

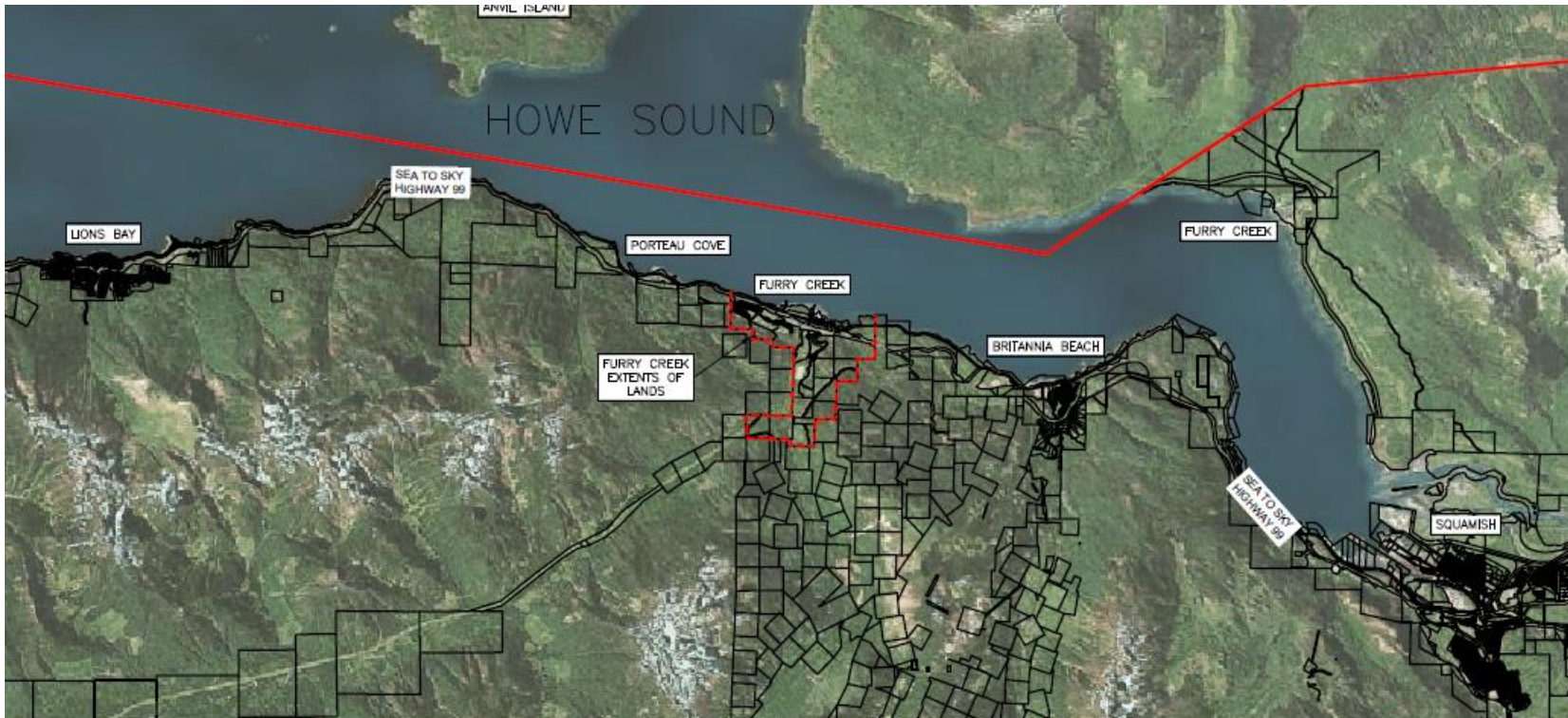
FURRY CREEK NEIGHBOURHOOD

OCP AND ZONING AMENDMENT – FIRST READING
JULY 28, 2021 SLRD BOARD MEETING





CONTEXT



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 Neighbourhood comprises approximately 419 hectares (1036 acres) of property to the north and south of Furry Creek along the Sea-to-Sky Highway.



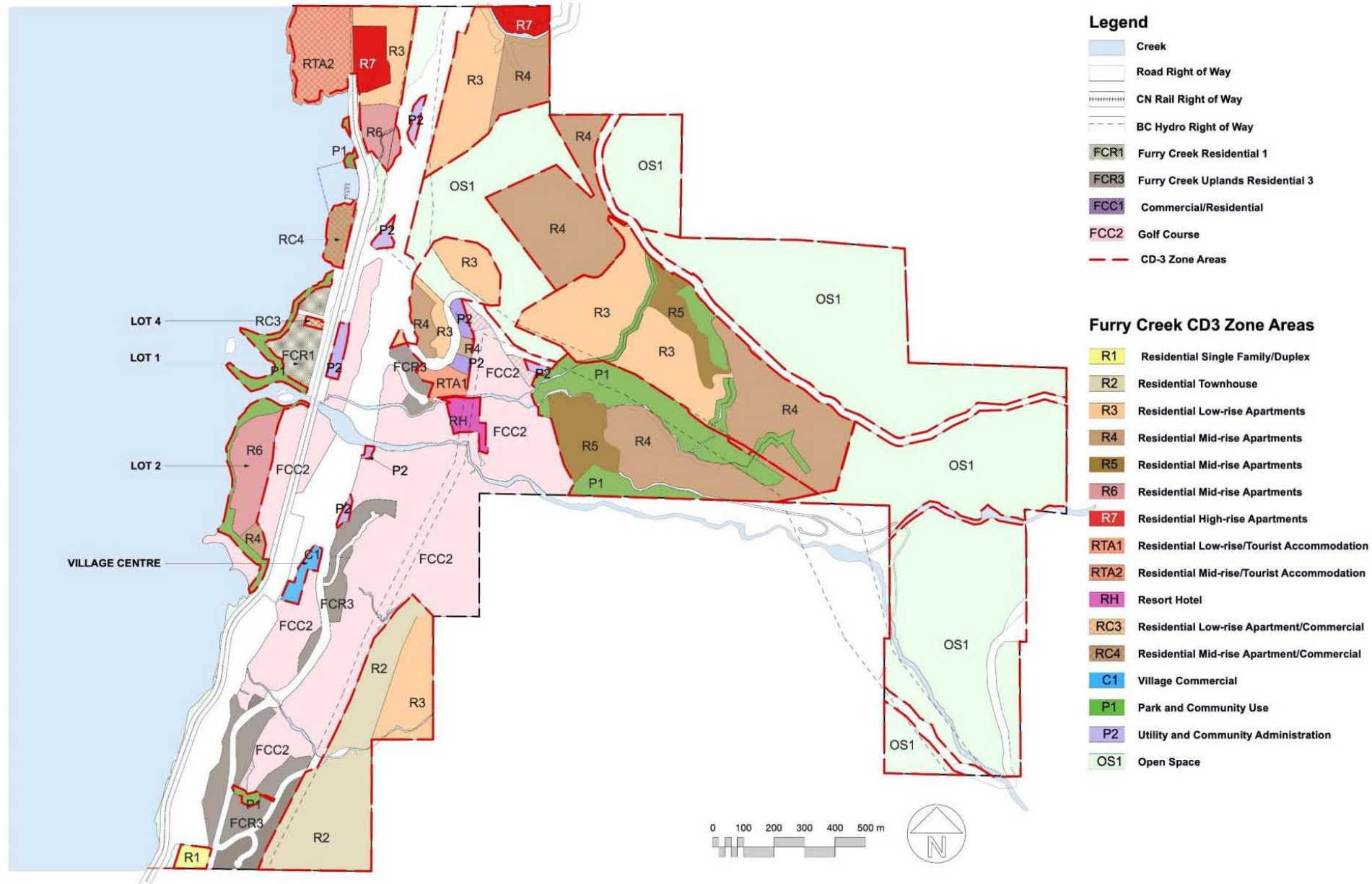
ZONING AMENDMENT BYLAW 1727-2021

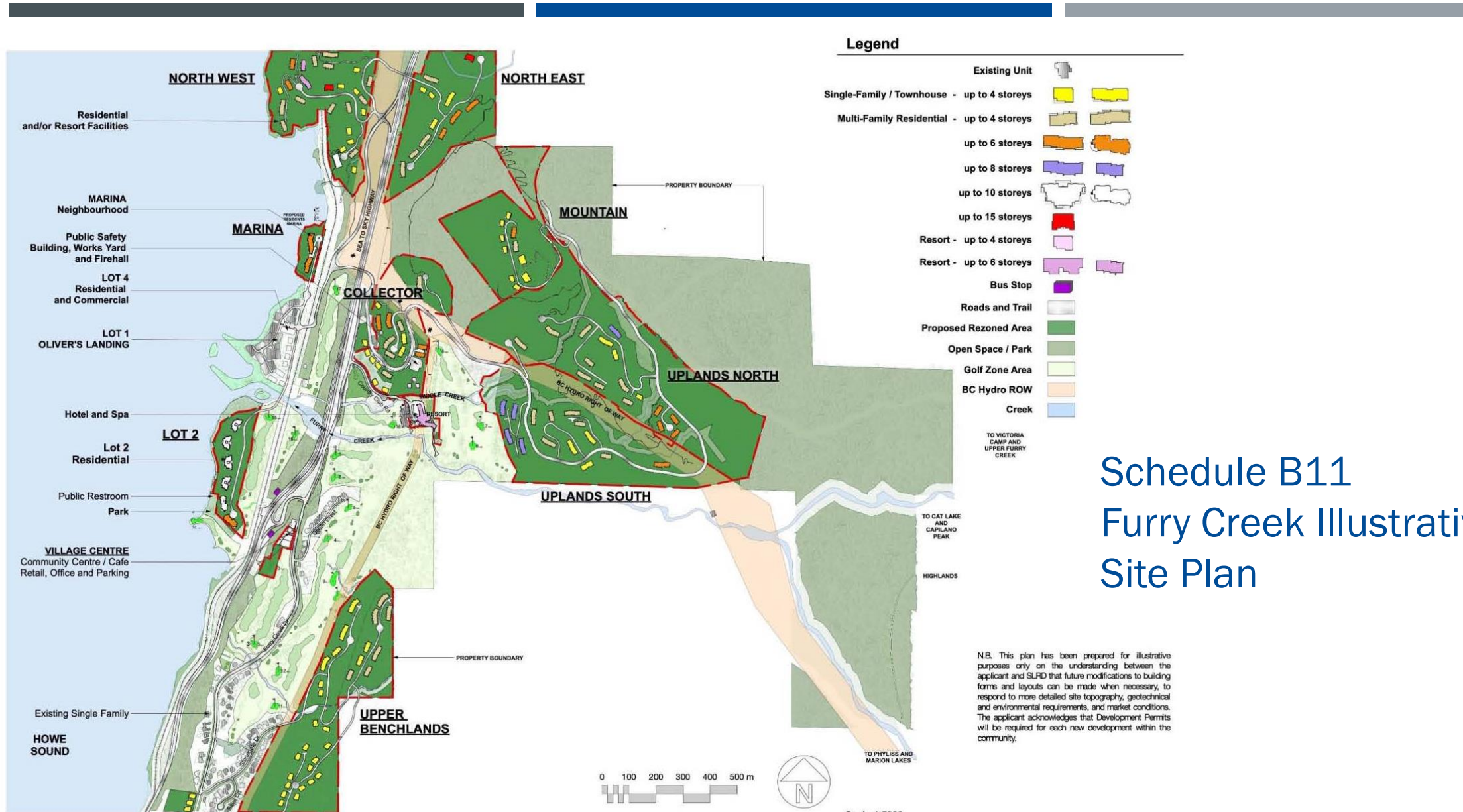
The Furry Creek Comprehensive Development 3 Zone (CD3 Zone) provides for:

- up to 870 dwelling units – including a minimum of 120 non-market affordable dwelling units
- up to 120 resort hotel tourist accommodation units
- 1400m² of village/community commercial
- community centre (372m²), administration office (93m²), child care facility (139m²)
- public works yard (0.4ha)
- 19.1 ha of parks, trails and open space
- transportation hub – including park & ride, bicycle lockers, ev charging stations, transit shelters
- fire hall – including apparatus/aerial ladder truck (min 22.7m ladder), equipment (\$190,000) and transitional training funding (\$50,000)



Schedule B10 Furry Creek CD3 Zone Areas





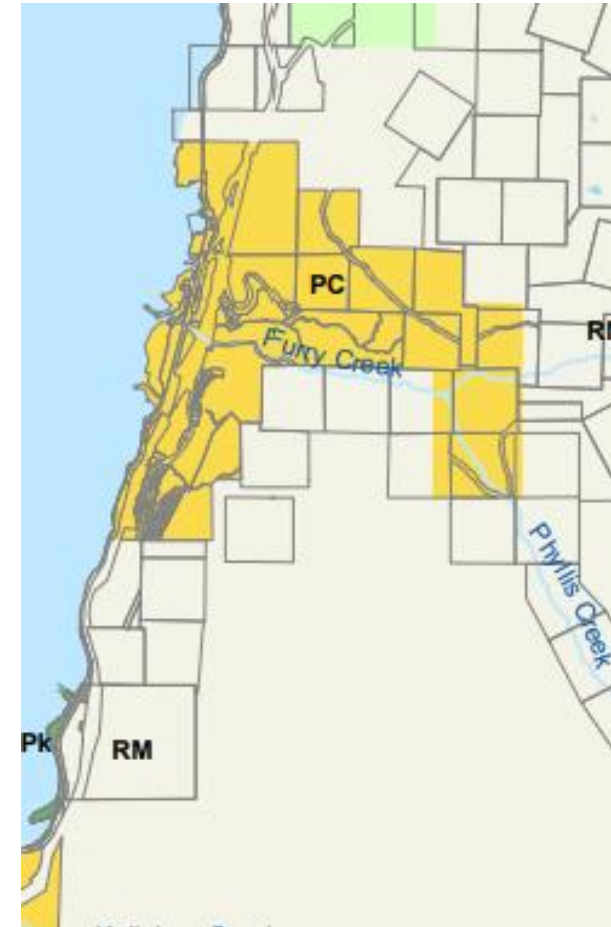
Schedule B11 Furry Creek Illustrative Site Plan

N.B. This plan has been prepared for illustrative purposes only on the understanding between the applicant and SLRD that future modifications to building forms and layouts can be made when necessary, to respond to more detailed site topography, geotechnical and environmental requirements, and market conditions. The applicant acknowledges that Development Permits will be required for each new development within the community.

OCP AMENDMENT BYLAW 1726-2021



- Designated Planned Community -- provides for the proposed development
- OCP Amendment Bylaw seeks to replace the existing Furry Creek Neighbourhood section -- updated content and mapping
- The new Furry Creek Neighbourhood section of the Howe Sound East Sub Area Plan includes:
 - updated Furry Creek Neighbourhood vision, objectives and policies
 - Riparian Protection, Environmental Protection and Natural Hazards Protection Development Permit Areas and mapping
 - Form, Character & Conservation DPA -- applies to all intensive residential, commercial and multi-family development
 - Wildfire Development Permit Area -- applies to all areas in Electoral Area D





BACKGROUND

PROJECT DESCRIPTION, PHASING, BOARD MEETINGS, COMMUNITY MEETINGS





BACKGROUND: PROJECT DESCRIPTION

Unit Mix & Type

The project and zoning propose:

- 750 market dwelling units
- 120 non-market affordable dwelling units
- 120 resort hotel units
- 1400m² of village/community commercial

Amenity Conditions

The project and zoning confirm important amenity details such as the locations, sizes and timing of:

- neighbourhood commercial village, community centre and child care facility, resort/hotel facilities and residents marina
- fire hall (including aerial ladder truck and equipment) and public works yard
- trails, parks and open space as well as connections to the regional trails network
- transportation hub, transit stops/shelters and pedestrian connectivity
- non-market affordable housing

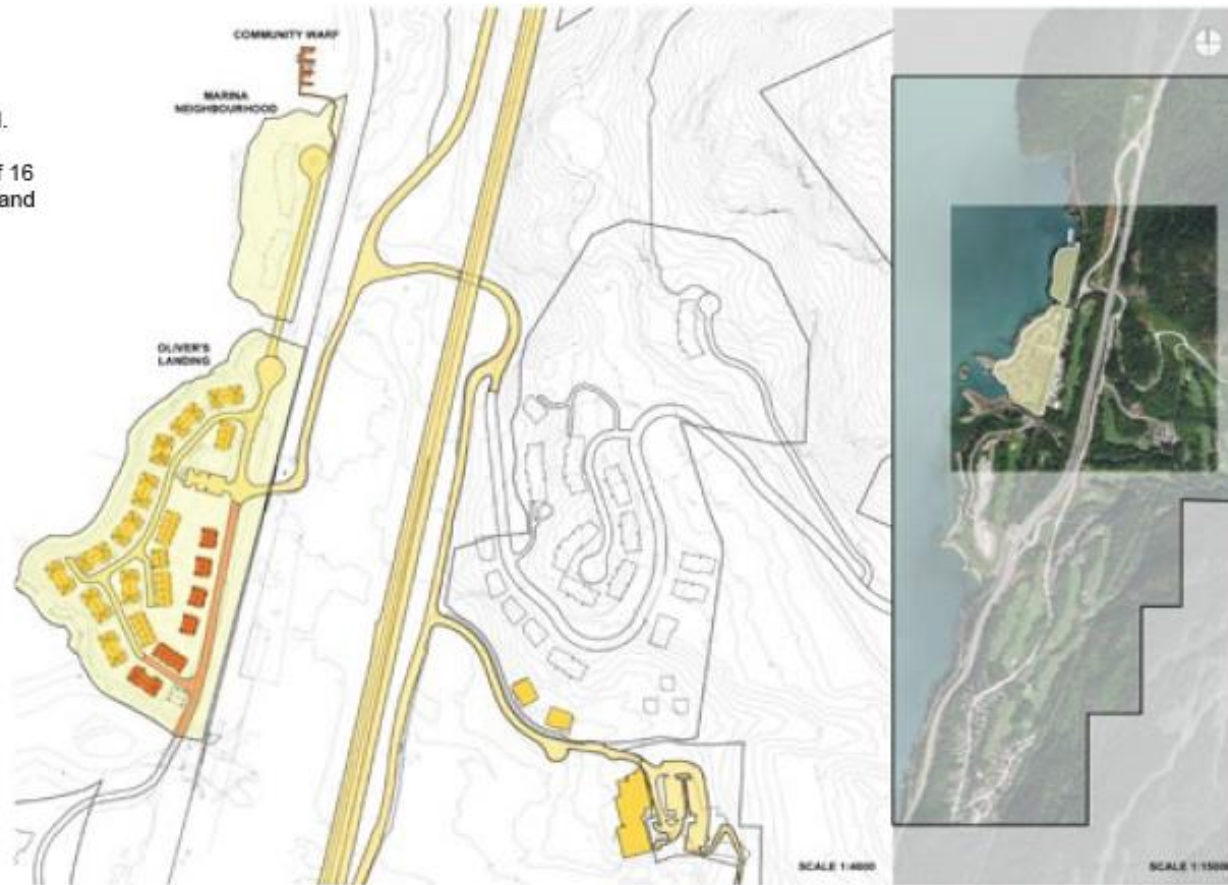


BACKGROUND: PHASING

PHASE 1

Marina Neighbourhood - The community wharf with gravel road.

Oliver's Landing - Completion of 16 townhouses with waterfront road and connection to Marina road.



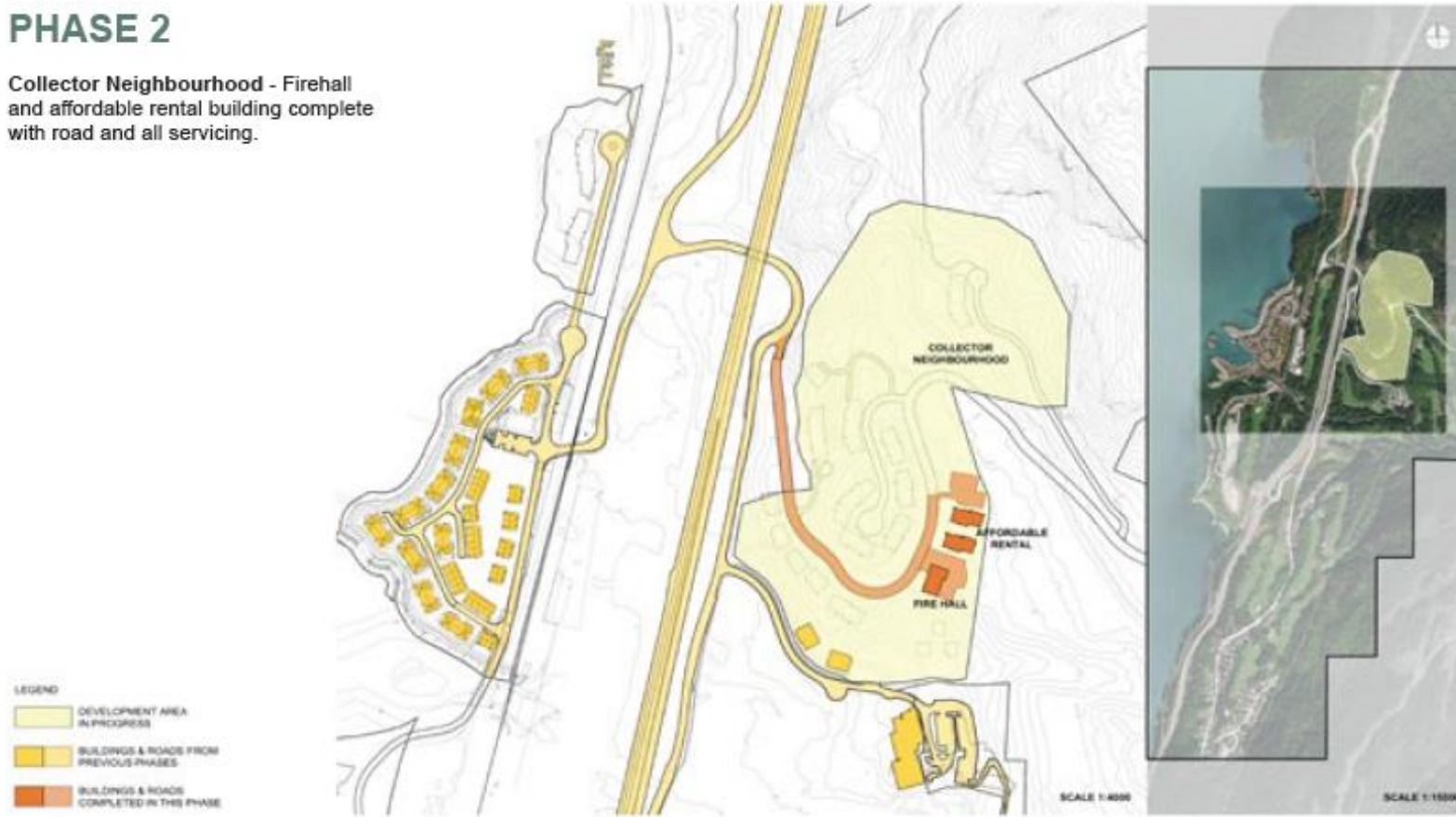
the completion of 16 townhouses at Oliver's Landing is already provided for under existing zoning



BACKGROUND: PHASING

PHASE 2

Collector Neighbourhood - Firehall and affordable rental building complete with road and all servicing.



Fire Hall

40 non-market rental
affordable housing
dwelling units

4 storey maximum



BACKGROUND: PHASING

PHASE 3

Resort Hotel - At golf clubhouse.

Marina Neighbourhood - Waterfront apartments.



Up to 120 resort hotel units (in total for all CD3 Zone)

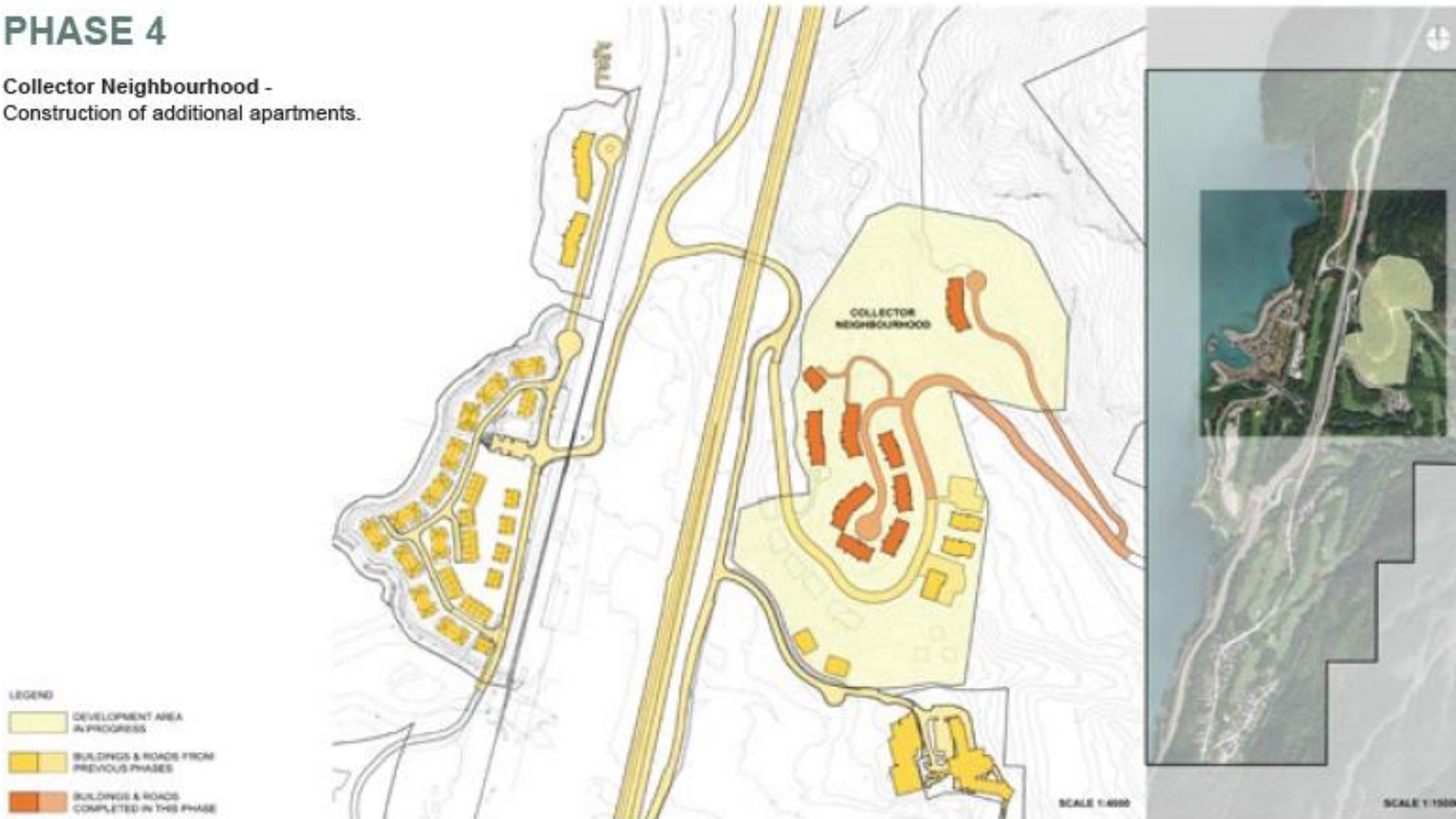
6 storey maximum for waterfront apartments and resort hotel



BACKGROUND: PHASING

PHASE 4

Collector Neighbourhood -
Construction of additional apartments.



6 storey maximum for
apartments

Public works yard required
prior to issuance of a
Building Permit for the
101st market dwelling unit



BACKGROUND: PHASING

PHASE 5

Village Commercial - Includes Community Centre.



1400 m2 Village Commercial

Community Centre, Administration Office, and Child Care Facility completed prior to issuance of a Building Permit for the 201st market dwelling unit

Dwelling units permitted above main floor

3 storey maximum



BACKGROUND: PHASING

PHASE 6

Lot 2 Waterfront - Waterfront apartments including bridge, road, dyke adjustments, trails and park.



10 storey maximum for apartments

Public dyke pathway

Waterfront park

Underpass upgrade to accommodate pedestrians

Transportation hub

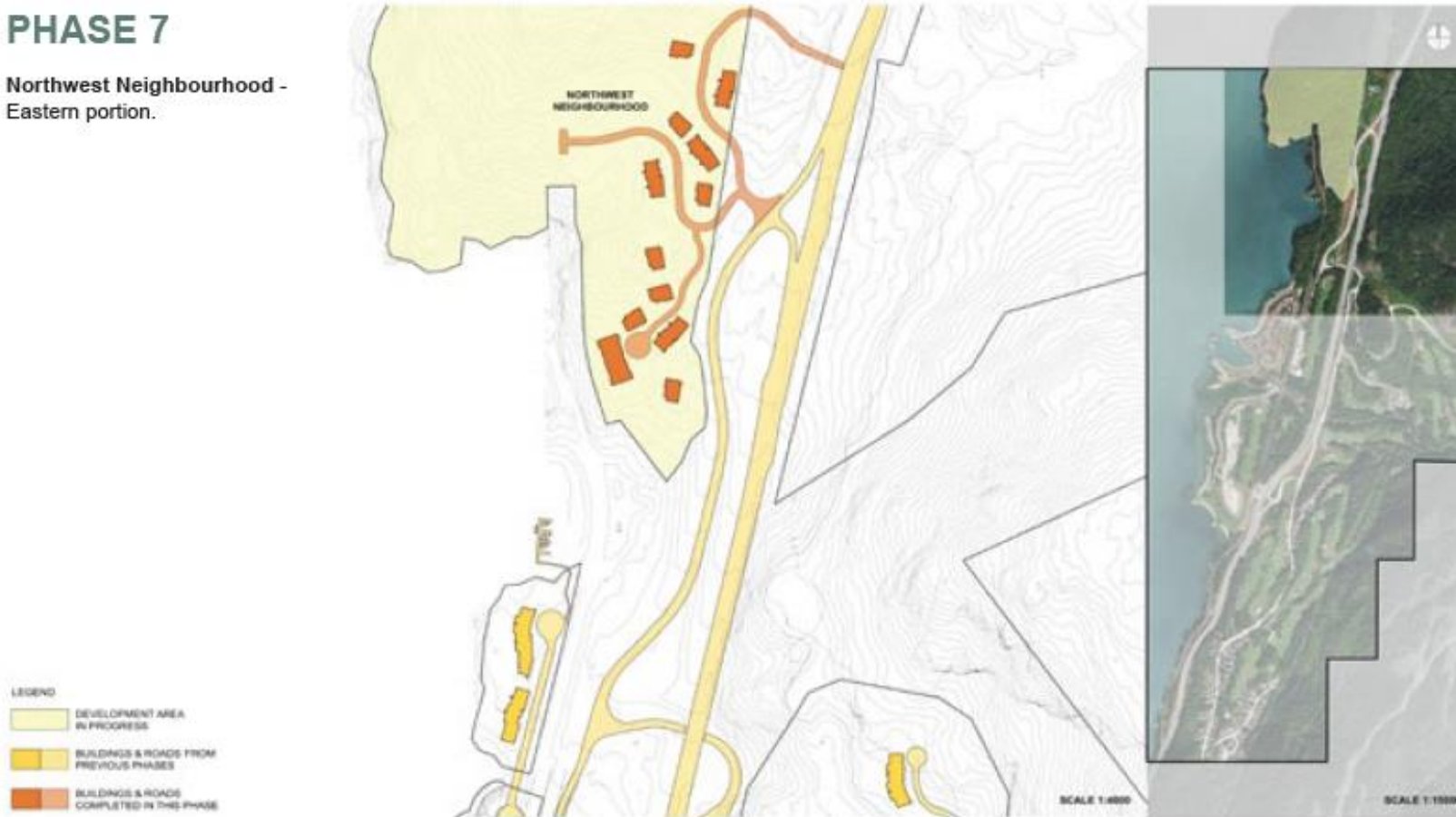
Transit stops



BACKGROUND: PHASING

PHASE 7

Northwest Neighbourhood -
Eastern portion.



10 storey maximum

Single family, duplex
townhouse and multi-family
provided for under CD3
Zone



BACKGROUND: PHASING

BALANCE OF DEVELOPMENT

ORDER TO BE DETERMINED

- Northwest Neighbourhood - Western portion
- Northeast Neighbourhood - Including bridge
- Uplands South Neighbourhood
- Uplands North Neighbourhood
- Upper Benchlands Neighbourhood
- Mountain Neighbourhood



15 storey maximum

Single family, duplex townhouse and multi-family provided for under CD3 Zone

By 351st market dwelling unit, all 60 non-market rental and 60 non-market ownership units must be constructed for a total of 120 affordable and covenanted dwelling units



BACKGROUND: BOARD MEETINGS

- May 22, 2019 SLRD Board – Permission to Proceed
- December 19, 2019 COW – Direction Request
- September 17, 2020 COW – Direction Request

Important direction received from the Board – reflected in developer's revised proposal and Zoning/OCP Amendment Bylaws

- Servicing
- Building heights
- Relocation of community facilities
- Fire Safety
- Affordable Housing
- Sustainability
- Transportation Hub, Transit Stops and Pedestrian Connectivity



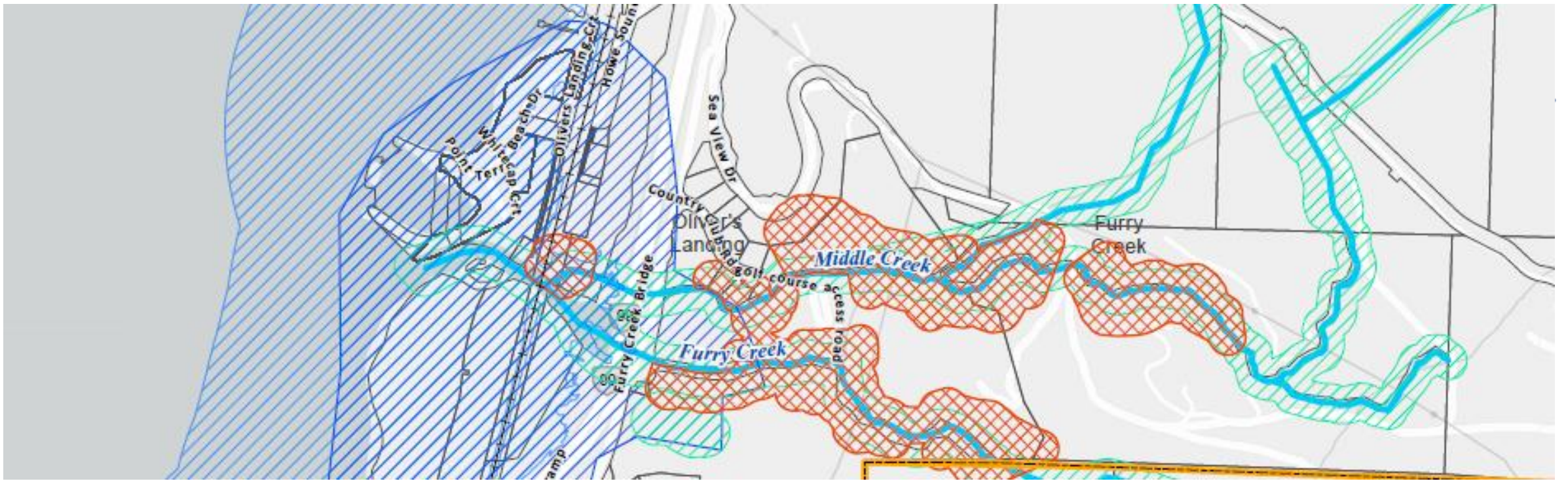
BACKGROUND: COMMUNITY MEETINGS



100+ people in attendance at meetings

To date community consultation has been initiated by FPFCD:

- annual year end presentations
- a two-day design workshop
- annual reports to the Furry Creek Community Association and Oliver's Landing Strata AGMs
- meetings with key individuals and community leaders to discuss special areas e.g. trails/ open space, marina facilities



ANALYSIS

SLRD BYLAWS, POLICIES, STUDIES, PROFESSIONAL REPORTS



REGIONAL GROWTH STRATEGY

- Subject properties are designated Master Planned Community under the SLRD Regional Growth Strategy (RGS)
 - *“larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove*
 - *for existing SLRD Master Planned Communities, further growth is not supported beyond what is currently contemplated in SLRD Official Community Plans (OCPs) and what is specified in the SLRD Regional Growth Strategy (RGS). Zoning and OCP amendments that propose to increase density or area of existing SLRD Master Planned Communities are not supported”*
- The project is within Furry Creek and does not propose an increase in density or area



ELECTORAL AREA D OCP

- The subject properties are designated Planned Community under the Electoral Area D OCP

Howe Sound East Sub Area Plan – Implementation Section

- *7.1.8 Amend the Furry Creek Zoning By-law No. 672, 1998 to incorporate the “Uplands” area and establish zoning regulations consistent with the Preliminary Layout Approval and registered development agreement for the Uplands.*



ELECTORAL AREA D ZONING

- Furry Creek is largely unzoned
- Zoning Amendment Bylaw 1727-2021 proposes to introduce Comprehensive Zoning to the subject parcels, which provides for development according to “areas”.

Single-Family Dwellings

- no more than 50 single family dwellings (SFD) permitted in the CD3 Zone

Lock-off suites and Auxiliary Dwelling Units

- Lock-off suites permitted in all multiple unit and duplex units, providing for additional rental housing options in community
- Auxiliary dwelling units (Secondary Suite within Accessory Building) permitted on parcels at least 700 m² in area



ELECTORAL AREA D ZONING

Building Heights

- Phases 1-4 max building height is 6 storeys
- maximum building height of 15 storeys only contemplated during later phases of development if fire protection services are in place to accommodate taller buildings and greater density

Residential Storage Space

- minimum of 5 m² of secure and at grade storage space required for all multiple unit and duplex units (where no garage is provided)

Driveway apron

- driveway apron with a minimum length of 5 m required in front of a private *garage* door associated with a *single family dwelling, duplex, townhouse* or stacked *townhouse*



SLRD HOUSING NEED AND DEMAND STUDY (2020)

Requirements under the *Local Government Act*:

section 473(2.1)(b) - the local government must consider the most recent housing needs report and the housing information on which the report is based when amending an official community plan in relation to statements and map designations

SLRD Housing Need and Demand Study recommends that the SLRD

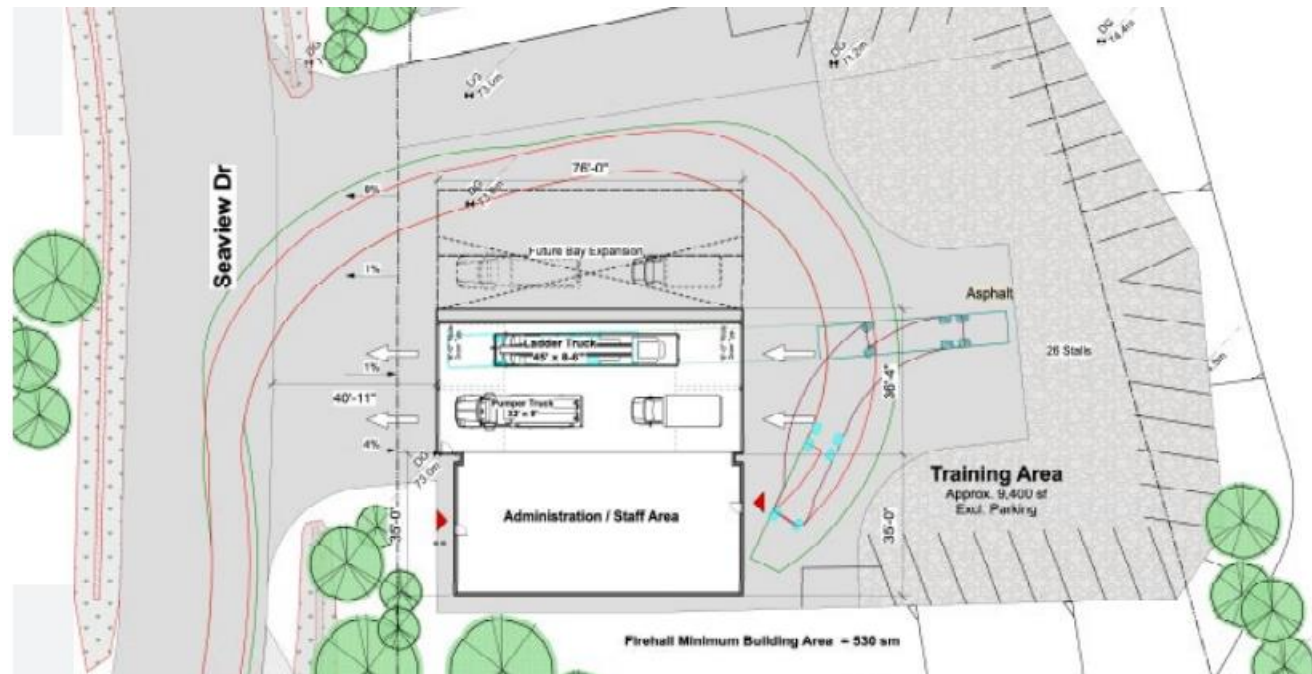
“require a minimum of 15% of units in new developments to be affordable housing units. Utilize restrictive covenants and housing agreements to secure units at affordable rental rates in new developments. One of the key gaps is workforce housing and affordability should be defined as no more than 30% of typical wages and salaries in the community”.

- Environmental
- Geotechnical
- Fiscal



FIRE SAFETY AMENITIES & PROVISIONS

- minimum 530 m² fire hall on a minimum 3100 m² site
- new aerial ladder truck with a minimum 22.7 m. ladder
- provide a contribution of \$190,000 towards the cost of ancillary equipment
- provide \$50,000 for transitional funding to support required training



COMMUNITY CENTRE & CHILD CARE FACILITY

- Community Centre – minimum size 372 m²
- Child Care Facility – minimum size 139 m²



Site plan showing the community and commercial fronting onto Furry Creek Drive.



Child Care Facility

- to be built in conjunction with and adjacent to the Community Centre
- to be built to the standards and requirements set out in the *Child Care Licensing Regulation* under the *Community Care and Assisted Living Act*

FPFCD to retain and operate child care facility (or arrange for operation through third party)

SLRD to own and operate community centre

AFFORDABLE HOUSING

- 60 affordable and covenanted rental dwelling units
- 60 affordable and covenanted ownership dwelling units

CD3 Zone sets out the timing for the provision of the 120 non-market affordable dwelling units:

- 40 units committed to be constructed in the initial phase of development, in conjunction with the fire hall
- all non-market affordable dwelling units will be provided for prior to the 351st market dwelling unit

Housing Agreement and Land Development Agreement:

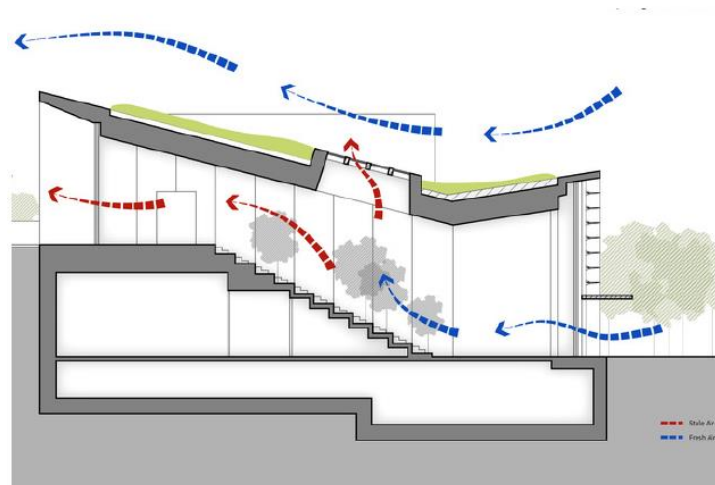
- set out terms and conditions for affordability and tenure of the non-market affordable *dwelling units*
- to be drafted in advance of second reading and provided in registrable form in advance of bylaw adoption
- preliminary arrangements have been made with Sea-to-Sky Community Services to assist with the management of the affordable housing





SUSTAINABILITY

- Creating a low-carbon community
- Sustainable Building and Siting Design
- BC Energy Step Code



Sustainable strategy



Green roofs

- Step Code and No LNG connection to be included as requirements under Land Development Agreement
- Sustainable Building Design and Siting details to be addressed further at Development Permit stage.

OTHER ITEMS

- Private Shuttle
- Transportation Hub
- Secondary School

Private Shuttle

- FPFCD has committed to the operation of a subsidized private shuttle system until such time as BC Transit's public transit is operational. Scheduling to be determined based on demand.
- The Furry Creek private shuttle will connect to the Translink system at Lions Bay and to the BC Transit service in Squamish, with a stop at Britannia Beach

Transportation Hub

- To be constructed prior to issuance of building permits for development on Lot 2 (waterfront) and will included: minimum of 50 Park & Ride spaces; minimum of 40 bicycle locker facilities; and EV charging stations

Secondary School

- A secondary school site adjacent to the FPFCD properties was identified as part of original development plans
- The SLRD will acquire the tenure if/when needed, with FPFCD providing servicing and road access





RECOMMENDATIONS

FIRST READING AND REFERRALS





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 introduced, given first reading and referrals initiated.

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

THAT a Development Lands Section 219 Covenant (land development agreement) be prepared in advance of second reading and provided in registrable form, prior to bylaw adoption.

THAT a Housing Agreement Bylaw be prepared in advance of second reading and provided in registrable form, prior to bylaw adoption.

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.

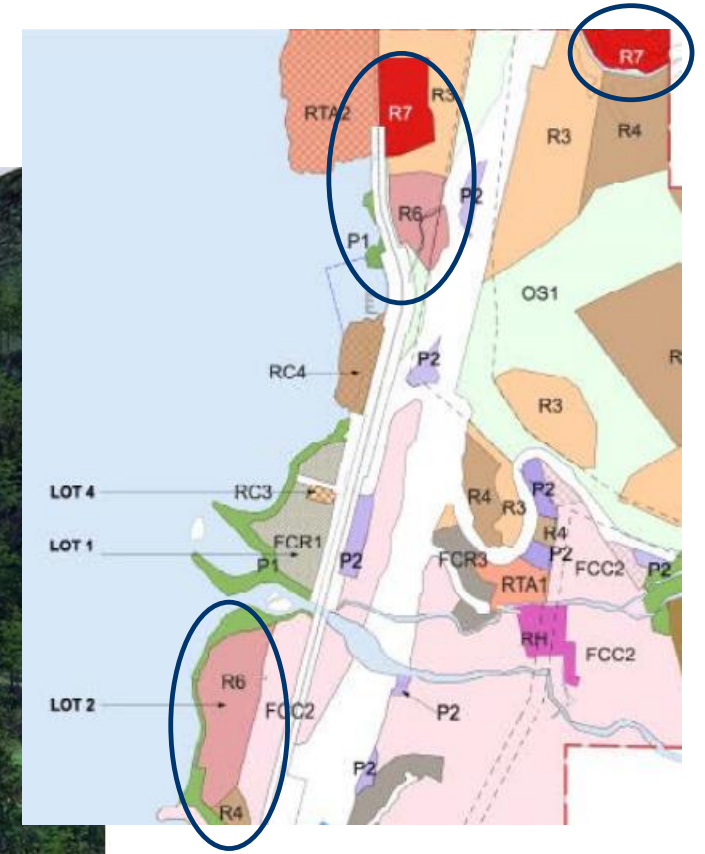


Questions?



(Extra slides to support board discussion and/or answer questions)

BUILDING HEIGHTS



R6 – permits up to 10 storeys
R7 – permits up to 15 storeys



PLA & Existing Covenants:

900 dwelling units
300 resort hotel units

Currently Built:

(FCR1, FCR3, FCC1, FCC2)
56 condo dwelling units - Waterfront
90 single-family and 4 duplex
dwelling units - Uplands

Total dwelling units built to date =
150

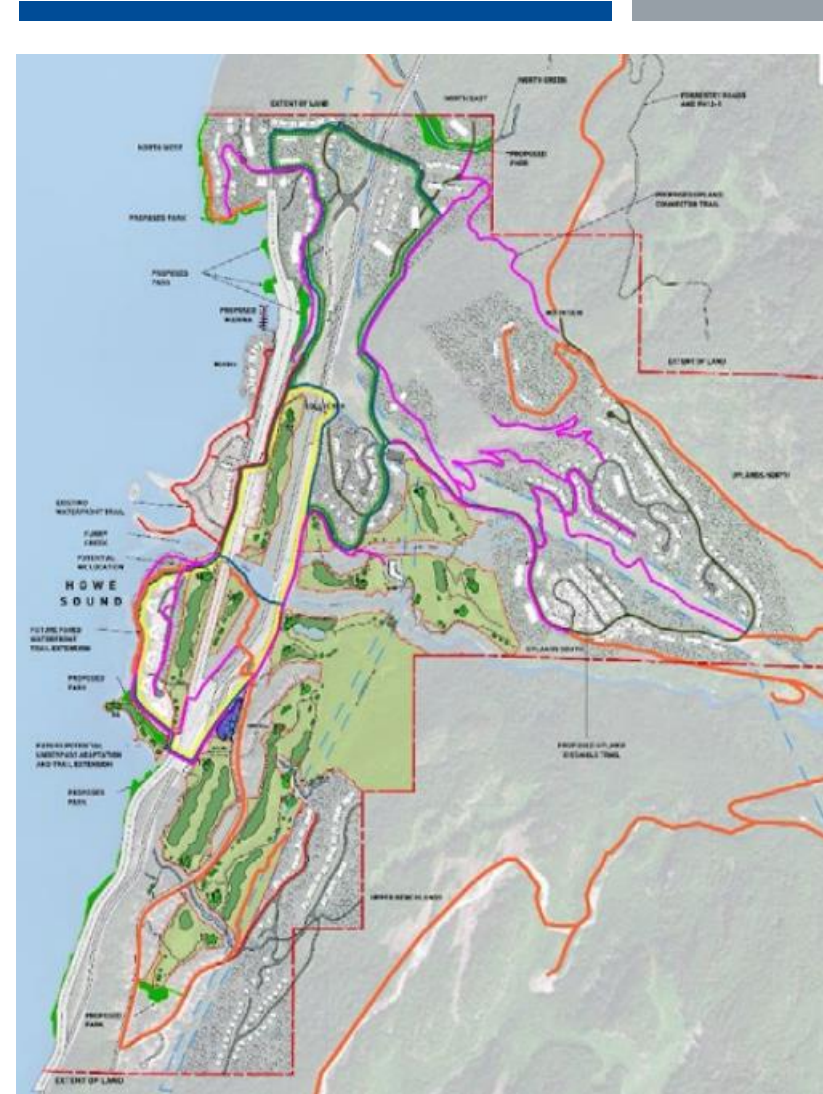
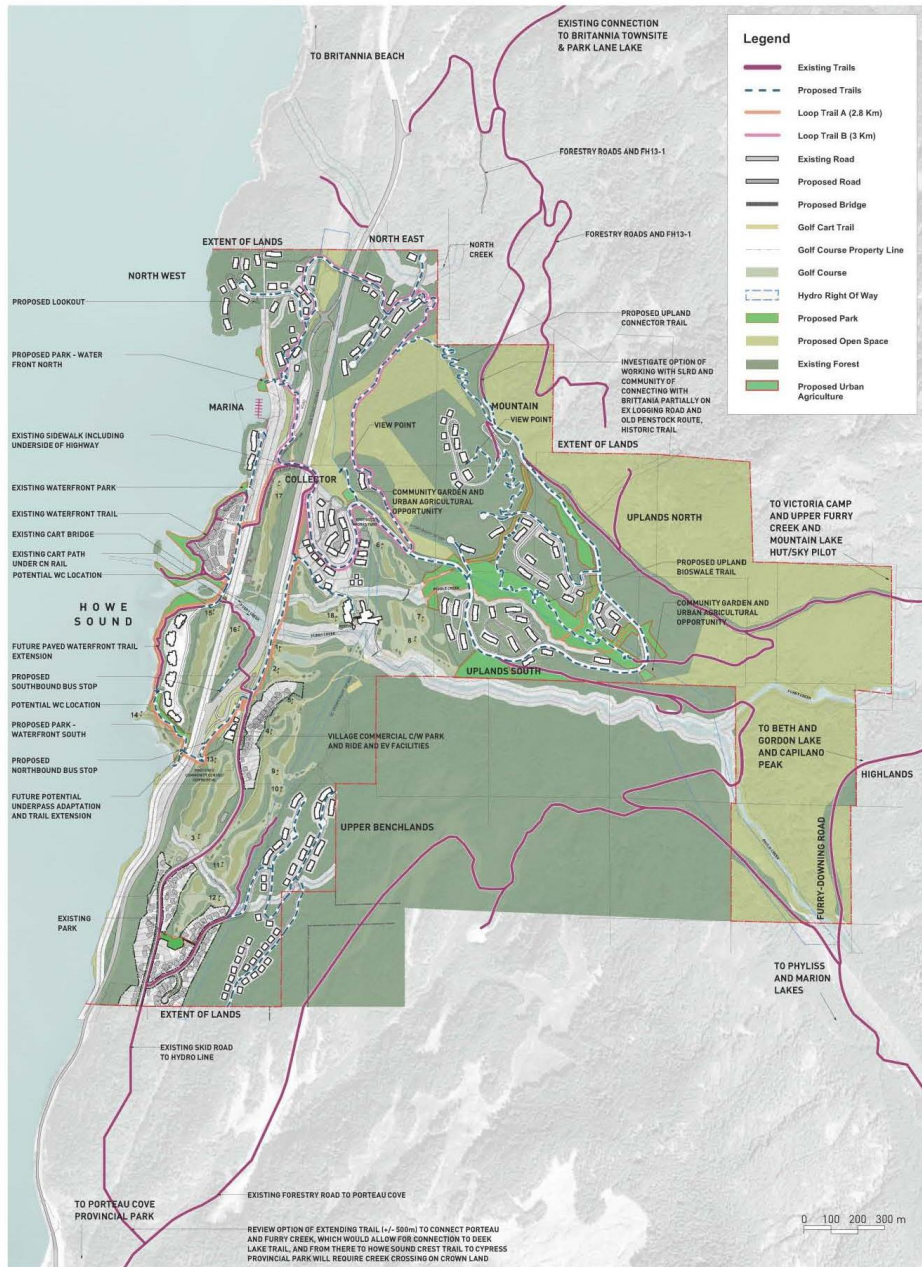
Proposed:

(CD3 Zone)
750 market dwelling units
120 non-market dwelling units
120 resort hotel units

Total dwelling units proposed = 870

120 non-market affordable dwelling units is 16% of the total units proposed under the CD3 Zone

Total build out (currently built and proposed) will be 900 market dwelling units, 120 non-market dwelling units and 120 resort hotel units – so less resort hotel units with the addition of non-market dwelling units.



Schedule B12 Furry Creek Park, Open Space and Trails

