

REQUEST FOR DECISION

Tiger Bay Development Corporation -
OCP & Zoning Amendment Application
Bylaws for 1st Reading
(South Britannia)

Meeting Date: December 15, 2021

To: SLRD Board

Applicant: Tiger Bay Development Corporation ("Tiger Bay")

Location: South Britannia, Electoral Area D

Legal Descriptions:

1. Part of District Lot 1583 Group 1 New Westminster District Except: Firstly; Part In Reference Plan 4390, Secondly; Part in Reference Plan 4878, Thirdly; Part on Plan 21576, Fourthly; Part Shown as 8.31 Acres on Highway Plan 76 Fifthly; Part Shown as 0.08 Acres on Highway Plan 76, Sixthly; Portion on Plan BCP29232 PID 010-026-151
 2. Lot A, Except Part Dedicated Road on Plan BCP28651, District Lots 1583, 2001 and 7034 Plan 21576 PID 010-077-227
 3. Parcel 1 (Reference Plan 4878) of District Lot 1583 Group 1 New Westminster District Except Part on Plan 21576 PID 010-025-952
 4. Parcel 1 (Reference Plan 4878) of District Lot 2001 Group 1 New Westminster District Except Part on Plan 21576 PID 010-025-901
 5. Part of Lot A Except: Part Dedicated Road on Plan BCP25632 District Lot 2001 and 7035 Group 1 New Westminster District Plan 20309 PID 006-646-921
 6. Part of District Lot 4008 Group 1 New Westminster District Except: Firstly: Part on Highway Plan 76, Secondly: Part on Plan BCP29235 PID 010-025-766
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OCP Designation: Mixed Residential, Single Family Residential, Community Commercial, Tourist Accommodation, Park, and Open Space Electoral Area D OCP Bylaw No. 1135-2013	Zoning: Rural Resource 3 and Rural Resource 4 Electoral Area D Zoning Bylaw No. 1350-2016	ALR Status: N/A	Development Permit Areas: Wildfire, RAR, Comprehensive
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RECOMMENDATIONS:

1. THAT Bylaw No. 1739-2021, cited as “Squamish Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021” be read a first time.
2. THAT Bylaw No. 1740-2021, cited as “Squamish Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021” be read a first time.
3. THAT prior to the Board’s consideration of second reading and referral to Public Hearing of Bylaw No. 1739-2021 and Bylaw No. 1740-2021, the applicant complete detailed hazard assessments for Thistle and Daisy Creeks to the satisfaction of the SLRD Director of Planning and Development Services.
4. THAT prior to the Board’s consideration of second reading and referral to Public Hearing of Bylaw No. 1739-2021 and Bylaw No. 1740-2021, Riparian Protection, Environmental Protection and Natural Hazard Protection Development Permit Area mapping and guidelines be completed and included in Bylaw No. 1739-2021.
5. THAT prior to the Board’s consideration of second reading and referral to Public Hearing of Bylaw No. 1739-2021 and Bylaw No. 1740-2021, the Term Sheet titled “Prior to Approval Obligations” dated December 2, 2021 be used as the basis for preparation of a draft development agreement for the subject lands setting out the developer’s amenity commitments and other obligations.

BACKGROUND:

On June 24, 2021, a staff report was presented to the Board Committee of the Whole that addressed the items that were raised in Board Committee of the Whole resolutions of March 24, 2020 regarding an application for South Britannia by Tiger Bay Development Corporation (“Tiger Bay”). The June 24, 2021 report can be viewed here (on page 41): <https://slrd.civicweb.net/document/136852>

The Board resolved at the meeting:

1. THAT in conjunction with the Board’s consideration of first reading of bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016 in respect to South Britannia, the applicant’s proposal be updated to reflect that out of the proposed 1,050 housing units associated with this project, 150 of these proposed 1,050 housing units must be affordable housing and a detailed term sheet be brought forward containing all the obligations of the applicant with respect to the timing, amount, location and other pertinent information for all amenity contributions and any other relevant matters associated with the proposed development, including, but not limited to, rental housing, Minaty Bay Park and other park space, Minaty Bay Park public parking, a pedestrian overpass of the CN Rail tracks, the trail system, a community centre (possibly in combination with a public school), a playfield, transit facilities, a public works yard, a contribution to upgrading fire services (either by provision of an amenity and/or by agreeing to participate in a fire service area agreement bylaw), and an upgraded highway underpass.

2. THAT prior to the Board's consideration of second reading and referral to Public Hearing of bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016 in respect to South Britannia, the applicant complete detailed hazard assessments for Thistle and Daisy Creeks and agree to an updated term sheet, as required, to include any additional details pertinent to the amenity contributions and any other relevant matters associated with the proposed development.

3. THAT prior to the Board's consideration of adoption of bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016 in respect to South Britannia:

a. The SLRD receive written confirmation from CN Rail that it has approved a plan for the location, design and all terms and conditions for a railway crossing that provides permanent public access to Minaty Bay Park;

b. Water, wastewater and stormwater master plans be completed for the entire site; c. A section 219 development agreement covenant be prepared in registrable form that reflects all the items set out in the term sheet agreed to by the SLRD and the applicant;

d. The section 219 development agreement covenant include a provision that no development or building permits will be issued for any residential use on the site until construction of the surf park lagoon and surroundings has substantially commenced (completion of earthworks);

e. The section 219 development agreement covenant include a provision that no building over 6 storeys or 20 metres in height be permitted until fire services are available to accommodate fighting fires for taller buildings.

4. THAT, subject to the preceding resolutions, the application be brought forward for the Board's consideration of first reading of bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016.

DISCUSSION:

The following sections discuss the June 24, 2021 Board resolutions.

1. Affordable Housing

The Board directed that the number of affordable housing units be increased from 50 to 150 units of the maximum of 1,050 housing units permitted for South Britannia.

Tiger Bay has submitted an Affordable Housing Proposal in response (Attachment A). In summary, all 150 units would be subject to a housing agreement approved by SLRD bylaw as a prerequisite to the first residential building permit being issued.

The housing agreement will build upon the proposal and specifically outline the detailed proportions of the various housing types and the housing and applicable restrictions. The non-market rental housing will provide housing at unit rental rates below 30% of the median household income for Area D and would be comprised of the following housing forms:

- Subsidized Rental Housing – Likely delivered in conjunction with BC Housing and/or Canadian Mortgage and Housing Corporation to provide subsidized housing.
- Workforce Rental Housing – Specifically designed restricted housing for employees in Area D, more specifically for major employer(s) in the area to provide small apartment and co-living forms.
- Co-operative/Micro-Apartment Rental Housing – Innovative housing forms with an emphasis on shared facilities for an affordable housing alternative.

Staff support Tiger Bay's proposed approach to delivering affordable housing because it will help meet a diversity of needs rather than just one segment.

2. Thistle and Daisy Creeks – Hazard Assessments

Detailed hazard assessments need to be completed to the satisfaction of the SLRD for Thistle and Daisy Creeks (Gravel Creek has already been done). As previously reported to the Board, Tiger Bay has committed to undertaking these assessments after first reading of the two bylaws and prior to Board consideration of second reading.

These detailed assessments are important to ensure that the proposed land use plan for South Britannia takes into consideration any constraints to development due to hazard risks. The preliminary hazard assessments for Thistle and Daisy Creeks suggest that will not be the case, but the more detailed assessments are required to confirm this.

3. Riparian Protection, Environmental Protection and Natural Hazard Protection Development Permit Area Mapping and Guidelines

Once the hazard assessments discussed above are completed, Riparian Protection, Environmental Protection and Natural Hazard Protection Development Permit Area (DPA) mapping and guidelines can be completed for South Britannia. This DAP mapping and guidelines will form part of the Area D OCP and, as such, will be included in Bylaw No. 1739-2021 when it is brought forward for consideration of second reading.

4. Term Sheet

Tiger Bay has submitted an updated Term Sheet that provides greater clarity around the amenity commitments and other obligations as part of the proposed South Britannia development (Attachment B). Briefly, examples include:

- A number of obligations prior to rezoning, notably:
 - Highway access approval from the Ministry of Transportation and Infrastructure (MoTI).
 - Preliminary approval from CN Rail for a public crossing to Minaty Bay.
 - Conversion of the term sheet into a full development agreement for registration on title.
- Certain commitments in all phases, such as the provision of parks, paths and trails and contributions to fire services as determined by the SLRD.
- Phase-specific commitments, such as:

- Design and construct a new sanitary sewer plant connection to North Britannia (Phase 1).
- Design and construct a pathway connection to North Britannia along the sanitary sewer connection right-of-way (Phase 1).
- Design and construct the Gravel Creek wetlands (Phase 1).
- Adopt a Housing Agreement Bylaw for the delivery of the affordable housing units (Phase 2).
- Dedicate an 80-metre wide corridor for a potential future highway bypass (Phase 2).
- Dedicate Minaty Bay Park (Phase 2).
- Dedicate the playfield and community centre / possible school site (Phase 2).
- Design and construct the full transit loop (Phase 2).
- Design and construct the permanent CNR overpass (Phase 3, unless CNR requires it earlier).
- Design and construct the play field (Phase 3).
- Design and construct the 557 square meter (6,000 square foot) community centre, possibly in combination with a school (prior to the first building permit being issued for Phase 4).

5. OCP Amendment Bylaw

Bylaw No. 1739-2021 (Attachment C) will amend the Electoral Area D OCP. The key amendments include:

- Designating South Britannia as a “Planned Community”, which is the same designation that has been applied to the Furry Creek and Porteau Cove communities.
- Adding an illustrative concept plan and a pedestrian, parks and open space plan for South Britannia.
- Capping the maximum permitted number of residential units at 1,050, of which 150 units must be affordable.
- Requiring at least 1.5 hectares (3.75 acres) of community parks and playgrounds and an additional 10 hectares (24.7 acres) of publicly accessible passive parks for the Britannia South (including 5.2 hectares (12.8 acres) for Minaty Bay, which is already designated as Park in the OCP).
- Increasing the commercial floorspace from the currently permitted maximum of 1,500 square metres (16,000 square feet) to a required minimum of 1,800 square metres (20,000 square feet) as part of creating a more complete community with more jobs and services for local residents.
- Increasing the maximum permitted number of tourist accommodation units from 100 to 190, including for hotels, lodges, cabins and similar short-term tourist use.

6. Rezoning Bylaw

Bylaw No. 1740-2021 (Attachment D) is a Comprehensive Development zone (CD4) that is in conformity with the proposed OCP amendment bylaw. Key elements include:

- Creating three land use definitions that are specific to South Britannia (“Minaty Bay Tourist Accommodation”, “Surf Village Commercial” and “Village Commercial (South Britannia)”).
- Dividing the CD4 zone into 11 subzones, each with a specified set of permitted uses, densities and other regulations (e.g., building setbacks and heights).
- Setting the maximum building height at six storeys.
- Requiring a minimum of 185 square meters (1,990 square feet) for a child care facility.
- Excluding campground and recreation vehicle park uses from tourist accommodation.
- Requiring that off-street parking and loading comply with Section 5 of the Zoning Bylaw, with the added requirement that a driveway apron a minimum length of 5.5 metres (18.0 feet) must be provided in front of the private garage door of a dwelling unit.

The rezoning also sets the stage for Minaty Bay, which is currently part of Tiger Bay’s land holdings, to be transferred to public ownership as park (approximately 5.19 hectares / 12.82 acres), per the OCP and the Term Sheet.

NEXT STEPS:

If Bylaw No. 1739-2021 and Bylaw No. 1740-2021 are given first reading by the Board, the key next steps will include:

- The applicant completing detailed hazard assessments for Thistle and Daisy Creeks to the satisfaction of the SLRD.
- Riparian Protection, Environmental Protection and Natural Hazard Protection DPA mapping and guidelines being prepared for South Britannia for inclusion in Bylaw No. 1739-2021.
- The Term Sheet titled “Prior to Approval Obligations” dated December 2, 2021 being used as the basis for preparation of a draft development agreement for the subject lands.

Once this work has been completed, staff will bring a second reading report forward to the Board that will include the two bylaws and the draft development agreement. If the two bylaws are given second reading, they can then be referred to public hearing along with the draft development agreement for public input.

ATTACHMENTS:

Attachment A: South Britannia Affordable Housing Proposal, August 31, 2021

Attachment B: South Britannia Term Sheet - Prior to Approval Obligations, December 2, 2021

Attachment C: Bylaw No. 1739-2021

Attachment D: Bylaw No. 1740-2021

Prepared by: E. Vance, Contract Planner and K. Needham, Director of Planning and Development Services

Reviewed by: K. Needham, Director of Planning and Development Services

Approved by: M. Helmer, Chief Administrative Officer



South Britannia Affordable Housing Proposal

To: Squamish Lillooet Regional District
Cc: Tiger Bay Developments
From: Cameron Chalmers, MCIP, RPP
Date: August 31, 2021

Introduction

Tiger Bay Developments Ltd. is pleased to submit an advanced affordable housing proposal in support of the Official Community Plan amendment and rezoning application for the development of South Britannia. The proposal is intended to reflect direction received from the Squamish Lillooet Regional District (SLRD) Board and Committee of the Whole (CoW) in a manner consistent with SLRD policy and other major projects currently in the approvals process. The new proposal would deliver a diverse range of 150 non-market housing units, secured by housing agreement, beginning in the first phase of residential development.

Background

Most recently, the CoW passed a resolution effectively directing an amendment to the affordable housing proposal. Specifically, the resolution directed the provision of 150 non-market housing affordable housing units instead of 50 non-market and 100 market rental units.

Following the CoW resolution, the Owners reviewed the applicable affordable housing direction in the Regional Growth Strategy, the Housing Needs and Demands Study, previous CoW and Board directions, as well as the affordable housing proposals for the Furry Creek application as presented at first reading. Following this more detailed review, the Owners have refined and revised the affordable housing proposal to align with these directives.

Affordable Housing Proposal

The affordable housing approach now proposed would consist of 150 non-market housing units, which would be secured before adoption of the rezoning through the land development agreement. All 150 units would be subject to a housing agreement approved by SLRD bylaw as a prerequisite to the first residential building permit being

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issued. The housing agreement will build upon this proposal and specifically outline the detailed proportions of the various housing types and the housing and applicable restrictions.

The non-market rental housing will provide housing at unit rental rates below 30% of the median household income for Area D, and would be comprised of the following housing forms:

- *Subsidized Rental Housing* – Likely delivered in conjunction with BC Housing and/or Canadian Mortgage and Housing Corporation to provide subsidized housing.
- *Workforce Rental Housing* – Specifically designed restricted housing for employees in Area D, more specifically for major employer(s) in the area to provide small apartment and co-living form.
- *Co-operative/Micro-Apartment Rental Housing* – Innovative housing forms with an emphasis on shared facilities for an affordable housing alternative.

The Owners have also identified a site on the attached map which is identified as the most suitable location to deliver 2-3 buildings of affordable housing. Subject to the final details of the housing agreement, the development will deliver the first affordable housing contemporaneously with the first residential development

These housing forms will significantly diversify housing choice for more attainable and affordable housing for a broad range of future residents. The proposal meets the 15% affordable unit target and the policy direction for diversifying housing choice in Goal 3 of the Regional Growth Strategy and is rooted in the Housing Needs and Demands Study conclusion that workforce, inclusionary and diverse housing forms are needed in Area D.

Timing

Though the Owner still intends to pursue an affordable housing project that may deliver affordable housing early, each phase will include at least 15% affordable housing units at a minimum until the 150 non-market units are delivered.

Closure

The Owners are committed to delivering 150 non-market units as outlined above and support the SLRD's policy directives for providing diverse housing choices. The land development agreement terms will provide clear directions to the future housing agreement bylaw to secure this commitment throughout the rezoning process with specific details continually refined throughout. We collectively look forward to providing a diverse, vibrant, and inclusive community in South Britannia.



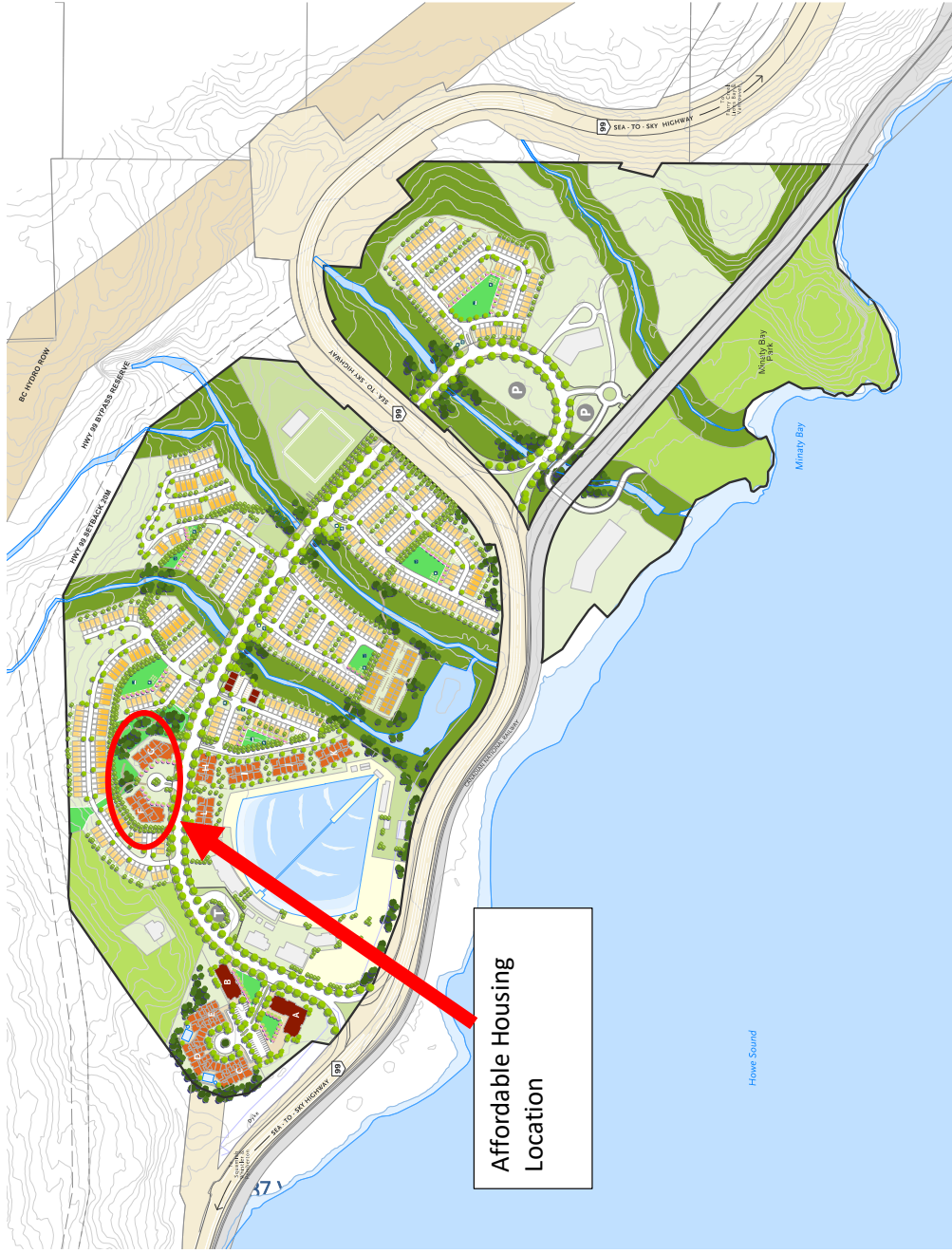
ILLUSTRATIVE CONCEPT

LEGEND FEBRUARY 2021

- Subject Parcel Boundary
- Highway 99 Bypass Reserve
- Highway 99 Bypass Reserve Setback 10m
- 2m Contour Interval
- Creeks
- Neighbourhood Connector Trail
- Strata Trail



EKISTICS



Affordable Housing
Location



PRIOR TO APPROVAL OBLIGATIONS

DEVELOPMENT AGREEMENT TERM SHEET

1 Introduction

The following is a detailed outline of how the Squamish Lillooet Regional District (SLRD) and the Owners of the South Britannia lands will ensure that all commitments and obligations made through the development approvals process will be secured and ultimately delivered through the development of the lands.

It consists of two components. The first is prior-to obligations that will be established by the SLRD as pre-requisites to adoption of the zoning bylaw. The second, and most substantive tool, is the Development Agreement (DA) which will outline each of the obligations and assign them to as pre-requisites to building permit issuance in each phase.

This submission provides a general framework for how the prior-to obligations and Development Agreement will work to secure all of the obligations in favour of the SLRD. It also includes a draft Term Sheet for the Development Agreement which specifically outlines each obligation of the owner and the phase the obligation will be delivered. This information will become the basis for the legally binding Development Agreement which will require the current or future owners to deliver all of the works, services, and amenities described in the application submission over the life of the project.

1.1 Context

The proposed South Britannia development is a large, multi-phase development that will be completed over many years. Throughout the development process, the SLRD Staff and the applicant have identified specific works, services, and amenities that will ensure the success of the project, and the goal of this submission is to outline how the SLRD will control and ensure the delivery of all of the commitments made to the project and to the community through the approvals process.

Through discussions with Staff, a combination of prior-to rezoning adoption and a robust Development Agreement have emerged as the most appropriate approach given the foreseeable life of the project and the nature and type of the works, services, and amenities.

1.2 Prior to Obligations

The prior to obligations will ensure that the application does not proceed through the next stage of development until the Owner completes certain requirements. By resolution, the SLRD Board that the following obligations be required before a public hearing is scheduled to



the proposed rezoning bylaw, and also the prior-to rezoning adoption requirements as outlined in the following two tables:

Table 1: Prior to Second Reading Obligations

Hazard Assessment Completion	The Applicants will complete the second-stage hazard assessment for Daisy Creek and Thistle Creek as supplements to previous hazard assessments to the satisfaction of the SLRD.
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Table 2: Prior to Adoption Obligations

Highway Access	The Owner will obtain final approval from MoTI for the rezoning and will undertake any permitting or approvals necessary for MoTI to approve the zoning bylaw.
Development Agreement	The Owner and the SLRD will enter a Development Agreement, in the form of a registerable section 219 Restrictive Covenant, to secure all future works, services, and community amenities through each phase of development as detailed on the Term Sheet at third reading.

2 Development Agreement Framework

2.1 Agreement Structure

The DA will be in the form of a Section 219 Restrictive Covenant between the Owners of South Britannia and the SLRD. It will be registered on the title of all properties subject to the rezoning and will “run with the land” meaning that any future owners will be required to oblige by the terms of the covenant.

2.2 Phased Implementation

The DA will identify specific development requirements and amenities that will be required in each major phase of development. A phasing plan is attached as Appendix 1 to this submission and describes the major servicing phases.

Before a building permit can be issued for lands in any identified phase, the Owners will have to provide, or enter into a servicing agreement with security to provide, all the items listed for that (or any preceding) phase in the DA.



This approach ensures the SLRD will control the delivery of all of the obligations through its ability to withhold building permits until the works are provided or secured.

3 Development Agreement Term Sheet

The following table outlines in general terms the requirements for each phase of development. These terms will be rewritten in specific, legal form before adoption of the rezoning:

Table 3: Development Agreement Term Sheet

Commitments in Every Phase	<i>There are several obligations that will be considered at each phase of development</i>
Neighbourhood Parks	Each phase of residential development has neighbourhood parks, which the Owner will be required to design, construct, and grant public access over for each phase of development to the satisfaction of the SLRD.
Paths and Trails	The Owner will be required to design, construct, and grant public access over all public paths and trails in each phase to the satisfaction of the SLRD.
Wastewater Treatment Plant	Wastewater Treatment Plant upgrades are anticipated, but the exact nature and timing of the improvements are not known. To determine the exact nature and timing of future improvements, an ongoing monitoring plan will commence in Phase 2, and a determination of necessary upgrades will be considered as a prerequisite to each phase. All future Wastewater Treatment Plant upgrades will be undertaken to the satisfaction of the SLRD.
Fire Services	The Owner will make financial and other contributions to Britannia Fire Service necessary to service the South Britannia neighbourhood, including but not limited to local area improvement charges, to the satisfaction of the SLRD.
Sprinkler Covenant	The Owner will be required to enter a restrictive covenant with the SLRD requiring that every residential building built in South Britannia have fire suppression sprinklers, and all commercial buildings will comply with the BC Building Code and NFPA standards, to the satisfaction of the SLRD.
Hazard Covenant	The Owner will enter a section 219 restrictive covenant for any flood, debris flow, or sea flood hazards applicable to each phase



	to establish flood-construction elevations, restrictions on development, or any mitigation measures required to safely develop the land. These covenants will also include specific indemnification provisions for, and be to the satisfaction of, the SLRD.
Streamside Protection	The Owner will design and construct training berms and debris basin improvements in any potential flood or debris flow hazard areas to the satisfaction of MoE and the SLRD.
Step Code	The Owners will achieve the highest of step 4 of the Step Code, or the SLRD standards applicable at the date of application for all building permit applications.
Natural Gas Prohibition	The owners will include language prohibiting the distribution of fossil fuels for heating, cooling and domestic hot water in South Britannia.
Phase 1 Commitments	<i>The following will be required before phase 1, which is the surf park and commercial phase. It will not trigger a subdivision application or any public roads or services within the boundaries of the development lands.</i>
North Access	The Owner will design and construct a new highway access, including any necessary deceleration lanes identified as North Access to the satisfaction of MoTI and the SLRD.
Sanitary Sewer	The Owner will design and construct a new gravity sanitary sewer connection to connect South Britannia from its north property boundary to the sewer treatment plant to the standards specified by the SLRD and MoTI.
Pathway Connection	The Owner will design and construct a public multi-use pathway connection between Britannia South and North Britannia as part of the sanitary sewer installation to the standards and satisfaction of the SLRD and MoTI.
Stormwater Management	The Owner will prepare and submit a stormwater management plan for phase 1 to the satisfaction and standards of the SLRD.
Environmental Mitigation	The owner will design and construct the Gravel Creek wetland as a stormwater area, which will require MoE approvals, to the satisfaction of MoE and the SLRD.



Phase 2 Commitments	<i>Phase 2 is the first phase of residential, mixed use, tourist accommodation, and community commercial development which will include most of the public road and infrastructure construction.</i>
Highway Bypass	The Owner will dedicate an 80-metre-wide highway allowance for the future Highway 99 bypass, if accepted by MoTI.
Minaty Bay Park	The Owner will dedicate to the SLRD the +/- 12-acre Minaty Bay Park and will secure and construct interim public access, at minimum, over the CN rail tracks to the satisfaction of CN and the SLRD.
Waterfront Walkway	The Owner will dedicate a 6-metre-wide strip of land for a future waterfront walkway from Minaty Bay Park to the north property boundary
Community Site	The Owner will transfer in fee simple, the +/-1.5 ha (3.71 ac) playfield and community centre/school site to the SLRD, or the Ministry of Education should the SLRD elect, for the future school and community centre development.
Roads	The Owner will dedicate, design and construct the public roads including necessary tunnel upgrades to the satisfaction of MoTI and the SLRD, the service road and reservoir access road to the satisfaction of the SLRD.
Water	The Owner will design and construct the public water system infrastructure located within the main roadway to the satisfaction of the SLRD and MoTI.
Sanitary Sewer	The Owner will design and construct the public water system infrastructure located within the main roadway to the satisfaction of the SLRD and MoTI.
Drainage	The Owner will design and construct the public drainage system infrastructure located within the main roadway to the satisfaction of the SLRD and MoTI.
Phasing Covenant	The SLRD will not grant any phase 2 building permits until concrete works for the surf park lagoon has commenced



Affordable Housing	The Owner and the SLRD will enter into a detailed Housing Agreement, by SLRD bylaw, establishing the exact timing and delivery of 150 affordable housing units as outlined in the Affordable Housing Submission.
Waterfront Walkway	The Owner will design and construct a public waterfront walkway along the waterfront from Minaty Bay Park to the north property boundary of the lands to the standards established by the SLRD.
CN Rail	The Owners will design, engineer, and obtain CN approvals for the ultimate pedestrian bridge crossing over the CN Rail track. The approval will be to the satisfaction of CN and the SLRD.
Local Area Improvement Bylaws	The Owner will agree to assist the SLRD in preparing and implementing improvement area bylaws for public assets and features in the roadway that MoTI will not maintain, such as sidewalks and street lighting, to the satisfaction of the SLRD.
Public Works Yards	The Owner and the SLRD will enter Statutory Rights of Way for a total of approximately 0.57 ha (1.41 ac) for public works yards for public infrastructure and maintenance sites, to the satisfaction of the SLRD.
Transit Hub	The Owner will design and construct the ultimate transit hub including a bus shelter, appropriate bus lay-by areas, bicycle parking, and an electrical vehicle charging station to the satisfaction of the SLRD, and BC Transit.
Wastewater Treatment Plan	The Owner will design and implement a wastewater treatment plant monitoring to guide future treatment plant improvements and timing to the satisfaction of the SLRD.
Phase 3 Commitments	<i>Phase three includes a range of residential, mixed-use, and tourism accommodation development</i>
CNR Crossing	The Owner will construct the ultimate CNR overpass as approved by CN and the SLRD.
Playfield	The Owner will design and construct the play field at community centre, the standards and satisfaction of the SLRD and SD48 as applicable.



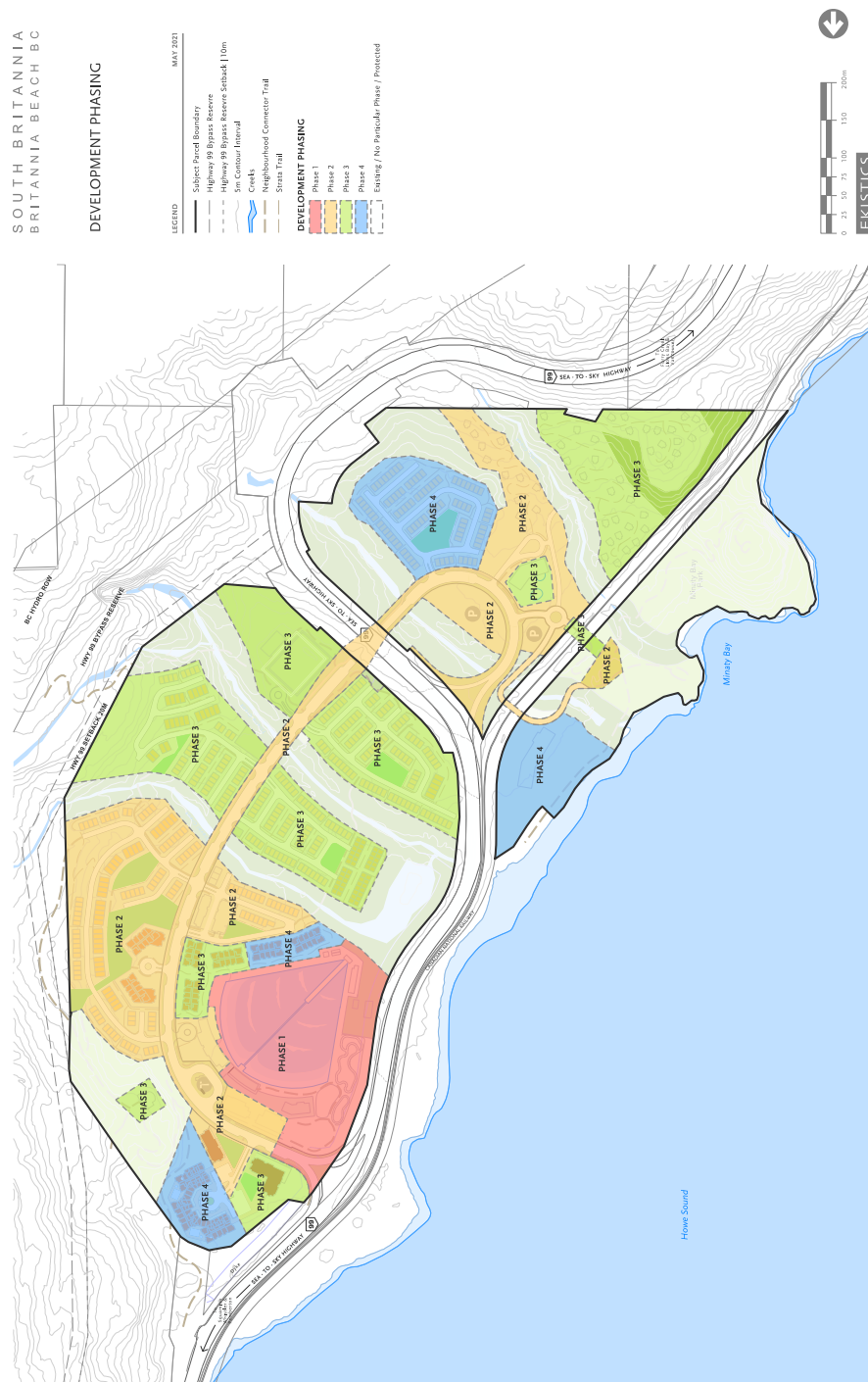
Phase 4 Commitments	<i>Phase 4 is the final phase of residential, mixed use, and tourism commercial development</i>
Community Centre Building	In collaboration with the SLRD and SD48, the Owner will design and construct a +/- 6,000 square foot community centre building as a stand-alone facility or in conjunction with a public school constructed by School District #48. Note: Should the School District proceed in advance of Phase 4, the Owner will participate in the design of the facility and may elect to undertake certain site works in advance of the phase 4 obligation.

4 Summary

The intent of the DA is to give the SLRD, the neighbourhood, and the Owner specific certainty about the timing and delivery of the development requirements and amenities over the life of the project. The draft DA that will be prepared before public hearing will grant such certainty and ensure that all the development obligations discussed to date will be delivered through the development of South Britannia.



Appendix 1: Phasing Map





Appendix 2: Phasing Program

Masterplan Phasing Chart

Phase	Infrastructure	Residential	Units	Commercial	Commercial GFA	Accommodation	Keys
Phase 1 1-5 years	Private infrastructure Sewer connection Water wells and treatment Entrance road Wetland and Gravel Creek landscaping			Wavegarden Wavegarden Amenities Recreation area (skatepark & pumptrack) Brewery		Cabins - next to WG	20
		Total Phase 1 Units	-			Total Keys	20
Phase 2 5-10 years	Main Boulevard Publicize infrastructure Stormwater management Minaty On/off ramp Road/ creek landscaping Tunnel upgrade Rail crossing	Townhouses Apartments	151 130	Commercial Surf village (south) Offices (dependant on demand) Surf Hotel Commercial Community Commercial	amenity	Surf Hotel Minaty Bay Resort Cabins	50 20
		Total Phase 2 Units	281			Total Keys	70
Phase 3 10-15 years	Roading and servicing for new units	Townhomes Apartments	201 259	Mixed use commercial (community) Community Centre and field Cliff top restaurant	amenity	Minaty Resort units	70
		Total Phase 3 Units	460			Total Keys	70
Phase 4-5 15-25 years	Roading and servicing for new units	Townhomes Apartments	189 120			Minaty Bay Lodge	30
		Total Phase 4 Units	309			Total Keys	30
			RESIDENTIAL UNITS	1,050	COMMERCIAL GFA	4,800 - 7,200	HOTEL ROOMS & CABINS
							190

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D OFFICIAL COMMUNITY PLAN BYLAW NO. 1135-2013
AMENDMENT BYLAW NO. 1739-2021**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-
2013

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as "Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1739-2021".
2. Schedule "C", Howe Sound East Sub-Area Plan to Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013 is amended as follows:

(a) Section 4.2.2(a) is amended to read as follows:

Encourage the development of community-based water and sewage treatment systems.

(b) Section 4.2.5.2 is amended to read as follows:

Recognize that provincial regulators require local government to maintain flood mitigation works. In the study area, this applies to Britannia, Gravel, Thistle and Daisy Creeks.

(c) Section 4.3.1.3 is amended to read as follows:

Housing types may include:

- single family (including home occupation and secondary suites);
- small lot single family;
- town homes;
- stacked town homes;
- residential/commercial mixed use; and
- live/work units.

Apartments over 6 stories will be discouraged.

(d) Section 4.3.1.4 is amended to read as follows:

The total number of future residential units in Britannia Beach will be in the range of 1650 - 2000 at build-out, based generally on the distribution shown on

Schedule C Land Use Designations - Britannia Beach, with approximately 800 to 1000 units allocated to Britannia North, and a maximum of 1050 residential units, of which a minimum of 150 units must be affordable housing, allocated to Britannia South.

(e) Section 4.3.2.1 is amended to read as follows:

Provide for community and neighbourhood parks in the general locations shown on Schedule C. The recommended park sizes are as follows:

- at least 1 to 1.5 hectares (2.2 to 3.5 acres) for the Britannia North community park, noting that this area is subject to flooding. The design of the area will need to address flood management;
- at least 1.5 hectares (3.75 acres) of community parks and playgrounds and an additional 10 hectares (24.7 acres) of publicly accessible passive parks for the Britannia South gravel pit site, generally as shown on Map 20, Pedestrian, Parks and Open Space.

(f) Section 4.3.2.4 is amended to read as follows:

Encourage provision of pedestrian access along the shoreline of Howe Sound on the Britannia South frontage and the Britannia North frontage, with a pedestrian link between these two areas over the long term. Encourage provision of other pedestrian and cycling links between Britannia South and Britannia North, generally as shown on Schedule C, Map 20, Pedestrian, Parks and Open Space.

(g) Section 4.3.3.1 is amended to read as follows:

Support provision of one elementary school site, and potentially a second school if the proposed population requires it as follows:

- a) Proposed elementary school site central to the proposed Britannia South residential area, in a location and of a size acceptable to School District No. 48, generally as indicated on Schedule C, Map 19, Illustrative Concept Plan.

(h) Section 4.3.4(f) is amended to read as follows:

Support the development of Tourist Accommodation.

(i) Section 4.3.4.1 is amended to read as follows:

Encourage the location of commercial uses generally where shown on Schedule C Map 1 Land Use Designations and Map 19, Illustrative Concept Plan.

(j) Section 4.3.4.6 is amended to read as follows:

Support provision of community-oriented commercial uses to serve residents. A minimum of 1,800 square metres (20,000 square feet) of community commercial development should be located at or near a major road intersection within Britannia South, away from Highway 99 on a site that has convenient pedestrian

access from the majority of the residential development, generally as shown on Schedule C, Map 19, Illustrative Concept Plan.

(k) Section 4.3.4.8 is amended to read as follows:

Support tourist accommodation with a maximum of 190 units.

(l) The section entitled “Designations” immediately following Section 4.3.4.9 is amended by removing “Tourist Accommodation – for an inn or small hotel”

(m) Section 4.3.5.1 is amended to read as follows:

Encourage the location of industrial uses generally where shown on Schedule C, Map 1, Land Use Designations.

(n) A new Section 4.3.7 is added to read as follows:

Map Schedule Interpretation

For clarity of intent and to assist in future interpretation, the land use designations for Britannia South on Schedule C, Map 19 and Map 20 represent general development concepts. Future land use and development applications that vary in detail from, but are consistent with, the overall vision for the community in terms of concept, scale, mix of housing types, and provision of parks, open space, public facilities and amenities may be deemed to be consistent with this plan.

3. That Schedule C, Map 1A, “Land Use Designations” of Bylaw No. 1135-2013 is replaced by Schedule “A” attached to this bylaw.
4. That the following schedules be added to Schedule C of Bylaw No. 1135-2013:
 - (a) Schedule “B: Illustrative Concept Plan” attached to this bylaw is added as “Schedule C, Map 19”;
 - (b) Schedule “C: Pedestrian, Parks and Open Space” attached to this bylaw be added as “Schedule C, Map 20”.
5. That the section “Howe Sound East Maps” be amended by deleting “Map 1A – Land Use Designations – Britannia Beach”.
6. That the following section be added, in sequence, following the “Furry Creek Neighbourhood Maps”

South Britannia Neighbourhood Maps

- Map 19, Illustrative Concept Plan
- Map 20, Pedestrian, Parks, and Open Space

READ A FIRST TIME this day of , 2021.

READ A SECOND TIME this day of , 2021.

PUBLIC HEARING this day of , 2021.

READ A THIRD TIME this day of , 2021.

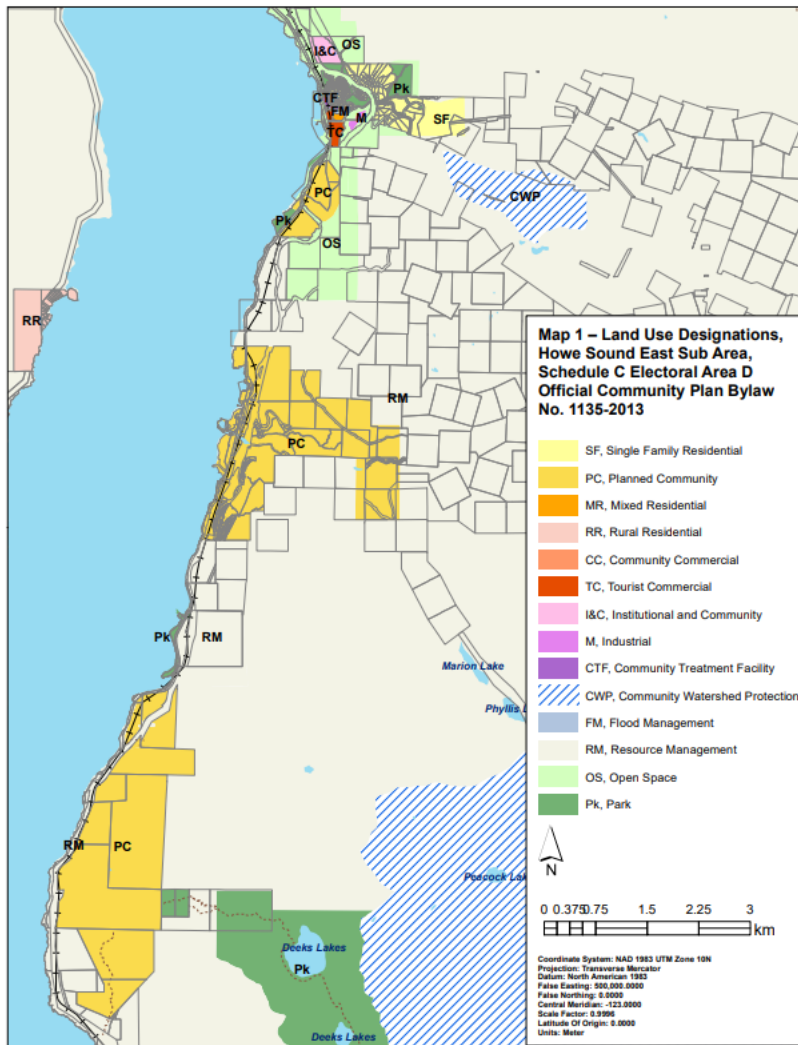
APPROVED PURSUANT TO SECTION 52 (3)(a)
OF THE TRANSPORTATION ACT this day of , 2021.

ADOPTED this day of , 2021.

Jen Ford
Chair

Kristen Clark
Corporate Officer

SCHEDULE A: HOWE SOUND EAST SUB AREA LAND USE DESIGNATIONS



SCHEDULE B: ILLUSTRATIVE CONCEPT PLAN



SCHEDULE C: PEDESTRIAN, PARKS, AND OPEN SPACE



**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D ZONING BYLAW NO. 1350-2016
AMENDMENT BYLAW NO. 1740-2021**

A bylaw of the Squamish-Lillooet Regional District to amend
Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016;

NOW THEREFORE, the Regional Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This bylaw may be cited for all purposes as “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1740-2021”.
2. Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 is amended as follows:

(a) Section 1 – Definitions is amended:

(i) By adding the following definitions in alphabetical order:

MINATY BAY TOURIST ACCOMMODATION means the *use* of land, *buildings* and *structures* for commercial *tourist accommodation* in permanent or semi-permanent *structures* including cabins, yurts and similar *structures* provided by an operator in a resort environment with communal accessory amenities. *Minaty Bay Tourist Accommodation* specifically excludes camping in personal tents and *recreational vehicles*.

SURF VILLAGE COMMERCIAL means the *use* of land, *buildings* and *structures* for commercial surf park *use*, and includes a commercial surf park pool facility, *retail*, *office*, *personal service establishment*, and *public utility use*. It also includes recreation *uses* such as bicycle pump tracks, skateboard parks, and similar active recreation *uses* inside or outside a *building*.

VILLAGE COMMERCIAL (SOUTH BRITANNIA) means the *use* of land, *buildings* and *structures* for mixed commercial/residential *buildings*, with commercial *uses* at grade and *office* or *apartment uses* above. Permitted grade-level commercial *uses* include *retail*, professional and *personal service establishment*, *office*, *café*, *restaurant*, *cannabis retail*, *brewery*, *cider*, *distillery*, *meadery* and *winery*, *neighbourhood pub*, *retail liquor store*, fitness centre, *recreation services indoor*, *cottage and craft manufacturing and retail*. Permitted commercial *uses* on the second storey or above include professional and *personal service establishment* and *office*. *Village Commercial (South Britannia)* specifically excludes drive-through *restaurants*, escort service, adult entertainment, casino or other gambling *use*.

- (b) Table 3-1 is amended by adding CD4 South Britannia Comprehensive Development 4 Zone after CD3.
- (c) Section 4.3 Accessory Buildings is amended by adding CD4 to the list of zones exempt from Table 1 in 4.3.1.
- (d) Section 4.10.3 is amended by adding the words “, or other dwelling *use* that permits home occupation,” after the words “single family dwelling *use*”.
- (e) Section 4.11.3 is amended by adding the words “, or other dwelling *use* that permits home craft,” after the words “single family dwelling *use*”.
- (f) Section 16 COMPREHENSIVE DEVELOPMENT ZONES is amended by adding Section 16.4 – CD4 – South Britannia Comprehensive Development 4 Zone, as follows:

SECTION 16.4 – CD4 – SOUTH BRITANNIA COMPREHENSIVE DEVELOPMENT 4 ZONE

Intent

- 16.4.1 The CD4 *Zone* is intended to provide for an integrated mix of destination recreational commercial, tourism accommodation, *residential*, local commercial, and community *uses* integrated with a network of parks, open spaces and riparian areas at South Britannia based on a comprehensive plan conforming with the Electoral Area D Official Community Plan.

Schedule

- 16.4.2 “Schedule A - South Britannia CD4 Zone Areas” is attached to and forms of this Bylaw and will be added in sequence to Schedule B of Bylaw 1350-2016.

Definitions

- 16.4.3 Within the CD4 Zone, the following added definitions apply:
- .1 *CHILD CARE FACILITY* means a *use* or facility providing for the care of children that is licensed according to the Child Care Licensing Regulation under the Community Care and Assisted Living Act.
 - .2 *COMMUNITY GARDEN* means a public place for growing and maintaining edible and ornamental plants for personal and non-commercial *use* or for charitable donation, and operated or overseen by a non-profit society, community group or school.

- .3 *COTTAGE AND CRAFT MANUFACTURING AND RETAIL* means small scale light industrial *uses* compatible with the other *uses* permitted in *Village Commercial (South Britannia)* and that may have both manufacturing and *retail* components such as wood works, metal works, specialty food products, glass works, textiles and pottery.
- .4 *HOME CRAFT* means an accessory *use* of a parcel in conjunction with a *dwelling unit* for a limited and small scale craft carried on for remuneration and does not include *home office* or industrial *uses*. *Home craft* may include painting, drawing, sculpting, sewing, pottery, stained glass and glass blowing, wood turning and wood carving, the offering of singing, dancing, and music lessons, and the preparation of food. *Home craft* may include limited sales from the parcel where the *home craft use* is located in an associated gallery space of up to 10 m².
- .5 *HOME OFFICE* means an accessory *use* of a *dwelling unit* for a nonmanufacturing based *office* business or professional practice that is carried on for remuneration and does not include *home craft* or industrial *uses*.

Areas within the CD4 Zone

- 16.4.4 Pursuant to Section 479 of the *Local Government Act*, the South Britannia Comprehensive Development (CD4) Zone is divided into land *use* areas shown on the attached Schedule A.

Uses Permitted in the CD4 Zone by Area

- 16.4.5 The *use* of land, *buildings* and *structures* in each Area of the CD4 Zone is restricted to:

- .1 Within the Village Commercial (South Britannia) Area (C1):
 - (a) *Apartment*, except on the ground floor
 - (b) *Townhouse*
 - (c) *Townhouse, stacked*
 - (d) *Village commercial (South Britannia)*
 - (e) *Child care facility*
 - (f) *Accessory building and accessory use*
- .2 Within the Surf Village Commercial Area (C2):
 - (a) *Surf Village Commercial*
 - (b) *Brewery, cidery, distillery, meadery and winery*
 - (c) *Neighbourhood pub*
 - (d) *Child care facility*
 - (e) *Retail liquor store*
 - (f) *Office*
 - (g) *Personal service establishment*
 - (h) *Restaurant*
 - (i) *Cafe*

- (j) *Retail*
- (k) *Tourist accommodation*
- (l) *Accessory uses to tourist accommodation including, but not limited to, restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services and outdoor recreation services*

.3 Within the Community Commercial Area (C3):

- (a) *Apartment, except on ground floor*
- (b) *Cafe*
- (c) *Child care facility*
- (d) *Restaurant*
- (e) *Retail*
- (f) *Personal service establishment*
- (g) *Office*
- (h) *Cottage and craft manufacturing and retail*

.4 Within the Hillside Commercial Area (C4):

- (a) *Cafe*
- (b) *Restaurant*
- (c) *Retail*
- (d) *Brewery, cidery, distillery, meadery and winery*

.5 Within the Park and Community Use Area (P1):

- (a) *Park and playground*
- (b) *Nature conservation area*
- (c) *Assembly use*
- (d) *Recreation passive*
- (e) *Community garden*

.6 Within the Public Institutional Area (P2):

- (a) *Civic and public service*
- (b) *Assembly use*
- (c) *Child care facility*
- (d) *Community centre*
- (e) *School*

.5 Within the Residential One (Townhouse) Area (R1):

- (a) *Duplex*
- (b) *Townhouse*
- (c) *Townhouse, stacked*

.6 Within the Residential Two (Apartment) Area (R2):

- (a) *Duplex*
- (b) *Townhouse*
- (c) *Townhouse, stacked*
- (d) *Apartment*
- (e) *Child care facility*

.11 Within the Tourist Accommodation Area (TA1):

- (a) *Minaty Bay tourist accommodation*

- (b) *Tourist accommodation*
 - (c) *Accessory uses to tourist accommodation* including, but not limited to, *restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services* and outdoor recreation services
- .12 Within the Waterfront Tourist Accommodation Area (TA2):
 - (a) *Tourist accommodation*
 - (b) *Accessory uses to tourist accommodation* including, but not limited to, *restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services* and outdoor recreation services
- .13 Within the Residential (Townhouse)/Tourist Accommodation Area (RTA):
 - (a) *Duplex*
 - (b) *Townhouse*
 - (c) *Townhouse, stacked*
 - (d) *Tourist accommodation*
 - (e) *Minaty Bay tourist accommodation*
 - (f) *Accessory uses to tourist accommodation* including, but not limited to, *restaurant, retail, conference centre, wellness-centre, spa, assembly use, indoor recreation services* and outdoor recreation services

Regulations

- 16.4.6 On a *parcel* located in the CD4 Zone, no use, *building* or *structure* shall be constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out below.
- 16.4.7 Maximum Residential Density
 - .1 The maximum number of residential *dwelling units* permitted in the CD4 zone is 1,050 *dwelling units*, of which a minimum of 150 *dwelling units* shall be affordable housing under an approved housing agreement.
- 16.4.8 Multiple Unit Residential and Duplex Uses and Standards
 - .1 On a *parcel* containing a *duplex, townhouse, stacked townhouse* or *apartment* the following uses are permitted:
 - (a) *Home office*
 - (b) *Home craft*
 - (c) *Accessory Building and Accessory Use*
- 16.4.9 Village Commercial (South Britannia) Use Standards

The following standards apply to the Village Commercial (South Britannia) Area (C1):

 - .1 A minimum combined commercial *gross floor area* of 1,250 m², excluding *child care facility use*, is required in the C1 Area.
 - .2 A minimum *gross floor area* of 185 m² of *child care facility use* is required,

Front <i>Setback</i>							
Minimum Rear <i>Setback</i>	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Side <i>Setback</i>	6.0 m	1.5 m	6.0 m	1.5 m	1.5 m	1.5 m	6.0 m
Minimum Exterior Side <i>Setback</i>	6.0 m	3.0 m	6.0 m	3.0 m	3.0 m	3.0 m	6.0 m

	TA1	TA2	RTA	P2
Maximum <i>Floor Space Ratio</i>	1.75	1.5	1.5	1.5
Minimum <i>Parcel Area</i>	1000 m ²	800 m ²	800 m ²	800 m ²
Maximum <i>Parcel Coverage</i>	55%	50%	50%	50%
Maximum <i>Building Height</i>	25 m or 6 storeys	18 m or 4 storeys	18 m or 4 storeys	18 m or 4 storeys
Minimum Front <i>Setback</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Rear <i>Setback</i>	3.0 m	3.0 m	3.0 m	3.0 m
Minimum Side <i>Setback</i>	6.0 m	1.5 m	1.5 m	1.5 m
Minimum Exterior Side <i>Setback</i>	6.0 m		3.0 m	3.0 m

.2 The maximum *building height* shall be the lesser of the number of storeys or the maximum *building height* designated for each area.

.3 As an exception to 16.4.14.1, a building for *Tourist Accommodation* use in the *Surf Village Commercial* (C2) Area may be built to a maximum of 25m or six (6) storeys.

16.4.15

Gross Floor Area

.1 The maximum *gross floor area* for a *duplex* is 500 m²

16.4.16 Residential Storage Space

- .1 A minimum of 5 m² of secure *residential storage space* shall be provided for all *apartment units*, at grade or in an underground parking area.
- .2 A minimum of 5 m² of secure *residential storage space* shall be provided for each *duplex, townhouse, and stacked townhouse* unit, where the *dwelling unit* does not have a *garage*.

16.4.17 Accessory Buildings and Structures

Accessory buildings and structures shall:

- .1 not include a *dwelling unit* or a *structure* providing overnight accommodation;
- .2 be located to the rear or side of the *building* accommodating the *principal use*;
- .3 be sited not less than 1.5 m from a *side or rear parcel line* or 3 m from an *exterior side parcel line*;
- .4 not exceed a *height* of 4.5 m;
- .5 not exceed the maximum combined *gross floor area* of 90 m²

16.4.18 Siting Adjacent to Howe Sound

Despite any other provision of this Bylaw, no *building or structure* or any part thereof shall be constructed, reconstructed, moved, within 30 m of the natural boundary of Howe Sound or within 15 m of the high-bank natural boundary of Howe Sound.

16.4.19 Off Street Parking and Loading

- . 1 With the exception of 16.4.19 (2), motor vehicle parking and loading and bicycle parking shall comply with the requirements of Section 5 of the Bylaw.
 - . 2 A driveway apron with a minimum length of 5.5 m shall be provided in front of a private *garage* door associated with a *single family dwelling, duplex, townhouse or stacked townhouse*.
3. That all definitions and general regulations affecting the interpretation of CD4 zone in place of the date of adoption shall remain as the definitions and general regulations applicable to the interpretation of the CD4 zone.
 4. That Schedule B to Bylaw No. 1350-2016 be amended to rezone the lands identified in Schedule B15 to Comprehensive Development Zone 4 (CD4)

READ A FIRST TIME this _____ day of _____, 2021.

READ A SECOND TIME this _____ day of _____, 2021.

PUBLIC HEARING this day of , 2021.

READ A THIRD TIME this day of , 2021.

APPROVED PURSUANT TO SECTION 52 (3)(a)
OF THE TRANSPORTATION ACT this day of , 2021.

ADOPTED this day of , 2021.

Jen Ford
Chair

Kristen Clark
Corporate Officer

Schedule A
South Britannia CD4 Zone Areas

