bring forward bylaws for first reading.
5. Refer the application back to Staff for further clarification.
6. 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

(0949452 BC Ltd.)

Application Date: December 2012 (Revised August 2013)

REZONING RESUBMISSION

August 2013

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Veritas Design Inc.

PROJECT SUMMARY - R01

PROJECT SUMMARY

Addresses: Lots 198, 182 and 183 Copper Drive
Legal Addresses: Lot 182, D.L.'s 871, 4013 and 7169A, Group 1, Plan BCP25662 (PID 026-026-142)
Lot 182, D.L.'s 4013 and 7169A, Group 1, Plan BCP25662 (PID 026-026-176)
Lot 198, D.L. 871, Group 1, Plan BCP25662 (PID 026-026-402)
Current Zoning: R2 (Single-Family Residential)
Proposed Zoning: CD (Multi-Family Residential)
Lot Area: 3.4 Acres (139,734 sq. ft.) OR 1.43 Ha
Total number of units: 24 units
Density: 7 UPA

Lot Coverage (105%)

- Total of 24 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.)

Community Amenities (8.2%)

- Central Courtyard is planned for visual respite and social gatherings
- Community House
- Neighbour garden

Green Space (74%)

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

Parking and Access

- Driveways 6.0 metres wide
- Resident's Parking 32 (2 per unit)
- Visitors 9 (0.3 per unit)

Building Height

21/2 story or 8 metres calculated from average grade

Setbacks

Minimum side setback 3.7 metres (12 ft.)

Unit Typology

- Cottage Type A 132 m² (1,420 sq. ft.) 14 units
- Cottage Type B 140 m² (1,500 sq. ft.) 8 units
- Cottage Type C 143 m² (1,550 sq. ft.) 2 units
- Cottage Type D 173 m² (1,860 sq. ft.) 4 units



Site Plan

SITE CONTEXT

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

The Rezoning application consists of 3 legal lots, Lots 196, 193 and 193 which are currently zoned R2 (Single-Family). The proposal seeks to consolidate the 3 lots into a single lot for a 26-strata unit cottage development.

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

Total Site area of the three parcels is: **3.4 Acres (159,734 sq. ft.) OR 1.45 Ha**



Survey Map



Copper River view - looking south-southwest through 193 & 196

Lot 196 looking north towards Copper River



Looking south-southwest, part of lot 196

The site - looking north from the top, before clearing



The site - looking south-southwest, part of lots 193 & 196

Lot 196 & 193 after clearing

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

Vennecaster 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, Community courtyards, Community houses, covered porches, steep sloped roofs, and diversity in architectural style and detailing are some of the defining features of this proposed development.



Residents having picnic in the Community Courtyard



Cover porches overlooking in to the Community Courtyard



Dorchester Green, Kansas, MA. Award winning project, 2004



Covecourt Commons, Richmond, VA. 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)

Vennecaster Design Inc.

PLANNING & ARCHITECTURAL DESIGN CONCEPT (THE RATIONALE)

The Proposal

The proposal seeks to consolidate three legal lots to a single lot and build 24 studio units, varying in building size, form and model to allow for 3 bedrooms with two parking garages designated for each. A total of 48 on-site parking spaces are provided, with two per unit and 6 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 area are foreseen for private pick up.

Design Rationale and Livability (a vision of "Pocket Neighbourhood")

"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

The proposed development is more than merely building houses; but it is about building a community.

In a nutshell, the proposal is a Cottage 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 24 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, making diversity and offer greater price option for home buyers.

Marketing & Targeted Demographic

Units vary between 1,200 and 1,800 square feet providing an alternative to single-family dwellings for smaller households, downsizers and young families with one or two children, yet fitting into the existing single-family neighbourhood.

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 UFA as opposed to 7.0 UFA.

Sustainability and Green Features

- Land clearing wood and stumps to be milled for future use
- Landscaping will include mostly of native planting material
- 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
- Issue 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

- In addition to communal spaces, private gardens and outdoor areas will be considered for each unit



The shared commons are a place for every one



Outdoor spaces are both personal and communal

SITE PLAN / LANDSCAPE DESIGN- R06



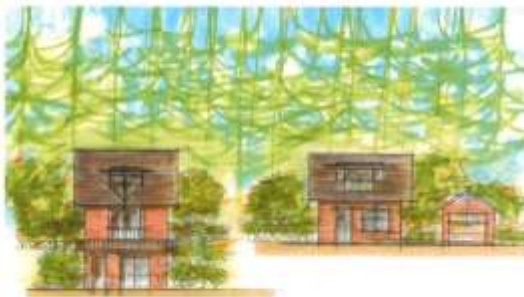
LANDSCAPE DESIGN CONCEPT



Unit A – 2 Bedrooms



Unit B & D – 2 Bedrooms

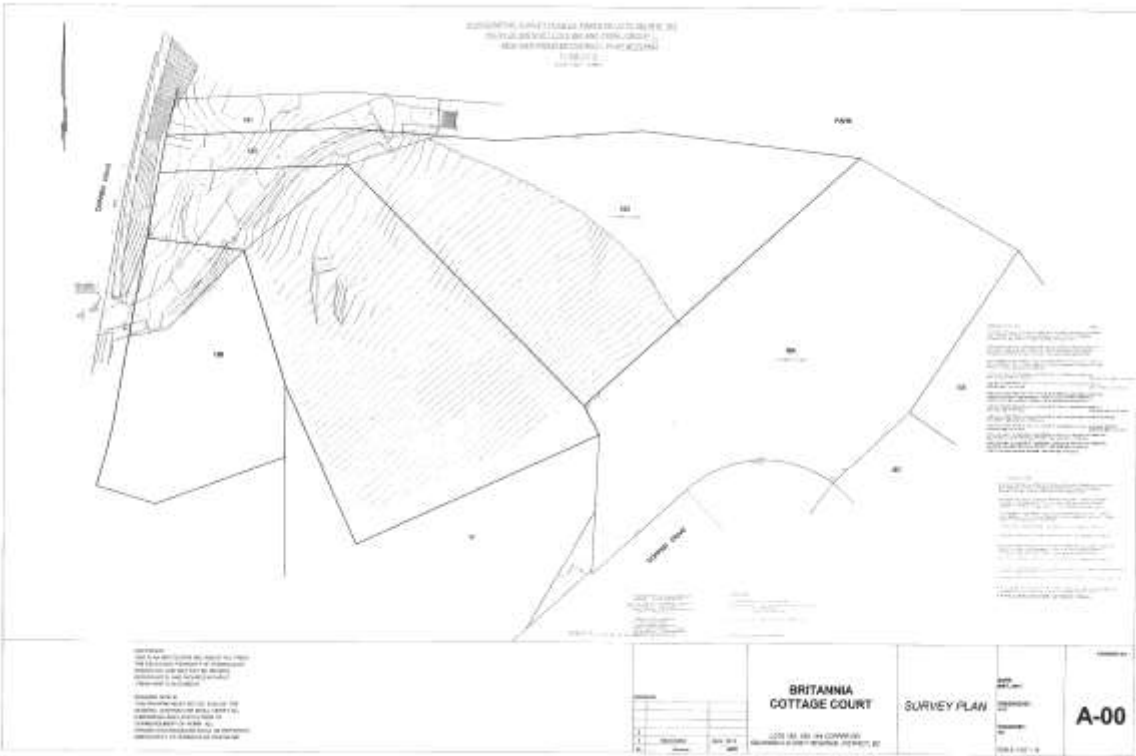


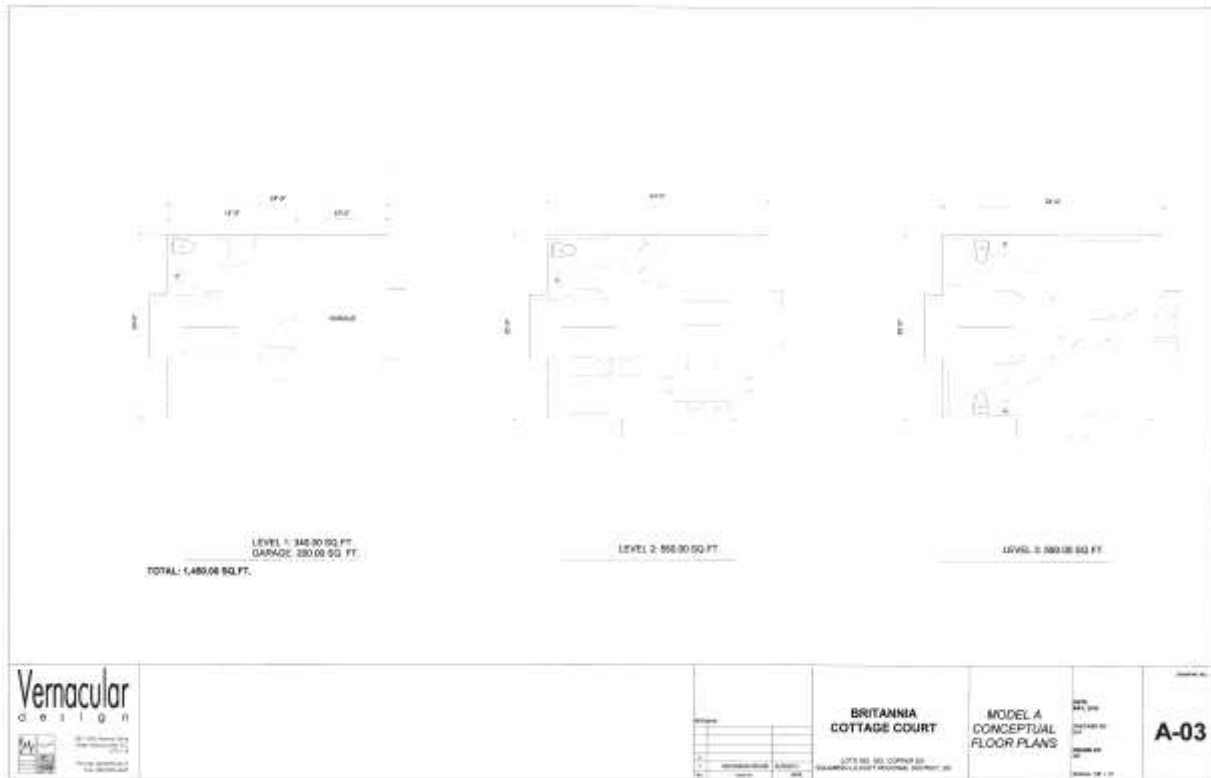
Unit C – 2 Bedrooms

Unit facing street with detached Garage

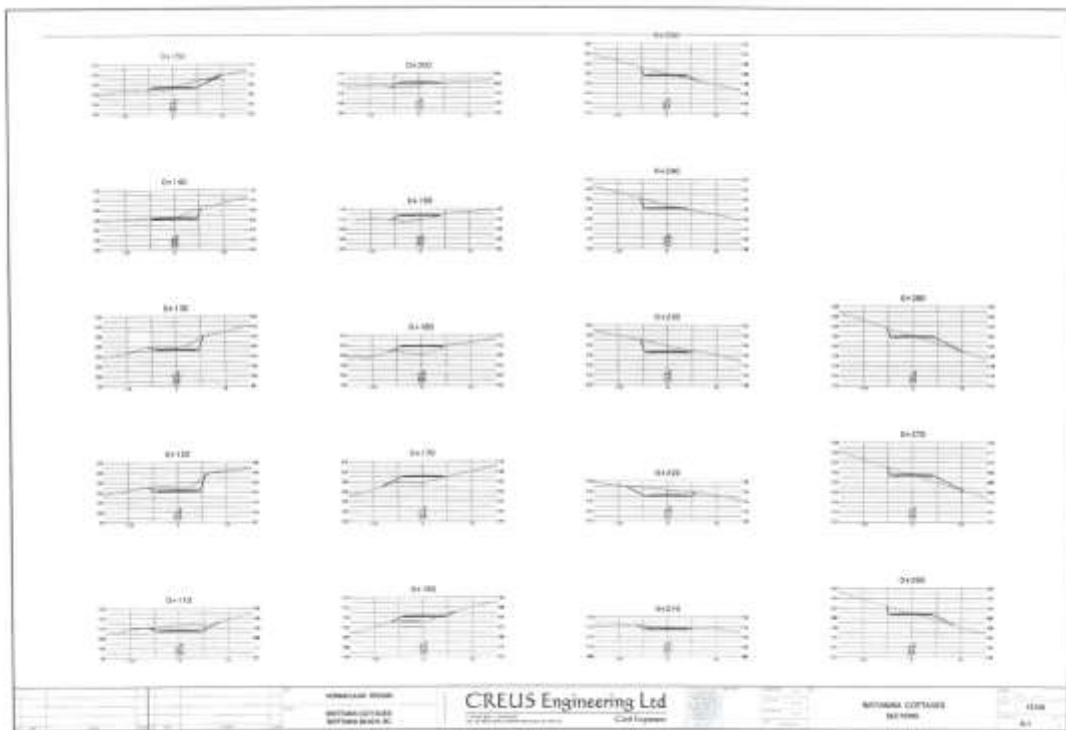


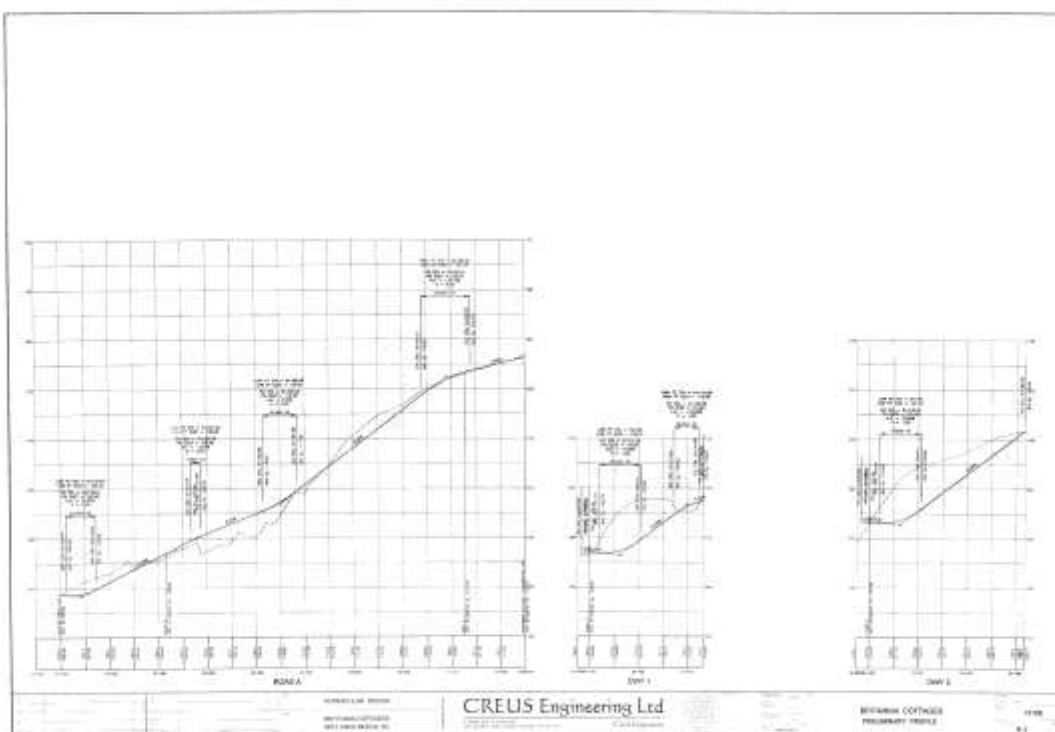
Conceptual sketch of a cottage











Appendix B



December 11, 2013

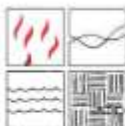
**Neighbourhood Information Meeting for Lots 182, 183, 198 Copper Drive
Rezoning**

Dear Residents:

As some of you may be aware, there is currently a rezoning application underway for lots 182, 183, 198 Copper Drive. We would like to take this opportunity to invite you to an Open House meeting to introduce our proposal to you. You can find more information on it in the enclosed pamphlet.

The Proposal

The proposal seeks to consolidate three existing legal lots to a single lot and build 26 Strata units, with 3 bedrooms and 60 parking stalls and a Community House. The main drive lane is designed based on provincial codes and regulations to provide safe and functional access for emergency and maintenance vehicles.



Marketing & Targeted Demographic

Units vary between 1,500 and 1,800 square feet providing an alternative to single-family dwellings for smaller households, downsizers and young families with one or two children, while still fitting into the existing single-family character of the neighbourhood.

Petition

Please fill out and return the petition form on the back side of this sheet to us at the meeting, by mail or e-mail.

The Project Development Group:

Developers: Britannia Creek Homes Ltd.
Design Firm: Vernacular Design Inc.

Contacts:

Mehrdad Rahbar (604-922 6617)
e-mail/ RAHBAR@VERNACULARDESIGN.CA
website/ VERNACULARDESIGN.CA

Date:	January 15, 2014
Time:	6:30 p.m. to 9:00 pm.
Location:	Britannia Beach Community Centre



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 2a, single-detached 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 SLD 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 B.C. Ltd. purchased the three properties and had number of meetings with SLD Planning and Engineering departments for the rezoning of three lots from single family (R2) to 2a units or detached homes on 3.6 Acres lot.

As a result a proposal for 2a units of strata homes was submitted to SLD 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 SLD Regional Growth Strategy.

The SLD Regional Growth Strategy, 2008 stipulates 9 goals to achieve smart growth in the region under bylaw No. 1042, 2008 (please visit slrd.bc.ca and search for Regional Growth Strategy BYLAW 1042, 1042, 2008).



Vernacular

For more information please contact:

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And visit our website at

www.vernaculardesign.ca

ABOUT VERNACULAR DESIGN

Previous community design projects by Vernacular Design include the first free hold row houses in BC, Port Coquitlam, BC, a 34-unit row house project in Chetumal, Alberta, and Hollywood 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>