



DIRECTION REQUEST

Application for an OCP Amendment and to Zone
& Rezone Land at Furry Creek – Fine Peace
Furry Creek Canada

Meeting Date: December 19, 2019

To: SLRD Committee of the Whole

REQUEST:

The SLRD Board to provide direction to staff regarding the Fine Peace Furry Creek Development Ltd. OCP amendment and rezoning application with respect to:

- Building heights;
- Development Covenant obligations regarding provision of a park in lieu of a pier; and
- Transfer of village commercial zoning and relocation of community facilities to a new site.

KEY ISSUES/CONCEPTS:

1. **Building heights.** Several taller buildings (6 – 15 storeys) are proposed for Furry Creek. The key issues associated with building heights relate to visual impacts, the “form and character” of the buildings and fire safety.
2. **Development Covenant Obligations.** The Oceanside Development Covenant requires the developer to provide a public pier at the foot of Howe Sound Drive in Oliver’s Landing. The original pier location was abandoned due to strong objections from Oliver’s Landing residents. The applicant is proposing a land dedication for park land adjacent to Hole 14 of the Furry Creek Golf Course in lieu of the pier.
3. **Transfer of Village Commercial/Community Facilities.** Lot 4 on Howe Sound Drive at Oliver’s Landing was originally planned to be Furry Creek’s village centre. The applicants wish to transfer village commercial zoning from Oliver’s Landing and to relocate some community facilities from “Lot 9” in Oliver’s Landing to the proposed site on Furry Creek Drive.

RELEVANT POLICIES:

Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008
Electoral Area D Official Community Plan Bylaw No. 1135-2013
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016
Oceanside Development Covenant between SLRD and Tanac Development Canada
Squamish-Lillooet Regional District Fire Limit Establishment Bylaw No. 879-2003

BACKGROUND:

As the Committee/Board will recall, in 1991 a preliminary layout approval was given to a proposed development consisting of up to 920 residential units in single family and multi-family form, a golf course, a marina, a resort or hotel, ancillary facilities and public open spaces. No

zoning existed over the lands at that time and much of the uplands at Furry Creek remains unzoned today.

The purpose of the rezoning is to create a Comprehensive Development (CD) zone that would accommodate up to 920 residential units (including existing and approved units) plus 120 units of affordable housing, up to 120 resort hospitality units, approximately 1,500 m² of commercial floor space in a newly proposed location, a private marina and community facilities on the Fine Peace Furry Creek Developments' lands. It is important to note that this is not a new application or development entitlement. It is an amendment to a previously approved development proposal, the zoning for which is anticipated in the Electoral Area D Official Community Plan.

Maps outlining existing and proposed zoning for Furry Creek are attached as Appendix A to this report.

On May 22, 2019 the Board passed a resolution granting permission to proceed with processing Fine Peace Furry Creek Development's OCP amendment and rezoning application, as follows.

THAT the Squamish-Lillooet Regional District (SLRD) Board grant permission to proceed with a review of the comprehensive zoning amendment application at Furry Creek, Electoral Area D submitted by Fine Peace Furry Creek Developments Ltd.

THAT staff work with the applicant in respect of the following matters:

- *the BC Energy Step Code (intended to make buildings net-zero energy ready by 2032);*
- *current building trends; and*
- *a transit management plan.*

THAT should the application proceed, water, waste water and storm water masterplans consistent with the requirements of Electoral Area D Subdivision and Development Servicing (Planned Communities) Bylaw No. 741, 2002 be approved by the SLRD Board prior to adoption of a zoning amendment bylaw.

The Permission to Proceed staff report that was considered at the May 22, 2019 Board meeting contains useful background information about this application and can be accessed here:

[May 22, 2019 Permission to Proceed Report](#)

Over the past several months, staff have been discussing a variety of topics both internally and with the applicant. Discussions have addressed matters such as building heights and associated fire safety and visual impact concerns; residential density and mix; water supply and servicing; geotechnical hazards; coastal flooding/diking status; transit; obligations under the development covenants; parks; transfer of commercial development rights; etc. Staff and the applicant have each had some preliminary discussions with BC Transit about future transit service. Energy Step Code implementation and building trends will be the subject of future discussions.

Staff are requesting direction at this time on only the three key issues noted above, as these have the most consequential implications for the development.

ANALYSIS:

1. *Building Heights*

Fire Safety

The 2018 BC Building Code is the primary authority over building fire safety in BC. The recent *Building Act* doesn't allow the Building Official the authority to require above the current BC Building Code. The BCBC 2018 does have explanatory notes on fire sprinklers and the lack of capacity of the fire departments, as follows:

“The responsibility for controlling the maximum size of building to be permitted in a municipality in relation to local firefighting capability rests with the municipality. If a proposed building is too large, either in terms of floor area or building height, to receive reasonable protection from the municipal fire department, **fire protection requirements in addition to those prescribed in this Code, may be necessary to compensate for this deficiency. Automatic sprinkler protection may be one option to be considered. Alternatively, the municipality may, in light of its firefighting capability, elect to introduce zoning restrictions to ensure that the maximum building size is related to available municipal fire protection facilities** [emphasis added]. This is, by necessity, a somewhat arbitrary decision and should be made in consultation with the local firefighting service, who should have an appreciation of their capability to fight fires.....”

Staff have obtained advice from our solicitor that references above to municipal fire departments would also be applicable to regional district fire departments.

Squamish-Lillooet Regional District Fire Limit Establishment Bylaw No. 879-2003 regulates the construction of buildings in respect of precautions against fire and requires that “every building for a residential occupancy within the Furry Creek fire limit area must be equipped with a fire sprinkler system tested in accordance with UL 1626 (2017) “Standard for Residential Sprinklers for Fire Protection Service” and installed in accordance with NFPA 13D-2016 “Installation of Sprinkler Systems in One and Two-Family Dwellings and Mobile Homes” or 13R-2016 “Installation of Sprinkler Systems in Residential Occupancies up to and including Four Storeys in Height.” This requirement for sprinklering is a key fire protection initiative that allows buildings taller than 4 stories at Furry Creek to even be considered at this time.

Discussions regarding the key technical and organizational considerations associated with taller buildings of six stories (and up to 15 storeys) have focused largely on fire protection, given the limited capacity of the Britannia Beach Volunteer Fire Department (BBVFD). Currently the BBVFD is mandated by the SLRD as an Exterior Operations Level fire department. Discussions with the Emergency Services Manager and BBVFD Fire Chief indicate that it is yet to be determined what additional equipment and training certifications would be required to have the BBVFD respond to incidents in higher buildings, thus the recommendation for a report from the Fire Underwriters Service as noted below.

GHL Consultants Ltd (building code consultants) were retained by the applicant to address the matter of fire protection where the capability of the local fire department is limited. GHL prepared a letter report titled *The Fire Safety in Residential Buildings Furry Creek, BC* (the “GHL

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report”) dated October 18, 2019. The GHL report suggests two points of consideration for improving fire safety in the proposed fully sprinklered residential buildings at Furry Creek. These relate to the design of sprinkler systems and the type of building construction:

1. Provide sprinkler protection for exterior balconies and all closets and bathrooms.

Residential buildings over four storeys are required to meet the National Fire Protection Association (NFPA) 13 standard which permits the omission of sprinklers within the above noted spaces. GHL indicates that a significant enhancement on the level of fire protection will be achieved if sprinkler protection for exterior balconies and all closets and bathrooms is provided.

2. Use 2 hour fire rated concrete construction.

According to GHL, non-combustible (concrete) construction provides a greater level of fire safety for both occupants and fire fighters.

As noted in the Building Code explanatory note extract above, one option regarding fire services is to restrict building heights in the zoning bylaw or a development covenant to a specified height (6 storeys) until adequate fire protection service is available to respond to fires in buildings taller than that specified. The District of Squamish has included such a provision in its Oceanfront Development zoning.

Similar to the District of Squamish, the zoning or a development covenant at Furry Creek could provide for residential buildings up to 6 storeys as the “base height” in the proposed R5, R6 and R7 zones with 8, 11 and 15 storeys permitted in those proposed zones respectively, subject to provision of adequate fire protection.

Given the present fire protection limitations and the fact that the District of Squamish with its superior fire protection capacity limits building height to 6 storeys, staff suggest consideration of moving forward with the zoning amendment on the following basis with respect to fire safety:

1. Limit height in the R5, R6 and R7 zones to 6 storeys or 20 m where concrete construction and sprinklering is provided as outlined in the GHL report;
2. Not allow building heights to be increased to more than 6 storeys in the R5, R6 and R7 zones, until:
 - a. a report prepared by a Professional Engineer, selected by the Regional District and funded by the applicant, certifies that the increased height can be accommodated with available Regional District works and services; and
 - b. the Regional Board determines, in consultation with the Emergency Services Manager, that there is sufficient apparatus and a sufficient number of fire department members with appropriate training to provide fire service to buildings exceeding 6 storeys in a safe manner and in accordance with the applicable standards, including those set out under the Fire Services Act and Workers Compensation Act.

The Regional District’s solicitor has reviewed the District of Squamish precedent and provided advice on a recommended zoning approach. The solicitor recommends that under 2.b above, the zoning bylaw prescribe the specific applicable standard of fire protection services that must be in place for buildings of certain heights to be approved rather than relying on judgement as to what is “sufficient”. Staff believe the Fire Underwriters Service may be able to assist in defining

specific fire protection criteria. The solicitor also advised that it would be prudent to also include building heights in a development covenant.

If the Committee/Board directs staff to proceed with consideration of taller buildings (including those of up to 6 storeys, we recommend that an opinion by the Fire Underwriters Survey (FUS) be obtained regarding the steps necessary at Furry Creek to issue a protected status Dwelling Protection Grade (DPG) to the proposed development.

The benefits of obtaining a FUS opinion report are:

- an analysis by an authoritative neutral party (neither the developer nor the SLRD) as to what is required for adequate fire services to meet the needs of the proposed development, and importantly, what is required in terms of fire services to make that development insurable for fire risk.
- the focus is on what is needed to say 'yes' to the developers current proposed design as opposed to the developer being required to continue to tweak their design, and the associated costs of this.
- it is clear that the BBVFD in its current state will not be able to meet the demands of servicing this new development, as the developers own fire services consultant report recognizes. A FUS report would provide clear direction as to the quantitative upgrades that would be required of the BBVFD to bridge the gap between the developers proposed design and the current abilities of the BBVFD, both in terms of paid personnel and equipment upgrades. This in turn allows the costs of those upgrades to be calculated, and for the developer to decide if those are costs they are willing to bear, and for the SLRD to consider how the community (through taxes) and the developer (through development contribution or other mechanism) could reasonably meet those costs, over what period of time/development stages, and so forth.
- residents of that community will expect to be in a fire service area with a protected dwelling status, and the SLRD can expect considerable push back from those future residents if they find that their fire insurance premiums are exponentially higher than they anticipated. The availability of fire services is a highly concerning issue for communities, as the SLRD has experienced during the fire services review. In addition, insurance premiums have risen 25-50% in Canada in 5 years and this trend is projected to continue, making this an even hotter topic for tax payers in the future.

Fine Peace has previously indicated it will provide for the training, equipment and infrastructure to have a properly responsive fire department. The zoning amendment bylaw or development agreement should specify what needs to be provided and when, based on the recommendations of the FUS report.

Visual Impacts

Zoning at Furry Creek presently allows single family dwellings and two - three story townhouses. Staff and the applicant have recognized from the beginning of this application process that the proposed development of mid-rise and taller apartment buildings ranging from 6 to 15 storeys would present challenges both in terms of potential view impacts and appropriateness of form and character.

Staff have received feedback from Furry Creek residents and the Ocean Crest Strata (current upper area of Furry Creek) expressing concern about the visual impacts of proposed taller buildings near Howe Sound. The signature building is located in the most publicly visible location. Support for the proposal has also been received.

In response to the concerns expressed by residents, Fine Peace undertook a more detailed view analysis that included flying balloons to represent the height and location of buildings. It was determined that the height of the signature building should be reduced from the proposed 11 storeys to 6 storeys. As a result, the 4 proposed buildings along the waterfront on Lot 2 now step in height from a 6 storey building at the north up to 10 storeys in the middle (which corresponds to the existing height of the trees) and then down to the 6 storey signature building adjacent to Hole 14 of the golf course at the south. The height reductions should help to alleviate visual impact concerns. See Appendix B for images.

In addition to specific concerns there have been concerns expressed that the overall plan is incompatible with the original master plan for the community due to the introduction of tall buildings. The form and character of individual buildings and groups of buildings can also be of significant visual impact. In this regard, Fine Peace has indicated that each of the individual buildings will be designed as a concrete structure with strong horizontal lines, offering large decks and balconies. The design of lobbies and other building elements will incorporate some of the architectural features of the clubhouse design. All parking will be concealed under the buildings, resulting in the first habitable floor well above the required flood design level, taking into account future sea level rise.

The applicants state that “given the natural setting, the buildings will feature extensive landscaping with planting along the edges of decks and balconies. Exterior materials will include extensive use of stone on the lower levels and some vertical elements, combined with wood soffits and other wood elements and painted concrete. The buildings shall be finished in ‘earth tones’ so that they do not stand out. The result will be a less urban character, well suited to the Howe Sound setting.”

Fine Peace proposes two or three 15 storey buildings in the northeast and northwest neighbourhoods. These buildings will have small, floorplates resulting in a slender form. Despite their proposed height, by virtue of their siting and the sloping topography, these buildings will not be highly visible from the highway. In fact, based on view analyses, they will be completely hidden from most public views.

Appendix C shows simulated views from Highway 99 south of the northbound entrance to Furry Creek and from the hill viewing the proposed northwest neighbourhood.

Development Permit Form and Character Design Guidelines

The Fine Peace Furry Creek development will be subject to a comprehensive development permit that addresses a broad range of matters from geotechnical hazards and riparian habitat to the form and character of the development. If the Board proceeds with consideration of taller buildings, specific development permit guidelines such as the following will be included and will require commitment to by the applicant:

- Taller buildings will be designed to harmonize with the natural setting and be sensitive to the topography. Cuts and fills should be minimized and where necessary, done in a manner to meld naturally with the surrounding slope.

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- Siting of structures and hard landscaping will take into account the retention of natural features, vegetation and trees. Building forms will suit the physical character and terrain of the site and reflect the west coast mountain location. The siting of buildings will also take into account their effect on neighbouring buildings with particular regard to allowing sunlight and minimizing view impacts.
- Regardless of their height, buildings will be designed with a human scale and visual interest at all elevations. This will be achieved in large part by terracing building forms. Consideration will be given to reducing the overall impact of building bulk and massing by incorporating articulated building plans that create rhythm and visual interest along with balconies, bay windows and cantilevered projections.
- Building exteriors will be designed with materials, finishes and colours that blend well with the surrounding natural environment. Accent colours will be permitted. There will be extensive use of wood and stone along with textured masonry, architectural concrete, fibre-cement siding and similar products.
- Sunshades, trellises and privacy screens will add to the environmental performance of the buildings and create additional visual interest. Except for visitors parking, off-street parking will generally be located under mid-rise buildings and be concealed within the building's volume or located underground. On sloping sites where parking structures are partially exposed at the lower sides they should be appropriately screened and landscaped.

Staff believe that Fine Peace has given reasonable consideration to building form, character, and height, considering the height of existing trees and views of existing residents, highway travelers, and golfers. Consultation with residents has resulted in Fine Peace making revisions to address concerns about residents' views being impacted.

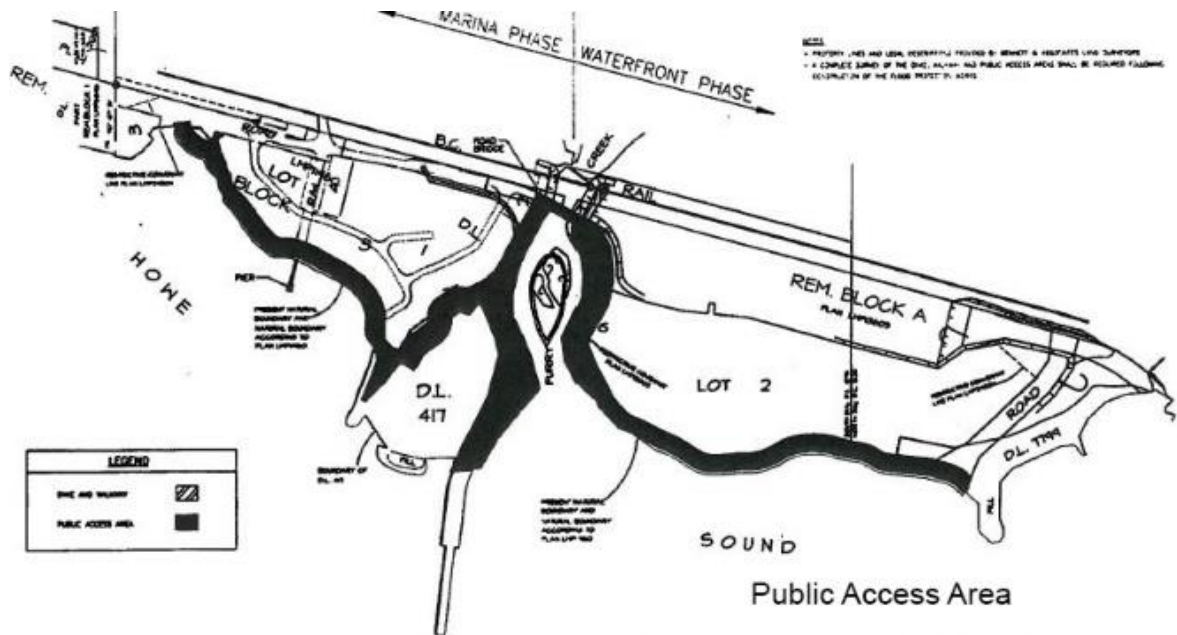
In summary, based on the additional fire safety elements for buildings up to 6 storeys; the proposed restriction on buildings taller than 6 storeys until adequate fire service is available and the consideration being given to building form and character, staff believe the application with building heights as proposed could proceed to the bylaw stage and ultimately a public hearing.

2. *Development Covenant Obligations*

The Uplands and Oceanside Development Agreements between SLRD and Tanac Development Canada Corporation have been in place since 1999. These covenants are interrelated and contain requirements regarding the timing of provision and upgrading of infrastructure as well as defining the community facilities and amenities to be provided by the owner.

The Oceanside Development Covenant (ODC) applies to Lots 1, 2 and 4 of Plan LMP 42785 – Oliver's Landing. Under the ODC the owner is required to provide:

- a statutory right of way for the purpose of public access to the ocean;
- a public walkway along the oceanfront on top of the required dyke;
- a public bridge across Furry Creek;
- a public pier, or one acre of land contiguous with the Public Access Area if approval of the pier cannot be obtained.



Community facilities and amenities to be provided under the Uplands Development Covenant (UDC) by the owner include:

1. Fire Hall

A fully completed and constructed non-combustible fire hall meeting all the requirements of the British Columbia Building Code, designed and finished to meet all reasonable standards to serve a residential community of 920 residential units, at a maximum cost of \$250,000, including equipment.

Note that costs figures are in 1998 dollars. In today's dollars this amount would be \$500,000.

An "escalation factor" is included in the UDC based on the Vancouver All-Items Consumer Price Index (CPI) for this and the below dollar commitments. Information available for the BC CPI from 1998 – 2019 shows an increase of about 40%. Construction prices have escalated 2.5 times more than the broad "basket of goods" used to calculate CPI, based on Statistics Canada non-residential building prices for Vancouver, which increased by about 100% over the period 1998 – 2019.

2. Community Centre

A fully constructed and finished floor area of 4,000 square feet, designed and built for purposes of community meetings and functions and public assembly use in compliance with the British Columbia Building Code, at a maximum cost of \$400,000 (\$800,000 in 2019 dollars).

3. Administrative Offices

A fully finished and constructed public office space with an area of 1,000 square feet designed and capable of being used for Regional District administrative purposes related to the operation of all public services serving the Furry Creek community, in compliance with the British Columbia Building Code, at a maximum cost of \$100,000 (\$200,000 in 2019.)

4. Public Works Yard

A site suitable for a combined fire hall/public works yard to serve a community of 920 residential units, having a minimum area of 1.0 acre of flat useable land serviced and ready for use for public works yard purposes.

The UDC identifies “Lot 9” as the site for the community centre and administrative offices and requires transfer ownership of Lot 9 to the SLRD (transfer has been completed).

Provision of Park in Lieu of a Pier

With respect to the Oceanside development Covenant, staff seek direction on the last item, as the location of a public pier has historically been contentious and a previously proposed alternate site was of marginal amenity value. Fine Peace is obliged to provide a pier, not a park. Due to the contentious history and lack of desire for a public pier, Fine Peace has proposed a park location on the road right of way (outlined in red below) adjacent to Hole 14. The following is a preliminary artist concept, outlining proposed park facilities:



The Applicant's Waterfront Park Design Rationale

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The waterfront park is approximately .8 hectare (2 acres) and encompasses the existing Ministry of Transportation and Infrastructure (MOTI) right of way which extends beside the 14th Hole tee boxes and along a portion of the western waterfront.

The Furry Creek Waterfront Park is proposed to respond to the location's coastal character and Furry Creek context. While the park's overall character will be natural, it will provide a variety of uses and amenities such as picnic tables, fire pit, informal open lawn and meadows, play area, washrooms, lookout point, beach access, and entry points.

All these amenities will be characteristic of 'the place', with an emphasis on the natural landscape of water, beach and foreshore. All built elements will be a backdrop to the natural landscape and not overpower it.

Therefore, the play area, lookout, washrooms, etc. will be integrated into the landscape so as not to take away from the dramatic views of the natural water, beach and foreshore. All plant material will be native and indigenous; all building materials will be predominantly natural such as stone and timber.

The waterfront park is intended to have a playful character that will seamlessly integrate with the golf course and nearby development site yet feel welcoming and public. The park will be sustainably designed and be durable, robust, and low maintenance.

Staff asked the applicant to provide comment on risk of public hazards associated with siting a public park adjacent to a golf course and received the following:

"It is intended that the Waterfront Park should not be fenced off with protection fencing from the golf course and the beach at the 14th Hole. The [primary] approach to provide protection from errant golf balls is to introduce more coniferous and deciduous trees and vegetative berms along the golf property in strategic locations, while preserving views from the development sites, the park, and the golf course."

Planning for public access from the south end of the Furry Creek public walkway immediately north of the Hole 14 green to Highway 99 has relied upon use of the undeveloped road right of way since the creation of the Furry Creek Development Covenants in 1999. Planning staff believe the park proposal has merit, though there are some concerns:

- The ODC requires the owner, not MoTI to provide one acre of land;
- As the right of way is Crown land, the likelihood of obtaining fee simple tenure is remote. A licence of occupation is more probable and may not provide the long term security of tenure the SLRD would require for a park.

3. *Transfer of Village Commercial Zoning and Relocation of Community Centre*

Fine Peace proposes to transfer village commercial zoning from Lot 4 at Oliver's Landing to a more centrally located site on Furry Creek Drive adjacent to the Hole 3 tee box and to relocate the community centre required under the UDC from Lot 9 to the village centre onto a piece of land that is now within the MOTI highway right of way. See Appendix D for images of the proposed village centre.

As a result of concerns initially expressed by residents of the Ocean Crest strata development, the proposed community and village centre has been substantially redesigned to blend into its setting next to the Golf Courses' 3rd tee box. Each of the buildings has a large sloping green roof which minimizes any view impacts for the adjacent residences and those driving along the highway and into the community. The architecture proposed is contemporary, with extensive use of stone, concrete and wood, inspired in part by the iconic clubhouse design. New trees will be planted around the complex, further screening it from the highway and surrounding streets and residences.

Staff believe the decision about the most appropriate location of the commercial space should be resolved through the normal rezoning/public hearing process.

Fine Peace also proposes to relocate the required community centre from Lot 9 to the proposed village centre site. The SLRD already owns Lot 9 as a community centre site as partial fulfilment of obligations under the Upland Development Covenant. While a community centre as part of the commercial centre would help animate the village centre, staff is uncertain that is sufficient rationale for relocating from a fee simple site owned by the SLRD just down the street. The proposed community centre would integrate well with village commercial uses, but the proposed site is on MoTI right of way. Removing the community centre from the village commercial centre would also reduce the commercial centre's footprint and work towards addressing some neighbourhood concerns.

As with the road right of way park, the cost (fair market value), time and effort to acquire fee simple title to this Crown land would be substantial. Staff would definitely recommend against a license of occupation given the cost/value of a community centre although a long term lease may be acceptable. Fee simple tenure would be recommended by staff. Fine Peace agrees that, if the process gets too complicated, the community centre can be relocated back to Lot 9.

OPTIONS:

1. With respect to the proposed building heights:

Option 1 (Preferred Option):

Proceed with consideration of zoning for taller building heights as proposed by the applicant. Further technical work will be needed to determine zoning or development covenant preconditions to allowing construction of taller buildings.

Option 2:

Consider maximum building heights of four to six storeys to allow a somewhat broader range of housing options than has been previously considered.

Option 3:

Maintain the *status quo*. This option is not supported as it would leave large areas of Furry Creek unzoned and potentially subject to even more intensive (and taller) development than proposed.

2. With respect to the pier vs. park and park location:

Option 1 (Preferred Option):

Proceed with consideration of the park on the road right of way subject to confirmation of an adequate tenure arrangement.

Option 2:

Pursue construction of a pier in an acceptable location per the requirements of the Oceanside Development Covenant (not supported by staff)

Option 3:

Pursue an alternate location for park consistent with the Oceanside Development Covenant.

3. With respect to the location of the commercial area:

Option 1 (Preferred Option):

Proceed with the zoning application as presented, with the community centre located as originally planned on Lot 9 unless fee simple tenure can reasonably be obtained for the MoTI right of way.

Option 2:

Maintain the commercial zoning on Lot 4 at Oliver's Landing.

Option 3:

Eliminate commercial zoning except for light or non-traffic generating uses (not supported)

NEXT STEPS:

Staff will follow up on the direction provided by the Board.

Staff and the applicant have been discussing many aspects of the development and at least one additional progress report will be submitted for information and Board comment in the new year. Matters to be addressed in future report(s) include amenities, transit, infrastructure servicing, energy step code implementation, hazards, habitat protection, open space and trails.

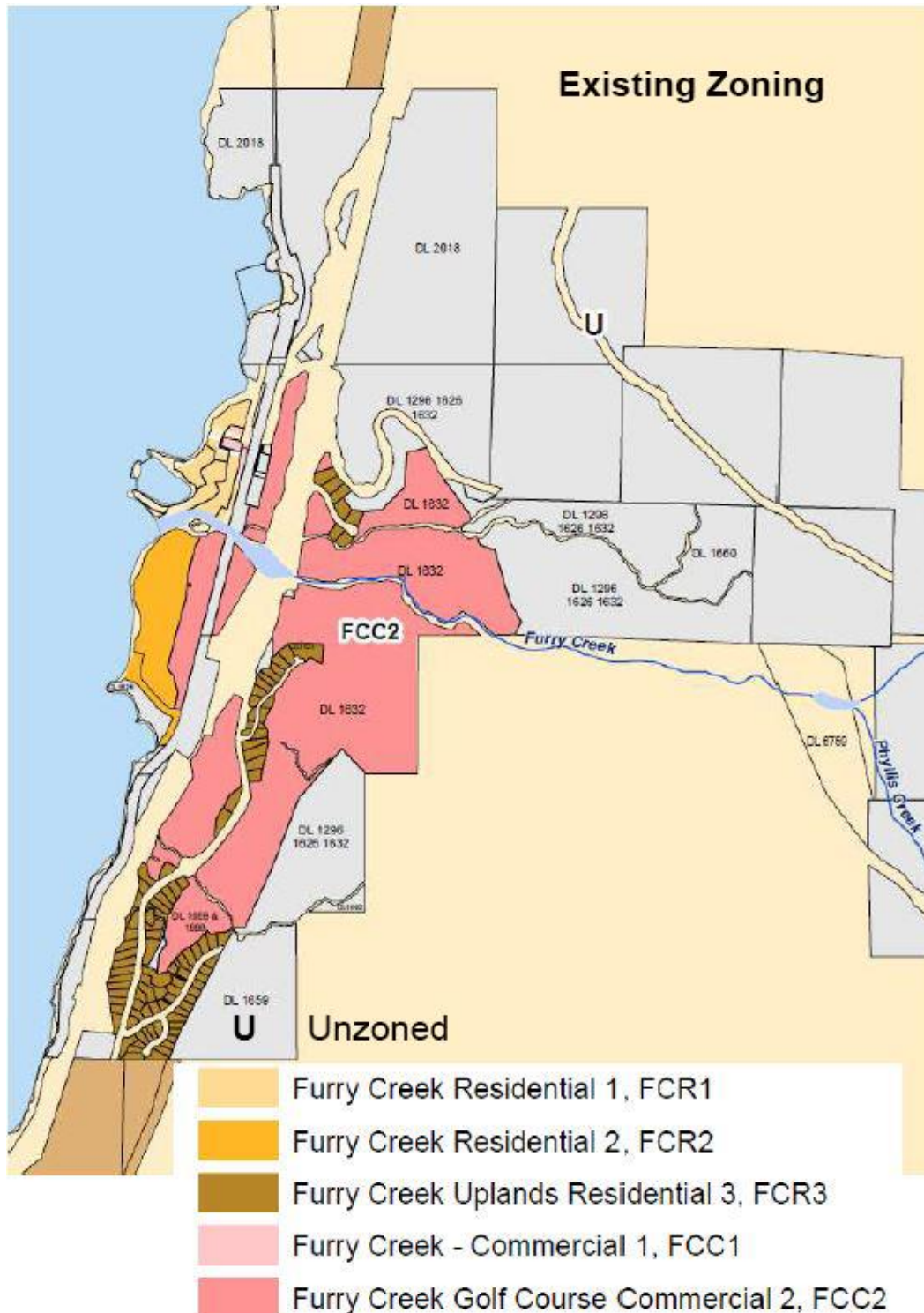
ATTACHMENTS:

Appendix A: Existing & Proposed Zoning, Furry Creek
Appendix B: Lot 2 Building Height Images
Appendix C: Visual Impacts from Highway 99
Appendix D: Village Centre and Community Centre Images

Submitted by: S. Olmstead, Senior Planner
Reviewed by: K. Needham, Director of Planning and Development Services
Approved by: L. Flynn, Chief Administrative Officer

Appendix A: Existing & Proposed Zoning, Furry Creek

Existing Zoning



The map illustrates the land use planning for the Durbin Peninsula. Key features include:

- Zones and Districts:** NORTH WEST, NORTH EAST, MOUNTAIN, UPLANDS NORTH, UPLANDS SOUTH, UPPER BENCHLANDS, COLLECTOR, and MARINA DURHOOD.
- Specific Lots:** LOT 1, LOT 2, and LOT 4 are highlighted.
- Future Consideration:** A large area on the right side of the map is designated for future consideration.
- Zoning Codes:** Various codes are used to denote different land use types, including R1, R2, R3, R4, R5, R6, R7, FCC2, FCC3, FCR1, FCR3, OS1, P1, and P2.
- Geographical Features:** The map shows the coastline, water bodies, and various roads and paths.

Appendix B: Lot 2 Building Height Images

Overview of Lot 2 (and proposed Village Centre)



Initially Proposed Site Plan and Building Elevations



“Signature Building” as originally proposed



Visual Impact Analysis Overview



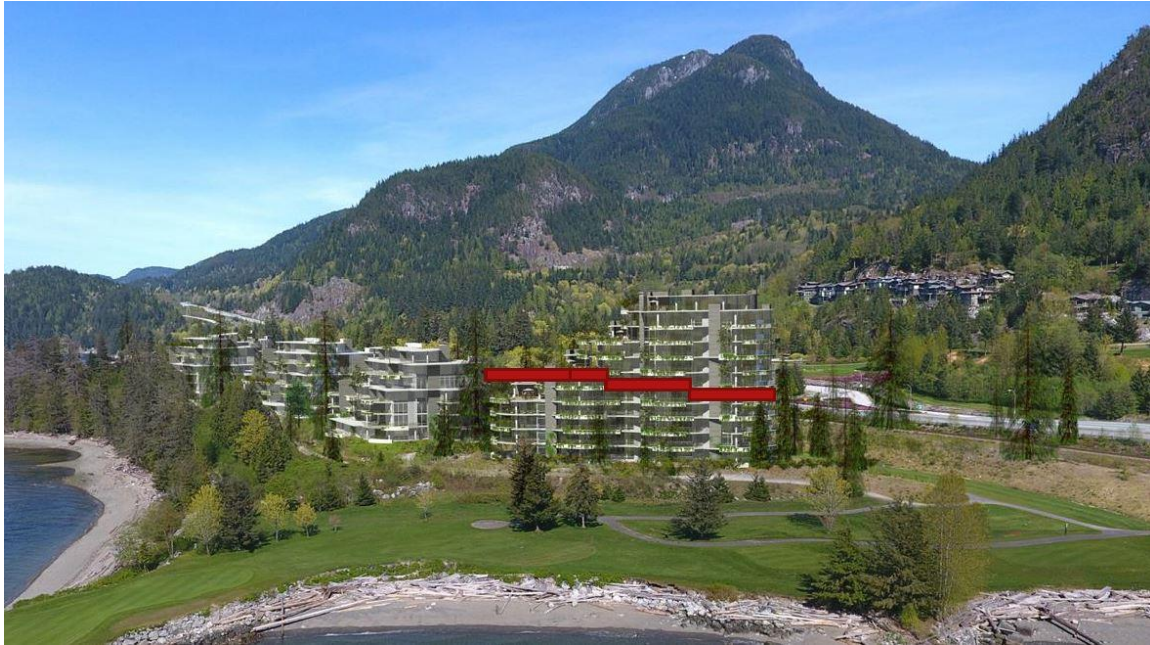
Visual Impact Analysis – Balloons at proposed Building Heights



View from 400 Ocean Crest showing initial version of the Signature Building



Signature Building Reduced Height



Signature Building Reduced Height 2



View from 800 Ocean Crest with Reduced Signature Building



Appendix C: Visual Impacts from Highway 99

Northbound View 1 – south of northbound entrance to Furry Creek



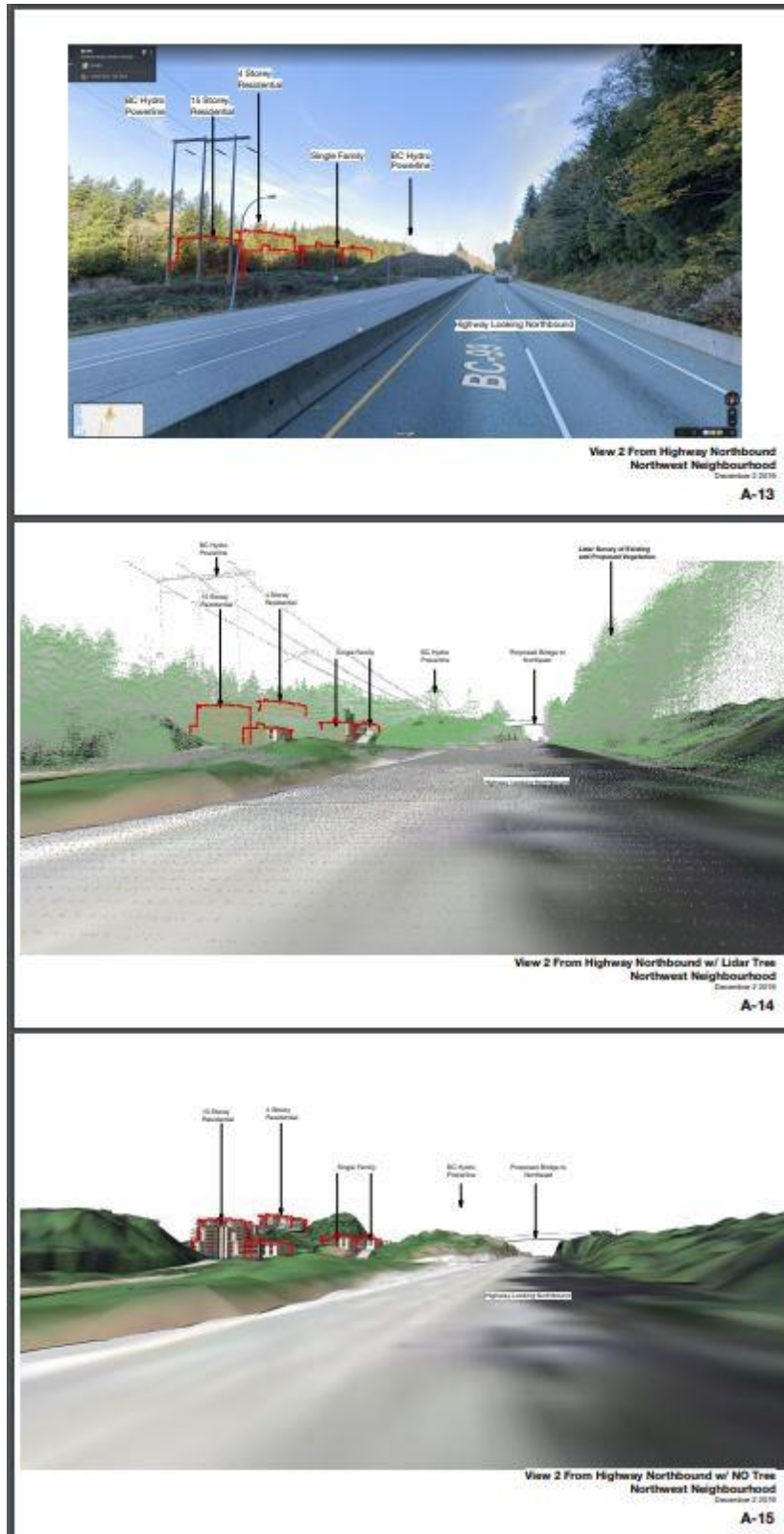
Northbound View 2 – adjacent to Hole 14



Southbound view approaching Hole 14



Northbound view approaching Northwest neighbourhood



Appendix D: Village Centre and Community Centre Images

Overview of Proposed Village Centre with Community Centre in foreground



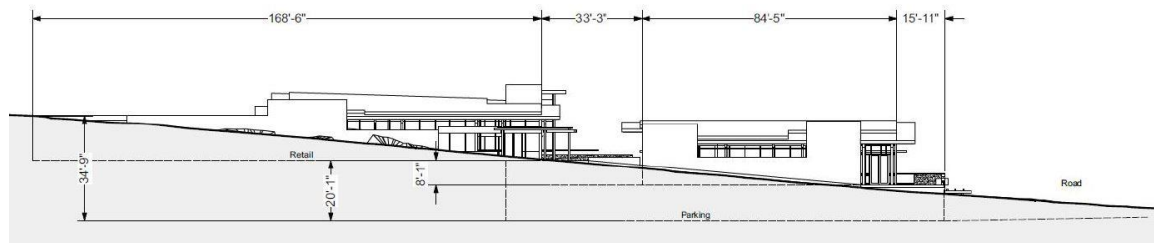
View of Village Centre from Ocean Crest



Proposed Village Centre Site Plan and Elevations



East Elevation



Furry Creek
Commercial - Option 2 - Nov 2019

04 - East Elevation

West Elevation



Proposed Community Centre at the Village Centre

