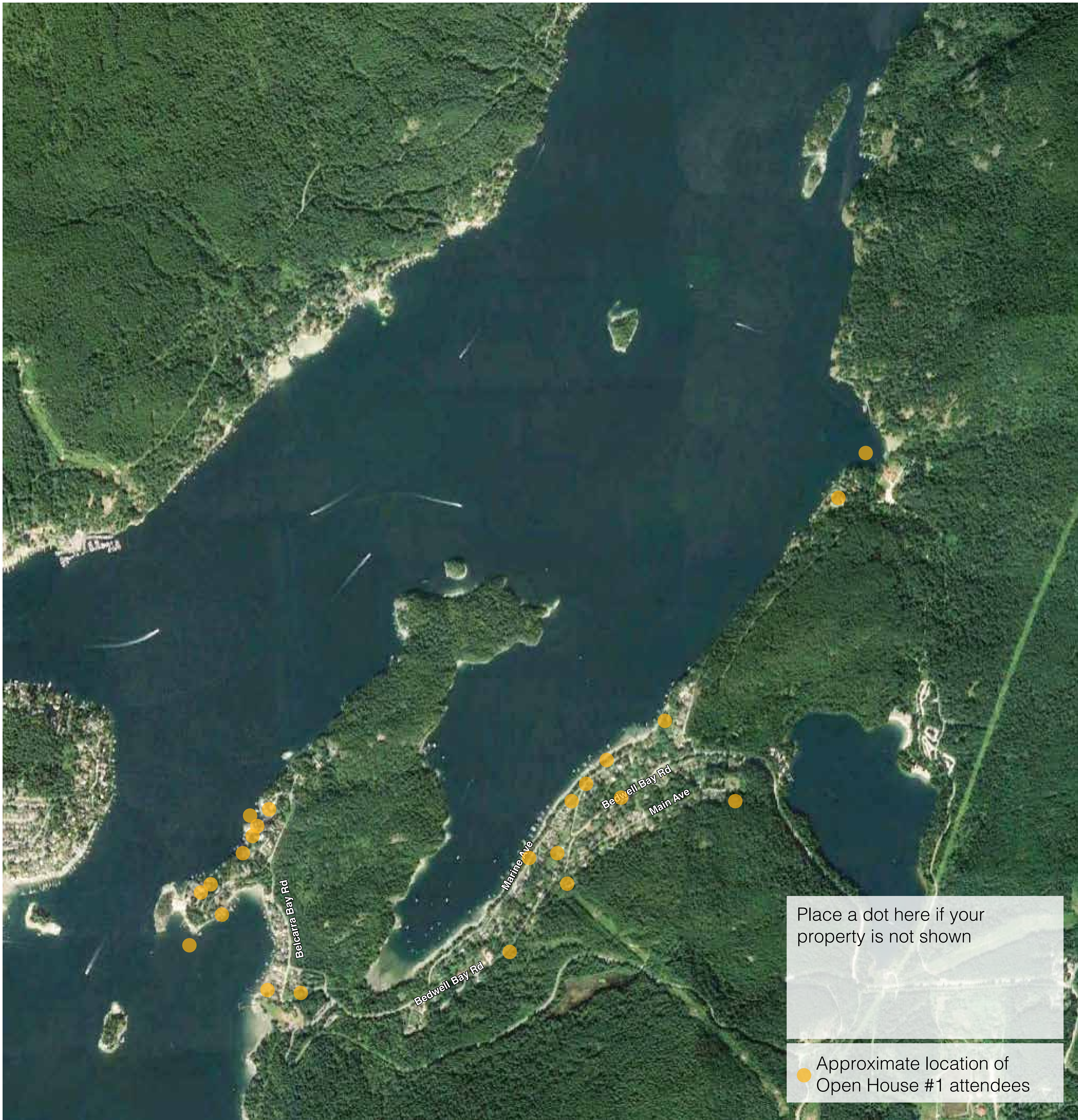


Welcome to our Second Open House

Thank you for joining us. Please let us know where you live by putting a sticky dot on the map below.



Why are we here tonight?

Since January 2017, the Zoning Advisory Committee has been participating in a collaborative process to review Belcarra's current Zoning Bylaw, identify strengths and weaknesses, and provide recommendations to Council on how the Bylaw can be improved.

We are here this evening to present Phase 2 of our work: a Draft Zoning Bylaw. It is important to note that this is not a final Zoning Bylaw. We would like to know what you think of this Draft and areas where you think it can be improved. It is important to note that Council, not the Zoning Advisory Committee, has the legal responsibility to approve any changes to the Bylaw.

Please take a moment to share your feedback with a member of the Committee and to fill out a comment form before you leave.



Questions

1. Have you made any final decisions regarding updates to the Zoning Bylaw?

No. The Committee has not made any final decisions. The purpose of today's Open House is to check in with the community to make sure we're on the right track. We have provided an overview of our considerations on the following pages. Please take some time to review the material, ask us questions, and fill out a comment form.

2. How did you come up with the two options for building size and floor area ratio? Why not just show one option?

Zoning bylaws have significant impacts on the form of a municipality's development. There are a number of different views on the Committee as to how Belcarra should evolve in the future. Committee members wanted to explore an option that aligns with the existing Zoning Bylaw (the "Current Bylaw" Option), as well as an option that reflects the average existing house size in the village (the "Average Existing Homes" Option). This Open House is an opportunity for members of the public to provide their input on which option they prefer.

3. Are permitted home sizes being reduced?

The Committee is currently exploring two options for floor area ratio and maximum home size. The "Current Bylaw" Option would retain the same house sizes and floor area ratios permitted under the existing Zoning Bylaw (502). The "Average Existing Homes" Option would reduce the square footage of houses that are currently permitted under the existing Zoning Bylaw (502), but would allow for a slight increase in house size in relation to the houses that exist in Belcarra today.

(Average year of construction for existing homes in Belcarra: 1989).

4. Why are several different zones being considered? Why not just a single zone?

Different parts of Belcarra have unique features based on their geography, slope, typical lot sizes, etc. The different zones under consideration are intended to respond to these varying conditions. For example, setbacks are slightly different for waterfront properties to meet environmental requirements, and properties without public road access do not have minimum parking requirements.

5. What is the BC Energy Step Code? Why is it being considered?

The BC Energy Step Code was recently introduced to the BC Building Code. It will mandate a higher standard of energy efficiency in new buildings in British Columbia. Starting December 2017, Step 1 will be required for new construction of all building types throughout BC, including single family homes. Municipalities can choose to implement minimum requirements or require building to a higher Step, meaning a higher standard of energy efficiency. The Committee is currently considering requiring that all new construction in the Village meet BC Energy Code Step 3 requirements to help the Village meet the Greenhouse Gas emission reduction targets set out in the Official Community Plan.

6. How does the Official Community Plan relate to the Zoning Bylaw?

An Official Community Plan (OCP) is a comprehensive planning document that identifies goals, objectives, and policies to guide future growth and change in a municipality. An OCP establishes a Vision, as well as strategies and more detailed policies for achieving that Vision. A Zoning Bylaw is a regulatory tool that establishes permitted uses and regulations associated with a specific property (e.g., density, setback, height, lot coverage, parking, etc.). The Zoning Bylaw falls under the umbrella of the OCP and must be consistent with it.



Zoning Advisory Committee Roles

The role of the Zoning Advisory Committee (ZAC) is to make recommendations to Council regarding changes and updates to the current Zoning Bylaw (502).

ZAC objectives:

1. Fairness to the existing residents in the Village;
2. Consistency with the Village’s Official Community Plan (OCP); and
3. Practicality – implementation will be practical, easily understood, and within the constraints the Local Government Act.

ZAC subject matter includes:

- ✓ architectural incentives and dis-incentives;
- ✓ clarification of existing definitions and adding new definitions;
- ✓ viewscapes and compatibility with the Community Wildfire Protection Plan;
- ✓ floor area exclusions, inclusions and inclusions with limitations;
- ✓ coach houses and accessory suites;
- ✓ compatibility with the Official Community Plan;
- ✓ lot placement, building setbacks and building feature setbacks; and
- ✓ environmental impacts including energy efficiency standards.

Key groups involved in the Zoning Bylaw update process:

ZAC: The ZAC will explore potential changes to the Village of Belcarra Zoning Bylaw and make recommendations to Council. The ZAC consists of 16 Belcarra residents, including 1 Councillor assigned by Council.

Committee Chairs: John Stubbs is the Chair and Martin Grieg is the Vice Chair. The Chair presides over Committee meetings, monitors debates, seeks agreement, assists members to word motions clearly and succinctly, and builds consensus. The Vice Chair chairs meetings in the absence of the Chair.

Staff: Village of Belcarra Staff support the ZAC process by serving as a resource to the Committee, a secretariat, and a liaison between Committee members, the Chair / Vice Chair, and the Planning Consultants.

Mayor & Council: Mayor and Council are observers of the process, provide resources to the Committee when needed, attend Open Houses, and will make the final decision on proposed changes to the Zoning Bylaw.

Planning Consultants: The Planning Consultants assist the ZAC in making recommendations to Council on the Zoning Bylaw; provide technical expertise, practical examples, and real/graphic illustrations of zoning regulations; and help produce a Zoning Bylaw that is more easily administered.

Zoning Advisory Committee Process

The Zoning Advisory Committee process began in January 2017 and is expected to be complete by early next year. The process consists of 3 phases:

Phase 1

Phase 1: Introduction to Zoning (January - April)

Phase 1 provided an introduction to Zoning Bylaw basics and fundamentals, including: components of a Zoning Bylaw, different approaches and considerations in zoning, and zoning in other municipalities.

Open House #1 (April 12, 2017)



Phase 2

Phase 2: Belcarra's Zoning Bylaw Review (April - September)

During Phase 2, the Committee conducted a detailed review of Belcarra's Zoning Bylaw, identifying gaps and areas for improvement. The Committee has prepared a Draft Zoning Bylaw, which we are sharing at tonight's Open House. **We have not yet made any final decisions and we are still seeking input on a variety of items.**

Open House #2 (October 4, 2017)



Phase 3

Phase 3: Recommendations (October - December)

During Phase 3, the Committee will revise and finalize our recommendations for revisions to Belcarra's Zoning Bylaw. We will then share our recommendations with the community at a third Open House and make a formal presentation to Council.

Open House #3 (late 2017 or early 2018)

Presentation to Council (early 2018)



What we heard at Open House #1

The Committee held an Open House on April 12, 2017 to outline the Committee's process to date, provide an overview of material covered during Phase 1, and answer questions.

Twenty-nine (29) members of the public attended the Open House. Open House attendees were invited to provide feedback at the Open House by speaking with a member of the Committee and by filling in a comment form. A total of 13 comment forms were received.

Attendees were asked the following question:

In Phase 2, the ZAC will look at Belcarra's zoning bylaw in greater detail and identify areas requiring updates. Is there anything you would like the Committee to know before we start Phase 2?

Responses to this question touched on a number of themes, including:

- Desire for all homes to conform to the requirements of the updated bylaw
- Desire for viewsapes to be protected
- Incentives to encourage energy efficiency and sustainability measures should be considered
- Desire to maintain current maximum home sizes
- Desire for apartment and duplex zones
- Suggestion to review Anmore's latest draft Zoning Bylaw
- Request to address criteria regarding short-term rentals
- Suggestion that short-term rentals should not be permitted
- Desire for multiple zones
- Desire for smaller minimum lot requirements
- Suggestion that owners be penalized for vacant homes
- Suggestion to increase setbacks to mitigate fire risk



The Official Community Plan

What is an Official Community Plan and how does it relate to the Zoning Bylaw?

An **Official Community Plan (OCP)** is a comprehensive planning document that identifies goals, objectives, and policies to guide future growth and change in a municipality. An OCP establishes a Vision, as well as strategies and more detailed policies for achieving that Vision.

A **Zoning Bylaw** is a regulatory tool that establishes permitted uses and regulations associated with a specific property (e.g., density, setback, height, lot coverage, parking, etc.). The Zoning Bylaw falls under the umbrella of the OCP and must be consistent with it.

Belcarra's Official Community Plan Vision



The Official Community Plan is underpinned by the “character of the Village” as a frame of reference or lens for examining specific components involving our land use requirements and pattern. Our village character, or cultural identity, stems from long-standing traditions that encompass historical values found in all of our previous OCP documents. It has been important to examine the semi rural nature of our village, including our appreciation for the trees and greenery, our spectacular scenery, our recreational and community opportunities, and what it feels like to be a member of this special community in our small corner of the Lower Mainland.

Belcarra is a community that blends in with its natural settings, a community that values its viewscales and open spaces, a community that promotes a friendly social spirit, and a community that prides itself in being financially sustainable.

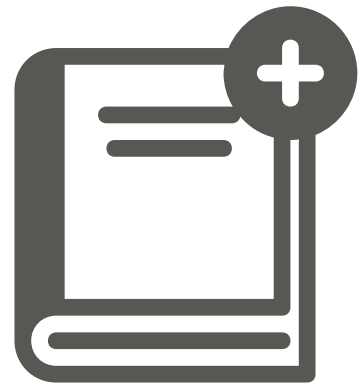
- *People who live in Belcarra do so because of the natural environment, viewscales and opportunities to enjoy the outdoors. Protection of the area's natural amenities, watershed, and views is essential for maintaining the quality of life for its residents.*
- *Belcarra is a proud and unique community that gains its strength through active engagement with its citizens, encouraging and supporting residents who offer their skills as volunteers for the benefit of Belcarra and all its residents.*
- *We reflect the needs of our citizens by ensuring social, environmental and economic sustainability, and community autonomy through sound fiscal and governance decisions.*

All attempts are made to maintain the Village as a unique semi-rural waterfront “Village” and avoid the character of a typical “suburb.”



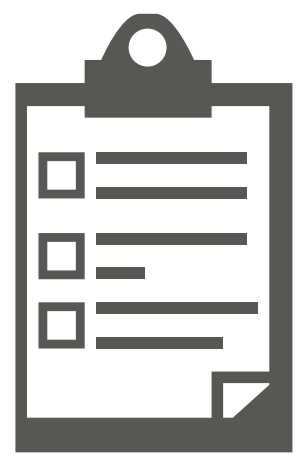
What's Different?

The Draft Zoning Bylaw represents the culmination of 9 months of work by the Zoning Advisory Committee. Below is a summary of the revisions we are currently considering. **No final decisions have been made yet.**



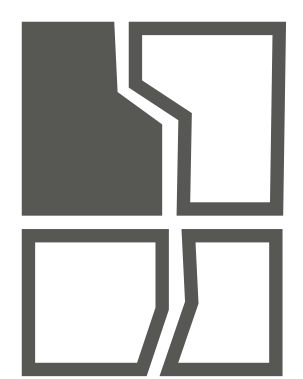
Definitions

- New definitions **not included in the current Zoning Bylaw** (502)
- To **clarify** existing definitions



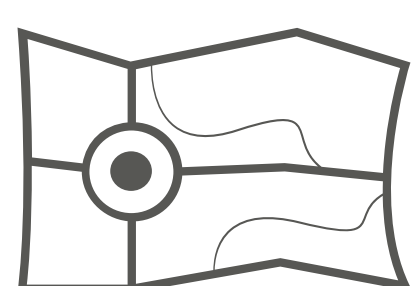
General Regulations

- To provide more **clarity** regarding the implementation of the Zoning Bylaw
- To **clarify how key definitions are measured and/or calculated**, including: Floor Area Ratio, Height, Average Grade, and Highest Face of Building Envelope
- To outline regulations for **Accessory Coach House Use and Accessory Secondary Suite Use**
- To outline **landscaping and permeability** requirements



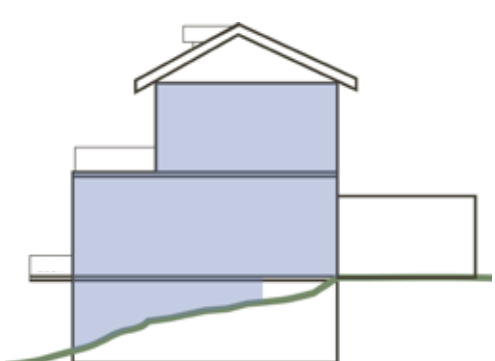
Residential Zones

- Based on the **Village's geography**
- To account for **different areas of the Village** (e.g. waterfront, inland, water access only, etc.)



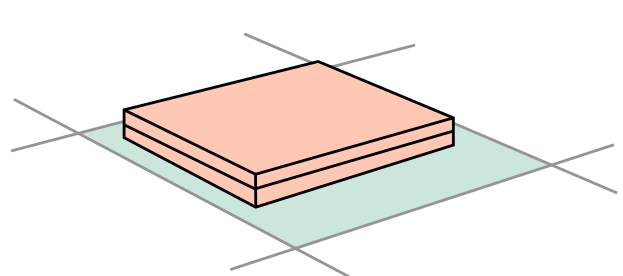
Zoning Map (Residential Zones Only)

- A **revised** Zoning Map to correspond to the Draft Residential Zones



Exclusions

- A list of **spaces and / or areas** that should be excluded from Floor Area Ratio and Maximum Home Size calculations



Floor Area Ratio and Maximum Home Size

- We are currently **seeking input on 2 options** for Floor Area Ratios and Maximum Home Size: 1) "Current Bylaw" which is based on Floor Area Ratios and Maximum Home Sizes permitted in the current Zoning Bylaw (502) and 2) "Average Existing Homes" which is based on the average size of existing homes in the Village



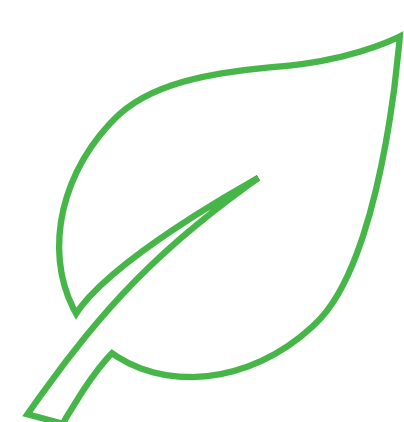
Sustainability Requirements

- Adopting **Step 3 of the new BC Energy Step Code** to help achieve the sustainability targets outlined in the Official Community Plan.

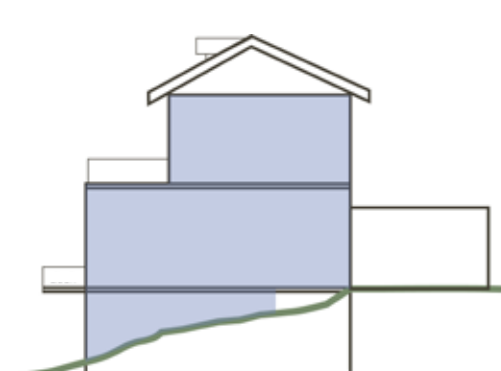


DRAFT General Regulations

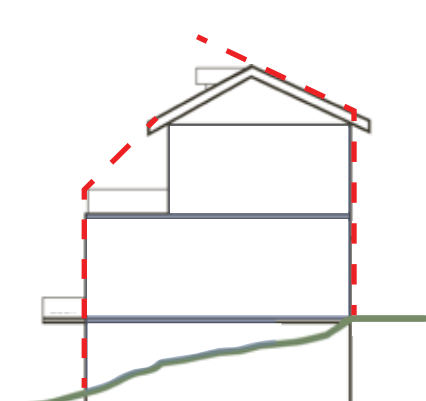
The Zoning Advisory Committee is currently considering the addition of **7 general regulations**. Each new general regulation, as well as the reason for including it, is summarized below. **No final decisions have been made yet.**



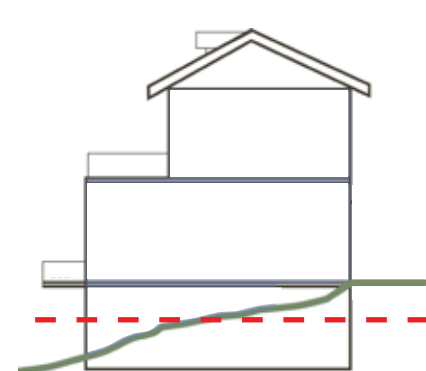
Landscaping & Permeability Requirements introduced to *support the preservation of natural features and habitat, to limit runoff*, and to *support stormwater retention*.



Floor Area Ratio Exclusions introduced to clarify *which areas of the building will and will not be included in the calculation of Floor Area Ratio and maximum building size*.



Highest Face of Building Envelope introduced to help *mitigate very tall building faces*, encourage *buildings that step back with the landscape*, and *reduce potential view impacts* of taller buildings.



Average Grade (Natural and Finished) Calculations introduced to *clarify how to measure height and Floor Area Ratio*.

Secondary Suite

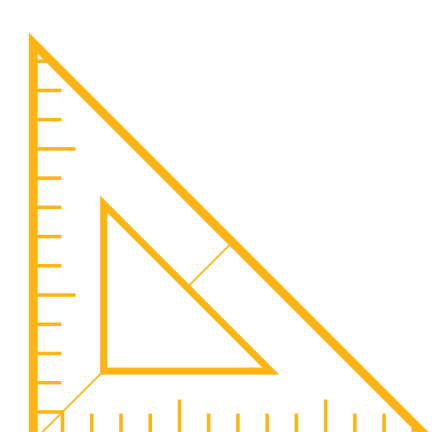


Accessory Secondary Suite Use regulations introduced to provide clarity on *what constitutes an Accessory Secondary Suite* and *increase the maximum allowable size from 800 ft² to 968 ft²* (maximum size permitted by the Building Code) *to accommodate a 2-bedroom suite*.

Coach House



Accessory Coach House Use regulations introduced to provide clarity on *what constitutes an Accessory Coach House* and to *allow for larger Accessory Coach Houses to accommodate a 2-3 bedroom suite*. We are currently considering a 1,000 ft² or a 1,200 ft² coach house. Please let us know which size you prefer by filling in a comment form.



Height regulations introduced to provide a *clear and standard approach to height measurement*.

DRAFT Definitions

The Zoning Advisory Committee is currently considering the addition or revision of **9 definitions**. Each new or revised definition, as well as the reason for including it, is summarized below. **No final decisions have been made yet.**

Coach House

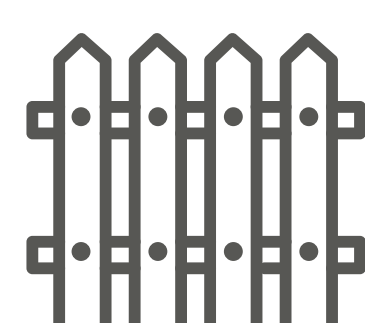


Accessory Coach House Use introduced *to provide clarity* regarding a Coach House and its intended use and to refine the “Accessory Suite Use” definition in the current Zoning Bylaw (502). Definition *not included in current Zoning Bylaw* (502).

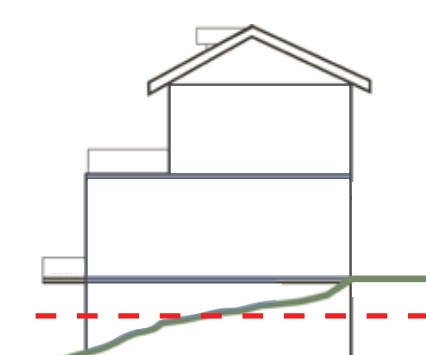
Secondary Suite



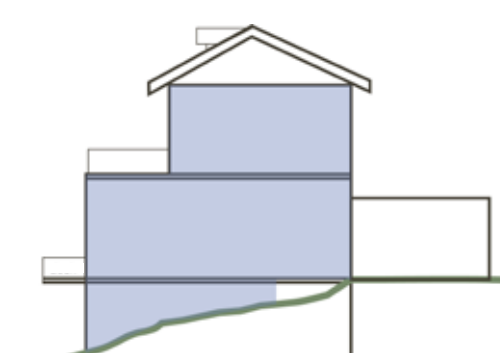
Accessory Secondary Suite Use introduced *to provide clarity* regarding a Secondary Suite and its intended use and to refine the “Accessory Suite Use” definition in the current Zoning Bylaw (502). Definition *not included in current Zoning Bylaw* (502).



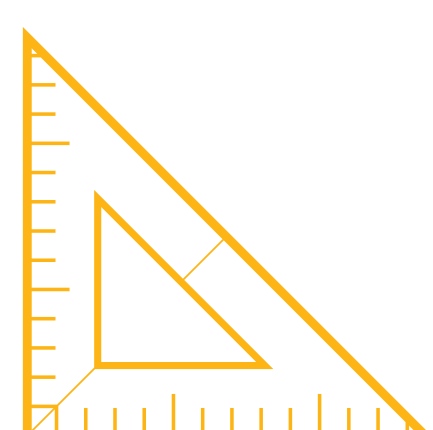
Accessory Structure introduced *to provide clarity* regarding an Accessory Structure and its intended use (e.g. fences, pools, storage sheds). Definition *not included in current Zoning Bylaw* (502).



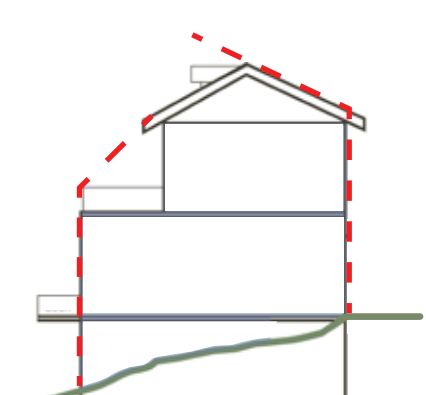
Average Natural Grade introduced *to provide clarity* regarding what constitutes average natural grade and how to measure it. Definition *not included in current Zoning Bylaw* (502).



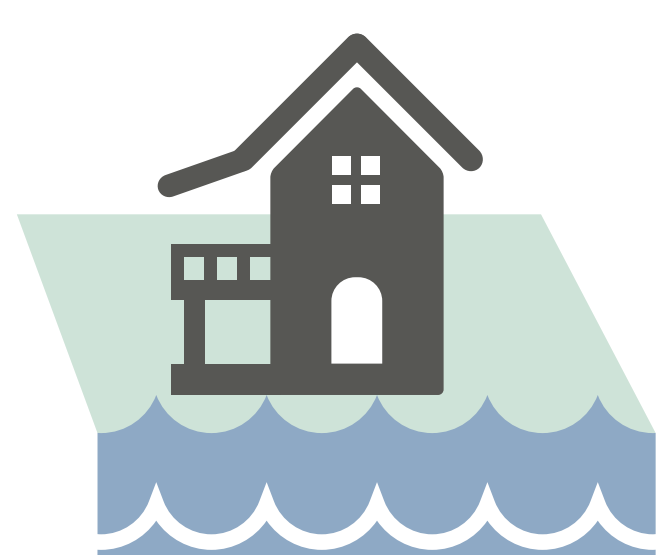
Gross Floor Area updated *to account for areas that are now excluded from maximum building size and floor area ratio calculations*. Excluded spaces are *not accounted for in current Zoning Bylaw* (502).



Height (of a building or structure) updated *to account for the new approach to height measurement* (from Average Natural Grade).



Highest Building Face Envelope introduced *to encourage buildings to step back with the landscape* and *to help preserve views*. Definition *not included in current Zoning Bylaw* (502).



Lot Line Front (Waterfront) introduced *for water access only properties that share a front lot line with the high water mark*. Applies to proposed RS-4 Zone: Waterfront Residential Zone (No Public Road Access). Definition *not included in current Zoning Bylaw* (502).



Lot Line Rear (Waterfront) introduced *for properties with road access that share a rear lot line with the high water mark*. Applies to proposed RS-2 Zone: Waterfront Residential Zone. Definition *not included in current Zoning Bylaw* (502).

DRAFT Residential Zones

The Zoning Advisory Committee is currently considering the creation of **6 Residential Zones based on the Village’s geography** to replace the current Bylaw’s Residential Zones. A summary of each draft Zone is provided below and corresponds to the map on the following board. **No final decisions have been made yet.**

RS-1: Inland Residential Zone

Intention: for properties without water access

Difference From Other Zones: an additional 1 m of height is permitted to assist with the preservation of views

Permitted Uses: Single Family Residential Use, Home-Based Business Use, Accessory Coach House, Accessory Secondary Suite, Accessory Parking Use

Height: 9.6 m

Floor Area Ratio and Maximum Building Size: recommendations to be determined based on outcomes of Open House 2

Sustainability: Energy Step Code 3

Updates from Current Zoning Bylaw (502): Accessory Coach House Use and Accessory Secondary Suite Use permitted (1 additional parking space required for each Use)

RS-2: Waterfront Residential Zone

Intention: for properties with water and road access (located on the waterfront)

Difference From Other Zones: rear setback for Accessory Buildings increased to 7.5 m to meet watercourse setback requirements

Permitted Uses: Single Family Residential Use, Home-Based Business Use, Accessory Coach House, Accessory Secondary Suite, Accessory Parking Use

Height: 8.6 m

Floor Area Ratio and Maximum Building Size: recommendations to be determined based on outcomes of Open House 2

Sustainability: Energy Step Code 3

Updates from Current Zoning Bylaw (502): Accessory Coach House Use and Accessory Secondary Suite Use permitted (1 additional parking space required for each Use)

RS-3: Esplanade Waterfront Residential Zone

Intention: for properties along Marine Avenue that are adjacent to the water, but do not have direct water access

Difference From Other Zones: none

Permitted Uses: Single Family Residential Use, Home-Based Business Use, Accessory Coach House, Accessory Secondary Suite, Accessory Parking Use

Height: 8.6 m

Floor Area Ratio and Maximum Building Size: recommendations to be determined based on outcomes of Open House 2

Sustainability: Energy Step Code 3

Updates from Current Zoning Bylaw (502): Accessory Coach House Use and Accessory Secondary Suite Use permitted (1 additional parking space required for each Use)

RS-4: Waterfront Residential Zone (No Public Road Access)

Intention: for properties with direct water access and no public road access

Difference From Other Zones: setback for “Lot Line Exterior Forested Land” has been increased to 4.5m to protect from forest fires; setback for “Front Lot Line Waterfront” for Accessory Buildings has been increased to 7.5 m to meet watercourse setback requirements; no parking requirements (because there is no public road access)

Permitted Uses: Single Family Residential Use, Home-Based Business Use, Accessory Coach House, Accessory Secondary Suite

Height: 8.6 m

Floor Area Ratio and Maximum Building Size: recommendations to be determined based on outcomes of Open House 2

Sustainability: Energy Step Code 3

Updates from Current Zoning Bylaw (502): Accessory Coach House Use and Accessory Secondary Suite Use permitted

RM-1: Duplex or One Or Two-House Zone (No Public Road Access)

Intention: for properties currently zoned RS-1A with direct water access and no public road access (to replace RS-1A)

Difference From Other Zones: no parking requirements (because there is no public road access); Accessory Coach House and Accessory Secondary Suite permitted for a Single Family Home, but not permitted for a Duplex or for Two Single Family Homes on a single lot; minimum lot size for a Single Family Home: 1 acre; minimum lot size for a Duplex or Two Single Family Homes: 2 acres

Permitted Uses: One Single Family Residential Use, One Duplex Use, Two Single Family Residential Uses, Home-Based Business Use, Accessory Coach House, Accessory Secondary Suite

Height: 8.6 m

Floor Area Ratio and Maximum Building Size: recommendations to be determined based on outcomes of Open House 2

Sustainability: Energy Step Code 3

Updates from Current Zoning Bylaw (502): Accessory Coach House Use and Accessory Secondary Suite Use permitted

RM-2: Duplex or Four-House Zone

Intention: for properties wishing to build more density than a single family home; created to correspond to the Official Community Plan direction to consider either duplexes or two to four single family homes on a single lot

Difference From Other Zones: Accessory Coach House and Accessory Secondary Suite not permitted

Permitted Uses: One Duplex Use, Two to Four Single Family Residential Uses, Home-Based Business Use, Accessory Parking Use

Height: 8.6 m

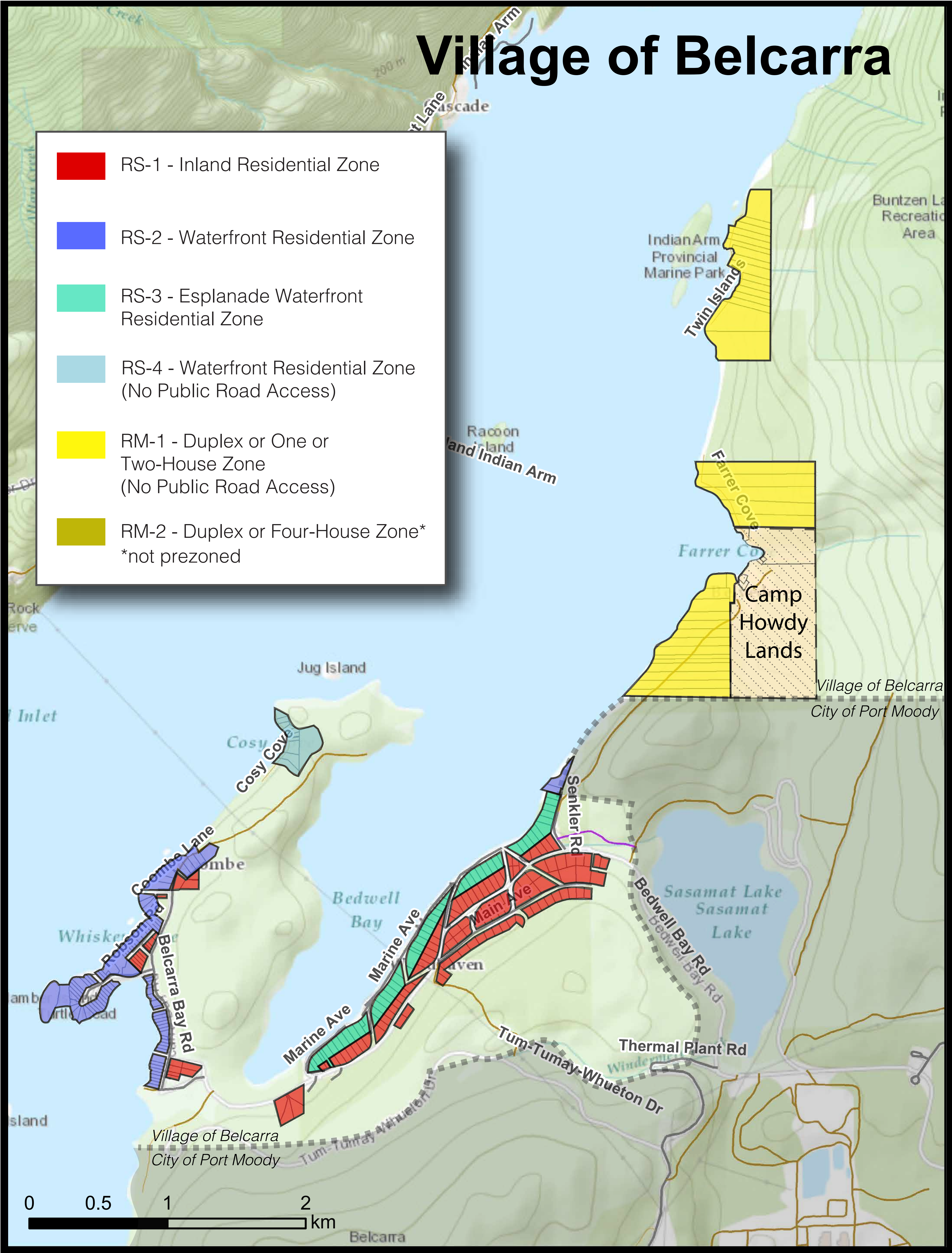
Floor Area Ratio and Maximum Building Size: recommendations to be determined based on outcomes of Open House 2

Sustainability: Energy Step Code 3

Updates from Current Zoning Bylaw (502): new zone



DRAFT Residential Zones Map

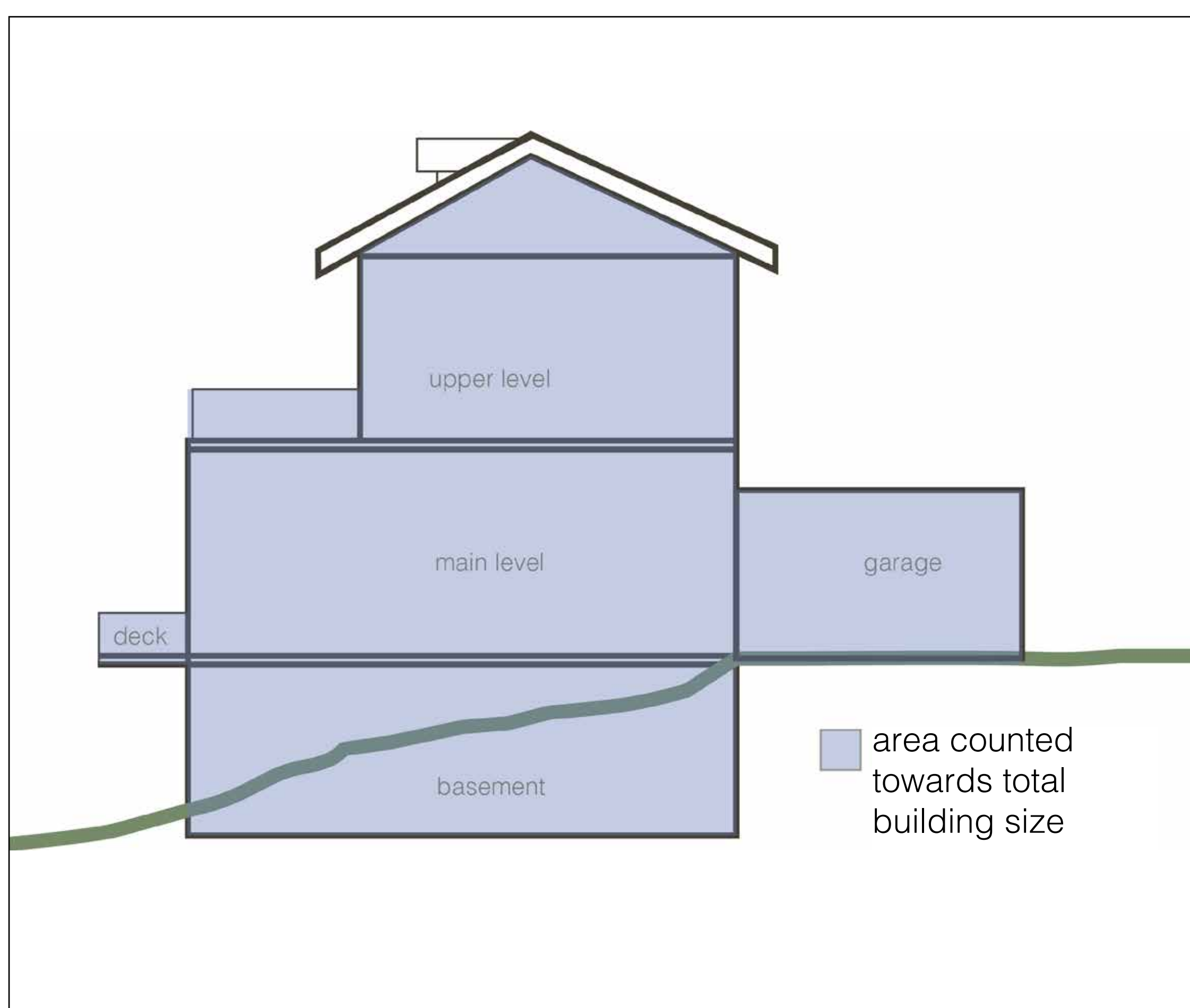


Exclusions: What are they?

Exclusions or excluded spaces are spaces in a home that do not count towards Floor Area Ratio or Maximum Home Size calculations.

Current Zoning Bylaw (502)

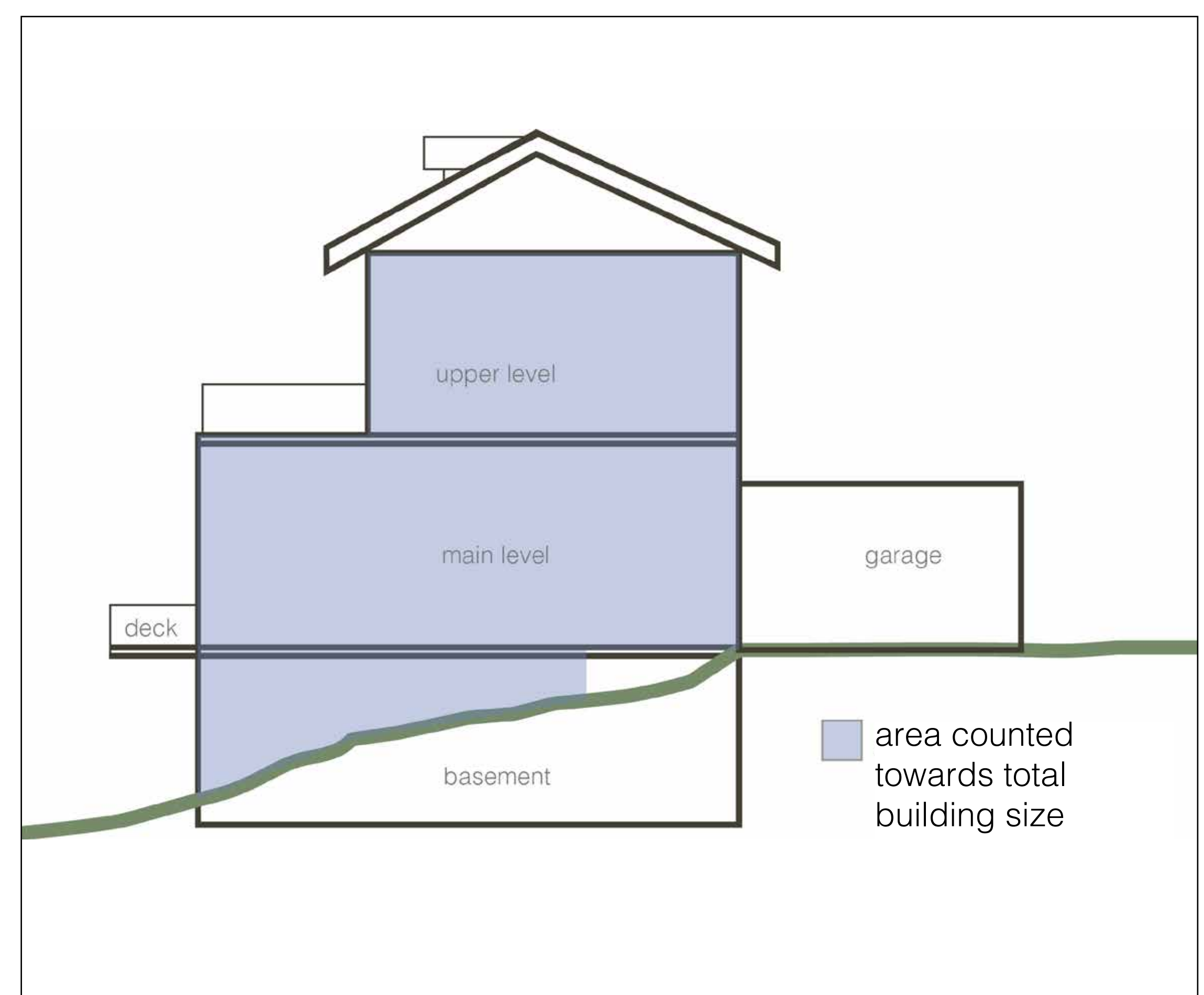
- ✓ All building components are counted towards home size
- ✓ Spaces excluded from home size calculations: none
- ✓ Sample home size without excluded spaces: 7,000 ft²



- ✓ Overall building size, bulk, and massing is the same

Proposed Bylaw Update

- ✓ Most building components are counted towards home size
- ✓ Examples of spaces excluded from home size calculations: garages (up to 600 ft²), portions of basements, open balconies, decks and other appurtenances, crawl spaces and attics, Accessory Building used for sewage disposal components, and floor areas open to above are only counted once (still being discussed by the Committee)
- ✓ The Committee is considering excluding areas below minimum heights defined by the Building Code
- ✓ Sample home size with excluded spaces: 5,333 ft²



- ✓ Overall building size, bulk, and massing is the same
- ✓ In this example, excluded spaces account for approximately 24% of the total building area

FAR and Maximum Home Size: Two Options

The graph below illustrates 2 options for Floor Area Ratios (FAR) and Maximum Home Sizes being considered by the Committee: the **Current Bylaw Option** and the **Average Existing Homes Option**. The size of existing homes is shown with green bars.

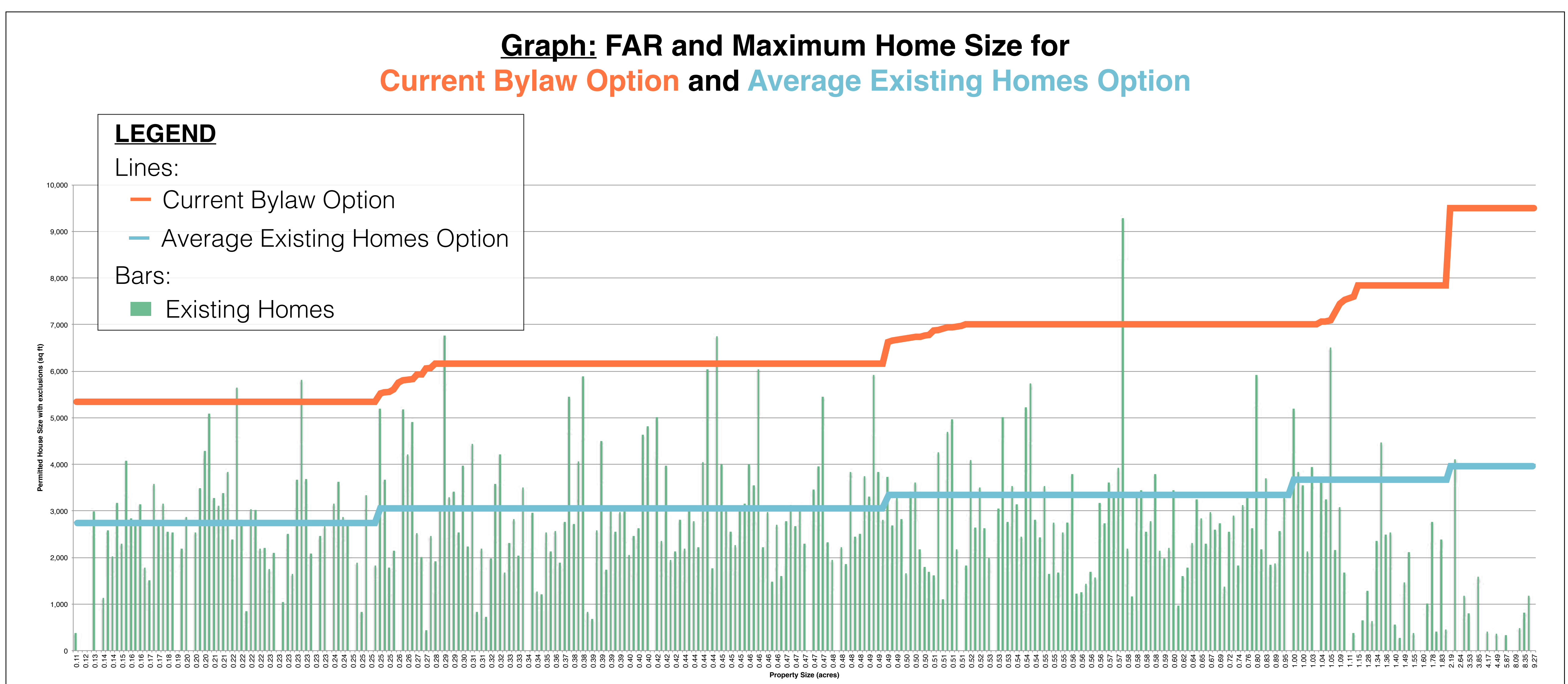
Current Bylaw Option (orange line)

- **FAR and Home Size:** based on the same FARs and Maximum Home Sizes that can be achieved in the current Zoning Bylaw (502)
- **Exclusions:** the graph accounts for excluded areas as described on the previous board. This means that while the numbers appear lower than what is permitted in the Current Zoning Bylaw (502), the overall home size remains the same
- **Impact on Resale Value:** this Option would permit the same FARs and Maximum Home Sizes that can be achieved in the current Zoning Bylaw (502); this is unlikely to impact resale value
- **Non-Conforming:** according to the graph, approximately 5 properties are non-conforming in this option

Average Existing Homes Option (blue line)

- **FAR and Home Size:** based on the average size of existing homes in the Village today, with incremental increases as property sizes increase
- **Exclusions:** the graph accounts for excluded areas as described on the previous board
- **Impact on Resale Value:** this Option would reduce the square footage of houses that are currently permitted under the existing Zoning Bylaw (502), but would allow for a slight increase in house size in relation to the houses that exist in Belcarra today; this may reduce resale value
- **Non-Conforming:** according to the graph, approximately 95 properties are non-conforming in this option

Please note: the Committee has requested a legal opinion on the term "non conforming" and the implications of a "not withstanding" clause to inform our further consideration of the two options presented here. No decisions have been made at this point.



Please note: garages (600 ft²) and half of the basement have been excluded from the Floor Area Ratio, Maximum Home Size, and Existing Homes calculations in the graph above. According to the average basement sizes reported in the BC Assessment data, basement areas in Belcarra average 50% of the floor area of the levels above (e.g. if the above ground floor area is ~5,000 ft², then the basement area is ~2,500 ft²).



FAR and Maximum Home Size: Two Options

The table below illustrates the difference between home sizes measured with and without exclusions for the **Current Bylaw Option** and the **Average Existing Homes Option**.

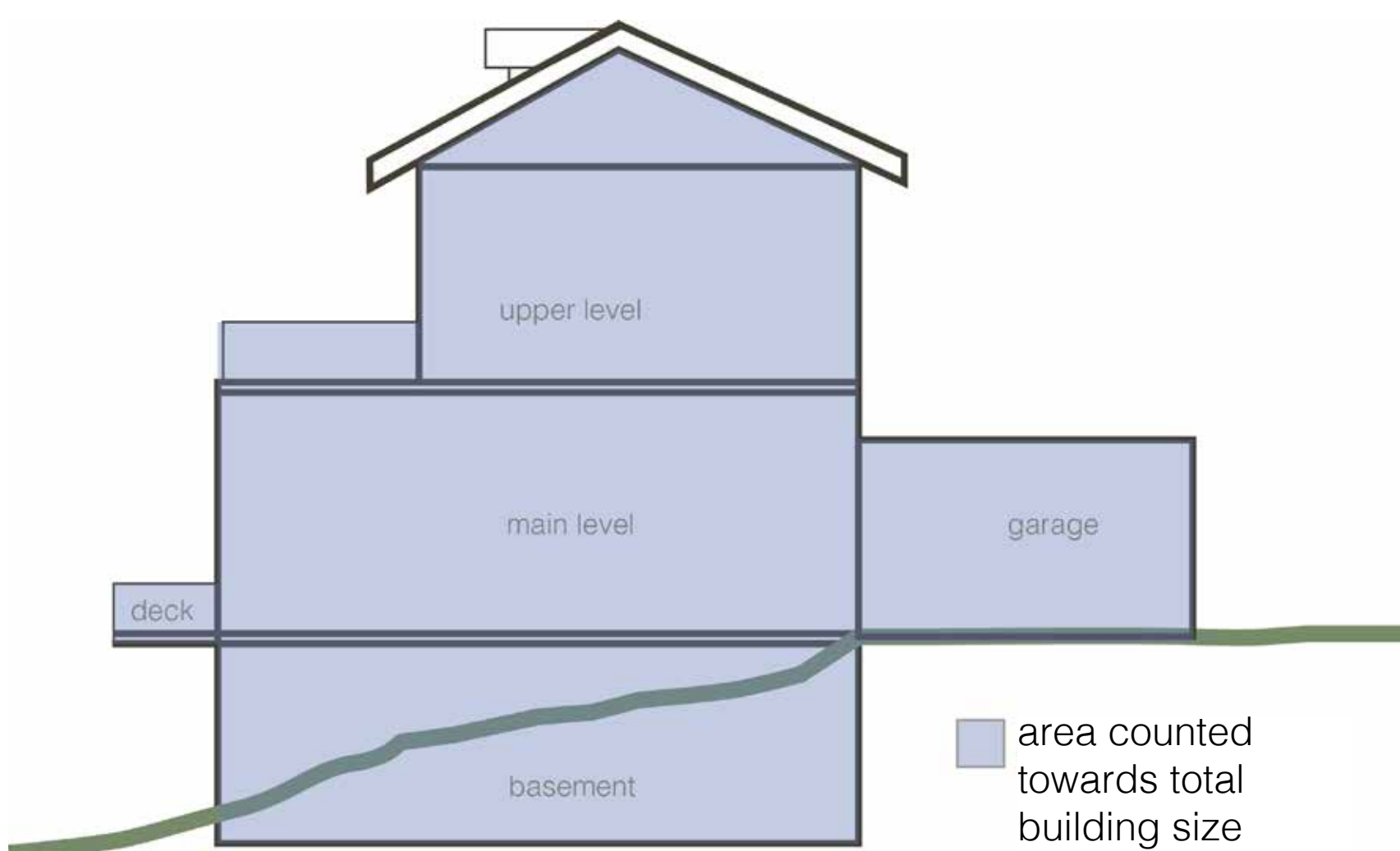
Example Home Sizes in Relation to Lot Size: Current Bylaw Option and Average Existing Homes Option

Lot Size	House Size in the Current Bylaw Option		House Size in the Average Existing Homes Option	
	Garage and basement <u>excluded</u> from calculations	Garage and basement <u>included</u> in calculations	Garage and basement <u>excluded</u> from calculations	Garage and basement <u>included</u> in calculations
0.15 acre (6,534 ft²)	5,333 ft²	7,000 ft²	2,750 ft²	3,900 ft²
0.25 acre (10,890 ft²)	5,333 ft²	7,000 ft²	3,050 ft²	4,260 ft²
0.5 acre (21,780 ft²)	6,760 ft²	8,712 ft²	3,350 ft²	4,620 ft²
0.75 acre (32,670 ft²)	7,000 ft²	9,000 ft²	3,350 ft²	4,620 ft²
1 acre (43,560 ft²)	7,000 ft²	9,000 ft²	3,650 ft²	4,980 ft²
2 acre (87,120 ft²)	7,833 ft²	10,000 ft²	3,950 ft²	5,340 ft²
2 + acres	9,502 ft²	12,002 ft²	3,950 ft²	5,340 ft²

Reminder about exclusions:

Current Zoning Bylaw (502)

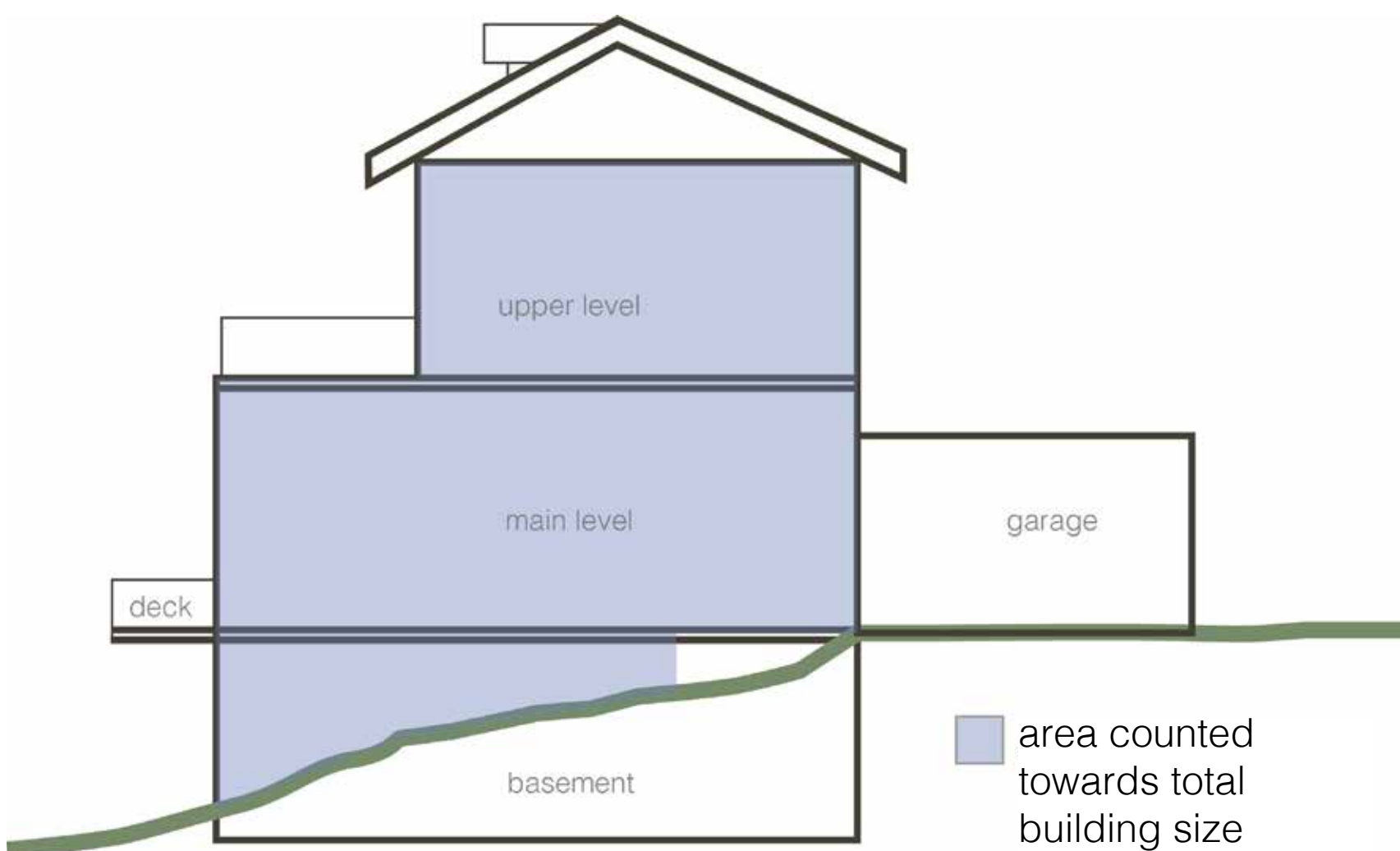
- ✓ All building components are counted towards home size
- ✓ Spaces excluded from home size calculations: none
- ✓ Sample home size without excluded spaces: 7,000 ft²



✓ Overall building size, bulk, and massing is the same

Proposed Bylaw Update

- ✓ Most building components are counted towards home size
- ✓ Examples of spaces excluded from home size calculations: garages (up to 600 ft²), portions of basements, open balconies, decks and other appurtenances, crawl spaces and attics, Accessory Building used for sewage disposal components, and floor areas open to above are only counted once (still being discussed by the Committee)
- ✓ The Committee is considering excluding areas below minimum heights defined by the Building Code
- ✓ Sample home size with excluded spaces: 5,333 ft²



✓ Overall building size, bulk, and massing is the same
✓ In this example, excluded spaces account for approximately 24% of the total building area



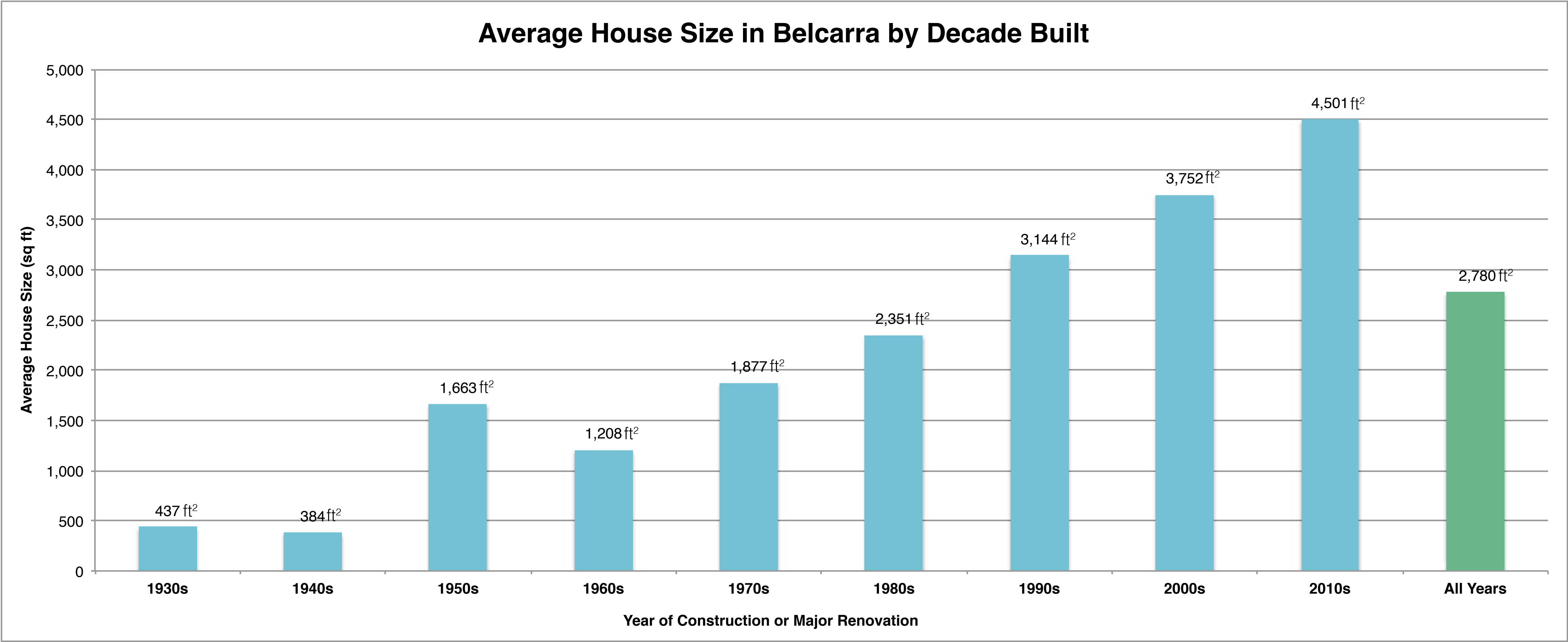
Existing Home Sizes

The table below illustrates average home size in relation to lot size in Belcarra.

Lot Size (Acres)	Average House Size	Smallest House (Year Built)	Largest House (Year Built)
0 to 0.25 acre	2,748 ft ²	384 ft ² (1948)	5,817 ft ² (2015)
0.25 to 0.5 acre	3,033 ft ²	437 ft ² (1939)	6,761 ft ² (1995)
0.5 to 1 acre	2,838 ft ²	968 ft ² (unknown)	9,290 ft ² (2014)
1 to 1.5 acres	2,551 ft ²	280 ft ² (2012)	6,506 ft ² (1989)
1.5 to 2 acres	1,359 ft ²	384 ft ² (1960)	2,763 ft ² (1987)
2 + acres	1,126 ft ²	336 ft ² (1907)	4,110 ft ² (1954)

Please note: half the basement, as well as garages, crawl spaces, attics and decks have been excluded from the data shown above.

The bar chart below illustrates average home size by decade of construction or major renovation. The average year of construction in Belcarra is 1989.



Please note: half the basement, as well as garages, crawl spaces, attics and decks have been excluded from the data shown above.

Energy Step Code

The new BC Energy Step Code provides standardized metrics for municipalities to require higher energy efficiency standards in new construction. The Committee is considering introducing “Step 3” for new home construction in Belcarra, which mandates a 20% improvement in energy efficiency from current requirements.

The Energy Step Code is a performance-based program that evaluates building envelope, equipment and systems, and airtightness to determine the energy efficiency performance of new houses. The level of efficiency is determined by each “Step.” Starting in December 2017, the Building Code will mandate Step 1, but municipalities can choose to introduce higher standards. The Committee is considering recommending that all new construction meet Step 3 requirements (a 20% improvement in efficiency in relation to Step 1). These Steps are summarized for typical residential homes in the graphic below:



Cost Implications

BC Housing commissioned Integral Group, Morrison Hershfield, and E3 EcoGroup to perform an extensive Costing Study to estimate the incremental house construction cost associated with each Step. The Study provided a range of costing implications for implementing the various Steps for a variety of building types and sizes. For Step 3, the Study estimated an average increase in cost of 1.4% for a 5,000 ft² single family home; a lower and upper range was not provided.

Please refer to the BC Step Code Costing Webinar and the August 23 Meeting Presentation by Brendan McEwan, Sustainability Manager at the City of Richmond, for more information. Both documents are available online and at the Open House.

Next Steps

Phase 3

In Phase 3, the Committee will refine our recommendations based on further discussions and the public input gathered at today's Open House. Phase 3 will run from October to December and consist of 3 meetings, as well as a third Open House to share the Committee's final recommendations before taking them to Council. We plan to make our recommendations to Council in early 2018.

SAVE THE DATE:
Open House #3 (late 2017 or early 2018)

Want to know more?

Please visit <http://www.belcarra.ca/vob-committees.htm> to review Zoning Advisory Committee meeting materials and Open House content. If you have questions or would like to share feedback, please email **Lorna Dysart, C.A.O.**, at **ldysart@belcarra.ca** with 'Zoning Feedback' in the Subject Line.



Please Share Your Input

Thank you for taking the time to attend today's Open House. Please share your comments and feedback with us in person and on the comment forms provided. We look forward to hearing your input.



Want to know more?

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