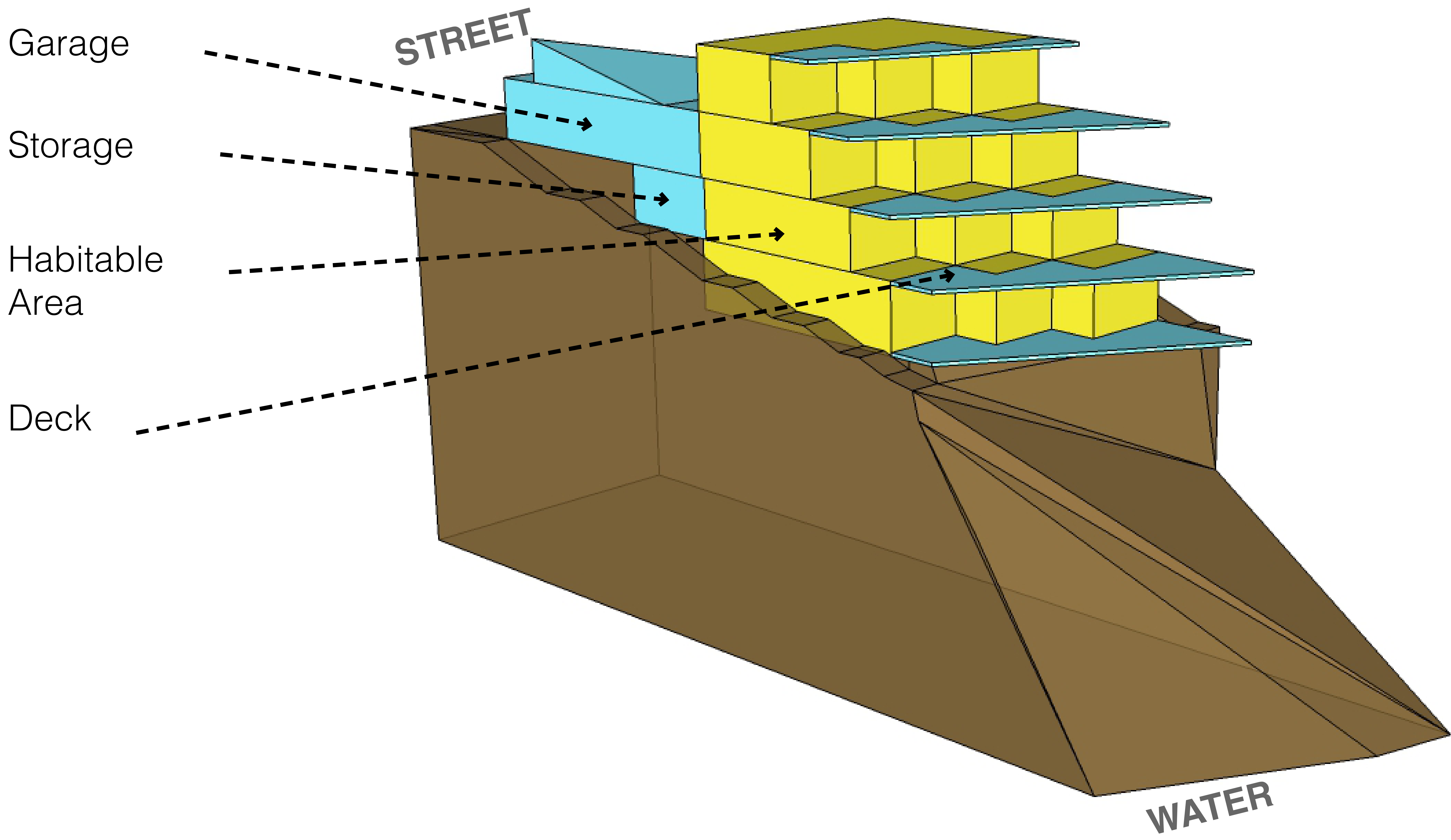


Belcarra Example Site



Site Coverage

Definition (proposed, based on discussion at May 24 meeting)

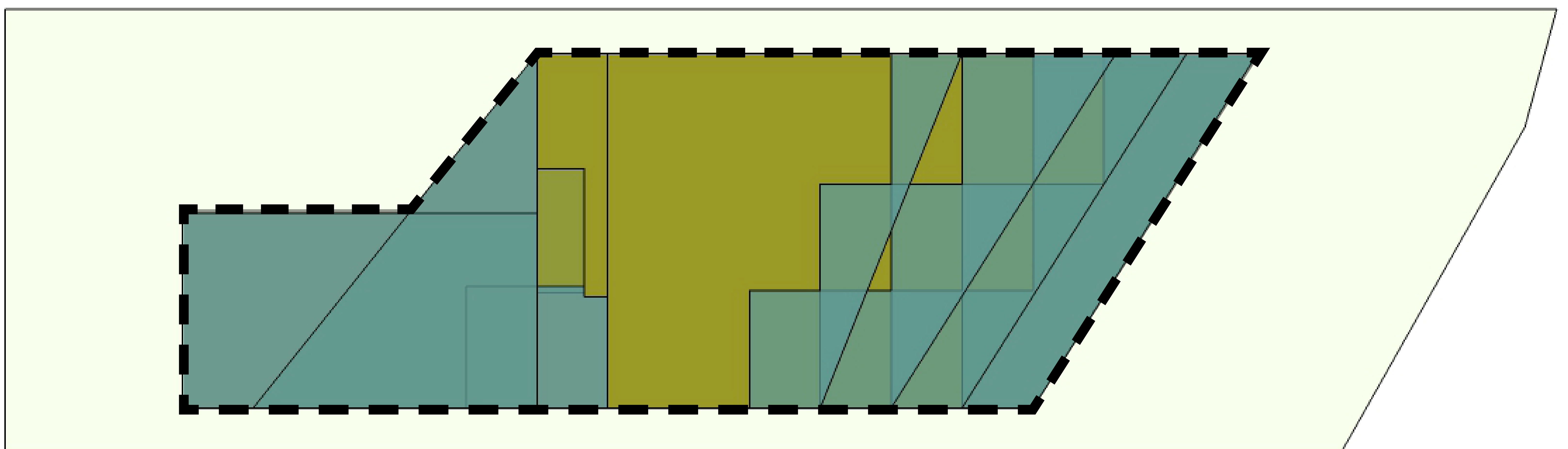
- The percentage figure obtained when the total projected area of all buildings and structures is divided by the site area.

General Regulations (not confirmed, for group discussion)

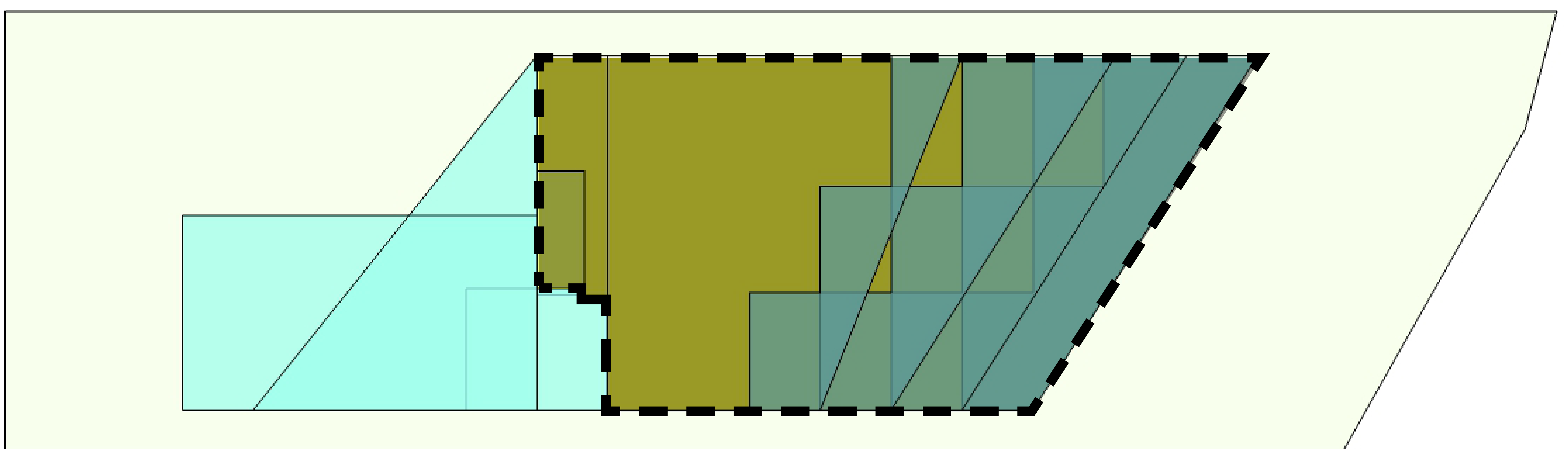
- Exceptions:
 - Permeable decking
 - Cantilevered structures
- Higher (e.g. 40%) for smaller properties, then decreases (e.g. 20%) for larger properties to ensure that smaller properties aren't disadvantaged

Models (complex sloped site)

Including Decks and Garage = 45%



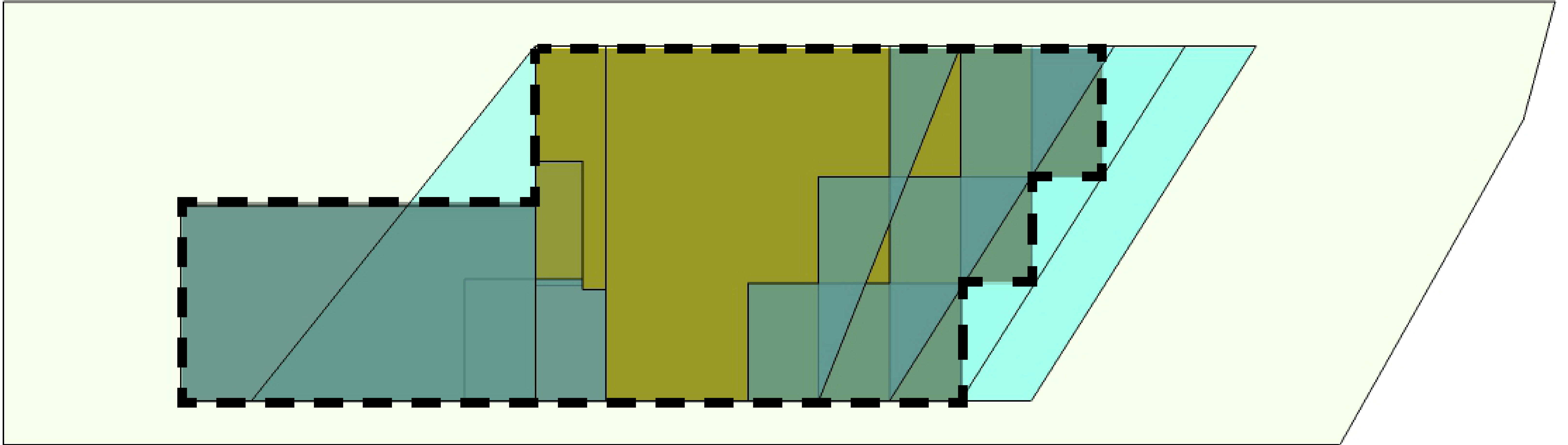
Excluding Garage = 32%



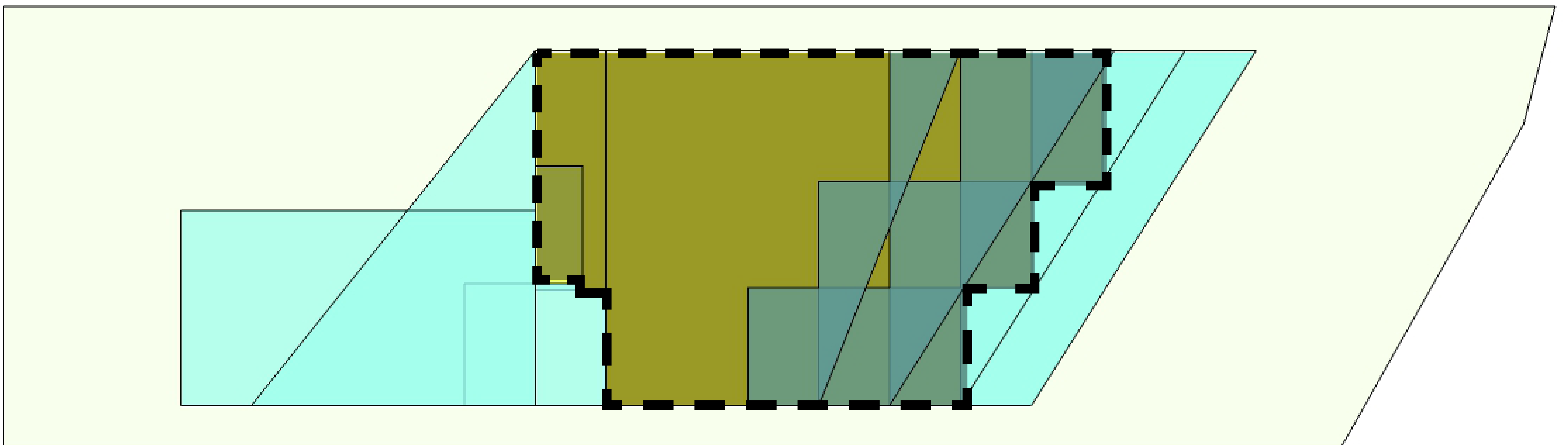
Site Coverage

Models (complex sloped site)

Excluding Balconies/Overhangs = 38%



Excluding Garage and Balconies/Overhangs = 26%



Height

Definition (consensus from May 24 meeting)

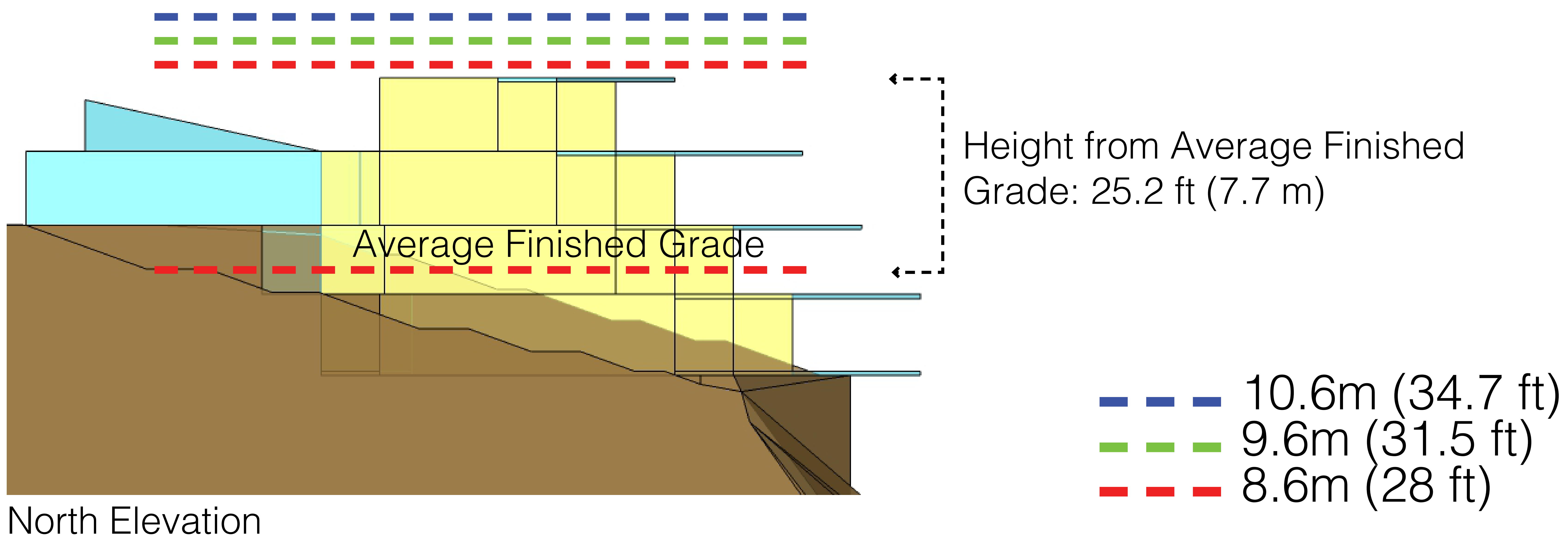
- Measured from average natural grade.
- Measured to the highest point of the building or structure.

General Regulations (not confirmed, for group discussion)

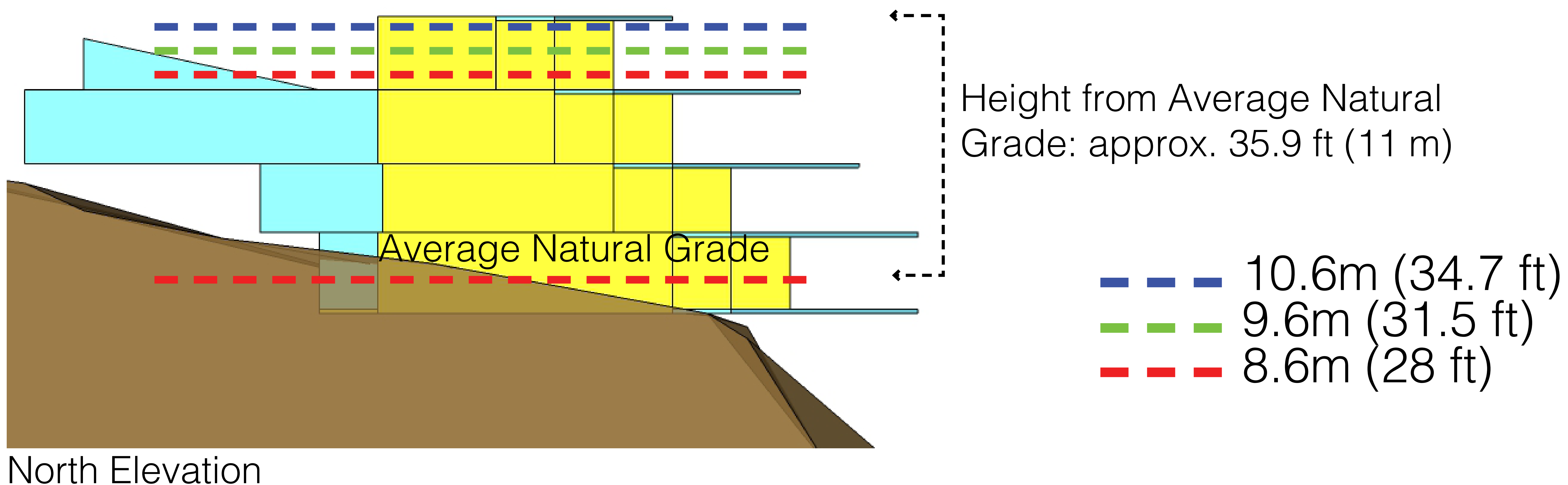
- Maximum height for single family homes - 8.6 m, 9.6 m, or 10.6 m?
- Height is measured at various points along the perimeter of the building at average natural grade.

Model (complex sloped site)

Existing Bylaw (Average Finished Grade)



Proposed Height Measure (Average Natural Grade)



Floor Area

Definition (proposed, based on discussion at May 24 meeting)

- The figure obtained when the total projected floor area of all storeys and attics of the principal building and all accessory buildings is divided by the site area.

General Regulations (not confirmed, for group discussion)

- Exceptions:
 - Building space below average finished grade does not count toward FSR
 - Balconies or decks do not count towards FSR
 - Detached garages do not count towards FSR
 - Others to add?

FAR Model (complex sloped site)

The models below illustrate the difference between existing and proposed FAR calculations, both for finished and natural grade.

 Area included in FAR calculation

Illustration of natural grade

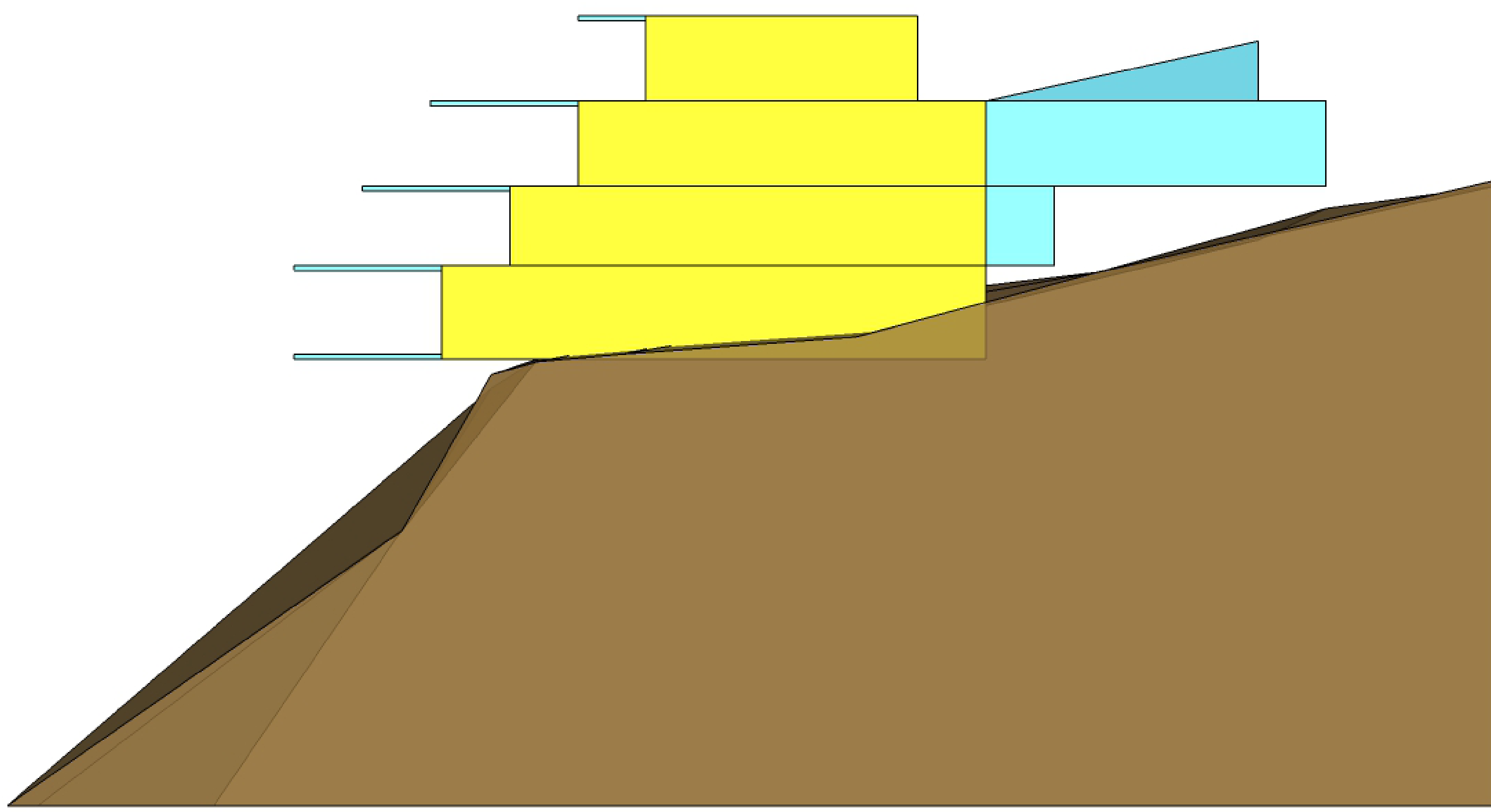
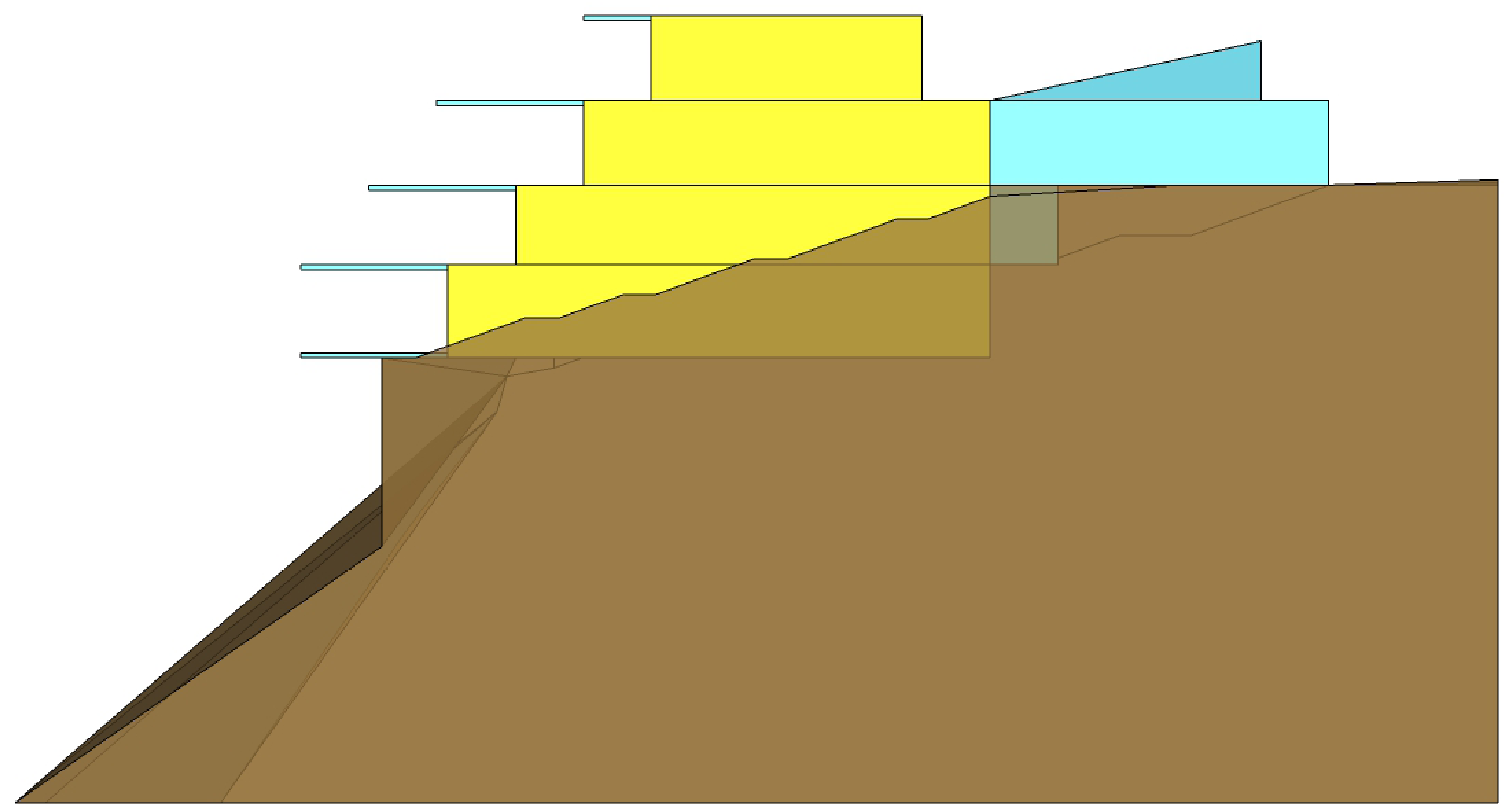
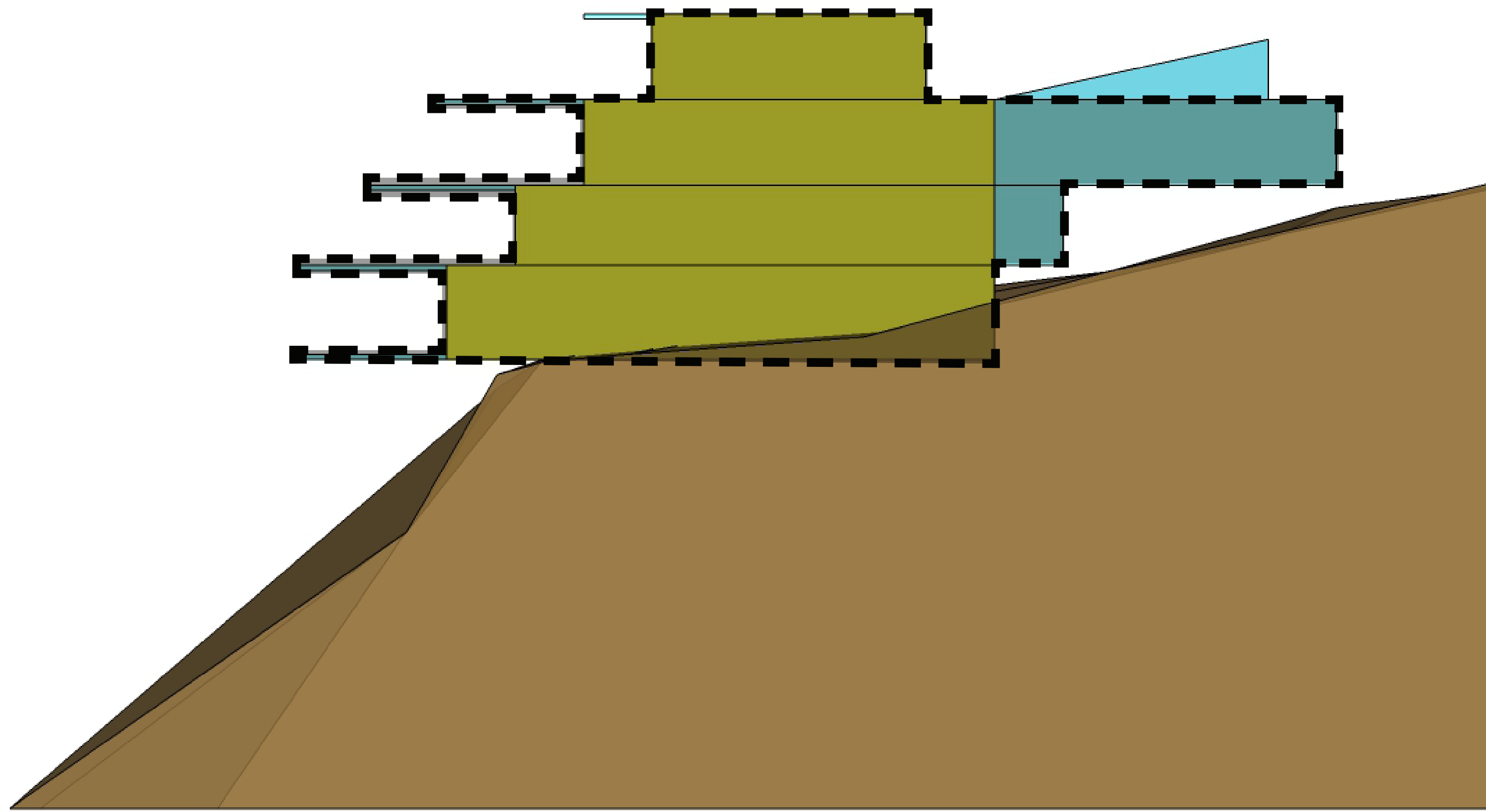


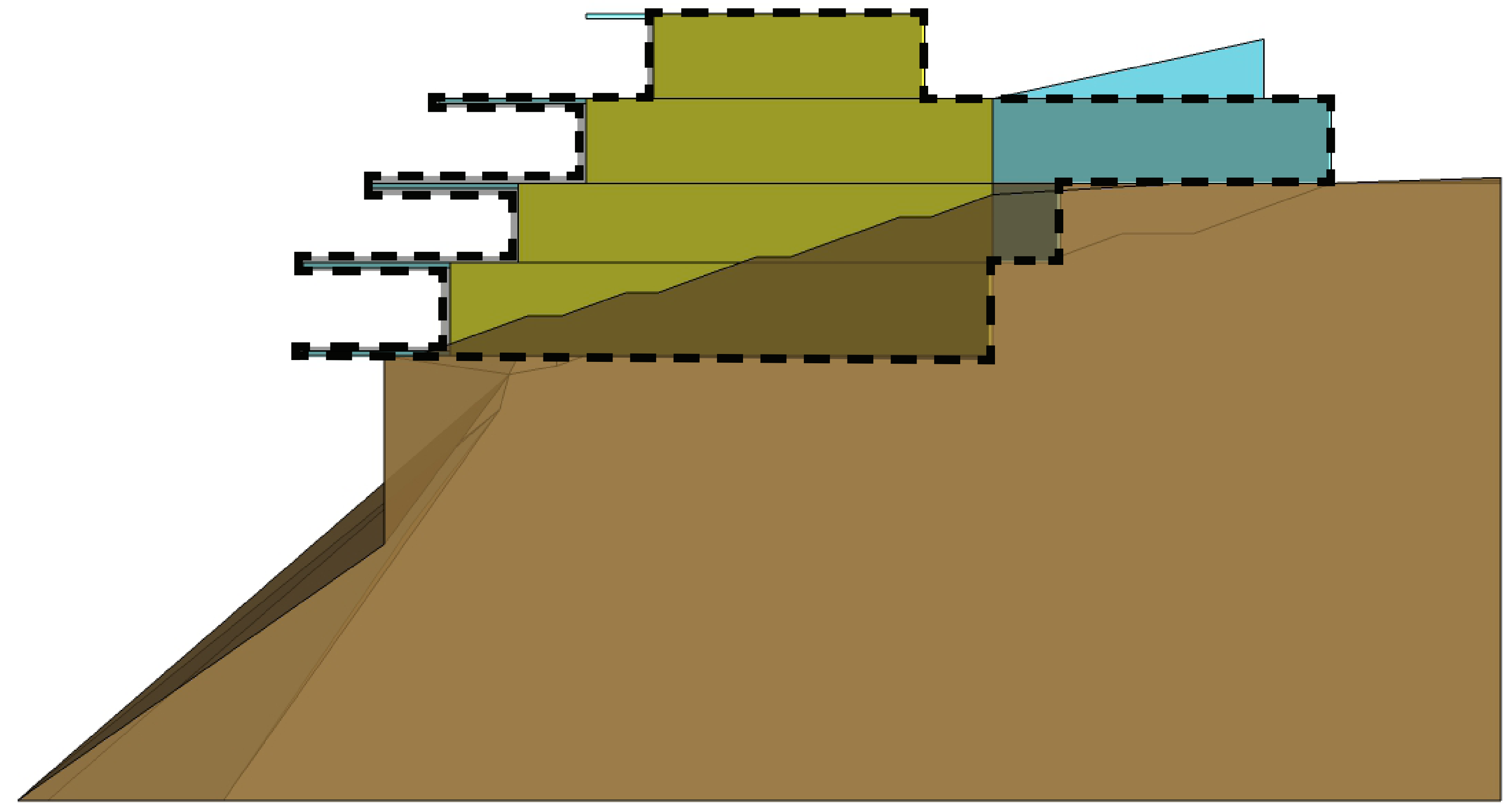
Illustration finished grade



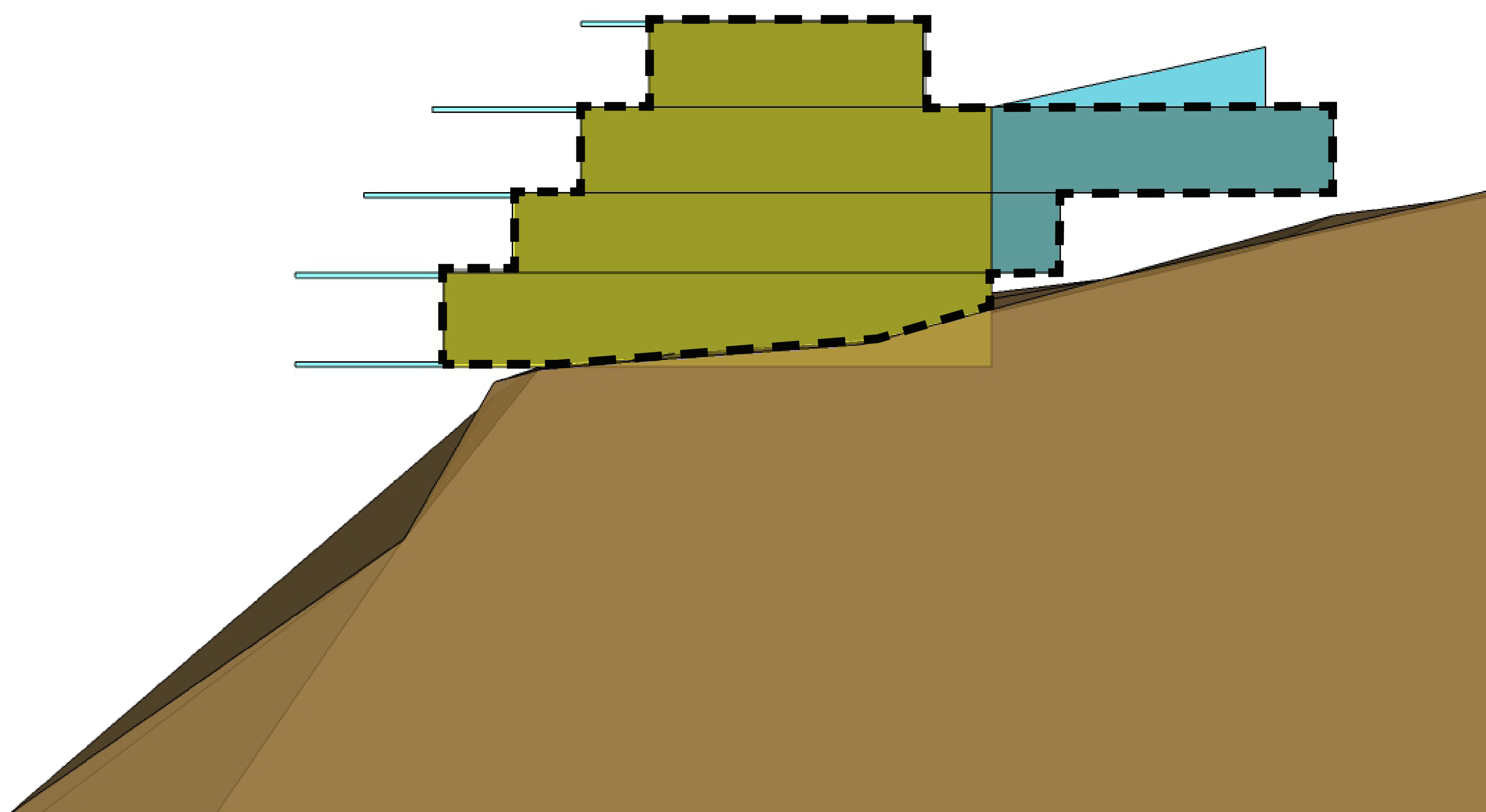
FAR measured using natural grade (existing method)



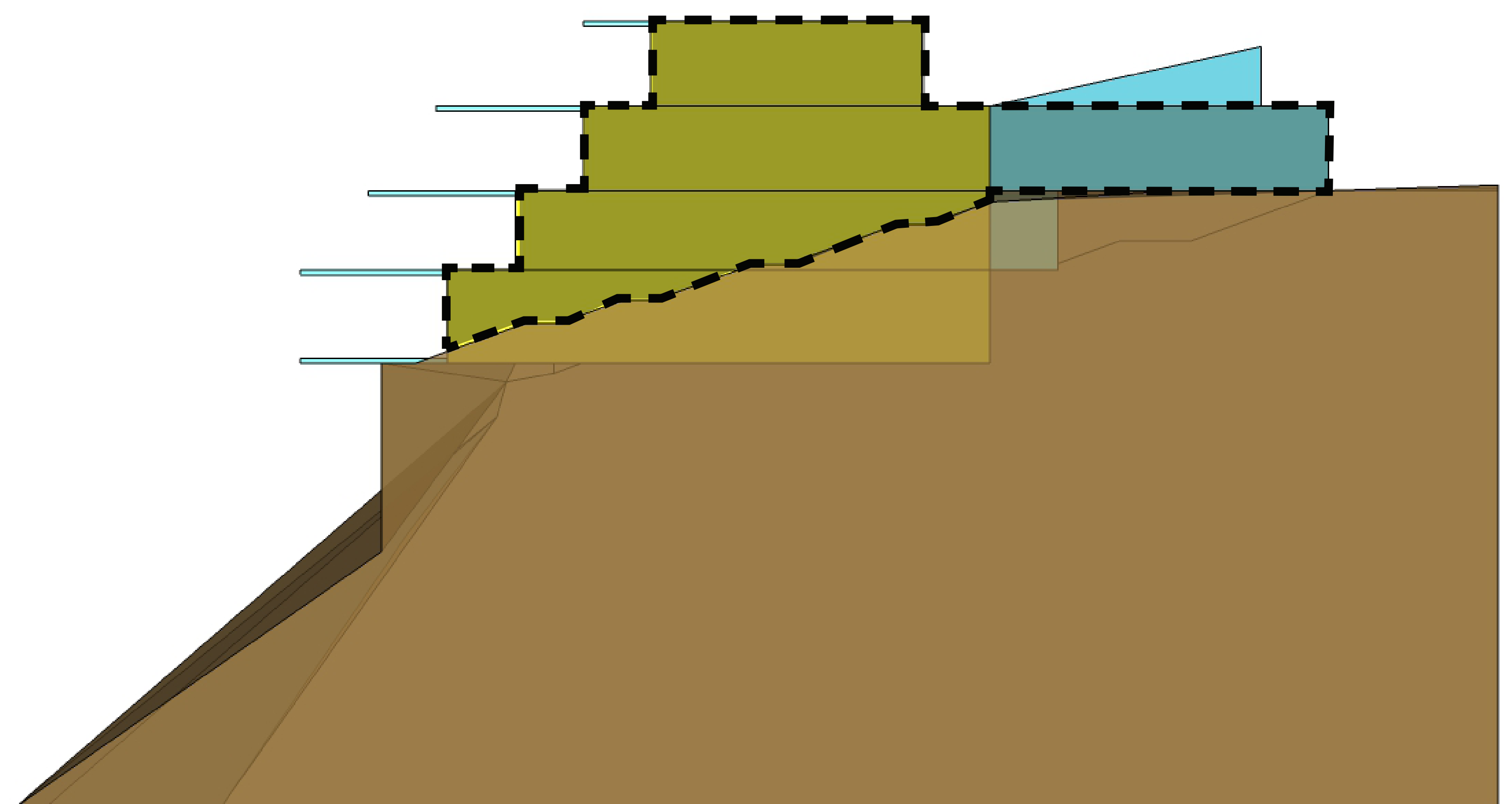
FAR measured using finished grade (existing method)



FAR measured using natural grade (proposed method)



FAR measured using finished grade (proposed method)



Meeting #8

BC Assessment Data

June 14, 2017



BC Assessment Data Review

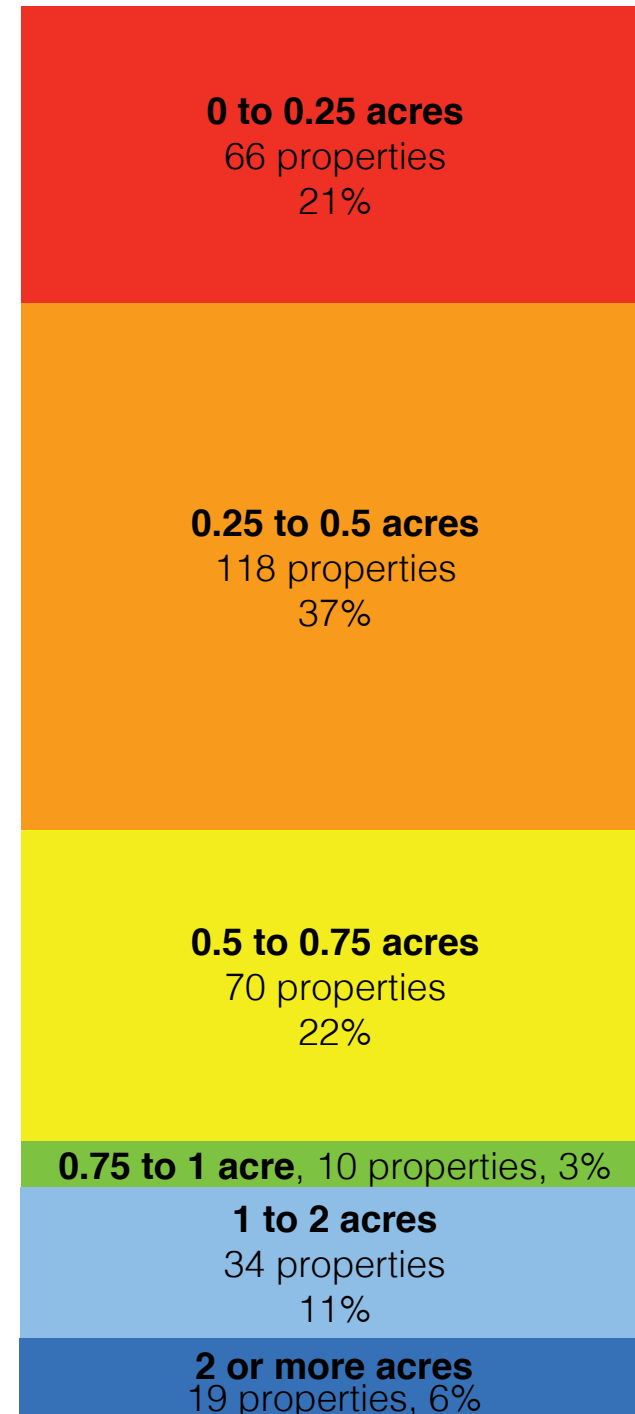
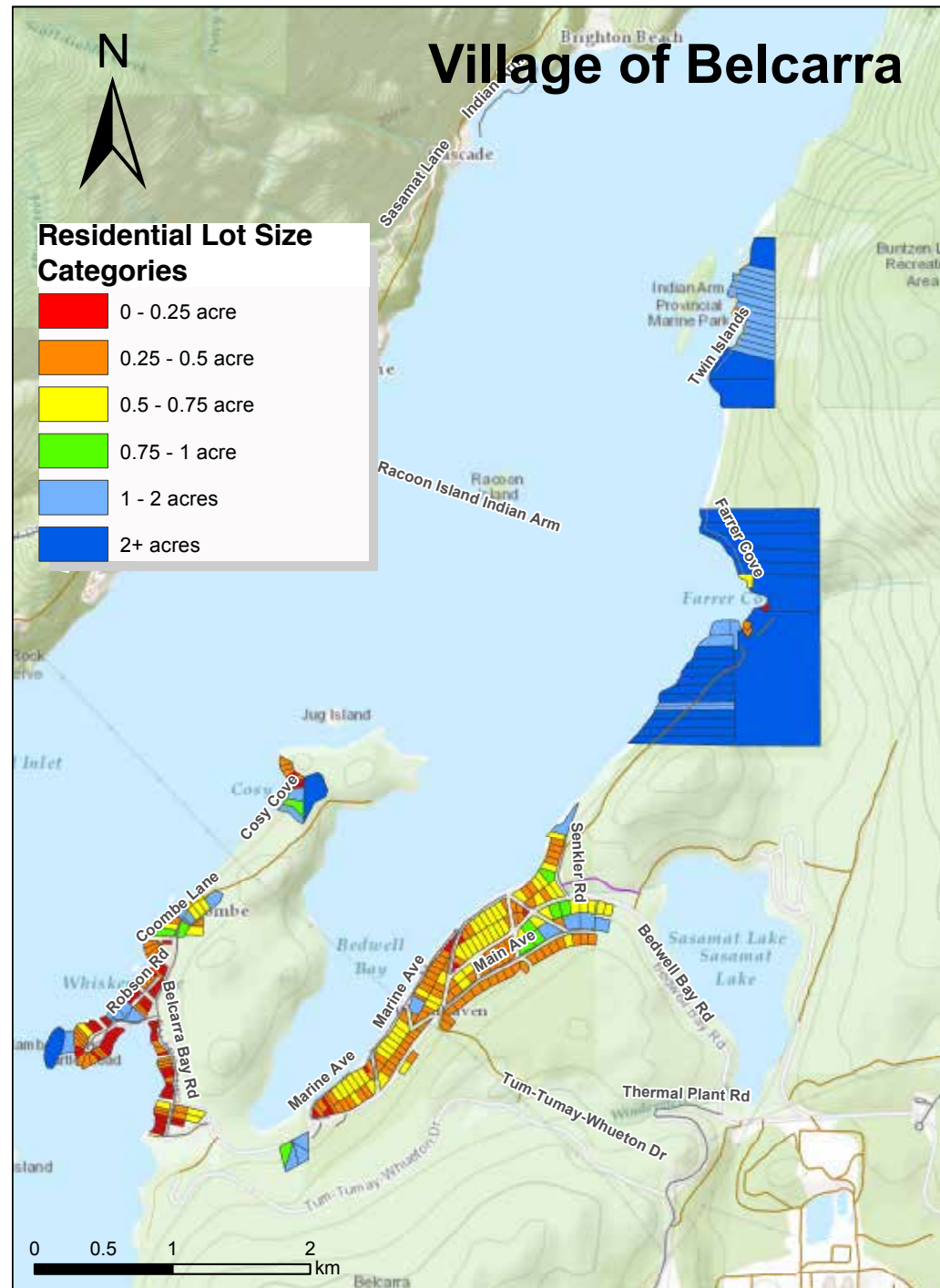
Looking at BC Assessment data provides an approximate “snapshot” of current built conditions in Belcarra.

To get a sense of existing data, we will look at the range of property sizes and house sizes in Belcarra.

The data *is limited* in some respects, and as such is provided for consideration along with the values and aspirations of the committee.

BC Assessment Data - existing conditions

Proportion of Residential Properties by Lot Area



Observations:

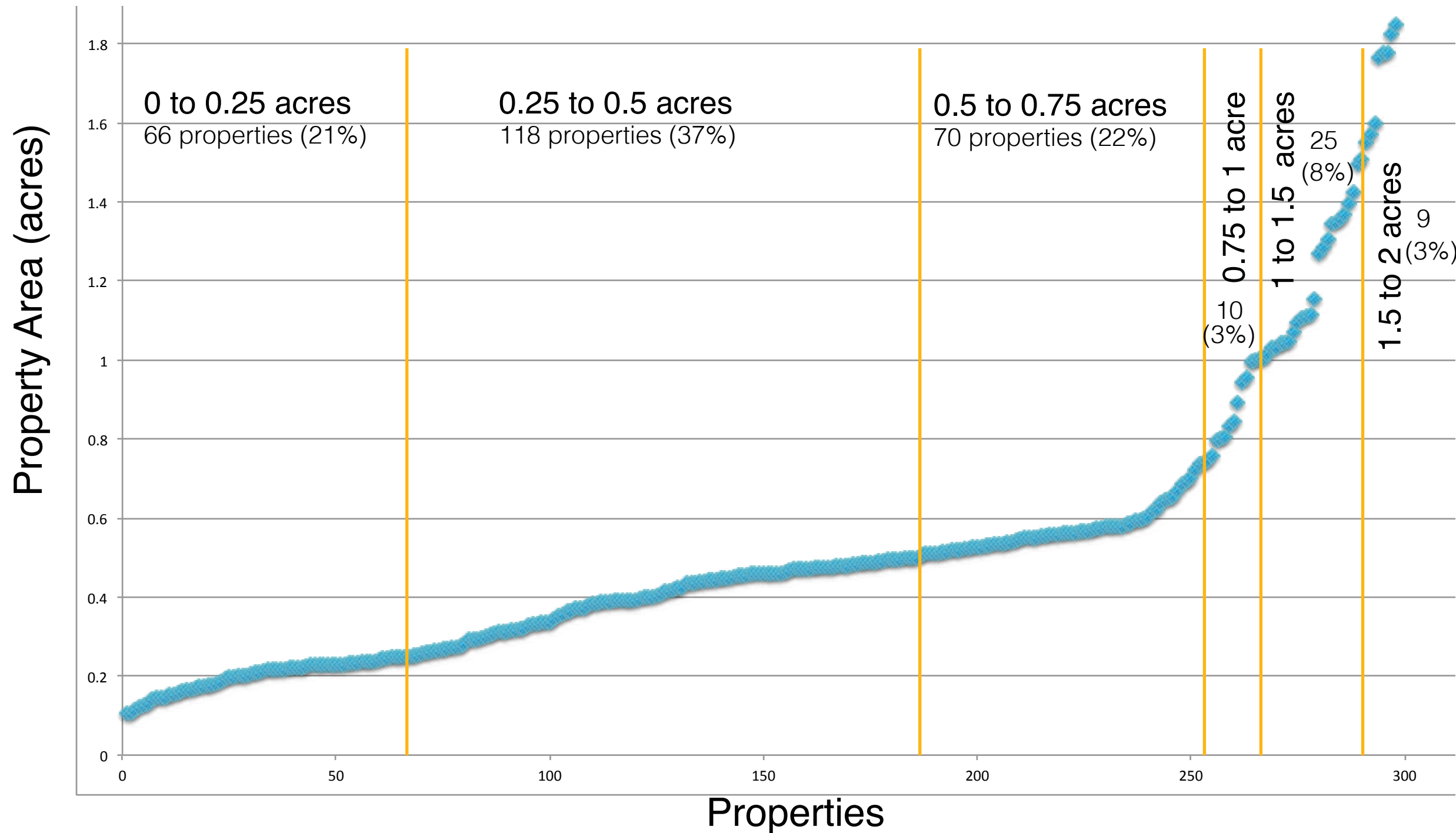
- 83% of private residential properties in Belcarra are less than 1 acre.
- This means that 17% of properties comply with the existing minimum lot size of 1 acre.

Note:

- Crown Land has been excluded from the map because it includes parkland, rural, and institutional land rather than residential land.

BC Assessment Data - existing conditions

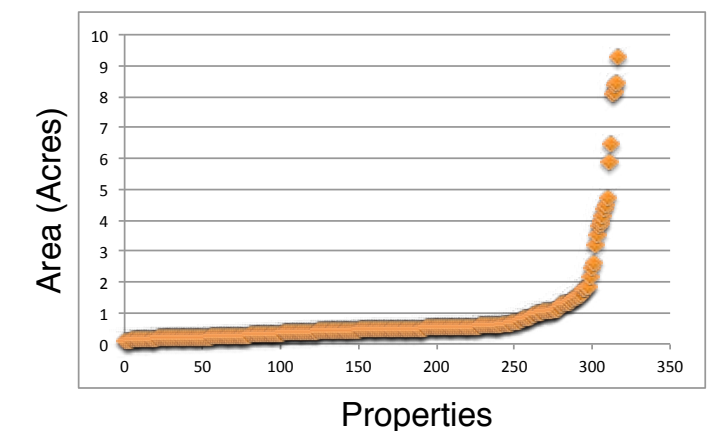
Distribution of Properties by Lot Area



Private residential properties in Belcarra range from approximately 0.1 acres up to 9.3 acres. For private residential properties:

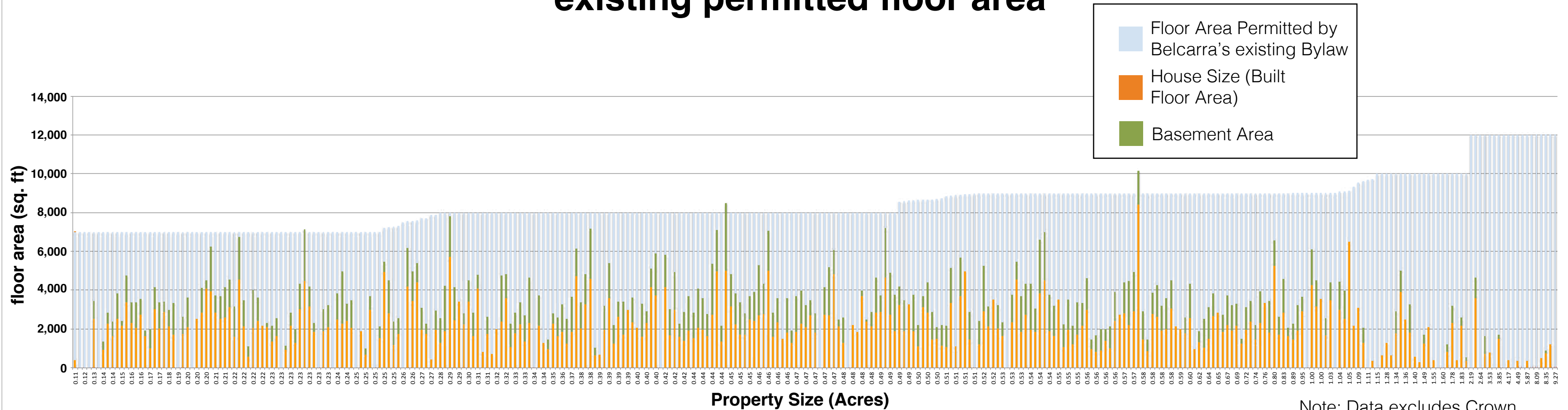
- Median area: 0.47 acres
- Average area: 0.79 acres

Note: Private residential properties over 2 acres have been excluded from the chart to the left for readability. These larger properties are included for reference on the chart below.



BC Assessment Data - existing conditions

Existing built floor area (including basements) and existing permitted floor area



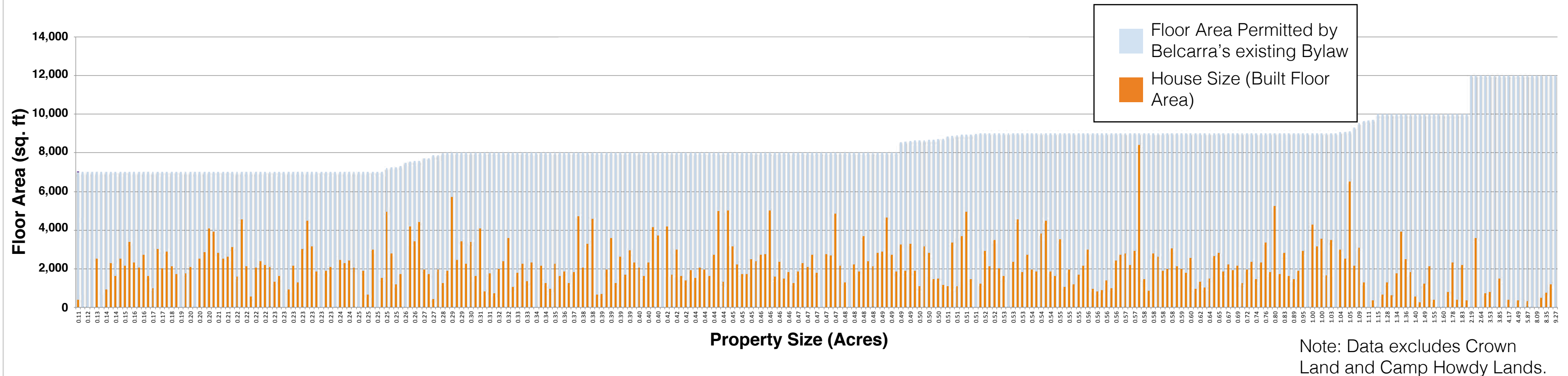
Note: Data excludes Crown Land and Camp Howdy Lands.

This data EXCLUDES:

- decks
- garages
- carports
- outbuildings (attached or detached)
- According to BC Assessment, building size is determined by the actual size of the structure, either measured on site or from building plans.
- On average, developed properties are built to 28% of permitted floor area excluding basements, and 41% including basements.
- It is important to remember that regulations such as setbacks, maximum height, and maximum lot coverage may also restrict the development potential of properties.

BC Assessment Data - existing conditions

Existing net built floor area (excluding basements) and existing permitted floor area



This data EXCLUDES:

- basements
- decks
- garages
- carports
- outbuildings (attached or detached)
- Basements are excluded from this data. The ZAC may decide to include some basement area in FAR calculations.