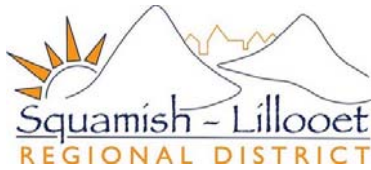


INFORMATION REPORT

Monthly Report for September 2013



Meeting Date: October 15, 2013

To: SLRD Electoral Area Directors Committee

Courses/Meetings

The Building Inspector attended the Lower Mainland Technical Committee meeting in September.

Stop Work Orders/Notice on Title

2 Stop Work Orders were posted in the month of September. No 'Notice on Title' Board resolutions were passed in September.

Area SWO#/NOT	Construction/Address	Date	Details
Area C SWO#217	Lot 10, DL 182, Plan 24518, LLD – 8400 Pemberton Meadows Road, Pemberton	2013-09-10 2013-10-03	<ul style="list-style-type: none"> Stop Work Order #217 posted for construction of an addition to an existing single family dwelling. Registered letter with application package sent to property owner. Mail returned. Building Inspector to hand deliver.
Area A SWO#218	DL 6478 Lillooet District being the surface of sand beach mineral claim except (1) part covered by the waters of Gunn [sic] Lake (2) Plans 35869 and KAP68221, Gun Lake	2013-09-20	<ul style="list-style-type: none"> Stop Work Order #218 posted for construction of a 36 ft x 20 ft shed roof. Registered letter with application package sent to property owners. No application received to date.
Area D SWO#214	Lot 87, DL 1897, Plan BCP20004, NWD – 819 Britannia Way, Britannia Beach	2013-08-22 2013-09-26	<ul style="list-style-type: none"> Stop Work Order #214 posted for construction of a 12' x 20' carport. Registered letter sent requesting removal of construction. The construction in question: <ul style="list-style-type: none"> Does not meet the minimum setback requirements of 1.5 m from the furthest projection (roof overhang) to the property line. Exceeds the maximum span for 2x4 rafters (7'2"). Does not provide the minimum frost protection of 24". Mail returned. Hand delivered notice to property owner. Awaiting response.
Area A SWO#216	Lot A, DL 2411, Plan KAP78028, LLD – 7040	2013-08-23	<ul style="list-style-type: none"> Stop Work Order #216 posted for construction of an addition to existing

Gun Lake Road West, Gun Lake	2013-09-26	shed. <ul style="list-style-type: none">• Registered letter with application package sent to property owner.• Mail returned. Letter re-sent to Gold Bridge address. Building Inspector to revisit.
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General

There were 9 applications received and 5 permits issued in the month of September. Please see attached Statistics report for details.

ATTACHMENTS: September Statistics

Submitted by:	Arlene McClean, Sr. Building Clerk
Endorsed by:	Kimberly Needham, Director of Planning and Development
Reviewed by:	Lynda Flynn, Chief Administrative Officer

Building Department Monthly Report

Building Statistics Summary For September 2013

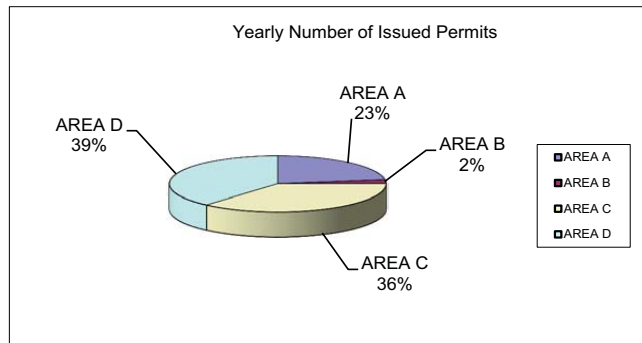
Type of Permit	No.	Permit Value	Permit Fee
Residence	1	\$ 275,160.00	\$ 2,808.48
Mobile/Modular Home			
Duplex			
Multi Family			
Commercial Building			
Industrial Building			
Institutional Building			
Garages/Carports			
Sheds/Workshops	1	\$ 50,000.00	\$ 425.00
Alt./Add to Dwelling			
Alt./Add to Commercial			
Alt./Add to Industrial			
Alt./Add to Institutional	1	\$ 20,000.00	\$ 99.50
Wood Stoves/Fireplace	1	\$ 2,000.00	\$ 20.00
Farm Buildings & Misc.			
Demolition Permits	1	\$ 2,000.00	\$ 20.00
Retaining Wall			
Moving Permit -All Bldgs Ex.Fm			
Change of Use			
TOTAL	5	\$ 349,160.00	\$ 3,372.98

			Issued Permit Totals			
	September-13			Permit Totals to Date		
	Permit Value	Permit Fees	#	Permit Value	Permit Fees	#
2013	\$ 349,160.00	\$ 3,372.98	5	\$ 7,902,960.00	\$ 74,055.07	44
2012	\$ 5,206,110.00	\$ 44,212.83	7	\$ 14,163,740.00	\$ 127,431.69	63
2011	\$ 1,102,000.00	\$ 8,899.50	5	\$ 20,102,800.00	\$ 180,947.47	63
2010	\$ 1,316,000.00	\$ 14,564.08	5	\$ 8,771,368.19	\$ 85,436.92	54
2009	\$ 4,422,432.00	\$ 36,664.62	8	\$ 13,870,642.00	\$ 122,237.08	47
2008	\$ 1,183,180.00	\$ 11,474.07	11	\$ 8,242,934.00	\$ 80,961.58	64
2007	\$ 1,336,280.00	\$ 13,502.96	8	\$ 23,225,541.00	\$ 209,144.01	78
2006	\$ 780,180.00	\$ 8,049.66	5	\$ 11,772,759.00	\$ 115,724.21	86
2005	\$ 305,450.00	\$ 2,098.50	14	\$ 7,139,408.00	\$ 67,013.53	92
2004	\$ 1,185,743.00	\$ 8,104.30	18	\$ 8,600,423.50	\$ 78,676.40	98
2003	\$ 2,054,918.00	\$ 16,276.70	15	\$ 9,819,961.00	\$ 86,751.58	85
Revenue Generated from	Renewed BP (\$210.00)	Reactivated BP (\$500.00)	Total Monthly	Renewed BP (\$210.00)	Reactivated BP (\$500.00)	Total YTD
September 2013	\$ 420.00	\$ 500.00	\$ 920.00	\$ 2,730.00	\$ 500.00	\$ 3,230.00
		Total Monthly Applications Received	BP App. Fee		Total YTD Applications Received	BP App. Fee
Application Fee - Area A		3	\$ 300.00		12	\$ 1,200.00
Application Fee - Area B		0	\$ -		1	\$ 100.00
Application Fee - Area C		3	\$ 300.00		23	\$ 2,300.00
Application Fee - Area D		3	\$ 300.00		24	\$ 2,400.00
Total Applications & Fees		9	\$ 900.00		60	\$ 6,000.00
Total 2013 BP Issued, Renewed/Reactivated & App. Fees Collected to date						\$ 83,285.07

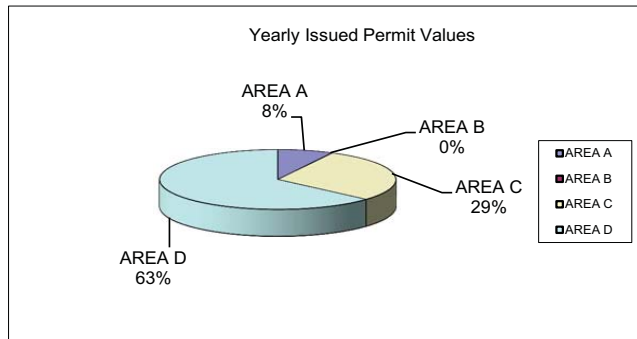
Year to Date Statistics

Year to Date Issued Permits Building Statistics
January 1, 2013 - December 31, 2013

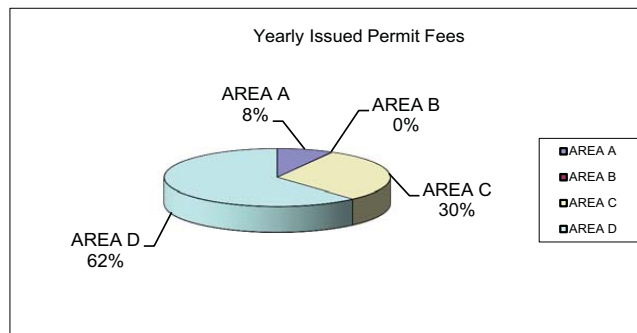
AREA A	10
AREA B	1
AREA C	16
AREA D	17
TOTAL:	44



AREA A	\$	596,580.00
AREA B	\$	8,000.00
AREA C	\$	2,288,650.00
AREA D	\$	5,009,730.00
TOTAL:	\$	7,902,960.00



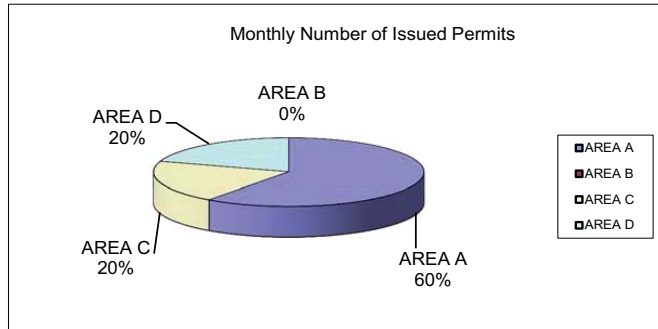
AREA A	\$	5,920.42
AREA B	\$	85.50
AREA C	\$	22,451.12
AREA D	\$	45,598.03
TOTAL:	\$	74,055.07



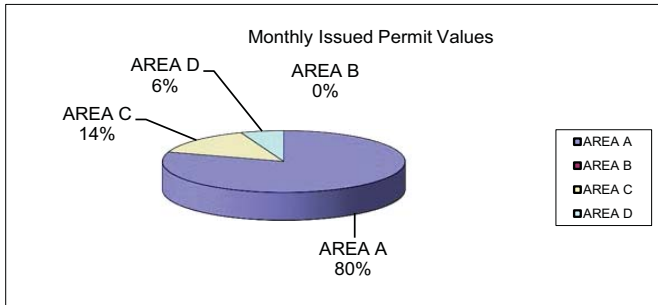
Monthly Statistics

Monthly Issued Permits Building Statistics for September 2013

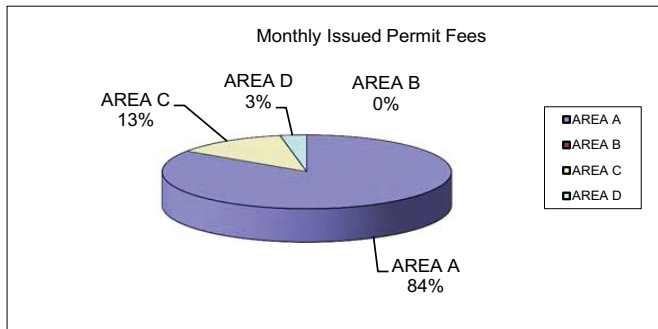
AREA A 3
 AREA B 0
 AREA C 1
 AREA D 1
 TOTAL: 5



AREA A \$ 279,160.00
 AREA B \$ -
 AREA C \$ 50,000.00
 AREA D \$ 20,000.00
 TOTAL: \$349,160.00



AREA A \$ 2,848.48
 AREA B \$ -
 AREA C \$ 425.00
 AREA D \$ 99.50
 TOTAL: \$ 3,372.98



Building Permit Application Summary					
Application #	Legal	Area	Construction	Date	Details
1868	Lot 2, DL 990, Plan 17937, NWD - 1788 Magee Road, Upper Squamish Valley	D	Carport	26/06/13	Issued
1869	Lot A, DL 164, Plan 43555, LLD - 7602 Pemberton Mdns, Pemberton	C	Auxiliary Building	05/07/13	Issued
1870	in the vicinity of Culliton Creek - Squamish	D	IPP	05/07/13	awaiting information
1871	Lot 3, DL 891, Plan BCP20004, Gr.1, NWD - 516 Creekside Rd., Britannia Beach	D	SFD	04/07/13	Issued
1872	Lot 5, DL 586, Plan 31718, LLD - Lot 5 Pineridge, Bralorne	A	Wood Stove	11/07/13	Issued
1873	Slot 2, DL 2247, Grp 1, Splan BCS3916, NWD - 9008 Skier's Rest Lane, Whistler (Wedgewoods)	C	SFD	16/07/13	awaiting information
1874	Lot 1, DL's 669 & 5484, Plan 31892, LLD - 3334 Road 40, Bralorne	A	SFD	26/07/13	awaiting Information
1875	Lot 4, DL 5382, Plan 23488, LLD - 6430 Tyaughton Lake Road, Tyaughton Lake	A	SFD	08/08/13	awaiting Information
1876	Lot 3, DL 891, Plan BCP20004, Gr.1, NWD - 516 Creekside Rd., Britannia Beach	D	Demo Mobile Home	15/08/13	Issued
1877	DL 657, LLD - 6863 West Pavilion Road, West Pavilion	A	Garage/ Workshop	19/08/13	awaiting Information
1878	Lot 113, DL 1897, Plan BCP20004, Grp 1, NWD - 661 Copper Drive, Britannia Beach	D	Retaining Wall	20/08/13	Issued
1879	SL 57, DL's 2668 & 5589, SPI VR559 - 57 Pinecrest Rd., Whistler (Pinecrest Estates)	D	Front Entrance	23/08/13	Issued
1880	SL 10, DL 4102, SPI VR1290 - 10 Garibaldi Dr., Whistler (Black Tusk Village)	D	Reno	23/08/13	plan check
1881	Strata Lot 3, DL498, Strata Plan KAS3329, LLD - 1063 Cedar Grove Road, Pemberton	C	Shed	26/08/13	plan check
1882	Lot 13, DL 669, Plan 25012, LLD - 256 Marmot Crescent, Bralorne	A	Reno	28/08/13	Issued
1883	Lot 50, DL 164, Plan 883, LLD - 1447 Collins Rd., Pemberton	C	Barn	29/08/13	Issued
1884	Lot 2, DL 166, Plan 23735, LLD - #20 - 7617 Pemberton Meadows Road, Pemberton	C	Deck / Entrance Addition	03/09/13	plan check
1885	Slot 52, DL 1296, Gr 1, Splan LMS4257, NWD - 24 Whitecap Court, Furry Creek	D	Reno	03/09/13	Issued
1886	Lots 18 & 19, Blk 11, DL 5690, Plan 2393, LLD - 45 Van Loon Lane, Gold Bridge	A	Reno-Add Basement	10/09/13	zone check
1887	Lot 58, DL 164, Plan 883 exc Plan 30654, LLD - 7549 Pemberton Meadows Rd., Pemberton	C	Workshop	10/09/13	zone check
1888	Lot 58, DL 891, Grp 1, Plan BCP20004, NWD - 829 Upper Crescent, Britannia Beach	D	Deck	12/09/13	Issued
1889	Lot 1, DL 4824, Plan 30203, LLD - 12900 Gun Lake Rd., Gun Lake	A	Wood Stove	24/09/13	Issued
1890	Lot A, DL 1171, DL 11681, LLD - 9183 Pemberton Portage Rd., Birken	C	Reno	26/09/13	zone check
1891	Lot 19, DL 1659, Grp 1, Plan LMP24805, NWD - 168 Furr Creek Drive, Furry Creek	D	Installation Underground Sprinkler	27/09/13	zone check
1892	Lot 25, DL 671, Plan 25012, LLD - 25 Marmot Crescent, Bralorne	A	Demo	27/09/13	Issued

SPECIAL GENERAL SERVICES
Cost Centre 2900

2013
General Select

as at 30-Sep-13

REVENUE:

40220	Interest Earned	Jan - June interest on fund balance	1,049.26
42000	Surplus/Deficit Fwd		232,596.63
43000	Trans from Other Services (Hydro Grant)		45,648.35
TOTAL REVENUE			<u>279,294.24</u>

EXPENDITURES:**51000 Electoral / Select Services:**

Sea to Sky Crime Stoppers	Grant for program	2,500.00
Gold Bridge Water Service	Funding for grant overaccrual	25,000.00
Bridge River Valley Community Assoc.	NDIT grant for Marketing Initiatives	9,000.00
Squamish Public Library 2013	2013 BC Hydro Grant Allocation	14,220.67
		<u>50,720.67</u>

53200	Time Allocation from Other Services	0.00
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TOTAL EXPENDITURES**50,720.67****Balance of Funds (excluding unpaid commitments)****228,573.57****Allocations committed but not yet paid**

Prior Year Commitments:		
4 Fire Halls - Area C	(150K - 50K for Birken)	100,000.00
Portal Identification	Area A	0.00
Portal Identification	Area B	5,002.73
Portal Identification	Area C	10,000.00
Portal Identification	Area D	10,000.00
Pemberton Transit -3200	2011 BC Hydro Grant allocation- remainder	378.16
Pemberton Transit -3200	2012 BC Hydro Grant Allocation	19,587.00
Pemberton Transit -3200	2013 BC Hydro Grant Allocation	20,619.97
Total Allocations Committed but not paid		<u>165,587.86</u>

BALANCE OF FUNDS NOT SPENT OR COMMITTED**\$ 62,985.71**

ELECTORAL AREA A SELECT SERVICES		2013	as at 30-Sep-13
Cost Centre 2901		Area A Select	
REVENUE:			
40220	Interest Earned	Jan - June interest on fund balance & reserve balances	544.09
42000	Surplus/Deficit Fwd		28,588.33
43000	Trans from Other Services (Hydro Grant)		51,336.62
44000	Transfer from Reserve		3,584.00
TOTAL REVENUE			84,053.04
EXPENDITURES:			
51000 Electoral / Select Services:			
Mar EAD	Bridge River Valley Community Assoc.	Grant for governance Training	3,200.00
Apr EAD	Bridge River Valley Community Assoc.	NDIT grant for Marketing Initiatives	7,500.00
from alloc's	Bridge River Valley Economic Development	Upper Bridge River Valley Society Consolidation	625.00
		Funds to assist with the SCC Program at Gold Bridge	
from alloc's	School District #74	Community School	5,000.00
May EAD	Bridge River Valley Community Assoc.	Funding for the Fire Training Program	4,045.00
		Area A Volunteer Recognition - Sunshine Mountain	
Appr. Fund	Heather Roberts	Volunteers	110.01
Jun EAD	Cascade Environmental Resource Group	Funding for the Bralorne Recreational Plan	5,000.00
Jun EAD	Bridge River Valley Community Assoc.	Funding for the Fishing Derby at Gun Lake	500.00
		Funding for maintenance of Area A community	
Jun EAD	Bridge River Valley Community Assoc.	amenities	3,584.00
July EAD	Bridge River Valley Community Assoc.	Funding for Summer Festival	1,000.00
July EAD	Lillooet Regional Invasive Species Society	Funding to Lillooet Reg. Invasive species Society	2,000.00
from alloc's	Bridge River Valley Economic Development	Upper Bridge River Valley Society Consolidation	1,850.00
from alloc's	Lesley O'Keefe	Area A Appreciation funds - Summerfest	129.70
			34,543.71
53000	Transfer to Reserve	Jan - June interest transferred to reserves	433.46
TOTAL EXPENDITURES			34,977.17
Balance of Funds (excluding unpaid commitments)			49,075.87
2013 Allocations committed			
	Appreciation Fund		260.29
Jun EAD	"No Firearms Discharge" signage installation, funding up to \$1,000.		1,000.00
2012 Allocations committed			
Sept EAD	Up to \$10,000 Fuel Management Prescriptions in Area A		10,000.00
2011 and Prior -Allocations committed but not yet paid			
	Gun Lake Ratepayers Association	Study effects of septic systems on Gun Lake, up to 8,000	1,168.28
	BRVEDS	Upper Bridge River Valley Society Consolidation	4,124.19
Total Allocations Committed but not paid			16,552.76
BALANCE OF FUNDS NOT SPENT OR COMMITTED			\$ 32,523.11
Reserve Balances			
30000	2901 Bralorne Community Hall Reserve	Capital and Equipment Reserve	77,500.18
30114	2901 Area A Community Buildings and Other Amenities Maintenance Fund		3,386.95

ELECTORAL AREA B SELECT SERVICES
Cost Centre 2902

2013
Area B Select

as at 30-Sep-13

REVENUE:

40220	Interest Earned	Jan - June interest on fund balance	14.28
42000	Surplus/Deficit Fwd		8,052.31
43000	Trans from Other Services (Hydro Grant)		51,336.62
TOTAL REVENUE			59,403.21

EXPENDITURES:**51000 Electoral / Select Services:**

Jan EAD	Ts'kw'aylaxw Community Group	Funding for Valentines Pow Wow	500.00
Mar EAD	Kim North / Cayoose - Job Creation Program	Funding	1,000.00
from alloc's	Tom Grantham Recognition	From Appreciation fund	106.20
Apr EAD	District of Lillooet	Funding for the District of Lillooet Climbing Wall project	10,000.00
		Funding for the St'at'imc Declaration Gathering	
May EAD	Bridge River Indian Band	celebrations	1,000.00
May EAD	Lillooet Naturalist Society	"Walking with the Smolts" celebration	1,000.00
Jun EAD	Lillooet Secondary Graduation Ceremony	Funding for the Dry Grad Events	500.00
		Funding for the Lillooet Secondary School Graduation	
Jun EAD	Lillooet Secondary School	Bursary	2,000.00
		Funding for hydrologist study of the Buck Creek	
July EAD	Yalakom Valley Community Society	watershed	6,500.00
July EAD	Miyazaki House Society	Funding for Historist Landmark preservation	2,000.00
July EAD	Lillooet Regional Invasive Species Society	Funding to Lillooet Reg. Invasive species Society	5,500.00
		Funding for the operation of a community bus linking	
July EAD	Bridge River Indian Band	Xwisten and Lillooet for Summer 2013	1,000.00
			31,106.20
TOTAL EXPENDITURES			31,106.20

Balance of Funds (excluding unpaid commitments)**28,297.01****2013 Allocations committed**

Appreciation Fund 500.00

2012 Allocations committed but not yet paid

Appreciation Fund 343.80

Nov EAD	St'at'imc Cooperative Emergency Services	Up to \$5000 for Funding the Boat Launch on the Fraser River	5,000.00
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Total Allocations Committed but not paid**5,843.80****BALANCE OF FUNDS NOT SPENT OR COMMITTED****\$ 22,453.21****Reserve Balances**

IN 1761	Area B Wildfire equip. & fuel mit. Reserve	150,535.55
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ELECTORAL AREA C SELECT SERVICES
Cost Centre 2903
2013
Area C Select

as at 30-Sep-13

REVENUE:

40220	Interest Earned	Jan - June interest on fund balance	67.94
42000	Surplus/Deficit Fwd		24,516.14
43000	Trans from Other Services (Hydro Grant)		51,336.62
TOTAL REVENUE			75,920.70

EXPENDITURES:**51000 Electoral / Select Services:**

from alloc's	Neilson-Welch Consuting Inc	Consultant to review Pemberton Area C Recreation services bylaws and provide options	5,168.88
from alloc's	Gary Young Associates	Community space and recreation needs analysis for Birken-D'arcy corridor	2,966.01
Feb EAD	Spud Valley Nordic Association	Funding for 24th annual Spud Valley Loppet	500.00
Feb EAD	Junior World Changers	Funding	200.00
Mar EAD	Winds of Change	Funding	2,500.00
from alloc's	Neilson-Welch Consuting Inc	Consultant to review Pemberton Area C Recreation services bylaws and provide options	1,997.62
Apr EAD	Lil'wat Nation	Lil'wat Nation Annual May Day Rodeo	500.00
May EAD	Pemberton & District Chamber of Commerce	Funding for the Pemberton Visitor Centre	2,000.00
May EAD	Seija Halonen	Funding for the Western Gymnaestrada in Nanaimo	500.00
May EAD	Ian Robertson	Funding for updates to the D'Arcy Portable Defibrillator	100.00
May EAD	Frank Rollert	Funding for a bulletin board in D'Arcy	300.00
from alloc's	Gary Young Associates	Community space and recreation needs analysis for Birken-D'arcy corridor	752.54
from alloc's	Pemberton Secondary School - Jessie Millar	\$1,000/yr scholarship for 5 years	1,000.00
Apr EAD	Birkenhead River Threat and Risk Assessment Project 2013		2,000.00
Jun EAD	Up to \$115 to be used to cover refreshments at the Ironman Canada meeting on June 12, 2013		56.00
Jun EAD	Up to \$115 to be used to cover refreshments at the Ironman Canada meeting on June 12, 2013		60.29
Jun EAD	Pemberton Lions Club	Funding for the Show & Shine in Pemberton	500.00
Jun EAD	Sea to Sky Community Services Society	Funding for the Sea to Sky Community Services Program	500.00
July EAD	Signal Hill Elementary School	Funding for Intermediate Playground	2,500.00
July EAD	Tourism Pemberton	Funding for a comprehensive study on cycling and mountain biking in the area	500.00
Sept EAD	Pemberton & District Health Care foundation	Grant to sponsor the 2013 Golf Tournament	1,000.00
TOTAL EXPENDITURES			25,601.34

Balance of Funds (excluding unpaid commitments)**50,319.36****2013 Allocations committed**

July EAD	Appreciation Fund	500.00
	THAT up to \$5,000 plus tax of Area C Select Funds be allocated to address Area C governance issues.	5,250.00

2012 Allocations committed

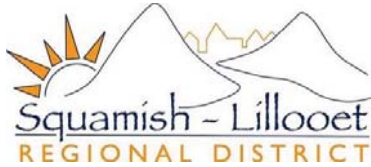
Oct RBM	Up to \$15,000 plus non-refundable HST (1.75%) for consultant to review Pemberton Area C Recreation services bylaws and provide options	3,507.08
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2011 and Prior -Allocations committed but not yet paid

	Pemberton Secondary School	\$1,000/yr scholarship for 5 years	1,000.00
	Electoral Area C Communications (remainder)		409.73
	D'arcy/Devine/N'Quatqua Fire service study		3,000.00
	Traffic Calming measures for D'Arcy/N'Quatqua (remainder)		863.57
	CostCo. Fold Up Tables for Gates Lake Property		400.00

Total Allocations Committed but not paid**14,930.38****BALANCE OF FUNDS NOT SPENT OR COMMITTED****\$ 35,388.98**

ELECTORAL AREA D SELECT SERVICES		2013	as at 30-Sep-13
Cost Centre	2904	Area D Select	
REVENUE:			
40220	Interest Earned	Jan - June interest on fund balance	215.92
42000	Surplus/Deficit Fwd		44,842.13
43000	Trans from Other Services (Hydro Grant)		51,336.62
TOTAL REVENUE			96,394.67
EXPENDITURES:			
51000	Electoral / Select Services:		
from alloc's	Rockandel & Associates	Facilitated Community meeting in the Upper Squamish Valley Feb 7/13	1,144.69
from alloc's	North Vancouver Outdoor School	Feb. 7th Upper Squamish Valley meeting at conference centre	356.12
from alloc's	Lunch for meeting with Kim Needham	Upper Squamish Valley meeting	106.99
from alloc's	Rockandel & Associates	Upper Squamish Valley meeting	1,125.00
Jun EAD	Oliver's Landing Strata Committee	Funding for the 2013 Oliver's Landing Canada Day Celebrations	400.00
July EAD	Squamish Chamber of Commerce	Golf Tournament Sponsorship	1,000.00
July EAD	Furry Creek Community Assoc.	Funding for the replacement of (3) benches	4,500.00
from alloc's	CN Design and Construction	Furry Cr. Train Whistling Cessation Project	500.00
			9,132.80
TOTAL EXPENDITURES			9,132.80
Balance of Funds (excluding unpaid commitments)			87,261.87
2013 Allocations committed			
	Appreciation Fund		500.00
2012 Allocations committed			
April EAD	Appreciation Fund		500.00
Dec EAD	Facilitated Community meetings in the Upper Squamish Valley		2,267.20
Dec EAD	Sidewalk repairs in Furry Creek, subject to a legal opinion regarding service boundaries		8,929.79
Dec EAD	Maintenance and capital costs with respect to the Furry Creek train whistle cessation project		13,973.75
2011 and Prior -Allocations committed but not yet paid			
	Transportation engineer to conduct a safety audit of the Oliver's Landing train crossing and to prepare a report to the SLRD for review by CN Rail and Transport Canada.		9,554.95
	Road name signage for Upper Squamish area from Lynn Rd to Olsen Rd north of Squamish Valley Rd as Wall St		1,033.78
Total Allocations Committed but not paid			36,759.47
BALANCE OF FUNDS NOT SPENT OR COMMITTED			\$ 50,502.40



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

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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 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:	3.4 Acres (159,734 sq. ft.) OR 1.45 Ha
Total number of unit:	28 units
Density:	7 UFA
Lot Coverage (10%)	
• Total of 28 units	3,700 m ² (40,000 sq. ft.)
• Community House	140 m ² (1,500 sq. ft.)
• Refuse Storage	18 m ² (200 sq. ft.)
• TOTAL Floor Area	3,858 m ² (41,700 sq. ft.)
Communal Amenities (8.2%)	
• Central Courtyard is planned for visual respite and social gatherings	
• Communal House	
• Herb garden	
Green Space (74%)	
• 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	
21/2 story or 9 meters calculated from overage grade	
Setbacks	
Minimum side setback	3.7 meters (12 ft.)

Unit Typology

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



Site Plan

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

Vernacular Design Inc.

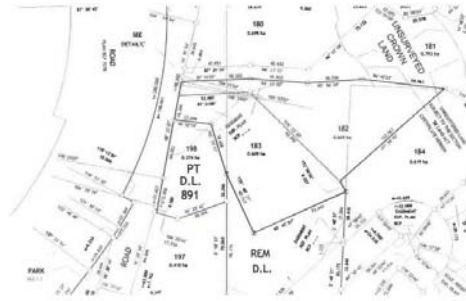
SITE CONTEXT

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

The Rezoning application consists of 3 legal lots, Lots 198, 192 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.

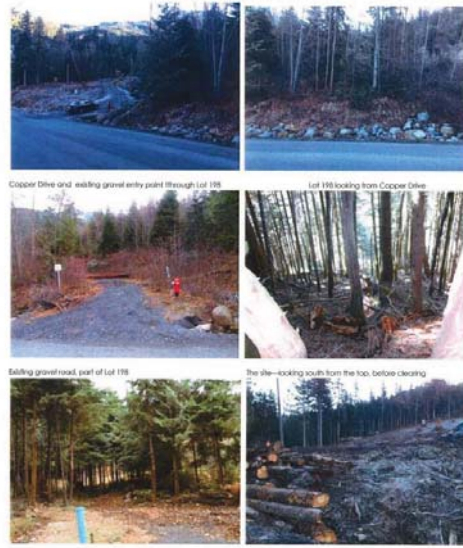
The site is surrounded by single-family residential, parkland and a regional water reservoir.

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



Survey Plan

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



The view looking inside lower section of lots 192 & 193

Lots 192 & 193 after clearing

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 a picnic in the Communal Courtyard



Cover porches overlooking in to the Communal Courtyard



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



Pocket neighbourhood provides a setting beyond the family



Carverton Gardens, Richmond, WA, Award winning project, 2007



A typical West Coast Cottage style (concept sketch)

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

Vernacular Design Inc.

THE PROPOSAL – R04

PLANNING & ARCHITECTURAL DESIGN CONCEPT (THE RATIONALE)

The Proposal

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.

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

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

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 facade articulations and variation in exterior colour and material palettes. The models alternate throughout the site to create visual interest, missing diversity and offer greater price option for home buyers.

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, 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 UPA as opposed to 7.0 UPA.

Sustainability and Green Features

- 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 rough-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

- 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

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

Vernacular Design Inc. 

SITE PLAN / LANDSCAPE DESIGN- R06



LANDSCAPE DESIGN CONCEPT

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

Vernacular Design Inc.

CONCEPTUAL ELEVATIONS – R07



BRITANNIA BEACH COTTAGE DEVELOPMENT REZONING APPLICATION, OCTOBER 15, 2012 (REVISED AUGUST 2013)

Vernacular Design Inc.

