



## REQUEST FOR DECISION

### Lil'wat Main Street Development – OCP and Zoning Amendment (First Reading)

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**Meeting Date:** December 2, 2020/December 16, 2020

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**To:** SLRD Electoral Area Directors/SLRD Board

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**Applicant:** Lil'wat Capital Assets Inc.

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**Location:** Mount Currie, Electoral Area C

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**Legal Descriptions:** LOT 1 DISTRICT LOT 209, LILLOOET DISTRICT, PLAN EPP102417

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<b>RGS Designation:</b> Rural Community	<b>OCP Designation:</b> Commercial	<b>Zoning:</b> C-1 Zone Community Commercial	<b>ALR Status:</b> N/A	<b>Development Permit Areas:</b> Development Permit Area 1: Mount Currie Commercial
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#### RECOMMENDATIONS:

THAT Bylaw 1697-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020” be introduced and given first reading.

THAT Bylaw 1697-2020, cited as “Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020” be referred to the appropriate First Nations, Village of Pemberton, and provincial agencies including the Ministries of Transportation and Infrastructure, Forests, Lands, Natural Resource Operations and Rural Development, Municipal Affairs and Housing, and Vancouver Coastal Health for comment.

THAT Bylaw 1698-2020, cited as “Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020” be introduced and given first reading.

THAT Bylaw 1698-2020, cited as “Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020” be referred to the appropriate First Nations, Village of Pemberton, and provincial agencies including the Ministries of Transportation and Infrastructure, Forests, Lands, Natural Resource Operations and Rural Development, Municipal Affairs and Housing, and Vancouver Coastal Health for comment.

#### KEY ISSUES/CONCEPTS:

The SLRD received a development application from Lil'wat Capital Assets Inc. proposing a Village type mixed-use commercial and residential development on vacant land within the Mount Currie commercial area. Specifically, the property includes two consolidated land parcels at 2037 – 2043 Highway 99 (consolidated lot address is 2037 Sea to Sky Hwy 99, Mount Currie). Two separate buildings are proposed, with ground level commercial and 1-2 levels of

residential. The South building consists of 36 units of affordable non-market rental housing units, sponsored by BC Housing, while the North building consists of 17 moderate income - affordable market rental units. (full description of what is intended by “affordable non-market” and “moderate income - affordable market” is included below)

The current Community Commercial Zoning and Commercial OCP Designation does not provide for residential development, and thus the need for a Zoning and OCP amendment application. The Zoning and OCP Amendment Applications are being processed concurrently.

The Lil'wat Main Street Development (project name) directly addresses recommendations from the recently completed SLRD Housing Need and Demand Study (2020). It is also aligned with SLRD Regional Growth Strategy goals and strategic directions and the SLRD Electoral Area C OCP objectives and policies.

SLRD staff are comfortable the site can accommodate the proposed density and necessary parking. SLRD staff are also comfortable the site is “safe for intended use” based on the submitted professional reports. Zoning Amendment Bylaw No. 1697-2020 and OCP Amendment Bylaw No. 1698-2020 are being presented for consideration of first reading. Further technical information may be requested through the referral process to provincial agencies, to come after first reading. Further design details will be addressed at the development permit stage.

**RELEVANT POLICIES:**

[Squamish-Lillooet Regional District Regional Growth Strategy Bylaw No. 1062, 2008](#)

[Squamish-Lillooet Regional District Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999](#)

[Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002](#)

[Squamish-Lillooet Regional District Housing Need and Demand Study, 2020](#)

[Community Amenity Contributions Policy](#)

**BACKGROUND:**

Project Description

The subject parcel is within Electoral Area C of the SLRD and is held as private fee simple land. The existing zoning is Community Commercial and the existing OCP designation is Commercial, which allows for relatively limited residential development. According to the application, the intent is to rezone the parcels to allow for a Village type mixed use commercial and residential development, consisting of two separate buildings linked by a covered walkway. The residential development will include affordable non-market rental units (sponsored by BC Housing) and affordable market rental units (see unit mix break down below). Site development will also include extensive landscaping, a children’s play area, community gardens, and the development of surface parking areas for both vehicles, electric vehicles and bicycles. The site design principles indicate the development seeks to add a sense of arrival into a compact town

centre with a walkable commercial area. The development also seeks to enhance pedestrian connectivity to the adjacent Ts'zil Learning and Lil'wat Cultural Centre.

See [Site Drawings](#) and [Design Principles](#) for full details.

<b>South Building – Unit Mix</b>	<b>North Building – Unit Mix</b>
36 Affordable Non-Market Units (Rental): 5 @ 3 -BR Units 5 @ 2-BR Units 14 @ 1 -BR Units 2 @ Accessible 1 -BR Units 10 @ Studio Units	17 Moderate Income - Affordable Market Units (Rental) 5 @ Live-Work 1-BR Units 12 @ 1-BR Units
5 Commercial Retail Units	1 Commercial Retail Unit

Affordability Continuum

Within the South building (36 Rental Affordable Non-Market Units), the proponent has indicated the exact affordability formula used to determine rents will depend on BC Housing’s funding program available for this project. For example, BC Housing’s current funding program entitled “Community Housing Fund” (CHF) will support projects that have the following rent and eligibility requirements:

- 30% of units at Moderate Income – Affordable Market Rents
- 50% of units at Housing Income Limits (HILs) – Rent Geared to Income
- 20% of units at Low-Income – Deep Subsidy Units

Within the North building (17 Rental Affordable Market Units), the proponent has indicated the intent for the housing units are that they be rented as “Moderate Market Rental”, with rents likely set at CMHC’s average market rent for the area. This type of housing would be consistent with what BC Housing sets out as Moderate Income - Affordable Market Rental and would be consistent with CMHC’s lending criteria for affordable rental housing.

Sustainability Goals

The application states the project will incorporate a number of sustainability features, including:

- good energy utilization in the building design, including enhanced insulation levels, air-tightness in the building envelope, and high-quality heat recovery systems incorporated in the mechanical equipment for the buildings.
- solar panel arrays on the roofs of the building.
- electric vehicle charging stations available at some of the commercial parking stalls.
- use of native plants in the site landscaping, that are drought-resistant.
- site landscaping that features native grasses, to create suitable habitat for the threatened dun skipper, whose presence has been documented in the general area of the subject site.

BC Step Code requirements are not currently in place in the SLRD. The applicant is aware these may be mandated at the time of construction and the project will respond accordingly. Further conservation (energy efficiency and greenhouse gas reduction) and sustainability design opportunities can be explored at the development permit stage.

## ANALYSIS:

### SLRD Regional Growth Strategy Bylaw No. 1062, 2008 – Review

#### **Goal 1 Focus Development into Compact, Complete, Sustainable Communities**

The subject property is designated Rural Community under the SLRD Regional Growth Strategy (RGS). Under the RGS, Rural Communities are defined as:

*historical, small-scale settlements such as Mount Currie, D'Arcy, and Seton Portage/Shalalth, as shown on the Regional Settlement Planning Map. The objective for these areas is to encourage compact residential and local commercial and small-scale mixed-use developments within distinct small villages or development nodes with community water and sewer services.*

- The project proposes mixed-use compact residential and local commercial, at a small-scale and within the existing development node of Mount Currie, as supported by the Rural Community designation.
- The subject property is serviced by community water and sewer services. And it has been confirmed the existing community water and sewer services located in the adjacent street rights-of-way have the required capacity to accommodate the proposed Lil'wat Main Street Development.

Further, the RGS encourages Smart Growth, which is defined as:

*means a pattern of development that makes efficient use of our limited land base and our existing infrastructure systems, protects important resource lands and natural areas, promotes a wide variety of transportation and housing options, creates more complete communities, and fosters high quality and environmentally sensitive development practices. Smart growth recognizes the connections between development and quality of life, and leverages new growth to improve the community.*

- The project is connected to the Mount Currie transportation systems, including BC Transit.
- The project will also connect in to the Friendship Trail, which will be extending out to Mount Currie, connecting the communities of Mount Currie and Pemberton.
- The project expands housing options – both tenure and form - in the Mount Currie community.
- The project intends to create a more complete community in Mount Currie, through the provision of local commercial/retail, affordable rental housing, community gardens, children's play area, and enhanced pedestrian connectivity and safety.

#### **Goal 3 Generate a Range of Quality Affordable Housing**

Goal 3 includes a number of strategic directions and policy language related to affordable housing. The most relevant to the subject project are summarized below.

The RGS: *(ii) Prioritizes higher-density and mixed use neighbourhoods close to where residents work and play as part of the solution to the affordability issue. This could involve incentives and/or requirements for targeted affordable units, infill housing, density bonusing, inclusionary zoning, acquisition of community housing land banks, requiring units above commercial space and mixed use developments that address the needs of employees, seniors and people in need.*

Further, according to the RGS, expanded housing choice and affordability will be achieved by:

- *Increasing the rental housing supply, including purpose-built rental housing.*
- *Integrating affordable housing in existing communities and in close proximity to services.*

SLRD and member municipalities agree to:

*c) Encourage affordable housing self-help initiatives by community organizations and individuals to maintain and/or increase the supply of affordable housing (e.g., community housing land trusts, non-profit, locally controlled entities that acquire and hold land in perpetuity so that it can be used for affordable housing).*

- The unit mix and tenure proposed expand housing choice in the community.
- All the residential units are proposed as purpose-built rental, with a continuum of affordability – from *Deep Subsidy Units* to *Affordable Market Units* (details outlined under Project Description above).
- The project integrates into the Mount Currie community.
- The project is being proposed by Lil'wat Capital Assets Inc., with 36 of the residential units to be built in partnership with BC Housing.

#### Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999 - Review

The subject property is designated Commercial under the Electoral Area C OCP, which provides for commercial development but not residential/mixed-use, thus the need for an OCP amendment. The OCP Amendment Bylaw 1698-2020 proposes to re-designate the subject property from Commercial to Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential.

Under the current Commercial designation, the following policy language speaks to opportunity for new development in Mount Currie:

*Options for new development include higher densities and/or redevelopment in Pemberton or new development in other locations such as at the old Mt. Currie village on the highway, in conjunction with continued development at the upper Mt. Currie village to serve the resident population, in conjunction with a potential new growth, again to serve the resident population, and at various locations along the corridor to serve residents and tourists.*

The Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential designation provides for use of land for local commercial activity including retail, restaurants, personal service, and community facilities. Residential use includes multiple-unit residential. Objectives and policies emphasize affordable housing, connectivity and the public realm, preferred modes of transportation and sustainability. The *Development Permit Area 1: Mount Currie Commercial* (form and character development permit areas) will apply in the Commercial 2 designation.

The Electoral Area C OCP includes the following objective and policies around conservation and sustainability. The proponent has indicated the development proposal will be formulated to comply with these objectives and policies, to be explored further at the development permit stage.

*To ensure the planning, design, and construction of energy efficient buildings to minimize greenhouse gas emissions, maximize energy conservation and improve air and water quality.*

Aspects to be addressed further at the Development Permit and Building Permit Stage include design/form and character, conservation and sustainability, lighting, landscaping, and natural hazard mitigation.

#### Electoral Area C Zoning Bylaw No. 765, 2002 – Review

The subject property is zoned Community Commercial under the Electoral Area C Zoning Bylaw, which provides for commercial development but not residential/mixed-use, thus the need for a zoning amendment. The Zoning Amendment Bylaw 1697-2020 proposes to rezone the subject property from C1 - Community Commercial to C2 – Mixed Use Commercial and Multiple-Unit Residential.

#### **Intent**

The intent of the C2 – Mixed Use Commercial and Multiple-Unit Residential Zone is to provide for a Village type mixed use commercial and multiple-unit residential development.

Note two new definitions are being introduced as part of Amendment Bylaw 1697-2020:

**MULTIPLE-UNIT RESIDENTIAL** means a residential use in a building divided into not less than 3 dwelling units.

**RESIDENTIAL RENTAL TENURE** means a form of tenure known as tenancy, in which rent is paid by a tenant to a landlord in exchange for the right to occupy a dwelling unit for residential use, in accordance with provisions of the Residential Tenancy Act.

The C2 zone is proposed to include residential rental tenure units, including affordable non-market housing and moderate income - affordable market housing. The C2 zone provides for a minimum 30 residential rental tenure units

#### **Uses**

The tailor-made zone will include general commercial uses, multiple-unit residential, home-based business, as well as park, playground, community garden and community facilities.

#### **Parking**

The tailor-made zone includes the following requirements, in addition to the standard Parking and Loading requirements set out in Section 4 of the zoning bylaw:

- a minimum of 4 electric vehicle charging stations.
- a minimum of 25 long-term secure bicycle parking spaces and 20 short-term covered bicycle parking spaces, and
- for multiple-unit residential development, the required parking spaces are calculated at 1.25 spaces per residential unit.

#### SLRD Housing Needs and Demand Study (2020) - Review

The SLRD Housing Need and Demand Study was completed in February 2020. Key Findings include limited rental supply and housing shortages in First Nations communities:

**Limited Rental Supply:** *Across the SLRD's electoral areas, stakeholders and community members reported that there was a limited supply of rental housing. This is impacting the ability of new households to move to the region and employers noted that it was creating significant*

*challenges in hiring and retaining workers. Most rental stock in electoral areas is in the secondary market [secondary suites].*

**Housing Shortages in First Nations Communities:** *Many of the First Nation communities in the region are facing acute housing shortages due to historical underinvestment in housing on reserve. Overcrowding is common and many households are living in homes in poor condition. The First Nations that participated in interviews noted a desire for off-reserve members to move home and were seeking to expand housing stock, despite significant structural constraints. There is a strong desire to build more housing for First Nations members on and off reserve.*

Further, recommendations specific to Area C include:

- *Encourage the development of modest density multi-family housing in Mount Currie, prioritizing affordable rental or attainable homeownership through BC Housing's AHOP.*

The Lil'wat Main Street Development addresses the key finding around limited rental supply and housing shortages in First Nations communities. Further, the Lil'wat Main Street Development specifically addresses the recommendation for the development of modest density multi-family housing in Mount Currie.

#### SLRD Community Amenity Contributions Policy - Review

The SLRD Community Amenity Contributions (CAC) Policy (see link under Relevant Policies above) includes the following exemption:

- *Rezoning applications that include 100% Affordable Housing or Special Needs Housing that is subject to a Housing Agreement.*

The 36 residential units within the South building are all Affordable Non-Market Rental Units, sponsored by BC Housing. The proponent has confirmed the intent for the 17 residential units within the North Building are that they be rented as "Moderate Market Rental", with rents likely set at CMHC's average market rent for the area. The proponent has suggested, this type of housing would be consistent with what BC Housing sets out as Moderate Income - Affordable Market Rental and would be consistent with CMHC's lending criteria for affordable rental housing. Further, since these proposed 17 units can be deemed as affordable rental housing, and targeted to middle-income households, Lil'wat Capital Assets is hopeful that the SLRD can exempt these units from having to provide Community Amenity Contributions.

Under the SLRD Regional Growth Strategy affordable housing: *means rental or ownership housing priced so that monthly payments are less than 30% of gross household income.*

Staff suggest this 30% gross household income threshold be the cap for all of the rental housing proposed – non-market and market – with the affordability spectrum provided under this threshold. SLRD Staff are supportive of providing an exemption from the SLRD CAC Policy, provided all the affordable housing meet the SLRD RGS definition of affordable, as the development is providing purpose built affordable (at a spectrum) rental housing, which is in alignment with BC Housing and SLRD definitions of affordable housing.

#### Affordable Housing in Perpetuity – Housing Agreements

Covenants will be registered on title for the non-market dwelling units, that will ensure affordability in perpetuity. Lil'wat Nation is working towards securing BC Housing capital funding

for the construction of the 36 non-market units within the South Building. The exact affordability formula used to determine rents within this building will depend on BC Housing's funding program available for this project.

Other community amenities in the development include community gardens and tool shed, and a children's play area.

Staff recommend a car-share also be added to the on-site community amenities. If the Board is supportive, this could be included as a requirement in the zone.

Professional Reports

Generally, SLRD staff are comfortable the site is "safe for intended use" based on the submitted professional reports. Based on review and analysis, staff requested additional information; this information is summarized below.

**Northwest Hydraulic Consultants Flood Hazard Assessment Report (FHA) (July 2020) –**

<p>SLRD Staff Comments/Questions</p>	<p>Section 7 Summary and Recommendations of the NHC FHA Report (July 2020) includes: "9) A conveyance channel capable of conveying 50m<sup>3</sup>/s of water north to south through the development site is incorporated in the site design (to be designed by a qualified professional)." It does not appear that the site designs submitted to date include this required conveyance channel. Are you able to illustrate or explain how this recommendation will be incorporated into the overall Main Street site design and development layout?</p>
<p>Proponent Responses</p>	<p><i>Provision of a Flood Conveyance Channel</i> The revised drawings include Drawing A06, which indicates that the parking areas and driving aisles for the project will serve as the Flood Conveyance Channel should the site be inundated by flood waters resulting from a breach of the Birkenhead River/Poleyard Dyke to the north.</p> <p>As the flood waters will move through the site in a southerly, then easterly direction, as shown on Northwest's flood mapping diagrams, the finished grading will provide the surface grades necessary to allow the flood waters to discharge across the site to the south-east as recommended.</p> <p>Northwest Hydraulic Consultants have vetted our general approach for flood control and flood conveyance at this time, and concur with it. Lil'wat Capital Assets acknowledge that more detailed work will be necessary in the Building Permit approvals stage of the project to ensure that any retaining walls used to raise the buildings to FCL are sufficiently armoured to protect against erosion that could be caused by the movement of flood water.</p>



**Kontur Preliminary Geotechnical Assessment Report (April 2020) –**

SLRD Staff Comments/Questions	Section 7.0 Additional Study of the Kontur April 2020 Report notes: “Due to the presence of potentially compressible and/or liquefiable soils in the subgrade within the subject property further geotechnical exploration is recommended to advance design.” Are you able to identify how or when Lil’wat Capital Assets Inc. will undertake such additional study as recommended?
Proponent Responses	Kontur has provided further information to clarify the points you have raised: <i>a) Further Geotechnical Study Needed to Advance the Design</i> The additional exploration would include a Seismic Cone Penetrometer test, Auger holes and Dynamic Cone Penetration Tests. The work would take 1 to 2 days to complete with an updated report to follow. The work should be done prior to finalization of structural as it would effect the foundation design.
SLRD Staff Comments/Questions	Section 8.0 Closure of the Kontur April 2020 Report notes: “The subject property is underlain by potentially compressible soils which may result in long-term post-construction differential settlement and potentially liquefiable soils that may result in significant lateral and vertical soil displacement during the design earthquake. Both of the potential issues are considered to be mitigatable with relatively commonly practices includes but not limited to raft slabs, preloading, densification and piles supported foundations. Provided suitable measures are implemented the subject property is considered safe for the intended use, that being the construction of multi-family residential buildings.” Are you able to provide details as to what mitigative measures will implemented to address the described potential issues?
Proponent Responses	<i>b) Details of what mitigative measures will be implemented to address problems caused by potentially compressible soils and potentially liquefiable soils.</i> Mitigative measures range from preload (this will likely have to be done) to installation of piles. If the building has a period greater than 0.5s, soil densification may be required, but typically a three storey building would have a period of less than 0.5s. In the case where there is significant silty soils, it may become more practical to pile rather than wait for the preload to complete consolidation of subgrade soils. A raft slab will likely be recommended.

**Cascade Environmental Resource Group Initial Environmental Review (IER) – February 2020**

SLRD Staff Comments/Questions	Section 4 Conclusions and Recommendations of the IER Report (February 2020) notes: “Based on the conditions observed on the site and the information reviewed the site appears to be suitable for the proposed rezoning and
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	suitable for development” subject to recommendations. SLRD staff can confirm these recommendations will be reviewed further and implemented at the Development Permit stage. Additionally, please note details of how these recommendations will be addressed will be required at the Development Permit stage.
Proponent Responses	The intent is to commission additional consultant work from Cascade, and to provide an analysis of how any additional recommendations made by Cascade Consultants are going to be addressed.

Transportation

Ministry of Transportation and Infrastructure (MOTI) will review the development application as part of the referral processes following first reading. Any transportation issues or studies will be addressed through this process. The Zoning Amendment Bylaw No. 1697-2020 also requires sign off from MOTI prior to adoption.

**REGIONAL IMPACT ANALYSIS:**

Impacts of the additional of 36 non-market rental housing units, developed in partnership with BC Housing, and 17 *Moderate Income - Affordable Market Rental* units (affordable based on CMHC standards) will be largely local, with the community of Mount Currie benefiting. There may also be positive regional spin off impacts, as there is a shortage of affordable rental housing throughout the SLRD.

**OPTIONS:**

Option 1 (PREFERRED OPTION)

Give first reading to Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020 and initiate the referral process.

Give first reading to Squamish-Lillooet Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020 and initiate the referral process.

Option 2

Revise as per Board direction and give first reading to the Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020 as revised.

Revise as per Board direction and give first reading to the Squamish-Lillooet Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020 as revised.

Option 3

Refer the zoning amendment application back to SLRD staff for more information, or for revision.

Option 4

Reject the zoning amendment application.

**FOLLOW UP ACTION:** If approved by the Board, proceed with initiating referral process for zoning amendment bylaw.

**ATTACHMENTS:**

**Appendix A:** Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020

**Appendix B:** Squamish-Lillooet Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020

Prepared by: C. Dewar, Senior Planner

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

Approved by: M. Helmer, Chief Administrative Officer

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1697-2020**

A bylaw of the Squamish-Lillooet Regional District to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002;

**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 C Zoning Bylaw No. 765, 2002, Amendment Bylaw No. 1697-2020”.
2. Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 765, 2002 is amended as follows:

(a) By adding the following definitions to SECTION 1 DEFINITIONS:

**MULTIPLE-UNIT RESIDENTIAL** means a residential use in a building divided into not less than 3 dwelling units.

**RESIDENTIAL RENTAL TENURE** means a form of tenure known as tenancy, in which rent is paid by a tenant to a landlord in exchange for the right to occupy a dwelling unit for residential use, in accordance with provisions of the Residential Tenancy Act.

(b) By adding the following designation to Table 2-1 Designation of Zones, to come after TC5 – Tourist Commercial 5 Sub Zone:  
C2 – Mixed Use Commercial & Multiple-Unit Residential Zone

(c) By inserting the following 8.3 C2 ZONE – MIXED USE COMMERCIAL & MULTIPLE-UNIT RESIDENTIAL into Schedule A Zoning Bylaw under SECTION 8 COMMERCIAL ZONES and following the SECTION 8.2 TC ZONE as follows:

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**SECTION 8.3 – C2 ZONE – MIXED USE COMMERCIAL & MULTIPLE-UNIT RESIDENTIAL**

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**Intent**

- 8.3.1 The intent of this zone is to provide for a Village type mixed use commercial and multiple-unit residential development.

**Permitted Uses**

- 8.3.2 Land, buildings and structures in the C2 Zone shall be used for the following purposes only:
- (a) retail;
  - (b) rental stores;
  - (c) business and professional offices;
  - (d) banks;

- (e) post office;
- (f) medical and dental clinics;
- (g) restaurants;
- (h) bakeshop or confectionery, whose products are sold retail on the premises;
- (i) personal service establishments as defined under *Health Act* regulations, shoe repair shops, electric and electronic shops, launderette, laundry and dry-cleaning shops, florist shops, tailor or dressmaking shops;
- (j) printing and publishing;
- (k) community halls, churches, libraries and other similar uses;
- (l) theatres;
- (m) recreation and places of amusement;
- (n) park
- (o) playground
- (p) community garden
- (q) community facilities
- (r) *home based business*
- (s) *multiple-unit residential*
- (t) *accessory buildings and accessory uses*
- (u) uses permitted in section 3.2.

**Parcel Coverage**

8.3.3 The parcel coverage of all buildings and structures shall not exceed 20 percent.

**Parcel Area**

8.3.4 The minimum parcel area for subdivision shall be one hectare.

**Siting Requirements**

8.3.5 No building or structure or part thereof, except a fence, shall be located within 5 metres of a *parcel line*.

**Dwelling Units, Gross Floor Area, and Height Regulations**

8.3.6 On a parcel located in the C2 Zone, no use, building or structure shall be established, constructed, located or altered, and no plan of subdivision approved which contravenes the regulations set out in the table below in which Column I sets out the matter to be regulated and Column II sets out the regulations.

	<b>COLUMN I</b>	<b>COLUMN II</b>
	<b>Matter to be Regulated</b>	<b>Regulations</b>
.1	Minimum number of <i>dwelling units</i>	45
.2	Maximum commercial <i>gross floor area</i>	800 sq. m.
.3	Maximum residential <i>gross floor area</i>	5000 sq. m.
.4	Maximum building height	13 m
.5	Maximum accessory building height	4 m
.6	Minimum <i>residential rental tenure</i> units	30 units

**Parking & Loading**

- 8.3.7 Parking and loading shall comply with the requirements of Section 4 of this Bylaw.
- 8.3.8 In addition to the requirements of Section 4 of this bylaw, there shall be a minimum of 4 electric vehicle charging stations.
- 8.3.9 In addition to the requirements of Section 4 of this bylaw, there shall be a minimum of 25 long-term secure bicycle parking spaces and 20 short-term covered bicycle parking spaces.
- 8.3.10 For multiple-unit residential development, the required parking spaces are calculated at 1.25 spaces per residential unit.

(d) The Squamish-Lillooet Regional District Electoral Area C Zoning Bylaw No. 762, 2002, Schedule B Maps is amended as follows:

The land outlined on the map on Schedule 1 to this bylaw and legally described as “LOT 1 DISTRICT LOT 209 LILLOOET DISTRICT PLAN EPP102417” is rezoned from C1 Zone (Community Commercial) to C2 Zone (Mixed-Use Commercial & Multiple-Unit Residential).

(e) By adding Amendment Bylaw 1697-2020 to the Summary of Amendments table as follows:

1697-2020	Lil'wat Main Street Zoning Amendment	, 2021
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READ A FIRST TIME this	15 <sup>th</sup> day of	DECEMBER, 2020
READ A SECOND TIME this	day of	, 2021
PUBLIC HEARING held 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

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Tony Rainbow  
Chair

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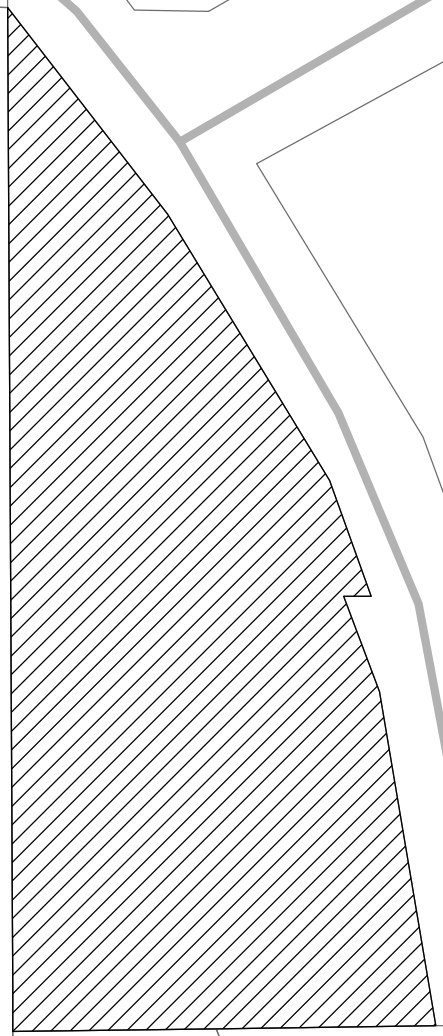
Kristen Clark  
Director of Legislative Services and Corporate  
Services



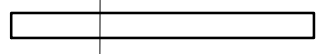
Pemberton Portage Rd

Sea to Sky Hwy

Main St



60 m



## Schedule 1



C1 Zone (Community Commercial) to C2 Zone (Mixed-Use Commercial & Multiple-Unit Residential)

**SQUAMISH-LILLOOET REGIONAL DISTRICT  
BYLAW NO. 1698-2020**

A bylaw of the Squamish-Lillooet Regional District to amend the  
Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999

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**WHEREAS** the Board of the Squamish-Lillooet Regional District wishes to amend the Electoral Area C Official Community Plan;

**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 “Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999, Amendment Bylaw No. 1698-2020”.
2. Squamish-Lillooet Regional District Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999 is amended as follows:
  - (a) By inserting the following **COMMERCIAL 2 – MIXED USE COMMERCIAL AND MULTIPLE-UNIT RESIDENTIAL LANDS** into Schedule A Zoning Bylaw under **LAND USE Section 7 COMMERCIAL LANDS** as follows:

**COMMERCIAL 2 – MIXED USE COMMERCIAL AND MULTIPLE-UNIT RESIDENTIAL  
LANDS**

***Context***

The Lil’wat Main Street Development is a Village type mixed use commercial and residential development, consisting of two separate buildings linked by a covered walkway. The residential development tenure is rental and includes affordable housing units, as well as a variety in dwelling unit types. The commercial development is ground level, connecting to and enhancing the pedestrian experience, and includes live work units. The addition of compact rental residential and local commercial at a small scale contributes to Mount Currie centre as a complete community.

The Lil’wat Main Street Development integrates into existing preferred modes of transportation routes, including the Friendship Trail, and provides community amenities such as a children’s play area and community gardens. Enhanced pedestrian connectivity, outdoor community spaces and extensive landscaping contribute to the vibrancy of the Mount Currie centre.

The Lil’wat Main Street Development enhances the natural landscape through the retention and use of native, drought resistant and low maintenance plantings. Sustainability features are incorporated throughout the development, including solar and heat recover systems. Natural hazard considerations guide site design, with geological and hydraulic mitigative measures implemented.

***Objectives***

- To create affordable housing units to serve the needs of the community.
- To provide a variety of housing types, sizes and tenures, including non-market housing options.



- To enhance connectivity and the public realm.
- To support a viable commercial centre in Mount Currie.
- To ensure adequate goods and services are locally available to residents of and visitors to Area C.
- To ensure development minimizes and mitigates risks associated with natural hazards.
- To encourage efficient, low-carbon, innovative development practices that conserve, recycle or generate energy, water, materials, and other resources.

***Policies***

- 7.12 The Plan provides for mixed-use residential and commercial and designates these land uses as COMMERCIAL 2 on Map 1 – Land Use Designations. COMMERCIAL 2 supports the use of land for local commercial activity including retail, restaurants, personal service, and community facilities. Residential use includes multiple-unit residential.
- 7.13 Affordable housing is prioritized, and provided for in perpetuity.
- 7.14 Multiple-Unit Residential development includes a variety of unit types and tenures to meet the diverse needs of the community over the long-term.
- 7.15 Commercial development contributes to the streetscape through quality design, materials and prioritization of pedestrians.
- 7.16 Commercial activity caters to the everyday needs of local residents and provides services and goods to area visitors.
- 7.17 Connectivity to preferred modes of transportation is encouraged.
- 7.18 Development of infrastructure that minimizes impacts to environmental resources is encouraged.
- 7.19 Buildings are encouraged to be net zero ready by 2032, as per the BC Step Code

(b) By adding reference to Commercial 2 in 7.11 Development Permit Area 1: Mount Currie Commercial by inserting the following wording after “Development Permit Area 1 includes all parcels designated as Commercial...”:

and Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential...

(c) By adding Amendment Bylaw 1698-2020 to the Summary of Amendments table as follows:

1698-2020	Lil’wat Main Street Development OCP Amendment	, 2021
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3. Map 1 (Area C Land Use Designations) of the Electoral Area C Official Community Plan Adoption Bylaw No. 689, 1999 is amended as follows:

By redesignating the land legally described as “LOT 1 DISTRICT LOT 209 LILLOOET DISTRICT PLAN EPP102417” from Commercial to Commercial 2 – Mixed Use Commercial and Multiple-Unit Residential as shown on Schedule “1”.

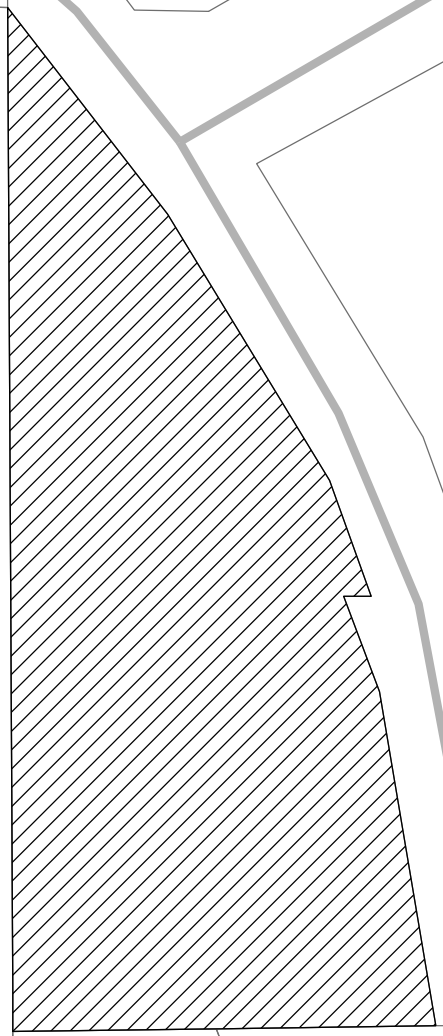




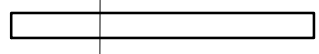
Pemberton Portage Rd

Sea to Sky Hwy

Main St



60 m



## Schedule 1



Commercial to Commercial 2 - Mixed-Use Commercial and Multiple-Unit Residential