



FURRY CREEK: A COMPLETE RECREATIONAL/RESIDENTIAL COMMUNITY
An application for a Comprehensive Development Zoning
Submitted to the Squamish Lillooet Regional District
by Fine Peace Furry Creek Developments Ltd.
March 2019

FURRY CREEK: A 'complete community'

PRESENTATION TO SQUAMISH-LILLOOET REGIONAL DISTRICT PUBLIC HEARING

By FINE PEACE FURRY CREEK DEVELOPMENT LTD.
AUGUST 11TH, 2022

Presentation outline:

- ▶ Existing development rights
- ▶ Comparison between existing approvals and CD-3 Zoning
- ▶ Planning process/community consultation
- ▶ Community response to Zoning Bylaw Amendments
- ▶ Responses to community concerns
- ▶ Summary of community benefits resulting from OCP and Zoning Bylaw Amendments



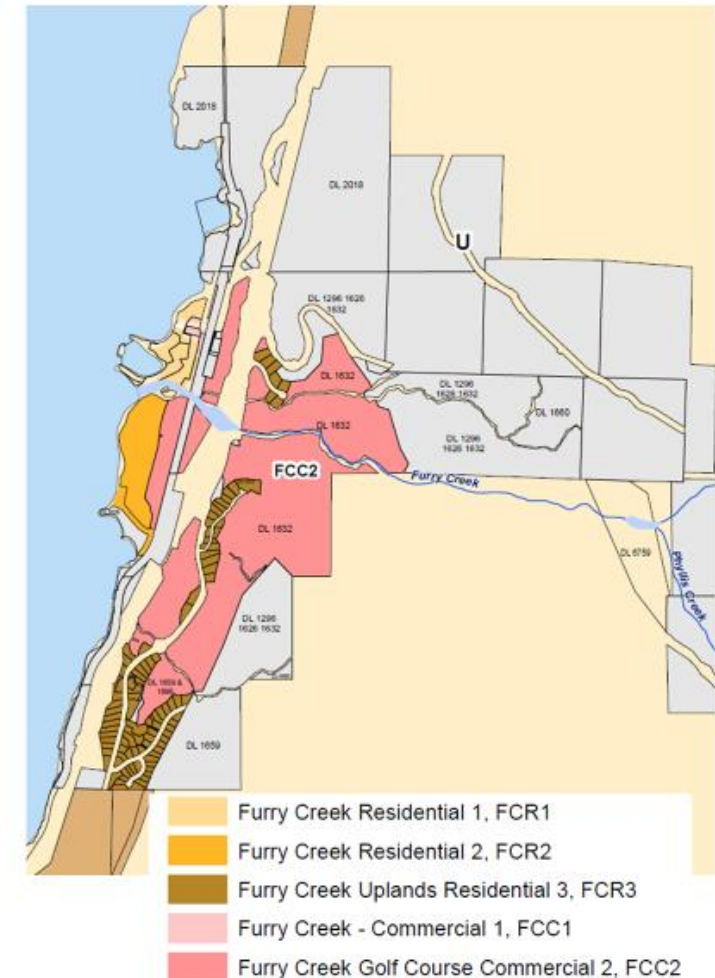
Comparison between current and proposed zoning rights and obligations

Existing zoning, covenants and PLAs provide for:

- Up to **750** units remaining to be developed;
- Up to **300** resort hotel/tourist accommodation units;
- Up to **1393m²** of village commercial;
- Community centre (372 m²); administration office (93m²); Public works yard;
- Parks trails and open space, including trail head parking
- A single-bay fire hall- valued at approximately \$250,000 in 1998 dollars (\$455,000 today)
- **No limit** on number of single-family lots,
No limit on maximum house sizes
- **No requirement for**
 - affordable housing;
 - \$1,363,500 Fire protection Service Expansion Funding
 - transportation hub;
 - shared electric vehicles
 - childcare facilities
 - serviced “ready to build” school site;

5.0 CURRENT DEVELOPMENT RIGHTS

5.1 ZONING



APPROVALS/OBLIGATIONS AS PER CD3 ZONING

- Up to **870** dwelling units –minimum of **120 below-market** affordable dwelling units –
- Up to **120 resort hotel/tourist** accommodation
- Up to **2323 m2** of village/commercial;
- **Expanded community centre**; admin office; childcare facilities (74 spaces at buildout); Public works yard;
- **19.1 ha of park**, along with extensive open space and enhanced trails
- **Transportation hub** –including park & ride, bicycle lockers, electric vehicle charging stations and transit shelters; Neighbourhood shared electric vehicles/electric bicycles;
- **Subsidized shuttle bus** to Lions Bay and Squamish until BC Transit service in place
- **Expanded Fire hall** – including quint/aerial ladder truck and equipment; (estimated cost \$3.5+ million)
- Howe Sound East Fire Protection expansion funding \$1,363,500 (\$400,500 up front CAC and \$963,000 in installments at build out.
- Serviced and “ready to build **School Site**;



Equipped quint fire truck



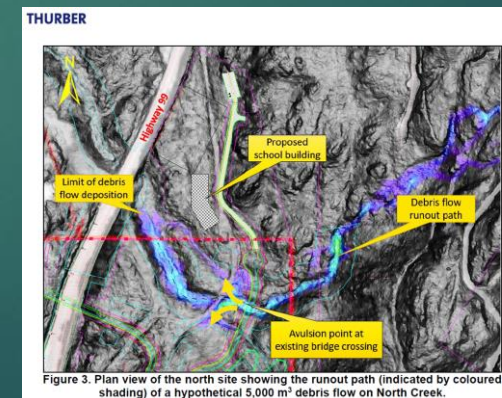
childcare facility



Transit shelter



Workforce housing



Serviced school site



Financial contributions

PLANNING AND COMMUNITY CONSULTATION HAS BEEN ONGOING SINCE DECEMBER 2017

- ▶ First community meeting November 2017
- ▶ 2-Day **Design Charrette** January 2018
- ▶ **Holiday Reception** presentation December 2018
- ▶ Presentations to **Oliver's Landing Homeowners & Furry Creek Community Association (FCCA)** April/May 2019
- ▶ First meeting with **Ocean Crest** residents November 2019
- ▶ Holiday Reception presentation December 2019- including reduction in height of 'signature building'
- ▶ **Virtual Holiday Reception** presentation December 2020
- ▶ **Virtual Holiday Reception** presentation December 2021
- ▶ **Fifth presentation to FCCA** May 2022
- ▶ Second meeting with **Ocean Crest** residents July 2022
- ▶ **Public Information Meeting** July 28th, 2022



Furry Creek Golf & Country Club

is pleased to invite you to a

HOLIDAY RECEPTION

to meet your neighbours

and representatives of Fine Peace Canada

and continue discussion on

the future planning of

FURRY CREEK

Wednesday December 11th, 2019

From 4 pm to 7pm

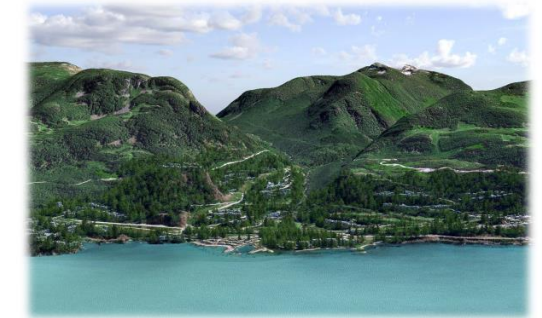
Furry Creek Golf & Country Club

150 Country Club Rd, Furry Creek

RSVP bskerrett@furrycreekgolf.com

by noon December 9th, 2019

WE LOOK FORWARD TO SEEING YOU!



IN THE SPIRIT OF THE HOLIDAY SEASON

and

out of respect for the latest Covid-19 strains

Fine Peace Canada and

Furry Creek Golf & Country Club

are pleased to invite you to another

Virtual Holiday Reception

to hear an update on community events and the future of

FURRY CREEK

Thursday December 16th, 2021

From 4:30 pm to 5:30 pm

RSVP bskerrett@furrycreekgolf.com or (604)896-2224 x. 232

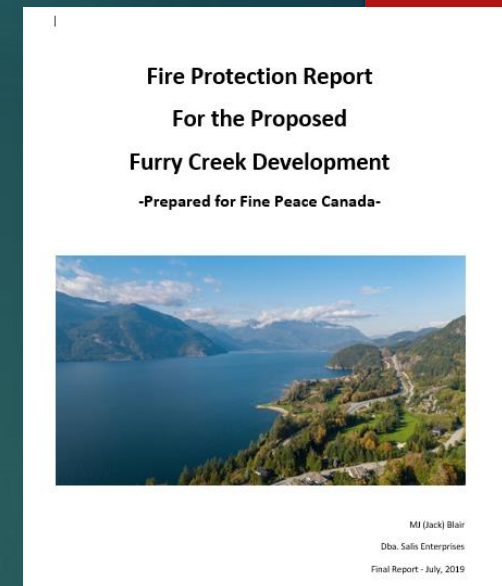
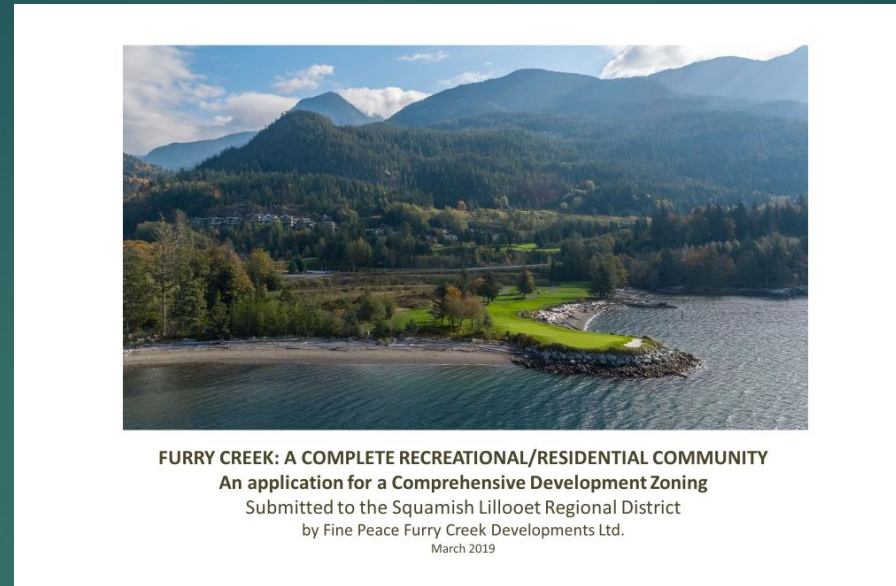
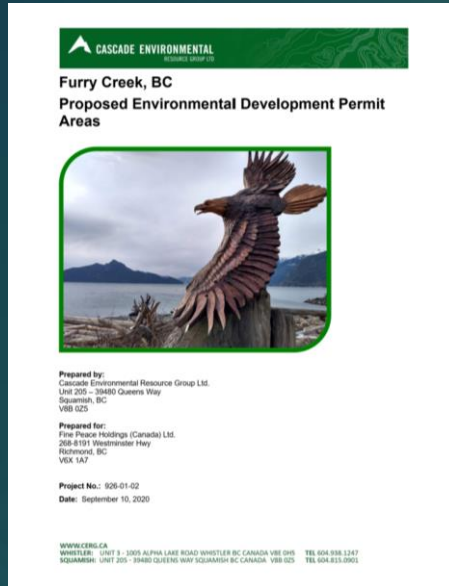
by noon December 14th, 2021

to ensure timely delivery of some Holiday Cheer!

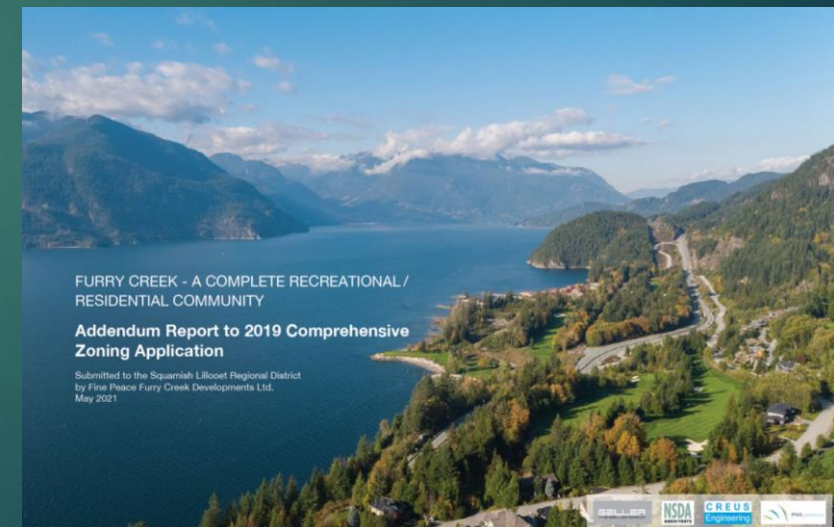
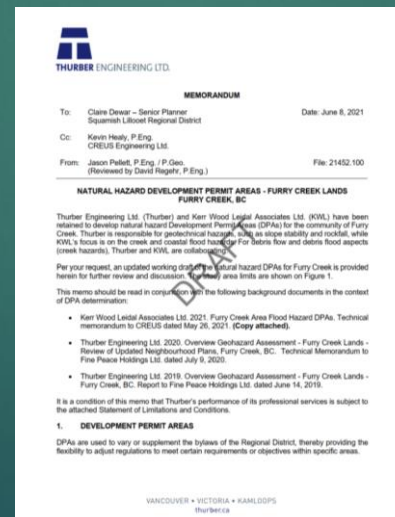
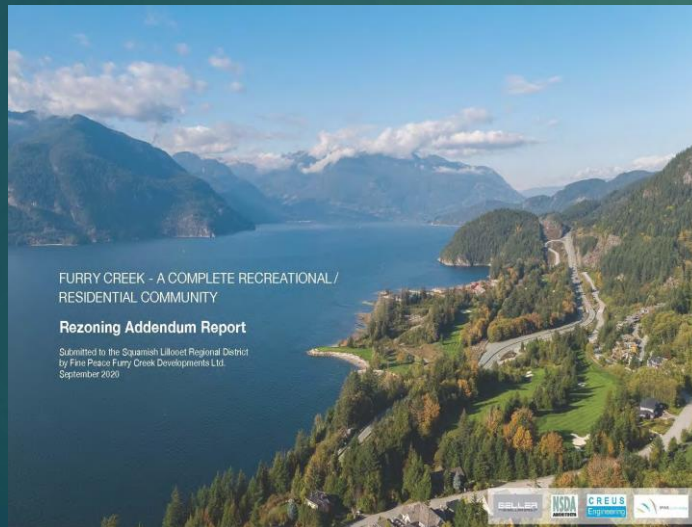
Zoom invitation to follow

WE LOOK FORWARD TO SEEING YOU

DURING THIS TIME DOZENS OF PLANNING AND TECHNICAL REPORTS HAVE BEEN PREPARED



Cascade Environmental reports Initial Zoning Bylaw Amendment Application March 2019 One of many reports on Fire Safety



September 2020 Addendum Report One of many Thurber Geotechnical reports May 2021 Addendum Report

Staff Reports

- [Furry Creek Neighbourhood Zoning and OCP Amendments - Second Reading - June 29, 2022](#)
- [Furry Creek Neighbourhood Zoning and OCP Amendments - First Reading - July 28, 2021](#)
- [SLRD Board Permission to Proceed Report - May 22, 2019](#)
- [Staff Request for Direction Report re Building Heights, Development Covenant Obligations and Village Commercial Area Relocation - Dec. 19, 2019](#)
- [Howe Sound East Community Amenities - Information Report - February 26, 2020](#)
- [Zoning and OCP Amendments Direction Request - Committee of the Whole- September 17, 2020](#) [↗](#) and [Presentation](#)

Application

- [Addendum Report to 2019 Comprehensive Zoning Application - May 2021](#)
- [Development Application - March 2019](#)

Additional Information

- [Context Map](#) and [Legal Descriptions](#)
- [Geotechnical Assessment](#) and [Natural Hazards Development Permit Areas](#)
- [Bio Inventory](#), [Site Reviews](#) and [Environmentally Sensitive Development Permit Areas](#)
- [Fiscal Impacts Study](#)
- [Updated Fire Hall Plans](#), [Functional Program](#) and [Renderings](#)
- [Proponent-Led Community Meetings Summary](#)
- [Updated Community Centre & Child Care Facility Plans with Park & Ride](#)
- [School Site](#) and [Geotechnical Memo](#)
- [Parks & Trails Phasing and Sections](#)
- [Transit Hub Site Plan](#), [Transit Stops](#), and [Private Shuttle Service](#)
- [Regional Trail Network](#)
- [Master Drainage Plan](#), [Wastewater Master Plan](#) and [Waterworks Master Plan](#)

Reports prepared to support OCP & Zoning Bylaw Amendment over past three years

<https://www.slrd.bc.ca/planning-building/planning-development-services/current-projects/fine-peace-furry-creek-ltd-zoning-and-ocp-amendment-application>



FURRY CREEK FISCAL IMPACT ANALYSIS

A fiscal impact study was commissioned to assess whether the development would impact taxes for existing residents

4.3 Impact on Furry Creek Property Taxes

All the analysis outlined in this report is based on Furry Creek tax rates remaining unchanged.

Other than a short-term challenge caused by rapidly escalating fire service costs, the proposed Fine Peace development at Furry Creek can be completed without requiring any increase in current property tax rates.

Note, the upfront cash contribution of \$400,500 and future \$963,000 contributions will more than offset any short term shortfall.

AT TONIGHT'S PUBLIC HEARING, SLRD BOARD WILL HEAR FROM THE COMMUNITY AND PUBLIC



The following is a brief summary of what Fine Peace heard over 4 ½ years and how specific community concerns were addressed.

What we heard: housing

- ▶ Finish Lot 1 (Oliver's Landing) as soon as possible
- ▶ Concern about a boxy 4-storey mixed use building on Lot 4
- ▶ Desire for broader housing choices, improved floodproofing and less paved areas
- ▶ Good support for redesign of Lot 2 from townhouses to single-level apartment buildings with townhouse-style units at base
- ▶ Building heights on Lot 2 should generally relate to trees (8 to 10 storeys)
- ▶ A taller 'signature building' overlooking 14th hole could be attractive



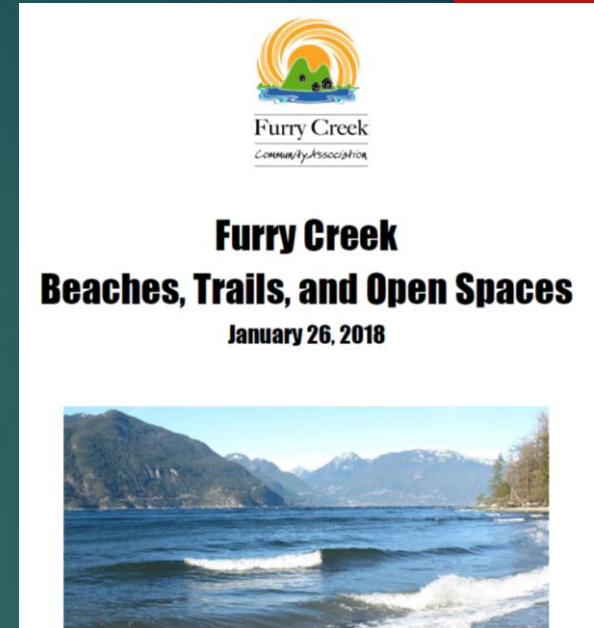
What we heard: resort, commercial, marina

- ▶ Strong support for resort facilities, especially if broader appeal (not just exclusive spa)
- ▶ Residents should be allowed membership access to recreational facilities
- ▶ Strong support for neighbourhood commercial eg: general store and café. Another restaurant or pub
- ▶ Retail need not be on Lot 4. Explore other locations that could better serve total community
- ▶ Very little support for fully-serviced marina in kayak club location



What we heard: transportation and public open space

- ▶ Need better interface between developers, strata, residents, Ministry of Transportation and Infrastructure and SLRD regarding provision and maintenance of streets and open spaces.
- ▶ Questions raised re: timing of community centre facility in Uplands
- ▶ Strong support for public transit serving community and Sea-to-Sky corridor
- ▶ Residents disagreed with BC Transit's initial position that it would be difficult to locate bus stops within the community
- ▶ Desire for improved trails and open spaces. Carefully consider report presented to Fine Peace by '2 Brians' at initial 2018 Design Charrette





In 2018 plans were first presented for six midrise buildings on Lot 2



A 12 storey (11+ penthouse) 'signature building' was proposed next to 14th hole

LOT 4 DEVELOPMENT

As suggested at the Design Charrette, it was agreed the Village Centre should be relocated from Lot 4 to a more central and commercially viable location.

Lot 4 ground floor could be developed with residential or 'live-work' units



Potential image for Lot 4 development to tie in with Oliver's Landing



Live/work spaces could be similar to those recently developed in Pemberton

VILLAGE CENTRE: Following a careful review, a site along Furry Creek Drive below Ocean Crest Drive, next to the third hole tee-box, was selected



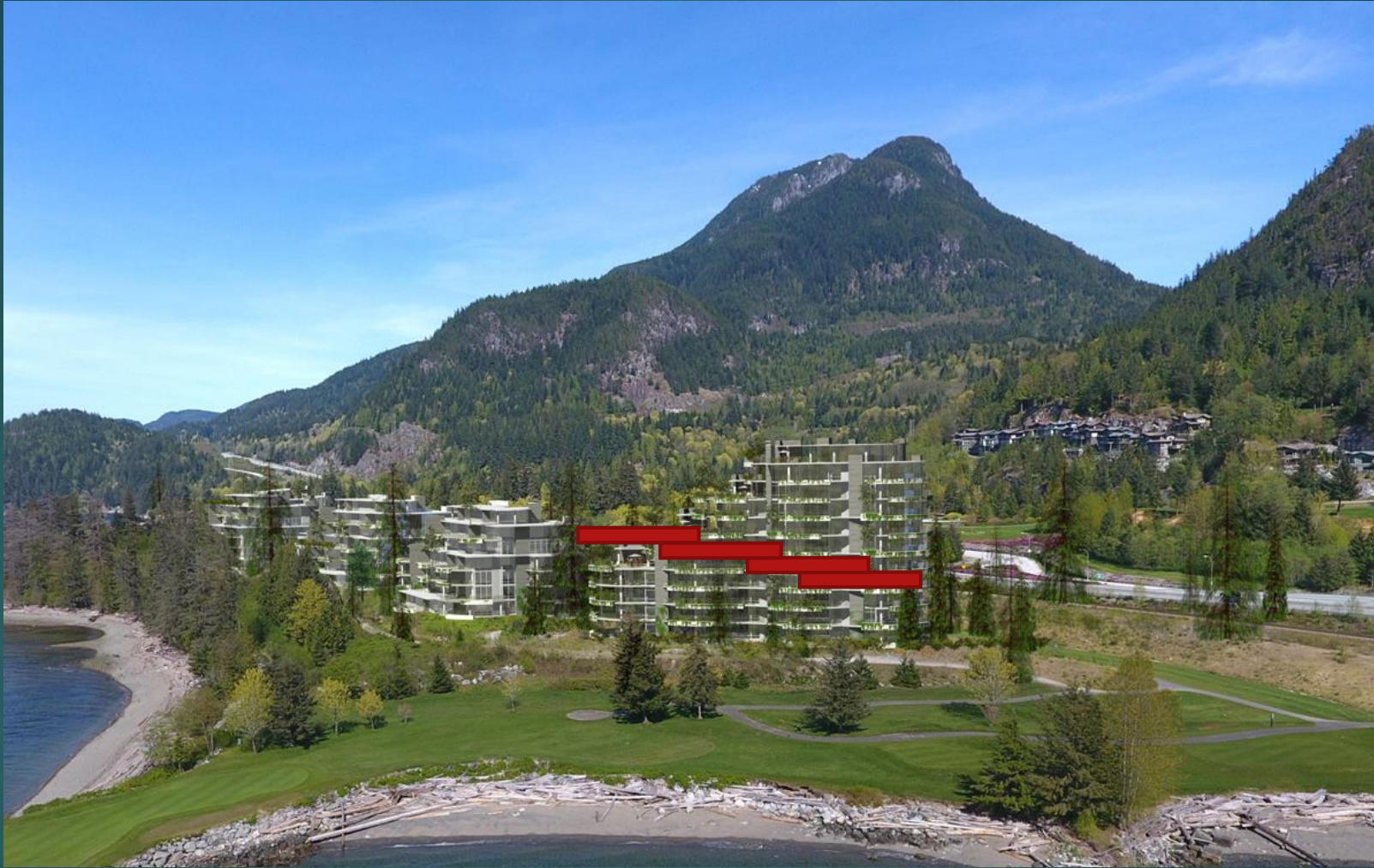
In October 2019, some SLRD directors and staff toured this proposed location

The buildings were redesigned to address Ocean Crest residents' concerns



- Buildings redesigned as single level along Furry Creek Drive with sloping green roofs
- All commercial parking located underground; loading dock screened
- Outdoor patios restricted to west side of buildings
- Intrusion into golf course reduced. 3rd hole tee box relocated to roof of building; Additional land added to golf course to offset reduction
- Service lane eliminated between buildings
- Additional screening to be planted to around development and parking areas.
- Mechanical equipment to be screened both visually and acoustically

To further address community concerns, the 'signature building' was redesigned



Based on detailed view analyses, the 'signature building' was reduced to 6 storeys

A greater variety of resort facilities was proposed



In addition to a multi-level resort hotel and spa beside the clubhouse or on Lot 2, other facilities to be spread around the property

To address more recent Ocean Crest and community concerns, Fine Peace agrees to:

- Additional wording in bylaw to clearly limit commercial building height along Furry Creek Drive to one storey
- Designing the commercial building so that it can be phased in response to market demand
- Additional wording in bylaw to establish a maximum 3500 sq.ft. retail store size
- Abide by SLRD Board's decision regarding whether cannabis retailing should be allowed
- Incorporate a dog-walk park, pickleball court and on and off-road bike trails within the open space development



Artist's illustration showing single-storey commercial building along Furry Creek Drive



Fine Peace agrees to additional bylaw wording to limit the size of the General Store/café to 3500 sq.ft. similar to Lions Bay store

Childcare facility

The childcare facility is approximately 270 feet from the edge of the highway.

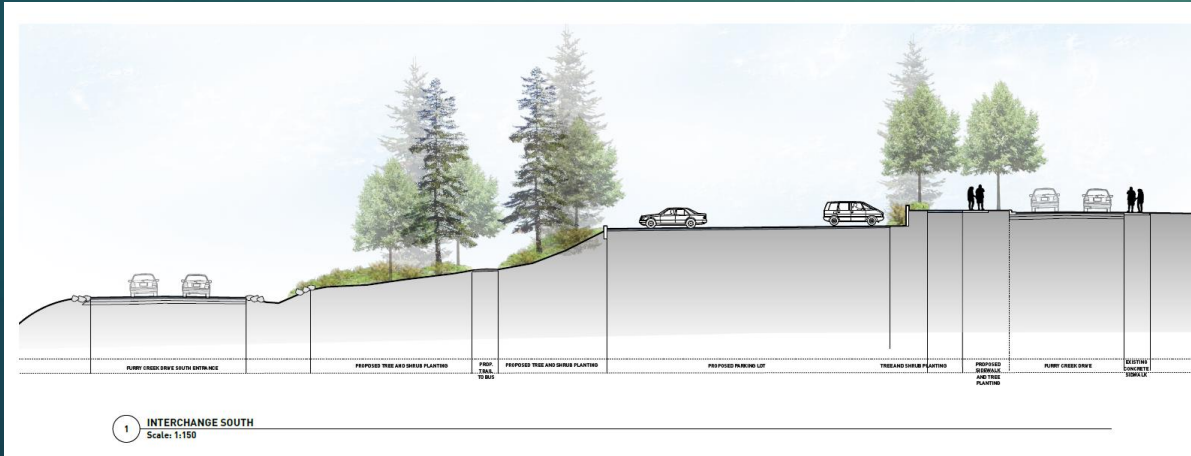
Although there will be landscaping to buffer the building and outdoor areas, to address any concerns about potential noise and pollution negatively impacting the outdoor play area, the design guidelines shall require installation of 7 foot high glass panels around the outdoor play area.

Similar panels will be installed around restaurant outdoor terraces as well to enhance their enjoyment



New parking lots will address need for off-street parking for trail users

- At Second Reading, both SLRD and MOTI requested additional parking for trail users and future 'park and ride'
- To address community concerns about this parking, and avoid any negative visual impacts, Fine Peace agrees to screen parking areas and seek approval from SLRD and MOTI to phase parking lot construction and reduce total number of surface parking spaces



Section showing additional planting and relationship between entry road, proposed parking lot, & Furry Creek Drive

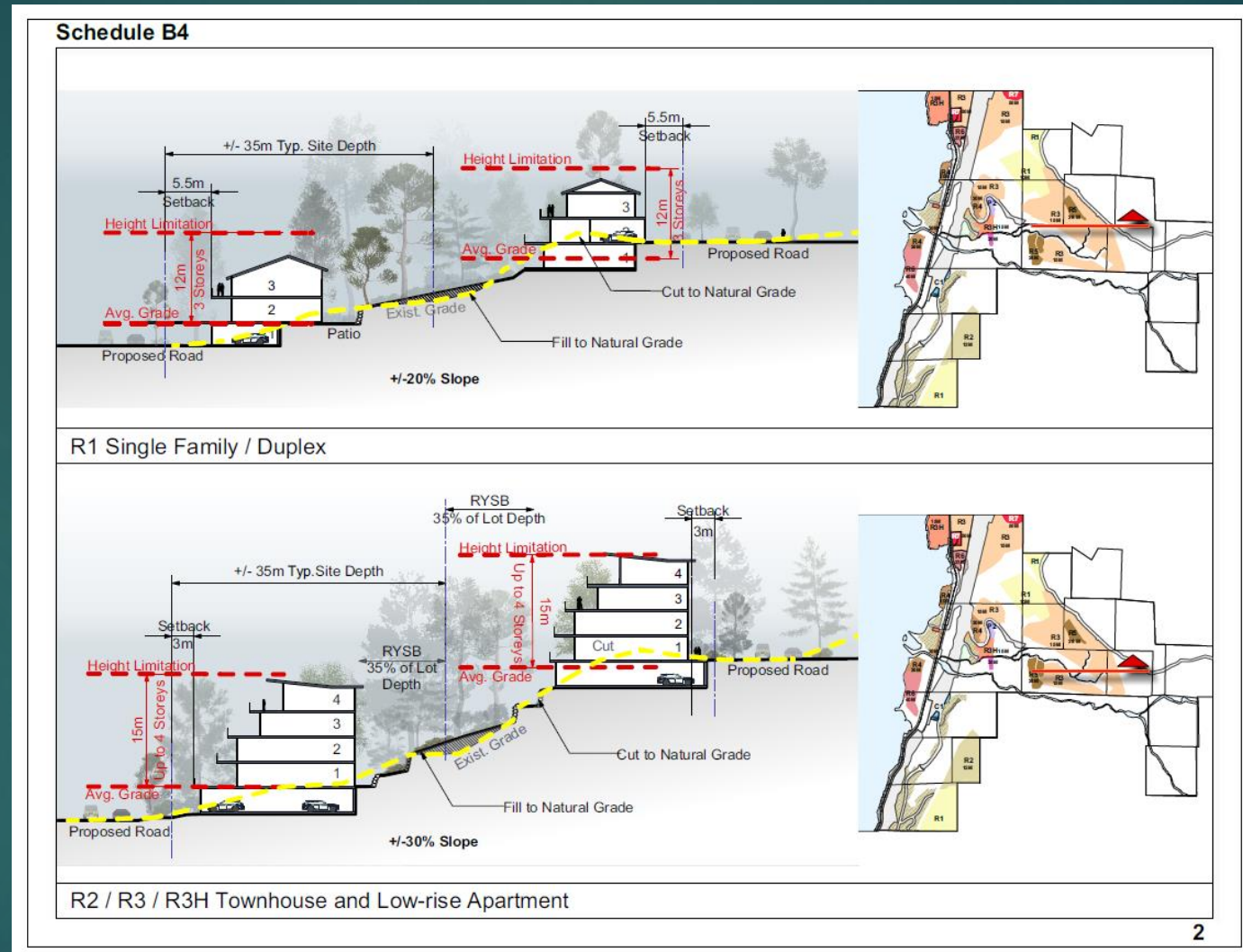


Parking along road and near mailboxes highlights need for trailhead parking area. (Ocean Crest homes can be seen above)



Fine Peace agrees to all the CD-3 zoning requirements and obligations provided buildings up to 10 storeys are approved on Lot 2 as proposed since 2018.

This is not the last opportunity for public input into the community design



If this zoning application is approved, each project will go through a separate Development Permit design review to ensure conformance with zoning and detailed design guidelines.

This new zoning will help create a more sustainable community

- Low-carbon, predominantly fossil-fuel-free
- Exemplary stormwater management
- Leading edge environmental protection
- Sustainable building & siting design requ'ts
- Bird-friendly glazing & other measures
- Community garden allotments
- Increased transportation options
- Transportation hub and public transit bus stops (Private transit shuttle if necessary)
- Increased local employment opportunities
- Reduced number of single family lots + affordable workforce housing

Achieved through a culture of cooperation, coordination and collaboration between FC community, local governments, provincial & federal agencies, & Squamish Nation.



OTHER COMMUNITY BENEFITS RESULTING FROM APPROVAL OF OCP & ZONING BYLAW AMENDMENTS

- More housing choices including single-level apartments
- Access to a broader range of recreation & resort facilities
- Access to neighbourhood retail and business centre & opportunities for residents' offices
- Upgraded fire service and reduced insurance rates
- Improved transportation options including subsidized shuttle or public transit



COMMUNITY BENEFITS continued

- Shared electric vehicles & bicycles
- Increased open space, parks, and trails with safer secured access to beach and waterfront; dog-walk park, pickleball
- Access to childcare and potential future secondary school
- Upgraded water supply & sewers providing resiliency and reduced utility fees
- Improved Wi-Fi and cellular service
- Residents' only marina berths
- A broader tax base resulting from expanded commercial, etc.





We now look forward to hearing from the FC Community & general public