

REQUEST FOR DECISION REPORT

Vega Enterprises Development
Britannia Beach Rezoning Application -
Bylaw No. 1443-2015

Meeting Date: December 2, 2015 / December 16, 2015

Meeting: SLRD Electoral Area Directors / SLRD Board

Applicant: Vega Enterprises – Gholanreza Chamanara

Location: 1021 Copper Drive, Britannia Beach District Lot 184

Legal Address: PID: 026-826-186, Lot 184, District Lot 4015, Group 1, New Westminster District, Plan BCP25662

RECOMMENDATIONS:

THAT Bylaw 1443-2015, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1443-2015” be introduced and given first reading;

THAT Bylaw 1443-2015, cited as “Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1443-2015” be referred to the Squamish Nation, District of Squamish and provincial agencies including the Vancouver Coastal Health Authority, the Ministries of Transportation & Infrastructure, Forests, Lands, & Natural Resource Operations, and Environment for comments;

THAT Bylaw 1443-2015 not be adopted until such time that the required “no further build” and replanting covenants are acceptable to the SLRD and in registrable form; and

THAT the Chair and/or the CAO be authorized to sign the required “no further build” and replanting covenants once acceptable drafts have been provided to the Board, prior to bylaw adoption.

KEY ISSUES/CONCEPTS:

Overview

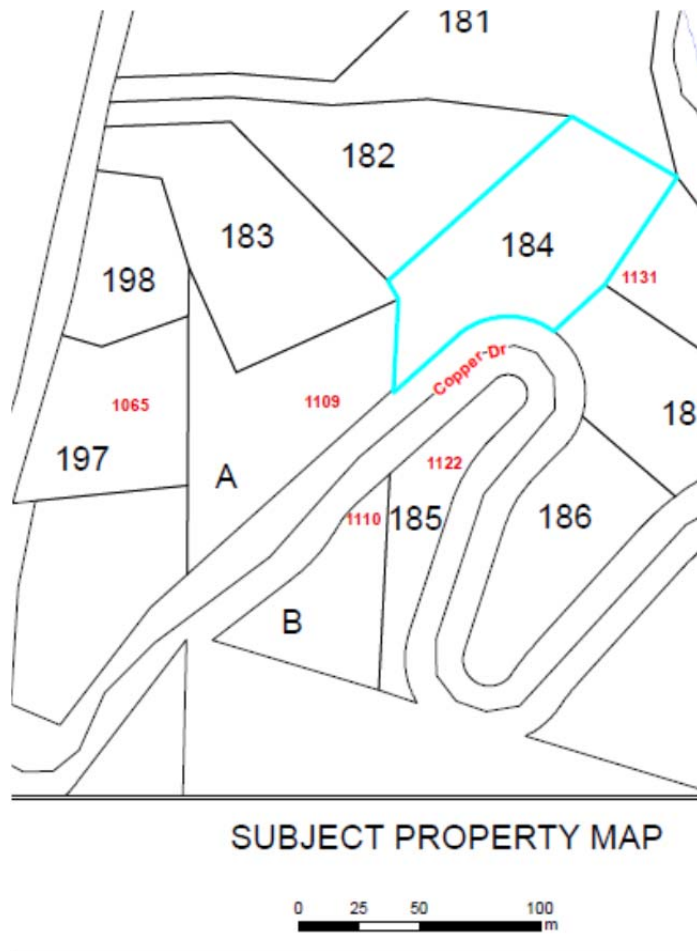
Vega Enterprises Limited applied for a rezoning application with the SLRD in May of 2013. In February, 2014, Staff brought forward a report to the SLRD Board requesting permission to proceed with a review of the application and in March, 2014 a public information meeting was held regarding the initial proposal for 12 multi-family townhomes at 1021 Copper Drive, District Lot 184, Britannia Beach.

Since that time, and based on input from the public consultation, the SLRD has worked with the applicant to seek a solution that works better with the very steeply sloped site, as well as the significant site constraints posed by environmental setbacks. The applicant has now agreed to move forward with a proposal for a three-unit townhouse project that better respects the site.

ANALYSIS:

Location

The site is located at 1021 Copper Drive and is legally described as: PID: 026-826-186, Lot 184, District Lots 4015 and 7169A, Group 1, New Westminster District, Plan BCP25662 (also known as "Lot 184").



Site Description

Lot 184 is a 1.53 acre site which slopes steeply down from the “elbow” of Copper Drive, rendering approximately 2/3 of the north-eastern portion of the site undevelopable. The site was denuded by the owner and the soil scraped off of the rocks without the benefit of a development permit from the SLRD (this is described later in this report). The north-western portion of the site is encumbered by an environmental covenant in order to protect a large ravine area that is also located partially on the site and also on the adjacent Lot 182. The portion of the site chosen for the development is sloped, but less steep than the remainder of the site.

Site Plan

The proposed development is linear in design layout and proposes 3 townhouse units at the site entry. The proposed site plan is attached as Appendix A. Each unit includes 2 covered parking spaces and there are 3 additional parking spaces on site.

Residential Density and Mix

Proposed square footage for the 3 proposed townhouse units is as follows:

- Total density proposed: 3 units with total density of 850 m²
- Parcel Coverage (building footprint): 4%

Site Servicing

Interdepartmental referral to the SLRD Utilities and Environmental Services department has determined that these 3 units can be accommodated at this site in terms of water servicing and sewer servicing. No future units at this location will be considered by SLRD UES for connection to the reservoir system if this rezoning is granted as the system will be reaching capacity.

Geotechnical

The applicant has previously provided a geotechnical report and will be required to provide an updated confirmation from a geotechnical engineer indicating that slope stability is acceptable in the area of the building and parking footprints.

Required Covenants

No further build covenant

A “no further build” covenant will be required for the site to indicate that no further development will be allowed on the site. This is required due to both geotechnical concerns associated with the rest of the site and water supply constraints.

Replanting covenant

In 2012, the site was denuded and the soil scraped off of some of the site without the required development permit from the SLRD. The applicant has stated that they will rectify this through an intensive planting plan to be provided as part of a form and character development permit. This planting plan should be accompanied by a letter of credit in the amount of 135% of the estimated planting costs. In order to ensure that this is undertaken, this will be further upheld by way of a covenant that will be placed on title to the lands stating that no development permit shall be issued by the SLRD until such time as a replanting plan has been provided and a letter of credit for replanting received.

All required covenants will be provided to the Board for review once drafted, and prior to adoption of bylaws.

RELEVANT POLICIES:

Electoral Area D Zoning Bylaw No. 540, 1994:

The subject land is currently zoned “Britannia Beach Residential Two (R2) Zone”. It is proposed to be rezoned to a new “Britannia Beach Residential Four (BBR4) Zone” that will be tailored to the development and will allow for 3 multi-family residential units. The proposed BBR4 zone is attached to this report as Appendix B. Please note that this zoning is specific to this site only – i.e. Lot 184.

Electoral Area D OCP Bylaw No. 495, 1994, 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 Vega Enterprises proposal raised concerns with a number of objectives of the Sub Area plan, namely associated with hazardous and environmentally sensitive areas. The proponents have revised their original plans significantly in order to address the objectives of the Area D OCP.

As per the terms of the Area D OCP Howe Sound East Sub Area Plan, this project will require a development permit for form and character of intensive residential development and multi-family residential development. In this way, Staff can assure that the project fulfills the overall look and feel in keeping with the Britannia Beach neighbourhood. As noted previously in this report, the form and character development permit must include an extensive replanting plan for the site as it was denuded in 2012.

At present, the Britannia Beach North area (which includes this Lot 184) has not been developed to its OCP development allocation of ~1,000 units. Approximately 270 units will be developed at build out. In other words, the area was expected to accommodate significantly more development than what is currently anticipated.

In addition, the project will be subject to a wildfire development permit application, as well as a conservation development permit.

Bylaw 1062, 2008 SLRD Regional Growth Strategy (RGS)

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 the Regional Settlement Planning Map and the Howe Sound Settlement Planning Map 1e. As such, no RGS amendment is required.

SLRD Integrated Sustainability Plan

The proposed development proposes some standard water use mitigation measures, some energy reduction measures, recycling of building materials and indoor environmental quality controls.

REGIONAL IMPACT ANALYSIS:

There are no regional impacts as this is anticipated by the Area D OCP and the RGS.

OPTIONS:Option 1

Give Bylaw 1443-2015 first reading and initiate the referral process.

Option 2

Refer the application back to SLRD Staff for more information, or revision.

Option 3

Reject the zoning amendment application.

PREFERRED OPTION: Option 1

FOLLOW UP ACTION:

As per Board direction.

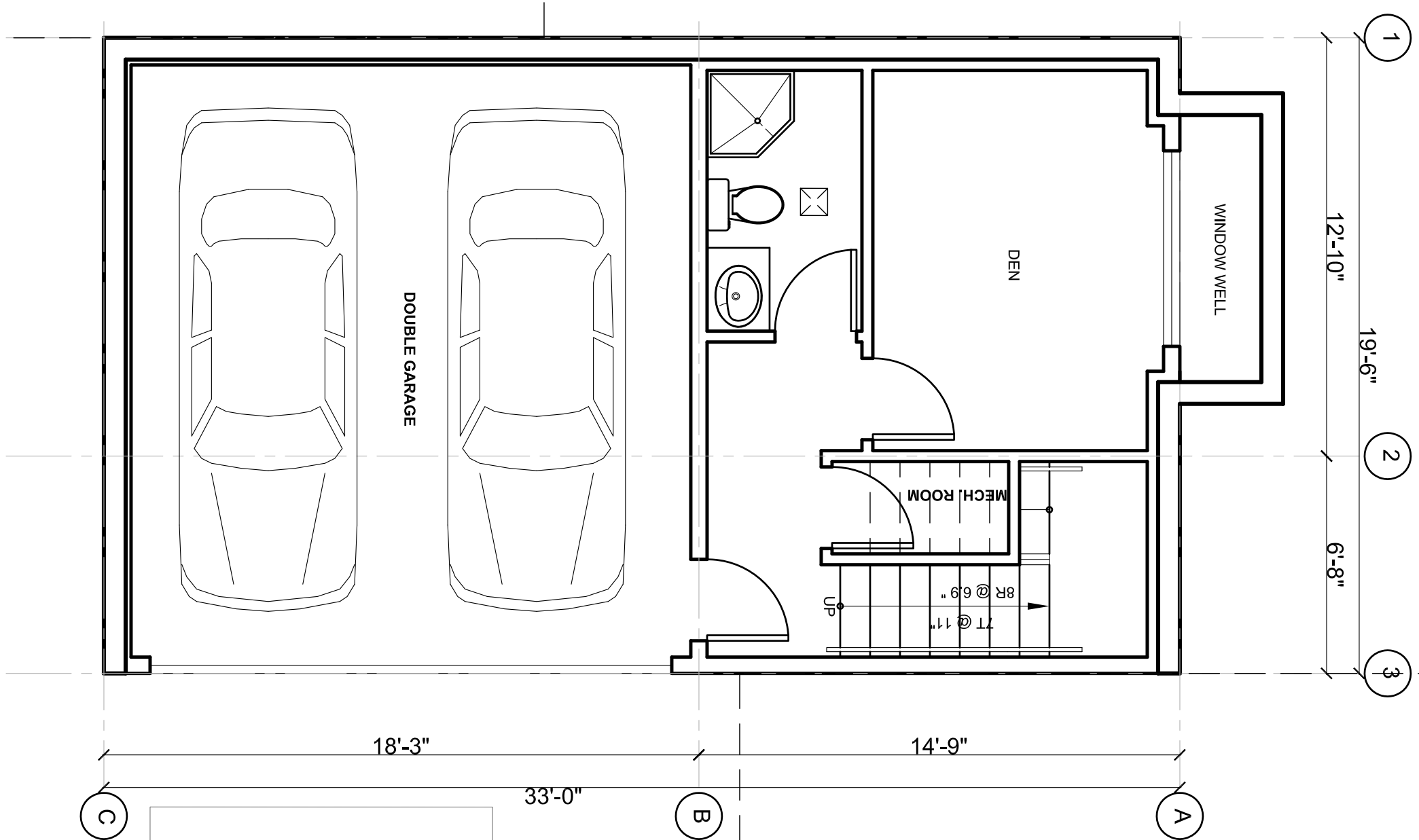
Next steps will include bylaw referrals, preparation of covenants, and a public hearing.

ATTACHMENTS:

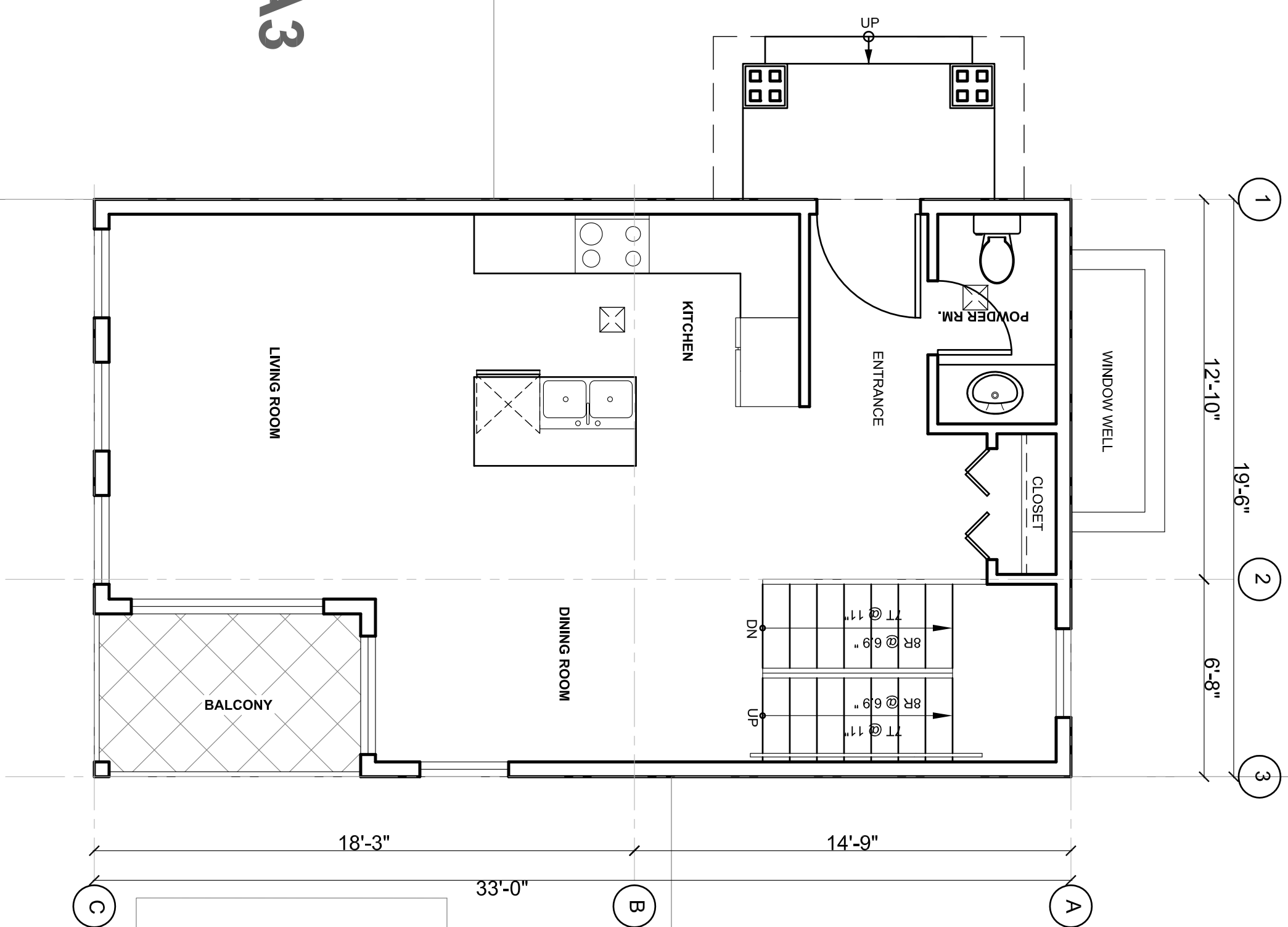
Appendix A – Site plan, typical sections

Appendix B – Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1443-2015

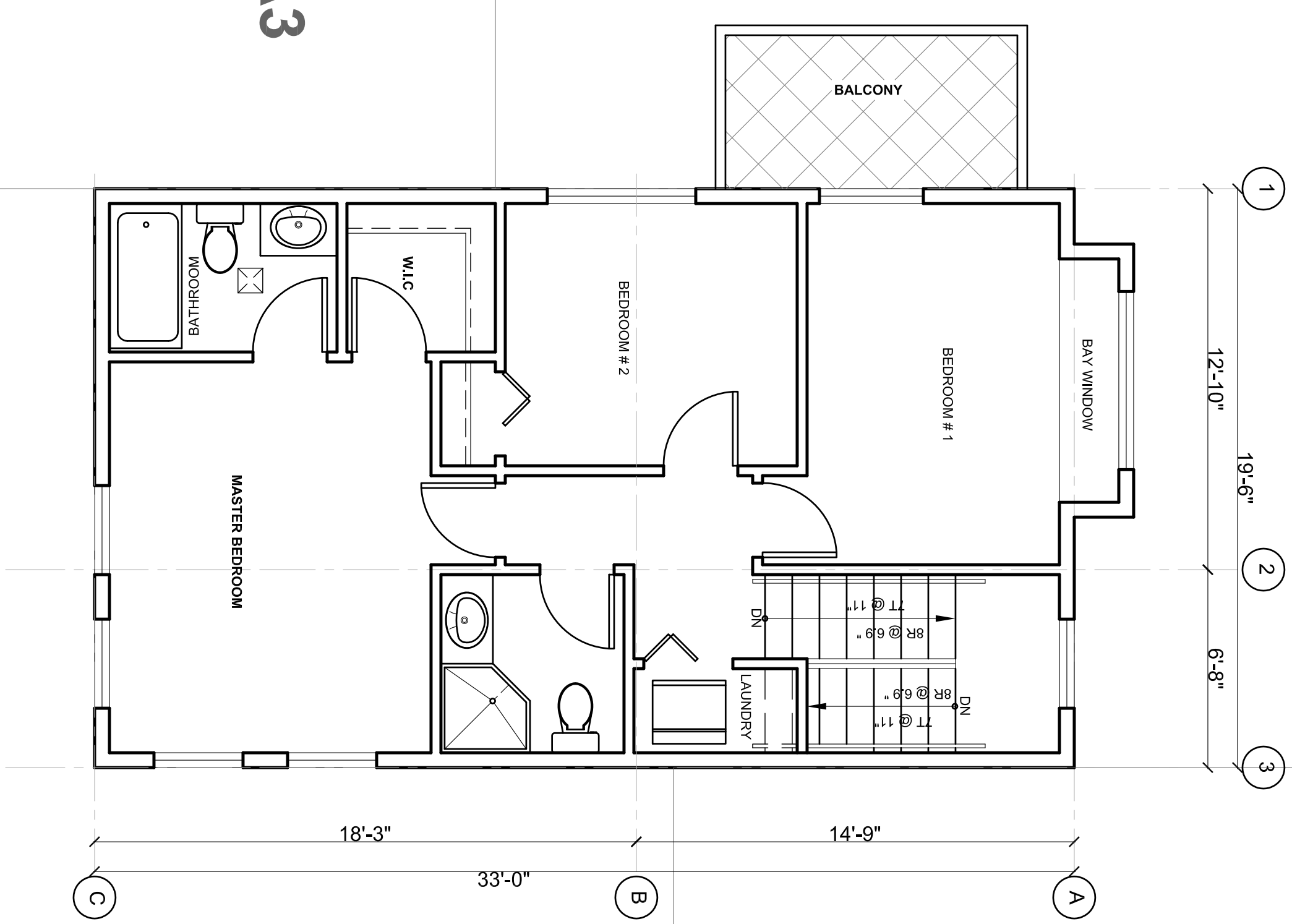
Submitted by:	K. Needham, Director of Planning and Development
Reviewed by:	L. Flynn, Chief Administrative Officer



PARKING LEVEL FLOOR
UNIT A2

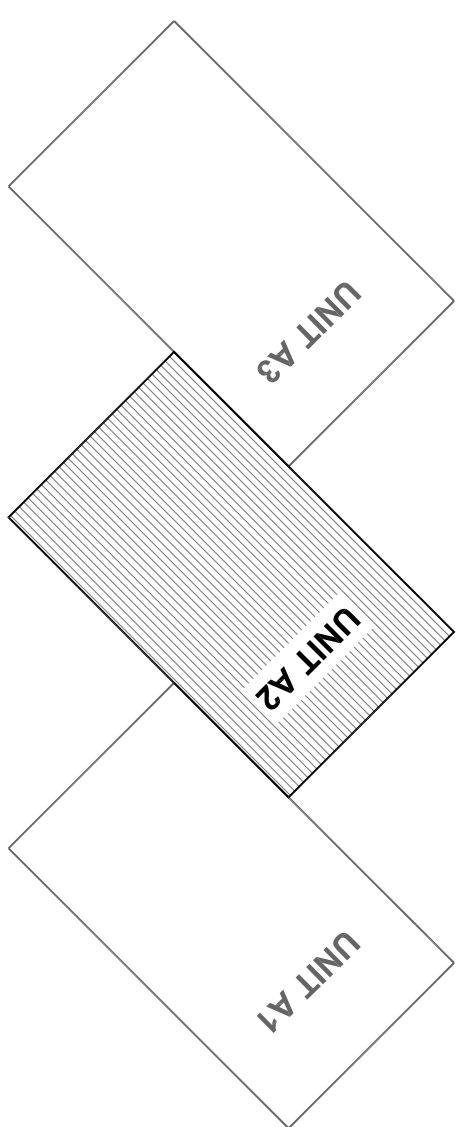


**FIRST LEVEL FLOOR
UNIT A2**



SECOND LEVEL FLOOR

UNIT A2

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**Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994,
Amendment Bylaw No. 1443-2015**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994.

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to revise Squamish-Lillooet Regional District Zoning Bylaw 540, 1994;

AND WHEREAS section 903(1) of the *Local Government Act* provides that the Board of the Squamish-Lillooet Regional District may amend a zoning bylaw;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as the 'Squamish-Lillooet Regional District Zoning Bylaw No. 540, 1994, Amendment Bylaw No. 1443-2015'.
2. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 540, 1994, as amended, is hereby amended as follows:
 - (a) By inserting the BBR4 Zone, as shown attached as Schedule B in the appropriate location.
 - (b) By revising the Electoral Area D Zoning Map, as follows:
 - (i) rezoning PID: 026-826-186, Lot 184, District Lot 4015, Group 1, New Westminster District, Plan BCP25662 as outlined on Schedule A, which is attached to and forms part of this bylaw, from "Britannia Beach Residential Two (R2) Zone" to "Britannia Beach Residential Four (BBR4) Zone.
 - (c) By updating the Summary of Amendments Table to include this bylaw.
 - (d) By updating the Table of Contents to include the BBR4 Zone.
3. If any section, subsection, sentence, clause, or phrase in this bylaw is for any reason held to be invalid by a decision of any court of competent jurisdiction, the decision shall not affect the validity of the remaining portions of the bylaw.
4. This bylaw shall take effect immediately upon adoption.

READ A FIRST TIME this 16th day of December, 2015

READ A SECOND TIME this _____ day of _____, 201_____

PUBLIC HEARING HELD on _____ day of _____, 201

READ A THIRD TIME this _____ day of _____, 201_____

PER s.52(3)(a) of the *Transportation Act*, APPROVED by the

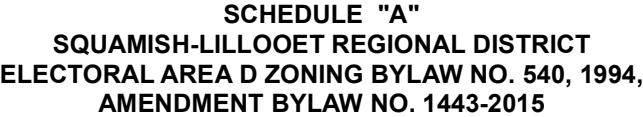
MINISTRY OF TRANSPORTATION

AND INFRASTRUCTURE this day of , 201

ADOPTED this _____ day of _____, 201

Jack Crompton
Chair

Kristen Clark
Secretary



Plot Date: 11/09/2015

DLS 2734 & 7169A

DL 4015

DL

DL4015
1166
B

DL4015

Lot 184, District Lots 4015 and 7169A, Group 1,
New Westminster District
Plan BCP25662 to be rezoned from
Britannia Beach Residential Two (BBR2)
to Britannia Beach Residential Four (BBR4)



BBR4 – BRITANNIA BEACH RESIDENTIAL 4 ZONE

14.1 Intent

The intent of this zone is to provide for multi-family residential development on larger parcels in Britannia Beach.

Permitted Uses

14.2 In the BBR4 Zone the use of land, *buildings* and *structures* is restricted to:

- *Townhouse(s)*
- home business
- public park, nature trails, and natural open space

Regulations

14.3 On a parcel located in the BBR4 Zone, no *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

COLUMN I Matter to be Regulated		COLUMN II Regulations
.1	Minimum <i>parcel area</i> for New Subdivisions	1 ha
.2	Maximum Number of <i>dwelling units</i> per Parcel	3
.3	Minimum <i>setback</i> • from <i>front parcel line</i> • from all other <i>parcel lines</i>	6 m 4.5 m
.4	Maximum height	11 m
.5	Maximum <i>parcel coverage (building footprint only)</i>	5 %
.6	Maximum gross floor area per <i>parcel (excluding garages)</i>	850 m ²
.7	Maximum gross floor area of an <i>accessory building</i>	10 m ²

Parking & Loading

14.4 Motor vehicle and bicycle parking and loading shall comply with the requirements of this bylaw.