

PUBLIC HEARING ELECTORAL AREA 'C'

1.Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1741-2022;

2.Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020; and

3.Squamish-Lillooet Regional District Electoral Area C Official Community Plan Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020

Area C Wildfire Protection Development Permit Area

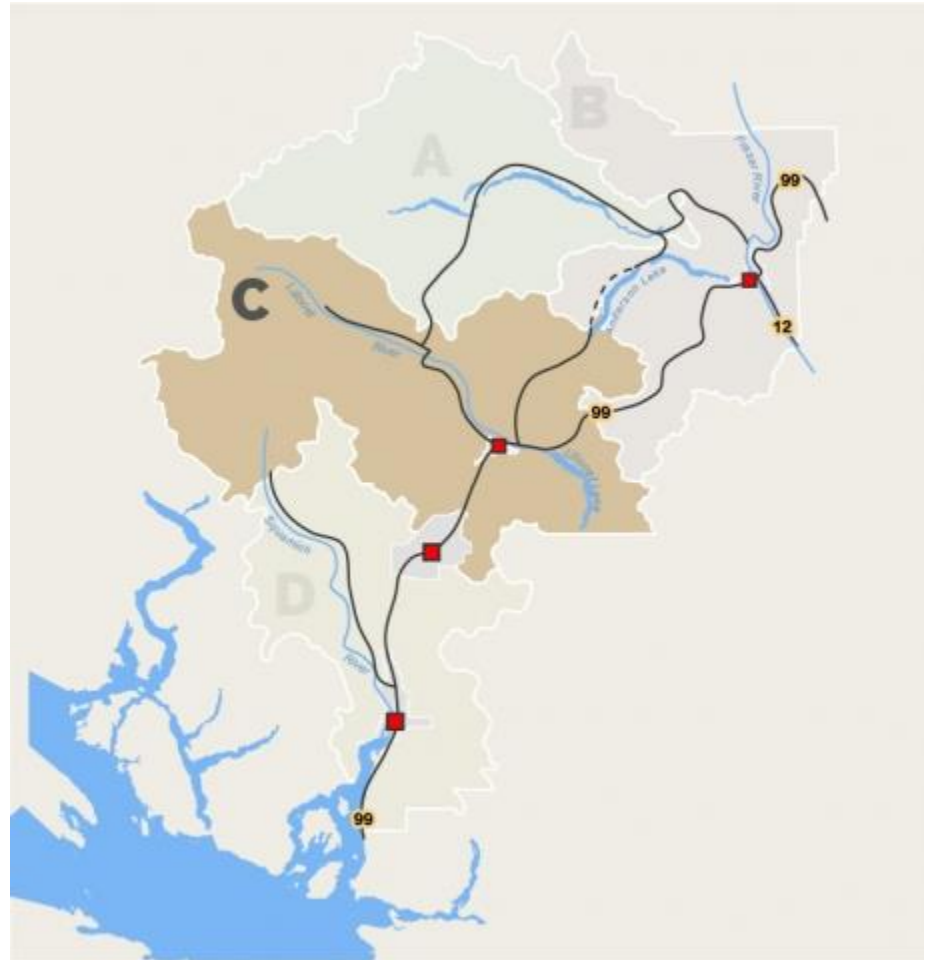


Home and Non-Combustible
Zone: 0 - 1.5 Metres

Zone 1: 1.5 - 10 Metres

Zone 2: 10 - 30 Metres

LOCATION - CONTEXT



Bylaw 1741-2022 applies to the entire
Electoral Area C

PROJECT DESCRIPTION

- The bylaw seeks to introduce a Wildfire Protection Development Permit Area (DPA) for Electoral Area C
- A Wildfire Protection DPA is needed to help reduce the risk to public safety, property and forests from wildfire hazards
- Electoral Area C is the only area within the SLRD not covered by a Wildfire Protection DPA
- The objective of the Wildfire Protection DPA is to ensure new developments in Electoral Area C are designed and constructed to minimize wildfire hazard, and contribute to the fire safety of neighbourhoods and communities

BACKGROUND

Local Government Act

Under section 488(1)(b) of the *Local Government Act*, a local government may introduce a Wildfire Protection DPA – designated as a development permit area for protection of development from hazardous conditions

Application

- The Wildfire Protection DPA (DPA4) applies to all lands within Electoral Area C
- There are some exemptions, including additions to existing buildings where the total area of the additions is less than 50 m²

BC FIRESMART & BC BUILDING CODE

BC FireSmart now includes recommendations based on

- Non-Combustible Zone (0 – 1.5 meters)
- Zone 1 (1.5 – 10 meters; fire resistant landscaping) and
- Zone 2 (10 – 30 meters; coniferous tree spacing)

The DPA guidelines are focused around these three areas

Non-Combustible Roofing

- non-combustible roofing is the most critical FireSmart action to implement
- all Wildfire Protection DPA applications require the use of non-combustible roofing materials, as well as the option of implementing two or more other guidelines

Figure 1

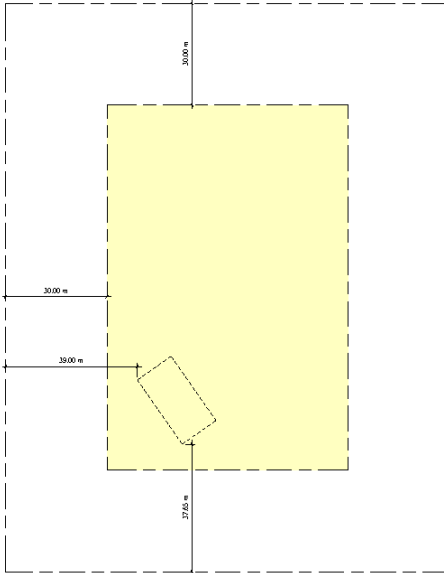


Figure 2

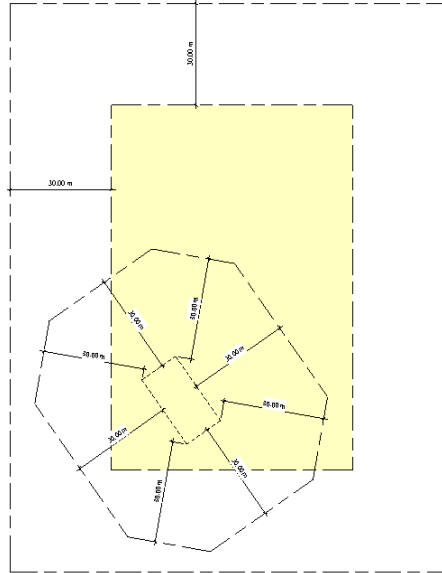
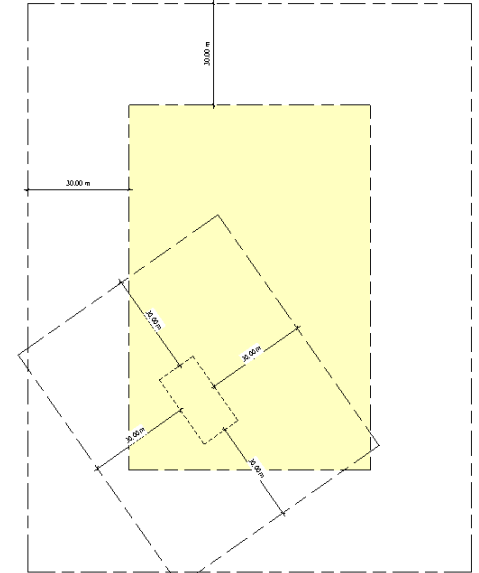


Figure 3



Zone 1 (landscaping 1.5m-10m) and/or Zone 2 (coniferous tree spacing 10m-30m) implemented to the greatest extent possible within the property lines

Trees to Plant: A FireSmart yard can include trees. Deciduous (leafy) trees are resistant to wildfire and include:



Poplar



Aspen



Birch



Cottonwood

Trees to Avoid: Coniferous trees, with cones and needles, are highly flammable and should not be within 10 metres of your home



Spruce



Fir



Pine



Cedar

WEDGEWOOD ESTATES

- At WedgeWoods Estates, all Wildfire Protection measures are required (as opposed to non combustible roofing and two or more measures, which is the requirement elsewhere in Area C)
- This approach is being proposed at WedgeWoods Estates as this reflects most closely what is currently required under the “Appendix B: Wildfire Protection Guidelines and Checklist” – part of the developer Building Scheme and Covenants
- The updated terminology, based on BC FireSmart and BC Building Code, will also support ease of implementation for property owners and consistency for SLRD staff

SLRD BOARD POLICIES

RGS & OCP Alignment

SLRD Regional Growth Strategy (RGS) Alignment

The Wildfire Protection DPA supports the strategic directions of the SLRD RGS Goal 7 Create Healthy and Safe Communities and Goal 11 Take Action on Climate Change.

Electoral Area C Official Community Plan (OCP) Alignment

The Electoral Area C OCP includes a Wildfire Protection section with policies – which are supported by the addition of a Wildfire Protection DPA

SLRD Wildfire Plans

Community Wildfire Protection and Resilience Plans

Electoral Area C Community Wildfire Protection Plan

7.4 Planning and Development Objective: To reduce wildfire hazard on private land, increase number of homes in FireSmart compliance, and decrease risk of human-caused ignitions.

- *Consider amending OCP to include Wildfire Hazard Development Permit Areas within which building standards and fuel mitigation activities can be enforced (rated roofing requirements, minimum setbacks from forested edge and top of slope, rated exterior building materials, and fuel management activities such as thinning, brushing, or pruning)*

SLRD Community Wildfire Resilience Plans

Community Wildfire Resilience Plans for Electoral Areas C and D

- These plans state that **“two of the most powerful influences that legislation and planning can have on local wildfire risk is through wildfire hazard Development Permit Areas and through open burning bylaws”**
- Amendment Bylaw 1741-2022 directly addresses this opportunity and gap for Electoral Area C

REGIONAL IMPACT ANALYSIS

Impacts of the Electoral Area C Wildfire Protection DPA will largely be localized, as the DPA is only applicable to Electoral Area C

The Electoral Area C Wildfire Protection DPA is consistent with the other Electoral Area Wildfire DPAs

It is also aligned with the Regional Growth Strategy and supports implementation toward achieving the regional goals therein.

NEXT STEPS

Staff will bring Amendment Bylaw 1741-2022 (Area C Wildfire Protection DPA) back to the SLRD Board for consideration of 3rd reading and MOTI Approval, tentatively scheduled for June 2022

COMMENTS & SUBMISSIONS?

PARTICIPATION INSTRUCTION

(via Zoom Online Video or Phone Conferencing)

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Lil'wat Mainstreet Development



LOCATION - CONTEXT

The area covered by Bylaw
1697-2020 and 1698-2020
is PID: 031-105-084 LOT 1
DISTRICT LOT 209,
LILLOOET DISTRICT, PLAN
EPP102417

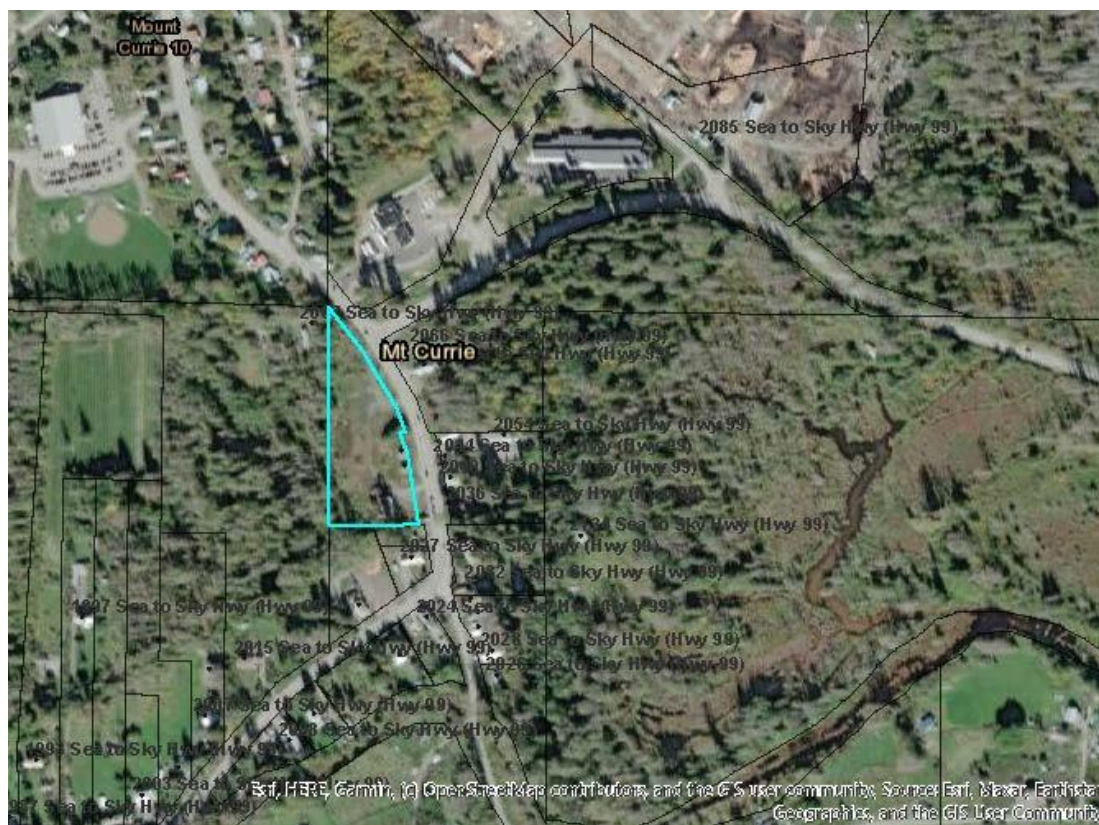


Schedule 1



C1 Zone (Community Commercial) to C2 Zone (Mixed-Use Commercial & Multiple-Unit Residential)

LOCATION - CONTEXT

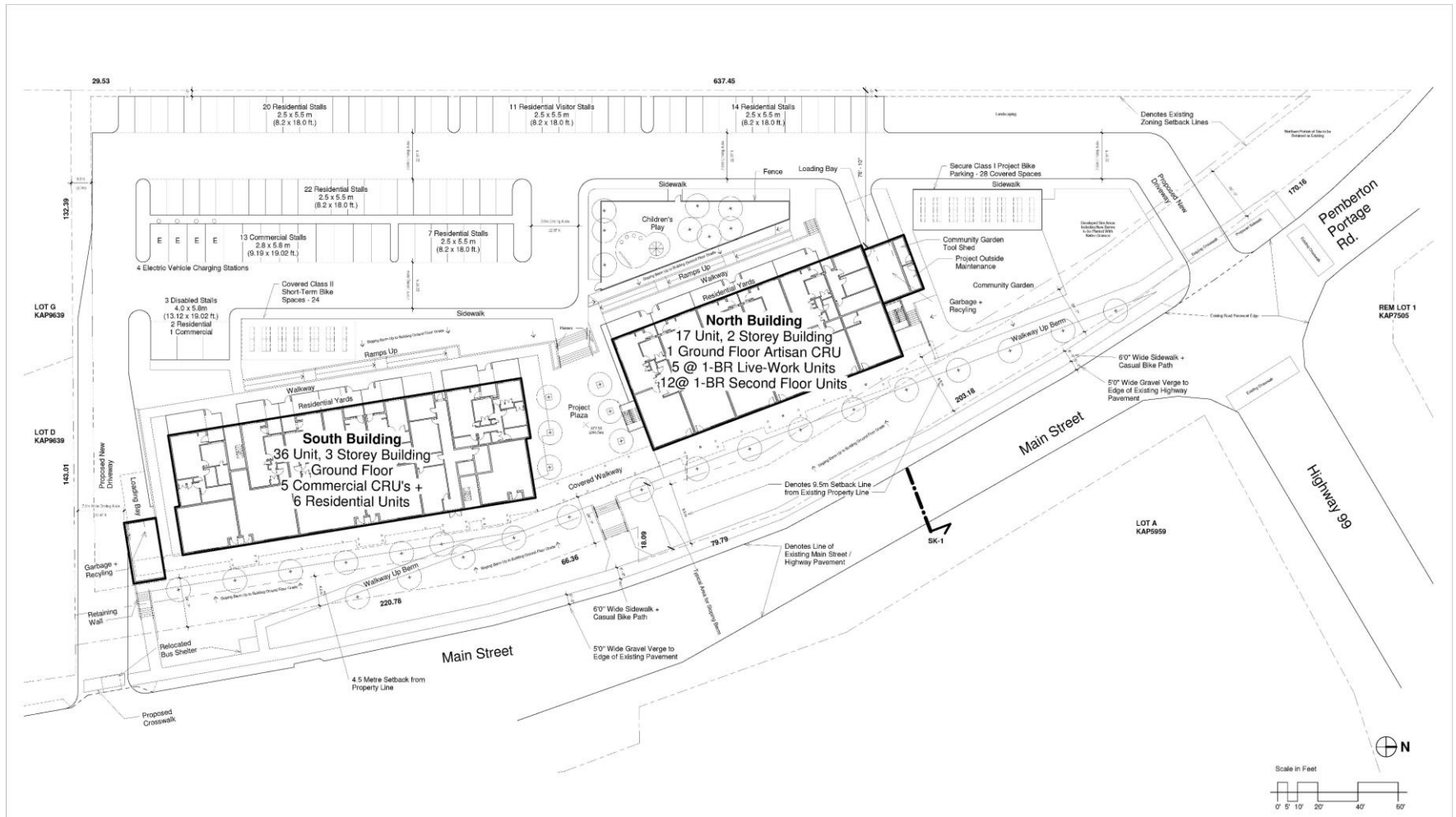


2037 Sea to Sky Hwy 99, Mount Currie

PROJECT DESCRIPTION

- Bylaws are associated with an application to amend the zoning and OCP designation at 2037 Sea to Sky Hwy 99 to facilitate a Village type mixed-use commercial and residential development on vacant land within the Mount Currie commercial area
- The current Community Commercial Zoning and Commercial OCP Designation does not provide for residential development, thus the need for a Zoning and OCP amendment application
- The Zoning and OCP amendment applications are being processed concurrently

PROJECT DESCRIPTION



PROJECT DESCRIPTION

South Building – Unit Mix	North Building – Unit Mix
36 Affordable Non-Market Units (Rental): 5 @ 3 -BR Units 5 @ 2-BR Units 14 @ 1 -BR Units 2 @ Accessible 1 -BR Units 10 @ Studio Units	17 Moderate Income - Affordable Market Units (Rental) 5 @ Live-Work 1-BR Units 12 @ 1-BR Units
5 Commercial Retail Units	1 Commercial Retail Unit



Project proposes two separate buildings with ground level commercial and 1-2 levels of residential
 110 parking stalls which exceeds zoning bylaw requirements

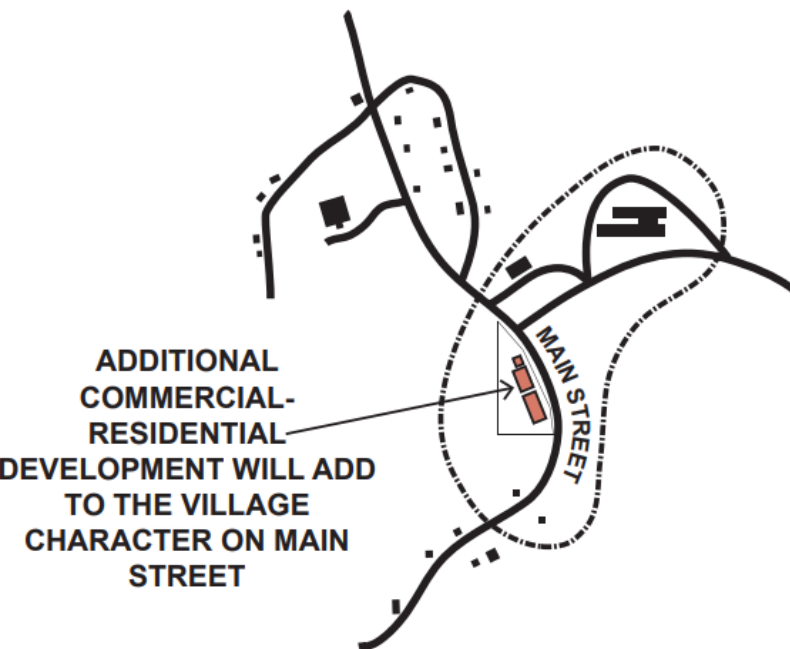
SUSTAINABILITY FEATURES

- good energy utilization in the building design, including enhanced insulation levels, airtightness in the building envelope, and high-quality heat recovery systems incorporated in the mechanical equipment for the buildings
- solar panel arrays on the roofs of the building
- electric vehicle charging stations
- use of native plants that are drought-resistant
- site landscaping that features native grasses, to create suitable habitat for the threatened dun skipper, whose presence has been documented in the general area of the subject site

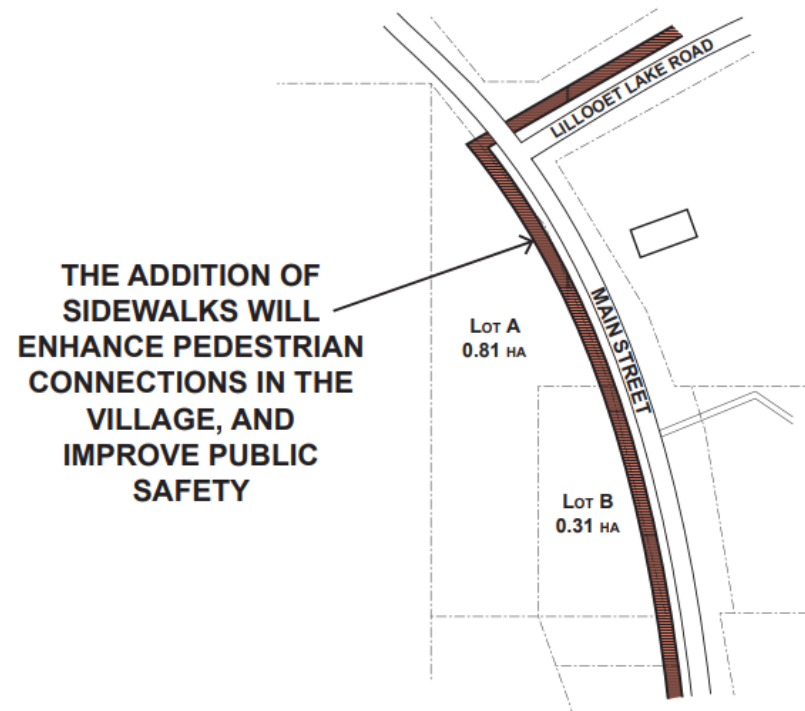
BC Step Code requirements are not currently in place in the SLRD – applicant is aware these may be mandated at the time of construction and the project will respond accordingly

DESIGN PRINCIPLES

1. The development should create a Village “feel” and add to the sense of arrival into a compact town centre on Main Street.



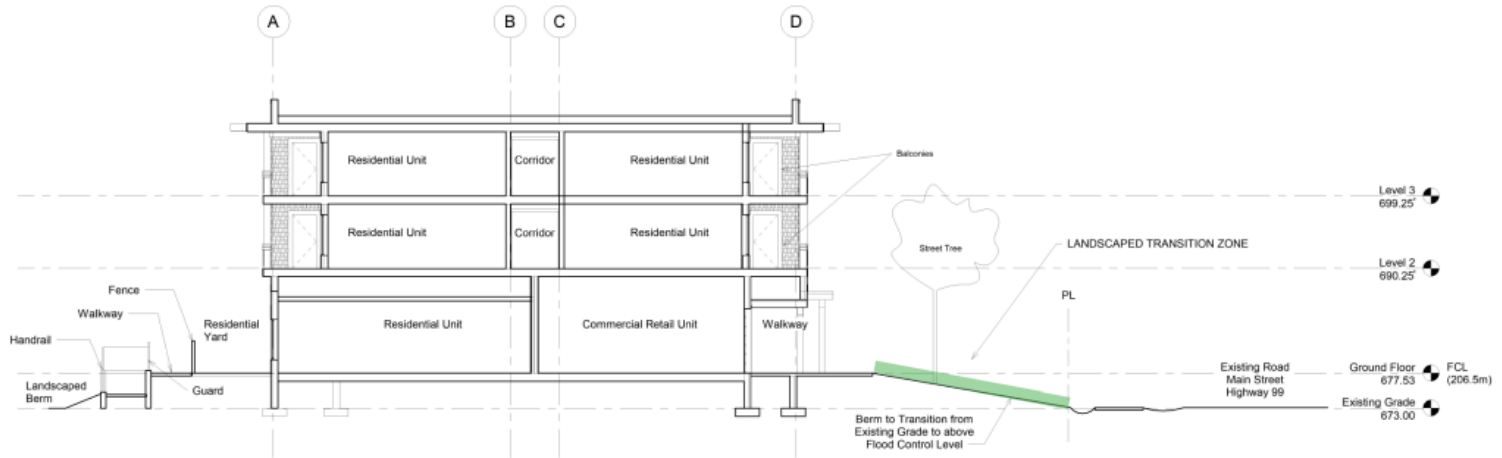
2. The development should add to the sense of place of a walkable commercial area. Sidewalks will be provided at the property line along the Main Street Frontage.



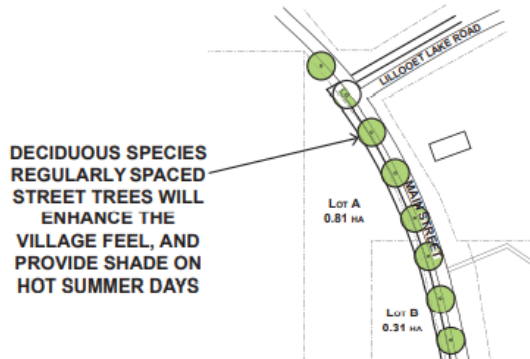
The development seeks to enhance pedestrian connectivity to the adjacent Ts’zil Learning and Líl’wat Cultural Centre

DESIGN PRINCIPLES

3. There should be an easy, attractive, and accessible transition from existing grade at Main Street up to the Commercial Level, which has to be made higher for Flood Control Reasons.



4. The transition area should be well landscaped, and feature street trees regularly spaced along the Main Street frontage, along with warm and welcoming pedestrian scale lighting.



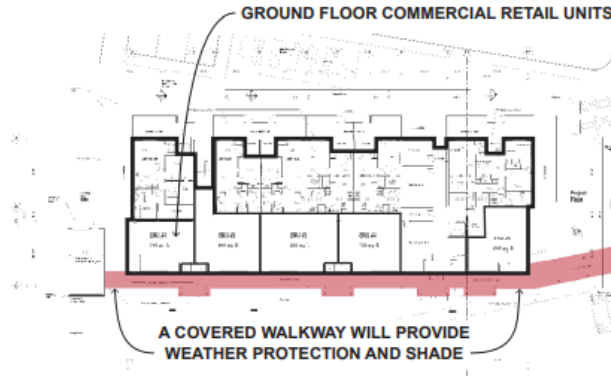
5. The development should not have a monolithic appearance, and if one building, should provide a restrained facade variety along the Main Street Frontage.



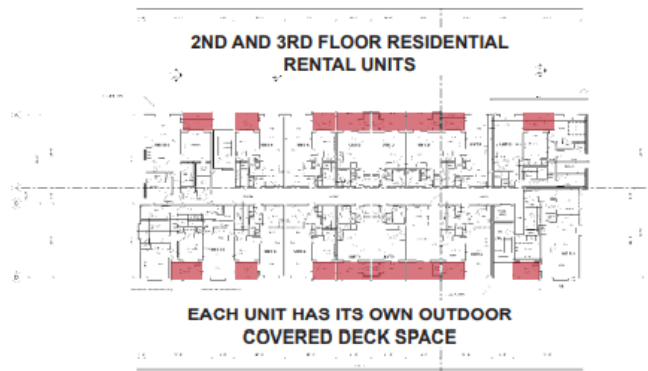
VARIOUSLY PAINTED WOOD SIDING AND TRIMS, AND A CLEAR FINISH POST AND BEAM EXPOSED STRUCTURE, WILL ENHANCE THE VILLAGE CHARACTER FOR MAIN STREET.

DESIGN PRINCIPLES

6. The development will feature commercial spaces on the ground floor, and two floors of residential above.

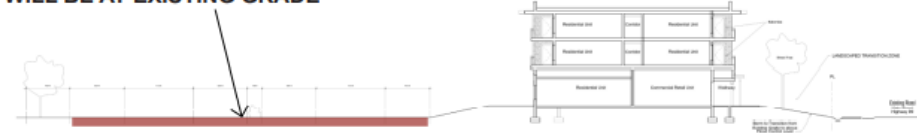


7. The residential units will be rental units, and will feature a variety of unit types, including studios, and 1-Bedroom and 2-Bedroom apartments.

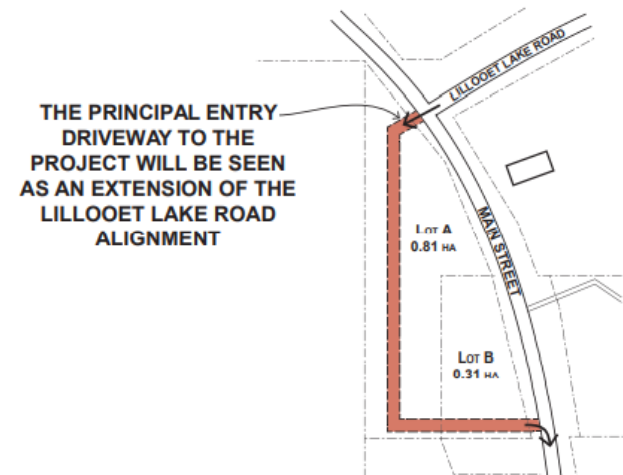


8. Parking will be at grade, and will be provided at the rear of the site behind the building.

PARKING AND VEHICULAR DRIVING AISLES WILL BE AT EXISTING GRADE



9. Access to the parking will be configured as a “natural” extension to the Village street system.



OFFICIAL COMMUNITY PLAN

- The subject property is designated Commercial under the Electoral Area C OCP, which provides for commercial development but not residential/mixed-use, thus the need for an OCP amendment
- OCP Amendment Bylaw 1698-2020 proposes to re-designate the subject property from Commercial to Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential
- Under the current Commercial designation, the following policy language speaks to opportunity for new development in Mount Currie:

Options for new development include higher densities and/or redevelopment in Pemberton or new development in other locations such as at the old Mt. Currie village on the highway, in conjunction with continued development at the upper Mt. Currie village to serve the resident population, in conjunction with a potential new growth, again to serve the resident population, and at various locations along the corridor to serve residents and tourists

OFFICIAL COMMUNITY PLAN

The Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential designation provides for use of land for **local commercial activity including retail, restaurants, personal service, and community facilities**

Residential use includes multiple-unit residential

Objectives and policies emphasize **affordable housing, connectivity and the public realm, preferred modes of transportation and sustainability**

The Development Permit Area 1: Mount Currie Commercial (form and character development permit areas) will apply in the Commercial 2 designation.

ZONING

The Zoning Amendment Bylaw 1697-2020 proposes to rezone the subject property from C1 - Community Commercial to C2 – Mixed Use Commercial and Multiple-Unit Residential

Intent

To provide for a Village type mixed use commercial and multiple-unit residential development

New Definitions

MULTIPLE-UNIT RESIDENTIAL means a residential use in a building divided into not less than 3 dwelling units

RESIDENTIAL RENTAL TENURE means a form of tenure known as tenancy, in which rent is paid by a tenant to a landlord in exchange for the right to occupy a dwelling unit for residential use, in accordance with provisions of the Residential Tenancy Act -- **The C2 Zone sets a minimum 30 *residential rental tenure units* of the total 53 dwelling units proposed**

ZONING

Permitted Uses

The tailor-made zone will include general commercial uses (largely unchanged from current C1 Zone), multiple-unit residential, home-based business, as well as park, playground, community garden and community facilities

Parking

The tailor-made zone includes the following requirements, in addition to the standard Parking and Loading requirements set out in Section 4 of the zoning bylaw:

- a minimum of 4 electric vehicle charging stations.
- a minimum of 25 long-term secure bicycle parking spaces and 20 short-term covered bicycle parking spaces, and
- for multiple-unit residential development, the required parking spaces are calculated at 1.25 spaces per residential unit

OTHER ASPECTS

Housing Agreement and Covenants

- 36 non-market dwelling units will be subject to a Housing Agreement and Covenants will be registered on title to ensure affordability in perpetuity.
- Lil'wat Nation is working towards securing BC Housing capital funding for the construction of the 36 non-market dwelling units within the South Building. The exact affordability formula used to determine rents within this building will depend on BC Housing's funding program available for this project.

Development Permits and Building Permits

- Aspects to be addressed further at the Development Permit and Building Permit Stage include design/form and character, conservation and sustainability, lighting, landscaping, and natural hazard mitigation (including drainage and flood protection measures)

PROFESSIONAL REPORTS

SUITABILITY FOR DEVELOPMENT

- FLOOD HAZARD ASSESSMENT -- Northwest Hydraulic Consultants Flood Hazard Assessment Report (FHA) (July 2020)
- GEOTECHNICAL ASSESSMENT -- Kontur Preliminary Geotechnical Assessment Report (April 2020)
- INITIAL ENVIRONMENTAL REVIEW -- Cascade Environmental Resource Group IER Report (February 2020)

REFERRAL COMMENTS

VANCOUVER COASTAL HEALTH

Vancouver Coastal Health (VCH) – further technical information was requested to confirm adequate drinking water and sewerage servicing.

Water Servicing:

- VCH referral response noted the proposal indicates water servicing for the development would be available from the Mount Currie water system. It was recommended that capacity of the water system be confirmed as well as a water sample site be established for periodic water sampling
- Water Servicing report confirming capacity and monitoring was submitted and accepted by VCH

Sewerage Servicing

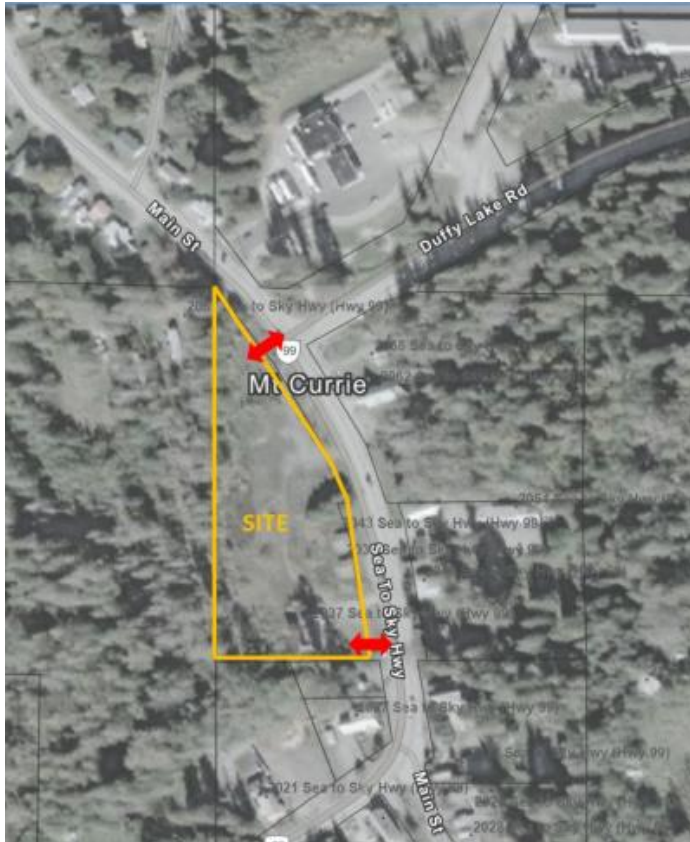
- VCH referral response noted the proposal indicates sewer servicing for the development would be available from the Mount Currie community sewerage system. As VCH does not regulate this system, it was recommended that capacity be confirmed.
- Sewerage Servicing report confirming capacity was submitted and accepted by VCH

REFERRAL COMMENTS

MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE (MOTI)

- Ministry of Transportation and Infrastructure (MOTI) – comments included concerns about parking stalls along Sea to Sky Highway; and sidewalks and landscaping maintenance
- Information was provided about various permitting and setback requirements (to be addressed at development permit and building permit stage if necessary)
- The referral response also included requirements for a traffic impact study, stormwater/drainage management plan, and 5.0 meter highway dedication. The Traffic Impact Study and Stormwater/Drainage Management Plan have been submitted and accepted by MOTI
- The highway dedication requirement retracted by MOTI as of March 8, 2022

TRAFFIC IMPACT ASSESSMENT



North Access Point:

- access meets design standards for sightlines
- will be stop controlled with a pedestrian crossing linking to the proposed new sidewalk on the site frontage

South Access Point:

- will be stop controlled with a pedestrian crossing linking to the proposed new pathway on the site frontage
- access meets design standards for sightlines for right turning vehicles but is 10m short of the standard for left turning vehicles for an operating speed of 40km/h on Highway 99
- It is proposed that the speed mitigation measures identified in the recent MoTI Corridor Study be further reviewed with MoTI - implementation of some of these items would mitigate the sightline issue

TRAFFIC IMPACT ASSESSMENT

- Site generated trips are estimated as: AM two-way trips of 29-32 trips and PM two-way trips of 43-49 trips -- these trips have already been included in the future growth in this corridor in the previous Traffic Impact study undertaken for this area
- The development includes improvements to pedestrian facilities along the frontage which include a new side walk and swale adjacent to the roadway edge. Cyclists would continue to use the road shoulder
- A relocated bus stop will be provided on the development frontage to the north of the southern access -- bus stop will be designed to BC Transit standards and located outside of the sightline triangle so that a stopped bus does not obstruct motorist's sightlines
- Consideration should be given to continuity of design for active modes between this development frontage and the proposed improvements to Main Street north of Highway 99

SLRD BOARD POLICIES

REGIONAL GROWTH STRATEGY

Rural Community Designation

Rural Communities are defined as: historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth

Objective for these areas is to encourage **compact residential and local commercial and small-scale mixed-use developments within distinct small villages or development nodes with community water and sewer services**

- proposes mixed-use compact residential and local commercial, at a small-scale and within the existing development node of Mount Currie
- serviced by community water and sewer services
- connected to the Mount Currie transportation systems, including BC Transit and Friendship trail (once completed)
- expands housing options – both tenure and form - in the Mount Currie community
- creates a more complete community in Mount Currie, through the provision of local commercial/retail, affordable rental housing, community gardens, children's play area, and enhanced pedestrian connectivity and safety

SLRD STUDIES

HOUSING NEED AND DEMAND STUDY

The SLRD Housing Need and Demand Study was completed in February 2020
Key Findings: include limited rental supply and housing shortages in First Nations communities

Recommendations specific to Area C include:

Encourage the development of modest density multi-family housing in Mount Currie, prioritizing affordable rental or attainable homeownership through BC Housing's AHOP.

The Lil'wat Main Street Development addresses the key finding around limited rental supply and housing shortages in First Nations communities and specifically addresses the recommendation for the development of modest density multi-family housing in Mount Currie

BOARD COMMENTS

Board Comments at Second Reading

- Noted concerns around Grandmother slough and requested stormwater management plan be referred to Pemberton Valley Dyking District for comment
- Requested information as to possible connections to Friendship Trail

PVDD COMMENTS

The proposed drainage solutions need further refinement

- The existing site is clear but has an organic well draining base
- Once the development is built the site will likely see higher drainage flows due to hard surfacing and buildings
- The high-level drainage solutions in the referral document are not likely to be an effective solution.

Snow Removal

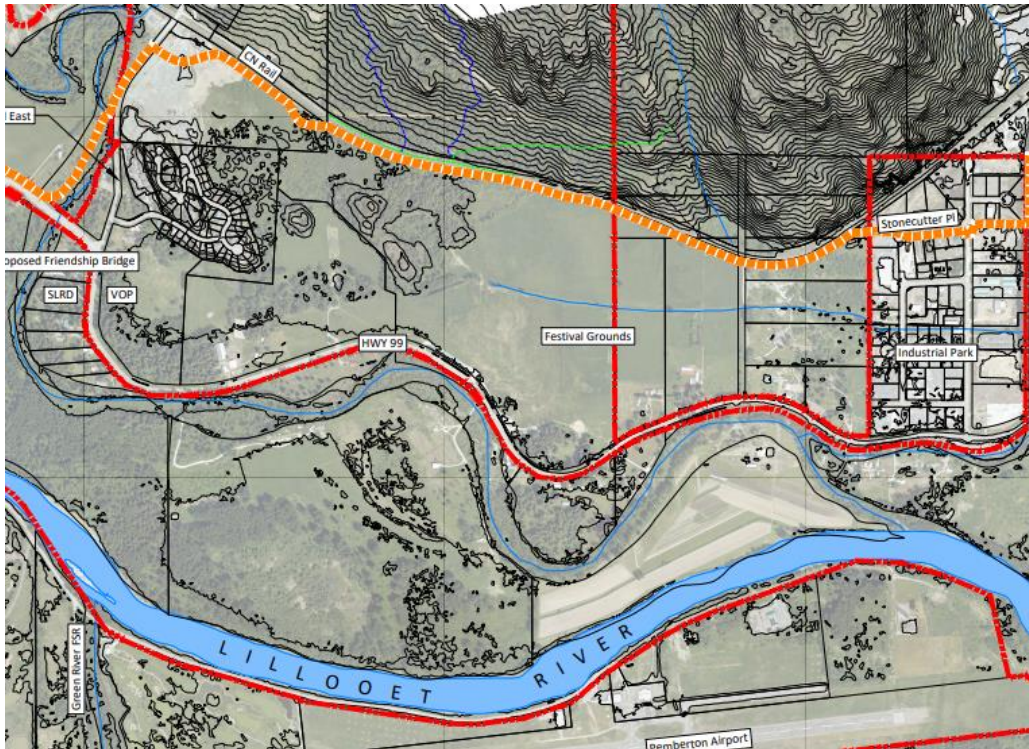
- parking area is not well suited for snow removal and there is no area dedicated for snow storage

Emergency Preparedness and Parking

- Opportunity to explore elevated parking to provide areas of refuge during high water events

Comments and concerns will be addressed at development permit stage, in partnership with PVDD and Líl'wat

FRIENDSHIP TRAIL



Approval of the rezoning will likely be considered by Líl'wat when considered preferred route

- Líl'wat Lands and Resources is taking the lead role in the technical review and community consultation regarding the preferred route through the reserve lands
- Discussions underway yet final route still to be determined
- Opportunities for immediate connection to the Lil'wat Mainstreet Development project can be explored at the DP stage once final route through IR is established

REGIONAL IMPACT ANALYSIS

Impacts of the additional 53 rental housing units will be largely local, with the community of Mount Currie benefiting from much needed affordable rental housing

There may also be positive regional spin off impacts, as there is a shortage of affordable rental housing throughout the SLRD

NEXT STEPS

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Extra slides....

OFFICIAL COMMUNITY PLAN

Objectives

- To create affordable housing units to serve the needs of the community.
- To provide a variety of housing types, sizes and tenures, including non-market housing options.
- To enhance connectivity and the public realm.
- To support a viable commercial centre in Mount Currie.
- To ensure adequate goods and services are locally available to residents of and visitors to Area C.
- To ensure development minimizes and mitigates risks associated with natural hazards.
- To encourage efficient, low-carbon, innovative development practices that conserve, recycle or generate energy, water, materials, and other resources.

OFFICIAL COMMUNITY PLAN

Policies

7.12 The Plan provides for mixed-use residential and commercial and designates these land uses as COMMERCIAL 2 on Map 1 – Land Use Designations. COMMERCIAL 2 supports the use of land for local commercial activity including retail, restaurants, personal service, and community facilities. Residential use includes multiple-unit residential. 7.13 Affordable housing is prioritized, and provided for in perpetuity.

7.14 Multiple-Unit Residential development includes a variety of unit types and tenures to meet the diverse needs of the community over the long-term.

7.15 Commercial development contributes to the streetscape through quality design, materials and prioritization of pedestrians.

7.16 Commercial activity caters to the everyday needs of local residents and provides services and goods to area visitors.

7.17 Connectivity to preferred modes of transportation is encouraged.

7.18 Development of infrastructure that minimizes impacts to environmental resources is encouraged.

7.19 Buildings are encouraged to be net zero ready by 2032, as per the BC

Step Code