

FINE PEACE AT FURRY CREEK OCP and ZONING AMENDMENT APPLICATION



LOCATION - CONTEXT



ORIGINAL PLANNING

- The original Waterfront and Uplands section 219 covenants grant development rights for 250 and 670 units respectively for a total of 920 units of residential plus 15,000 sq. ft of commercial, originally to be located at Lot 4.
- The SLRD has previously zoned the golf course lands for golf course use.
- The amenity provisions required in the Waterfront and Uplands covenants will be upheld through the zoning application.

PAST RESOLUTIONS

Resolution from May 22, 2019

- THAT the Squamish-Lillooet Regional District (SLRD) Board grant permission to proceed with a review of the comprehensive zoning amendment application at Furry Creek, Electoral Area D submitted by Fine Peace Furry Creek Developments Ltd.
- THAT staff work with the applicant in respect of the following matters: • the BC Energy Step Code (intended to make buildings net-zero energy ready by 2032); • current building trends; and • a transit management plan.
- THAT should the application proceed, water, waste water and storm water masterplans consistent with the requirements of Electoral Area D Subdivision and Development Servicing (Planned Communities) Bylaw No. 741, 2002 be approved by the SLRD Board prior to adoption of a zoning amendment bylaw.

PAST RESOLUTIONS

Resolution from the COW Meeting of December 19, 2019

- THAT, based on the feedback provided by the SLRD Directors at the December 19, 2109 Committee of the Whole meeting, staff continue to work on the Fine Peace Furry Creek Developments Ltd. OCP amendment and rezoning application and bring back a report to a future SLRD Committee of the Whole meeting.

PREVIOUS ISSUES

Key Issues presented by Staff at the CoW-

- Building Heights
- Pier/Park
- Location of Commercial

Raised by the Board at the CoW -

- Transit
- Construction materials | Energy efficiency
- Firefighting/Fire Study
- Visual impacts from water and above and HWY | Solar impacts of towers on beach
- Employment lands
- Trail linkages
- Sea level rise
- Amenities

DRAINAGE AND STORMWATER MANAGEMENT, WATER SYSTEM, WASTEWATER SYSTEM

- Master plans have been submitted and peer reviewed.
- A Waterworks master plan was submitted and has been peer reviewed.
- Bylaw No 741 is based on 4 pp SF, 3 pp MF. Master plans based on 2.6 per unit.
- A variance will be required.
- Use of wells as primary source is supported.
- Water treatment plant is proposed for Lot 8 which may be too small.
- Applicant has offered to dedicate excess land on the golf course for expansion if needed, by way of covenant.
- Bio-treatment wetlands being proposed.
- More detailed plans required at the subdivision stage.

FLOOD PROTECTION

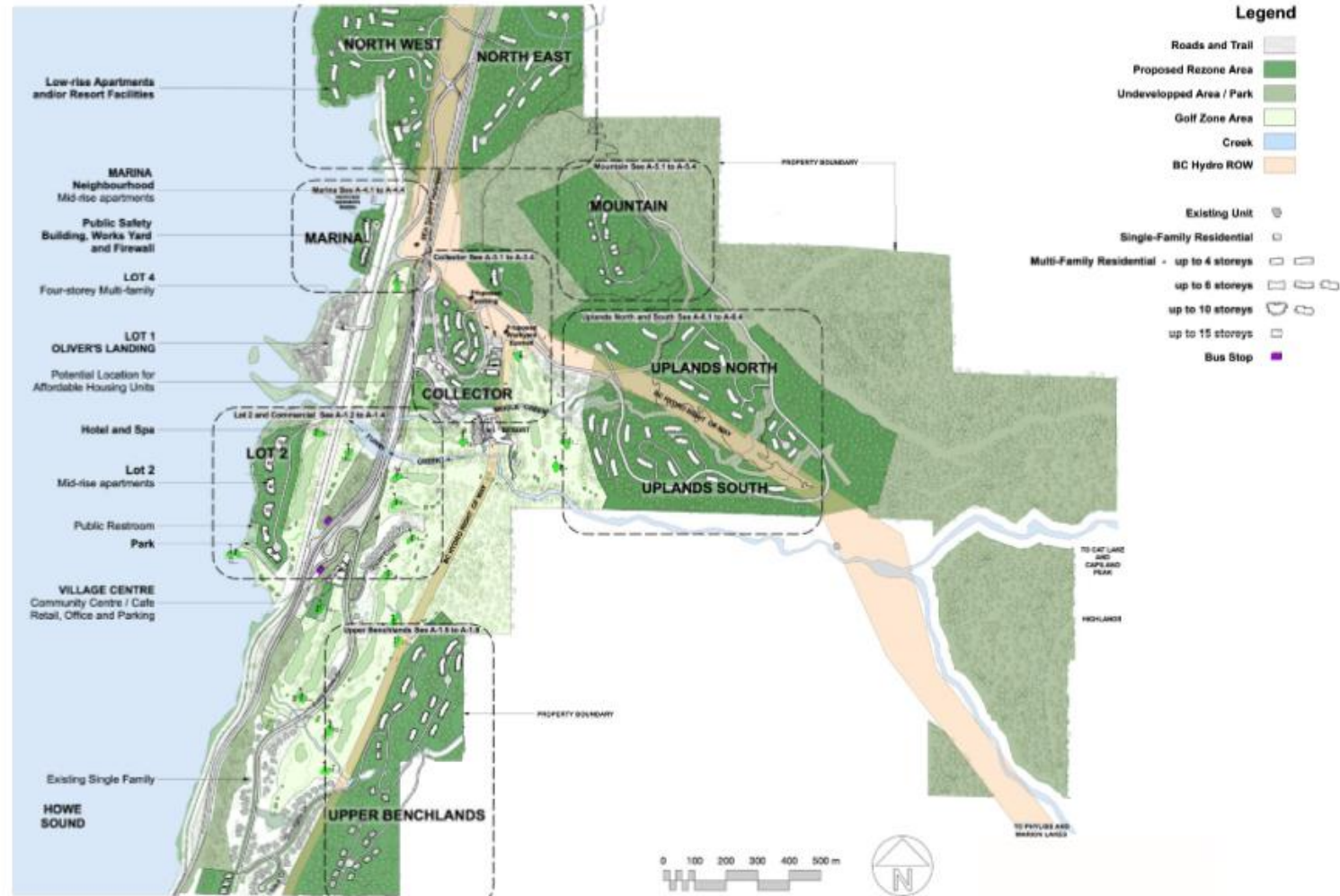
- Floodproofing is required on some portions of Furry Creek for sea level rise and overland flooding from the creek.
- Setbacks from top of bank, dyking and FCL levels will mitigate risk.
- Flood protection at Oliver's Landing was previously approved by MOE and not part of this application.
- Risk of foreshore flooding is considered low.
- DPs will require flood hazard protection.
- Kerr Wood Leidal has been commissioned to review FCLs.

GEOTECHNICAL

- Thurber Engineering has reviewed proposed building sites in most neighbourhoods.
- Each proposed site will need a detailed geotechnical report.
- Some proposed buildings will need relocation.
- Development permit guidelines are being prepared for the property.
- MOTI is requiring that a 1:10,000 catastrophic landslide assessment be done on the lands above the property. Fine Peace proposes to provide this work after 1st reading.



4.2 SITE PLAN ILLUSTRATING NEW NEIGHBOURHOODS



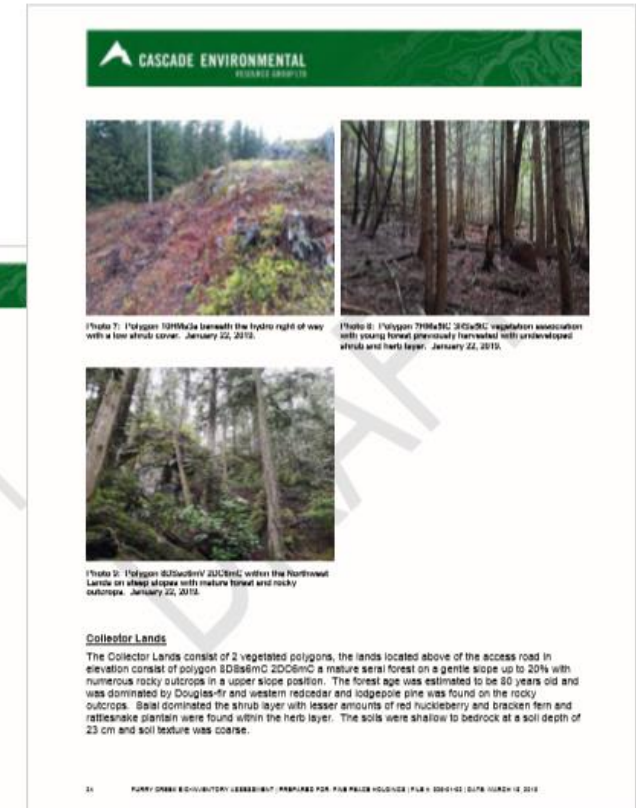
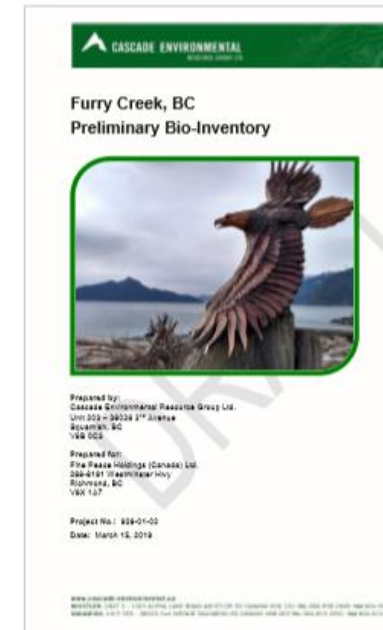
TRANSPORTATION AND PUBLIC TRANSIT

- Proposed transit stop locations have been identified.
- BC Transit recommends a S/B pullout to accommodate an off and on ramp for BC Transit fleet vehicles to safely maneuver the stop.
- Fine Peace to provide accessible, well lit bus stops and shelters at the S/B and N/B stops.
- An internal route has been identified, but is not likely required at this time.
- A proposed park and ride area is located on unused MOTI RoW



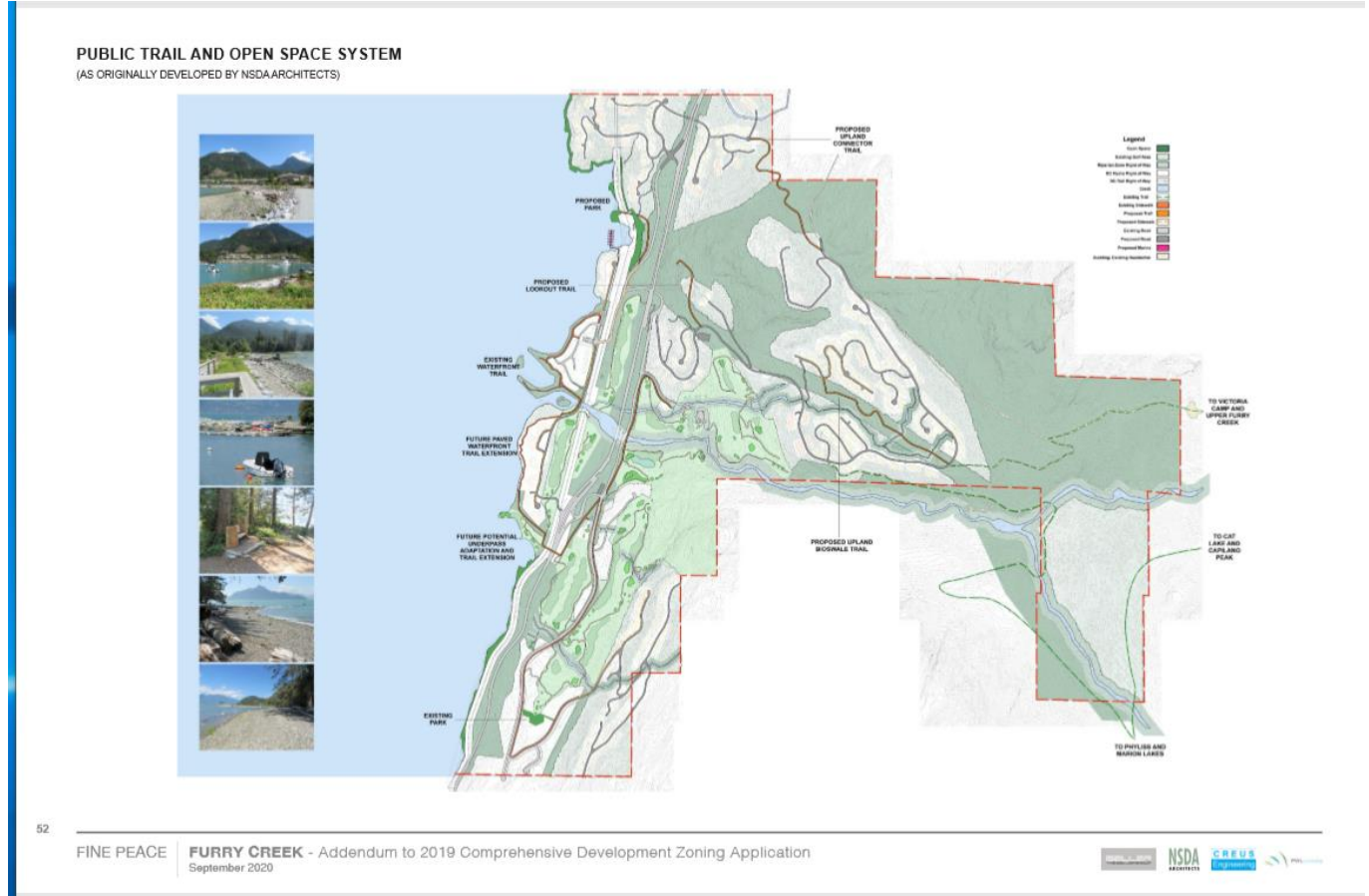
ENVIRONMENTAL ASSESSMENTS

- Cascade Environmental Resource Group conducted a bio-inventory assessment, including recommendations for development and mitigation of impacts.
- Subsequent studies for each neighbourhood were provided.
- Development Permit guidelines will be prepared to address site specific environmental matters.



PARKS, TRAILS AND OPEN SPACE

- There is a trail network being proposed throughout Furry Creek.
- A trail will connect residents of Lot 2 and Oliver's Landing to the commercial area, under the HWY.
- The UES Department is also reviewing regional trail connections in the Howe Sound area (Board Aug2020 resolution)



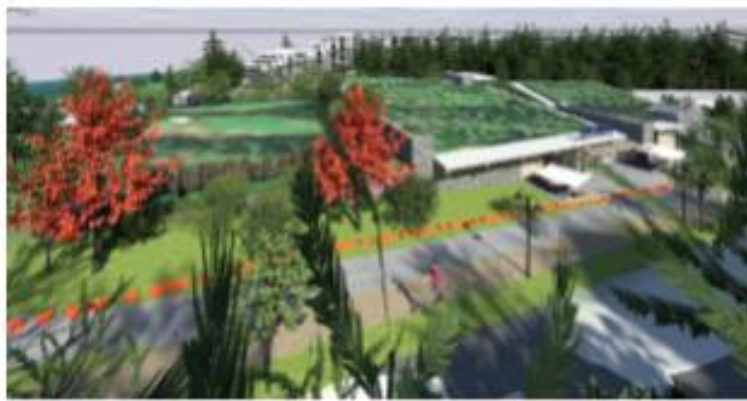
VISUAL IMPACTS FROM HWY, ABOVE AND OCEAN



In most instances, the height of new buildings will relate to the height of adjacent trees.

VISUAL IMPACTS FROM HWY, ABOVE AND OCEAN

- Fine Peace has worked diligently to prove out building heights, architecture and design in order to reduce view impacts.
- The buildings at Lot 2 have been stepped and reduced in height to minimize view concerns from above.
- The buildings will have a tree buffer from the ocean side which will limit view impacts as viewed from the waterfront.
- The commercial site has been very carefully designed to blend in with the topography. Green roofing will limit and soften view impacts from Oceancrest Drive above.
- Highway buffering will be in place to reduce any visual impacts from the highway. Topography will also limit view impacts.
- Solar impacts on the waterfront are negligible as there will be no greater impact than the existing trees.



Artist's illustration looking west over green roofs on commercial and community centre.



Artist's illustration looking south-west toward community centre and adjacent commercial.



Artist's illustration looking south-east over the community centre and village centre towards existing homes.

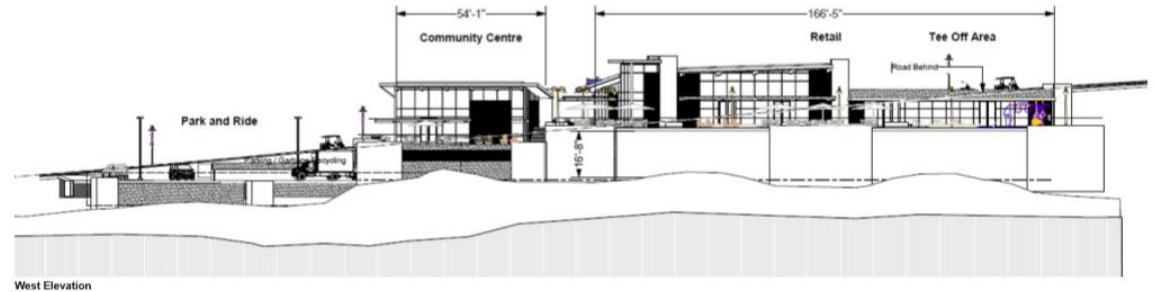


Site plan showing the community and commercial fronting onto Furry Creek Drive.

NEIGHBOURHOOD COMMERCIAL AND COMMUNITY CENTRE

- The new commercial location will be more central to the entire community and will include cater to community needs (small grocery store, café, office space).
- The new location is supported by the Oliver's Landing residents.
- A green roof will make the building blend into the site and have very little in the way of overlook visual impact.

COMMERCIAL & COMMUNITY CENTRE SECTIONS



COMMUNITY AMENITIES

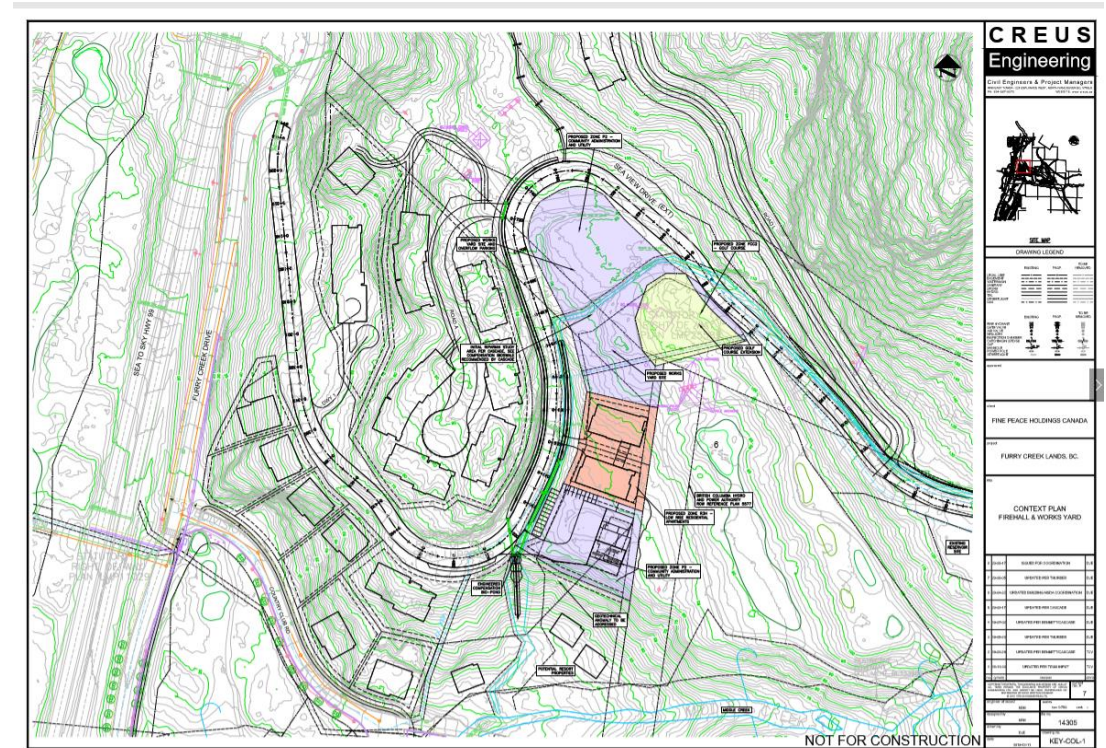
- 120 units of covenanted, non-market housing is being proposed as an amenity.
- School sites were discussed at the last CoW. Furry Creek is not intended to be the location for a new school site. Schools are available at Lion's Bay and Squamish. A school site is proposed for Britannia South.
- Parks, trails, community centre, fire hall, equipment and site, public works yard, administration building are all being proposed, as required by the existing Uplands development covenant.
- The park and ride area will help to support commuters. MOTI must approve the use of the RoW.

SUSTAINABILITY ISSUES

- Energy efficiency was raised as the Dec 2019 CoW meeting.
- All homes will comply with minimum Step Code 3, or whatever higher level is required.
- Wood vs. concrete construction was raised. Both have positives and negatives. Concrete is much more fire resistant and durable and wood has more sustainable properties but can be more prone to fires.
- A mix of wood construction and fly-ash based concrete is proposed.
- Non-combustible materials are proposed for roofs and exterior walls.
- Design guidelines will be developed to ensure sustainability is addressed.

FIRE PROTECTION

- Dave Mitchell and Associates was commissioned to prepare a comprehensive fire review for the Howe Sound communities with particular emphasis on the impacts to the existing Britannia Beach Volunteer FD.
- LOS under the existing playbook will need to go from Exterior to Interior, at a minimum.
- Additional fire hall and apparatus plus an increase in firefighters will be needed to address fire underwriters (FUS) requirements.
- Training requirements will increase significantly.
- Operational bylaw 1561 will need amendment to deal with Interior Operations.



FIRE PROTECTION

- Sprinklering required.
- 10 members minimum will be needed to respond out of new 2nd firehall at Furry Creek.
- Overall 20 new members would be needed.
- This doubles the size of the BBVFD.
- More training, more inspections.
- New recruit training takes 18 months for Exterior plus at least another 6 months for Interior. A training site would be needed, unless one is constructed at Furry Creek.
- Fine Peace is committing to pay for all required fire protection requirements.

DISCUSSION