



REQUEST FOR DECISION
Form, Character & Conservation
Development Permit No. 279
Oliver's Landing at Furry Creek – Phase 4

Meeting date: April 23, 2025

To: SLRD Board

RECOMMENDATION:

THAT the Board authorize issuance of Form, Character & Conservation Development Permit No. 279 with to the final Phase 4 development (16 units) at Oliver's Landing in Furry Creek.

THAT the Chief Administrative Officer be authorized to sign Form, Character & Conservation Development Permit No. 279.

KEY ISSUES/CONCEPTS:

The proposed Oliver's Landing Phase 4 development is within the Form, Character & Conservation Development Permit Area. Fine Peace Furry Creek Development Ltd. submitted a development permit application in August 2024 for the construction of 5 duplex and 2 triplex buildings as well as the completion of the Beach Drive connection to Waterfront Drive, representing the final phase of the Oliver's Landing Lot 1 development. Revisions and additional information were required. The SLRD received the final required information and plans in March 2025. Development Permit No. 279 (DP No. 279) adheres to the Electoral Area D Zoning Bylaw requirements, as well as Form, Character & Conservation objectives/guidelines. As such, staff recommend issuance of the development permit. Form, Character & Conservation Development Permit Area applications involving buildings and structures with a Gross Floor Area (GFA) of greater than 500 m² require approval of the Board.

RELEVANT POLICIES:

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)
[Electoral Area D Official Community Plan Bylaw No. 1135-2013](#)
[Electoral Area D Zoning Bylaw No. 1350-2016](#)

BACKGROUND:

The subject development permit is for the final Phase 4 development at Oliver's Landing in Furry Creek, consisting of 5 duplexes and 2 townhouses for a total of 16 units. Oliver's Landing currently consists of 56 duplex units that were developed in the 1990s. With the additional 16 units proposed under the subject application, the development will consist of 72 units at build out, which is within the 74 units allocated under the FCR1 Zone. The application states that the built form and siting of the proposed application are following the vision of a luxury waterfront community with immediate access to the trail system and shoreline.

Site development includes: extensive landscaping featuring FireSmart, native and drought tolerant species; swale to manage stormwater runoff; a pocket urban agriculture area with planters, a tool storage box, and a bench; community gathering seating area by the creek dyke path; pedestrian connectivity to beaches, a waterfront dock, paths, forest trails, golf pathways and the existing Oliver's Landing Club House/Recreation Centre. The proposed development is being constructed to Step Code 3 and there is no fossil fuel combustion for heating, cooling and cooking. EV charging designed in all building garages.

Note the entire project is also subject to a Wildfire Protection Development Permit, Environmental Protection Development Permit, and Natural Hazards Protection Development Permit.

ANALYSIS:

The following section provides an analysis of the development permit application in relation to the Electoral Area D Zoning Bylaw, as well Form, Character & Conservation Development Permit Area objectives/guidelines.

Zoning Review

C2 Zoning	Development Permit Submission
Maximum number of dwelling units 74	72 dwelling units proposed
Max Building Height 12m	9.75m (duplexes) and 10.82m (townhouses)
Max Parcel Coverage 40%	25.24%
Parking	
Residential – 2 per unit Visitor – 1 per 5 units	32 parking spaces provided within private garages 4 required visitor parking spaces are provided
Driveway apron min length 5.5m	5.5m driveway apron met for all units that front onto roadways. DP279 varies driveway apron requirement for 4 units where private garage access is at the side of the building
Townhouse – 1.25 bicycle parking spaces required	Long-term bicycle parking spaces provided within private garages of townhouse units

Staff are in agreement that the proposed development complies with the number of dwelling units, parcel coverage, and maximum building height as set out within the FCR1 Zone. The site plans confirm that the parking regulations are being met, with the addition of a parking variance for 4 driveway aprons, which do not front onto street. Staff are ok with this variance given the garages are located to the side of the buildings and there is no risk of cars splaying out onto the sidewalks or roads.

Form & Character

The proposed building form and character is aligned with the Form, Character & Conservation Development Permit guidelines. Noteworthy form and character aspects include: use of high quality, predominantly natural and local materials and finishes; each of the units are provided with a combination of exterior decks off living rooms, exterior on-grade patios and generous

upper decks; and Craftsman' style exteriors incorporate large roof overhangs, gables, and dormers. To establish differentiation and identity while forming a coherent built form, the overall architectural expression is similar for each building, but different cladding colour schemes have been proposed for each.

See Appendix A Schedule 3 of DP No. 279 to review the

Landscaping & Lighting

The site design and landscaping treatment meets with the guidelines for the development permit area. Noteworthy landscaping and lighting aspects include:

- Extensive landscaping featuring FireSmart, native and drought tolerant species;
- Site re-grading has been kept at the minimum with cohesive landscaping connecting the proposed buildings;
- To ensure adequate sediment and erosion control, the proposed landscaping features diverse planting, continuous gravel bed around the buildings, impervious paving for the visitor parking areas and an E-W swale for gentle water runoff mitigation and pollutant removal;
- Areas around the new buildings and hardscaped surfaces are kept open, without fencing, instead vegetated buffers and wooden privacy screens between ground floor patios is proposed;
- The use of water intensive lawn has been limited and irrigation minimized, with stub-outs located strategically. With light pollution and energy efficiency taken in consideration, the proposed exterior lighting is kept at the minimum, strategically placed in areas where it is required and with timer and/or sensor activated systems;
- Pocket urban agriculture/community garden area; and
- Seating/gathering area at the start of the dyke trail.

A letter of credit in the amount of 135% of the landscaping estimate (including hardscape, walls & fences, pocket urban agriculture area, furnishings, planting, irrigation, lighting) has been provided, as required by the development permit. This is to ensure the landscaping plan is implemented.

See Appendix A Schedule 3, Schedule 5 and Schedule 6 of DP No. 262 to review the Landscaping & Lighting plans.

Pedestrian and Neighbourhood Connectivity

The development involves the extension and connection of Beach Drive to Waterfront Drive. As a result, the vehicular loop through Oliver's Landing will be complete and the access and egress through the community enhanced. Additionally, the gently sloped sidewalk along the West side of Waterfront Drive greatly facilitates the pedestrian access to the site and links to the Dike Trail.

See Appendix A Schedule 2 and Schedule 4 of DP No. 279 to review the Neighbourhood Connectivity and Pedestrian Circulation Plans.

Energy Conservation

The proposed development is being constructed to Step Code 3 and there is no fossil fuel combustion for heating, cooling and cooking. EV charging designed in all building garages.

Solid Waste

Given that this is not a new development, but rather the completion of the existing Oliver's Landing development, the additional 16 units will follow the current solid waste collection system in place for the strata, with solid waste storage provided within private garages and curbside collection.

Grading Plan and Rainwater & Stormwater Management

Grading Plans and Rainwater & Stormwater Management Plans are aligned with the Form, Character & Conservation objectives and guidelines, noting that this is the final phase of an existing development. All civil plans have also been reviewed by SLRD Environmental Services staff and are supported.

See Appendix A Schedule 4 of DP No. 262 for the Civil Plans, including the Grading Plans and Rainwater & Stormwater Management Plans.

REGIONAL IMPACTS ANALYSIS:

The first three phases of Oliver's Landing were completed 20 years ago. The subject development application completes the final phase 4 of Oliver's Landing. Impacts of the additional 16 duplex and townhouse units will be largely local. The expansion of neighbourhood connectivity and coastal flood protection works will benefit the neighbourhood of Furry Creek, particularly Oliver's Landing. There may also be positive regional impacts, as there is a need for more multi-family housing in Howe Sound East.

OPTIONS:

Option 1 (PREFERRED OPTION)

Authorize issuance of Form, Character & Conservation Development Permit No. 279 with respect to the final Phase 4 development (16 units) at Oliver's Landing in Furry Creek.

Authorize the Chief Administrative Officer to sign Form, Character & Conservation Development Permit No. 279.

Option 2

As per Board discretion.

FOLLOW UP ACTION:

Based on the Board's direction, issue DP No. 279.

APPENDICES:

Appendix A: Form, Character & Conservation Development Permit No. 279.

[Schedule 1 Subject Property](#)

[Schedule 2 Site Plans](#)

[Schedule 3 Architectural Drawings](#)

[Schedule 4 Landscape Plans](#)

[Schedule 5 Lighting Concept](#)

[Schedule 6 Street Lighting Plans](#)

[Schedule 7 Civil Works Plans](#)

Submitted by: C. Dewar, Senior Planner

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

Approved by: H. Paul, Chief Administrative Officer



SQUAMISH-LILLOOET REGIONAL DISTRICT

Box 219, 1350 Aster Street, Pemberton, BC V0N 2L0

Phone: 604-894-6371 or 1800-298-7753

DP No.: 279
Date Issued: April 23, 2025
File No.: DP File: 3060.20.279
Address: Lot 1, Oliver's Landing
Issued to: * Fine Peace Furry Creek
Development Ltd.
NO.BC1135140
* (Owner as defined in the
Community Charter, hereinafter
referred to as the Permittee)

1. This Development Permit (Permit) is issued subject to compliance with all of the bylaws of the Squamish-Lillooet Regional District applicable thereto, except as specifically varied or supplemented by this Permit.
2. This Permit applies to and only to those lands within the Squamish-Lillooet Regional District described below, and any and all buildings, structures and other development thereon (except as otherwise provided herein):

Oliver's Landing Phase 4 property: PID 024-569-542, LOT 1 EXCEPT FIRSTLY: PHASE ONE STRATA PLAN LMS4257, SECONDLY: PHASE TWO STRATA PLAN LMS4257, THIRDLY: PHASE THREE STRATA PLAN LMS4257 BLOCK 3 DISTRICT LOT 1296 GROUP 1 NEW WESTMINSTER DISTRICT PLAN LMP42785

as shown outlined on the attached **Schedule 1**, forming part of this Permit, referred to hereafter as the "Land."

3. If the construction permitted by this Permit is not commenced within **two years** of the date of the issuance of this Permit, this Permit shall lapse.
4. This Permit shall not have the effect of varying the use or density of land as specified in the applicable Zoning Bylaw of the Squamish-Lillooet Regional District (currently Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016), nor a flood plain specification under Section 524(2) of the *Local Government Act*.
5. Pursuant to Section 488 of the *Local Government Act*, the subject property has been designated under the Electoral Area D Official Community Plan Bylaw No. 1135-2013 as a Form, Character and Conservation Permit Area for the establishment of objectives for the form and character of intensive residential development; establishment of objectives for the form and character of commercial, industrial or multi-family residential development; establishment of objectives to promote energy conservation; establishment of objectives to promote water conservation; and establishment of objectives to promote the reduction of greenhouse gas emissions.
6. In accordance with Section 7.7 of the Electoral Area D Official Community Plan Bylaw No. 1135-2013, this Permit authorizes development of 16 residential dwelling units in substantial

compliance with the following conditions:

- a. All development must be in accordance with the Site Plan, Parking Plans (including Off Street & Visitor Parking Plans), and Circulation Plan submitted by NSDA Architects as part of the subject Permit application, identified as **Schedule 2** and attached hereto and forming part of this Permit;
 - b. All development must be in accordance with the Architectural Drawings submitted by NSDA Architects identified as **Schedule 3** and attached hereto and forming part of this Permit;
 - c. All development must be in accordance with the Landscape Site Plan, Landscape Planting Plan & Planting List, Landscape Lighting & Irrigation Plan, Landscape Details (Community Garden, Hardscape, Softscape, and Furnishing), and Neighbourhood Connection Plan submitted by Ekistics Landscape as part of the subject Permit application, identified as **Schedule 4** and attached hereto and forming part of this Permit;
 - d. All development must be in accordance with the Exterior Lighting Concept Plan submitted by, Lucent Design Lighting Group, identified as **Schedule 5** and attached hereto and forming part of this Permit;
 - e. All development must be in accordance with the Street Lighting Plan submitted by, Nemetz (SA) & Associates, identified as **Schedule 6** and attached hereto and forming part of this Permit;
 - f. All development must be in accordance with the Subdivision Plan, Erosion and Sediment Control Plan, Servicing Plan, Roadworks, Grading Plans, Stormwater Management, Waterworks, Sanitary Works, Stormworks, Site Sections, Cross Sections, and Standard Details submitted by Vis-Eng Consulting Ltd., identified as **Schedule 7** and attached hereto and forming part of this Permit;
 - g. Letter of credit in the amount of \$1,089,538 equal to 135% of the estimated landscaping costs, refundable upon completion of the works;
 - h. The driveway apron requirements are reduced for the private garages between Buildings 19 and 20 and Buildings 21 and 22, where no apron is provided, as indicated on the Site Plan and Parking Plan included in Schedule 2;
 - i. There is no fossil fuel combustion for heating, cooling and cooking.
7. The approval in Section 6 in no way relieves the owner or occupier of the responsibility of adhering to all other legislation that may apply to the Land.
 8. The Land remains within the Form, Character and Conservation Permit Area of the Electoral Area D Official Community Plan Bylaw No. 1135-2013. Any additional work to buildings and/or the Land not specifically authorized in this Permit may necessitate another development permit application.
 9. The Land shall be developed in substantial compliance with the terms and conditions and provisions of this Permit and any plans and specifications attached to this Permit which shall form a part hereof.
 10. The terms of this Permit, or any amendment to it, are binding on all persons who acquire an interest in the Land affected by this Permit.
 11. This Permit prevails over the provisions of the Electoral Area D Official Community Plan and Zoning bylaws [currently Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw 1350-2016] in the event of conflict.

12. This Permit is not a Building Permit. A Building Permit is required for buildings and structures regulated by the Squamish-Lillooet Regional District Building Bylaw, currently Squamish-Lillooet Regional District Building Bylaw No. 1611, 2020, in addition to this Permit.

AUTHORIZING RESOLUTION PASSED BY THE BOARD

THIS DAY OF APRIL, 2025.

ISSUED THIS DAY OF APRIL, 2025.

Heather Paul
Chief Administrative Officer