



REQUEST FOR DECISION REPORT

Vernacular Design Inc. Development –
Britannia Beach Rezoning Application

Meeting Date: March 2, 2016 / March 16, 2016

Meeting: SLRD Electoral Area Directors Committee/ SLRD Board of Directors

Applicant: Vernacular Design – Mehrdad Rahbar

Location: District Lots 198, 182, 183 Britannia Beach, Electoral Area D

RECOMMENDATION:

THAT Bylaw 1449-2016, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1449-2016” be introduced and read a first time; and,

THAT Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1449-2016 be referred to the Squamish Nation, District of Squamish and provincial agencies including the Vancouver Coastal Health Authority, the Ministries of Transportation & Infrastructure, Forests, Lands, & Natural Resource Operations, and Environment for comments; and,

THAT Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1449-2016 not be adopted until such time as the following matters have been satisfactorily documented by way of one or more covenants to be registered against the lands addressing the following:

- a requirement that the development be substantially as per the development plans referred to in this report, with respect to project layout and unit composition;
- a replanting requirement that requires that a landscaping and grading plan, including a children’s play area, cost estimates and provision of a letter of credit in the amount of 135% of cost estimates be provided at the development permit stage;
- a requirement setting out one unit for affordable housing and that establishes rent and resale restrictions generally based on established Whistler Housing Authority standard charge terms in order that the unit be affordable in perpetuity,

- a voluntary amenity in the form of \$30,000 offered by the developer to the SLRD to assist in supporting traffic calming and pathway improvements along Copper Drive;
- a tree protection plan for the stream protection area and an environmental monitoring program will be required;
- all in a form that is acceptable to the SLRD and in registrable form; and,

THAT the Chair and/or the CAO be authorized to sign the required covenant(s) once acceptable drafts have been provided to the Board, prior to bylaw adoption; and,

THAT Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1449-2016 not be adopted until lots 198, 182 and 183 have been consolidated.

BACKGROUND:

Vernacular Design Ltd. applied for a rezoning in May of 2013. At the October, 2013 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, 2013 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.

The applicant hosted a public open house on January 15, 2014 from 6:30 pm to 9:00 pm at the Britannia Beach Community House. A summary of the community meeting was presented to the Board in a report dated March 24, 2014 and attached as Appendix A.

At the March 24, 2014 Board meeting, the SLRD Board passed the following resolution:

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.

The applicant has been working with staff to further refine the application details to a stage where a bylaw has now been prepared. There have been some modifications to the site plan since the March 24, 2014 meeting. In particular, the number of units has been reduced from 26 to 21 in order to allow for a more suitable site layout and reduce site disruption. The communal building, open space and community garden plots have now also been removed. The access easement to the neighbouring property (DL 181) has also been revised in order to allow for better access to that property based on the new site layout.

KEY INFORMATION:

Site Planning

The proposed development is accessed from Copper Drive with a driveway that winds up the hill at up to <12% grades. The latest site plan proposes 21 dwelling units. The sloping site is terraced from the high point at the south end of the site. A cross section of the site is available on pages A-01 and A-02 of Appendix B.

As indicated in the Biologist Report, a tree protection plan must be established and communicated with the SLRD. No trees may be removed or damaged within the environmental setback for the unnamed tributary to Britannia Creek that is a ditched stream flowing along the east side of Copper Drive, Britannia Beach. Environmental monitoring will be required in association with any development at this location.

Residential Density and Mix

The application proposes 21 units, most of which are in a single family format. There is one 84 m² unit (900 sq.ft.) apartment-style unit that is proposed to be covenanted for affordable housing. The rest of the units range in size from 154 m² to 195 m² (1,650 to 2,100 sq.ft.). The application is proposed to be a bare land strata.

Given the density of the site and the limited land available for parking, secondary suites are not permitted uses in the zoning.

Policy Review

Electoral Area D Official Community Plan Bylaw No. 1135-2013, *Schedule C: Howe Sound East Sub-area Plan*

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 section 4.3.1.8 of the Electoral Area D OCP (Howe Sound East Sub-area Plan), 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. The development permit will address the overall project layout, landscaping and grading, retention walls and pathways. A replanting plan, landscape estimates and a letter of security in the amount of 135% of those estimates will be required prior to issuance of a form and character development permit.

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

Proposed Bylaw 1449-2016

As the Board is aware, there is a zoning consolidation project currently underway for Electoral Area D. A new zoning bylaw 1350-2016 is being proposed in order to consolidate all three

Electoral Area D zoning bylaws. With the adoption of this bylaw, Zoning Bylaw 540, 1994 will be replaced and will become redundant. Given the timing uncertainties as to which bylaw will proceed first (1350-2016 or the subject bylaw 1449-2016), proposed bylaw 1449-2016 is therefore set to amend whichever bylaw is in place once this bylaw is adopted, using the following language:

*The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 540, 1994, **or** Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, whichever currently regulates the land, is hereby amended as follows:*

In the proposed BBR5 Zone the use of land, *buildings* and *structures* is restricted to:

- *Single Family dwellings*
- *Townhouse(s)*
- *Apartment(s)*
- home business
- public park, nature trails, and natural open space

This will address the proposal as set out in the zoning amendment application.

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 21 units. The SLRD UES department has also confirmed that the proposed 21 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.

Transportation

MOTI Referrals

Vernacular Design Inc. has begun conversations with the Ministry of Transportation and Infrastructure (MOTI) regarding the consolidation of Lots 198, 182 and 183.

There is currently a “no further subdivide” covenant on title in favour of the MOTI. SLRD staff has discussed the covenant with MOTI staff and explained that the rationale for the original covenant was to limit driveways onto Copper Drive and limit subdivisions where lot size and terrain were of concern. The Area D OCP has always contemplated additional density in the form of multiple family units on the large upper lots along Copper Drive. MOTI will need to modify or remove the no further subdivide covenant in order to enable this strata subdivision to be approved, as well as to enable the consolidation of the three lots. As this project is being

considered as a whole, including all three lots, the SLRD is requiring consolidation of these parcels to only one, prior to the adoption of the zoning amendment bylaw.

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.

A traffic study has been provided by the applicant, noting that traffic impacts of the project are negligible, adding only 2% of the peak hour intersection traffic at Highway #99 (peak hour traffic at the Copper Drive and Highway #99 intersection is estimated to be 110 vehicles). The proposed daily traffic is within the current operating standard of Copper Drive. Speed limit signs were suggested to be installed eastbound near Highway #99 and westbound just west of Upper Crescent to reinforce the speed limit. See the Volunteer Community Amenity package section below for the applicant's proposed voluntary amenity in support of traffic calming and safety.

The MOTI may require further traffic information to be provided upon referral.

Voluntary Community Amenity package

Car share space

As there is no public transit at Britannia Beach, and in order to improve the livability and reduce parking demands at the site, Staff suggested that the applicant provide for a car share vehicle parking space and to also provide a shared vehicle for this purpose. The applicant has *not* agreed to this amenity and is proposing to provide, as a voluntary amenity, one parking space that would be dedicated to a car share vehicle, although it would be up to the strata or a private car share company such as Evo, Modo or Zipcar to provide a vehicle in this location.

Traffic calming

The applicant has volunteered to provide a maximum of \$30,000 in support of traffic calming at the pedestrian intersection near the children's park on Copper Drive.

They have noted that the voluntary amenity would be as follows:

- \$10,000-\$15,000 for traffic calming and road safety to be proposed by their Traffic consultant.
- \$20,000 – \$15,000 for other community needs, such as improvement of lighting in pedestrian pathways and/or improvement of the children's playground.

Affordable Housing

The applicant has agreed to provide one unit for affordable resident housing and has also agreed to place a covenant on this unit to ensure rent and resale restrictions. Staff suggest that these rent and resale restrictions be generally based on established Whistler Housing Authority standard charge terms in order that the unit be affordable in perpetuity. In addition, the applicant has also stated that they are providing three other "smaller" units (under 154 m² or 1,650 square feet) and that these will be more affordable than larger units.

Conclusion

Staff is generally supportive of this development as it does not appear to present impacts to the area in terms of traffic or servicing issues and it generally meets with the Electoral Area D Official Community Plan.

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:

OPTION 1 (PREFERRED OPTION)

Give bylaw 1449-2016 first reading and refer to agencies.

OPTION 2

Do not give bylaw 1449-2016 first reading and instead refer the application back to Staff for further clarification.

OPTION 3

Do not pursue this application.

OPTION 4

Other, as per Board decision.

ATTACHMENTS:

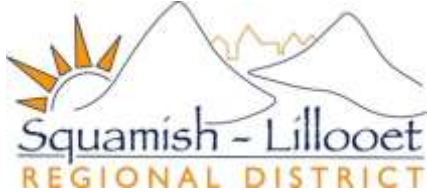
Appendix A – March 24, 2014 Staff report

Appendix B - Site plans and sections

Appendix C – Proposed Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 540-1994, Amendment Bylaw No. 1449-2016

Prepared by: K. Needham, Director of Planning and Development Services

Reviewed by: L. Flynn, Chief Administrative Officer



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

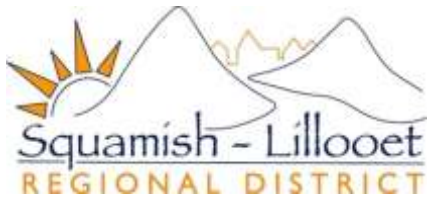
Appendix B - Vernacular invitation, brochure and site signage.

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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Vernacular 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 road - walking gravelly path through it (Lot 196)



Lot 196 looking from Copper River



Walking gravel road, part of Lot 196



The site - looking north from the top, before clearing



The site - looking from the lower section of lots 197 & 193



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



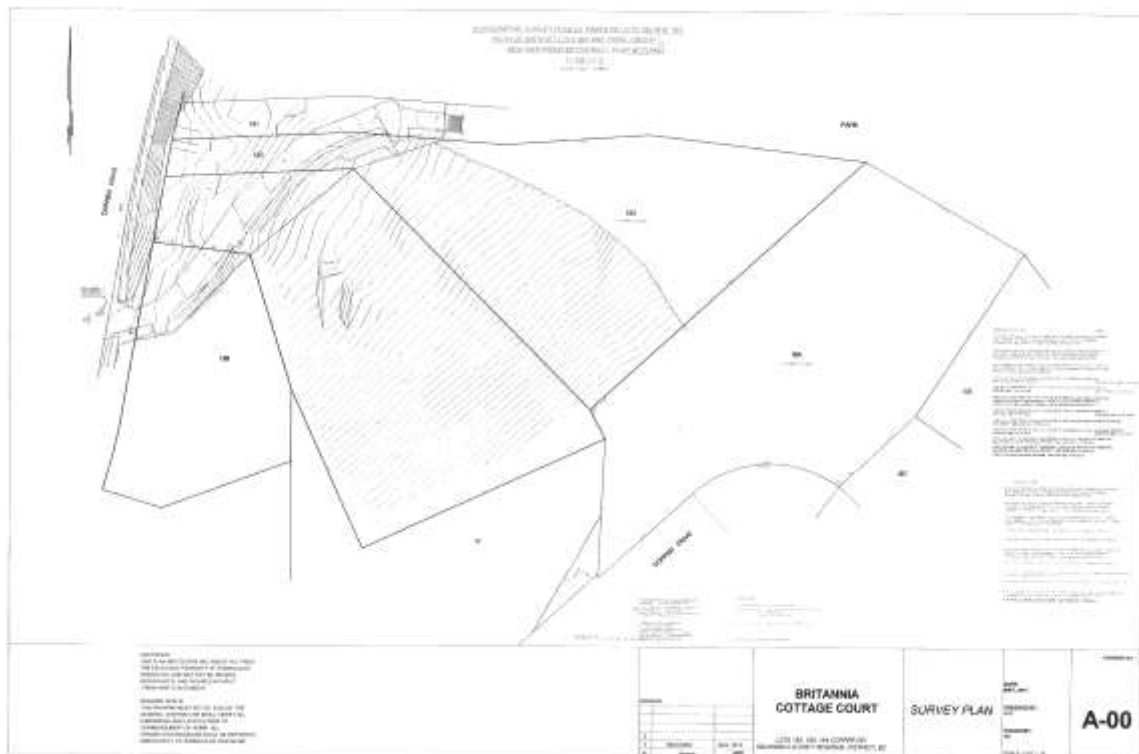
Outdoor spaces are both personal and communal

SITE PLAN / LANDSCAPE DESIGN- R06



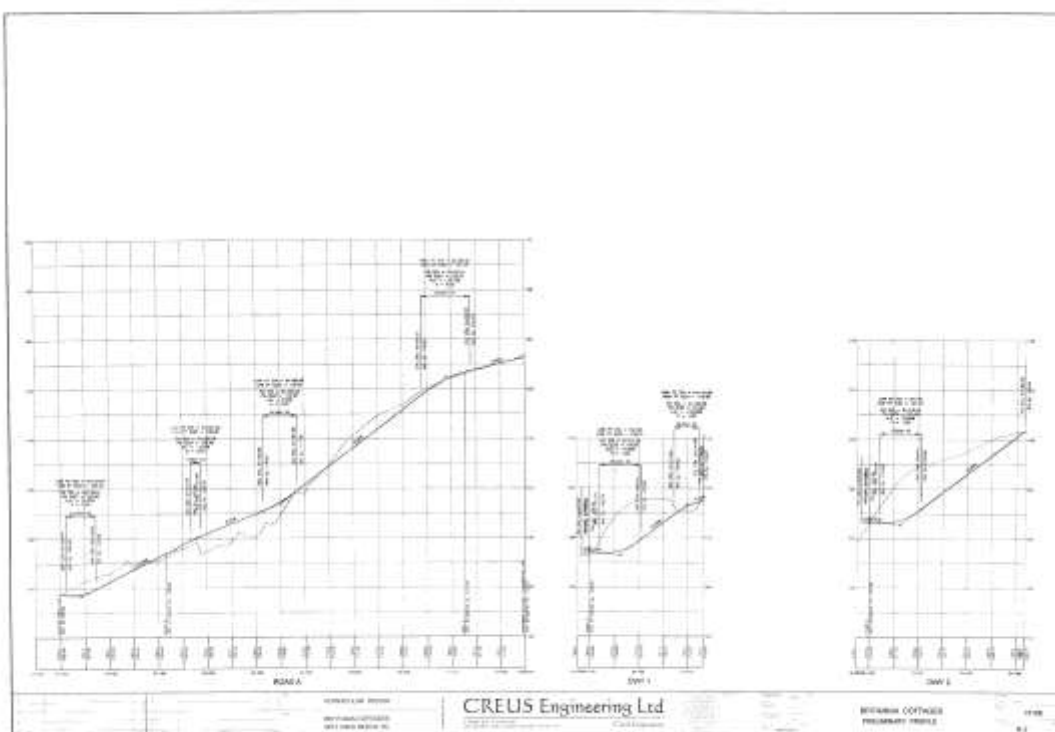
LANDSCAPE DESIGN CONCEPT

Intermodal Design, Inc.









Appendix B



December 11, 2013

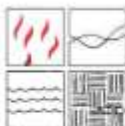
**Neighbourhood Information Meeting for Lots 182, 183, 198 Copper Drive
Rezoning**

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. 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 SIRD 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 SIRD Planning and Engineering departments for the rezoning of three lots from single family (R2) to 25 units of detached homes on 3.6 Acres lot.

As a result a proposal for 25 units of strata homes was submitted to SIRD 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 SIRD Regional Growth Strategy.

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



Vernacular

For more information please contact:

Mehradad Rahbari 604-720-0891 Mobile

1276025@vernaculardesign.ca

Adrien Rahbari 604-720-8727 Mobile

1276025@vernaculardesign.ca

Office 604-972-6617

And visit our website at

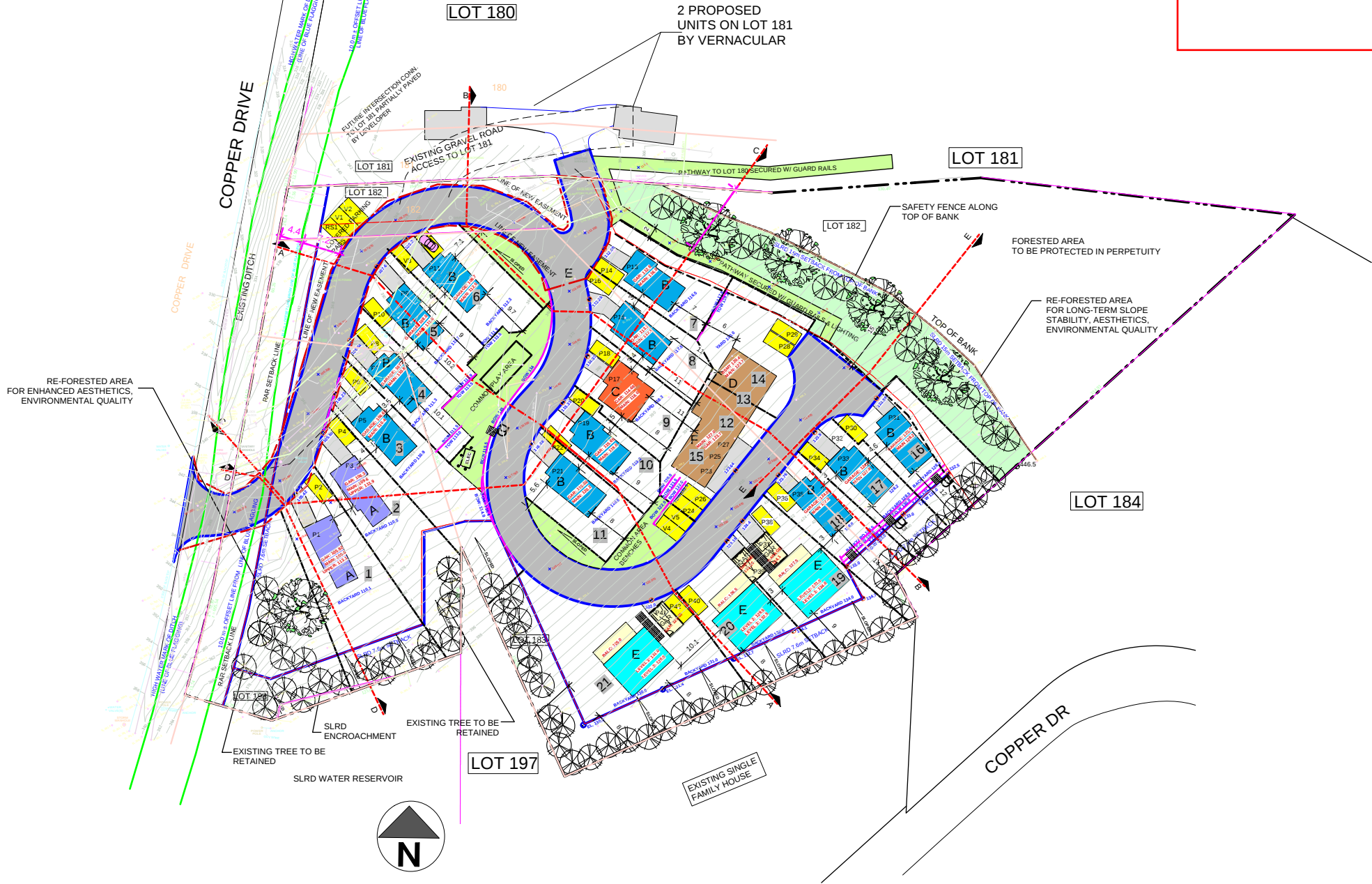
www.vernaculardesign.ca

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 West Vancouver, 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>

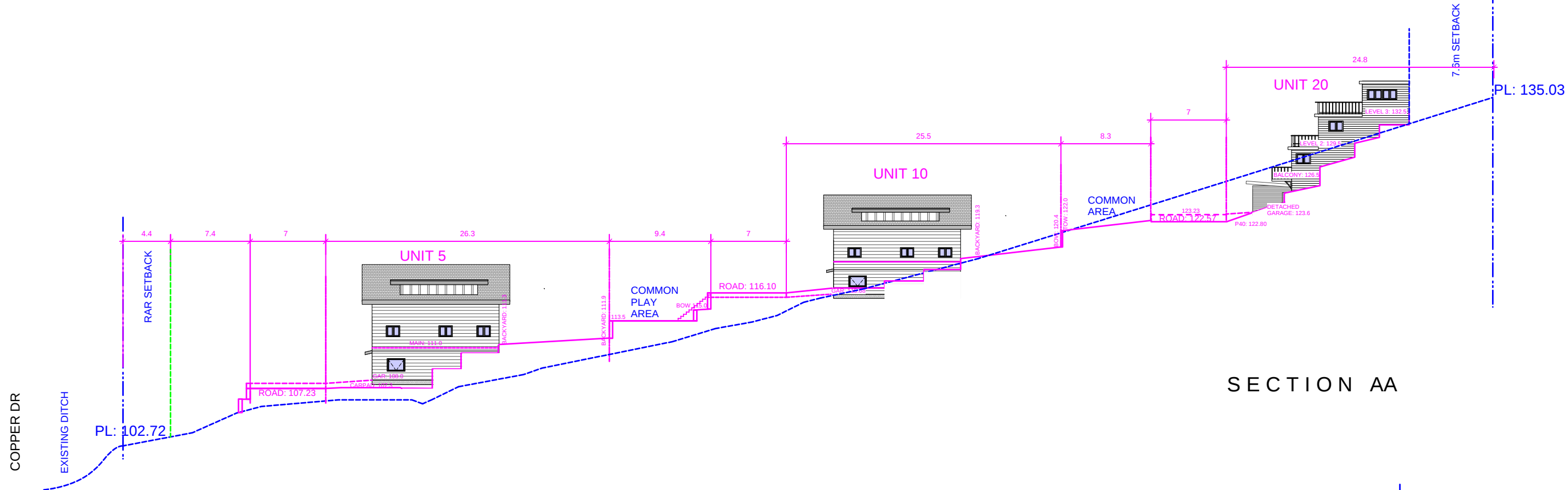


PROJECT DATA	
LEGAL ADDRESS: PID 026-826-143, Lot 198,182 & 183 District Lots 891, 4015 and 7169A Group 1 New Westminster District Plan BCP25662	
LOT SIZE: 3.667 acres (159,734.52 sq.ft.)	
NUMBER OF UNITS: 21 (5.70 UPA)	
ALLOWED	PROPOSED
R2	ZONING: CD
N/A	LOT COVERAGE: 19,000 sq.ft. (11.89%)
N/A	GREEN SPACE: 117,352.52 sq.ft. (73.47%)
N/A	COMMUNAL AMMENITIES: 16,151 sq.ft. (10.11%)
2 PER UNIT = 41	PARKING: RESIDENT(P): 41, VISITOR(V): 6 RIDE SHARE (RS): 1, TOTAL: 48
SUSTAINABILITY FEATURES:	
- SOLAR ENERGY ROUGH-IN - PASSIVE SOLAR ENERGY CONSIDERATIONS - MINIMAL IMPERMEABLE SURFACES - DROUGHT RESISTANT LANDSCAPING - HIGH EFFICIENCY APPLIANCES / PLUMBING FIXTURES	
ADDITIONAL NOTES:	
- SEE CIVIL DRAWINGS X1, R2 FOR ROAD PROFILE	
- DEMARKATED BOUNDARIES BETWEEN UNITS ALLOCATE OUTDOOR SPACE TO UNITS. THEY ARE NOT PROPERTY LINES	
LEGEND:	
PROPERTY LINE	
STRATA LOT BOUNDARY	
AFFORDABILITY STATEMENT:	
- UNIT 15 TO BE PROTECTED WITH COVENANTS RESTRICTING RESALE SPEC OF UNITS IN PERPETUITY TO 3-5%	
- UNITS 12, 13 & 14 TO BE COMPACT AFFORDABLE OPTIONS TO BE SOLD AT A PRICE AMOUNTING TO SERVICING A MORTGAGE THROUGH 30% MEAN ANNUAL HOUSEHOLD INCOME	

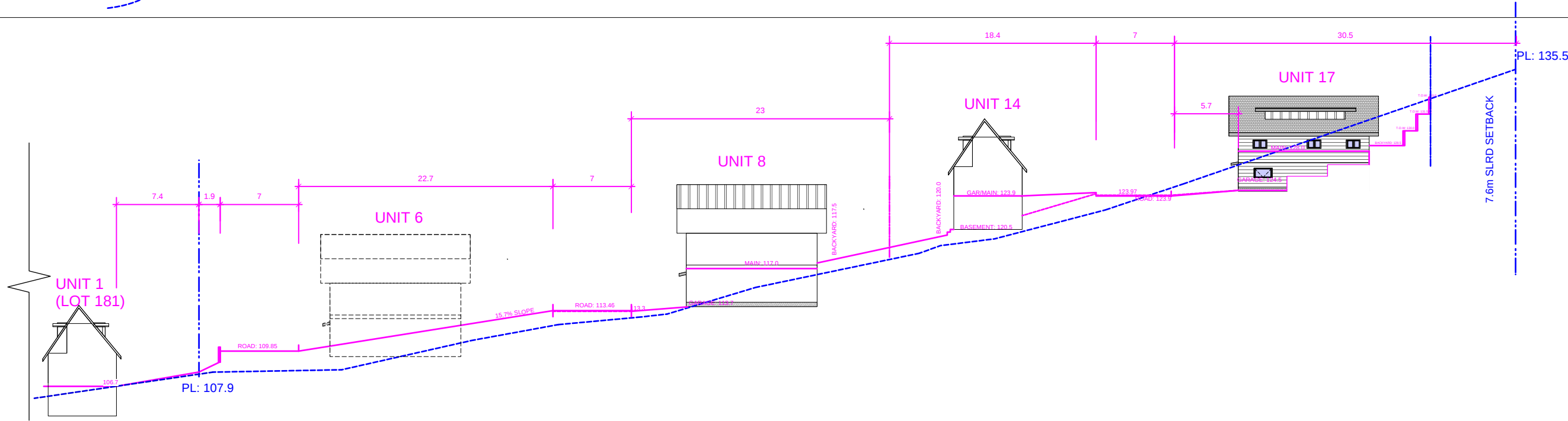
UNIT MIX	
	TYPE A: 1,950 SQ. FT. GROSS ENCLOSED GARAGE. 2 BATH, 1 PWDR (2)
	TYPE B: 1,950 SQ. FT. GROSS ENCLOSED GARAGE. 2 BATH, 1 PWDR (11)
	TYPE C: 1,950 SQ. FT. GROSS ENCLOSED GARAGE. 2 BATH, 1 PWDR (1)
	TYPE D: 1,650 SQ. FT. GROSS ENCLOSED GARAGE: 1 BATH, 1 PWDR (3)
	TYPE E: 2,000 SQ. FT. GROSS DETACHED GARAGE 2 BATH, 1 PWDR TERRACED (3)
	TYPE F: 800 SQ. FT. GROSS ENCLOSED GARAGE: 1 BATH (1)

PARKING DATA	
- SEE PARKING TABLE FOR DIMENSIONS AND ALLOCATION	
- ALL "P" STALLS ARE ALLOCATED TO RESIDENTS	
- ALL "V" STALLS ARE ALLOCATED TO VISITORS	
- "RS" STALLS ALLOCATED TO RIDE SHARE VEHICLE USERS	

REVISION:		
5	REZONING RESUB	SEPT/ 2015
4	REZONING RESUB	APR/ 2015
3	REZONING RESUB	SEP/2014
2	REZONING RESUB	AUG/2013
1	REZONING	DEC/2012
No.	Issue for	DATE

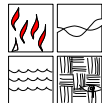


SECTION AA



SECTION BB

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207-1760 Marine Drive
West Vancouver, B.C.
V7V 1J4

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REVISION:

No.	Issue for	DATE
4	REZONING RESUB	SEP/2014
3	REZONING RESUB	AUG/2014
2	REZONING RESUB	AUG/2013
1	REZONING	DEC/2012

BRITANNIA
CREEK HOMES

LOTS 182, 183 COPPER DR.
SQUAMISH-LILOOET REGIONAL DISTRICT, BC

SITE
X-SECTIONS

DATE:
DEC, 2012

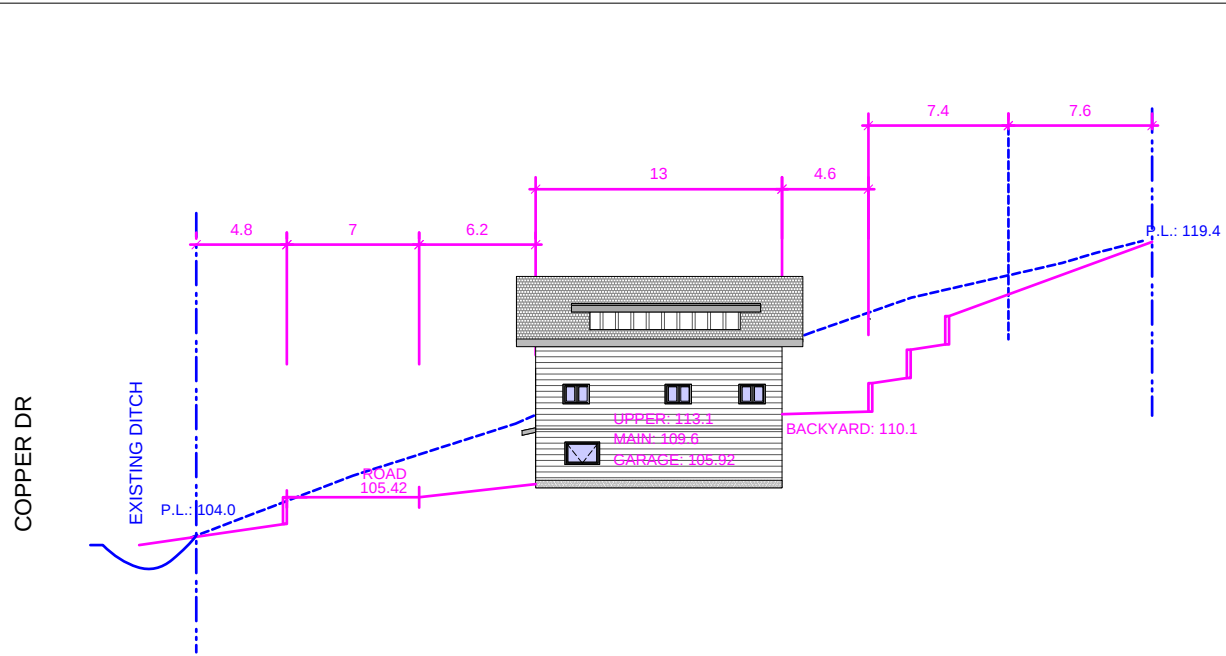
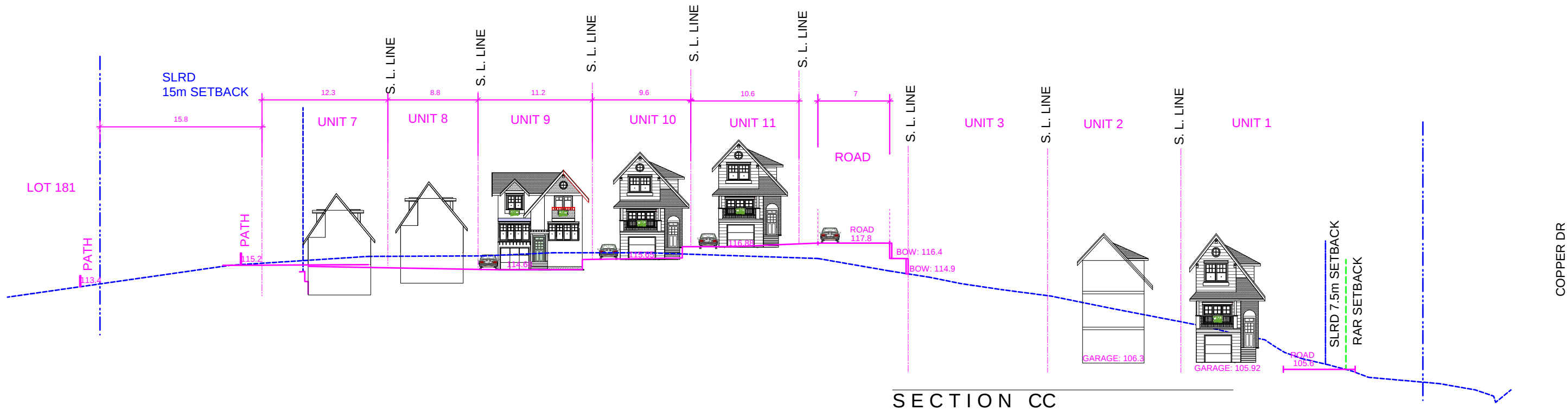
CHECKED BY :
M.R.

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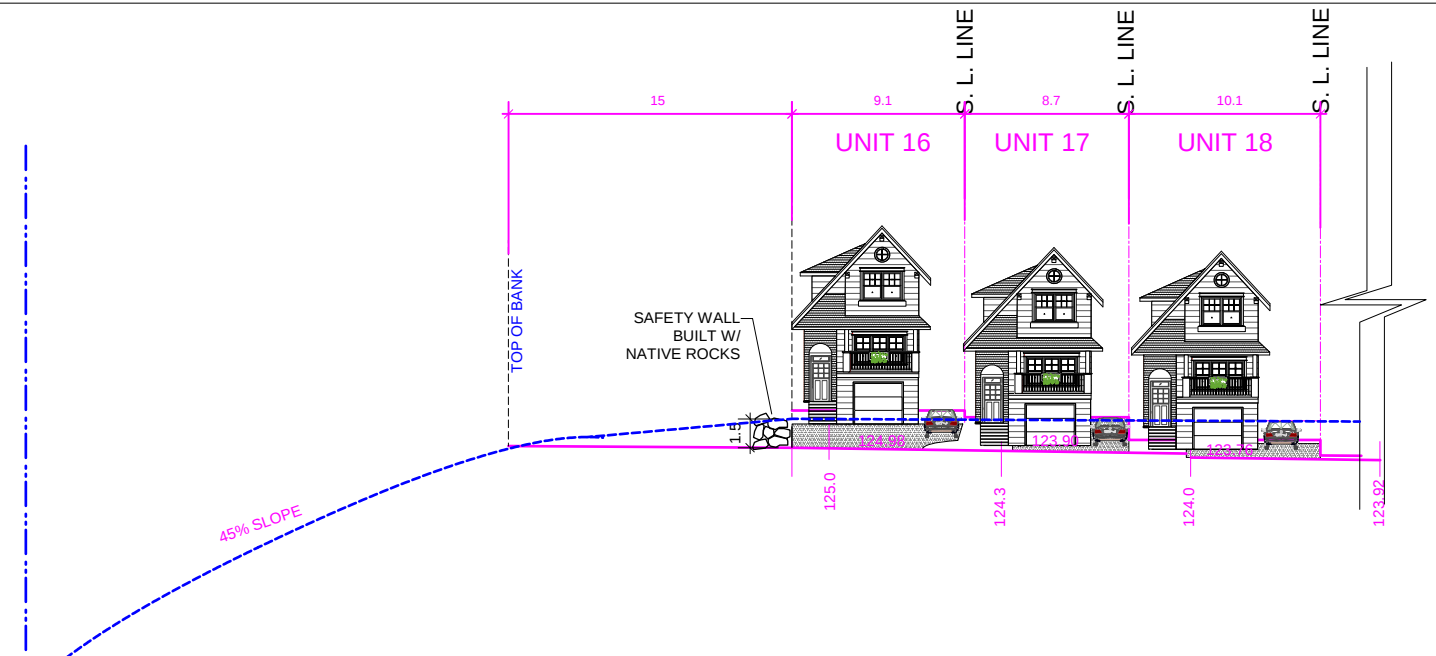
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DRAWING NO. :

A-02



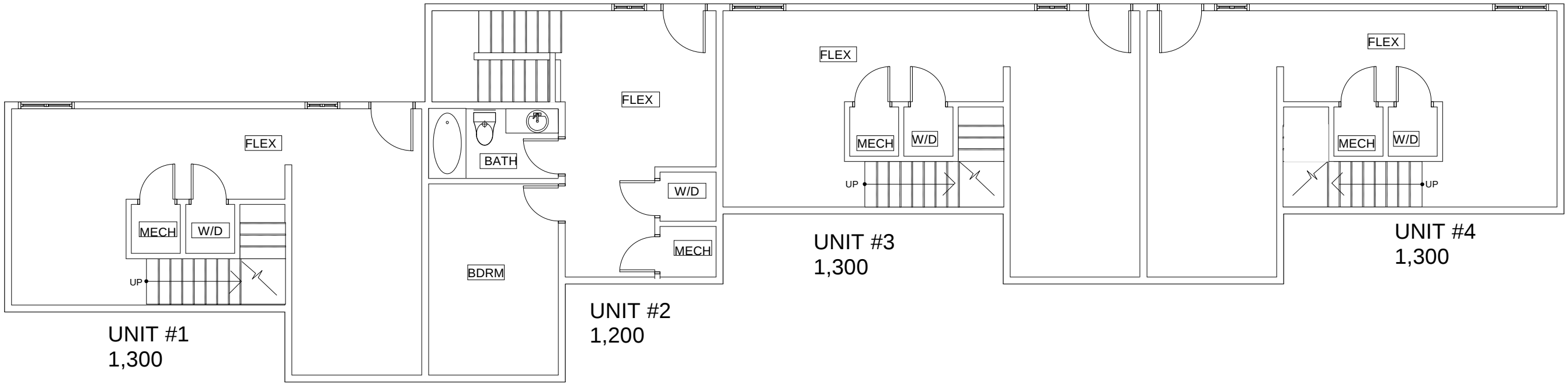
SECTION DD



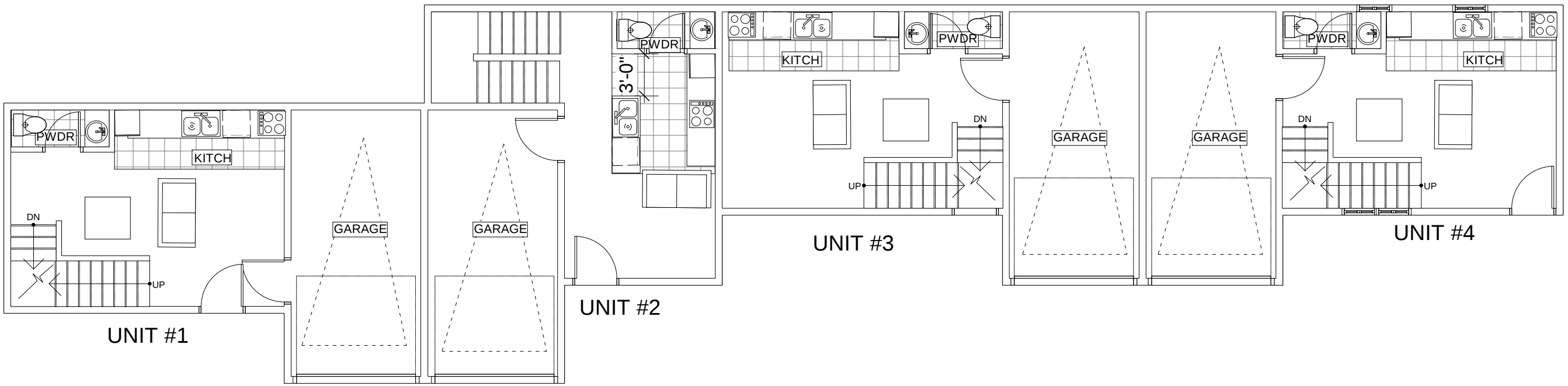
SECTION EE

REVISION:		
4	REZONING RESUB	SEP/2014
3	REZONING RESUB	AUG/2014
2	REZONING RESUB	AUG/2013
1	REZONING	DEC/2012
No.	Issue for	DATE

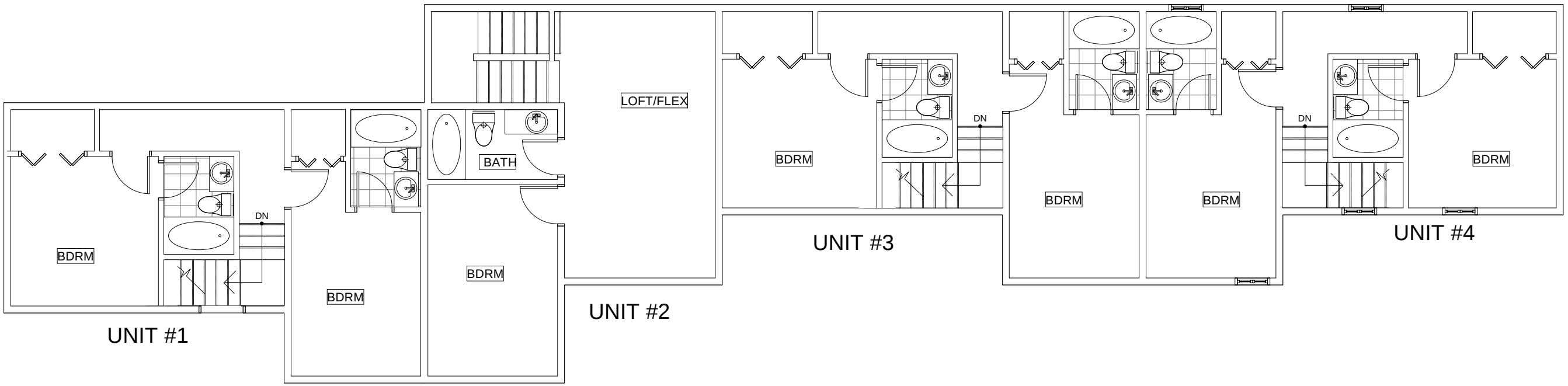
MODEL D - FOUR-PLEX
TOTAL: APPROX 3,200 SQ. FT. + UNFINISHED BASEMENTS



MODEL D
BASEMENT: APPROX. 2,000 SQ. FT.
- UNIT 1: 500SQ. FT.
- UNIT 2: 500 SQ. FT.
- UNIT 3: 500 SQ. FT.
- UNIT 4: 500 SQ. FT.

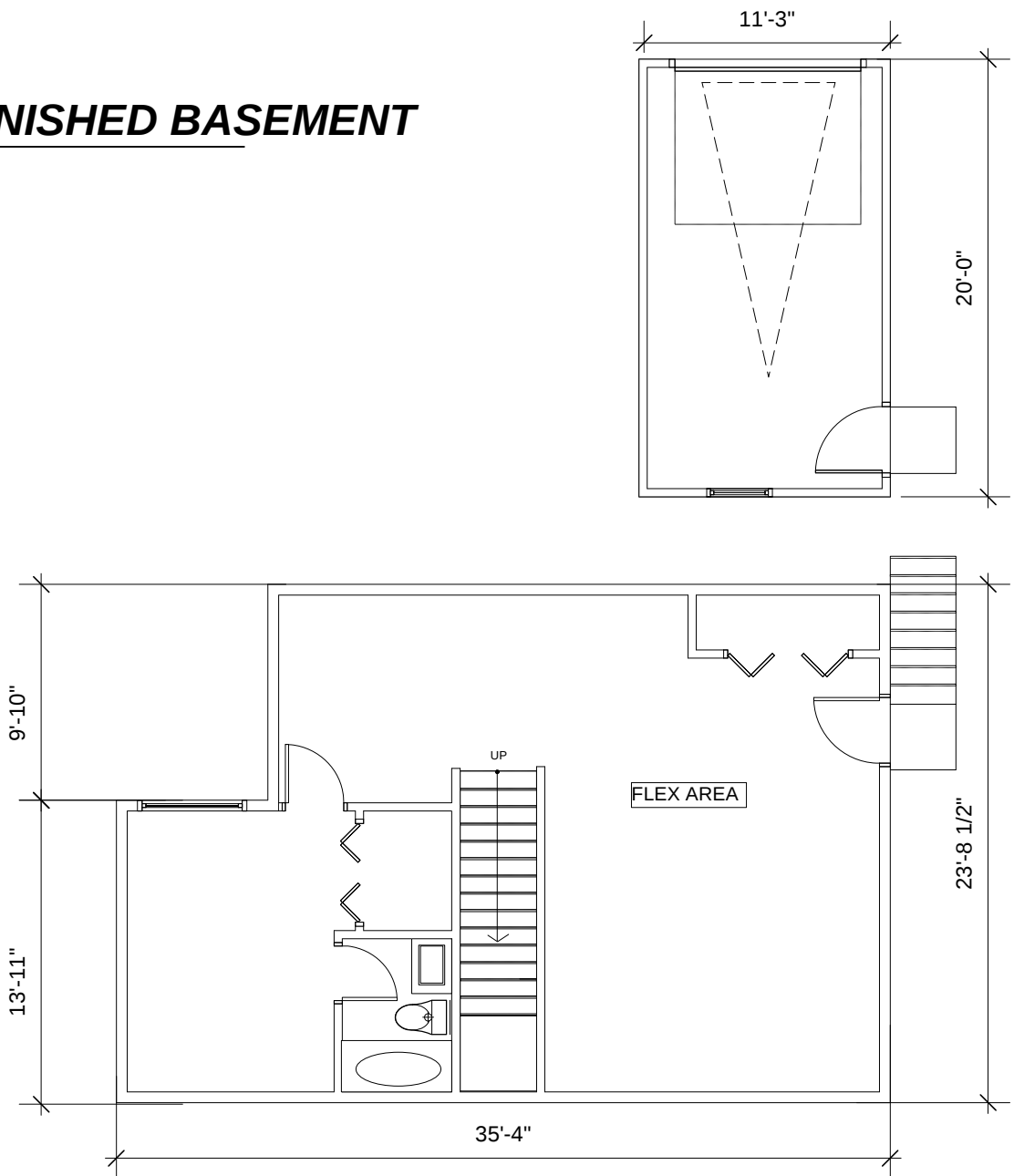


MODEL D
MAIN FLOOR: APPROX. 1,200 SQ.FT + 800 SQ. FT. GARAGES
- UNIT 1: 300 SQ. FT.
- UNIT 2: 285 SQ. FT.
- UNIT 3: 300 SQ. FT.
- UNIT 4: 300 SQ. FT.



MODEL D
UPPER FLOOR: APPROX. 2,000 SQ.FT
- UNIT 1: 500 SQ. FT.
- UNIT 2: 500 SQ. FT.
- UNIT 3: 500 SQ. FT.
- UNIT 4: 500 SQ. FT.

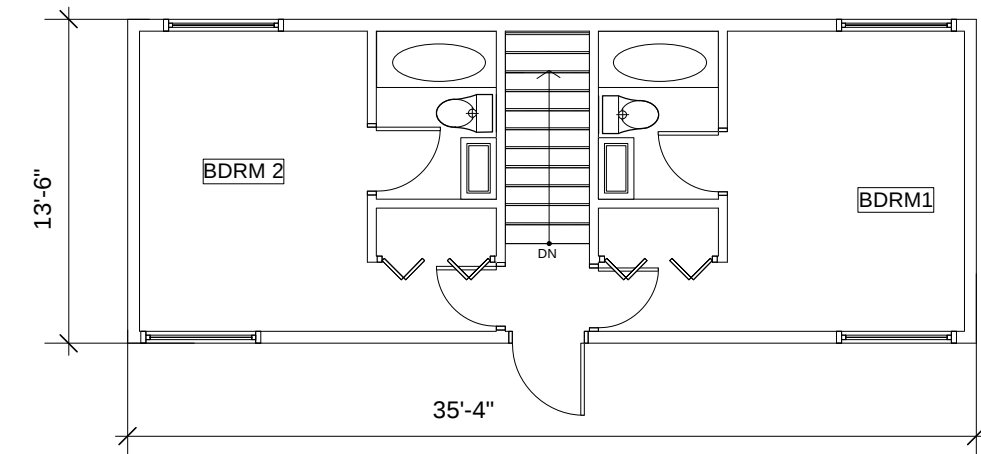
MODEL E
TOTAL: APOOX. 1,420 SQ.FT. + UNFINISHED BASEMENT



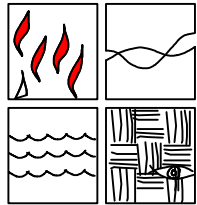
MODEL E
BASEMENT LEVEL APPROX. 760 SQ. FT.
GARAGE LEVEL: 230 SQ FT



MODEL E
MAIN FLOOR LEVEL: APPROX. 950 SQ.FT



MODEL E
UPPER FLOOR LEVEL: APPROX. 475 SQ.FT



REVISION:

No.	Issue for	DATE
3	REZONING RESUB	JAN/2016
2	REZONING RESUB	MAR/2015
1	REZONING RESUB	AUG/2013

BRITANNIA
CREEK HOMES

LOTS 182, 183, COPPER DR.
SQUAMISH-LILOOET REGIONAL DISTRICT, BC

MODELS D,E
CONCEPTUAL
FLOOR PLANS

DATE:
MAY, 2013

CHECKED BY :
M.R.

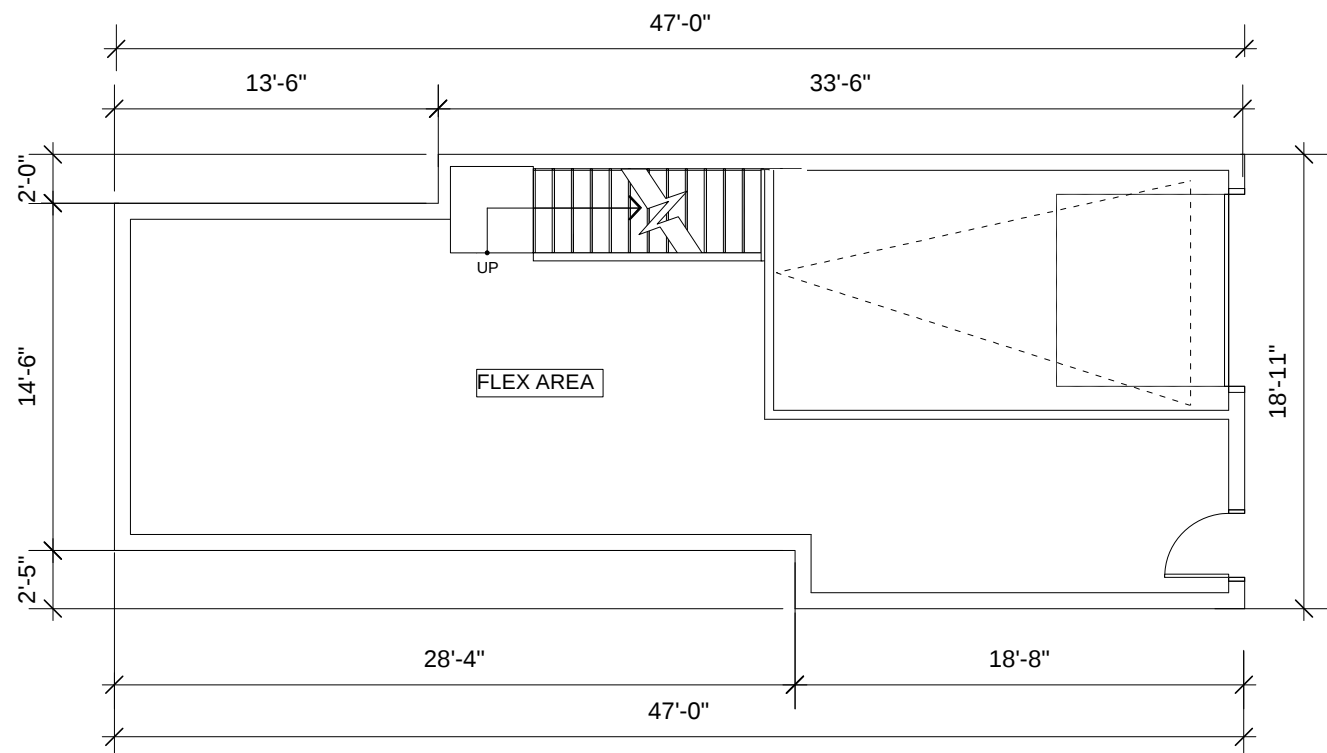
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SCALE: 1/8" = 1ft

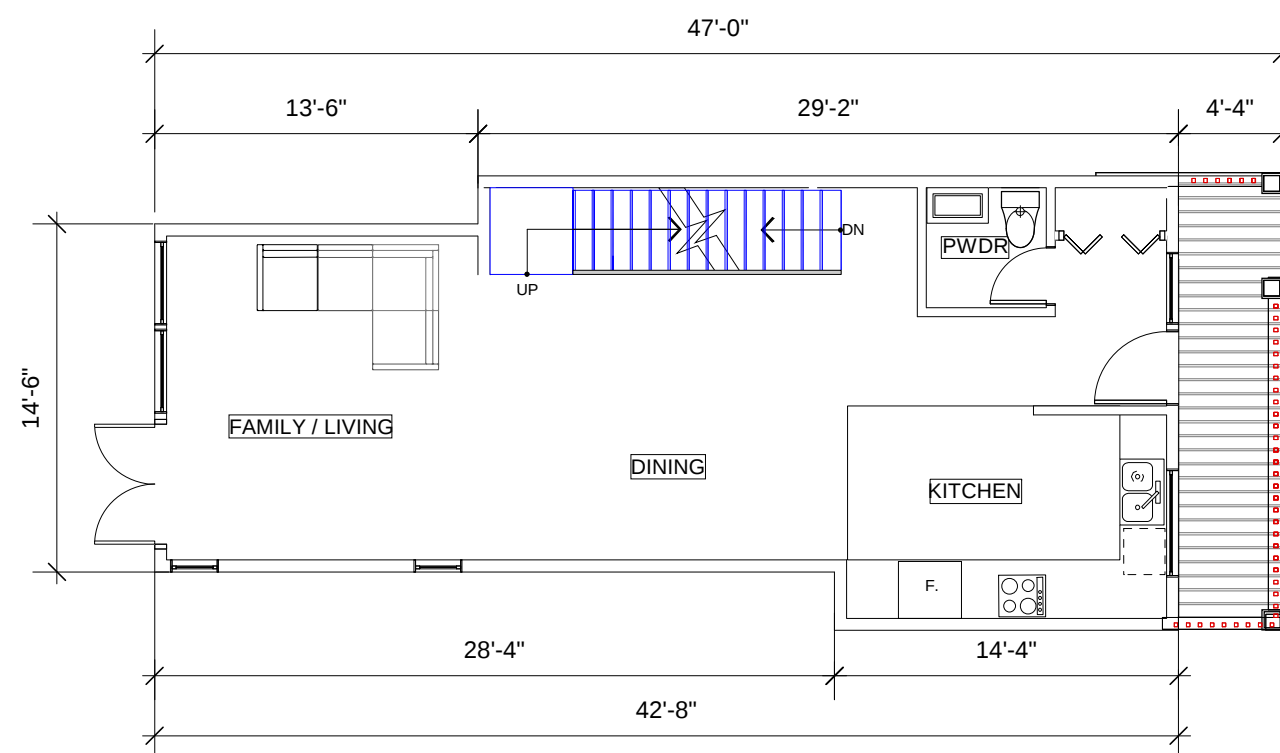
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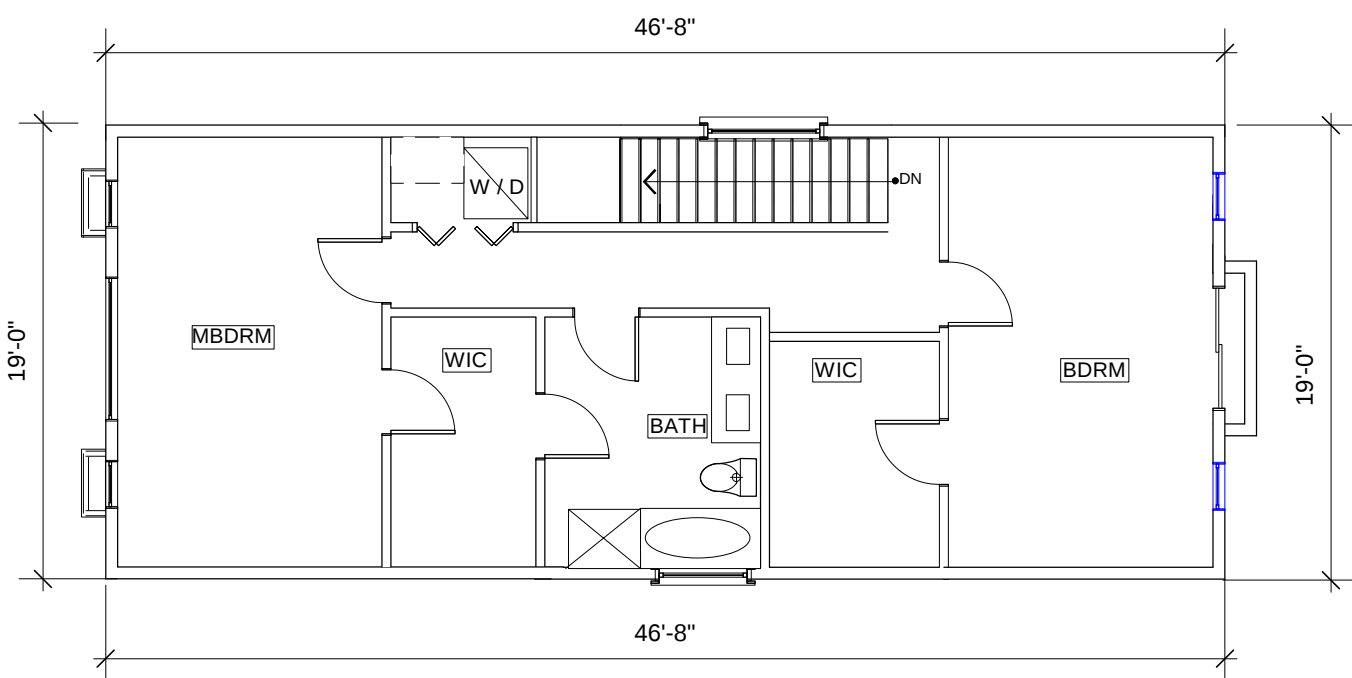
MODEL A
TOTAL: APPROX. 1,400 SQ.FT. + UNFINISHED BASEMENT



MODEL A
BASEMENT APPROX. 700 SQ. FT.

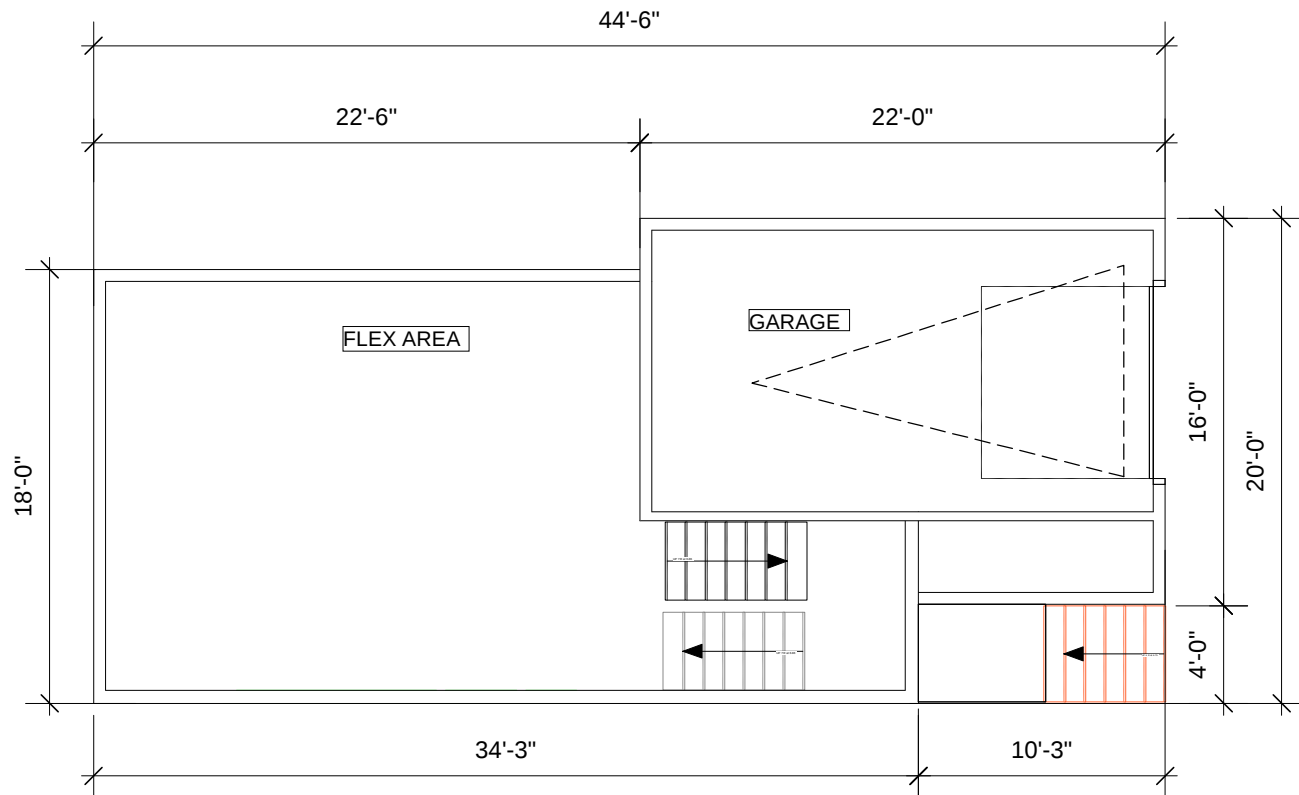


MODEL A
MAIN FLOOR: APPROX. 700 SQ.FT

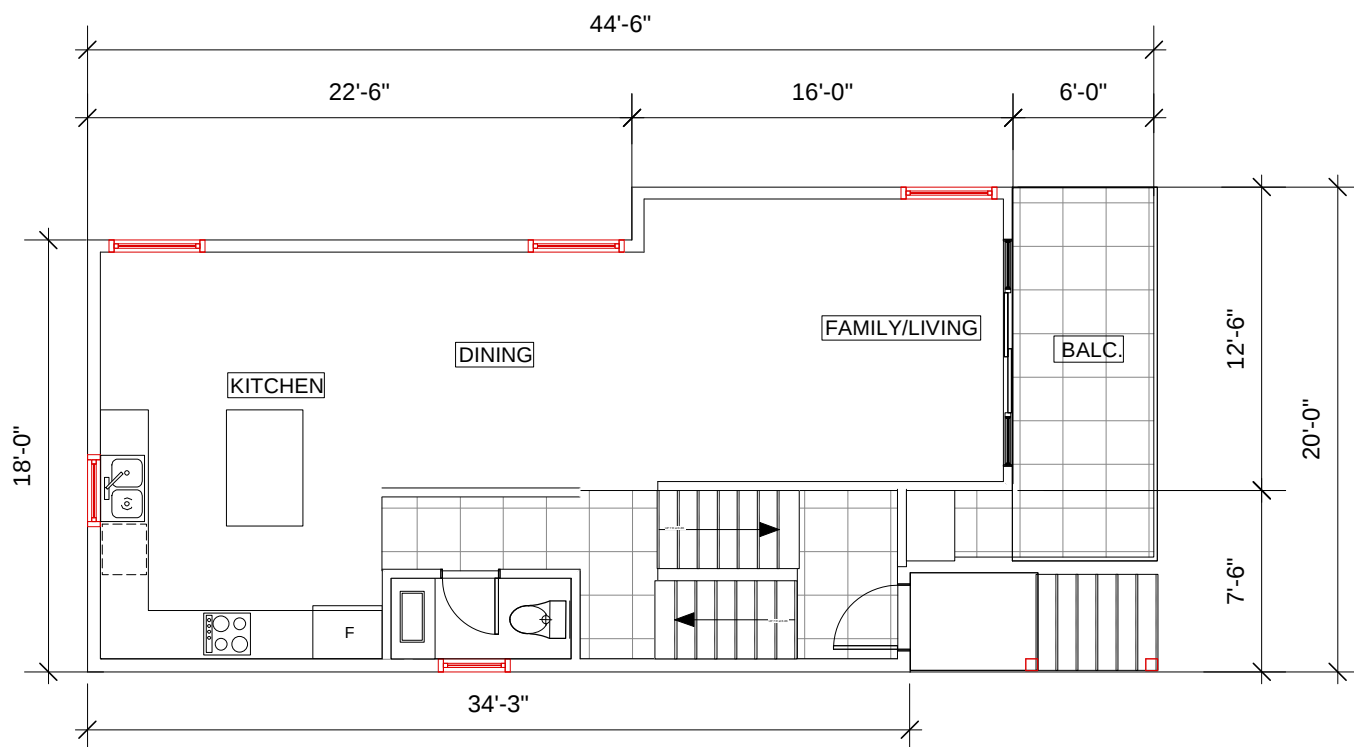


MODEL A
UPPER FLOOR: APPROX. 710 SQ.FT

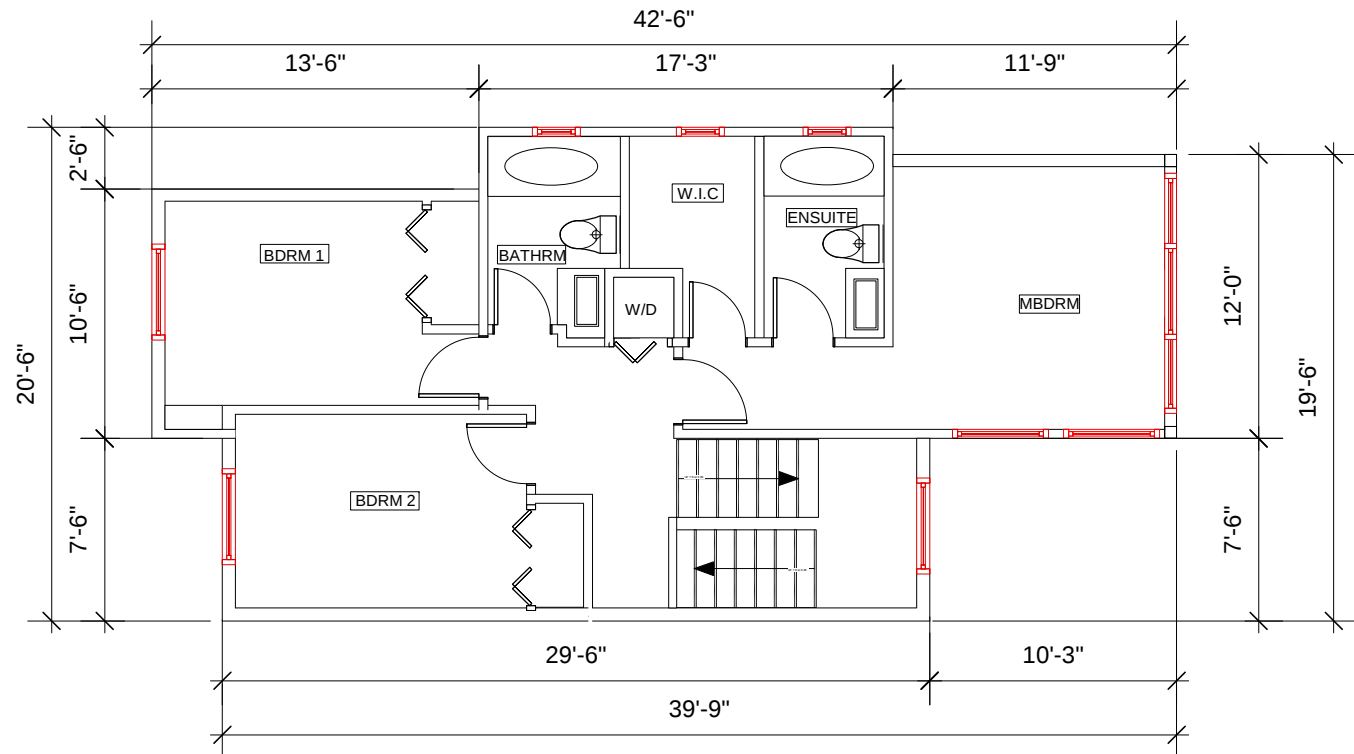
MODEL B
TOTAL: APPROX. 1,450 SQ.FT. + UNFINISHED BASEMENT



MODEL B
BASEMENT APPROX. 500 SQ. FT.
GARAGE: 275 SQ FT

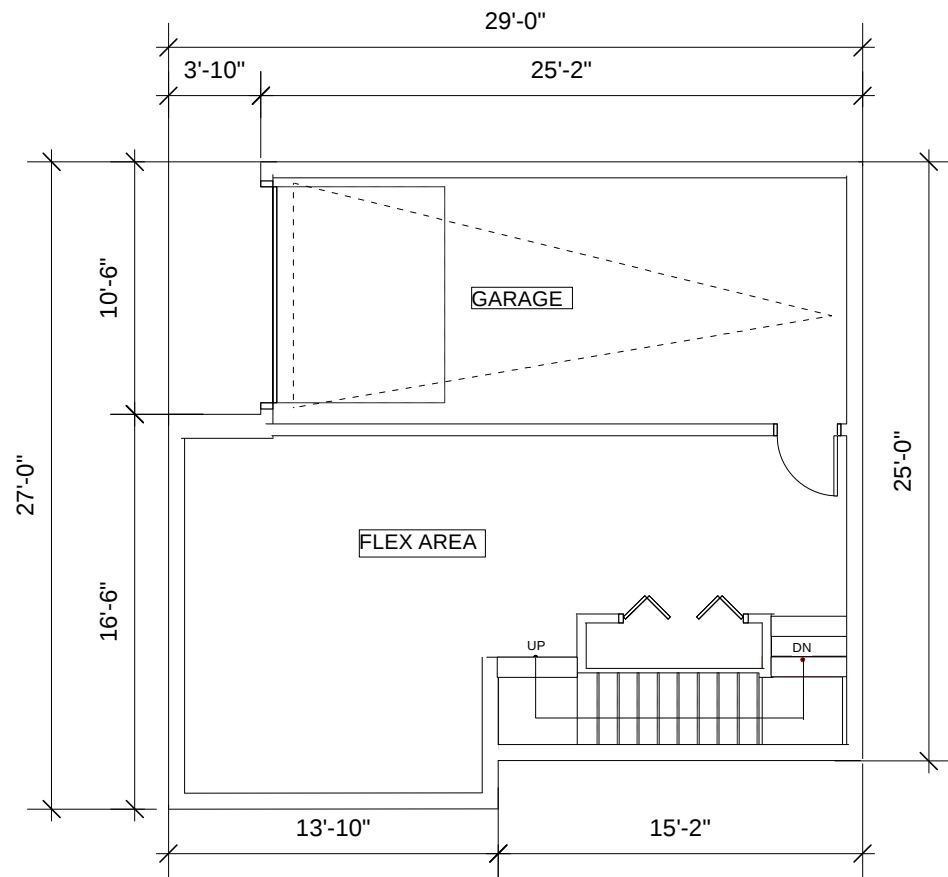


MODEL B
MAIN FLOOR: APPROX. 720 SQ.FT

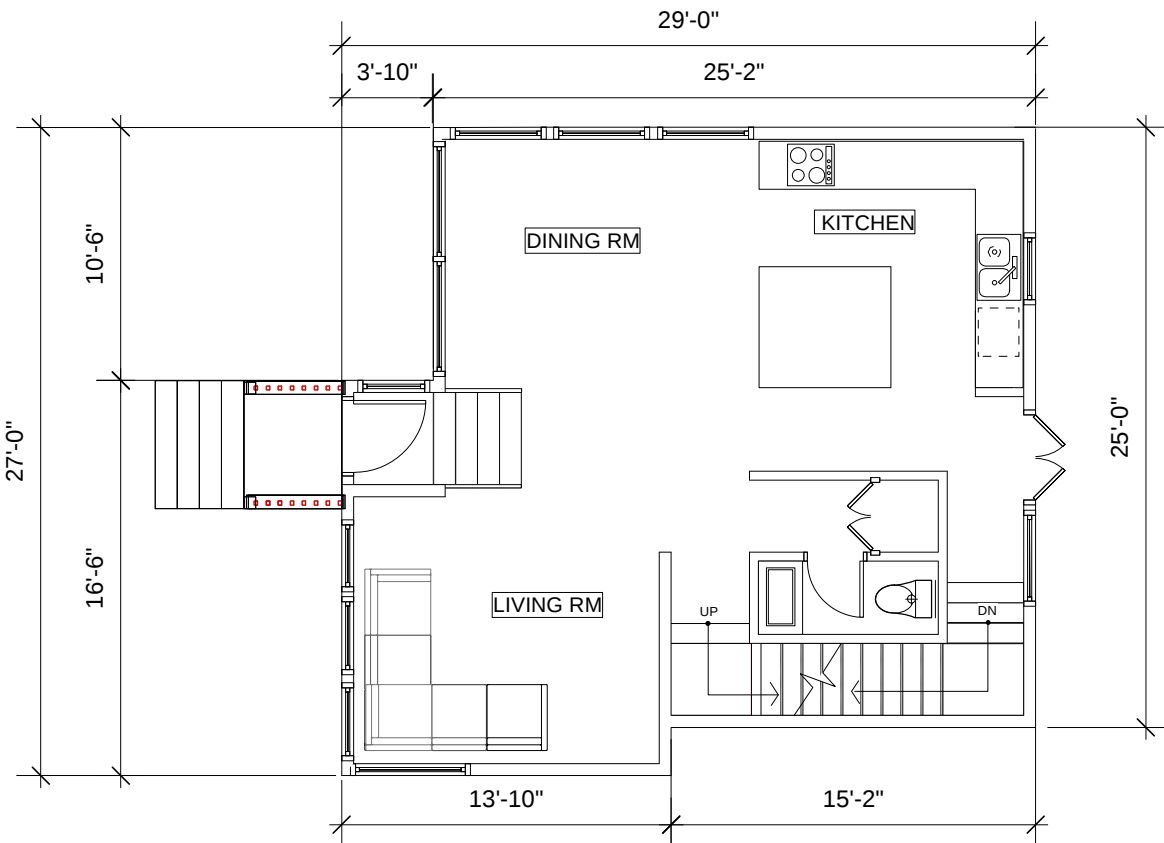


MODEL B
UPPER FLOOR: APPROX. 730 SQ.FT

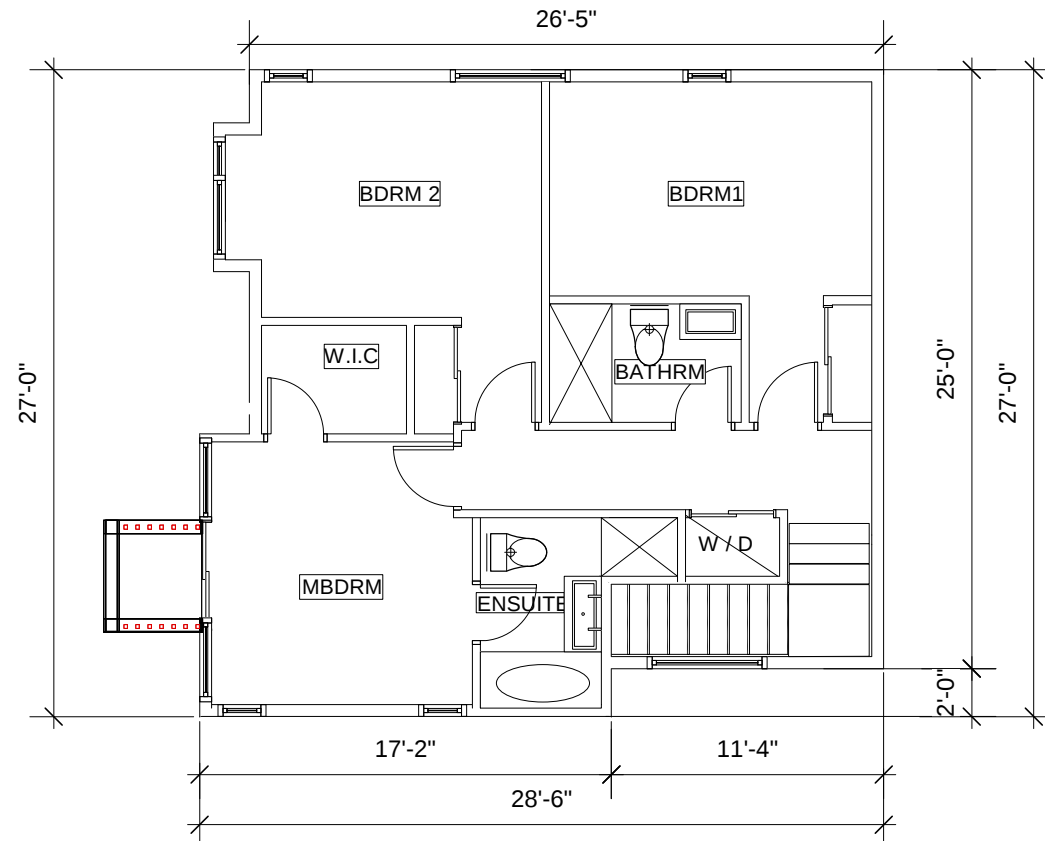
MODEL C
TOTAL: APPROX. 1,450 SQ.FT. + UNFINISHED BASEMENT



MODEL C
BASEMENT APPROX. 400 SQ. FT.
GARAGE: 250 SQ FT

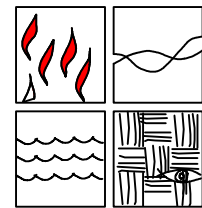


MODEL C
MAIN FLOOR: APPROX. 710 SQ.FT



MODEL C
UPPER FLOOR: APPROX. 720 SQ.FT

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REVISION:

No.	Issue for	DATE
3	REZONING RESUB	JAN/2016
2	REZONING RESUB	MAR/2015
1	REZONING RESUB	AUG/2013

BRITANNIA
CREEK HOMES

LOTS 182, 183, COPPER DR.
SQUAMISH-LILOOET REGIONAL DISTRICT, BC

MODELS A,B,C
CONCEPTUAL
FLOOR PLANS

DATE:
MAY, 2013

CHECKED BY :
M.R.

DRAWN BY:
AR

SCALE: 1/8" = 1ft

DRAWING NO. :

A-04

BRITANNIA CREEK HOMES

UNIT TYPE TABLE SUMMARY

DATE

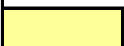
JAN/04/2016

LOT AREA

159,734 3.667 Acres (1.43 Hac.)

Unit No.	Model Type	Gross Flr Area SQ.FT.	Net Flr Area SQ.FT.	Yard Area SQ.FT.	Bedroom	BATH	Garage DET/INSIDE
1	A	2,100	1,400		3	21/2	1 IN-1D
2	A	1,950	1,375		3	21/2	1 IN-1D
3	B	1,950	1,375		3	21/2	1 IN-1D
4	B	2,100	1,400		3	21/2	1IN-1D
5	B	1,950	1,375		3	21/2	1IN-1D
6	B	1,950	1,375		3	21/2	1IN-1D
7	B	1,950	1,375		3	21/2	1IN-1D
8	B	1,950	1,375		3	21/2	1IN-1D
9	C	1,950	1,375		3	21/2	1IN-1D
10	B	1,950	1,375		3	21/2	1IN-1D
11	B	1,950	1,375		3	21/2	1IN-1D
12	D	1,650	1,100		3	21/2	1IN-1D
13	D	1,650	1,100		3	21/2	1IN-1D
14	D	1,650	1,100		3	21/2	2D
15	F	900	800		1	1	1 IN
16	B	1,950	1,375		3	21/2	1IN-1D
17	B	1,950	1,375		3	21/2	1 IN-1D
18	B	1,950	1,375		3	21/2	1 IN-1D
19	E	2,100	1,425		3	21/2	1IN-1D
20	E	2,100	1,425		3	21/2	1IN-1D
21	E	2,100	1,425		3	21/2	1IN-1D
Total		39,750	27,675				41
FAR		0.25	0.17				

LEGEND



Affordable Housing units

IN

Inside parking

D

Detached Parking

**Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994,
Amendment Bylaw No. 1449-2016**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to revise Squamish-Lillooet Regional District Zoning Bylaw 540, 1994;

AND WHEREAS the *Local Government Act* provides that the Board of the Squamish-Lillooet Regional District may amend a zoning bylaw;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as the "Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1449-2016".
2. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 540, 1994, or Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, whichever currently regulates the land, is hereby amended as follows:
 - (a) By inserting the BBR5 Zone, as shown attached as Schedule B in the appropriate location and re-numbering the bylaw accordingly.
 - (b) By revising the Electoral Area D Zoning Map, as follows:

by rezoning LOT 182 DISTRICT LOTS 891, 4015 AND 7169A GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP25662 and LOT 183 DISTRICT LOTS 891 AND 7169A GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP25662 and LOT 198 DISTRICT LOT 891 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP25662 as outlined in bold on Schedule A, which is attached to and forms part of this bylaw, from "Britannia Beach Residential Two (R2) Zone" to "Britannia Beach Residential Five (BBR5) Zone."
 - (c) By updating the Summary of Amendments Table to include this bylaw.
 - (d) By updating the Table of Contents to include the BBR5 Zone.
3. If any section, subsection, sentence, clause, or phrase in this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the bylaw.
4. This bylaw shall take effect immediately upon adoption.

READ A FIRST TIME this	17 th day of	March, 2016
READ A SECOND TIME this	day of	, 2016
PUBLIC HEARING HELD on	day of	, 2016
READ A THIRD TIME this	day of	, 2016

ADOPTED this

day of

, 2016

Jack Crompton, Chair

Kristen Clark, Secretary



**DLS
2734 &
7169A**

**DL
4015**

DL2734

A

B

Copper-Dr

1065

1109

1110

1122

1131

1166

989

1090

1084

1078

1075

1072

1066

1060

1056

1052

1048

1042

1034

1028

1024

1041

1049

1055

177

176

174

175

173

164

163

162

161

159

158

157

156

155

154

153

152

151

150

149

140

180

181

182

183

184

185

186

187

188

189

190

191

199

194

197

198

199

0

50

100

200 Meters

**LOT 182 DISTRICT LOTS 891,
4015 AND 7169A GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP25662**

**LOT 183 DISTRICT LOTS 891 AND 7169A GROUP 1
NEW WESTMINSTER DISTRICT PLAN BCP25662**

**LOT 198 DISTRICT LOT 891
GROUP 1 NEW WESTMINSTER DISTRICT
PLAN BCP25662**

BBR5 – BRITANNIA BEACH RESIDENTIAL 5 ZONE

Intent

- 1.1 The intent of this zone is to provide for a primarily single family residential development, with some multi-family units on large parcels located on Copper Drive in Britannia Beach.

Permitted Uses

- 1.2 In the BBR5 Zone the use of land, *buildings* and *structures* is restricted to:

- *Single Family dwellings*
- *Townhouse(s)*
- *Apartment(s)*
- home business
- public park, nature trails, and natural open space

Regulations

- 1.3 For the entire BBR5 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Maximum Total Number of <i>dwelling units</i>	21
.2	Minimum <i>setback from a bare land parcel line</i>	7.6 m
.3	Maximum height	9 m
.4	Maximum <i>parcel coverage (building footprints only)</i>	13%
.5	Maximum total gross floor area	3,695 m ²
.6	Maximum gross floor area per <i>unit (excluding garages)</i>	196 m ²

Parking & Loading

- 1.4 Notwithstanding any other provisions, motor vehicle parking shall comply with the following table:

SCHEDULE B

COLUMN I PARKING REQUIREMENTS		COLUMN II Regulations
.1	Required Parking spaces per unit	2 parking space per unit greater than 150 m ² , 1 parking space per unit less than 150m ²
.2	Required visitor parking spaces in the BBR5 zone	6
.3	Required number of shared car parking spaces in the BBR5 zone	1
.4	Required parking space dimensions	2.5 m wide by 5.5 m long