



SQUAMISH - LILLOOET
REGIONAL DISTRICT



Britannia Oceanfront Development Corporation REZONING & OCP AMENDMENT APPLICATION

PUBLIC INFORMATION MEETING

September 18, 2017



Background

- ▶ The SLRD received an application for a rezoning and OCP amendment in April, 2017
- ▶ The proposal is for a mixed use development
- ▶ 82 residential units were originally proposed and presented to the Board (now 87), 2605 m² commercial, preservation of heritage buildings, flood protection, community amenities, etc.



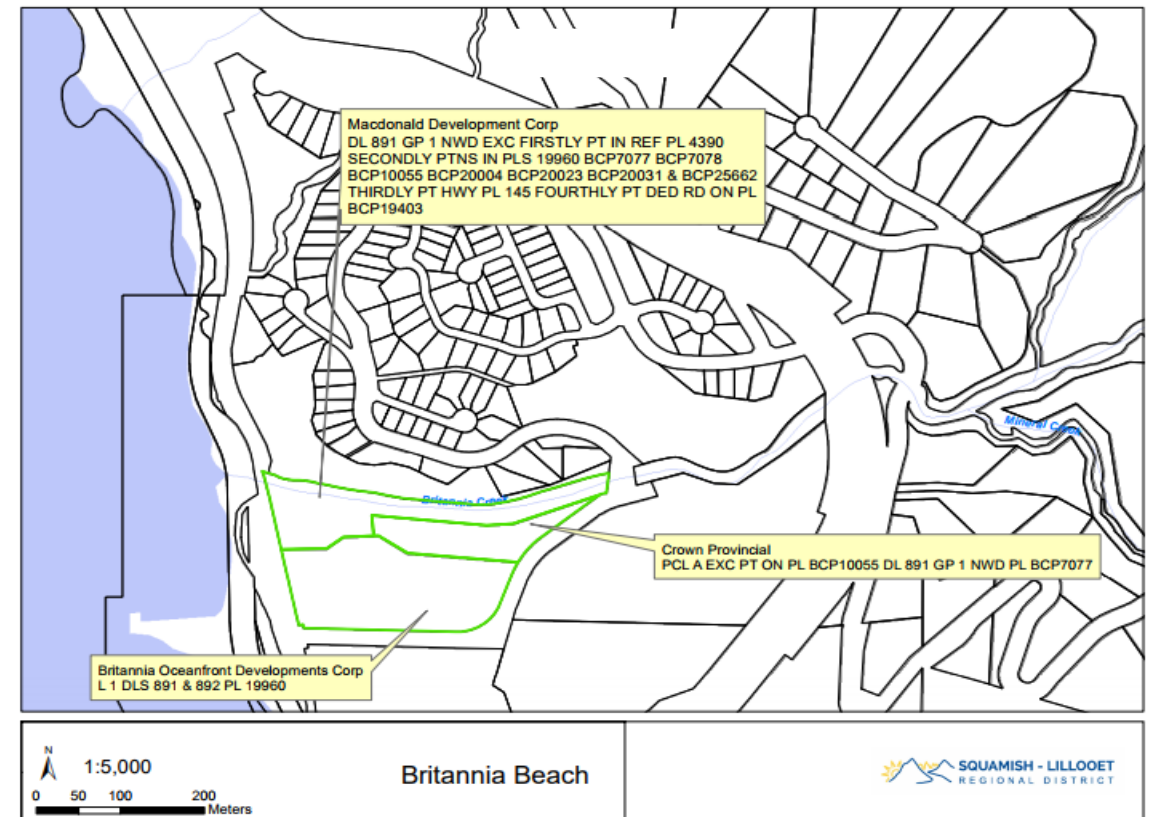
Status of Application

- ▶ The application (based on 82 units) received permission to proceed by the SLRD Board on June 28, 2017
- ▶ Since then, the applicant has been refining their application and addressing water supply issues.
- ▶ This public information meeting is being held in order to gain feedback on the application prior to bylaw preparation.



The property

- ▶ The property is 4.09 ha (10.11 acres) and it includes a piece of Crown Land that was previously owned by Macdonald Dev't Corp and transferred to the Crown. MDC plans to buy back the land and include it in this application.
- ▶ There is an active soil deposit permit on this site, which is independent of this application.





Current Zoning and OCP status

- ▶ Regional Growth Strategy: Master Planned Community
- ▶ Area D Official Community Plan: Crown land= “Open Space”, BODC owned land= “Floodplain management”
- ▶ Area D OCP anticipates 800-1000 units at Britannia North (only about 250 units are expected).
- ▶ Area D Zoning = RR3 zone



Current Zoning and OCP status

▶ RR3 zone currently allows:

agriculture, excluding intensive agriculture • forestry practices, including silviculture and harvesting, but not including processing or manufacturing • aggregate extraction, but not including processing or manufacturing • operation of a temporary portable sawmill if at least 50% of the volume of the timber is harvested from the parcel on which the sawmill is located • single family dwelling • secondary suite • bed and breakfast • home office • home craft • accessory buildings and accessory uses



Current Zoning and OCP status

▶ Proposed uses:

- Commercial (retail, restaurant, services, etc.)
- Residential
- Community Centre
- Day care
- Gym facility
- Park and trail



Flood and Debris Flow Protection

- ▶ The flood protection regime must be approved as “safe for the use intended”. The Province must sign off on the proposed plan.
- ▶ The current proposal is to have a debris net above the upper Copper Drive bridge.
- ▶ The grade of the entire site is also proposed to be raised as part of the flood protection plan.



Water Supply

- ▶ The applicant is working with their engineers to prove out water supply. Proof of adequate water will be made a requirement.

APPLICATION DETAILS



Britannia Beach

Revised layout with 87 units





Housing



Typical Townhouse



Housing

- ▶ 82 units of housing are proposed (now 87), as follows:
 - ▶ 58 townhomes (now 60)– for purchase
 - ▶ 13 live/work units – for purchase
 - ▶ 11 (now 14) rental apartments
- ▶ The SLRD Board has requested that staff investigate resale and rental rate restrictions in discussions with BODC. So far, BODC has not committed to any such restrictions.



Commercial Space



Main Village Street



Live/Work Mews



Commercial Space

- ▶ 12 of the “heritage” buildings are proposed to be retained, relocated, refurbished.
- ▶ 436 m² (4693 ft²) of new commercial space is proposed.
- ▶ All commercial space is to be retained by BODC.
- ▶ No tourist accommodation is proposed.
- ▶ A form and character development permit would be required to ensure a consistent design vision.



Amenities

Community Hall

- upgrading of the community hall for use by the community. The applicant proposes to add an elevator to the community hall, upgrade the porch, add sprinklers and updated fixtures. The applicant has stated that the community hall would be leased to the Britannia Beach Community Association for \$1 per year with a covenant stating that this building shall remain a community amenity in perpetuity;
- Operational and maintenance costs would be the responsibility of the Community Association
- Costs of the proportional share of the Village common area maintenance, including parking and landscaping would be covered by the BODC.



Amenities (cont'd)

Enhanced recreational amenities

- a children's play area (6660 ft²);
- a community garden (6167 ft²);
- an off leash dog park (7725 ft²) with waste receptacle;
- a linear park and Creekside trail are proposed;
- a fitness facility (1968 ft²) – located in one of the existing honeymoon cottages;

Daycare

- A daycare space is proposed at 50% market rent (not determined) with flexibility to revisit the use, rent and operator at the end of the 5 year lease period



Amenities (cont'd)

- preservation of 12 of the old “heritage” village structures;
- Provision of local services (restaurant, cafes, shops)
- Bus lay by and shelter



Affordable housing

- No *designated* affordable housing units have so far been agreed to.
- 14 *rental* units are proposed. There has been discussion that starting rents will be based on (\$ x sq.ft). BODC is amenable to a reasonable predetermined annual rent increase. 6/14 of the units are to be rented to village employees.
- The rest of the 68 units are for purchase. There is no indication that any of these units will be price restricted, or with covenants to prevent inflated resale increases. The SLRD Board has asked that this be explored.
- BODC is committed to an “locals first” sales approach.



Heritage Preservation

- The application proposes to retain 12 “heritage” buildings on the property.
- The buildings are to be upgraded and moved to more suitable locations on the property, and complemented by infilled new buildings.
- The applicants intend to use descriptive signage on each building to tell the building’s history.
- A Heritage Revitalization Agreement is proposed in order to address certain Building Code complications so that these old buildings can be retained without the need to adhere to the current BC Building Code.



Transportation

Transportation Study

- The applicant submitted a traffic study dated May 17, 2016 and was based on a fewer residential units (64 units versus the 82 units now proposed).
- The study noted that the left turn bypass would function acceptably, but noted that the merge and taper areas on Highway 99 should be further reviewed to ensure that the left turn lane does not slow down vehicles.

Parking

- 278 parking spaces are proposed for the entire project.
- Some parking is proposed along Copper Drive, however, it is unknown if this will be approved by MOTI



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