

SOUTH BRITANNIA

Masterplan Rendering



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Introduction

This submission is being made to the Committee of the Whole of the Squamish Lillooet Regional District in support of the application by Tiger Bay Developments Ltd. to rezone the South Britannia Lands.

The rezoning application builds on previous applications and SLRD consideration of earlier iterations of this application. It responds to Board direction to incorporate additional employment and economic generating lands. It responds to SLRD requests for publicly accessible parkland, and suggestions for public connectivity. It responds to SLRD suggestions to clearly outline the phasing and sequencing of the proposed development for the development, the servicing, and the amenities.

As an introduction, this document briefly summarizes a substantial body of work that has been undertaken by the proponents since 2017 and continues to evolve. The full application submission made to the SLRD is available at www.southbritannia.com, provides details on all land use, planning, and technical submissions.

Our request of the Committee of the Whole is to consider the information and application put before them and to open a dialogue about any suggestions, comments, questions, or concerns the Committee may have about the general land use, servicing, community amenities, and transportation solutions contained in the more detailed application submission. We hope a collaborative and dialogical process will foster greater understanding of the application and be integral in refining the intent and direction of the rezoning.



The Vision

South Britannia is envisioned as a complete, outdoor adventure-focused community.

Anchored by a world class surf-park and supporting shops, services, office space and tourism accommodation, South Britannia will emerge as a regionally significant economic and employment generator.

The dedication of Minaty Bay Park and a new community centre site with public playfields will provide the SLRD with regionally significant active and passive recreation spaces that will support the culture of the place and its people.

The walkable multi-family neighbourhood will provide attainable housing for young families and those pursuing an activity themed residential lifestyle.

Framed by natural greenways to enhance and preserve existing watercourses, and the walkable/transit-orientation of the neighbourhood will reinforce the sustainable ethos of the development.

In concert, the commercial, public and residential components of the development will create a place where people can live, work, stay, and play in a community rooted in a unique and sustainably grounded place.



Regional Benefits

Introduces a world class surfing facility as a regional destination and extra-regional attraction in the first phase.

Creates up to 600 permanent new job opportunities in tourism, service, and contemplates permissive work-from-home opportunities.

Dedicates the 12-acre oceanfront Minaty Bay Park to the public with dedicated, safe public access linked through the neighbourhood by a network of local and regional trails.

Brings a new community to the area with a focus on affordable living to service the areas growing younger demographic and outdoor adventure enthusiast, including 50 secured non-market affordable housing units and an additional 100 secured purpose-built rental housing units.

Makes an \$8m contribution of land for future highway bypass alignment and makes immediate provision for local and regional transit opportunities.



Location

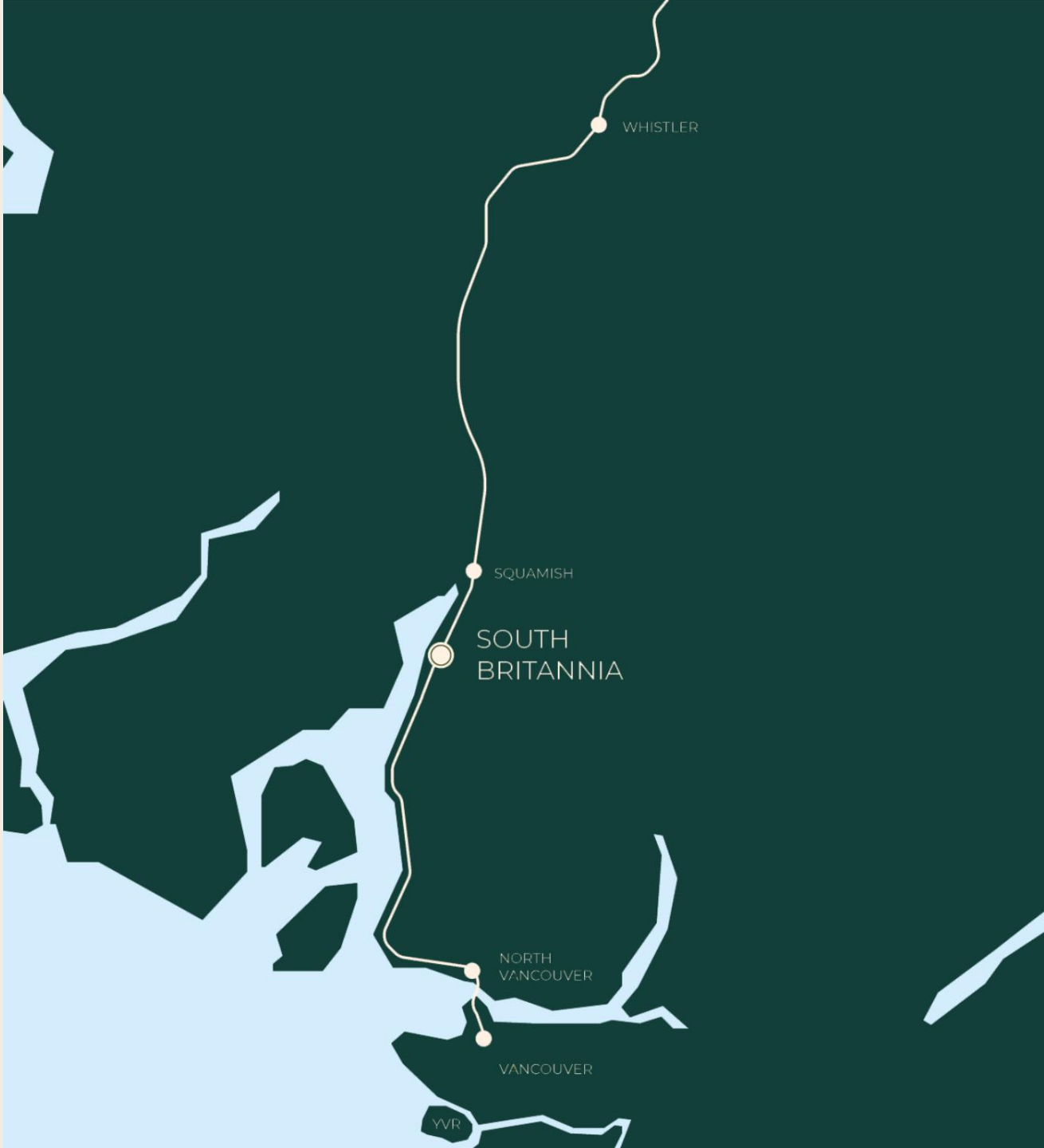
South Britannia is approximately halfway between Whistler and Vancouver International Airport.

Travel times from South Britannia

Vancouver	45 km	30 mins
Whistler	60 km	50 mins
Squamish	10 km	10 mins
YVR airport	65 km	55 mins

The area of Squamish and Whistler is one of the premium outdoor adventure destinations in the world.

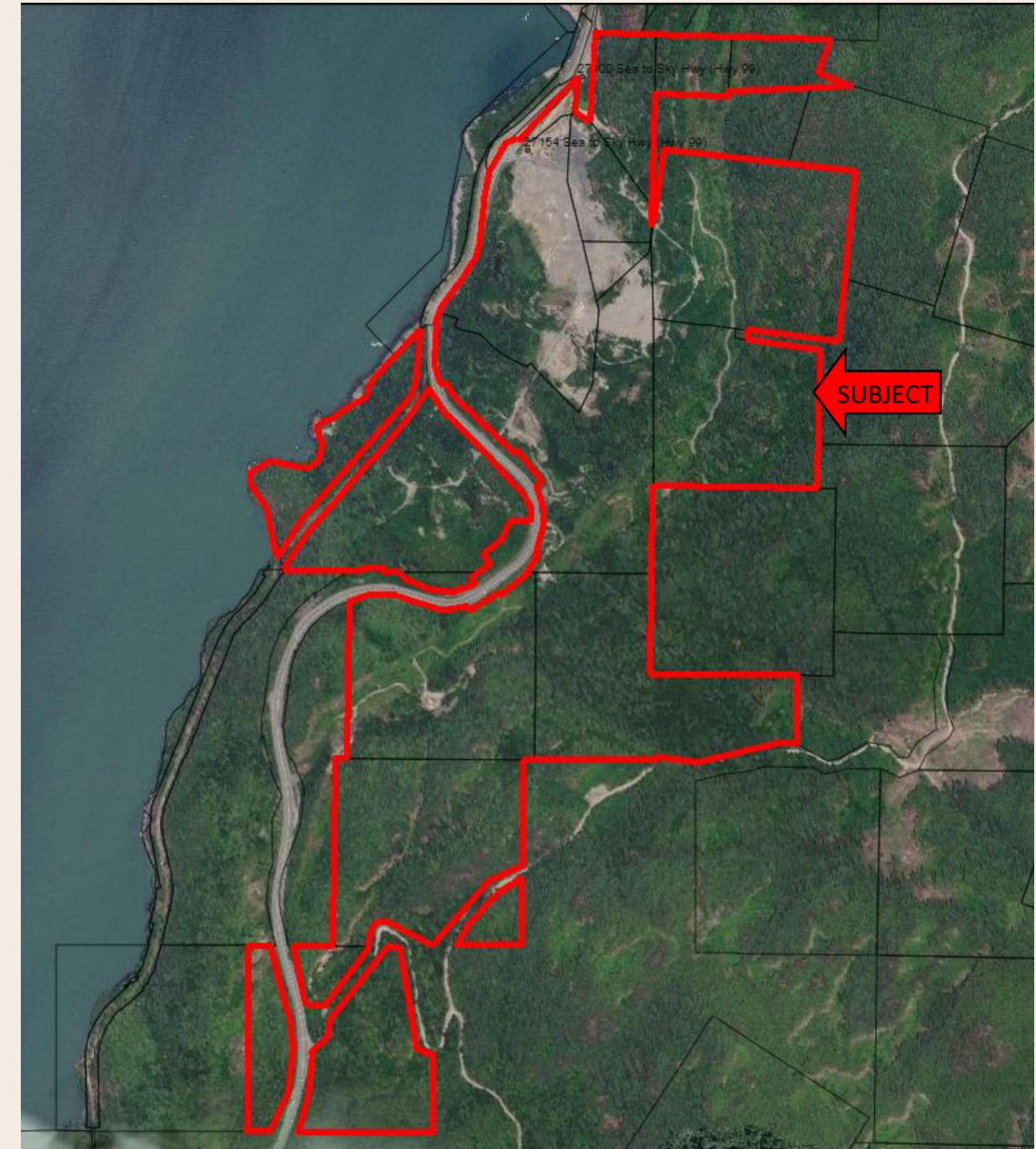
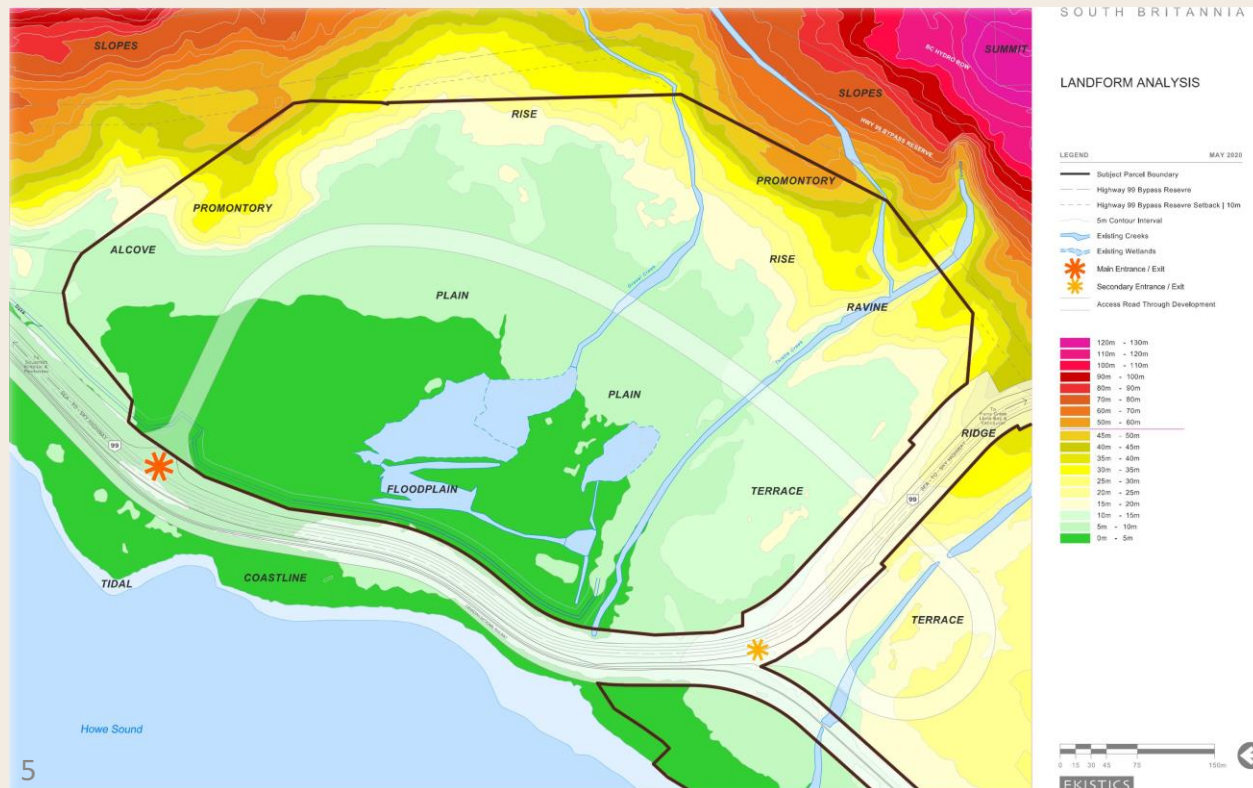
Due to South Britannia’s location, this development has the opportunity to become the gateway to the area.



Land

The site comprises 14 legal lots, shown on the map to the right, that are traversed by Highway 99 and front onto the Howe Sound. The gross area of the property is 502.73 acres. The area proposed for development is 133.446 acres.

The landform analysis below shows the 80.4 acres of predominant flat land where the surf park, village centre and residential community are proposed.



Masterplan

A comprehensively-planned, outdoor adventure-focused community.

Up to 1,000 multi family units and an additional 50 affordable housing units as requested by the municipality.

Anchored by a world-class surf-park, community Town Centre, and Minaty Bay park.

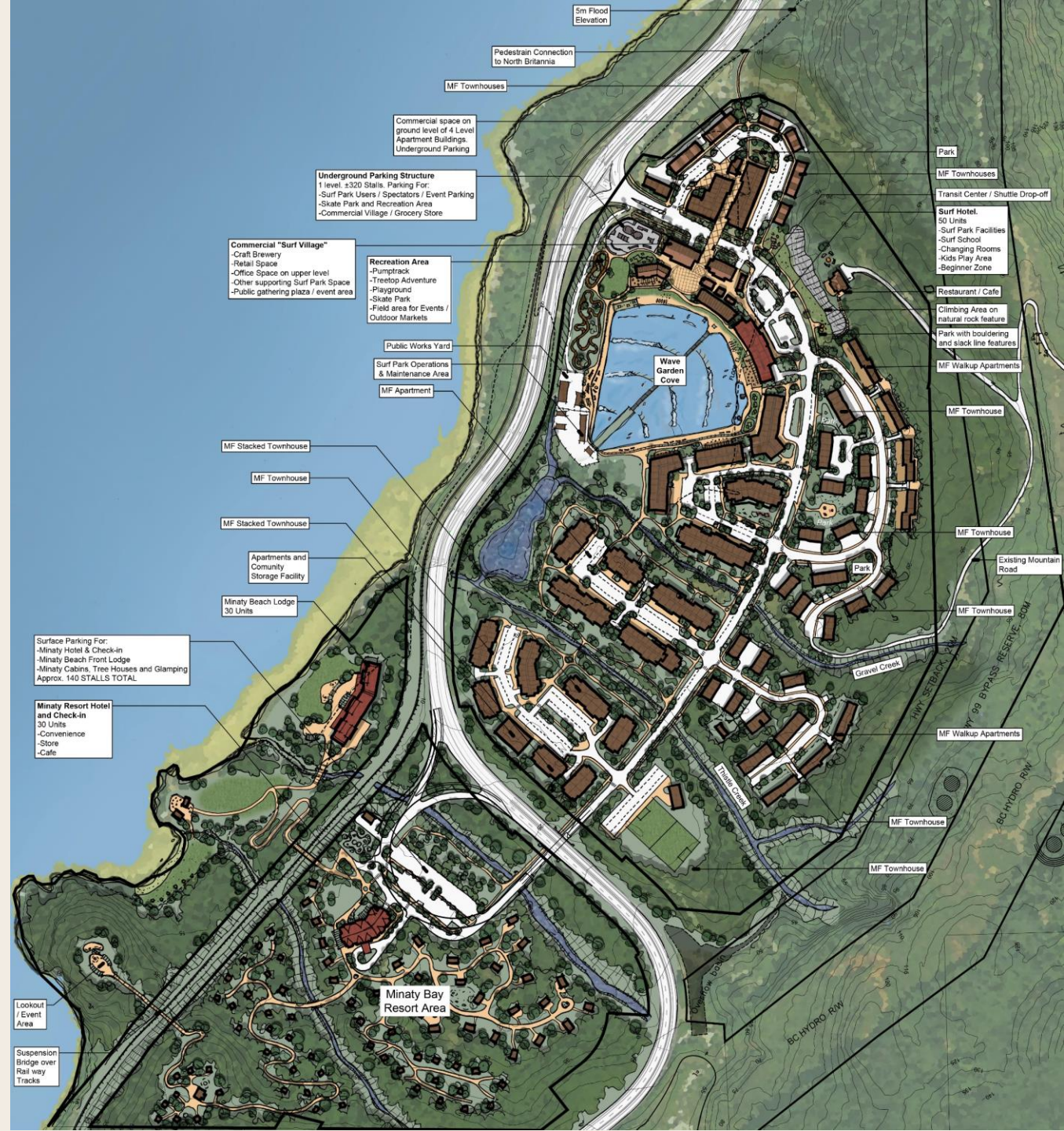
3,600 square metres of commercial space proposed between food and beverage, retail and office space.

Framed by natural watercourses, forests, and the ocean.

Centrally located community centre or school with playing fields and a community outdoor recreation hub.

A diverse range of employment opportunities and tourism accommodation uses.

190 hotel rooms proposed over three forms of short-term accommodation, a Surf Hotel, a Cabin Hotel and a Boutique Waterfront Lodge.



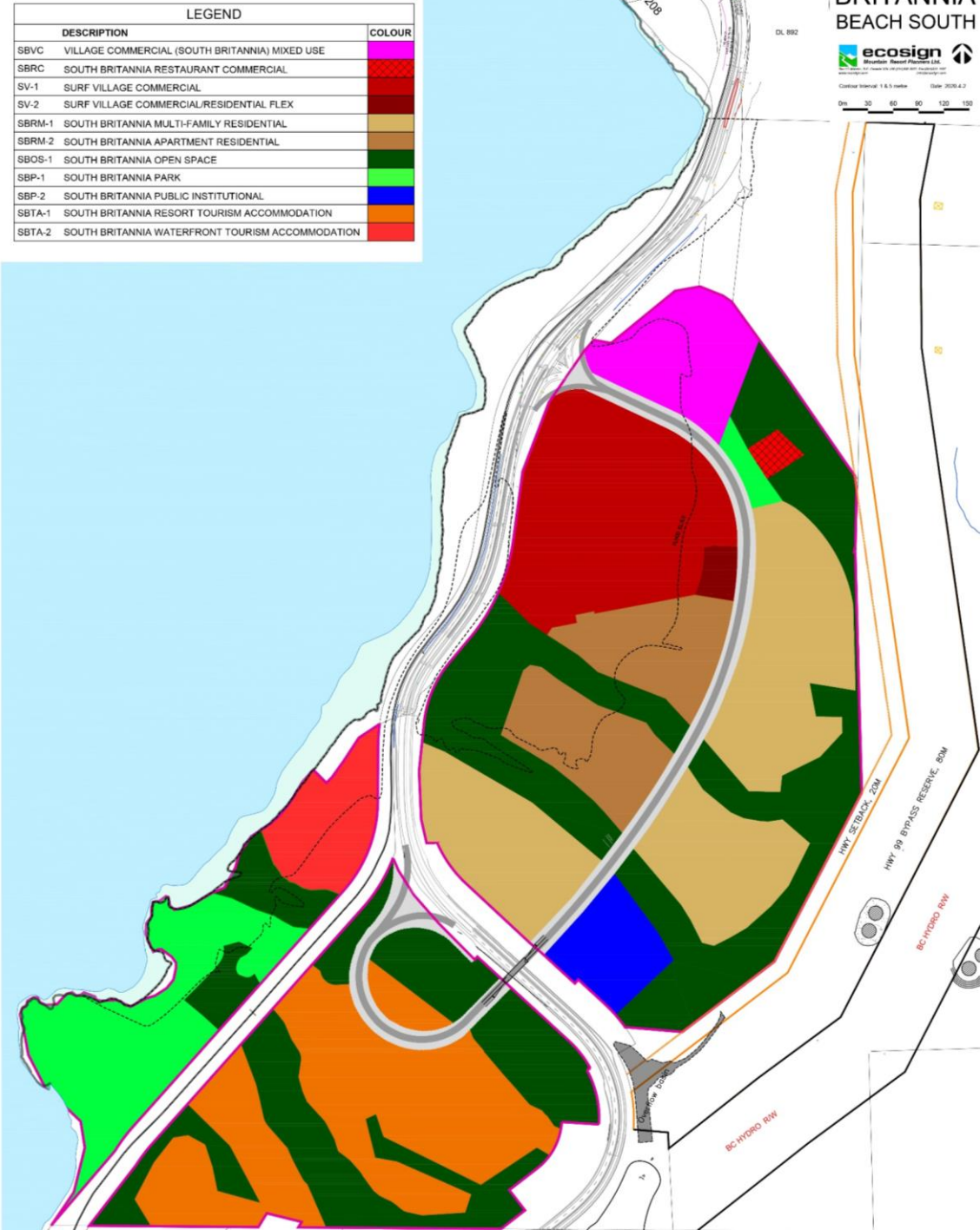
Land Use (Rezoning) Plan

45% of the land in the rezoning will be for passive and active greenspace. The remaining land will be developed for commercial and tourism use (32%) and for residential development (28%).

The proposed rezoning is to a new Comprehensive Development Zone written specifically to accommodate the proposal.

Residential and commercial uses are concentrated to promote walkability and green space preservation.

The Land use Plan shown displays the new parcels and land uses within the development. The residential and commercial are focused to the north to separate the natural landscape of Minaty Bay and the Cabin Hotel proposed within the forest and waterfront to the south.





The Surfing Industry

Surfing is now an Olympic Sport.

Surf Canada and top athletes endorse the South Britannia surf park to allow for elite training, competitions and events.

Surfing is one of the fastest growing sports in the world, with the USA showing that an increase in surfers by 15% per annum with 5.3million currently.

There are approximately 25-35 million surfers in the world.

(source: The Economist 2012)

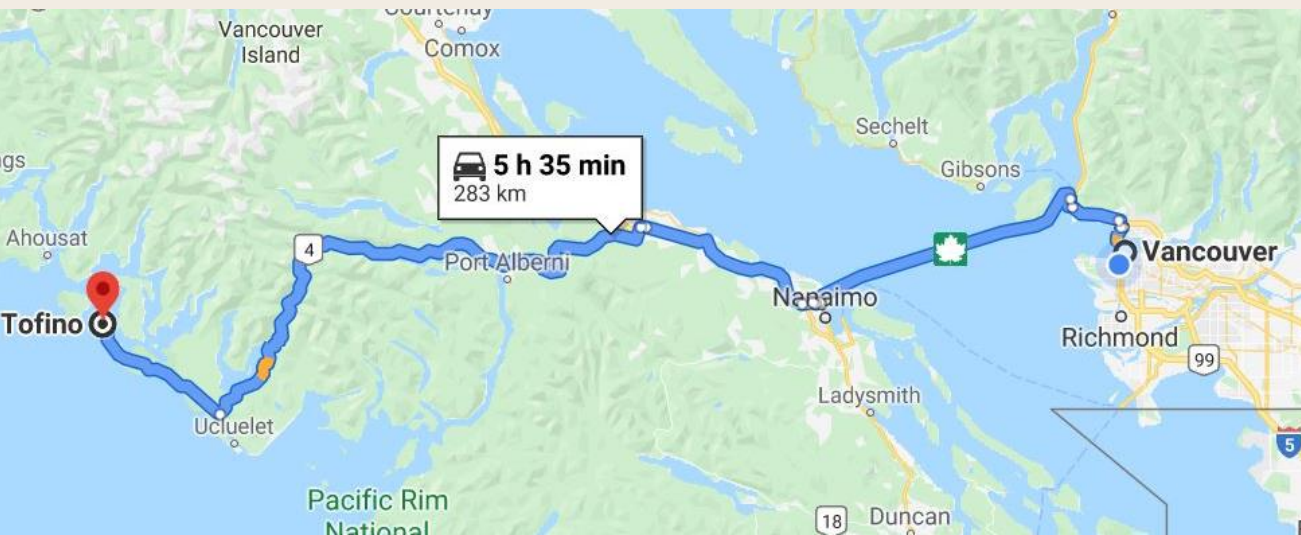
The surfing industry generates around \$22 billion in revenue each year from surfboards, wetsuits and surf clothing.

It currently takes 5.5 hours to travel to the closest surf located by Tofino on Vancouver Island. Pictured to the left.

In 2018, Tofino had 600,000 visitors, 80% of that for leisure. 15% visiting for the main purpose of surfing.

And 42.5% said that they participated in surfing/ paddle boarding.

(source: Tourism Tofino 2019)





The Wavegarden

Wavegarden is a Spanish engineering company that have become the world leaders in surf park technology. We have partnered with them to create an all year surfing facility that can hold up to 90 surfers per hour within the 2.75 hectare sized lagoon.

The first three Wavegarden's were opened in Melbourne and Bristol at the end of last year and most recently Seoul, South Korea in October. These are now considered by the industry as the best surf parks with the best waves in the world. Melbourne had 65,000 paying visitors in their first 12 weeks of opening in January this year.

The Wavegarden surf park will become a destination draw, generating direct and indirect employment and economic benefits.

The facility will offer surf training waves for all ages and abilities in a controlled environment.

A hotel, brewery, pump-track, skatepark and other amenities will surround the central surf-park.

Since Surfing has been included in the summer Olympics, there will be a growing need for training facilities like this for athletes.

The Canadian Olympic Committee and Canada's top surfers are in full support of South Britannia.





The Village

The Town Centre will meet the day-to-day service needs of residents and visitors.

Potential uses include retail, convenience store, café, brew pub, restaurant and bar, gym, daycare, offices and professional services.

Mixed-use apartment dwellings will animate the area and support local business.

This is the preferred location for a neighbourhood transit hub and centralized car-share.

The Town Centre will provide space for local employment and business opportunities.

Expressions of Interest from the surf industry for office and retail space next to the surf park have already been received and more are in negotiation.





The Accommodation

The hotels are proposed in three forms:

Surf Hotel

Affordable trendy boutique hotel next to the surf park with a surfing theme with rooftop and ground floor food and beverage amenities.

Eg: Sydell Group's Freehand Hotels, Noah Surf House (Portugal), Ace Hotel



Cabin Hotel

Cabin and glamping resort scattered through the forest within the Minaty Bay with a central hub that could have wellness spa facilities and food and beverage opportunities.

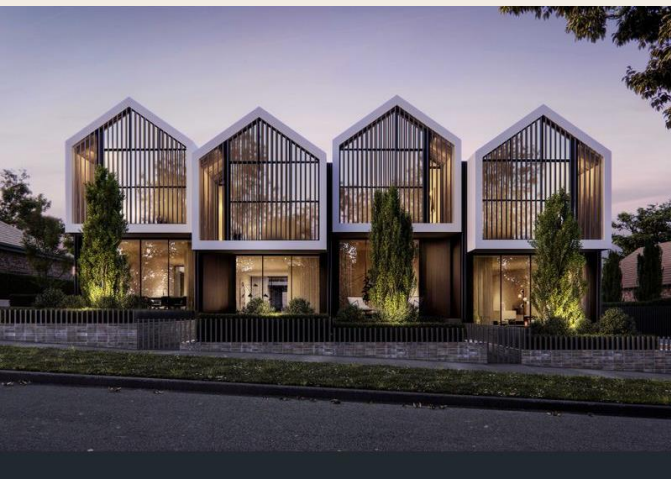
Eg: AMAN hotel, Acre Hotel (Cabo) , Rolling Cabins (WA)



Boutique Waterfront Lodge

Premium boutique lodge proposed on the waterfront edge of Howe Sound.

Eg: AMAN, Clayoquot Resort



The Residential Community

The residential community will be split into 6 mega lots on the predominant flat land at the north of the property. These development parcels total an area of 39 acres.

Buildings will not exceed six-storeys. There will be a maximum of 1,050 residential units. 100 units will be market rental, 50 affordable housing units and the balance for sale.

The zoning will allow for units to take shape in either townhouse or apartment form to match the market demand.

The masterplan has allowed for a conservative mix of townhouses at approximately 15 units per acre density, to 5-6 storey wood frame apartment buildings.

Design Guidelines will follow a contemporary pacific modern architecture style with a focus on natural materials. Environmental conscious design will be encouraged due to the infrastructure independence of the project.

Employee Housing and lock-off suites within townhouses will assist with the local employee population.

Market absorption have indicated approximately 15 years for the residential unit sales.



Minaty Bay

Minaty Bay is located on the south of the property and is a natural waterfront gem of the area that has been inaccessible to the public for decades.

The South Britannia project enables the transition of Minaty Bay into a 12-acre public park – one of the few publicly accessible beaches on Howe Sound.

Tiger Bay hopes to retain management of the park to keep a clean and tidy park to compliment the development and the neighbouring hotel accommodation.

Sports and day use will be encouraged for the residents of the community and hotel guests.





Sustainability

Remediation of the gravel pit from a scar on the land to a new community and the reforestation of the Minaty Bay Precinct for a world class Cabin Hotel area are the developments primary sustainability attributes.

45% of the site will remain as green space, with much of the space used to preserve and protect watercourses and on the hillsides.

Community and local parks will make up 5-10% of the development area.

Riparian areas will be protected in accordance with the Riparian Areas Regulation.

The wetlands will be reconstructed and the four creeks that cross the site will be enhanced with stream setbacks to maintain and improve the existing natural habitat.

Limiting the extent of residential development to the former gravel pit provides greater ability to protect the marine and habitat values around Minaty Bay.

Sustainable building practices will be implemented to maximize energy efficiency and reduce water consumption.

Tree planting throughout development and revitalization of the Minaty Bay forest will be a major priority to remediate the industrial history of the land.

The remaining 320 acres owned by Tiger Bay will remain as undeveloped greenspace.

Traffic Management

Bunt and Associates Engineering Ltd. has prepared a Traffic Impact Study to identify background and forecast traffic volumes that has been accepted by the Ministry of Traffic and Infrastructure (MOTI).

The proposal is to utilize the existing 'Access A' for Phase 1 adding an accelerating and decelerating lane northbound.

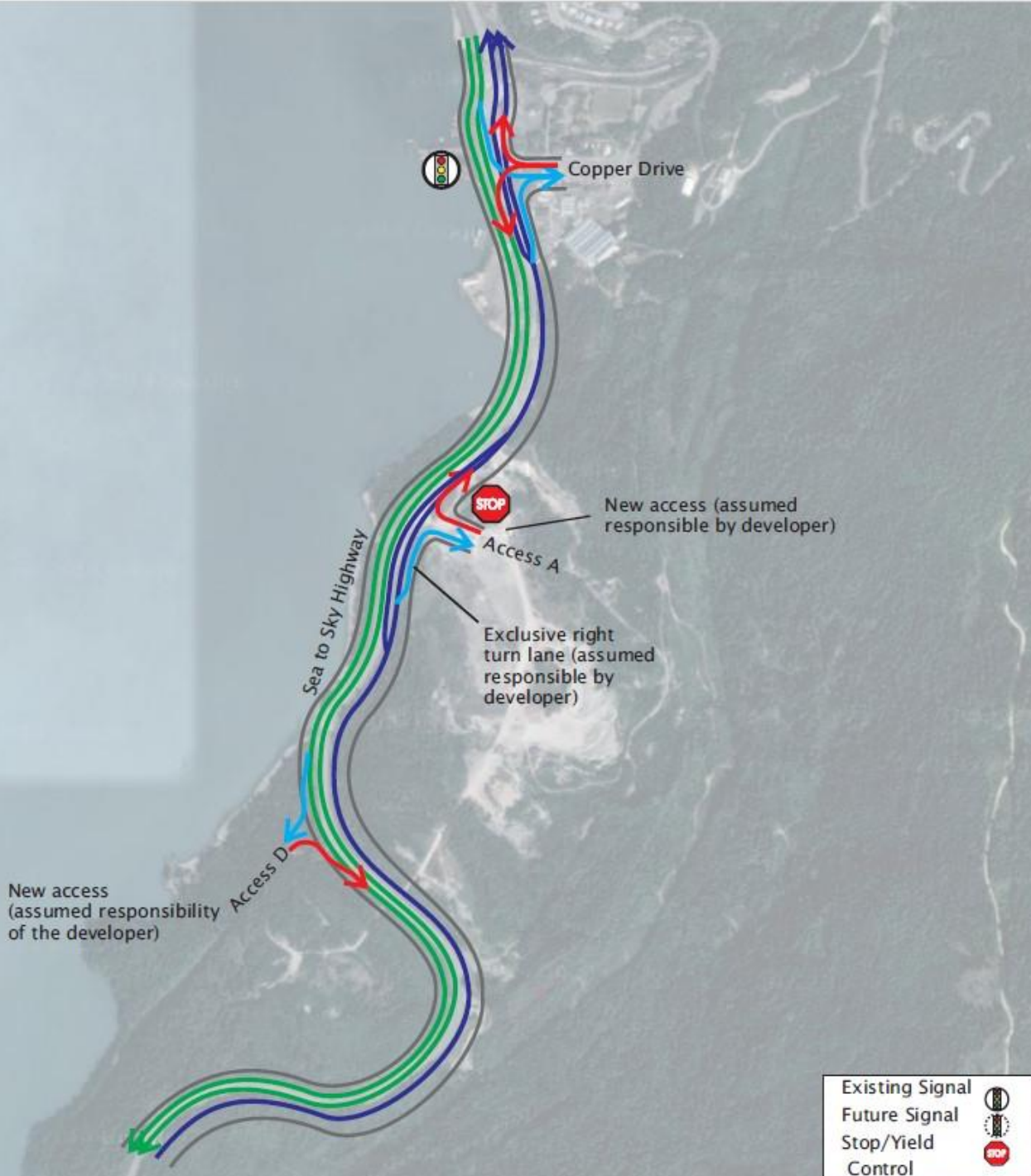
As part of Phase 2 of the development the southbound left-in at Access A will be decommissioned and a new highway right-in/ right-out access will be constructed for southbound traffic including an accelerating/ decelerating lane at 'Access D'. This will allow for north or south flowing traffic to access the property.

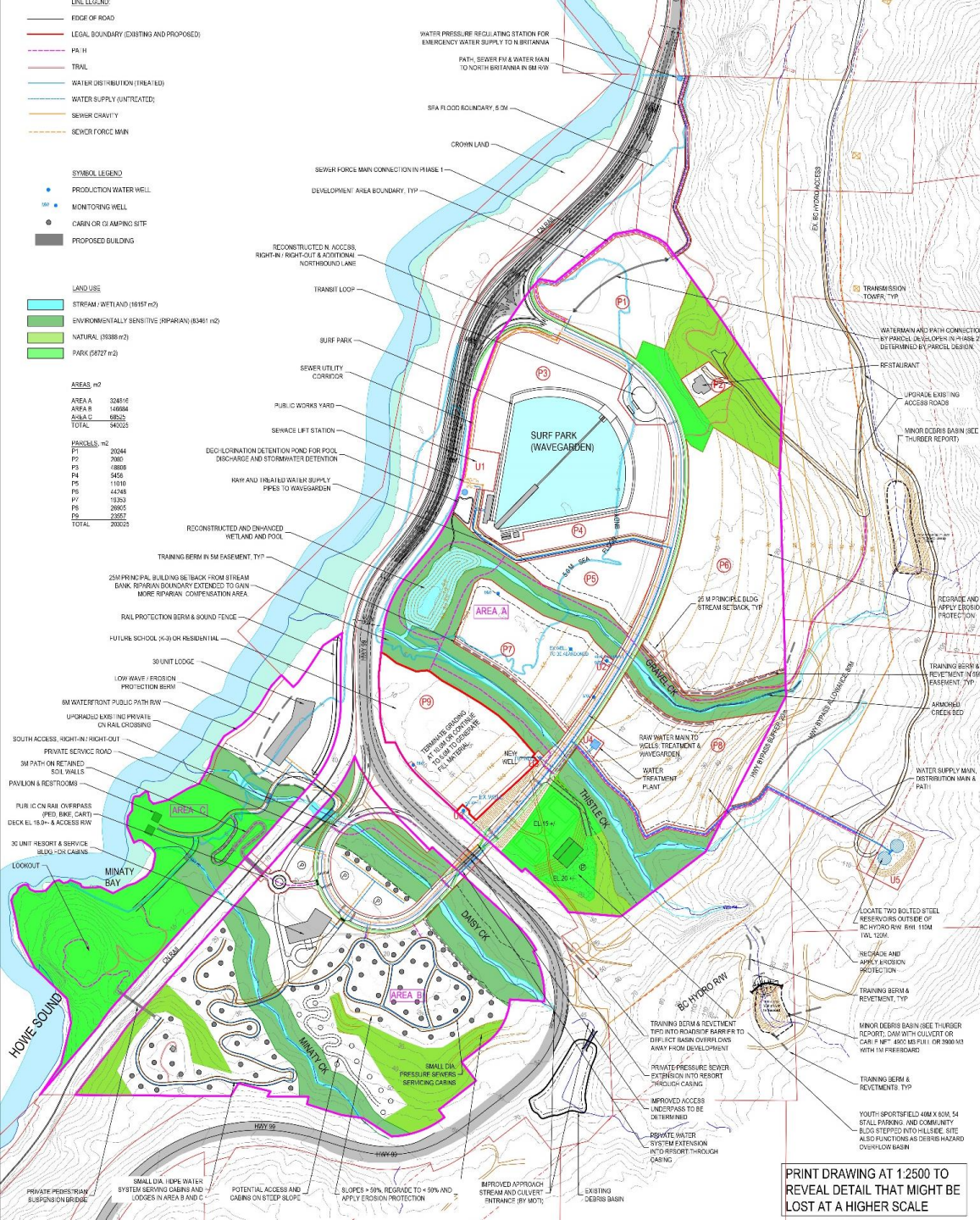
An existing tunnel under the highway connects the property on either side of the highway.

A Transit Hub will be built in the centre of the commercial hub for public and private transport use and local transit.

Tiger Bay has initiated discussions with BC Transit to determine the optimal location for a separate regional transit facility, which will be determined before first reading.

Approximately 10.58 hectares of land will be allocated for a proposed future highway bypass valued at approximately \$8 million.





Servicing Infrastructure

Water will be provided by an on-site production well. Testing indicates the aquifer has more than sufficient water for the Wavegarden and the full development of the masterplan.

Wastewater will be connected to and treated at the Britannia Wastewater Treatment Plant to the north. The treatment facility was designed to accommodate the proposed development and the project would fund and construct any necessary upgrades.

Stormwater on site will ensure that pre-development flows are maintained post-development in accordance with SLRD policy and best practices.

Existing watercourses and constructed storage areas will be incorporated into the future stormwater management plan.

Power will be connected directly from the BC Hydro substation located uphill.

The timing and sequencing of all infrastructure improvements will be detailed in a Land Development Agreement required as a pre-requisite to zoning adoption.



Community Amenity Contributions

Affordable Housing (Value est. TBD)

50 market restricted housing units and 100 purpose built rental units will be built by the developer.

Minaty Bay Park Dedication and Access (Value est. \$6m)

A 12-acre waterfront park will be dedicated exclusively for public use as park space. Public access will be via a public pedestrian bridge that crosses the rail tracks.

Community Centre and Playfield (Value est. \$2.5 m)

A full-size playfield and Community Centre will be constructed by the developer and donated to the local municipality. The centre will be designated to accommodate a daycare or a community school if required over time.

Municipal Building Site

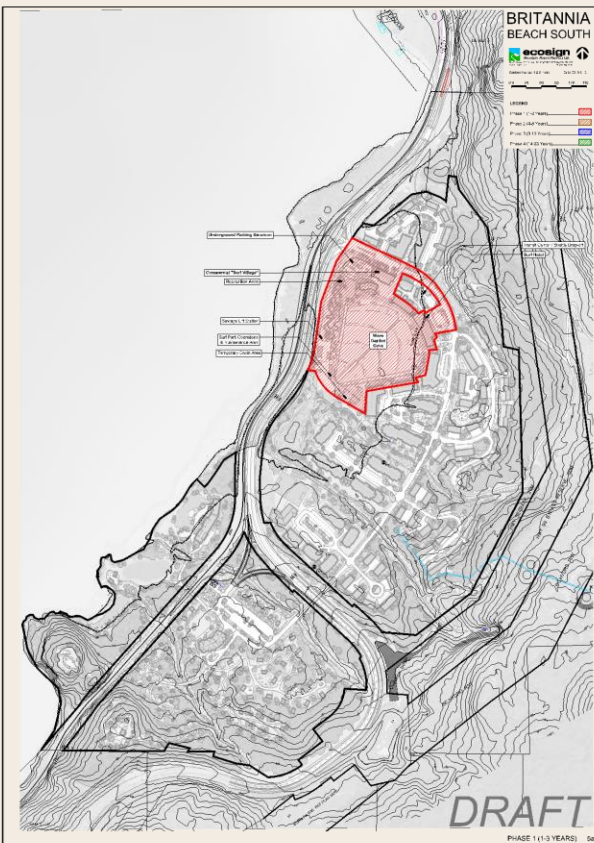
Land will be donated to the local municipality to construct a new building if desired.

Trail system

A bike and pedestrian trail system will connect the community from the village through to the waterfront park.

Highway 99 Bypass Alignment (Value est. \$8m)

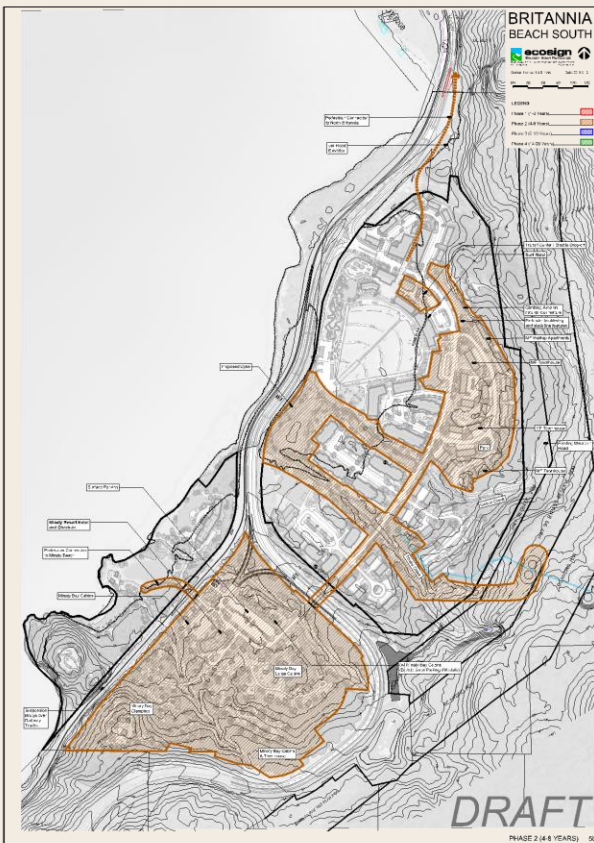
An 80-metre wide (10.58 hectare) highway dedication or reservation will be made prior to rezoning along the entire eastern edge of the development to facilitate future highway expansion.



Phase 1
Years 1 -5

Wavegarden Surf Park
 Skate park & pump track
 Brewery
 20 cabins

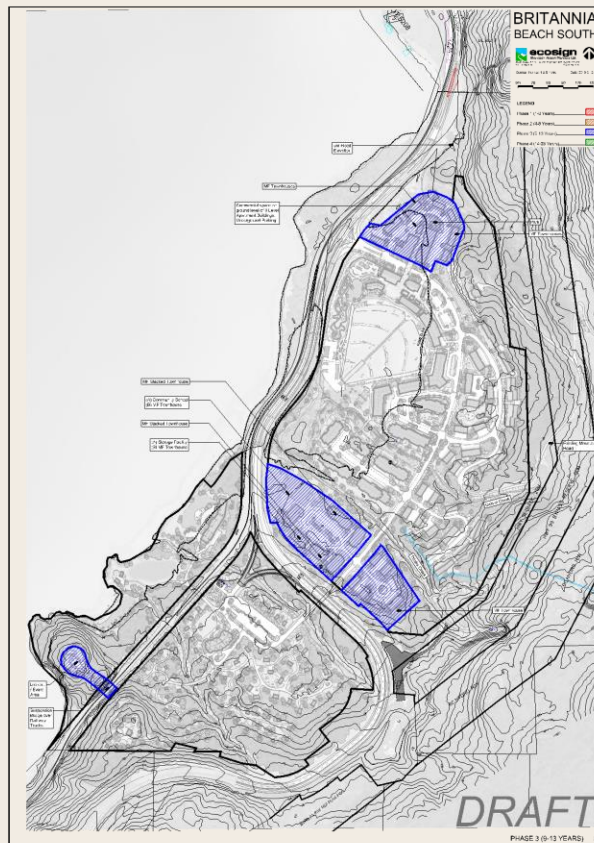
Basic services infrastructure



Phase 2
Years 6-10

282 residential units
 Surf hotel
 Retail and Commercial Village
 Cabin Hotel Phase 1

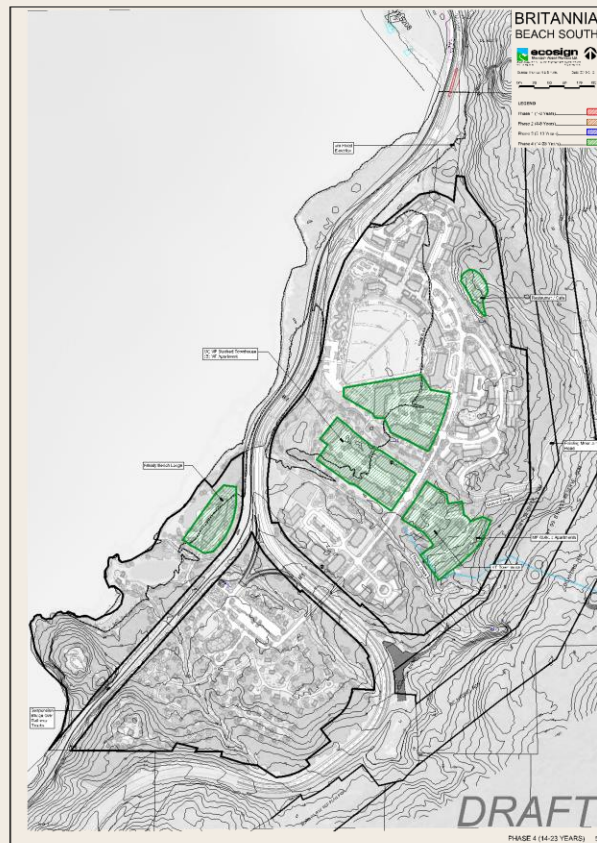
Minaty Bay Park
 Main Boulevard and full services infrastructure



Phase 3
Years 11-15

414 residential units
 Community Retail
 Cabin Hotel Phase 2

Community Centre and Playfield
 Main Boulevard and full services infrastructure



Phase 4
Years 16-25

354 residential units
 Clifftop café/restaurant
 Minaty Bay Lodge

Residential Masterplan

Ekistics Architecture have designed the residential masterplan in the following 2 pages using the same development constraints to show 55% of the residential units as townhouses and 45% apartments. This proves out the flexibility within the draft bylaw to allow for more townhouses or more apartments depending on the market demand and the developer's preference.

This plan has been used to further refine and prove-out the residential development approach.

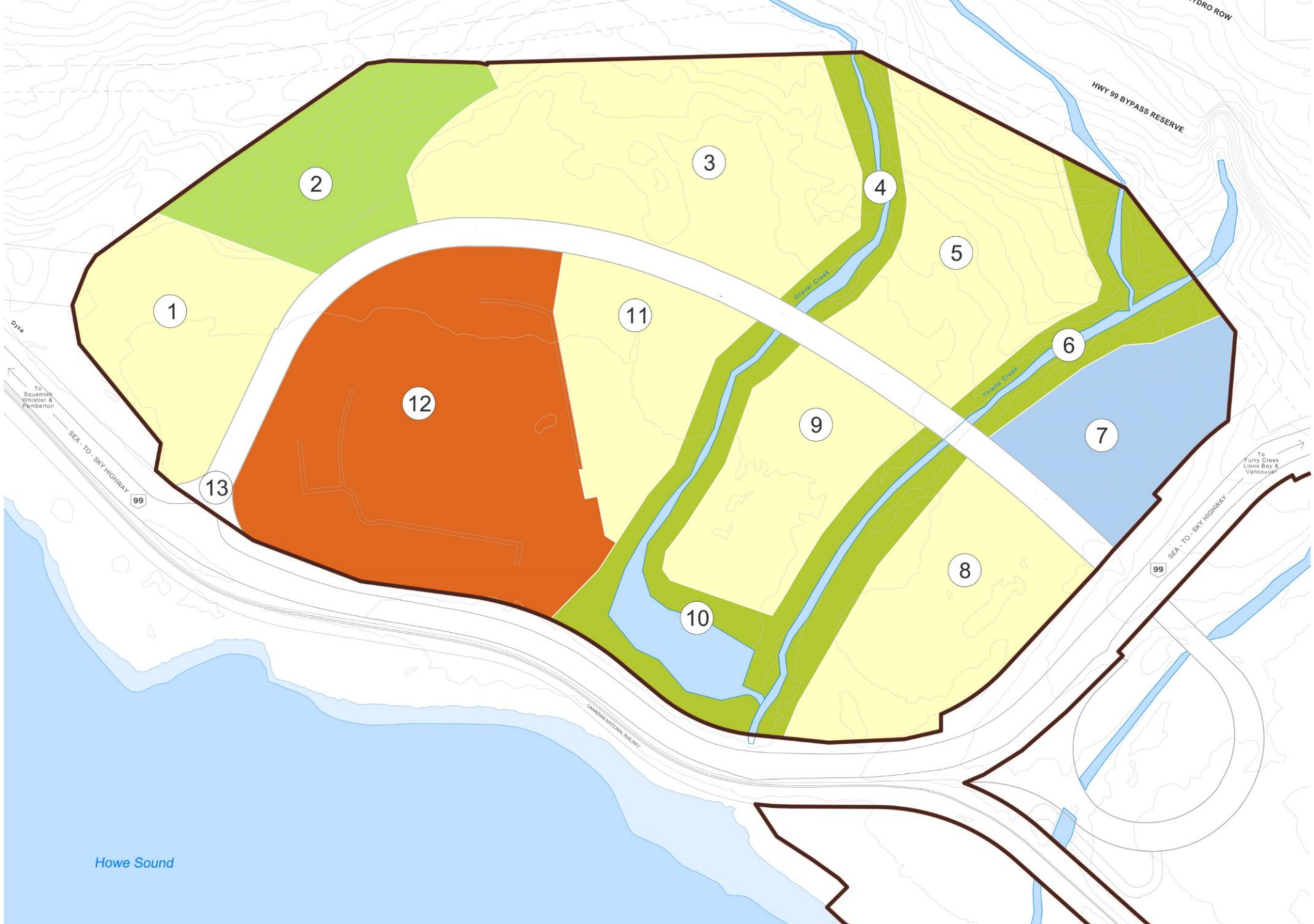
PARCELIZED DEVELOPMENT CONCEPT PLAN

LEGEND MAY 2020

- Subject Parcel Boundary
- Highway 99 Bypass Reserve
- Highway 99 Bypass Reserve Setback | 10m
- 5m Contour Interval
- Creeks

48.4%	Neighbourhood Development
17.6%	Destination Tourist Commercial
5.2%	Civic Recreation
6.4%	Park Destination
16.4%	Riparian Wetland
6%	Public Road ROW
100%	32.48 ha 80.26 ac

1	Neighbourhood Development
2	Park Destination
3	Neighbourhood Development
4	Riparian - Gravel Creek
5	Neighbourhood Development
6	Riparian - Thistle Creek
7	Civic Recreation
8	Neighbourhood Development
9	Neighbourhood Development
10	Riparian Wetland
11	Neighbourhood Development
12	Destination Tourist Commercial
13	Public Road ROW
	32.48 ha 80.26 ac



STRUCTURING CONCEPT EKISTICS V-2.0

LEGEND

MAY 2020

- Subject Parcel Boundary
- Highway 99 Bypass Reserve
- Highway 99 Bypass Reserve Setback | 10m
- 5m Contour Interval
- Creeks
- Neighbourhood Connector Trail
- Strata Trail

DEVELOPMENT YIELD

	Townhome Flat + Walk-up	423
	Townhome Walk-out	63
	Townhome Structured Parking	48
	Townhome Podium	22
	Townhome Live-Work	4
	Apartment Residential	400
Building C 40 Building F 40 Building I 50 Building D 40 Building G 40 Building J 50 Building E 40 Building H 40 Building K 60		
	Apartment Mixed Use	90
Building A 45 Building B 45		
		1050

DEVELOPMENT BY PARCEL

1	2.13 ha 5.26 ac	232	44.1 UPA
	Townhome Podium	22	
	Apartment Mixed Use	90	
	Apartment Residential	120	
3	4.40 ha 10.87 ac	232	21.3 UPA
	Townhome Walk-up	122	
	Townhome Walk out	30	
	Apartment Residential	80	
5	2.85 ha 7.04 ac	85	12.1 UPA
	Townhome Walk-up	62	
	Townhome Walk out	23	
8	2.57 ha 6.35 ac	127	20.0 UPA
	Townhome Walk-up	117	
	Townhome Walk out	10	
9	1.95 ha 4.82 ac	127	26.3 UPA
	Townhome Walk-up	79	
	Townhome Structured Parking	48	
11	1.83 ha 4.52 ac	247	54.6 UPA
	Townhome Walk-up	43	
	Townhome Live-Work	4	
	Apartment Residential	200	
	15.71 ha 38.82 ac	1050	27.0 UPA



Masterplan Phasing Chart

Phase	Infrastructure	Residential	Units	Commercial	Comm. GFA	Accommodation	Keys
Phase 1 1-5 years	Private infrastructure			Wavegarden		Cabins – next to WG	20
	Sewer connection			Wavegarden Amenities			
	Water wells and treatment			Recreation area			
	Entrance road			Brewpub/ F&B	400		
	Wetland and Gravel Creek landscaping						
		Total Phase 1 Units	-	Total Commercial	400	Total Keys	20
Phase 2 5-10 years	Main Boulevard	Townhouses	152	Commercial Surf village (south)	500	Surf Hotel	50
	Publicize infrastructure	Apartments	80	Offices	1000 – 2000	Cabins	20
	Stormwater management	Affordable units	50	Surf Hotel Commercial	amenity		
	Minaty On/off ramp						
	Road/ creek landscaping						
	Tunnel upgrade						
	Rail crossing						
		Total Phase 2 Units	282	Total Commercial	1,500 – 2,500	Total Keys	70
Phase 3 10-15years		Townhomes	174	Local town centre (north)	400	Minaty Resort P2 – cabins	40
		Apartments	240	Community Centre and playfield	amenity	Resort Central Building	30
	Roading and servicing for new units	Work Live townhomes	4	Cliff top restaurant	300		
		Total Phase 3 Units	414	Total Commercial	700	Total Keys	70
Phase 4-5 15-25years		Townhomes	234			Minaty Bay Lodge	30
		Apartments	120				
		Total Phase 4 Units	354			Total Keys	30
RESIDENTIAL UNITS			1,050	COMMERCIAL GFA	2600 – 3600	HOTEL ROOMS & CABINS	190

Development Process

Tiger Bay has submitted a detailed roadmap to outline how all of the development requirements, servicing obligations, land dedications, and community amenities will be delivered through the phased development of the lands.

The approach involves prior to rezoning adoption requirements, such as CN approvals, and principally the requirement to enter into a Land Development Agreement to secure all of the amenities, works, services, and other obligations for the remainder of the project.

The Land Development Agreement will assign every obligation of the development to each phase of the development. Given the nature of the project as a brownfield redevelopment, most of the servicing requirements will be required before the first phase of residential development.

Consultations to Date

Community Consultation

Throughout the process, key individuals in the community have been advised of the proposed development and have provided feedback.

On September 21, 2019 Tiger Bay hosted a public open house on the site with approximately 20 members of the public in attendance. The application was well received.

To date, 100+ comments have been received from the open house and the website. The majority of comments are supportive and positive, with traffic being the most commonly identified concern.

Stakeholder and Agency Consultation

To date the following stakeholders and agencies have been consulted and to date, none of the agencies or stakeholders have identified substantive impediments to the development proceeding:

Squamish Nation

Ministry of Transportation and Infrastructure (Traffic Impact Assessment Accepted)

CN Rail (Process established for crossing approval later in the rezoning process)

BC Transit (Process established for referral response)

School District 48 (Confirmed no interest in public school site)

Surf Canada (Letter of Support Received)

Tourism Squamish (Presentation to the Board of Directors and Letter forthcoming)

Ministry of Environment (per Riparian Areas Regulation)

Permanent Employment Projections

	Low	High
TOTAL OF BOTH AREAS	393	608

South Britannia Precinct	293	441
Artisan Markets	15	20
	15	20
Wavegarden	70	95
General Operations	60	70
Surfing Academy (Instructors, rentals, etc)	10	25
Town Centre Retail	85	108
Restaurant/ Brewery	25	30
Rooftop Restaurant & Tiki Bar	20	25
Retail	40	53
(1 job per 15-20sqm)		
Offices	65	120
(1 job per 15-20sqm)	65	120
Work/ Live	10	20
Surf Hotel (50 rooms)	14	20
Manager	2	4
Front Desk (Day&night)	4	4
Cleaning	4	6
Repairs & maintenance	2	4
Store	2	2
Recreational Areas	19	38
Climbing		
Management	1	2
Instructors	2	4
Skatepark		
Management	1	4
Mountain biking/ Pump course		
Management	2	2
Instructors/ Guides	2	4
Obstacle Course		
Management	1	2
Guides	2	4
Kayaks/ SUP		
Management	2	4
Guides	2	4
Shared Sports Equipment Warehouse	2	4
Grounds keeper	2	4
Community Resources and Learning Centre	15	20
1 job per 23-28sqm for school and/or daycare		

Minaty Bay Precinct	100	167
Minaty Resort	40	64
30 rooms, 40 cabins, 40 glamping sites, and amenities		
Manager	4	4
Front Desk (Day&night)	4	6
Cleaning	15	20
Repairs & maintenance	2	4
Store	1	2
Wellness	4	8
Restaurant, café and bar	10	20
Boutique Hotel	60	103
30 rooms and amenities		
Manager	2	4
Front Desk (Day&night)	2	4
Cleaning	10	15
Repairs & maintenance	2	4
Grounds keeper	2	4
Store	2	2
Wellness	10	20
Restaurant, café and bar	20	30
Minaty Bay activities	10	20

Sources: Employment Density Guide – Homes and Communities Agency 3rd Edition

Common Questions about the development...

Why a surf park?

Surfing is a fast-growing sport within youth and adults that has now been included in the Olympic Games. The technology of surf parks has only recently in the past few years excelled in quality and therefore popularity to become a viable business. With the growth of the sport and the popularity of outdoor adventure sports within the area, we believe this investment will allow for new businesses and jobs for the region while also diversifying the tourism industry throughout the corridor. The surf park will allow for everyone to have access to learning and progressing in the sport, while providing a training facility for athletes and Olympians for Canada.

What is the plan for traffic management?

MOTI has approved the Traffic Impact Study that utilizes the existing access for Phase 1 with an added accelerating/ decelerating lane going north; it also includes Phase 2 where we will build a new on/off ramp going southbound with an accelerating/ decelerating lane. We will be donating 10.58 hectares of land for a proposed future highway bypass on the upper area of the development land.

Is the development land contaminated?

No. The area within the masterplan has a clean Site Profile with no contamination.

Is there enough water?

Yes. Even at full build out, the onsite underground water aquifer at maximum day demand is no more than 70%.

This allows for a very conservative (old fashioned) water consumption calculation per residential unit, all commercial, accommodation and emergency refilling of the surf park in the peak of the driest period of summer.

Are the houses going to be affordable?

Yes. Our target demographic are the younger generation that are putting pressure on more affordable homes within the sea to sky corridor. These are young families, first home buyers and investors that appreciate the outdoor adventure lifestyle of the area. Employee housing will be provided within the development and lock-off suites will be an option within the townhouse developments.

What job opportunities will there be?

Within Phase 1 the surf park will generate approximately 120+ permanent jobs. This will range from surf instructors, lifeguards, guides, rentals, bookings and administration, food and beverage workers, maintenance technicians and cleaning team, retail managers, tourism providers, outdoor sports operators and more... On top of the direct jobs created, Expressions of Interest have been received by major surf industry companies for office and retail adjacent to the surf park. Within Phase 2 and beyond, a significant 300+ jobs will be created from the Hotel developments, and from the retail and commercial to be built adjacent to the surf park. A breakdown of this can be found on the previous slide.

These permanent jobs are in addition to the 20+ years of construction and supporting industry employment generated during the construction phases of the project.

The Team



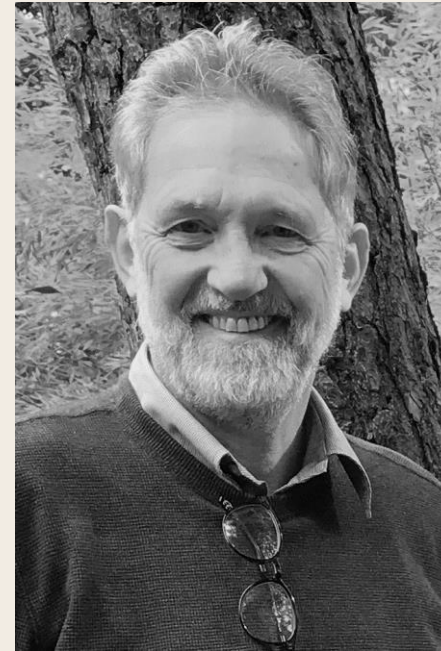
Long Cheng
Principle



Tony Petricevic
Head of Development



Ben Smith
Branding & Relations



Paul Turje
Head of Engineering



Cameron Chalmers
Town Planning

Ekistics Architecture
Architects

Ecosign Resort Planners
Architects

Wavegarden
Surf Park Providers

Kerr Wood Leidal
Civil and Sewage Engineers

BGC Engineering
Debris Hazard Engineers

Cascade Environmental
Environmental Consultants

Bunt & Associates
Traffic Engineers

SFA Engineering
Geotechnical Engineers

Piteau Engineering
Hydrologist & Contamination

RF Binnie & Assoc.
Site Development Engineering



SOUTH
BRITANNIA

