



**VILLAGE OF BELCARRA
SPECIAL COUNCIL AGENDA
VILLAGE HALL
November 1, 2016
7:30 PM**



COUNCIL

Mayor Ralph Drew
Councillor Bruce Drake
Councillor Jennifer Glover
Councillor Perry Muxworthy
Councillor Jamie Ross

1. CALL TO ORDER

Mayor Ralph Drew will call the meeting to order.

2. APPROVAL OF THE AGENDA

2.1 Special Council Meeting, November 1, 2016

Recommendation:

That the Agenda for the Special Council Meeting, November 1, 2016 be approved as circulated.

3. ADOPTION OF MINUTES

3.1 Regular Council Meeting, October 24, 2016

Recommendation:

That the Minutes from the regular Council Meeting held, October 24, 2016 be adopted.

4. DELEGATIONS AND PRESENTATIONS

5. REPORTS

5.1 Building Permit Application 607/16 – 255 Turtlehead Road Floor Area Ratio exceeding Zoning Amendment Bylaw 502 at Second Reading

Larry G. Scott CPWI3, Superintendent Public Works/ Building Official, report dated October 28, 2016, regarding Building Permit Application 607/16 – 255 Turtlehead Road Floor Area Ratio exceeding Zoning Amendment Bylaw 502 at Second Reading

Recommendation:

- a) That Building Permit Application 607/16 continue to be withheld for a total of 90 days beginning on August 9, 2016 and ending November 7, 2016: and That the Chief Administrative Officer provide a copy of this resolution to the applicant.

- Alternate Option:

Council may direct that Building Permit 607/16 be reviewed and a Building Permit issued subject to conditions and satisfying Statutes, Building Codes and Municipal Bylaws.

Recommendation:

- b) That the Building Official review Building Permit Application 607/16 considering and applying the current adopted Zoning Bylaw No. 253, 1996 and grant the permit, but imposes conditions that would be in the public interest, having regard to the Bylaw and consideration given to second reading of Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016: and That the Chief Administrative Officer provide a copy of this resolution to the applicant.

6. REPORTS FROM MAYOR AND PROJECT LEADS

6.1 Mayor’s Report – 2017 Metro Vancouver Budget Overview

7. BYLAWS

7.1 Third Reading and Adoption of Zoning Amendment Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016

Larry G. Scott CPWI3, Superintendent Public Works/ Building Official, report dated October 28, 2016, regarding Third Reading and Adoption of Zoning Amendment Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016

Recommendations:

- 1. That Bylaw 502, 2016 be amended for Floor Area, Gross , Ratios (FAR) and Maximum Floor Area, Gross, (CAP) of Principal Buildings located in RS1 and RS1A Zones to read;

Lot Area	Floor Area, Gross Ratio	Maximum Floor Area, Gross
<1012 m ² (<10,893 ft ²)	-	650 m ² (7,000 ft ²)
1012 m ² - 1983 m ² (10,893 – 21,350 ft ²)	0.66	743 m ² (8,000 ft ²)
1983 m ² - 4047 m ² (21,351 – 43,560 ft ²)	0.4	836 m ² (9,000 ft ²)
4047 m ² – 8094 m ² (43,561 – 87,120 ft ²)	0.2	929 m ² (10,000 ft ²)
>8094 m ² (>87,120 ft ²)	-	1,115 m ² (12,002 ft ²)

2. And That Bylaw 502, 2016, be amended by amending 302.3(b) to read;
(b) Notwithstanding Section 302.3 (a), the maximum allowable Gross Floor Area, Gross, for a Principal Building shall be the maximum Floor Area, Gross, identified for the immediately preceding lot area, according to the sequence of lot areas presented in the above table.
3. And That Bylaw 502, 2016, be amended by amending 303.3(b) to read;
(b) Notwithstanding Section 303.3 (a), the maximum allowable Gross Floor Area, Gross, for a Principal Building shall be the maximum Floor Area, Gross, identified for the immediately preceding lot area, according to the sequence of lot areas presented in the above table.

7.2 Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016

Recommendation:

That Village of Belcarra “Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016” be read a third time.

Recommendation:

That Village of Belcarra “Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016” be adopted.

8. NEW BUSINESS

9. PUBLIC QUESTION PERIOD

10. RESOLUTION TO CLOSE MEETING

Recommendation:

That the November 1, 2016 Regular meeting of Council be closed pursuant to the *Community Charter* Section 90 (1)(g) “a part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:”

- (c) labour relations or other employee relations.

11. ADJOURNMENT

Recommendation:

That the November 1, 2016 Special Council Meeting be adjourned.



**VILLAGE OF BELCARRA
REGULAR COUNCIL MINUTES
VILLAGE HALL
October 24, 2016**



Council in Attendance

Mayor Ralph Drew
Councillor Bruce Drake
Councillor Perry Muxworthy
Councillor Jamie Ross

Absent

Councillor Jennifer Glover

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Larry Scott, Superintendent of Public Works / Building Inspector
Paula Richardson, Administrative Services Assistant

1. CALL TO ORDER

Mayor Drew called the meeting to order at 7: 30 pm.

2. APPROVAL OF THE AGENDA

2.1 Regular Council Meeting, October 24, 2016

Moved by: Councillor Ross
Seconded by: Councillor Drake

That the Agenda for the regular Council Meeting, October 24, 2016 be amended by adding:

Item 8.10 Mike Clay, Mayor, City of Port Moody, dated October 4, 2016, regarding Support of Application to Transport Canada to add Bedwell Bay to Designated Sewage Areas.

Item 11 RESOLUTION TO CLOSE MEETING

That the October 24, 2016 Regular meeting of Council be closed pursuant to the *Community Charter* Section 90 (1)(g) "a part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:"

(g) litigation or potential litigation affecting the municipality.

And be adopted as amended.

CARRIED

3. ADOPTION OF MINUTES**3.1 Regular Council Meeting, October 12, 2016**

Moved by: Councillor Muxworthy

Seconded by: Councillor Ross

That the Minutes from the regular Council Meeting held, October 12, 2016 be adopted.

CARRIED

4. DELEGATIONS AND PRESENTATIONS**4.1 Jamie Vala, Division Manager, Karin England, Park Planner and Marcel LaBreche, Supervisor, Regional Parks – Central Area, regarding an overview on the Parks Management Plan.**

Jamie Vala thanked Council for the opportunity to speak. She introduced Karin England and Marcel LaBreche.

Karin England provided an update on progress for the Belcarra Park South Planning program. Protection of natural areas and connecting people with nature are two goals of Metro Parks. She indicated there has been a significant increase in Park visitors.

Marcel LaBreche spoke regarding Parks Operations, including staff resources. Full time and seasonal staff as well as volunteers handle day to day park maintenance. Crowd control, when required, is coordinated with Port Moody Police and the RCMP. He outlined Parks emergency preparedness program and Metro Parks participation in assisting local fire and rescue operations.

Discussion ensued regarding tracking the number of vehicle and foot traffic in the park. It was noted that Council is working with Metro Parks on managing parking issues.

It is anticipated that the Park Management Plan goal of completion will be in 2017.

4.2 Des Wilson, 3680 Bedwell Bay Road, regarding Bylaw 502, 2016.

Des Wilson advised that he was speaking on behalf of the letter submitted from 20 residents. Concerns expressed include the OCP and the environment. He queried the “notwithstanding” clause and the proposed Zoning Advisory Committee that will recommend changes to the Zoning Bylaw.

Council asked pertinent questions.

4.3 John Stubbs, 4914 Robson Road, regarding Bylaw 502, 2016 and Belcarra 2011 OCP.

John Stubbs referenced various sections of the Local Government Act to support his presentation. He suggested the possibility of different zones for different areas of the Village. J. Stubbs expressed concerns regarding the OCP and the effect changes to the bylaw may have on its objective. The population decline in the Village was noted and the potential need for smaller homes.

Council asked pertinent questions.

4.4 Don Reid, 154 Turtlehead Road, regarding Bylaw 502, 2016.

Don Reid suggested the need for a definition of Floor Area, Gross in Bylaw 502, 2016. He presented a graph indicating Gross Floor Area in other communities to support his presentation. He raised concerns regarding the “notwithstanding” clause in amended Bylaw 502, 2016.

Considerable discussion ensued.

4.5 Rex Crider, 3370 Marine Avenue, regarding Bylaw 502, 2016.

Rex Crider noted that Metro Vancouver defines Belcarra as rural, not urban. He expressed concern regarding the potential changes to the landscape and viewsapes if Bylaw 502, 2016 is implemented. R. Crider referenced various sections of the OCP to support his presentation and provided examples of development in other municipalities. He spoke in support of maintaining the character of the Village.

5. REPORTS**5.1 Building Permit Application 607/16 – 255 Turtlehead Road Floor Area Ratio exceeding Zoning Amendment Bylaw 502 at Second Reading.**

Larry Scott, Superintendent Public Works / Building Official, report dated October 17, 2016, regarding Building Permit Application 607/16 – 255 Turtlehead Road, Floor Area Ratio exceeding Zoning Amendment Bylaw 502, 2016 at Second Reading.

Moved by: Councillor Ross
Seconded by: Councillor Drake

That Building Permit Application 607/16 be deferred to the Special Council Meeting scheduled on November 1, 2016.

CARRIED

5.2 Lorna Dysart, Chief Administrative Officer, report dated October 24, 2016, regarding Zoning Advisory Committee Terms of Reference.

Moved by: Councillor Muxworthy
Seconded by: Councillor Ross

That Council approve the Zoning Advisory Committee Terms of Reference as amended by adding:

- “The Committee will comprise of **up to an anticipated** 11 individuals...”; and
- “The CAO will be the contact person and liaison for Committee consultants which will include, **but not be limited to...**”; and

That staff prepare an advertisement for membership on the Committee; and
That staff prepare a budget for the Committee.

CARRIED

Moved by: Councillor Ross
Seconded by: Councillor Drake

That the Zoning Advisory Committee Terms of Reference be amended by adding an Environmental Consultant to the list of Resources.

CARRIED

6. REPORTS FROM MAYOR AND PROJECT LEADS

No items.

7. BYLAWS

No items.

8. CORRESPONDENCE/PROCLAMATIONS**ACTION ITEMS**

- 8.1** School District No. 43 (Coquitlam), October 7, 2016 regarding School District No. 43 (Coquitlam) Capital Bylaw No. 1, Amendment Bylaw No. 1.6 – 2016 (School Site Acquisition Charge Bylaw Amendment) & 2016 Eligible School Sites Proposal Resolution.

Moved by: Councillor Muxworthy
Seconded by: Councillor Drake

That Council accept the resolution of the School District No. 43 (Coquitlam) Board of proposed eligible school site requirements.

CARRIED

INFORMATION ITEMS

- 8.2** Dr. Victoria Lee, Chief Health Officer and Vice President, Fraser Health, October 12, 2016 regarding RainCity Housing and Support Society to develop and Executing a new Regional Harm Reduction Strategy.
- 8.3** Paul Murray, President, Board of Directors, LGMA, September 27, 2016 regarding the 2015 Annual Report. (Report available at Village Hall)
- 8.4** Suzanne Wallace-Capretta, Manager, National Office for Victims, Public Safety Canada dated September 22, 2016, regarding the recent revisions of the publications “Canadian Victims Bill of Rights” and the “Corrections and Conditional Release Act.” (Complete information available at Village Hall.)
- 8.5** Greg Moore, Chair, Metro Vancouver Board dated October 12, 2016, regarding Progress Update on the Metro Vancouver Mixed Income Transit-Oriented Rental Housing Study – Transit Ridership Effects. (Complete report available at Village Hall)
- 8.6** Robin Silvester, President and Chief Executive Officer, Port of Vancouver, dated October 13, 2016, regarding Letter of Support for Application to add Bedwell Bay to “Designated Sewage Areas”.
- 8.7** Honourable Steve Thomson, Minister of Forests, Lands & Natural Resource Operations and Honourable Shirley Bond, Minister of Jobs, Tourism & Skills Training & Minister Responsible for Labour, dated October 19, 2016, regarding the Great Bear Rainforest.
- 8.8** Greg Moore, Chair, Metro Vancouver Board, dated October 12, 2016, regarding Encouraging Agricultural Production through Farm Property Tax Reform in Metro Vancouver. (Complete report available at Village Hall.)
- 8.9** Des Wilson, on behalf of other Residents, dated October 20, 2016, regarding An Open letter to Belcarra Village Council on Bylaw 502, 2016 at Second Reading.

- 8.10** Mike Clay, Mayor, City of Port Moody, dated October 4, 2016, regarding Support of Application to Transport Canada to add Bedwell Bay to Designated Sewage Areas.

Moved by: Councillor Drake

Seconded by: Councillor Ross

That correspondence item 8.1 to 8.10 be received.

CARRIED

9. NEW BUSINESS

- 9.1** Councillor Muxworthy brought forward a motion regarding the Zero Waste Conference 2016, held November 3, 2016,

Moved by: Councillor Muxworthy

Seconded by: Councillor Drake

That one Village staff, plus one Belcarra resident, be approved to attend the Zero Waste Conference 2016 on November 3, 2016 at the Vancouver Convention Centre at a cost of \$200 per person;

And that interested residents are requested to submit their names by Friday, October 28, 2016 to the Chief Administrative Officer, for them to be considered for registration and attendance at the Conference.

CARRIED

10. PUBLIC QUESTION PERIOD

Maureen Jamieson, 4925 Robson Road, queried regarding repairs to lids on the organics bin at the Waste and Recycle Depot.

11. RESOLUTION TO CLOSE MEETING

Moved by: Councillor Drake

Seconded by: Councillor Muxworthy

That the October 24, 2016 Regular meeting of Council be closed pursuant to the *Community Charter* Section 90 (1)(g) "a part of a council meeting may be closed to the public if the subject matter being considered relates to or is one or more of the following:"

(g) litigation or potential litigation affecting the municipality.

CARRIED

12. ADJOURNMENT

Moved by: Councillor Ross

Seconded by: Councillor Muxworthy

That the October 24, 2016 Regular Council Meeting be adjourned at 10:20 pm.

CARRIED

Certified Correct:

Ralph Drew
Mayor

Lorna Dysart
Chief Administrative Officer



STAFF REPORT

Date: October 28, 2016

From: Larry G. Scott CPWI3, Superintendent Public Works/ Building Official

Subject: **Building Permit Application 607/16 – 255 Turtlehead Road
Floor Area Ratio exceeding Zoning Amendment Bylaw 502 at Second
Reading**

PREAMBLE:

This report is before Council as a result of changes to reduce the floor area of the original Building Permit Application Drawings for 255 Turtlehead Road. The drawings submitted following First Reading were considered to be in conflict with First Reading of the Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016. The changes to the drawings that are relevant to Second Reading of Bylaw 502 relate to a reduction in the Floor Area, Gross (FAR). Although there was a reduction in the submitted floor area there still remains a conflict between the amended drawings and Second Reading FAR and the Maximum Floor Area (CAP) as noted within the body of this report.

The original drawings submitted calculated the FAR at 901.10 m² (9699.6 ft²) whereas, the re-submitted plans are for 830.8 m² (8,943 ft²).

The extent of conflict between the amended drawings and Second Reading may reaffirm Council's previous direction to the Building Official to withhold or provide an alternative direction. If the direction is to begin a Plan Review process, it is understood that 255 Turtlehead Road will need to be added to the list of "notwithstanding" properties noted in Zoning Bylaw 502, 2016 Second Reading.

PURPOSE:

To provide Council with information in support of Council's direction to either:

1. Instruct the Building Official to review Building Permit Application 607/16 considering and applying the current adopted Zoning Bylaw No. 253 with no consideration given to second reading of Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016; or
2. Instruct the Building Official to review Building Permit Application 607/16 considering and applying the current adopted Zoning Bylaw No. 253 and grant the permit, but impose conditions that would be in the public interest, having regard to the Bylaw and consideration given to second reading of Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016; or
3. Instruct the Building Official to continue to withhold a Building Permit for permit application 607/16 for a period of a 60 days commencing 30 days after the date of receipt of the application dated August 9, 2016 and ending on November 7, 2016.

Council may consider the following resolutions if Building Permit 607/16 is to continue being held over:

Recommendation:

- a) That Building Permit Application 607/16 continue to be withheld for a total of 90 days beginning on August 9, 2016 and ending November 7, 2016: and
That the Chief Administrative Officer provide a copy of this resolution to the applicant.

- Alternate Option:

Council may direct that Building Permit 607/16 be reviewed and a Building Permit issued subject to conditions and satisfying Statutes, Building Codes and Municipal Bylaws.

Recommendation:

- b) That the Building Official review Building Permit Application 607/16 considering and applying the current adopted Zoning Bylaw No. 253, 1996 and grant the permit, but imposes conditions that would be in the public interest, having regard to the Bylaw and consideration given to second reading of Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016:
and
That the Chief Administrative Officer provide a copy of this resolution to the applicant.

BACKGROUND:

The Village of Belcarra Council has deemed it appropriate to amend the current Zoning Bylaw No. 253, 2016 to introduce a Floor Area Ratio (FAR) and maximum Floor Area in residential zones as evident in Council's adoption of First and Second Reading of the proposed Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016, on June 27, 2016 and October 12, 2016 respectively.

A local government may direct that the building permit be withheld for a period of 30 days, beginning on the day the application was made, if it passes a resolution identifying what it considers to be a conflict between a development proposal in the application for a building permit and a proposed zoning bylaw, under Division 5 (Zoning Bylaw) that is under preparation.

During the 30 day period referred to above, the local government must consider the application for a permit and may direct the permit be withheld for a further 60 days or grant the permit, but impose conditions in it that would be in the public interest, having regard to the bylaw that is under preparation.

On August 9, 2016 the applicant for Building Permit Application 607/16 submitted plans and documentation that satisfied the Building Bylaw required prerequisites for supporting approvals and documentation.

CONFLICT BETWEEN SUBMITTED PLANS FOR APPLICATION 607/16 AND SECOND READING OF VILLAGE OF BELCARRA ZONING BYLAW NO. 253, 1996 AMENDMENT BYLAW NO. 502, 2016:

FAR Worksheet						Building - FAR V1 Workbook				
Permit #	Address	Lot PID#	Sq. F.	Sq. M.	FAR %	Sq. M.	Sq. M.	Sq. M.	Sq. M.	Sq. M.
Permit #	Address	Lot PID#	Lot Size	Lot Size	FAR %	FAR Value	Proposed	FAR Var.	CAP	CAP Var.
607/16	255 Turtlehead	005-010-888	12,050	1,119.5	0.35	391.82	901.10	509.28	418.1	483.05
607/16	255 Turtlehead	005-010-888	12,050	1,119.5	0.66	738.86	830.80	91.94	743.2	87.60
Permit #	Address	Lot PID#	Sq. F.	Sq. F.	Sq. F.	Sq. F.	Sq. F.	Sq. F.	Sq. F.	Sq. F.
607/16	255 Turtlehead	005-010-888	12,050	12,050.0	0.66	7,953.0	8,943.0	990.00	8,000.0	943.00

The above calculations are based on information submitted within the Building Permit applicant and drawings prepared by Alexvoth Design Consulting. At the time of preparing this Report it was confirmed exterior dimensions as defined in the Zoning Bylaw Amendment were used to calculate Floor Areas.

ZONING AMENDMENT NO. 502, 2016 FAR AND CAP FOR RS-1:

The following excerpts are from Council’s Second Reading of the Village of Belcarra Zoning Bylaw No. 253, 1996 Amendment Bylaw No. 502, 2016.

Definitions:

“floor area, gross means the total area of all floors of a building measured to the outermost surface of the exterior walls.”

Maximum Floor Area Ratio and Maximum Floor Area

- (a) The maximum floor area for a Principal Building on a lot shall be in accordance with the lesser of the allowable Floor Area Ratio and the Allowable maximum floor area as shown in the following table according to the lot area.

Lot Area	Floor Area Ratio	Maximum Floor Area
<1012 m ² (<10,893 ft ²)	- FAR	650 m ² (7,000 ft ²)
1012 m ² - 1983 m ² (10,893 – 21,350 ft ²)	0.66 FAR	743 m ² (8,000 ft ²)
1983 m ² - 4047 m ² (21,351 – 43,560 ft ²)	0.40 FAR	836 m ² (9,000 ft ²)
4047 m ² - 8094 m ² (43,561 – 87,120 ft ²)	0.20 FAR	929 m ² (10,000 ft ²)
>8094 m ² (>87,120 ft ²)	- FAR	1115 m ² (12,002 ft ²)

SUMMARY:

Applying the lot size of 1,119.5 m² (12,050.5 ft²) to the table, the FAR is determined to be .66% of the lot size or 738.86 m² (7,957.6 ft²) with a maximum Floor Area Cap of 743.2 m² (8,000 ft²).

The proposed new Principal Building is designed to have 830.8 m² (8,943 ft²) of Floor Area.

As submitted the 830.8 m² (8,943 ft²) proposed Floor Area exceeds the .66% FAR by 91.94 m² (989.6 ft²) and exceeds the maximum Floor Area Cap by 87.6 m² (942.9 ft²).

END

Mayor's Report

2017 Metro Vancouver Budget Overview

The 2017 budgets for the five [Metro Vancouver](#) regional functions were considered and passed at the monthly Board of Directors meeting held on October 28th. A copy of the detailed [budget presentation](#) is available on-line [here](#). The overall planned expenditures (\$ millions) for each of the regional functions are as follows:

<u>Regional Function</u>	<u>2016</u>	<u>2017</u>	<u>Change</u>	<u>Household Impact ⁽¹⁾</u>
Water District	\$254.4	\$264.2	3.8%	\$162
Liquid Waste	\$216.1	\$235.0	8.7%	\$190
Solid Waste	\$ 90.8	\$ 94.4	4.0%	\$ 56
Regional District	\$ 70.2	\$ 74.8	6.6%	\$ 44
Housing Corporation	\$ 40.6	\$ 41.1	1.3%	-----
OVERALL	\$672.1	\$709.5	5.6%	\$452

(1) Average household impact based on \$860,000 assessed home value.

The primary cost driver for the [Water District](#) budget is a capital expenditure program of \$164.1 million (62% of the overall budget) for water system growth, maintenance, resilience and upgrades. The budget is 99% funded through wholesale water sales to the member municipalities, and the average water rate for 2017 is forecast to be \$0.67 / m³ which is a 3.2% increase over the \$0.65 / m³ in 2016.

The [Solid Waste](#) budget is primarily driven by system operating costs, although it does have a capital expenditure component of \$26.8 million which is 28% of the overall budget. The function is primarily funded through the 'Tipping Fee' at the transfer stations, and for municipalities the 2017 tipping fee will remain unchanged at \$100 per metric tonne.

The three primary [Regional District](#) functions include [Air Quality](#), [Regional Parks](#), and [Regional Planning](#):

- The [Air Quality](#) budget is \$10.0 million which is an 8.9% increase over 2016 (4.7% increase in the tax requisition for the service).
- The [Regional Parks](#) budget is \$36.0 million which is a 4.5% increase over 2016 (5.7% increase in the tax requisition for the service).
- The [Regional Planning](#) budget is \$3.8 million which is a 13.9% increase over 2016 (9.2% increase in the tax requisition for the service).

The [Metro Vancouver Housing Corporation](#) is a self-supporting, stand-alone corporation that is not funded by requisitions from municipal taxpayers. [Metro Vancouver](#) owns and operates close to 50 sites that provide market and subsidized rental housing for more than 10,000 people in the Lower Mainland, offering a variety of one, two, three and four bedroom apartments and townhomes.

Ralph Drew
Mayor

October 28th, 2016.

**STAFF REPORT**

Date: October 28, 2016

From: Larry G. Scott CPWI3, Superintendent Public Works/ Building Official

Subject: **Third Reading and Adoption of Zoning Amendment Bylaw No. 253, 1996
Amendment Bylaw No. 502, 2016**

PURPOSE:

To provide Council with information in support of Council's direction to consider:

1. Provide a correction to a clerical error in Lot Area metric conversion and
2. Amend the wording of 302.3(b) and 303.3(b) to add wording to clarify the application of notwithstanding clauses.

RECOMMENDATIONS:

1. That Bylaw 502, 2016 be amended for Floor Area, Gross , Ratios (FAR) and Maximum Floor Area, Gross, (CAP) of Principal Buildings located in RS1 and RS1A Zones to read;

Lot Area	Floor Area, Gross Ratio	Maximum Floor Area, Gross
<1012 m ² (<10,893 ft ²)	-	650 m ² (7,000 ft ²)
1012 m ² - 1983 m ² (10,893 – 21,350 ft ²)	0.66	743 m ² (8,000 ft ²)
1983 m ² - 4047 m ² (21,351 – 43,560 ft ²)	0.4	836 m ² (9,000 ft ²)
4047 m ² – 8094 m ² (43,561 – 87,120 ft ²)	0.2	929 m ² (10,000 ft ²)
>8094 m ² (>87,120 ft ²)	-	1,115 m ² (12,002 ft ²)

2. And That Bylaw 502, 2016, be amended by amending 302.3(b) to read;

(b) Notwithstanding Section 302.3 (a), the maximum allowable Gross Floor Area, Gross, for a Principal Building shall be the maximum Floor Area, Gross, identified for the immediately preceding lot area, according to the sequence of lot areas presented in the above table.

3. And That Bylaw 502, 2016, be amended by amending 303.3(b) to read;

(b) Notwithstanding Section 303.3 (a), the maximum allowable Gross Floor Area, Gross, for a Principal Building shall be the maximum Floor Area, Gross, identified for the immediately preceding lot area, according to the sequence of lot areas presented in the above table.

BACKGROUND:

The Village of Belcarra Council has deemed it appropriate to amend Bylaw 253, 1996, to introduce a Floor Area, Gross, Ratio (FAR) and Maximum Floor Area, Gross, (CAP) in residential zones. The intent of amendment Bylaw 502, 2016 is to regulate Principal Building bulk or massing that is currently only regulated by Site Coverage, Setbacks and Building Height. Floor Area, Gross, Ratios and Maximum Floor Area, Gross, limits are tools used by neighbouring jurisdictions to control building size relative to lot size.

Following the introduction to the proposed zoning amendments introduced and facilitated through 5 Public Information Meetings over a 5 week period, a number of themes emerged reflecting on capturing past developments and controlling building size.

This report is intended to reflect a transition from First and Second Readings to a subsequent Third Reading and Adoption of Village of Belcarra Zoning Bylaw No. 253, 1996, Amendment Bylaw No. 502, 2016.

This report also corrects a clerical error related to converting a Metric value to Imperial and added amended wording to notwithstanding clauses to clarify the application of an alternative CAP.

Legislative Timelines:

The above referenced recommendations are prepared in consideration of Council's direction, Public Information themes and Legislated timelines imposed by the adoption of First Reading of Amendment Bylaw 502, 2016.

Alternatives:

1. Refer the Report back to Staff for further review and consultation;

END



**VILLAGE OF BELCARRA
Zoning Bylaw No. 253, 1996
Amendment Bylaw No. 502, 2016**



A Bylaw to Amend the Village of Belcarra Zoning Bylaw No. 253, 1996

WHEREAS the Village of Belcarra Council, has adopted “Village of Belcarra Zoning Bylaw No. 253, 1996”;

AND WHEREAS the Village of Belcarra Council deems it appropriate to amend the Zoning Bylaw to introduce a Floor Area, Gross, Ratio and Maximum Floor Area, Gross, in residential zones;

AND WHEREAS the Village of Belcarra Council deems it appropriate to amend the Section 104 of the Zoning Bylaw to include a “Floor Area, Gross” definition;

NOW THEREFORE the Village of Belcarra Council, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Village of Belcarra Zoning Bylaw No. 253, 1996, Amendment Bylaw No. 502, 2016”.

2. AMENDMENTS

- a) In section Division 100 – Scope and Definitions

By amending Section 104 DEFINITIONS to add the following in alphabetical order:

“Floor Area, Gross means the total area of all floors of a building measured to the outermost surface of the exterior walls;”

- b) In section 302 – Residential 1 (RS-1)

In section 302.2 – Buildings and Structures

By deleting the third column of the table labelled “Maximum Size”

and

By deleting subsections (b) and (f)

- c) In section 302 – Residential 1 (RS-1)

By adding the following after section 302.2 and adjusting the subsequent section numbers accordingly:

“302.3 Maximum Floor Area, Gross, Ratio and Maximum Floor Area, Gross”

- (a) The Maximum Floor Area, Gross, for a Principal Building on a lot shall be in accordance with the lesser of the allowable Floor Area, Gross, Ratio and the allowable Maximum Floor Area, Gross, as shown in the following table according to the lot area.

Lot Area	Floor Area, Gross Ratio	Maximum Floor Area, Gross
<1012 m ² (<10,893 ft ²)	-	650 m ² (7,000 ft ²)
1012 m ² - 1983 m ² (10,893 – 21,350 ft ²)	0.66	743 m ² (8,000 ft ²)
1983 m ² - 4047 m ² (21,351 – 43,560 ft ²)	0.4	836 m ² (9,000 ft ²)
4047 m ² – 8094 m ² (43,561 – 87,120 ft ²)	0.2	929 m ² (10,000 ft ²)
>8094 m ² (>87,120 ft ²)	-	1,115 m ² (12,002 ft ²)

- (b) Notwithstanding Section 302.3 (a), the maximum allowable Gross Floor Area, Gross, for a Principal Building shall be the maximum Floor Area, Gross, identified for the immediately preceding lot area, according to the sequence of lot areas presented in the above table.
- (c) A Principal Building shall have a Floor Area, Gross, of not less than 75 m² and have a building width of not less than 7.5 metres.
- (d) The Maximum Floor Area, Gross, of all Accessory Buildings on a parcel shall not exceed 130 m² and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 65.0 m².”
- (e) Notwithstanding subsection (a), the allowable Maximum Floor Area, Gross, for a Principal Building on each of the following sites shall be as shown on the following table:

Site Description	Maximum Floor Area, Gross
Lot 4, Block 9, DL 229, Group 1, NWD, Plan 1095.	661 m ² (7,602 ft ²)
Lot 1, DL 229, Group 1, NWD, Plan BCP48005.	791 m ² (8,518 ft ²)
Lot 4, Block 4, DL 229, Group 1, NWD, Plan 1095.	797 m ² (8,577 ft ²)
Lot A, DL 229, Group 1, NWD, Plan EPP48542.	878 m ² (9,446 ft ²)

- d) In section 303 – Residential 1A (RS-1A)

In section 303.2 – Buildings and Structures

By deleting the third column of the table labelled “Maximum Size”

and

By deleting subsections (c) and (g)

- e) In section 303 – Residential 1A (RS-1A)

By adding the following after section 303.2 and adjusting the subsequent section numbering accordingly:

“303.3 Maximum Floor Area, Gross, Ratio and Maximum Floor Area, Gross”

- (a) The maximum floor area, gross for a Principal Building on a lot shall be in accordance with the lesser of the allowable Floor Area, Gross, Ratio and the allowable Maximum Floor Area, Gross, as shown in the following table according to the lot area.

Lot Area	Floor Area, Gross Ratio	Maximum Floor Area, Gross
<1012 m ² (<10,893 ft ²)	-	650 m ² (7,000 ft ²)
1012 m ² - 1983 m ² (10,893 – 21,350 ft ²)	0.66	743 m ² (8,000 ft ²)
1983 m ² - 4047 m ² (21,351 – 43,560 ft ²)	0.4	836 m ² (9,000 ft ²)
4047 m ² – 8094 m ² (43,561 – 87,120 ft ²)	0.2	929 m ² (10,000 ft ²)
>8094 m ² (>87,120 ft ²)	-	1,115 m ² (12,002 ft ²)

- (b) Notwithstanding Section 302.3 (a), the maximum allowable Gross Floor Area, Gross, for a Principal Building shall be the maximum Floor Area, Gross, identified for the immediately preceding lot area, according to the sequence of lot areas presented in the above table.
- (c) A Principal Building shall have a Floor Area, Gross, of not less than 75 m² and have a building width of not less than 7.5 metres.
- (d) The Maximum Floor Area, Gross, of all Accessory Buildings on a parcel shall not exceed 130 m² and the maximum building footprint of all Accessory Buildings on a parcel shall not exceed 65.0 m².”

READ A FIRST TIME on June 27, 2016.

READ A SECOND TIME, AS AMENDED on October 12, 2016

PUBLIC HEARING held on October 26, 2016

READ A THIRD TIME on

ADOPTED by the Council on

Ralph Drew
Mayor

Lorna Dysart
Chief Administrative Officer

This is a certified a true copy of
Village of Belcarra Zoning Bylaw No. 253, 1996,
Amendment Bylaw No. 502, 2016.

Chief Administrative Officer