



**VILLAGE OF BELCARRA
ZONING ADVISORY COMMITTEE
VILLAGE HALL
May 24, 2017
Minutes**



Minutes of the Zoning Advisory Committee (ZAC) for the Village of Belcarra, held May 24, 2017 at the Municipal Hall, 4084 Bedwell Bay Road, Belcarra, BC.

Members in Attendance

John Stubbs, Chair
Martin Greig, Vice Chair
Rob Begg
John Carlson (arrived at 6:40 pm)
Carolina Clark
Rex Crider (arrived at 6:40 pm)
Paul Degraaf
Bruce Douglas
Clive Evans
Braam LeRoux
Ken Mikkelsen (arrived at 7:03 pm)
Adrienne Peacock
Don Reid
John Reynolds (arrived at 7:25 pm)
Deborah Struk
Des Wilson

Members Absent

Jim Chisholm

Council in Attendance

Jamie Ross, Councillor

Planning Consultants in Attendance

Richard White, RWPAS Ltd.
Dan Watson, Brook Pooni

Staff in Attendance

Lorna Dysart, Chief Administrative Officer
Paula Richardson, Administrative Services Assistant
Paul Wiskar, Building Inspector
Bernie Serné, Superintendent of Public Works

1. CALL TO ORDER

Chair Stubbs called the meeting to order at 6:35 pm.

2. APPROVAL OF THE AGENDA**2.1** Agenda for May 24, 2017

It was Moved and Seconded:

That the Agenda for May 24, 2017 be approved as circulated.

CARRIED

3. ADOPTION OF MINUTES**3.1** Minutes of April 26, 2017

It was Moved and Seconded:

That the Minutes of the meeting held April 26, 2017 be adopted.

CARRIED

4. CHAIR'S REMARKS

Chair Stubbs welcomed Bernie Serné, the new Superintendent of Public Works. Lorna Dysart, CAO, provided an introduction. B. Serné commented on his past experience and noted that he is looking forward to working for the Village of Belcarra and the residents.

Chair Stubbs made the following comments:

- Continued conversation regarding the Terms of Reference will be addressed, if time permits, at the end of the meeting.
- Martin Greig was queried with regard to his observations on Provincial changes to the Building Codes & Standards.

Discussion ensued relative to:

- Martin Greig advised that the Step Energy Code is adopted through the Building Bylaw
- The Provincial Government's energy efficiency mandate will adopt a Step Energy Code moving toward "Net 0" in 2032
- The size of the structure dictating the Step Energy Code requirement and the possibility of adopting a 2025 Step Code standard within the Municipality
- The difference between a Zoning Bylaw and a Building Bylaw
- Prior to the adoption of Floor Area Ratio (FAR), house sizes were dictated by site coverage, height and setbacks.

Richard White noted that:

- The Province is becoming more stringent on regulatory matters to stop municipalities from stretching the limits on regulations.

5. PRESENTATION

5.1 Martin Greig Workshop:

Martin Greig provided a presentation on the following:

a) Terminology

- Grade
 - Natural Grade
 - Finished Grade
 - Average Grade
- Habitable Area
 - Storey
 - Floor Area
 - Habitable Area
 - Ceiling Heights
- Site Coverage

b) Definitions

Key Definitions:

- Site Coverage: the maximum or minimum lot coverage is the portion of the parcel that may be covered by principal and accessory uses.
- Floor Area Ratio: determines the size of the building as a proportion of the property size.
- Height: In Belcarra, height is measured by the vertical distance from the Average Finished Grade to the highest point of the building or structure.

Discussion ensued with regard to:

- Site coverage in Belcarra is currently a standard definition, measured at grade
- 40% lot coverage, as in Belcarra, is rarely an issue
- Detached decks would be measured to the outside posts
- The definition of decks at grade
- Cantilevered decks would not count as FAR but would count as lot coverage
- Permeability and environmental issues
- Environmental impacts
- Different natural zones within Belcarra
- The potential to manage the loss of views
- The difference between proposed grade and natural grade
- Establishing natural grade when a structure is torn down and rebuilt
- Garages: attached vs detached and the effect on FAR
- The issue of whether to include basements in FAR

Martin Greig noted that lot coverage is looking at the total horizontal area. The Floor Area Ratio (FAR) is the habitable portion. He suggested natural grade to measure the height of buildings, finished grade for allowable reduction for the basement as a reasonable comprise.

Following considerable discussion, Committee Members reached consensus on measuring height from Average Natural Grade and indicated support for below Average Finished Grade not counting toward Floor Area Ratio.

Richard White noted permeability does not relate to site coverage alone. Storm water runoff is a separate issue. He proposed that if there are differences of opinion with regard to the definition of FAR, the September Open House will provide an opportunity to survey Village Residents.

Don Reid presented an example of regulating lot coverage by using a chart and formula to calculate percentages.

Richard White noted that basements could be handled with exceptions and that one level would be excluded and that an application to Council for variance would be required.

John Stubbs called a 15 minute break at 8:03 pm

Discussion ensued regarding the definition of height:

- Encouraging building to the land topography with regard to the rights of all residents to view scapes and light
- Upper stories may only be a percentage of the storey below
- Higher lots have more flexibility
- The Village current measurement of height is taken from the building code as a measure to ensure there is an ability for people to exit burning structures

Martin Greig noted the importance of using natural grade as the fairest measuring point as it is where neighbors perceive their views and cannot be manipulated. Natural grade is established before a disturbance takes place.

Richard White suggested different heights for lower zones by the water and more regulations in view areas. The Planning Consultants will bring models to the Committee.

John Stubbs asked for consensus on continuing the meeting after 9:00 pm.

Discussion continued with regard to height definition of various residences in the Village and the starting point for measuring the height of a structure.

Richard White noted various natural zones within the Village and provided examples:

- Any property not on the waterfront - "Inland Residential"
- Marine Avenue may be considered - "Almost Waterfront" with waterfront across the street
- Any property on the waterfront - "Waterfront Residential"
- Properties with no road access - "Waterfront Residential – No Road Access"

6. OTHER BUSINESS

The Planning Consultants will tour the Village with Councillor Jamie Ross and Lorna Dysart.

7. NEXT STEPS

Chair Stubbs suggested adjournment and that the Committee Members continue to explore ideas at upcoming ZAC meetings.

8. ADJOURNMENT

It was Moved and Seconded:

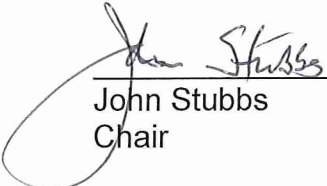
That the May 24, 2017 ZAC meeting be adjourned at 9:18 pm.

CARRIED

Next Meeting Date: Wednesday, June 14, 2017



Lorna Dysart
Chief Administrative Officer



John Stubbs
Chair