

FURRY CREEK NEIGHBOURHOOD

OCP AND ZONING AMENDMENT – SECOND READING
JUNE 29, 2022 SLRD BOARD MEETING





CONTEXT

SLRD Board gave first reading to OCP Amendment Bylaw No. 1726-2021 and Zoning Amendment Bylaw No. 1727-2021 (the Amendment Bylaws) in July 2021

Focus of work:

- Referral process, addressing referral comments
- Preparing legal agreements (Land Development Agreement and Housing Agreement)
- Negotiating voluntary financial contributions for expansion of fire services

BACKGROUND



The Furry Creek Neighbourhood

- comprises approximately 419 hectares (1036 acres) of property to the north and south of Furry Creek along the Sea-to-Sky Highway
- includes zoned and unzoned lands, which have existing MOTI development approvals (PLAs) and two Section 219 land development agreements (Waterfront and Uplands Covenants)
- designated Planned Community under OCP
- to date, the golf course and clubhouse have been completed, along with 56 condominium dwelling units on the Waterfront and 90 single-family and 4 duplex dwelling units in the Uplands

The Furry Creek Comprehensive Development 3 Zone (CD3 Zone) provides for:

- up to 870 dwelling units – including a minimum of 120 non-market affordable dwelling units
- up to 120 resort hotel tourist accommodation units
- 2323m² of village/community commercial
- community centre, administration office, child care facility, school site
- 19.1 ha of parks, trails and open space

The OCP Amendment Bylaw seeks to replace the existing Furry Creek Neighbourhood section with updated content and mapping, recognizing the focused planning process that has now taken place



BOARD INPUT AND REFERRALS

ANALYSIS AND ACTIONS



CHILD CARE FACILITIES & ACCESS RATE

- 30% access rate commitment (74 spaces provided by 500th market dwelling unit)
- Child Care Facility (37 spaces provided with village commercial, dedicated/covenanted space and 50% below market rent)



Furry Creek
Commercial - Daycare Option - Feb 22 2022

02 - Main Level



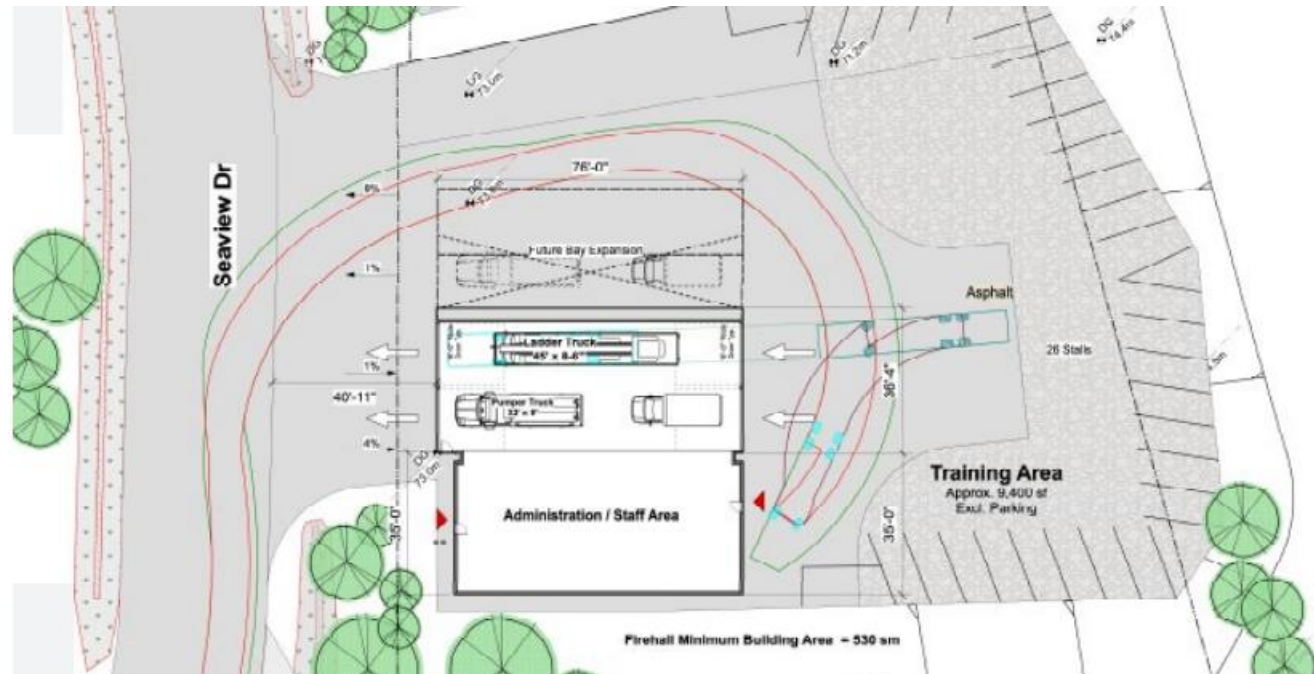
VILLAGE COMMERCIAL

- Increased to 2323m²
(25,000sqft) from
1400m²

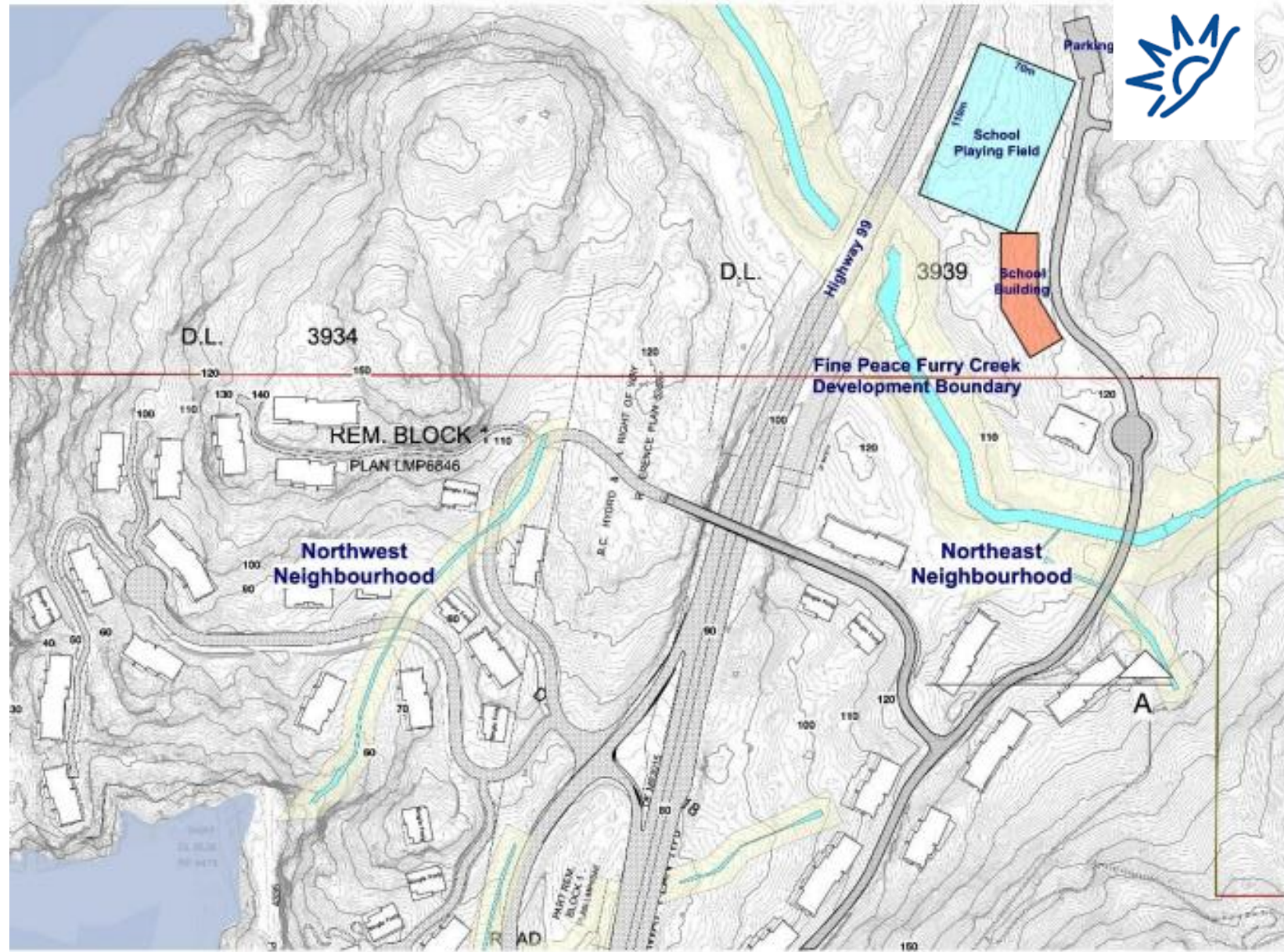


FIRE HALL & EQUIPMENT

- minimum 530 m² fire hall on a minimum 3100 m² site
- new quint with a minimum 22.7 m. ladder
- \$200,000 for ancillary equipment



- Geotechnical Report confirming site is “safe for intended use”
- commitment for developer to provide a “ready to build” and serviced school site



OTHER ITEMS

- Step Code Requirements
- Fossil Fuel Free Community
- Shuttle Service

Step Code Requirements

- increased step code requirements to minimum Step 4 for Part 9 buildings and Step 3 for Part 3 buildings

Fossil Fuel Free Community

- no piped natural gas services will be provided within or to any part of the Lands used for residential purposes

Shuttle Service

- providing service to passengers between the Translink transit system in Lions Bay and the BC Transit system in Squamish, with a stop at Britannia Beach
- the shuttle must operate at least two round trips per day, \$10.00 one-way fare
- service to be in place in conjunction with first residential units; to remain in place until BC Transit begins to provide regularly scheduled transit services to the Lands



OTHER ITEMS

- Community gardens
- Shared Neighbourhood Electric Vehicles & E-Bikes

Community Gardens

- a minimum of 0.15 hectares in area to be dedicated to and operated by the Regional District
- at least 200 garden plots measuring 3 square meters each, with a minimum of 40 centimeters of topsoil, fencing for protection from animals, and water service suitable for gardening, with such additional facilities such as a garden shed that the Director considers necessary for the use and operation of a Community Garden

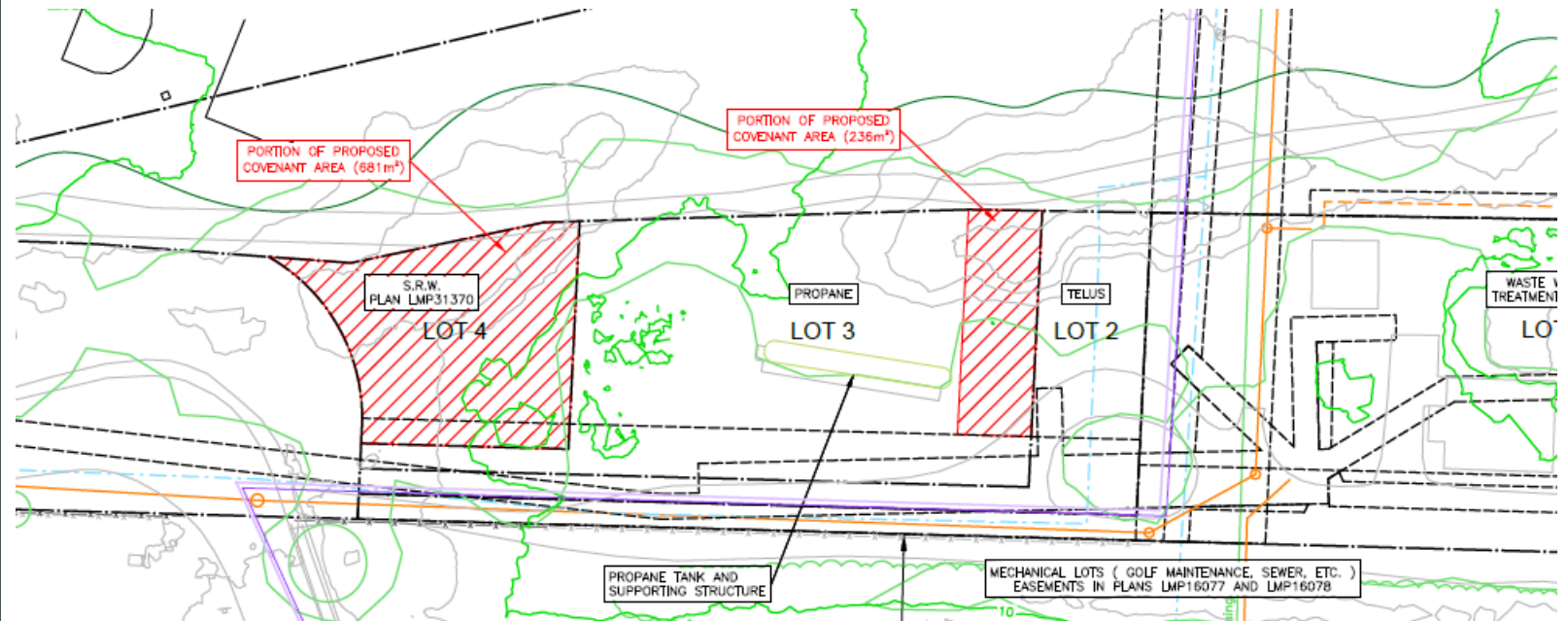
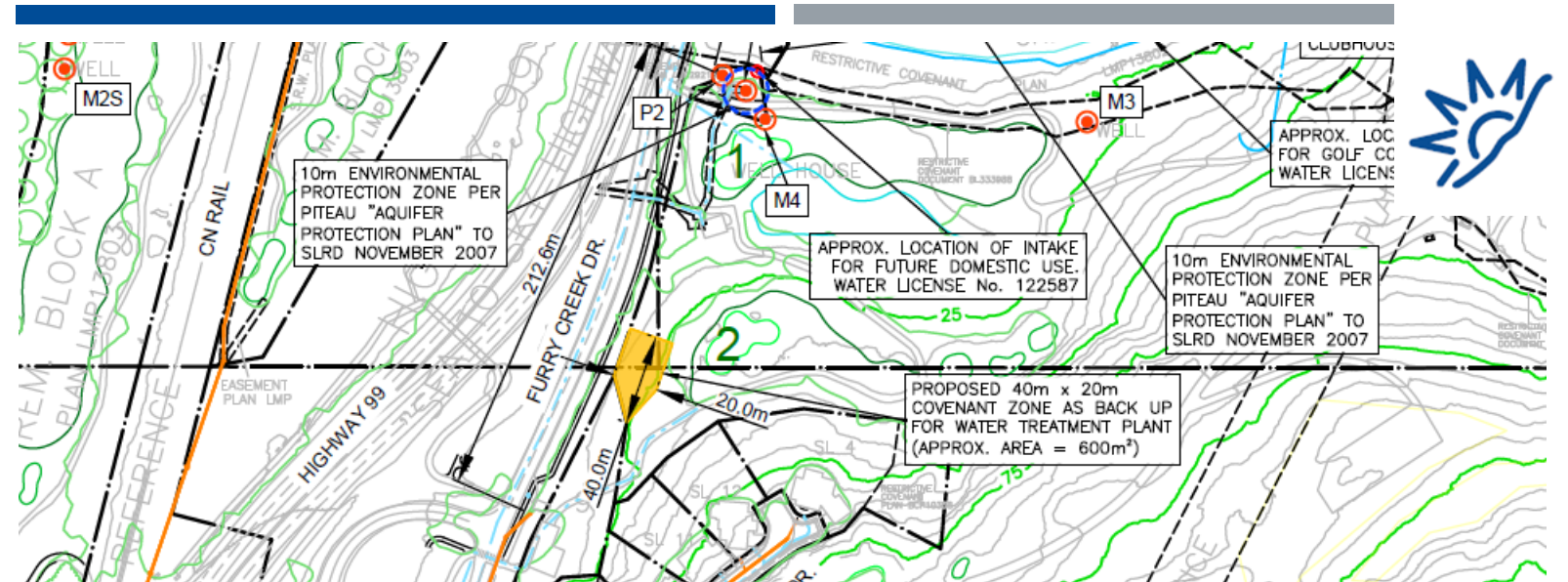
Shared Neighbourhood Electric Vehicles & E-Bikes

- commitment to provide neighbourhood electric vehicle and electric bicycle sharing service for residents of the Furry Creek Development
- service to be in place in conjunction with first residential units



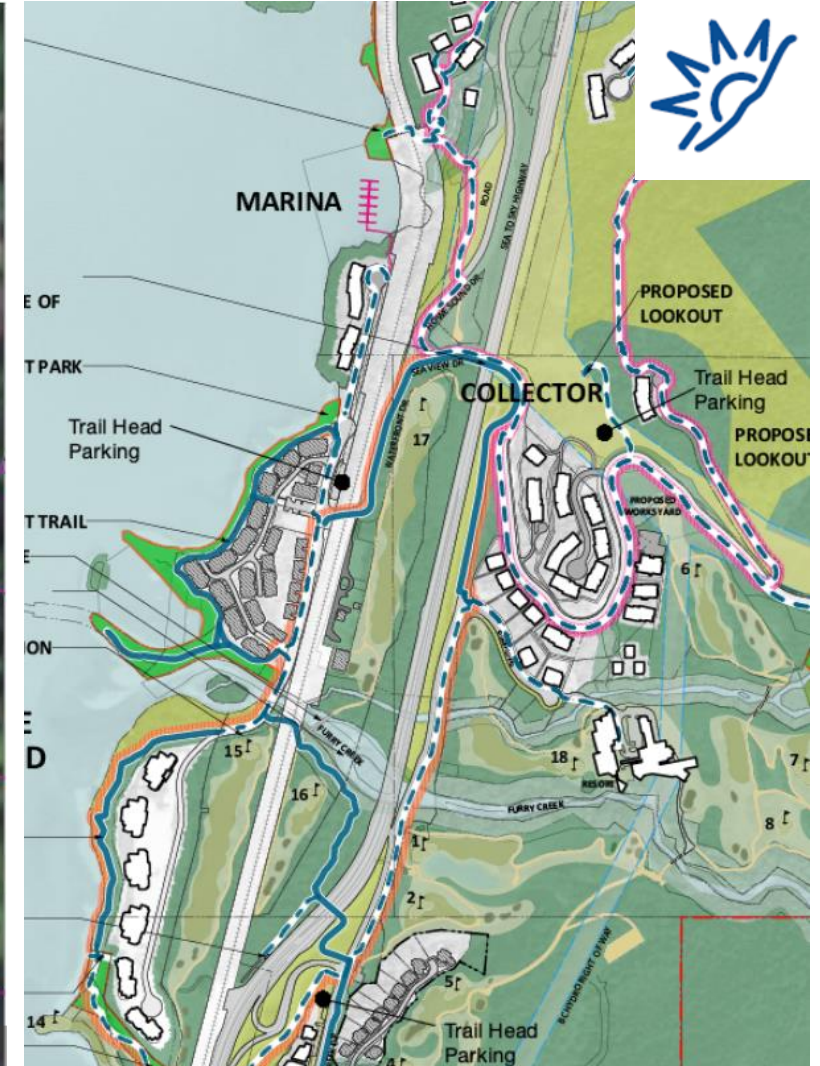
VANCOUVER COASTAL HEALTH

- Source Water Protection Plans required in advance of 4th reading
- WWTP and WTP expansion lands secured via Land Development Agreement
- Healthy built environment design comments included in development permit guidelines



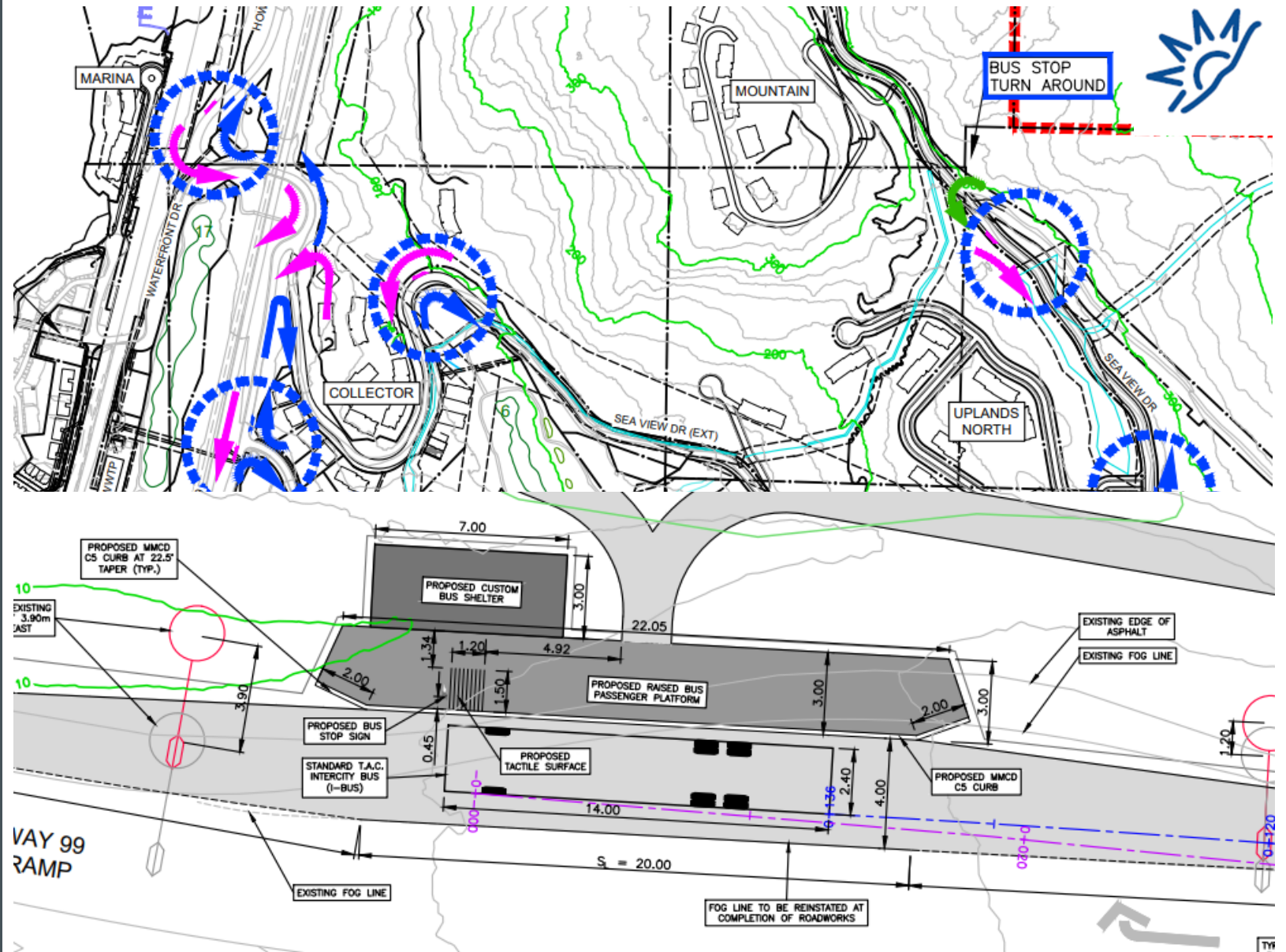
MINISTRY OF TRANSPORTATION

- Reconfiguration of Park & Ride
- Identification of trailhead parking



BC TRANSIT

- BC Transit design recommendations for pullout, bus stops and pedestrian pathways have been incorporated into the Land Development Agreement



SQUAMISH NATION

- Cultural, Environmental & Archeological Working Groups in place



Referral Response

Concerns were expressed around:

- Squamish Nation Siiyamin Candidate Site
- Registered Archeological Site
- Unprotected Mature Old Growth
- Protection of Salmon Habitat

Recommendations & Actions

- overall Squamish Nation does not have concerns on moving the Furry Creek Neighbourhood OCP and Zoning Amendment through the bylaw process
- confirmed that the remaining concerns/recommendations can be addressed concurrently to the SLRD OCP/Zoning amendment process – to be addressed at working group level

LAND DEVELOPMENT AGREEMENT



As per the Board direction at first reading, the Land Development Agreement (Section 219 Covenant) has been drafted

- sustainability requirements
- servicing and infrastructure
- fire protection
- affordable housing
- transportation and transit
- village commercial
- community centre and child care facility
- school site
- parks and trails phasing
- public works yard

HOUSING AGREEMENT



Eligible Employee* – means and is prioritized as follows: i) a Furry Creek Firefighter or a Furry Creek Early Childhood Educator; ii) a Furry Creek Employee; iii) an SLRD Employee; iv) a Municipal Employee

*includes Retiree if was an Eligible Employee for at least 10 of the 12 years)

Term – no term is included in the housing agreement, as the affordable housing is to be provided in perpetuity as per policies in RGS and Area D OCP

Rent Rates – the rent charged under a Tenancy Agreement that the Owner enters into must not exceed 30 per cent of the Housing Income Limits (based on Gross Household Income) as applicable to that Affordable Rental Unit at the time the Tenancy Agreement is entered into

Housing Income Limits – means the maximum Gross Household Income for eligibility in affordable housing programs in the Planning Area Lower Mainland (Squamish), as determined from time to time by the British Columbia Housing Management Commission

Affordable Sale Price – means eighty (80%) percent of the Fair Market Value of the Affordable Ownership Unit, as determined from time to time in accordance with this Agreement

HOUSING AGREEMENT



Diversity in Unit Type (applicable to both Affordable Rental & Affordable Ownership)

- (a) a maximum of six (6) studio size Dwelling Units
- (b) between 15 fifteen and eighteen (15 - 18) Dwelling Units with 1 bedroom
- (c) between twenty-four and twenty-seven (24 - 27) Dwelling Units with 2 bedrooms
- (d) between twelve and fifteen (12 - 15) Dwelling Units with 3 Bedrooms

Integration – The Affordable Dwelling Units constructed by the Owner on the Lands must be located within at least three of the Neighbourhood Areas, such that the Affordable Dwelling Units are integrated into the Furry Creek Development and are not concentrated in a single area



VOLUNTARY FINANCIAL CONTRIBUTIONS

HOWE SOUND EAST FIRE PROTECTION SERVICE EXPANSION FUNDING





Amenity Zoning/Covenant Installments – Approach and Rationale

Item	Approach	Rationale
How much?	Years 3-6 TOTAL: \$2,119,180	Budget for years 3-6 (2024-2027 in the Table 1: BBVFD Annual Operating Costs (DMA 2021)) of the expanded BBFVD to be secured through amenity zoning installments, as years 1 and 2 will be requested as an Upfront CAC. Further, incremental costs in years 7-9 (2028-2030 in Table 1) can be supported by the expanded tax base. See calculations below for full breakdown of contributions.
How to split between developers?	Based on development rights	Development rights to be used to determine how to split costs as these are the most accurate/equitable determining factor for the need for expanded fire protection services (as opposed to parcel area), as undeveloped portions of land do not require fire protection services. • Total market units proposed at Britannia South = 900 • Total market units proposed at Furry Creek = 750 • 1650 is the total development units (excluding non-market and tourist accommodation) proposed at Britannia South and Furry Creek
What are the development triggers?	Units	Dwelling units to be used to determine development triggers, with covenants addressing height restrictions related to fire protection services. Amenity Zoning trigger to be set for every 100 units.

Calculations

Amenity Zoning and/or financial contributions to be secured under a covenant to be negotiated as follows:

- $\$2,119,180 / 1650 \text{ units}$ (total market units at Furry Creek and Britannia South) = \$1,284 per unit cost contributions
- $100 \text{ units} \times \$1,284$ = \$128,400 required every 100 units built



Upfront CACs – Approach and Rationale

Item	Approach	Rationale
How much?	First year (\$326,000) Second year (\$555,485) TOTAL: \$881,548	Budget for the two years of the expanded BBVFD to be secured at time of bylaw adoption as this will provide time to expand the fire protection services in advance of construction. See calculations below for full breakdown of contributions.
How to split between developers?	Based on development rights	Development rights to be used to determine how to split costs as these are the most accurate/equitable determining factor for the need for expanded fire protection services (as opposed to parcel area), as undeveloped portions of land do not require fire protection services. • Total market units proposed at Britannia South = 900 • Total market units proposed at Furry Creek = 750 • 1650 is the total development units (excluding non-market and tourist accommodation) proposed at Britannia South and Furry Creek

Calculations

Upfront CACs to be negotiated as follows:

- $\$881,548 / 1650 \text{ units} = \$534 \text{ per unit contribution}$
- Furry Creek: $750 \text{ units} \times \$534 = \$400,500$ upfront CAC required at bylaw adoption
- Britannia South: $900 \text{ units} \times \$534 = \$480,600$ upfront CAC required at bylaw adoption

ADDITIONAL FIRE SERVICE FUNDING



FPFCD has committed to the following voluntary financial contributions:

Upfront

- provide upfront cash funds in the amount of **\$400,500** (dollar amount expressed in 2022 dollars, to be adjusted at the time of payment for any increase in the Consumer Price Index maintained by Statistics Canada), prior to adoption of the bylaw

Installments

- provide a financial contribution to the SLRD of \$128,400 for every 100th market dwelling unit to be built, at the time of building permit application (dollar amount expressed in 2022 dollars, to be adjusted at the time of payment for any increase in the Consumer Price Index maintained by Statistics Canada) -- **\$963,000 in Zoning Amenity Installments at full build out**

*note only residential dwelling units are included in the unit calculations for the upfront and installment calculations as legislation allows for amenities in conjunction with density bonusing, not based on use – however, the same total dollar amounts have been secured – just spread over the residential units (and not commercial or TA units)



RECOMMENDATIONS

SECOND READING AND PUBLIC HEARING



THAT Bylaw 1726-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021” be given second reading.



THAT Bylaw 1727-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021” be given second reading.

THAT the Board direct staff to schedule and advertise a public hearing, to be held in person, and delegate the holding of the public hearing to Electoral Area D Director Tony Rainbow with Director Jen Ford as alternate delegate pursuant to Section 469 of the Local Government Act, for the consideration of Bylaw 1726-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1726-2021” and Bylaw 1727-2021, cited as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1727-2021”.

THAT Fine Peace Furry Creek Development Ltd. retain consultants to prepare a 1:10,000 geotechnical hazard study, to be completed prior to bylaw adoption, as per MOTI requirements.



THAT Fine Peace Furry Creek Development Ltd. retain consultants to prepare a source water protection plan, to be completed prior to bylaw adoption, as per Vancouver Coastal Health requirements. THAT the Development Lands Section 219 Covenant (land development agreement) and Housing Agreement Bylaw be provided in registrable form prior to bylaw adoption.

THAT the Development Lands Section 219 Covenant (land development agreement) and Housing Agreement Bylaw be provided in registrable form prior to bylaw adoption.

THAT the Corporate Officer and/or SLRD Board Chair be authorized to sign any documentation as may be required to effect registration of the land development agreement and housing agreement (via a section 219 covenant) at the Land Title Office.

THAT cash funds in the amount of \$400,500 (dollar amount expressed in 2021 dollars, to be adjusted at the time of payment for any increase in the Consumer Price Index maintained by Statistics Canada), as per the SLRD Community Amenity Contributions Policy No. 2-2018 and to support the required expansion of the Howe Sound East Fire Protection Service, be submitted to the SLRD prior to adoption of the bylaw.



Questions?