



PUBLIC INFORMATION MEETING FURRY CREEK COMMUNITY ZONING & OCP AMENDMENT

Fine Peace Furry Creek Development Ltd is pleased to invite you to a Public Information Meeting to discuss a Zoning and OCP Amendment Application for the Furry Creek Community now being considered by the Squamish Lillooet Regional District Board.

The application involves the creation of a new Comprehensive Development (CD) zone that would accommodate up to 870 residential units, including a minimum of 120 units of non-market affordable housing, up to 120 resort hospitality units, approximately 2,323 m² of commercial floor space, a private marina, new fire hall and community facilities, in addition to the existing golf course.

Details of the Zoning Bylaw Amendment can be found on the SLRD Website as
Fine Peace Furry Creek Ltd.
- Zoning and OCP Amendment Application
www.slrd.bc.ca/planning

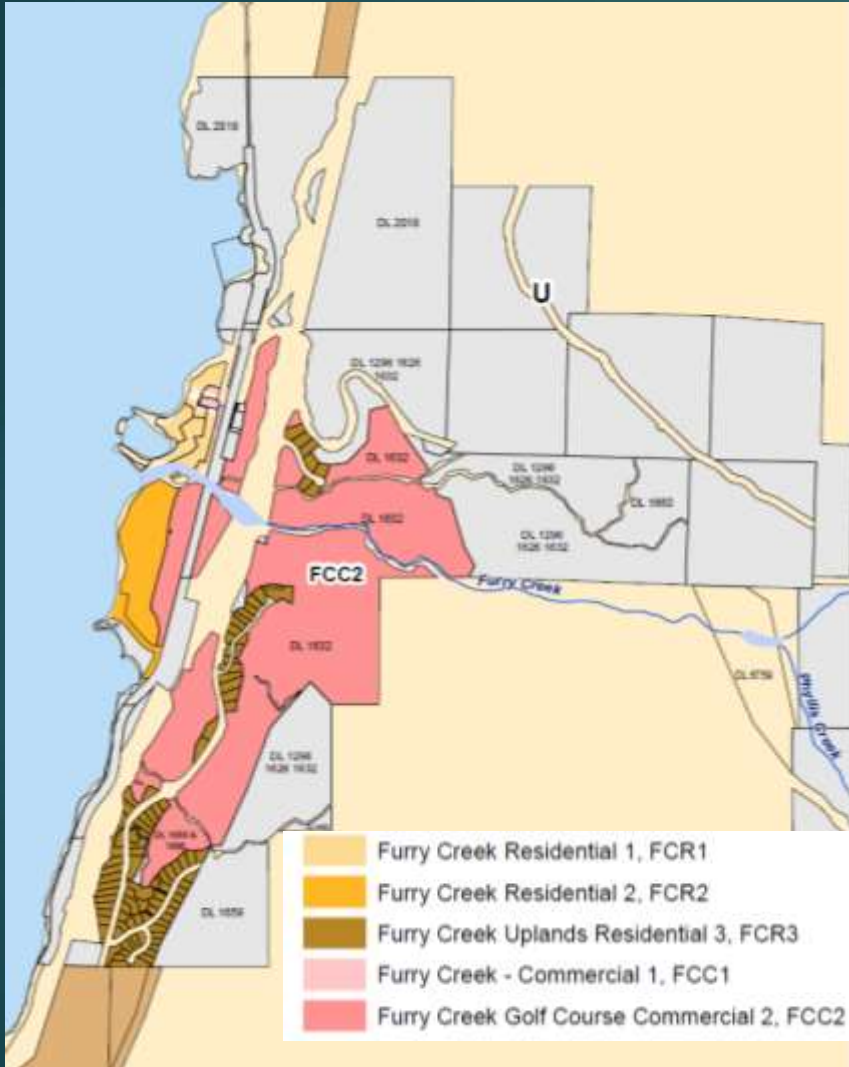
The meeting will be held at
6:30 pm on Thursday July 28, 2022
At Furry Creek Golf & Country Club,
150 Country Club Road, Furry Creek

For further information contact
info@finepeacecanada.ca or geller@sfu.ca



Welcome to a Public Information Meeting Furry Creek OCP & Zoning Bylaw Amendment July 28, 2022

Not Accepted

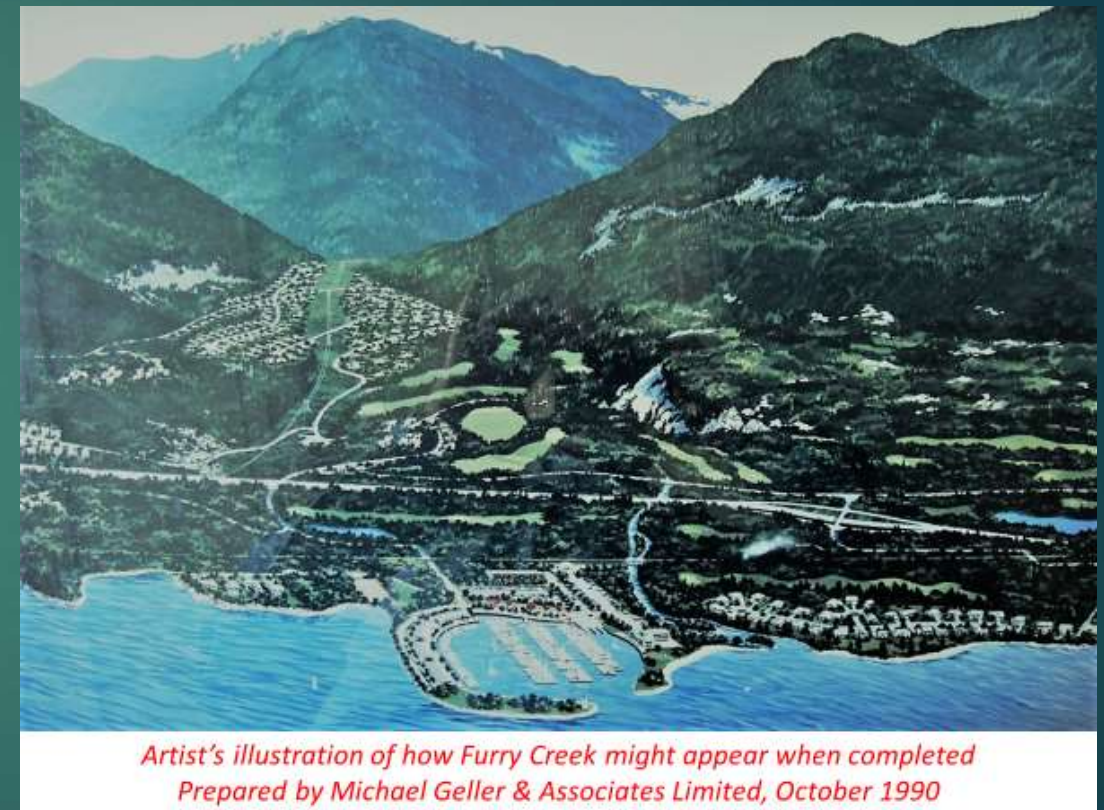


Currently, development is controlled by a **Preliminary Layout Acceptance (PLA)** issued by Provincial MOTI, **zoning** and two **Section 219 covenants** that allow up to **920 single family and multi-family homes, 300 hotel rooms**, and an **80-berth marina** as follows:

- The **Waterfront covenant** provides for **250 units**; approximately **80 units** where Oliver's Landing has been developed, and approximately **170 units** on Lot 2.
- The Covenant also allows a gross floor area of **15,000 square feet of commercial space**.
- The **Uplands Covenant** permits **670 residential units** on the lands.
- It also requires a **Fire Hall (approx. \$250,000 equipment)**, a **4,000 sq.ft. Community Centre**, **1000 sq.ft. of Administrative offices** and a Public Works Yard having a minimum area of **1.0 acre of flat useable serviced land**.
- **Up to 300 hotel rooms are permitted**
- **A minimum 80-berth marina is permitted**

There is no limit on the number of single-family houses, no maximum house sizes, no requirement for affordable housing, expanded community centre, childcare, school site, fire truck & related equipment, or any financial contributions to enhance fire safety in the community.

A chronological review of meetings and discussions to review Official Community Plan (OCP) and Zoning Bylaw Amendments for Furry Creek



Many of us first met in November 2017



Longer term improvements will include expansions of the food & beverage facilities and a possible swimming pool

A proposed boutique resort hotel and spa



A new multi-level resort hotel and spa is proposed above the clubhouse, with a similar design character

A proposed small residents' marina

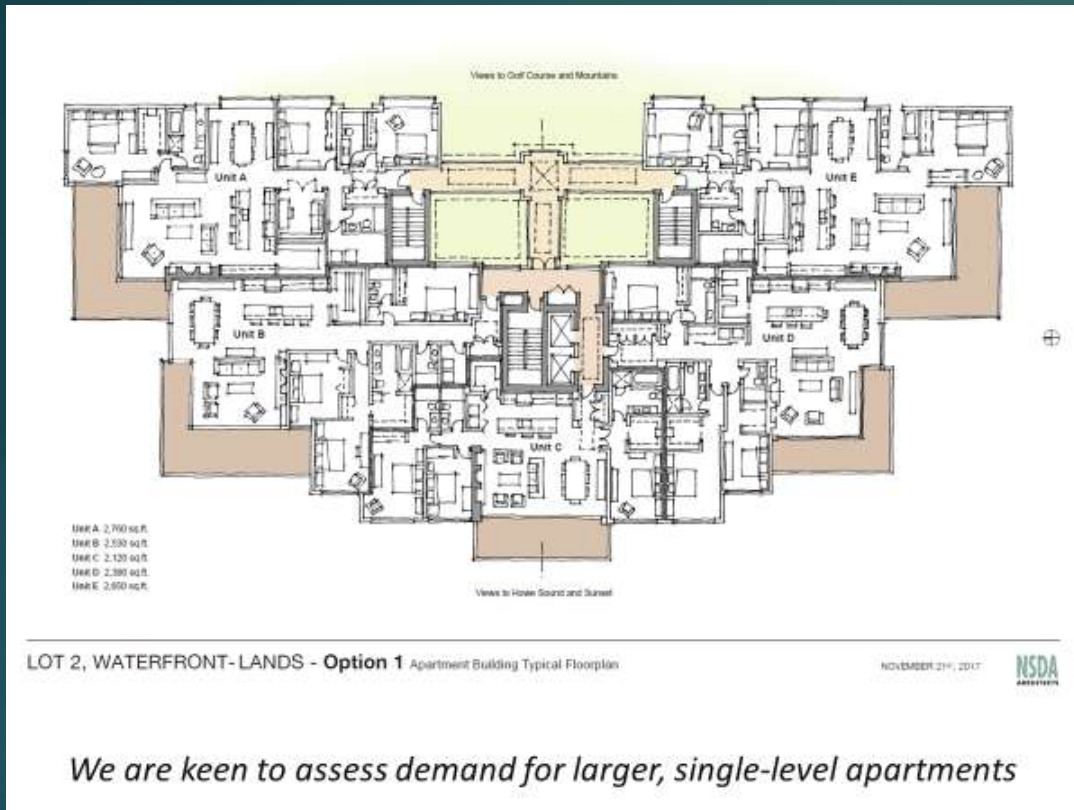


Subject to financial viability and environmental approvals

Proposed limited neighbourhood commercial



At the time, we discussed a number of proposed community amenities



*We are keen to see improved public transit
along the Sea-to-Sky Corridor*



At this meeting we also discussed our desire to replace waterfront townhouses with mid-rise apartments and bring improved public transit to Furry Creek.

In January 2018, a two-day Design Charrette was organized



Welcome to the Furry Creek Design Workshop
January 26th and 27th 2018



In planning Lot 2, the next waterfront phases, careful consideration will be given to views of existing residents as well as for those driving along the highway...



Option 1 - Apartment and Townhouse Development



Option 2 - Apartment Development



Elevation



Typical Duplex



FURRY CREEK Lot 2, Low to Mid-Rise Development
Fine Peace

NSDA
ARCHITECTS

At this workshop we again proposed replacing the townhouses on Lot 2 with low to mid-rise apartment development, with careful consideration given to views of existing residents...



Community transportation



Don't laugh. These will be here sooner than you think!

We also proposed the idea of shared electric vehicles and an internal shuttle connecting the neighbourhoods and various amenities.

That December, we held our first HOLIDAY RECEPTION



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

Monday December 17th, 2018

From 4 pm to 7pm

Furry Creek Golf & Country Club
150 Country Club Rd, Furry Creek
RSVP bskerrett@furrycreekgolf.com

by noon December 14th, 2018

WE LOOK FORWARD TO SEEING YOU!

December 17th, 2018



- Another 690 acres
- Potential for another 574 homes
- Potential marina

Since last year's holiday reception, Fine Peace Canada has acquired the 'Tanac Lands' or 'UPLANDS' from Wesgroup. We now have an even better opportunity to create a complete residential-resort oriented community at Furry Creek.

December 17th, 2018



We reported on what he had learned from the January Design Charrette

December 17th, 2018

What we heard: housing

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



December 17th, 2018

What we heard: resort, commercial, marina

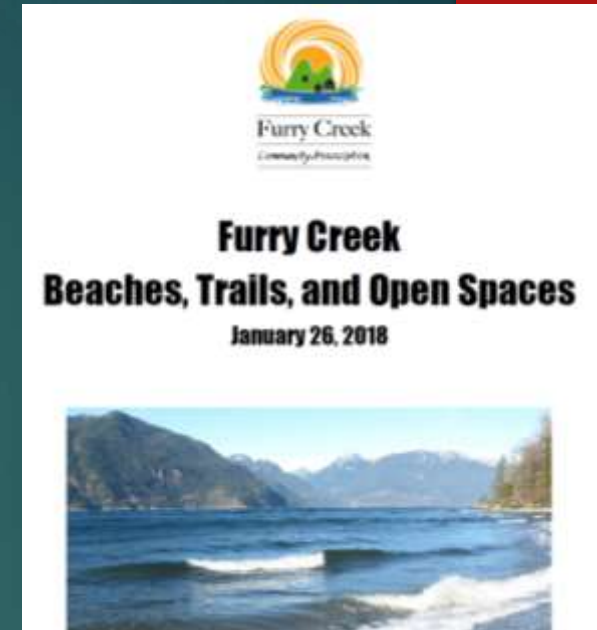
- ▶ Strong support for a resort, especially if it could have broader appeal (not just exclusive spa)
- ▶ Residents should be allowed membership access to recreational facilities
- ▶ Support for neighbourhood commercial eg: general store and café. Another restaurant, shops. Some would like opportunity for office space for residents' businesses
- ▶ Retail needs to be in more central location
- ▶ Very little support for fully-serviced marina in kayak club location



December 17th, 2018

What we heard: transportation and public open space

- ▶ 2 most popular topics at workshop
- ▶ Need better interface between developers, strata, residents, Ministry of Transportation and Infrastructure and SLRD regarding provision and maintenance of 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 position that it would be difficult to locate bus stops within the community
- ▶ Desire for improved trails and open spaces. Excellent report by '2 Brians' presented to Fine Peace



Document prepared by '2 Brians'



December 17th, 2018



Illustrations were presented for six 7-11 storey buildings on Lot 2

December 17th, 2018



An 11 or 12 storey 'signature building' proposed next to 14th hole

December 17th, 2018



Presentation included potential view impacts for some existing Uplands residents

December 17th, 2018

Neighbourhood Village Centre



We also discussed the neighbourhood centre and lessons that could be gained from portions of Park Royal and communities like Boulder, Colorado

December 17th, 2018

We will continue to address some community concerns:

- Desire for CN Whistle cessation
- Desire for legal public access to the beach
- Improvements to the deck at the end of the spit
- Installation of toilet facilities for beach users



APRIL AND MAY 2019



Furry Creek Update:
Presentation to the Oliver's Landing Homeowners



On April 16, 2019, and May 16, 2019, new presentations were made to Oliver's Landing Homeowners and Furry Creek Community Association AGM



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

It was reported that in March 2019, a formal rezoning application was submitted to SLRD for the entire site.

*“At the May Board Meeting, staff will seek permission to process our application, working towards a **Public Hearing in Fall 2019.**”*

April/May 2019

LOT 4 DEVELOPMENT

As suggested at Design Charrette, we proposed relocating the Village Centre to a more central location. Ground floor of Lot 4 could be residential uses or live work.



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



Live/work type spaces in Pemberton

AS SOON AS APPROVALS RECEIVED, LOT 1 WILL BE COMPLETED

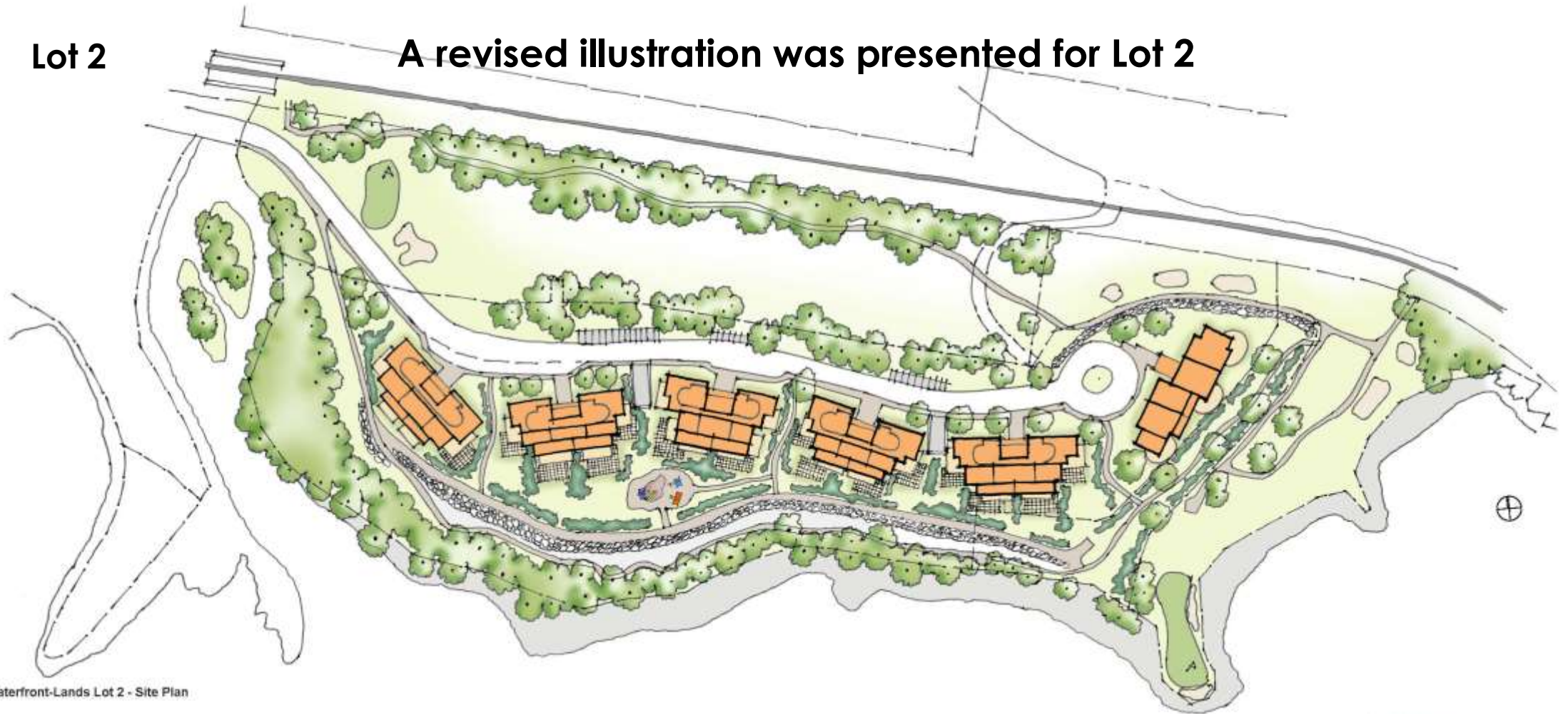


Number of units reduced to improve appearance along new Waterfront Drive.
Central water feature eliminated as requested by residents.

April/May 2019

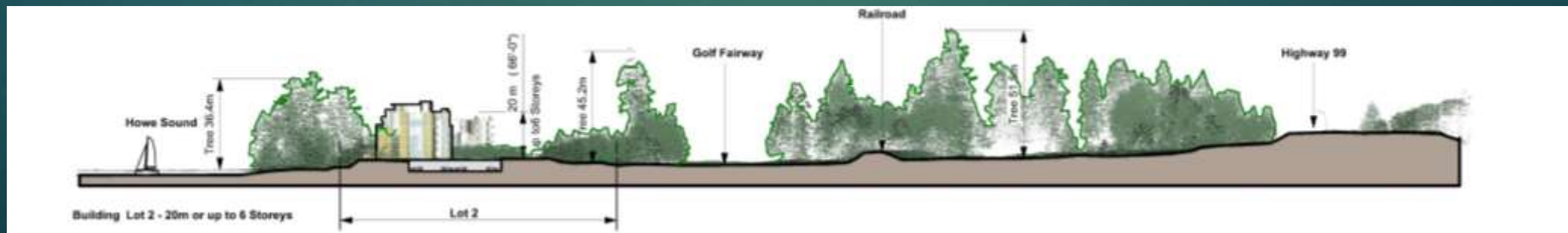
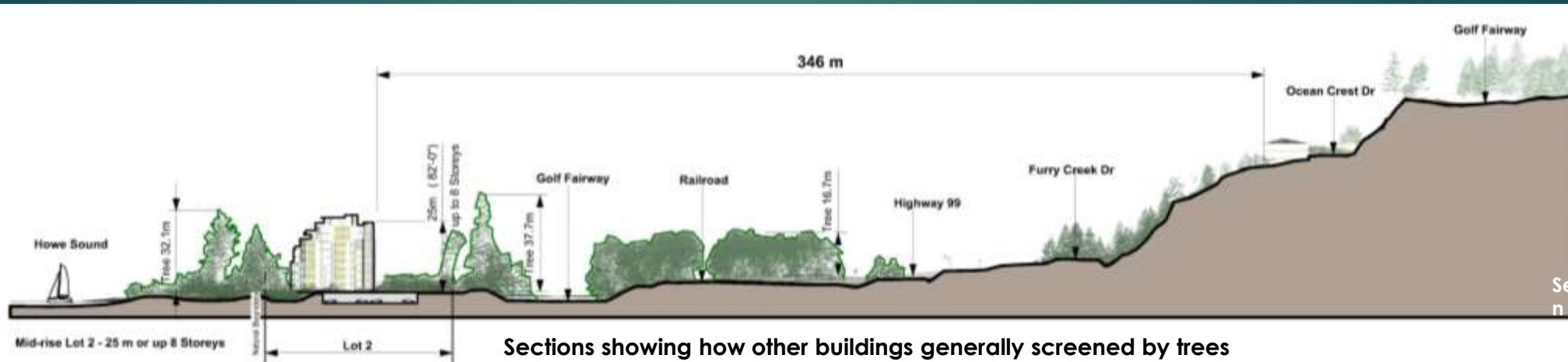
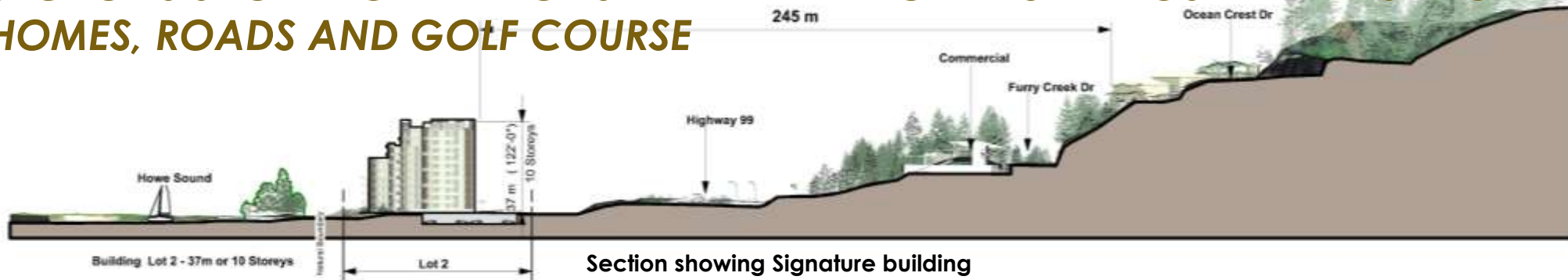
Lot 2

A revised illustration was presented for Lot 2



Careful consideration is being given to public and private view impacts

SECTIONS SHOWING RELATIONSHIP BETWEEN LOT 2 BUILDINGS AND EXISTING HOMES, ROADS AND GOLF COURSE



UPLANDS: DESIGN CHARACTER IMAGES OF TOWNHOUSES, LOW-RISE APARTMENTS



April/May 2019

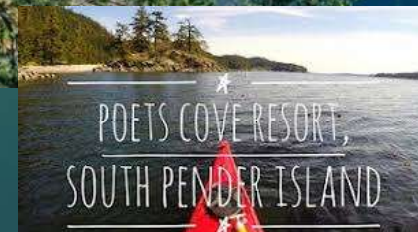
A greater variety of resort facilities



One option is a multi-level resort hotel and spa beside the clubhouse/ Other facilities could be spread around the property

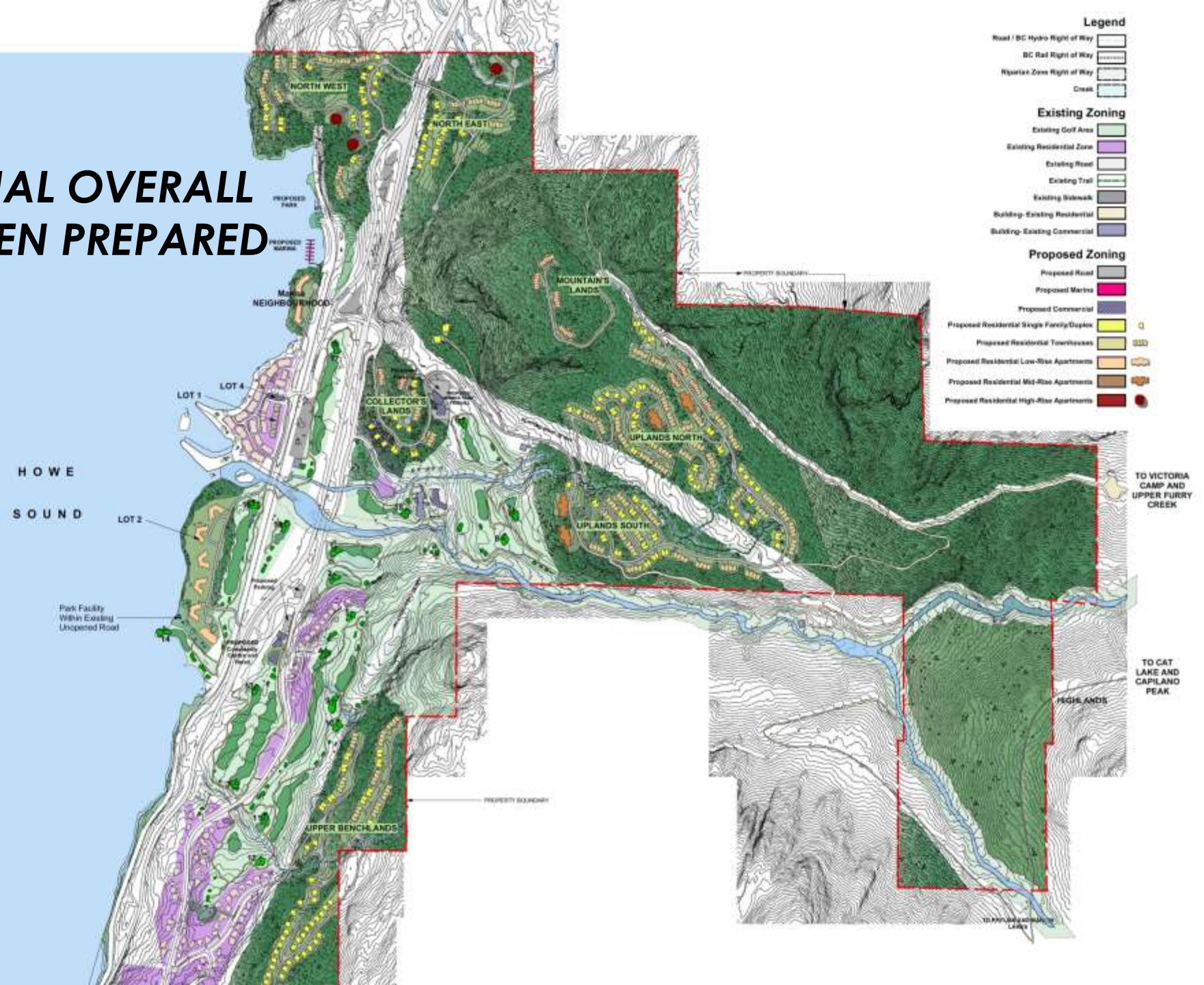
April/May 2019

SCATTERED RESORT HOTEL AND SPA FACILITIES



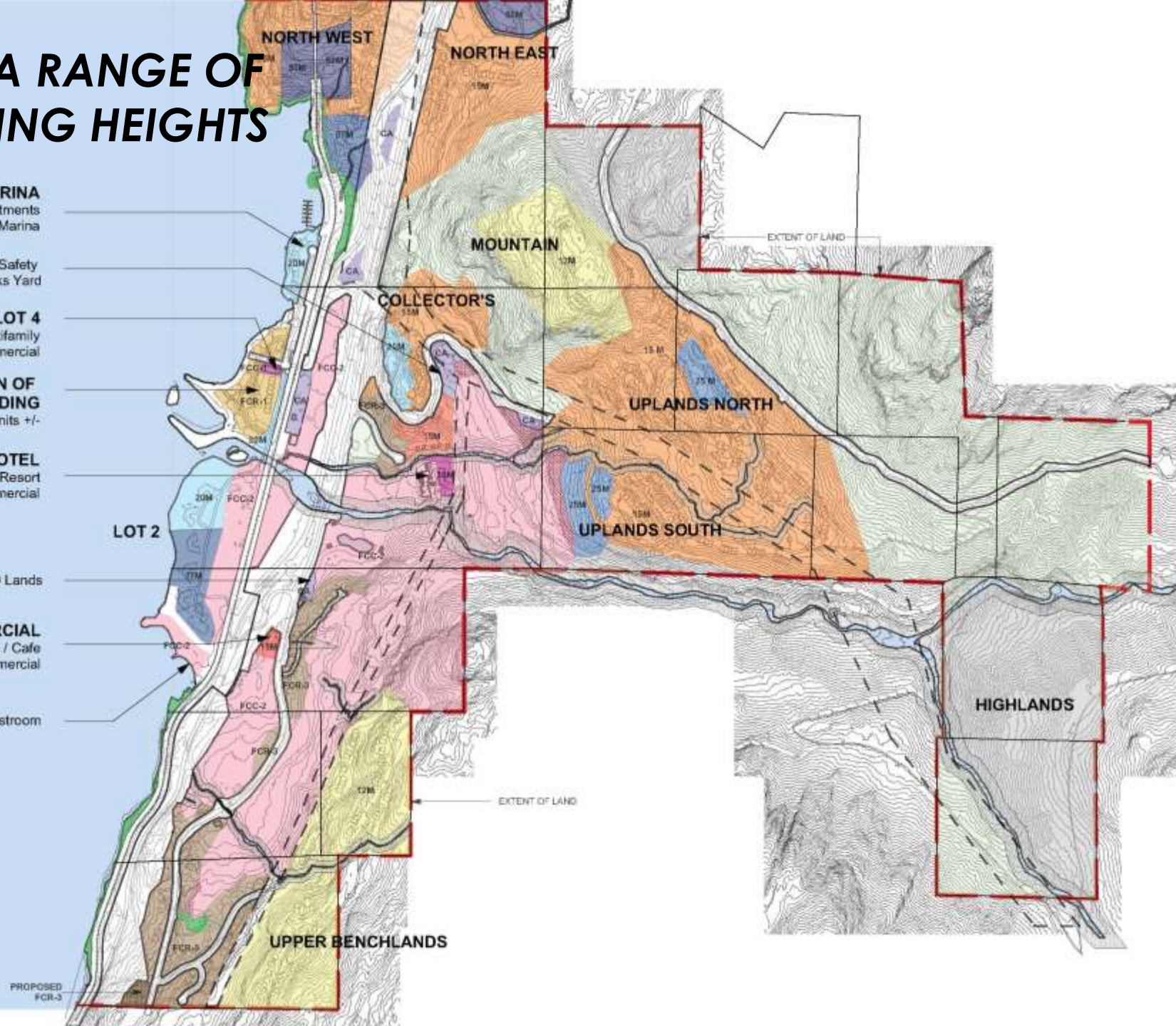
April/May 2019

**A CONCEPTUAL OVERALL
PLAN HAS BEEN PREPARED**



WITH A RANGE OF BUILDING HEIGHTS

- MARINA**
Lowrise apartments
Resident's Marina
- Proposed Public Safety Building and Works Yard
- LOT 4**
Four-storey multifamily
Possible commercial
- COMPLETION OF OLIVER'S LANDING**
Reduction of 8 units +/-
- RESORT AND HOTEL**
Proposed Resort
Possible Commercial
- Potential Cafe on SLRD Lands
- VILLAGE COMMERCIAL**
Community Centre / Cafe
Possible Commercial
- Proposed Public Restroom



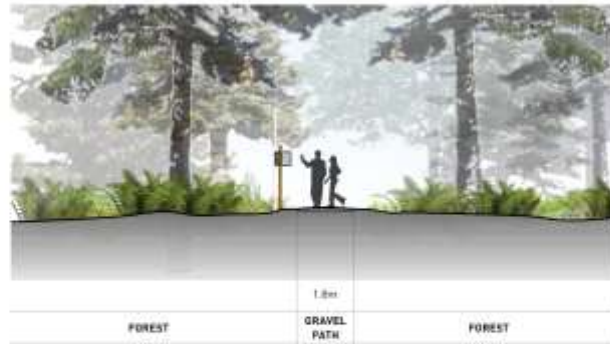
- Legend**
- Creek
 - Riparian Area
 - Road Right of Way
 - BC Rail Right of Way
 - BC Hydro Right of Way
 - Existing Zoning - FCC1 - Commercial
 - Existing Zoning - FCC1 - Residential
 - Existing Zoning - FCC3 - Residential
 - Existing Zoning - FCC2 - Golf courses
 - Proposed Zoning - FCC2 - Golf course
 - Proposed Zoning - POS - Open space
 - Proposed Zoning - PARK - Park
 - Proposed Zoning - CA - Community administration and utility
 - Proposed Zoning - VC - Village commercial up to 3 stories (15m)
 - Proposed Zoning - RH - Resort and hotel up to 8 stories (30m)
 - Proposed Zoning - R4 - Residential - Single family, duplex, triplex, quadplex up to 12m
 - Proposed Zoning - RS - Residential - Townhouses, stacked townhouses up to 15m
 - Proposed Zoning - R6 - Residential - Apartments up to 4 stories (15m)
 - Proposed Zoning - RBH - Residential / Hospitality - Apartments and hospitality up to 4 stories (15m)
 - Proposed Zoning - R7 - Residential - Apartments up to 6 stories (20m)
 - Proposed Zoning - R8 - Residential - Apartments up to 8 stories (25m)
 - Proposed Zoning - R9 - Residential - Apartments up to 12 stories (37m)
 - Proposed Zoning - R10 - Residential - Apartments up to 15 stories (50m)



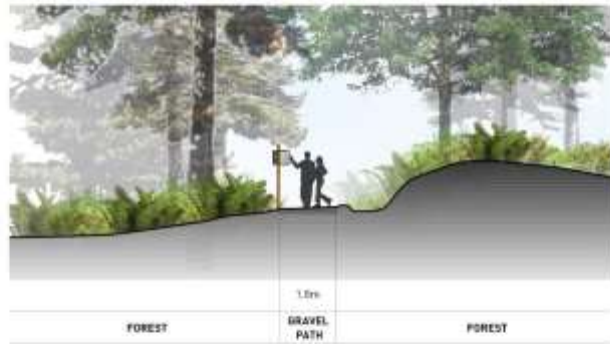
Given proposal for new buildings up to 11 storeys, we are working with BBVFD to address improved safety for the community.

April/May 2019

ROAD AND TRAIL SECTIONS



1 1.8M GRANULAR PATHWAY
Scale: 1:75



2 1.8M GRANULAR PATHWAY ON SLOPE
Scale: 1:75



3 3.0M GRANULAR PATHWAY ON SLOPE
Scale: 1:75



4a 10M ROAD RIGHT OF WAY AT TERRAIN
Scale: 1:75



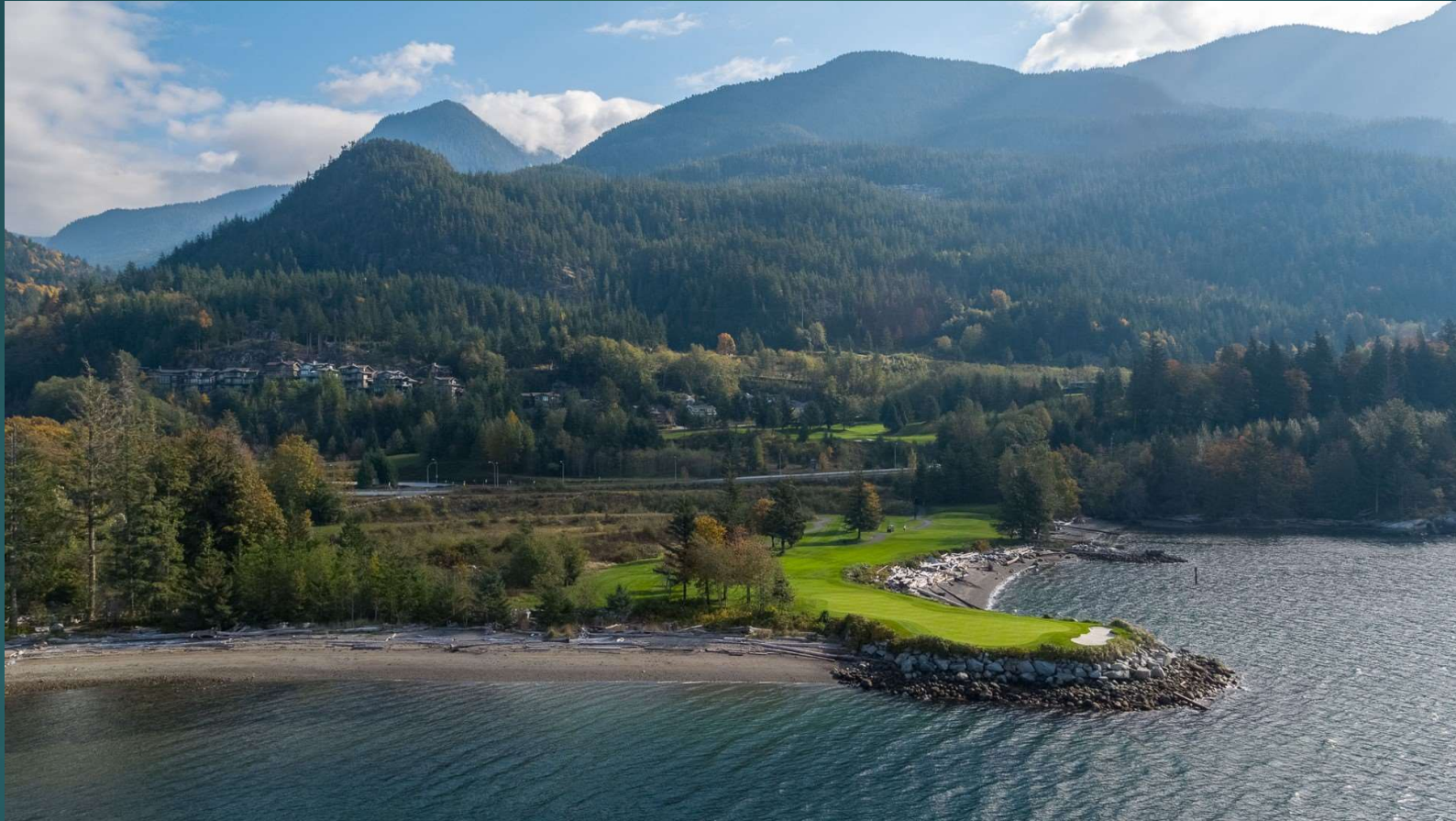
4b 20M ROAD RIGHT OF WAY AT TERRAIN
Scale: 1:75

Careful attention is being given to new road and trail designs to create a more walkable community

April/May 2019

FIRST MEETING WITH OCEAN CREST RESIDENTS:

In November 2019 we received a letter from Ocean Crest residents setting out numerous concerns. A special meeting was arranged.



Furry Creek Community Proposed Rezoning

Presentation to BC Strata 2480 (residents of Ocean Crest Drive)

November 28, 2019

Key concerns as set out in letter to Fine Peace

1. Relocation of village and community centre
2. View impacts of buildings along waterfront

- ▶ “Major changes were made to the overall project as a consequence of meetings with Oliver’s Landing negatively impacting all residents with no wider community input.”
- ▶ “Original plans locating Community Centre, Retail space (a small grocery store) and administration offices next to Oliver’s Landing now being ignored.”
- ▶ “Fine Peace is now proposing to relocate most of the commercial development to an area immediately adjacent to Ocean Crest that will impinge upon 3rd hole. This was never an intended land use for the golf course and it sets a dangerous precedent for future incursions.”
- ▶ “We are gravely concerned regarding proposed use of dedicated golf course land to permit construction of a major new complex (Community Centre, Coffee Shop, Sales Centre, and Retail) directly across Furry Creek Drive in what is essentially our front yards.”

Key concerns as set out in letter to Fine Peace (continued)

- ▶ “High visibility and close proximity to commercial developments generally have a negative impact on property values for adjacent residences.”
- ▶ “Concern re: paving over gardens and green space at main entrance to Furry Creek to create parking lots... like a suburban mall or industrial park.”
- ▶ “traffic at Furry Creek Drive intersection will rise dramatically and be made even worse with movement of vehicles in and out of the Community Centre, Coffee Shop, etc. Potential for serious accidents”
- ▶ “Highrises terracing from 6 stories next to Oliver’s Landing in the north, to 13 stories will have major consequences for residents’ views, especially Ocean Crest, and the public passing through our community.”
- ▶ “Previous views studies may apply to 10 houses on upper portion of Ocean Crest. However, three properties 100, 200 and 300 are at heights far less than 56 meters, in fact 100 Ocean Crest Drive, the lowest, is at 36 metres.”
- ▶ “Neither Britannia Beach and Lions Bay Departments currently have the equipment or certification to battle a major fire in a highrise.”

Proposed changes to address Ocean Crest strata concerns

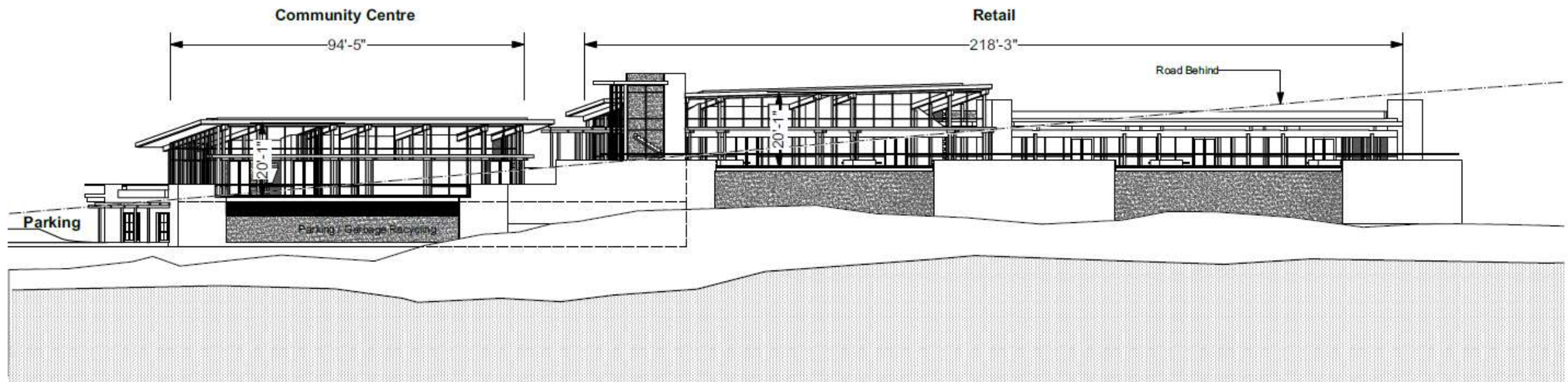


Aerial view looking west at revised scheme with its green roofs and reduced parking area

- Area of surface parking has been reduced; parking placed underground; loading dock screened
- Buildings redesigned as single level along Furry Creek Drive with sloping green roofs
- Outdoor patios restricted to west side of buildings
- Intrusion into golf course reduced. 3rd hole tee box now located on roof of building
- Mechanical equipment screened. Service lane between buildings eliminated

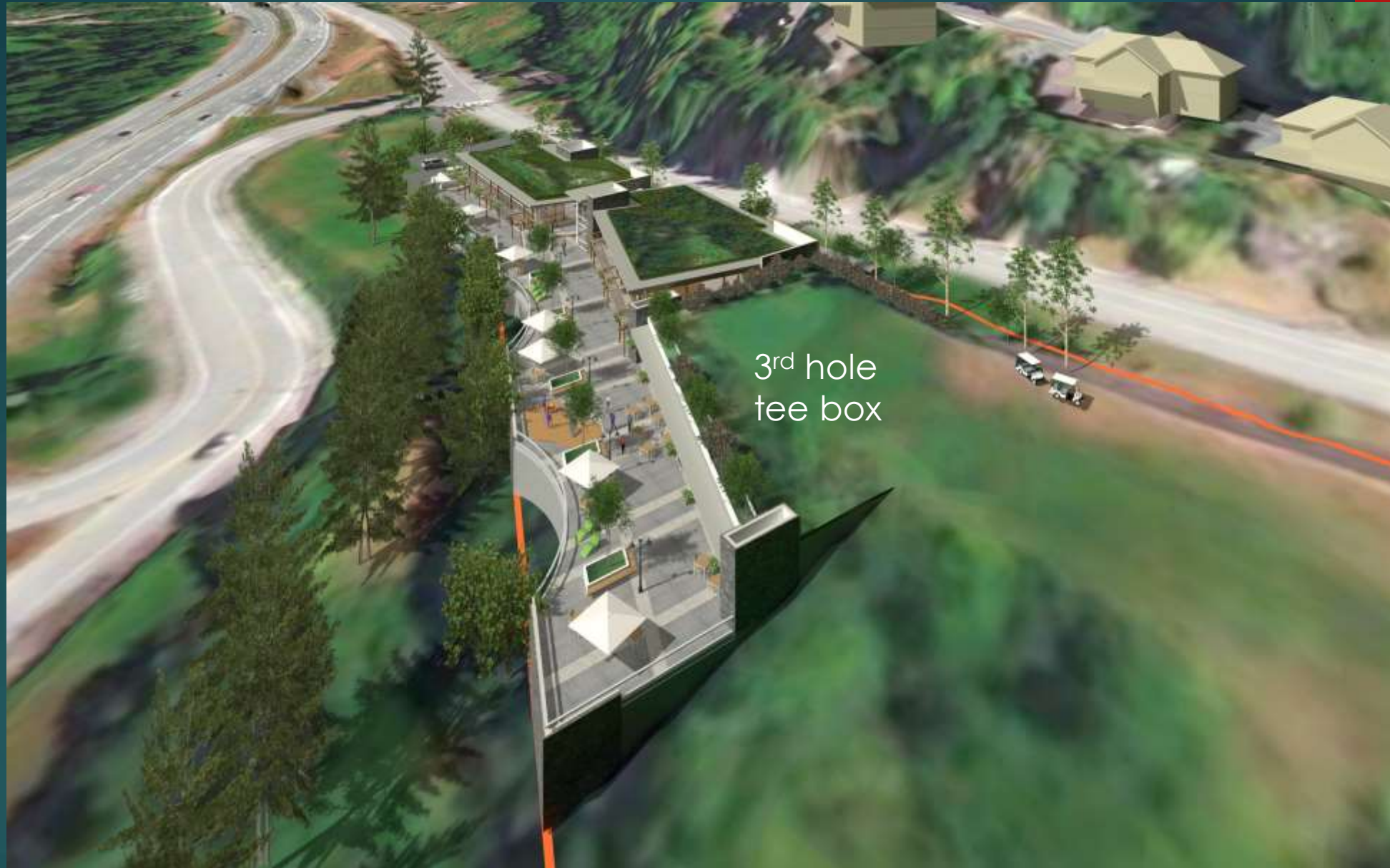


November 28, 2019



Furry Creek
Commercial - Option 2 - Nov 2019

05 - West Elevation



Aerial view looking north at single storey structures with sloping green roofs and 3rd hole tee box now on roof of building

November 28, 2019



Furry Creek Regional



Furry Creek

View 2- 100 Ocean Crest

November 28, 2019



Furry Creek

View 3- 200 Ocean Crest

November 28, 2019



Furry Creek

View 4- 400 Ocean Crest

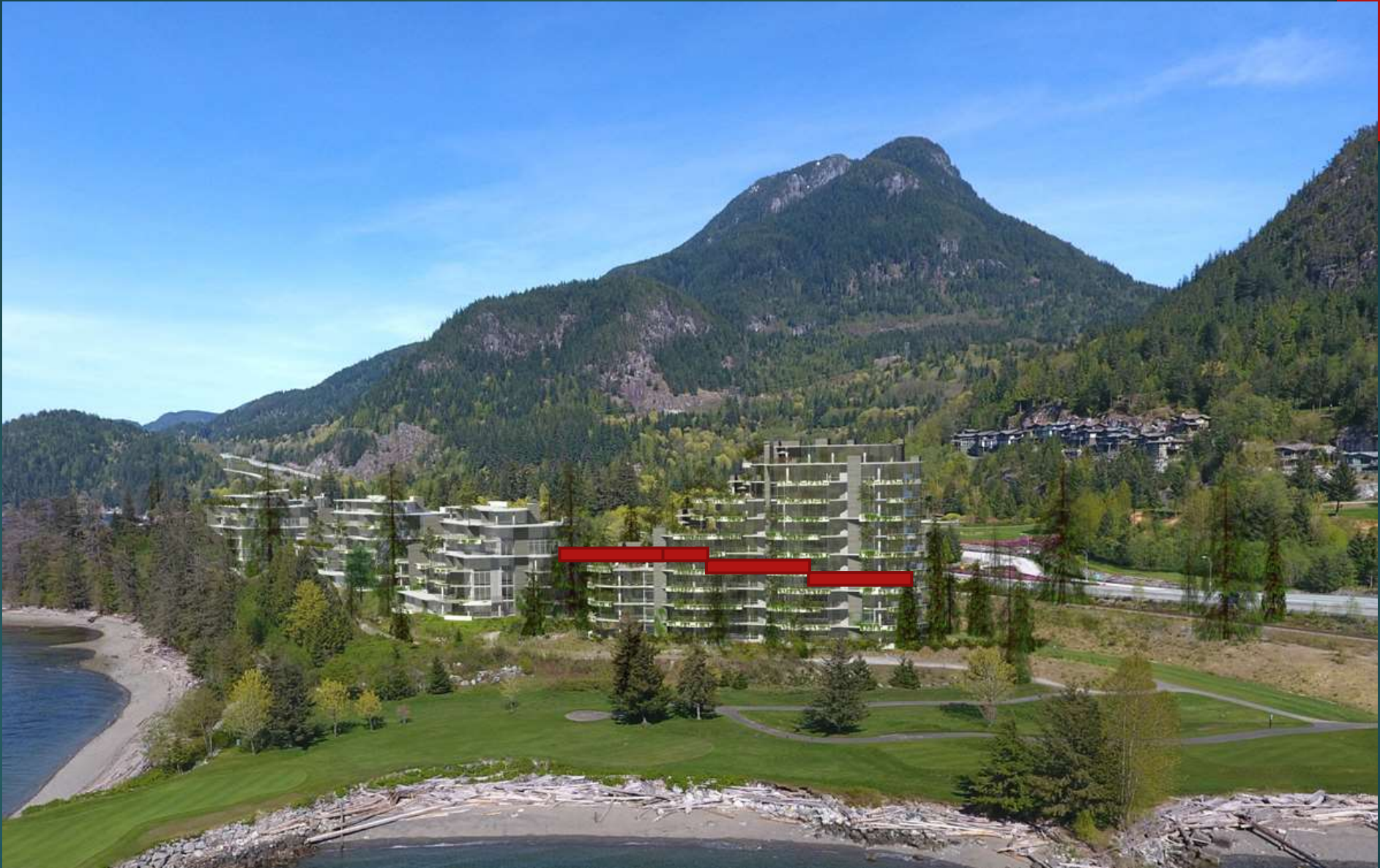
November 28, 2019



Furry Creek

View 7- 600 Ocean Crest

November 28, 2019



**As result of balloon photos, we agreed to reduce
'signature building' from 11 or 12 storeys to 6 storeys**

November 28, 2019



"We hope you will agree we have made a sincere effort to address your concerns and look forward to your questions and comments."

November 28, 2019



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!

WELCOME TO THE 2019 FURRY CREEK HOLIDAY RECEPTION!

December 2019



From last year's reception. Don't be fooled by the sad expressions. Everyone really enjoyed Valerie's remarks... and the food!

December 2019



On Friday September 13th we signed an 'Agreement in Principle' with Oliver's Landing Strata Corporation regarding the future of the Recreation Centre and related matters which will hopefully be approved by the residents in early 2020

December 2019

Proposed Community & Village Centre (as per rezoning report and submission)



Plans included one and two-storey buildings
December 2019

A COMMUNITY HEART

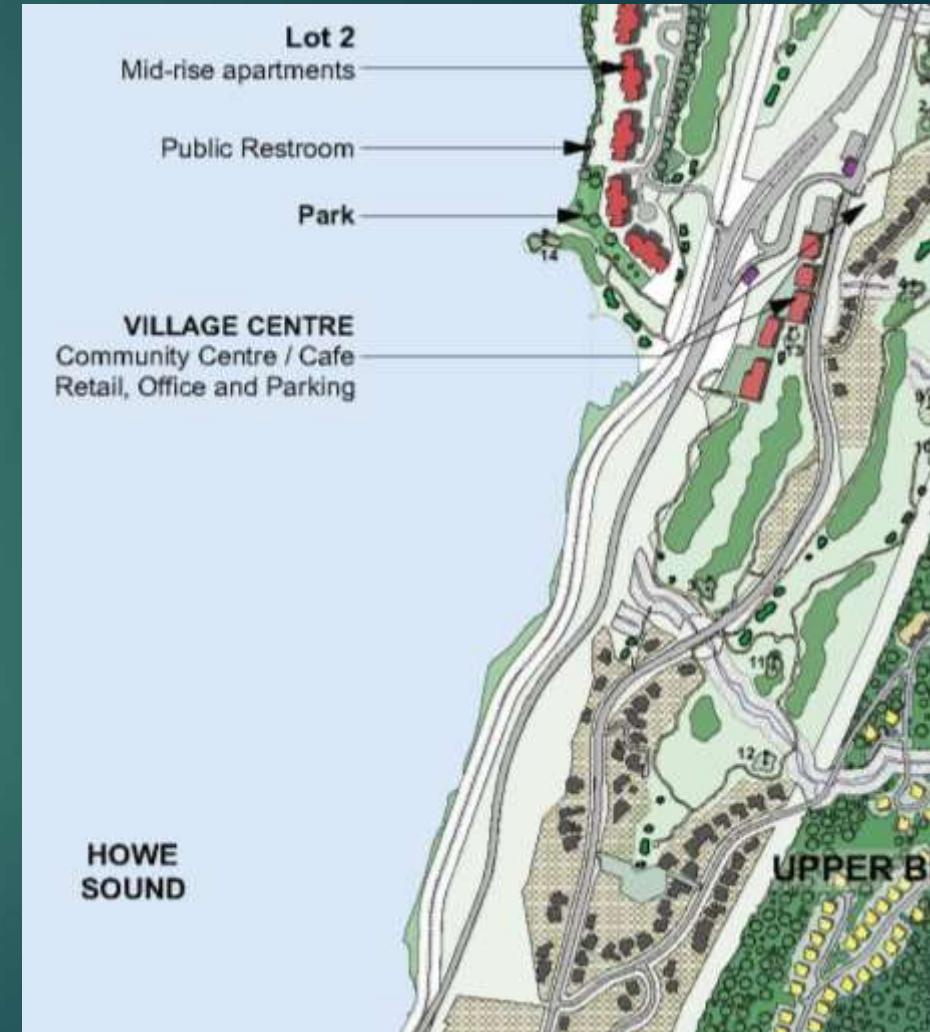
It is proposed that the primary neighbourhood commercial area be relocated from Lot 4 to a new location that would be more accessible to the broader community.

It might also be desirable to relocate the proposed community centre to an adjacent site combined with a short pedestrian street and public square that would become the 'heart' of the Furry Creek community.

Ocean Crest residents advised us of two concerns

1. Relocation of village and community centre
2. View impacts of buildings along waterfront

- ▶ *“The relocation of Village Centre was done without adequate community-wide consultation”*
- ▶ *“The minor intrusion into golf course sets a dangerous precedent”*
- ▶ *“Village Centre will have negative impacts in terms of noise, fumes and reduced property values”*
- ▶ *“Plan could result in excessive paved parking areas and potential traffic accidents”*
- ▶ *“Proposed Lot 2 development, especially 12 storey ‘signature building’, will be very visible and block views”*



To address these residents' concerns regarding the Community and Village Centre, several changes are now proposed



Aerial view looking west at revised scheme with its green roofs and reduced parking area

- Surface parking has been reduced; parking placed underground; loading dock screened
- Now single level buildings along Furry Creek Drive with sloping green roofs
- Outdoor patios limited to west side of buildings
- Intrusion into golf course reduced. 3rd hole tee box now located on roof
- Mechanical equipment screened. Service lane between buildings eliminated

We also discussed the proposal for the Lot 2 apartments



Last year's plan with 6 apartment buildings with heights terracing from north to south 6 to 11 storeys, improved floodproofing and more open space

December 2019



We looked at potential view impacts from Oliver's Landing, but there weren't any

December 2019

8 storeys

10 storeys

10 storeys

11 storeys

BEFORE

Aerial of last year's scheme looking south-east
December 2019



View of 12 storey 'signature building' over 14th hole
December 2019

The revised proposal for the 'Signature Building' was presented



View of revised 6-storey 'signature building' looking northeast. The heights of other buildings generally relate to the height of the trees.

December 2019

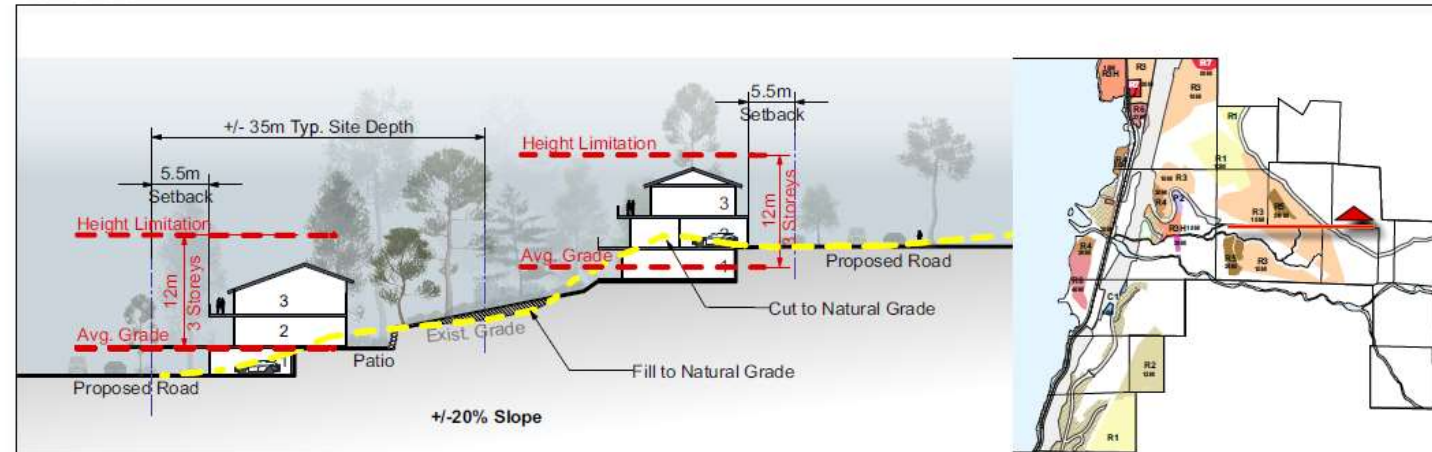


An artist's illustration of a 7-storey building proposed within the community

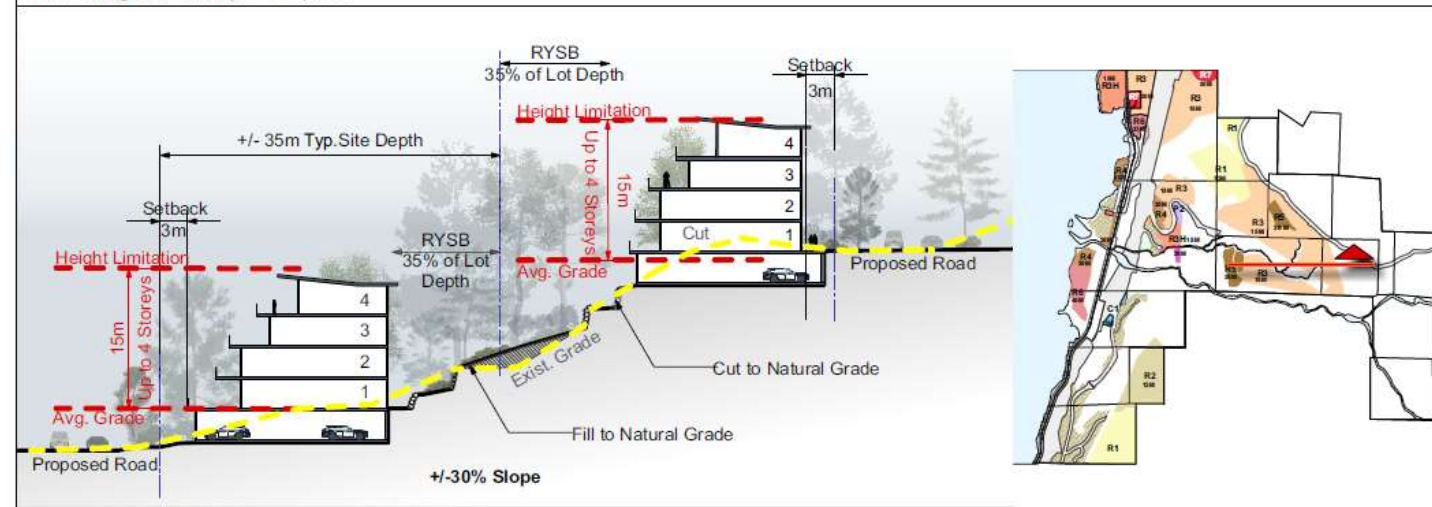
December 2019

Following rezoning, every proposal will go through a separate Development Permit review to ensure conformance with zoning, design guidelines, etc.

Schedule B4



R1 Single Family / Duplex



R2 / R3 / R3H Townhouse and Low-rise Apartment

FIRE SAFETY



Fire Protection Report For the Proposed Furry Creek Development -Prepared for Fine Peace Canada-



MJ (Jack) Blair
Dba. Salis Enterprises
Final Report - July, 2019

While seeking approval in principle for taller buildings, it's on understanding taller buildings will not be approved until necessary fire safety measures, equipment and training in place.

December 2019

A NEW WATERFRONT PARK



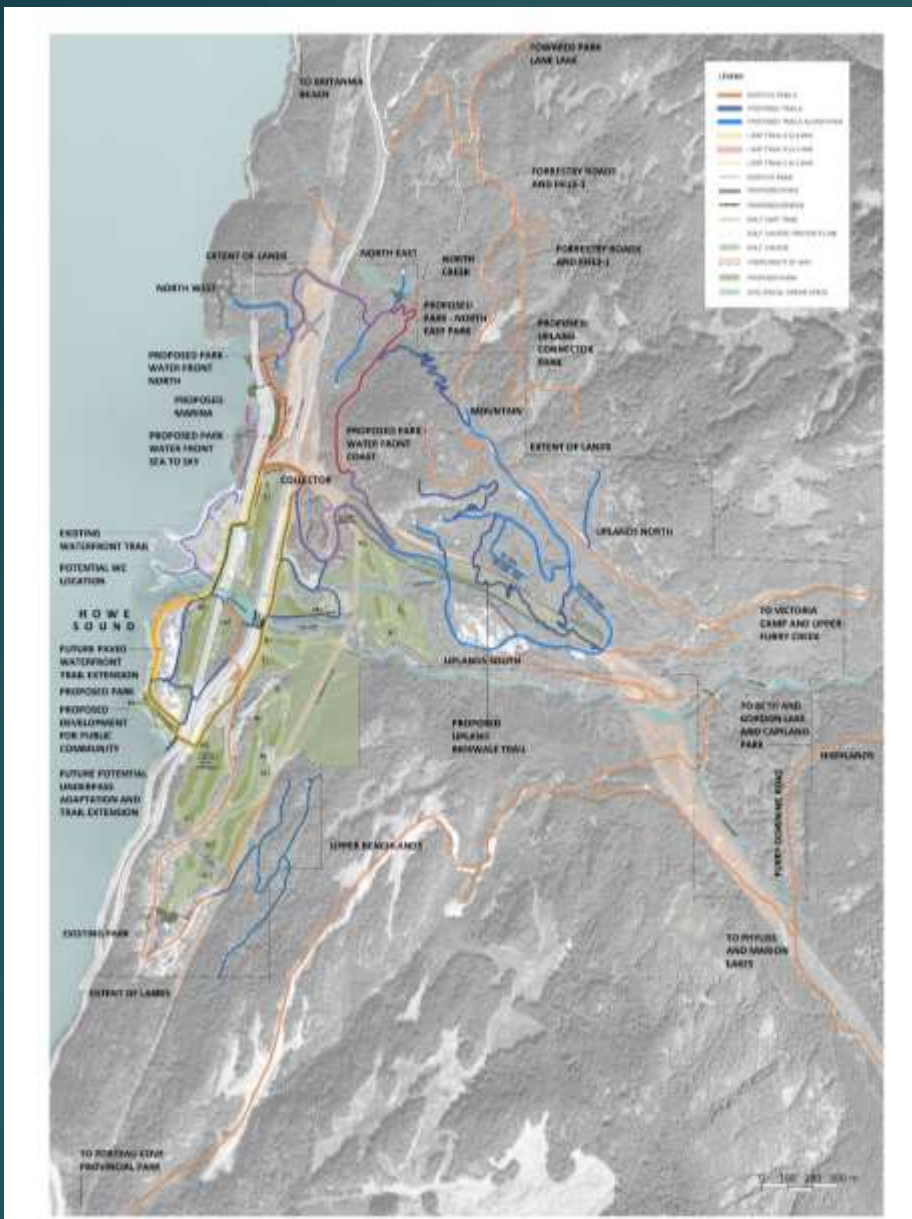
December 2019



Our landscape architect PWL has developed a plan for a new waterfront park alongside the 14th hole that:

- guarantees legal public access to the beach,
- children's play and picnic areas, and
- new washroom

December 2019



Detailed site and local trail networks are also being developed (thanks 2 Brians!)

December 2019



The
community
development
will be
phased over
many years



December 2019

SCALE 1:15000

Next steps:



Presentation to SLRD Board on December 19, 2019 seeking direction.
Hoping application will get to **Public Hearing in early 2020**

December 2019

ONE YEAR LATER: DECEMBER 2020



IN THE SPIRIT OF THE HOLIDAY SEASON

and

Dr. Bonnie Henry's Directives

Fine Peace Canada

and

Furry Creek Golf & Country Club

are pleased to invite you to this year's

Virtual Holiday Reception

to hear an update on community events and the future of

FURRY CREEK

Monday December 21st, 2020

From 4:30 pm to 5:30 pm

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

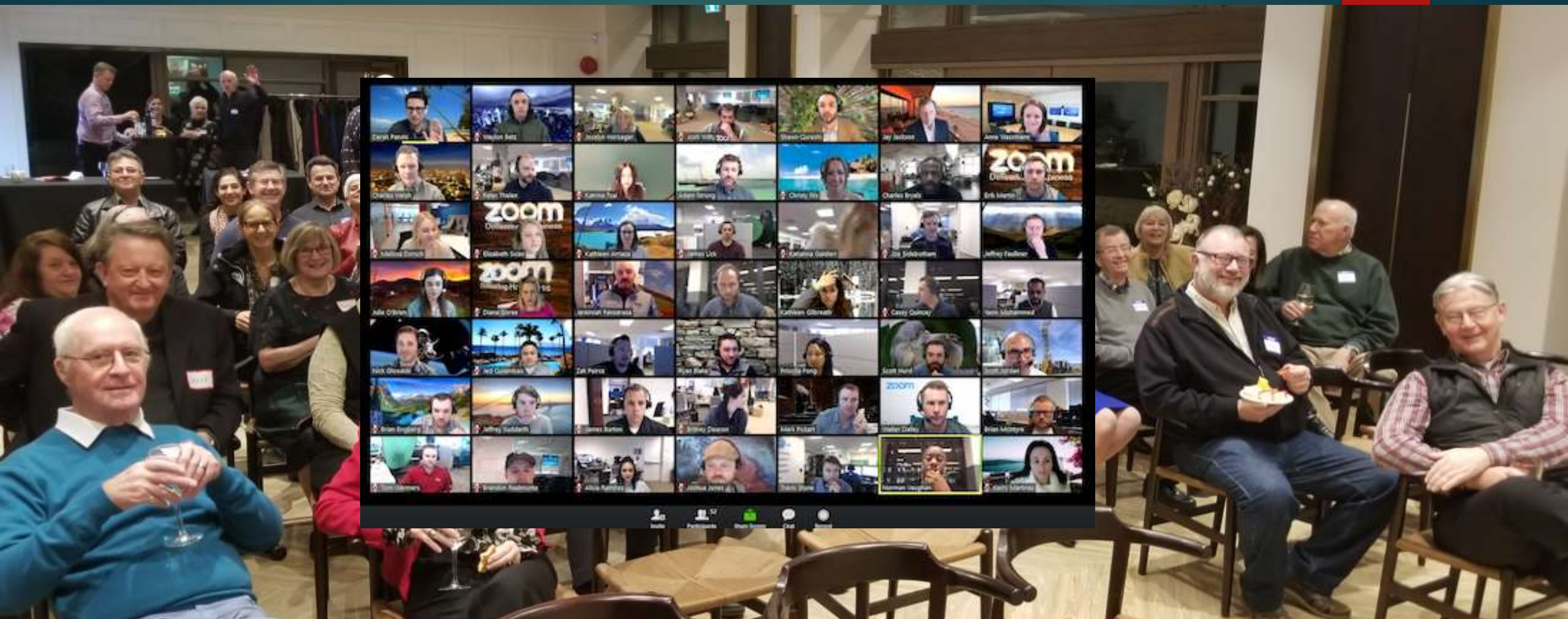
by noon December 18th, 2020

to ensure timely delivery of some Holiday Cheer!

Zoom invitation to follow

WE LOOK FORWARD TO SEEING YOU

**WELCOME TO THE FIRST, AND HOPEFULLY LAST,
FURRY CREEK VIRTUAL HOLIDAY RECEPTION!**
December 2020



It is said that every cloud has a silver lining. This year the only silver lining may be you don't have to sit through this presentation. You can 'stop video' and just pretend you're watching!

December 2020

	PACK SIZE	BRAND	ITEM	FC RESIDENTS PRICE	ORDER QUANTITY	COST
1						
2	DAIRY & EGGS					
3	1 LTR	DAIRLND	CREAM HALF & HALF	\$4.94		\$0.00
4	454 GM	WHLFARM	BUTTER UNSLT CDN	\$5.62		\$0.00
5	2 LT	DAIRLND	MILK SKIM	\$5.53		\$0.00
6	2 LT	DAIRLND	MILK 2%	\$5.34		\$0.00
7	1DZ	GLDVLY	EGG CARTON XLG	\$4.00		\$0.00
8	MEATS					
9	4 x 6OZ	SYSFMT	STEAK SIRLOIN CC FLT AA FRZ	\$17.28		\$0.00
10	1 LOIN	BCHBLKC	PORK TENDERLOIN FRZ	\$6.48		\$0.00
11	4 x 5OZ	PACKER	ROCKFISH FILET 4/6 IQF	\$7.02		\$0.00
12	4 x 4OZ	SYS CLS	CHICKEN BRST IQF B/S 4OZ FRZ	\$8.05		\$0.00
13	FROZEN BREAD					
14	1000GR	OLIBAKY	BREAD SRDGH PULLMAN 5/8 SLC	\$5.90		\$0.00
15	1000GR	OLIBAKY	BREAD WHL WHT PULLMAN 5/8 SLC	\$5.60		\$0.00
16	CANNED AND DRY					
17	500 GM	KRAFT	PEANUT BUTTER SMOOTH REG	\$5.40		\$0.00
18	212 ML	CAMPBEL	SOUP TOMATO E/O	\$1.48		\$0.00
19	48 OZ	HEINZ	BEAN BAKED IN TOMATO SAUCE	\$4.89		\$0.00
20	212 ML	CAMPBEL	SOUP CREAM MSHRM E/O	\$1.39		\$0.00
21	212 ML	CAMPBEL	SOUP CHICKEN NDLE E/O	\$1.48		\$0.00
22	4.54KG	AREZZIO	PASTA SPAGHETTI 10"	\$20.28		\$0.00
23	4.54KG	AREZZIO	PASTA PENNE RIGATE HVY WALL	\$19.38		\$0.00
24	4.54KG	AREZZIO	PASTA PENNE RIGATE WHL GRAIN	\$20.67		\$0.00
25	20KG	SYSO	ALL PURPOSE FLOUR	\$20.73		\$0.00
26	PAPER					
27	500 CT	TORKUNV	TISSUE TOILET WRPD 2PLY WHT	\$0.89		\$0.00
28	PRODUCE					
29	5 LB	PACKER	CARROT FRESH MEDIUM	\$4.32		\$0.00

22	4.54KG	AREZZIO	PASTA SPAGHETTI 10"	\$20.28		\$0.00
23	4.54KG	AREZZIO	PASTA PENNE RIGATE HVY WALL	\$19.38		\$0.00
24	4.54KG	AREZZIO	PASTA PENNE RIGATE WHL GRAIN	\$20.67		\$0.00
25	20KG	SYSO	ALL PURPOSE FLOUR	\$20.73		\$0.00
26	PAPER					
27	500 CT	TORKUNV	TISSUE TOILET WRPD 2PLY WHT	\$0.89		\$0.00
28	PRODUCE					
29	5 LB	PACKER	CARROT FRESH MEDIUM	\$4.32		\$0.00
30	5 LB	PACKER	POTATO YUKON GOLD LG	\$6.05		\$0.00
31	2 LB	PACKER	ASPARAGUS FRESH STD	\$8.64		\$0.00
32	5 LB	IMPFRSH	ONION RED JMBO FRSH BOX	\$6.50		\$0.00
33	5 LB	IMPFRSH	ONION YELLOW JMBO FRSH BOX	\$3.50		\$0.00
34	3 LB	CHIQITA	BANANA GRN TIP FRESH	\$3.15		\$0.00
35	1 BUNCH	IMPFRSH	KALE FRESH	\$3.00		\$0.00
36	12CT	IMPFRSH	ORANGE NAVEL FANCY FRESH	\$5.18		\$0.00
37	3 CT	SYFPNAT	LETTUCE ROMAINE FRESH W/LINER	\$6.37		\$0.00
38			Total Order			\$0.00
39						
40	Furry Creek Community Emergency Grocery Service					
41	Accepting Orders on Mondays by 2pm for Pick up Wednesdays between 2pm - 4pm.					
42	Accepting Orders on Thursdays by 2pm for Pick Up Saturdays between 2pm - 4pm.					
43	Minimum order value of \$100 please.					
44	We require a certain volume of orders to qualify for a Sysco Food Service delivery to the clubhouse					
45	in the event that this volume is not reached, orders will be held and processed on the next service					
46	Credit Card Details are required upon order.					
47	Name: _____					
48	Phone Number: _____					
49	Address: _____					
50	Email: _____					
51	Credit Card # _____					
52	Credit Expiry # _____					

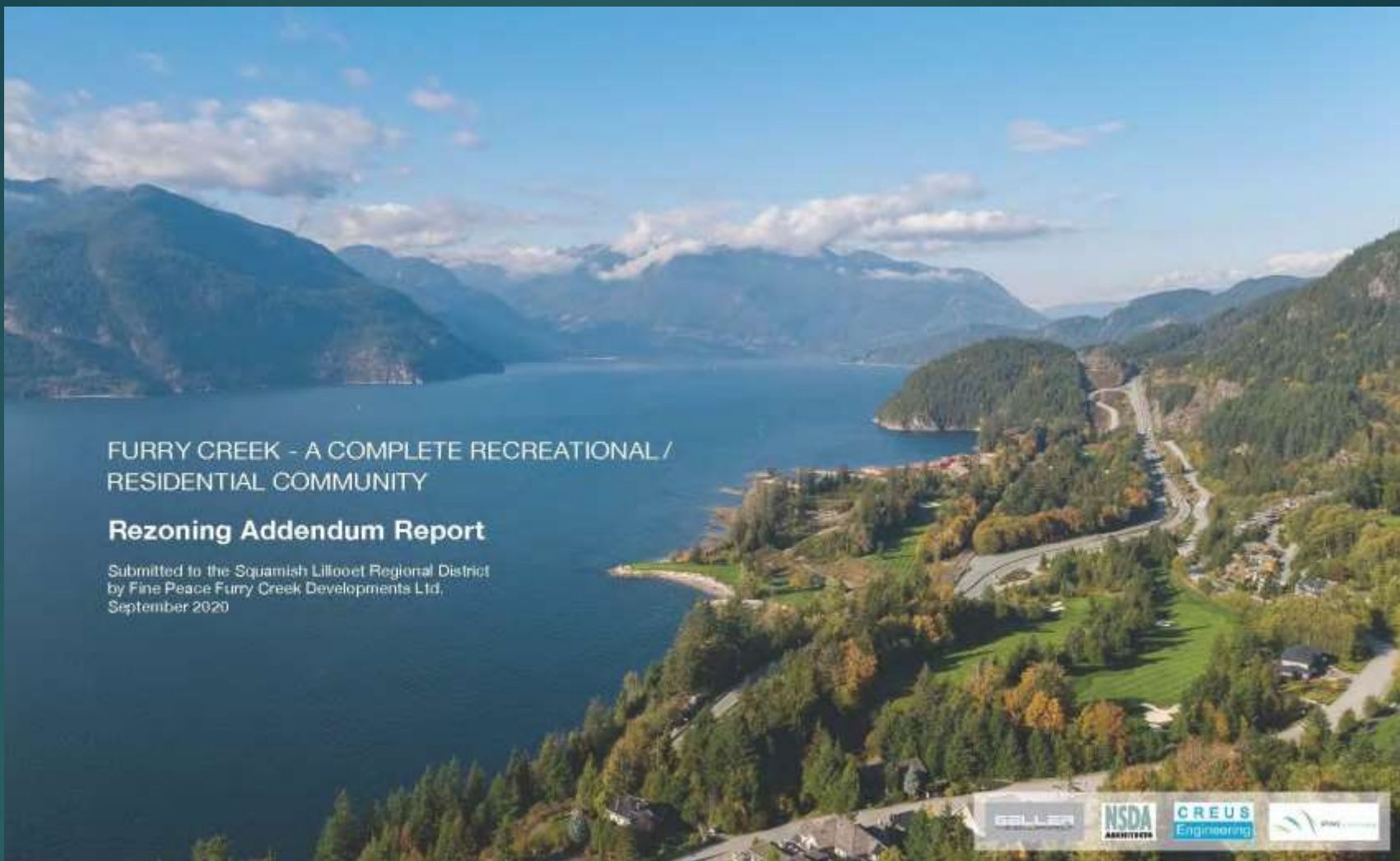
We reminded you that in March, when Covid-19 was keeping so many of us at home, Fine Peace was pleased to offer a residents' emergency grocery service

December 2020



We also mentioned that golfers would have noticed much improved drainage around the course along with a new food kiosk and washrooms

December 2020



During the year, further planning & technical studies were completed and a Rezoning Addendum Report was submitted to SLRD

December 2020



BC Transit
Enriching People and Communities

BC Transit Level of Support
BC Transit supports the proposed development as it is consistent with the Sea to Sky Transit Future Plan, but requires that the following is completed prior to any service being provided to Furry Creek:

- FFVCD to design in partnership with MOTI the southbound pull-off to accommodate an off and on stop, capable of allowing a BC Transit fleet vehicle to safely maneuver the stop.
- BC Transit recommends accessible bus stops at both the northbound and southbound stops.
- BC Transit recommends that the pedestrian pathways are well lit and accessible to all modes of transportation.

Thank you for the opportunity to review this proposed development. If you have any questions or would like further comments on this proposal, please contact:

Sharon Ballantyne
Senior Transit Planner
BC Transit Planning Dept.
Phone: 250-995-5774
Email: sharon.ballantyne@bctransit.com

TRANSIT: The plans now show locations for future **intra-community bus stops** and loop linking neighbourhoods and amenities

December 2020

4.6 COLLECTOR LANDS

RENDERING



We presented a series of illustrations of how the development might look
December 2020



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.



On September 22, 2020, we met with the SLRD Committee of the Whole (CoW) Well, let me re-state that. We watched the SLRD CoW. Where's Tony you ask?

December 2020



Electoral Area D Zoning Bylaw

No. 1350-2016

Adopted August 24, 2016

Replacing Zoning Bylaw 20, 1970, Zoning Bylaw 540, 1994
and Zoning Bylaw No. 672, 1998

The SLRD is Live!
Meetings are Available to View on our Website

- SLRD Board
- Committee of the Whole
- Sea to Sky Regional Hospital District
- Electoral Area Directors Committee
- Pemberton Valley Utilities and Services Committee
- Northern Economic Development and Initiatives Committee



www.slrd.bc.ca/watch_meetings



Construction of a Public Works Yard of a minimum 0.4 ha	development permit for Lot 2 Provision of a Land Development Covenant that requires that: Provision of a Public Works Yard of a minimum of 0.4 ha, to the satisfaction of the Director of Utilities and Environmental Services. Transfer of the land in fee simple must be completed prior to the issuance of a Building Permit for the 101 st market residential unit in the CD3 zone.
Construction of a Community Centre of a minimum of 372 m ² and Administration Office of a minimum of 93 m ²	Provision of a Land Development Covenant that requires that: - A community centre of 372 m ² and administration office of 93 m ² be provided Concurrent with issuance of a Development Permit for the Village Commercial Area <u>or prior to issuance of a Building Permit for 251st market residential unit in CD3 zone, whichever comes first</u>
Construction of 60 affordable and covenanted rental units and 60 affordable and covenanted ownership units	<u>30 rental/affordable ownership units shall be commenced prior to the issuance of a Final Building Inspection for 30th market residential unit in the CD3 zone:</u> <u>Another 30 rental/affordable ownership units shall be commenced prior to the issuance of a Final Building Inspection for 251st market residential unit in the CD3 zone:</u> <u>Another 30 rental/affordable ownership units shall be commenced prior to the issuance of a Final Building Inspection for 351st market residential unit in the CD3 zone:</u> <u>Another 30 rental/affordable ownership units shall be commenced</u>

Kimberly Needham

What if the commercial centre takes 10 years to build?

Michael
Deleted: P

Kimberly Needham
Deleted: 101st

Kimberly Needham
Need to make a housing agreement setting out the details of this a condition to bylaw adoption.

Kimberly Needham
Need to make a housing agreement setting out the details of this a condition to bylaw adoption.

Michael
Deleted: Prior to the 150th unit in the CD3 zone: ¶
40 affordable housing units

Michael
Deleted: ¶

Kimberly Needham
Need to make a housing agreement setting out the details of this a condition to bylaw adoption.

SLRD is now preparing an OCP Amendment and CD3 Zoning Bylaws for consideration early in 2021. We're hoping for a **Public Hearing in late spring/early summer 2021.**

December 2020

ONE YEAR LATER, ANOTHER VIRTUAL HOLIDAY RECEPTION!



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 bakerretta@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!

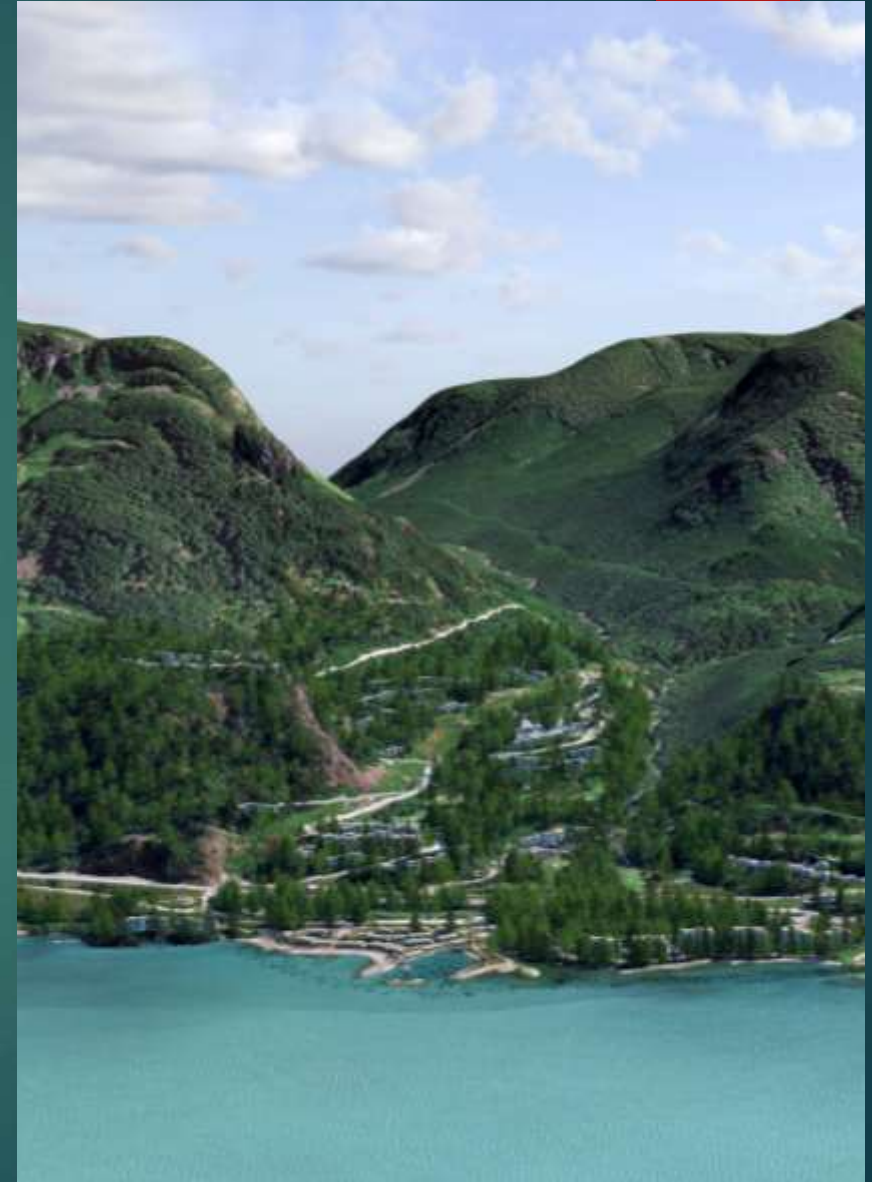
December 16, 2021

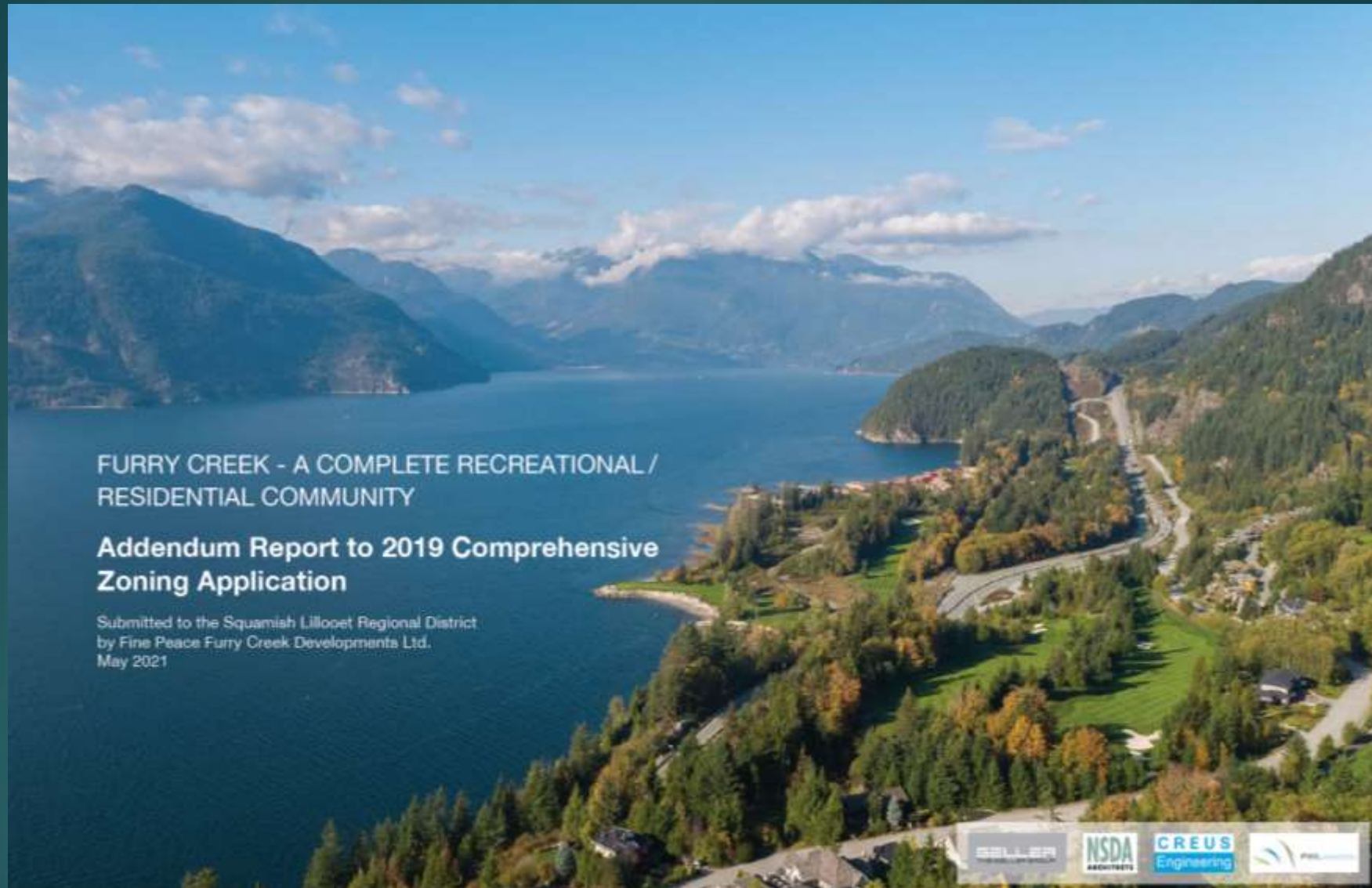
UNFORTUNATELY, THE LONG HOPED FOR PUBLIC HEARING AGAIN DIDN'T HAPPEN

TODAY'S PROGRAM

- An update from Fine Peace on the Golf Course, Clubhouse, etc
- A brief overview of the latest plan & rezoning progress, (or lack of progress) during 2021
- Some plan improvements related to the village centre, community centre and childcare facility
- Update on the new Fire Hall & Fire Safety measures
- A review of the revised trails and parks planning
- A presentation on civil engineering & the benefits of variable frequency drives in pump stations
- Remarks by Tony Rainbow on timing and next steps
- Questions & Answers

December 16, 2021





In May 2021, we submitted yet another Addendum
Report to our 2019 Zoning Amendment Application

December 16, 2021

On July 28, 2021, we finally received 'First Reading' of the OCP & Zoning Amendment Bylaw



Squamish-Lillooet Regional District Board Agenda

July 28, 2021; 9:00 AM

Virtual Meeting Held via Zoom Pursuant
to Ministerial Orders M192 and M431

Item	Item of Business and Page Number
------	----------------------------------

RECOMMENDATIONS:

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

December 16, 2021

**HOWEVER, THE BOARD & STAFF REQUESTED MORE
DETAIL ON A NUMBER OF ITEMS, INCLUDING:**

- **The affordable housing**
- **A new Secondary School site**
- **An expanded Transit Hub**
- **Design development of the village centre & a
childcare facility**
- **Further details on the Fire Hall & Fire Safety measures**
- **Design development of the park & trail system**
- **Further geotechnical and site servicing engineering
studies**



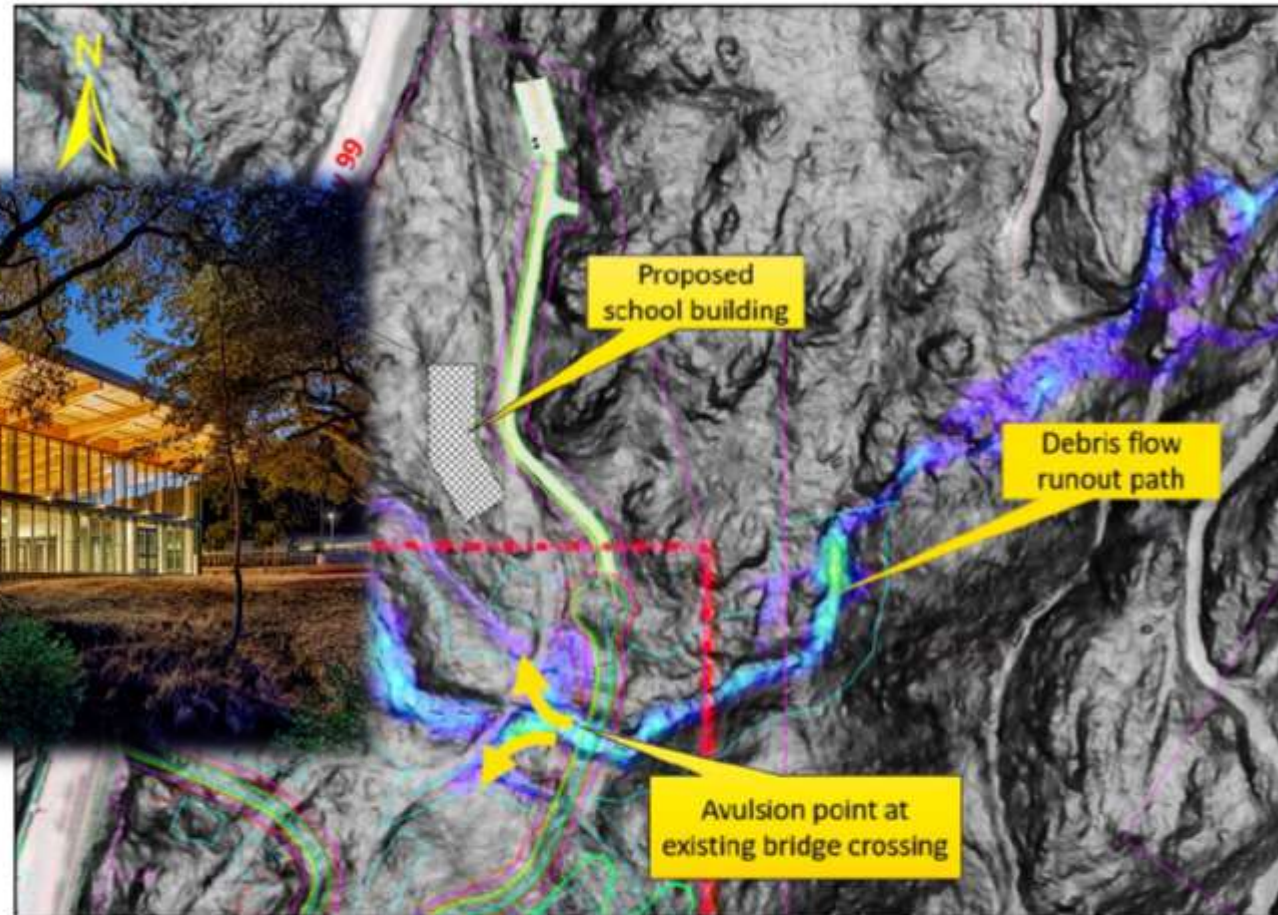


Figure 3. Plan view of the north site showing the runout path (indicated by coloured shading) of a hypothetical 5,000 m³ debris flow on North Creek.

The board requested a serviced secondary school site, to be immediately north of our property on Crown Lands, to augment an elementary school site in the Tiger Bay Community.



Legend

Bus Stop



Pedestrian Path



NSDA ARCHITECTS

NSDA Architects
Vancouver BC
Canada V6R 2G4

T 604.669.1926
F 604.683.7241

info@nsda.bc.ca
www.nsda.bc.ca

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Project

**Fine Peace Furry Creek
Development
Furry Creek, BC**

Site Plan Transit Hub

Sept 17 2021

A-1.2

TRANSIT: The plans now show locations for an enlarged transit hub, a future internal community bus loop linking the various neighbourhoods and expanded parking

December 16, 2021



Furry Creek
Commercial - Daycare Option - Sept 29 2021

02 - Main Level



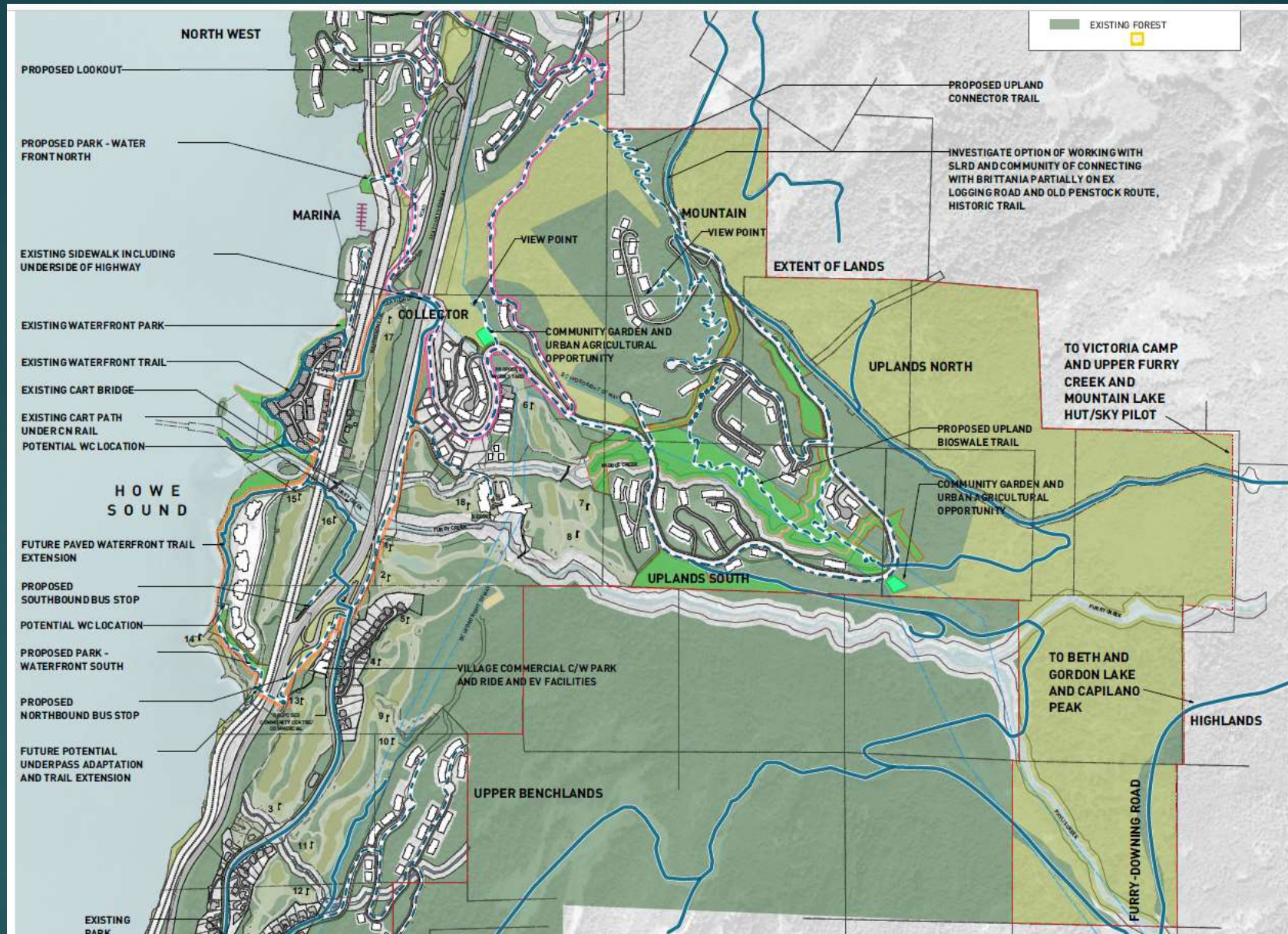
It was noted that at request of SLRD Board, neighbourhood village/community centre expanded to include childcare. This space provided below community centre.

December 16, 2021



Considerable time was spent on designing improved fire safety facilities and services, and determining how much money Fine Peace should contribute to subsidize operations

December 16, 2021



Considerable attention also given over the past year to refining parks, open space & trails

December 16, 2021



Kevin Healy Creus Engineering

Another topic that demanded a lot of study and expense....ENGINEERING!

December 16, 2021

13.0 DEVELOPMENT PHASING DIAGRAMS

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.



PHASE 2

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



PHASE 3

Resort Hotel - All golf clubhouse.

Marina Neighbourhood - Waterfront apartments.



PHASE 4

Collector Neighbourhood - Construction of additional apartments.



At the meeting we presented revised phasing diagrams showing Lot 2 waterfront development now contemplated as a much later phase

December 16, 2021

PHASE 5

Village Commercial - Includes Community Centre.



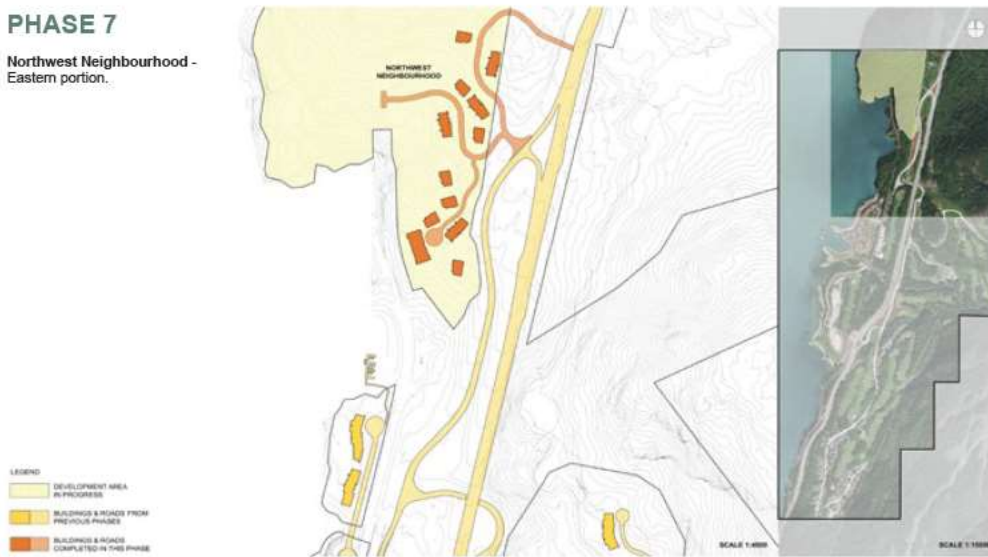
PHASE 6

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



PHASE 7

Northwest Neighbourhood - Eastern portion.



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



It was reported that

- Fine Peace now hoping for Second Reading and **a Public Hearing early in 2022**
- Approval will result in new resort & spa facilities and broader range of housing choices
- Also, more central village centre facilities including offices
- We know there are some in the community concerned about building heights
- But ultimately approval will allow realization of 1990 vision for a complete recreational resort-oriented community



December 16, 2021

This brings us to 2022 and another presentation to the FCCA

UPDATE ON FURRY CREEK OCP & ZONING AMENDMENT
PRESENTATION TO FURRY CREEK COMMUNITY ASSOCIATION
May 19, 2022



Furry Creek Update:
Presentation to the FCCA
May 2018



Furry Creek Community Planning Update
Presentation to the
Furry Creek Community Association AGM
May 16, 2019



We are pleased to share a look back over the past few years and offer an update on our Rezoning Application and other 2020 community activities.



Excerpt from 2021 presentation to FCCA

THIS IS MY FIFTH PRESENTATION TO THE FCCA

May 19, 2022



No increase in market housing: Reduced single-family, increased multi-family
May 19, 2022



120 units affordable housing, village centre, childcare, reduced resort facilities & residents' marina, servicing for school site.

May 19, 2022



Furry Creek
Commercial - Daycare Option - Sept 29 2021

02 - Main Level

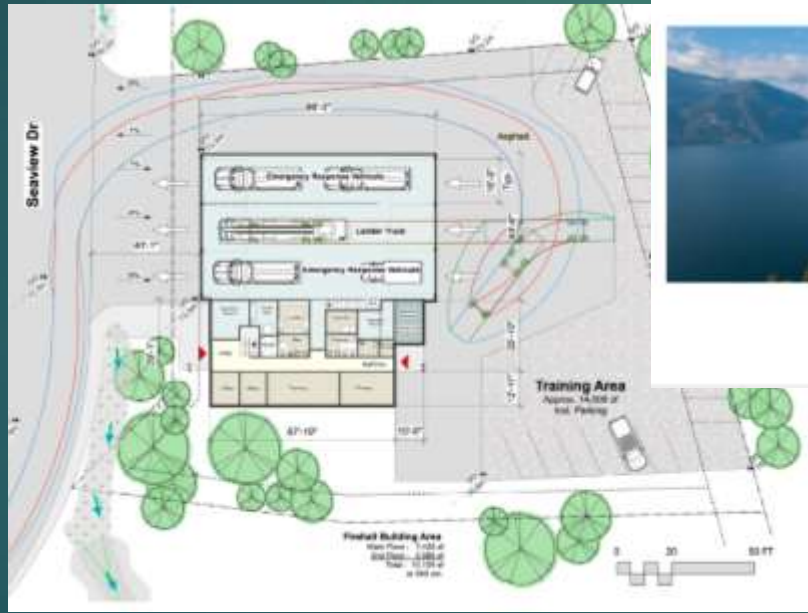


The village centre offering a community centre,
neighbourhood retail, offices and now childcare

May 19, 2022



Fire Protection Report
For the Proposed
Furry Creek Development
 -Prepared for Fine Peace Canada-



80 (approx) West
 8000 (approx) East
 8000 (approx) East



A new fully-equipped firehall and volunteer training programs

May 19, 2022



Legend

Bus Stop



Pedestrian Path



Site Plan Transit Hub

Sept 17 2021

A-1.2

TRANSIT: creating transit hub, bus stops for future Sea-to-Sky corridor transit and internal community bus loop linking the various neighbourhoods

May 19, 2022

OTHER SUSTAINABILITY INITIATIVES INCLUDE:

- A low-carbon, predominantly fossil-fuel-free community
- Exemplary stormwater management
- Leading edge environmental protection
- Increased transportation options & public transit
- Private transit shuttle (if necessary)
- Sustainable building & siting design requ'ts
- Bird-friendly glazing & other measures
- Community garden allotments
- Increased local employment opportunities
- Broader range of housing choices; reduced single family lots, workforce housing

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





Squamish-Lillooet Regional District Board Agenda

July 28, 2021; 9:00 AM

Virtual Meeting Held via Zoom Pursuant
to Ministerial Orders M192 and M431

Item Item of Business and Page Number

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



It was noted that on July 28, 2021, First Reading of the Zoning Amendment Bylaw approved

May 19, 2022

Notice of: SLRD Board Meeting



Next steps: Second Reading in June 2022 and a Public Hearing in July*

May 19, 2022



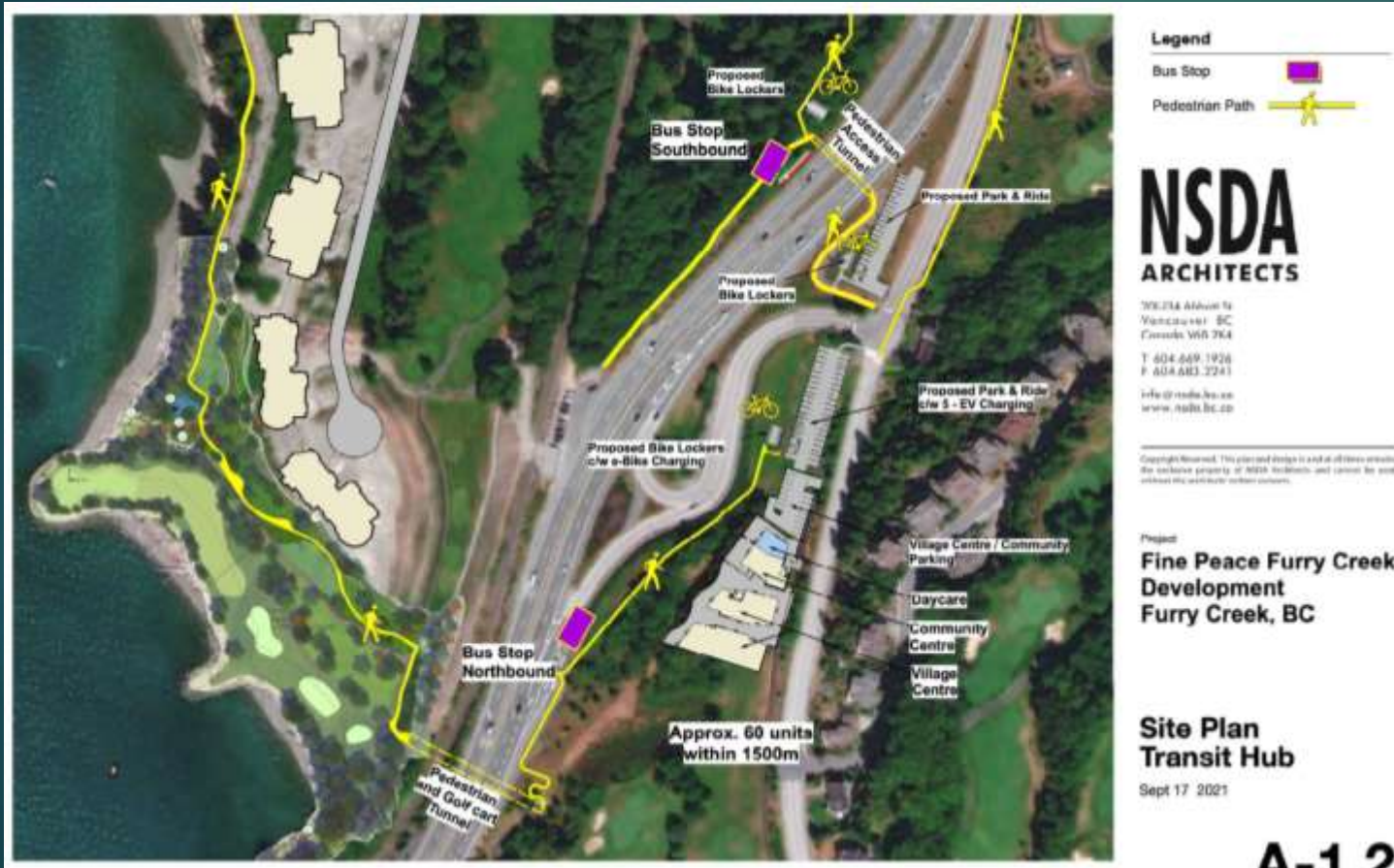

**KEEP
CALM
AND ATTEND A
RESIDENTS
MEETING**

*July hopefully! We will let you know as soon as the date is confirmed
(Another public information meeting will be held beforehand.)

May 19, 2022

SECOND MEETING WITH OCEAN CREST RESIDENTS:

In July, we received a request for another meeting with Ocean Crest residents alarmed to read the Village Centre was to increase from 15,000 to 25,000 sq.ft. Residents also concerned about visual impacts of 'new' expanded parking areas.



We reminded residents discussions had been ongoing with SLRD, MOTI, and FCCA regarding an expanded Transit Hub including 'park and ride' spaces and trailhead parking.

We also noted expanded parking areas had been included in plans previously presented to the community

A September 17, 2021 drawing previously shared with community

July 14, 2022



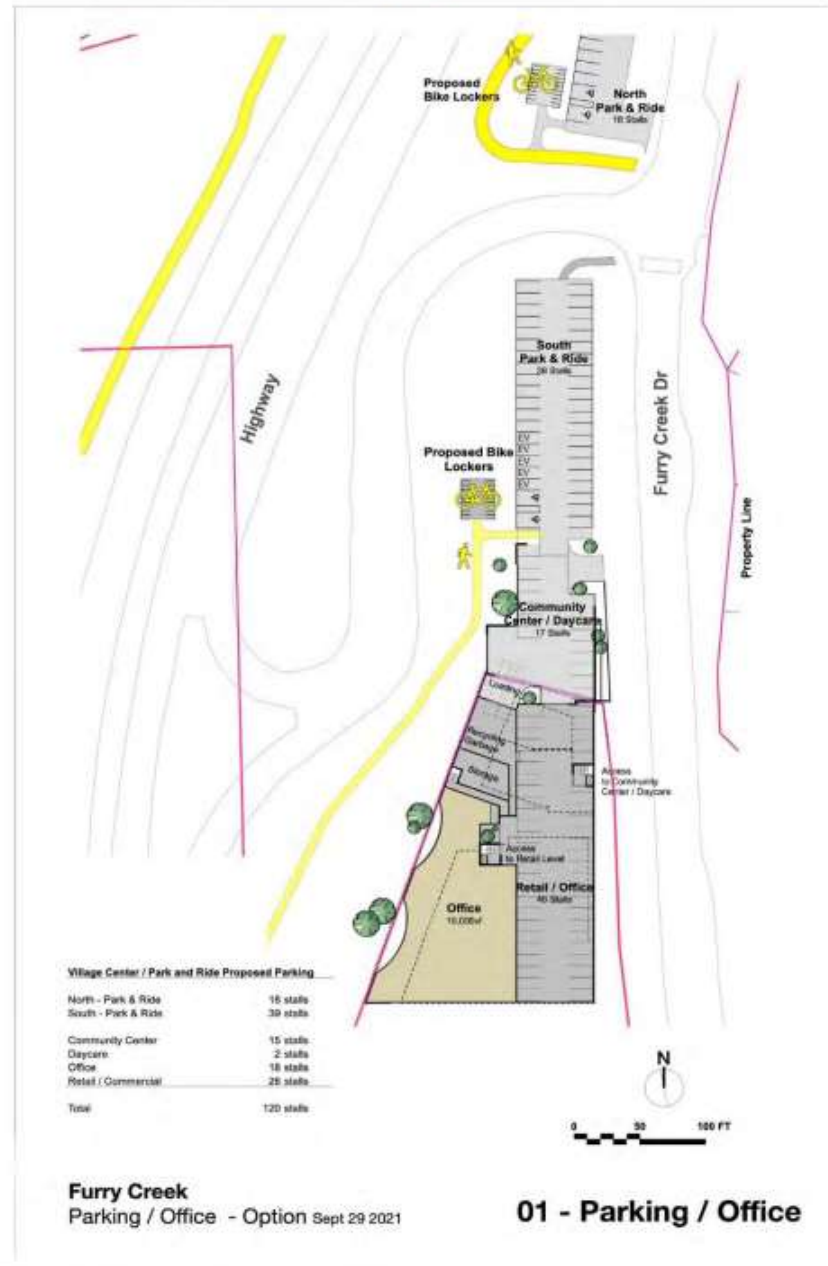
- SLRD requested that
 - childcare facility be expanded,
 - the community centre be expanded, and
 - the commercial area be expanded with potential for future offices.

The offices were located below the retail, resulting in no increase to the 'footprint'.

The childcare is also located on a lower level

All the commercial parking remained underground.

Schedule "I"



Current Parking requirements/provisions

North Park & Ride	18 stalls
South Park & Ride	39 stalls
Community Centre	15 stalls
Daycare	2 stalls
Office	18 stalls (underground)
Retail/Commercial	28 stalls (underground)
Total	120 stalls

July 14, 2022



Furry Creek
Commercial - Daycare Option - Sept 29 2021

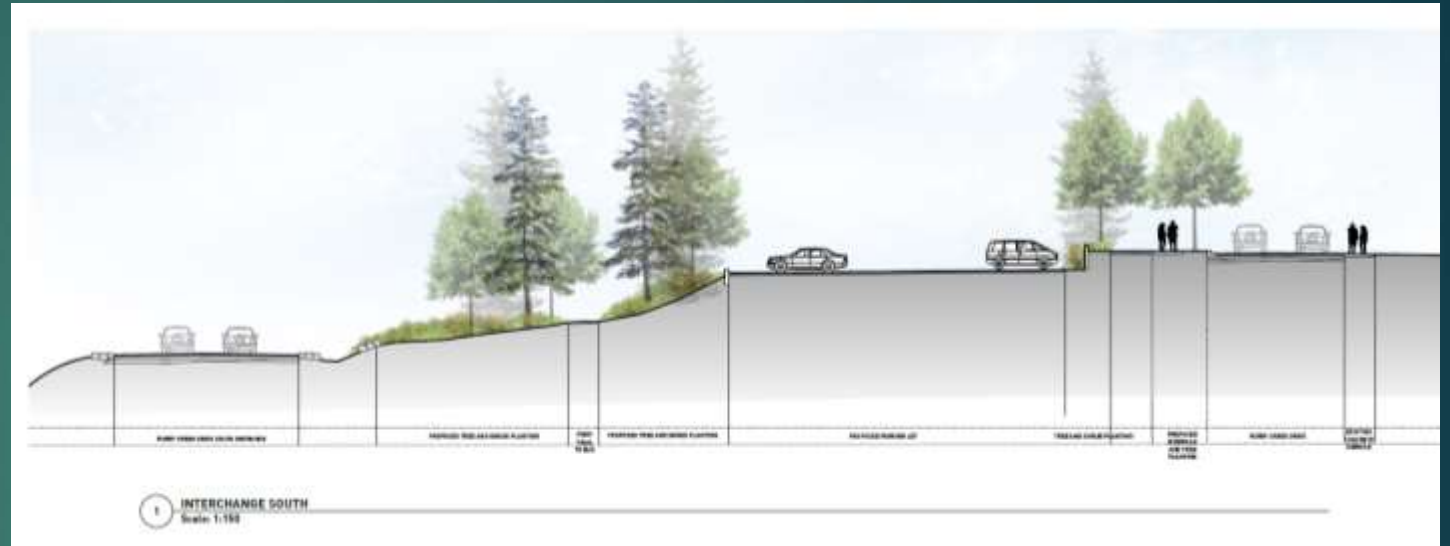
02 - Main Level

However, although we do not completely share your concerns about negative visual impacts of the parking areas at the entry, given the changes in elevation between road and parking areas...

We will discuss a reduction in parking requirements for 'park & ride' with MOTI and SLRD.

MOTI has agreed to allow phased construction of these lots.

We will also plant trees or low landscaping to screen these lots as preferred by residents...



Section through entry road, parking lots and Furry Creek Drive showing potential additional planting around southerly parking lot

Since this meeting concerns have been expressed about noise and air quality given the location of Childcare Facility

Health Exposures

Traffic-related air pollution (TRAP) and Noise

Ideally, increasing distance from noise and traffic-related air pollution (TRAP) sources is best. When not possible, we suggest including noise and air pollution mitigation through building design to reduce exposure to the ambient noise and air pollution sources, particularly coming from nearby transportation sources (e.g. CN rail). Given that we spend a large majority of our time indoors, a well-designed building can play a key role in reducing exposures to and mitigating the health impacts from noise and traffic-related air pollution. This could include ventilation for TRAP (also effective for wildfire smoke) and specific windows for noise mitigation, etc. To reduce noise issues, it may also be possible to adopt strategies to reduce train speed within the community corridor; this may also improve safety along the rail network.

- The FPFCD team has been working with a company that manufactures a retractable glass panel system for use on balconies and outdoor spaces to attenuate noise and pollution. The zoning bylaw has been drafted to encourage the installation of these systems. We expect the detailed health benefits would be addressed at the DP stage noting this may be further addressed with HVAC systems that allow bedroom and other windows to be closed.
- Discussions around train speed can take place with CN rail as part of the design stage, and related to other developments in Howe Sound East.



Excerpts from SLRD staff report to Board

LUMON fully retractable glass panels are an excellent way to reduce noise and pollution

July 28, 2022

IN SUMMARY

EXISTING APPROVALS

Existing zoning, covenants and PLAs provide for:

- Up to **750** units remain to be developed;
- No requirement for affordable housing;
- Up to **300 resort hotel**/tourist accommodation units;
- **1393m²** of village commercial;
- Community centre (372 m²); administration office (93m²)
- **No childcare facility(s)**
- 19.1 ha of parks trails and open space
- **No requirement for transportation hub;**
- **No requirement for shared electric vehicles;**
- Public works yard;
- **No requirement for serviced “ready to build” school site;**
- Fire hall- but only approx. \$250,000 equipment, not \$3,500,000 equipment;
- No requirement for **\$1,363,500** Fire protection Service Expansion Funding

APPROVALS AS PER CD3 ZONE

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

- Up to **870** dwelling units – including minimum of **120 non-market** affordable dwelling units with a minimum of 60 rental tenure;
- Up to **120 resort hotel**/tourist accommodation units;
- **2323 m²** of village/commercial;
- Community centre (372m² or larger) administration office (93m²) and childcare facilities (74 spaces at buildout);
- 19.1 ha of parks, trails and open space;
- Transportation hub – including park & ride, bicycle lockers, electric vehicle charging stations and transit shelters;
- Neighbourhood shared electric vehicles/electric bicycles;
- Public works yard;
- Serviced and “ready to build school site;
- Fire hall – including quint/aerial ladder truck and equipment; and
- Howe Sound East Fire Protection expansion funding **\$1,363,500** (\$400,500 up front CAC and \$963,000 in installments at build out.

July 28, 2022



Fine Peace agrees to new CD3 zoning conditions and obligations provided buildings up to 10 storeys are permitted on Lot 2 as proposed since 2018.

July 28, 2022

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
- 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
- Living in a more natural, sustainable community





I'm sorry this took so long, but I hope it was informative

**The following slides were prepared by SLRD staff
for the Board presentation on June 29, 2022**

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

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



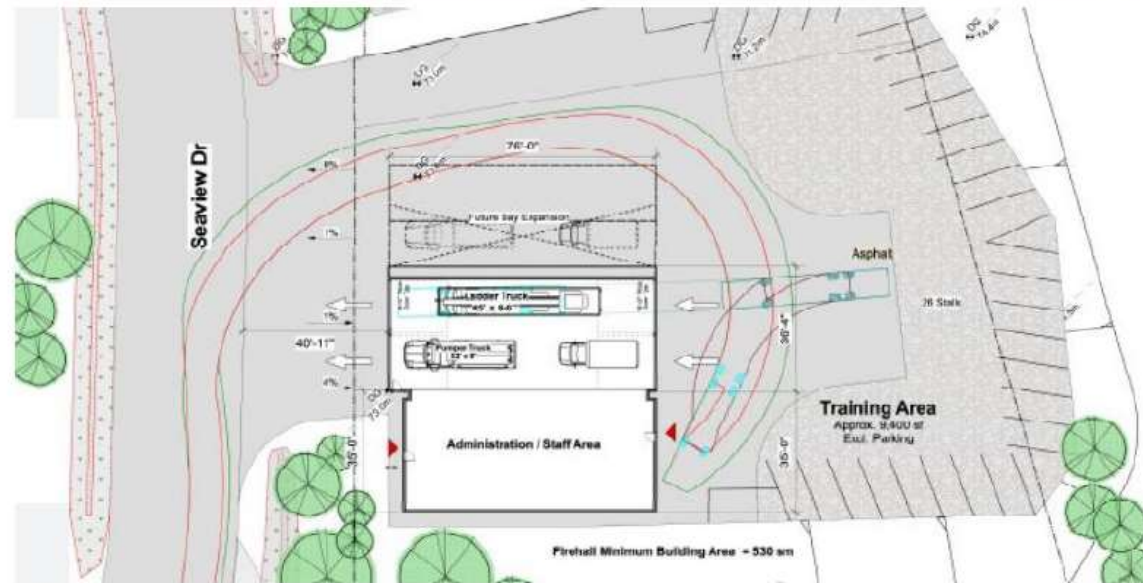
VILLAGE COMMERCIAL

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

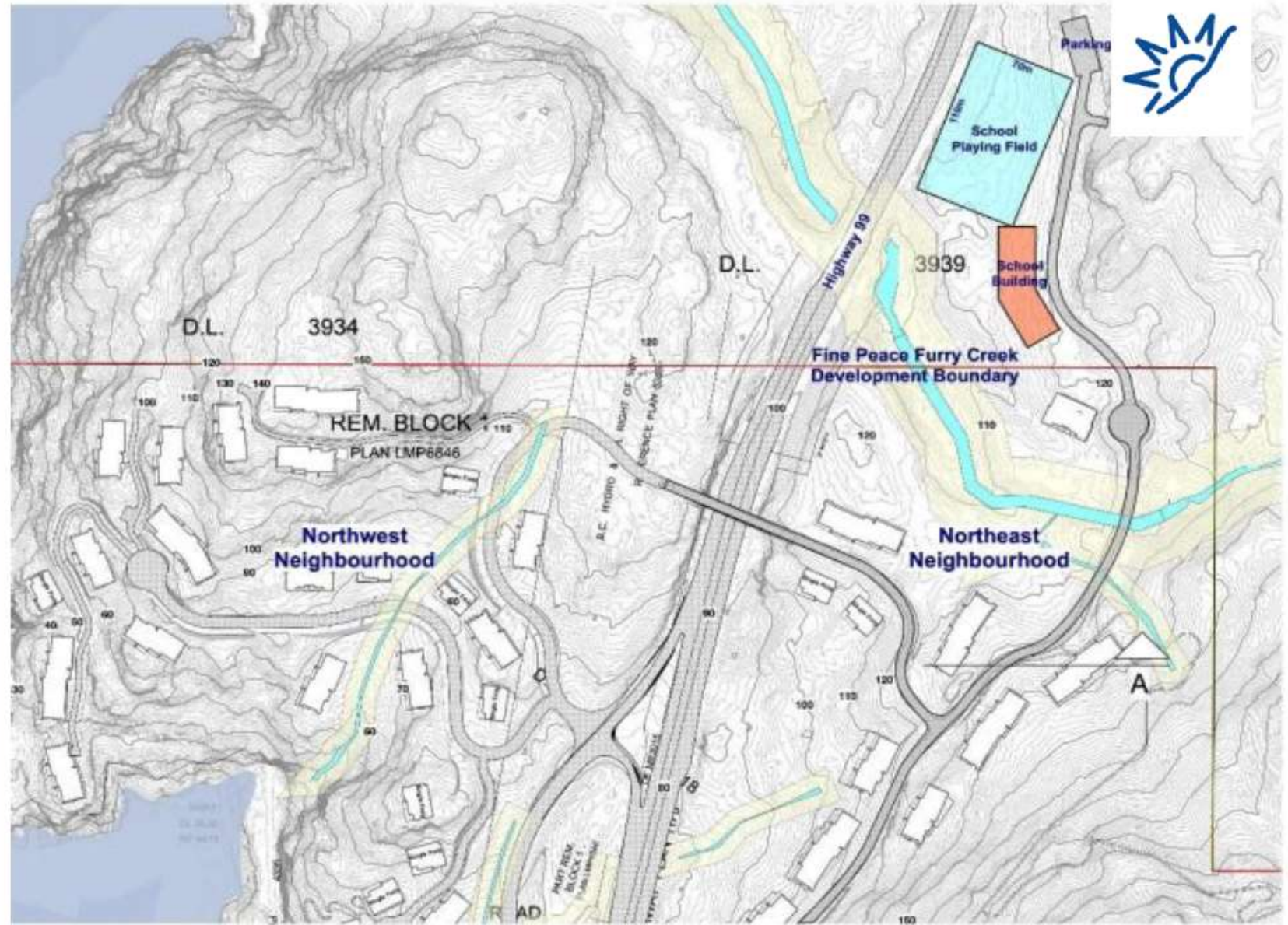


FIRE HALL & EQUIPMENT

- 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

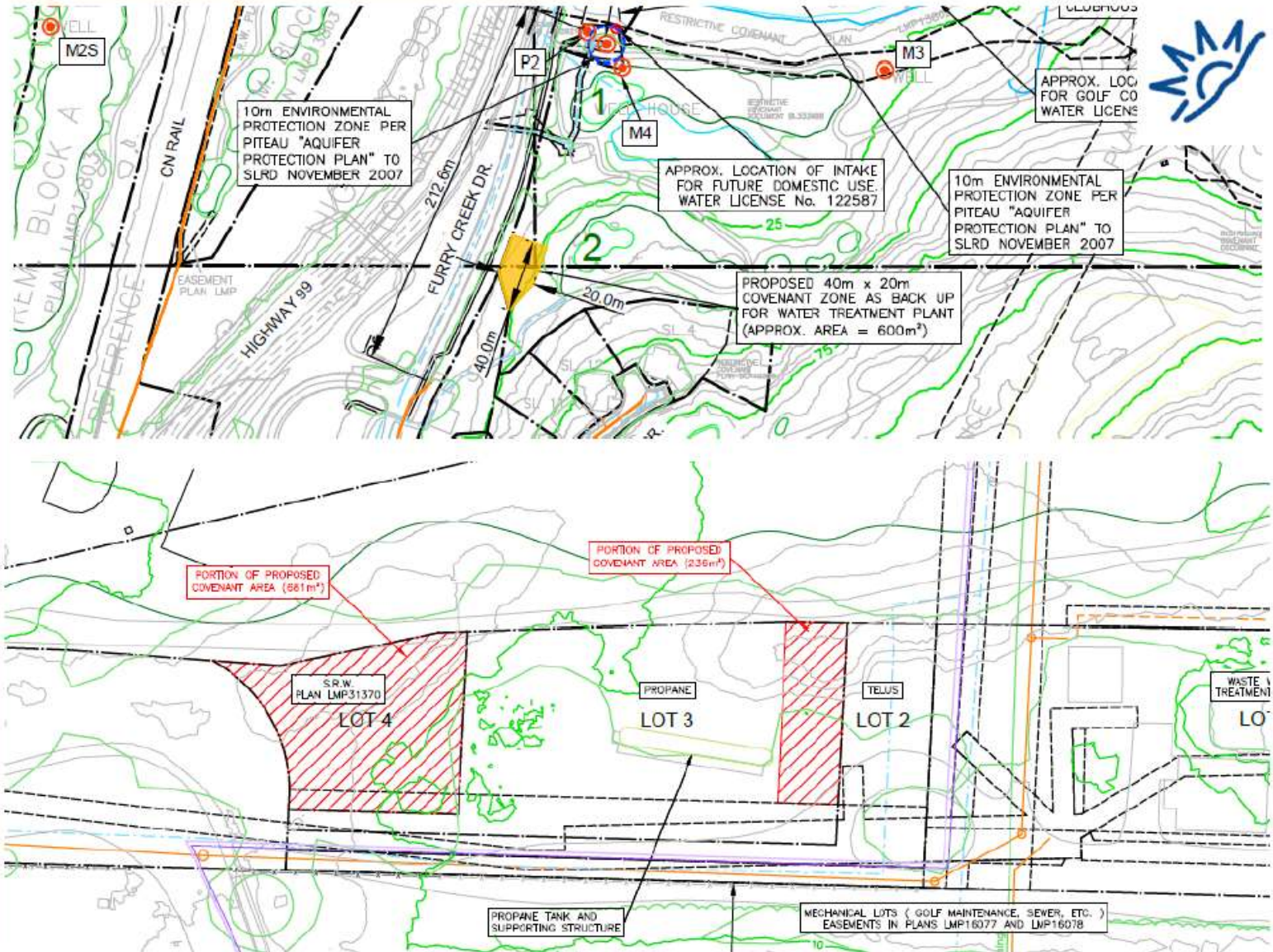
Shared Neighbourhood Electric Vehicles & E-Bikes

- 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



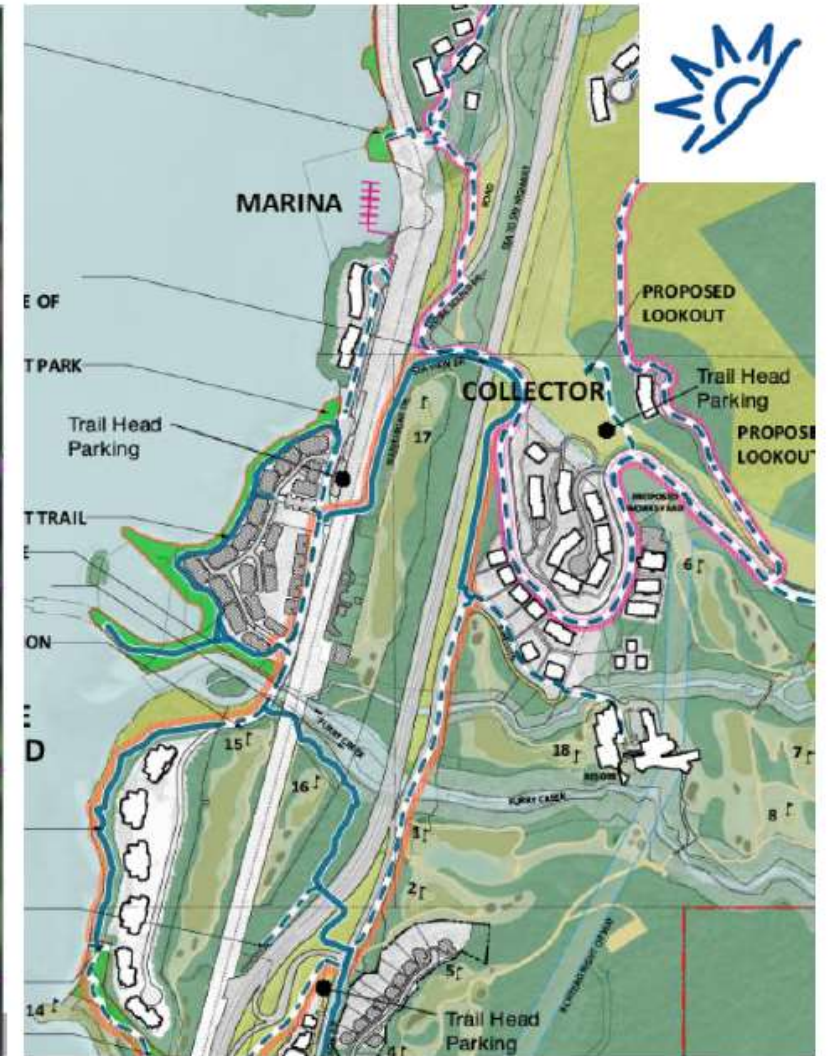
VANCOUVER COASTAL HEALTH

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

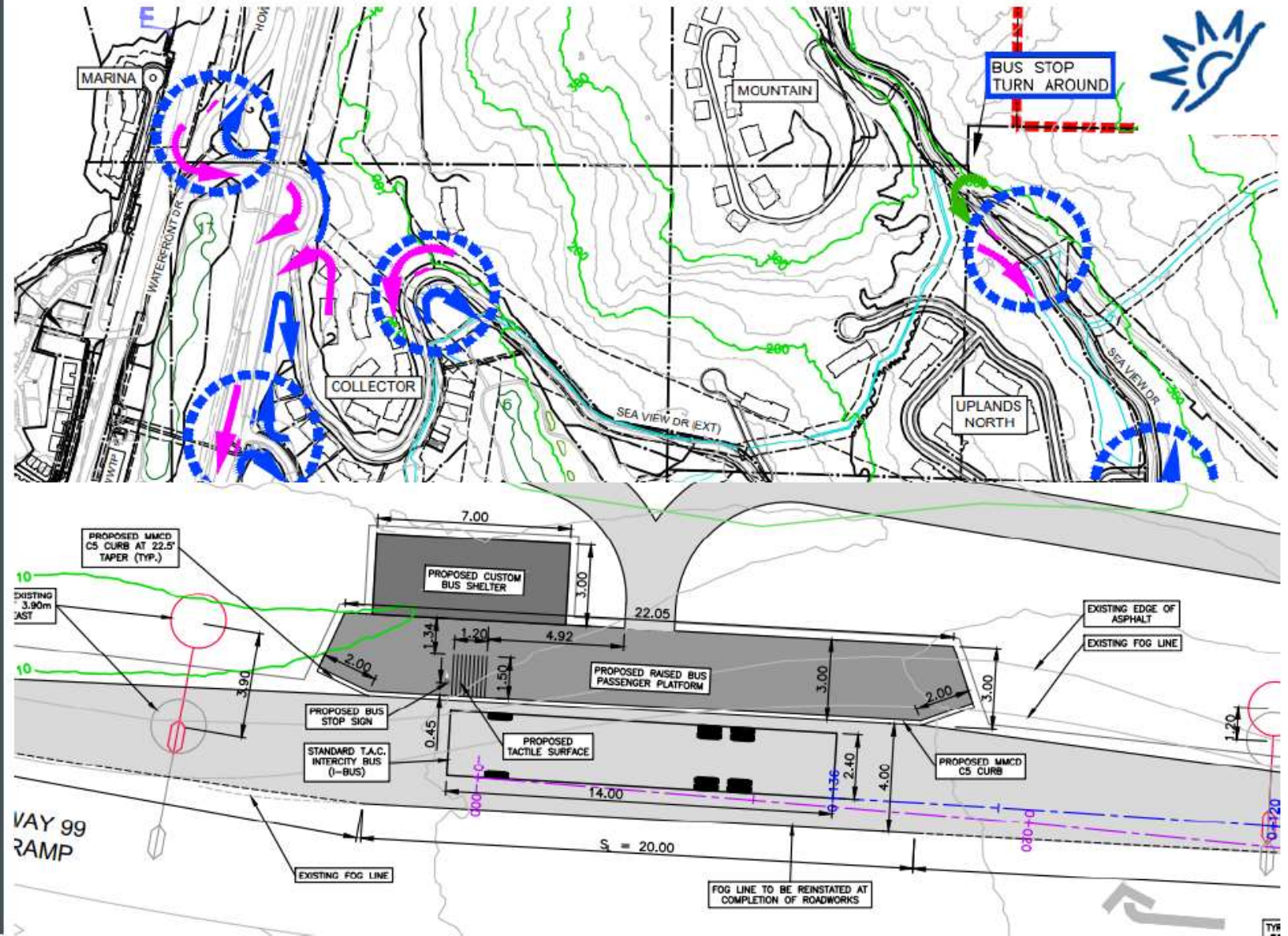


MINISTRY OF TRANSPORTATION

- Reconfiguration of Park & Ride
- Identification of trailhead parking



- BC Transit 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



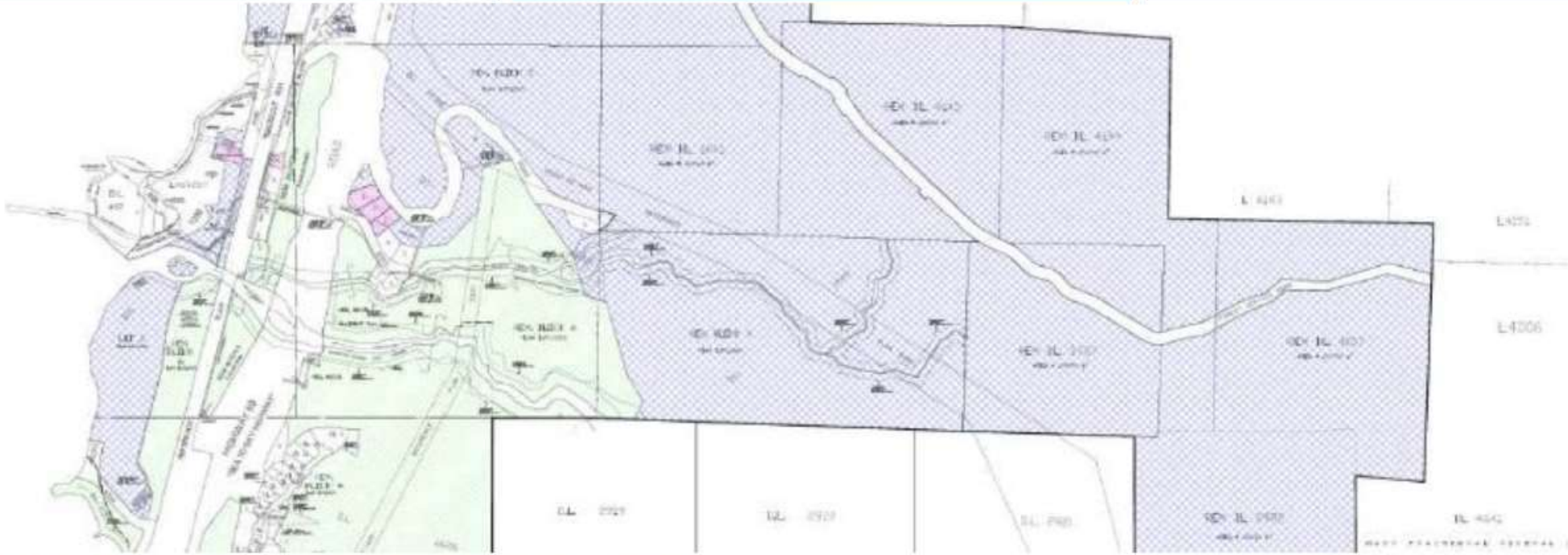
Referral Response

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



LEGAL AGREEMENTS

LAND DEVELOPMENT AGREEMENT AND HOUSING AGREEMENT

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



VOLUNTARY FINANCIAL CONTRIBUTIONS

HOWE SOUND EAST FIRE PROTECTION SERVICE EXPANSION FUNDING



ADDITIONAL FIRE SERVICE FUNDING



FPPCD 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)