



INFORMATION REPORT

Britannia Oceanfront Developments
Corporation - Rezoning and OCP

Meeting Date: October 25/26, 2017

Meeting: SLRD Board of Directors

Applicant: Britannia Oceanfront Developments Corporation

Location: Britannia Beach North, ELECTORAL AREA D

Legal Description(s): *Britannia Oceanfront Developments property:* PID 005-484-073, LOT 1 DISTRICT LOTS 891 AND 892 PLAN 19960, AND, *Macdonald Development Corporation property in trust for Britannia Oceanfront Developments Corporation:* PID 015-913-961, DL891, GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 4390, SECONDLY; PORTIONS IN PLANS 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031 AND BCP25662, THIRDLY; PART HIGHWAY PLAN 145, FOURTHLY; PART DEDICATED ROAD ON PLAN BCP19403 AND, *Crown parcel:* PID 025-820-141, PARCEL A EXCEPT: PART ON PLAN BCP10055 DISTRICT LOT 891 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP7077.

PURPOSE:

This report is to update the SLRD Board about the rezoning application made by the Britannia Beach Oceanfront Developments Corporation (BODC) in April, 2017;

To outline the comments made at the public information held by the SLRD on September 18, 2017 and,

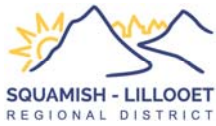
To present some revisions to the original application that were submitted by the applicant.

KEY INFORMATION:

Background

On June 28/29, 2017, the SLRD Board granted the "permission to proceed" with review of the application. The Board made the following resolution:

THAT the Squamish-Lillooet Regional District Board grant permission to proceed with the review of the zoning and Official Community Plan amendments being proposed by Britannia Oceanfront Developments Corporation for their property at Copper Drive at Highway 99 in Britannia Beach; and



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THAT staff investigate resale and rental rate restrictions in discussions with Britannia Oceanfront Developments Corporation.

At that time, the application proposed 82 residential units, 436 m² (4,693 sq.ft) of new commercial space, 2,605 m² (28,040 sq.ft.) of existing commercial space, a total of 278 parking spaces, a bus lay-by, flood protection, site landscaping and restoration.

The application proposes to rezone 4.091 ha (10.11 acres) of land at the townsite at Britannia Beach with the intention of revitalizing the area through a mixed residential and commercial development.

The SLRD public information meeting:

The SLRD held a public information meeting about the BODC project on September 18, 2017. At the meeting, there were about 50 people present. There appeared to be general support for the project however there were some key issues that were raised:

- Concerns about BODC using publicly held land to create privately held amenities (note that BODC has clarified the amount of land being used for private use in Appendix 2). It should be clarified that the Crown land in question was previously owned by Macdonald Development Corporation and was donated to the Crown as Macdonald did not believe that they would need it;
- Highway traffic, access and egress;
- Concerns about a potential drive-through restaurant being created (note that BODC has since confirmed that this use is no longer being considered);
- Maintenance costs for the flood debris structures and who will pay for their ongoing maintenance.

For reference, on June 28/29, 2017, the SLRD Board resolved:

THAT the Squamish-Lillooet Regional District (SLRD) support in principle the construction of the debris net structure by Britannia Oceanfront Developments Corporation on Britannia Creek, conditional upon the SLRD not being the owner of, nor responsible for maintenance of, the debris net structure.

Revisions to previously submitted plans:

The applicant was previously proposing 82 residential units in the following formats:

	# of Units
Market for-purchase townhomes	58
Live/work for-purchase units	13
Rental residential apartments	11
TOTAL UNITS	82

The applicant is now proposing 87 residential units in the following formats:

	# of Units
Market for-purchase townhomes	60
Live/work for-purchase units	13
Rental residential apartments	14
TOTAL UNITS	87

Public land acquisition:

BODC has provided a plan (see Appendix 2) which indicates the amount of land being acquired from the Province (which was previously owned by Macdonald Development Corporation) as well as the net amount of land of public land to be utilized for the development (1,427 m²) or .35 acres based on the amount of park dedications being proposed.

Affordable housing:

Staff of the SLRD met with the applicants and reiterated the June 28, 2017 Board resolution *“THAT staff investigate resale and rental rate restrictions in discussions with Britannia Oceanfront Developments Corporation.”*

Staff discussed the concept of having some of the proposed townhouses covenanted with a price cap such that the units could be sold for a profit but future sales capped to a set price increase in order to prevent future price speculation. The Whistler Housing Authority price cap covenants were presented as a successful approach that has not limited subsequent unit sales. The applicant has expressed concerns regarding resale restrictions based on the impact on saleability/price, but are willing to rent the rental housing units at market rates (presumably with a restrictive covenant). The applicant has included in their revised rationale (attached) *“We feel that when considered in its entirety, BODC has made a meaningful contribution to the overall affordability of housing at Britannia Beach”*.

It should be noted that neither of the two townhouses that the applicant has added to their site plan since the original proposal are intended to have any resale or price restrictions.

Next Steps

Staff will continue to work with the applicant to clarify issues and further develop the application details so that bylaws can be developed and brought back to the Board for first reading.

- Attachments:**
1. SLRD Board report dated June 28, 2017
 2. Public land acquisition map and summary of net public land
 3. Public information meeting notes



INFORMATION REPORT

Britannia Oceanfront Developments Corporation - Rezoning and OCP

4. Applicant's revised rationale

Submitted by: K. Needham, Director of Planning and Development Services
Reviewed by: L. Flynn, Chief Administrative Officer



REQUEST FOR DECISION

Britannia Oceanfront Developments
Corporation - Rezoning and OCP
Amendment Application

Meeting Date: June 14, 2017 and June 28, 2017

Meeting: SLRD Electoral Area Directors' Committee and Board of Directors

Applicant: Britannia Oceanfront Developments Corporation

Location: Britannia Beach North, ELECTORAL AREA D

Legal Description(s): *Britannia Oceanfront Developments property:* PID 005-484-073, LOT 1 DISTRICT LOTS 891 AND 892 PLAN 19960, AND, *Macdonald Development Corporation property in trust for Britannia Oceanfront Developments Corporation:* PID 015-913-961, DL891, GROUP 1 NEW WESTMINSTER DISTRICT, EXCEPT: FIRSTLY; PART IN REFERENCE PLAN 4390, SECONDLY; PORTIONS IN PLANS 19960, BCP7077, BCP7078, BCP10055, BCP20004, BCP20023, BCP20031 AND BCP25662, THIRDLY; PART HIGHWAY PLAN 145, FOURTHLY; PART DEDICATED ROAD ON PLAN BCP19403 AND, *Crown parcel:* PID 025-820-141, PARCEL A EXCEPT: PART ON PLAN BCP10055 DISTRICT LOT 891 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP7077.

RECOMMENDATION:

THAT the Squamish-Lillooet Regional District Board grant permission to proceed with the review of the zoning and Official Community Plan amendments being proposed by Britannia Oceanfront Developments Corporation for their property at Copper Drive at Highway 99 in Britannia Beach.

PURPOSE:

To provide the SLRD Board with information about a rezoning application made by the Britannia Beach Oceanfront Developments Corporation (BODC). The applicant proposes to rezone 4.091 ha (10.11 acres) of land at the townsite at Britannia Beach with the intention of revitalizing the area through a mixed residential and commercial development. Appendix 1 shows the general location of the proposed development.

KEY INFORMATION:

Background

On April 24, 2017, the SLRD received an application for a zoning and OCP amendment for land located at the entry to Britannia Beach North at Copper Drive and Highway 99, across from the B.C. Mining Museum. The application is for a mixed use development, including 82 residential units, 436 m² (4,693 sq.ft) of new commercial space, 2,605 m² (28,040 sq.ft.) of existing commercial space, a total of 278 parking spaces, a bus lay-by, flood protection, site landscaping and restoration.

The current site includes a number of “heritage” buildings that are in various forms of use, with some buildings in better condition than others. The buildings are not registered as heritage buildings, however they are historical in nature and represent the early development of Britannia Beach. The application proposes to preserve 12 of these “heritage” buildings. These existing buildings will need to be moved from their current locations and as part of the development, they will be re-sited on the property.

The proposal includes a piece of Crown Land that was previously owned by Macdonald Development Corporation (see Appendix 1 for property ownership details). As part of this application, the Crown has granted Britannia Oceanfront Developments Corporation (a subsidiary of Macdonald Development Corporation) to act on its behalf with respect to rezoning the Crown Land. BODC intends to buy the land back from the Crown for inclusion in this application. The Crown has granted BODC the authority to act on its behalf for this rezoning application. Also of note, the SLRD has a tenure over a portion of the Crown Land for use as a solid waste collection facility. The status of this tenure with respect to this application and the future location of this facility has yet to be determined.

The property was previously subject to a rezoning application (applied for in 2008) however, this application stalled due to complications to do with the floodproofing of the site. The applicant has now been able to provide engineering studies that support the proposed planning of the site with respect to flood control.

The proposed flood control regime proposes that the site be re-graded to a higher elevation. Under a separate application, the applicants received a soil deposit permit in order to deposit structural soil on the site.

The soil deposit permit can be viewed here:

http://www.slrd.bc.ca/sites/default/files/pdfs/permits/SP04_BritanniaOceanfrontCorp_permit.pdf

RELEVANT POLICIES:

Regional Growth Strategy (RGS) designation:

The RGS includes a number of goals relating to the development of the SLRD. Goal 1 is to “Focus Development into Compact, Complete, Sustainable Communities”. In this section of the RGS, it is noted that: “Population growth and settlement development will be primarily directed to compact Urban Areas and Master Planned Communities on the basis of smart growth principles. New urban communities will not be considered outside of the established settlement areas.” The RGS goes on to note: “Compact, complete, sustainable communities will be achieved by: Promoting more Complete Communities – Providing for a mix of land uses in community development, particularly at Porteau Cove, Furry Creek and Britannia Beach, to enhance the potential for more integrated, complete communities.”.

The land that is subject to this application for rezoning and OCP amendment is currently designated as follows: Map 1 “The RGS Regional Settlement Map” and Map 1E “The Howe Sound Settlement Planning Map” identify the subject lands at Britannia Beach North as “Master Planned Community” along with the Britannia Beach South, Furry Creek and Porteau Cove communities. The Strategic Directions relating to Goal 1 (s.1.1 c)) include: “Master-planned communities refers to larger scale developments that are planned on a comprehensive basis within the defined boundaries of Britannia Beach, Furry Creek and Porteau Cove, as shown on the *Regional Settlement Planning Map* and the *Howe Sound Settlement Planning Map 1e*. Significant future growth will be accommodated in these communities. The objective for these areas is to encourage compact, clustered residential and local commercial, mixed use developments with distinct edges and full community water and sewer services.”

It should be noted that the RGS does not specify densities or unit allocations, rather, it defers to the various OCP and zoning bylaws to provide the regulatory details in order to achieve the RGS vision.

Electoral Area D Official Community Plan Bylaw No. 1135-2013:

The relevant aspects of the Area D OCP are described as follows. The Howe Sound East Sub-Area Plan Map C generally designates the portion of the subject land that is owned by the Crown as “Open Space” and the land owned by Britannia Oceanfront Development Corporation as “Floodplain Management”. As part of this application, the OPC will need to be amended to reflect the residential and commercial uses being proposed on the land.

The Area D OCP anticipates that the total number of units at Britannia Beach will be in the range of 1,650-2,000 units at build-out, with approximately 800 to 1,000 units allocated to Britannia North (approximately 250 units will ultimately be constructed as part of the MacDonald Development subdivision at Britannia North) and 850 to 1,000 units at Britannia South (where the Taicheng application is located).

Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016:

Current Zoning designations: The Area D Zoning Bylaw establishes the subject lands as RR3 zone. In the RR3 Zone the use of land, buildings and structures is restricted to:

- 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

BODC is proposing a comprehensive development zone that is intended to be tailored specifically to their development. Appendix 2 shows the proposed project layout and images. The zoning would ultimately be tied to a comprehensive development agreement that would stipulate project deliverables, timing, and phasing of infrastructure. Some of the uses that have been proposed by BODC include:

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

ANALYSIS:

While this application is in early stages of review, there is some relevant information that can be provided to the Board at this time. This information is presented under the following categories:

Transportation

Traffic Study

The applicant submitted a traffic study prepared by Bunt & Associates, Transportation Planners and Engineers. The traffic study was dated May 17, 2016 and was based on a fewer residential units (64 units versus the 82 units now proposed). The applicant will need to get this study updated to reflect the proposed development. 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. The applicant will be

requested to update the traffic study to address this issue and to reflect the current application numbers.

Parking

Parking and site circulation will be addressed as part of the full application review. It appears that the site can support the required number of parking spaces.

Housing and Affordability

The applicant is proposing 82 residential units in the following formats:

	# of Units
Market for-purchase townhomes	58
Live/work for-purchase units	13
Rental residential apartments	11
TOTAL UNITS	82

The rental units are all under 67 m² (~720 sq.ft) which may provide some affordability. The applicant has not indicated how these units are to remain affordable in perpetuity or if any covenants are being considered with respect to usage and rental costs. Please see Attachment 3 - Applicant’s description of rezoning application, for more information as to these units.

Commercial Development

The applicant is proposing to retain and refurbish 12 of the “heritage” buildings on the site. Only 436 m² (~4693 sq.ft) of new commercial space is being proposed. The rest of the commercial space (2,605 m² or ~28,040 sq.ft.) will be provided from the existing structures which will be re-sited on the property.

While no tenants have been finalized at this time, it is anticipated that the commercial development will include a variety of retail tenants, restaurants, cafes and services geared to serving the neighbourhood as well as the travelling public. No tourist accommodation is proposed at the site.

The site will be subject to a development permit for form and character to ensure that the final construction is in keeping with any development approvals.

Environmental Protection

The subject land is located alongside Britannia Creek. There is an existing path along Britannia Creek. The site will be re-graded and the path will be maintained, albeit at a higher elevation. A full review of environmental setbacks will be required as this review proceeds. In addition, there may be tidal surge elevations set by the Province with respect to rising sea levels. Any such requirements will be addressed through the review process.

The applicant has noted in their application package that any environmental contaminants associated with the site will be capped through the application of clean fill material which will allow for significant landscaping to occur.

In addition, the applicant has noted that the preservation of the many existing buildings on the site is a form of environmental protection. They note that through preserving many of the buildings on site, there will be less landfill produced than if the buildings were to be demolished.

Floodproofing and Debris flow protection

Any approval of this application will be subject to final sign off by the Province with respect to the proposed flood works. The applicant's engineers, Kerr Wood Leidal (KWL), submitted a report entitled "Proposed Flood Mitigation Strategy" in which they outline their proposed design criteria for flood hazard mitigation. The study looks at debris floods, creek floods and coastal floods and outlines an approach for addressing these risks.

For debris floods, KWL is recommending:

- an engineered debris net above upper Copper Drive bridge;
- creek works on the Britannia Creek fan; and
- site grading and building design measures in the redevelopment area.

KWL is suggesting maintenance responsibilities as follows:

- SLRD as the overall maintenance authority and responsible for overseeing the Operations and Maintenance (O+M) manual;
- SLRD responsible for maintaining the debris net;
- SLRD responsible for bedload monitoring in the channel below lower Copper Drive and periodic bedload removal as required;
- SLRD responsible for periodic inspection and repair of the creek banks below lower Copper Drive;
- The property owners would be responsible for periodic inspection and repair of riprap armouring of the structural fill slope; and
- The property owners would be responsible for any necessary inspection and repairs within the development area.
- Tunnel Dam (now partially decommissioned) would need to have an agency assigned to maintenance responsibility (most likely the Province of BC).
- The SLRD would also need to accept the risk of a high mobility large rock avalanche hazard (1:12,000 year annual probability). It is an mitigatable risk and outside of the probability range considered for land development in BC (usually 1:10,000) and there are currently no quantitative risk acceptance criteria for landslides in any legal documents in BC. The SLRD would need to make a policy decision to accept the risk and require "save harmless" covenants.

As noted by KWL, any maintenance authorities would need to be provided details of their responsibilities prior to accepting responsibility. If the SLRD accepts the proposed flood hazard mitigation strategy as outlined in the KWL report, and pending the completion of a detailed design submission, KWL would certify that the proposed redevelopment was "safe for the intended use". "For this purpose, "safe" would be defined as the redevelopment being protected against potential loss of life within the bounds of the redevelopment for the accepted design criteria for flood and debris flood (including landslide dam outbreak flood) hazard mitigation. Such certification would be subject to internal and external peer review."

The applicant, in an email to the SLRD, notes that the benefits that the access and debris net would provide are:

- 1) Protect the Britannia Fire Hall;
- 2) Protect the 2 downstream lot owners from debris floods;
- 3) Protect three Ministry of Transportation and Infrastructure bridges, 2 of which carry SLRD infrastructure, the other being an integral part in moving commuters through the Sea to Sky corridor;
- 4) Protect the, community, potable water source and treatment facilities;
- 5) Protect the CN Rail bridge; and
- 6) Mitigate the risk for existing and future development on the fan, including the Mining Museum.

Further information with respect to the proposed floodproofing regime will be brought to the Board as this review progresses. It should be noted that at the May 24 and 25, 2017 SLRD Board meeting, the Board made the following resolution:

THAT the Squamish-Lillooet Regional District (SLRD) support in principle the construction of the debris net structure by Britannia Oceanfront Developments Corporation on Britannia Creek, conditional upon the SLRD not being the owner of, nor responsible for maintenance of, the debris net structure.

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.

Community Amenity Contributions

The applicant proposes the following as community amenity contributions, as described more fully by the applicant in their submission, attached as Appendix 3:

- completion of the Britannia townsite;
- preservation of the old “heritage” village structures;
- incorporation of 11 rental units;
- provision of a building for use as a daycare and a favourable rent structure (no details have been worked out as to how this would work);
- provision of a building for use as a fitness centre (no details have been worked out as to how this would work);
- 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 operated by the

Britannia Beach Community Association (no details have been worked out as to how this would work);

- a children's play area and community garden are proposed;
- a linear park and Creekside trail are proposed;
- environmental benefits associated with remediation of the mine site through capping the site with a layer of structural fill, the addition of new landscaping, green building designs and sustainability features;
- jobs associated with the commercial sector;
- provision of flood safety systems.

Public Engagement

On April 27, 2017, the applicant held an open house in order to collect feedback on the proposal. The applicant has noted that the input obtained from that session was mostly positive. Should this application proceed, the SLRD will host another public open house with respect to this application. In addition, as per the *Local Government Act (LGA)*, a statutory public hearing will need to be held with respect to any zoning and OCP amendment bylaws.

Regional Impacts

The project is not likely to have any regional impacts given the relatively small size of the project, however it may provide some regional benefits, including: some additional housing of various types, heritage preservation, a revitalized Britannia Beach and completion of Britannia Creek floodproofing systems which may provide safety to the highway and the highway bridge. Any regional traffic impacts appear to be negligible due to the small size of the project, and will be further reviewed in the requested updated traffic study.

Next Steps

Staff will continue to work with the applicant to clarify issues and further develop the application details so that bylaws can be developed and brought back to the Board for first reading.

OPTIONS (options 1 and 2 are preferred):

Option 1: Grant permission to proceed with the review of Britannia Oceanfront Developments' application for a zoning and OCP amendment.

Option 2: Grant permission to proceed with the review of Britannia Oceanfront Developments' application for a zoning and OCP amendment, and provide additional input to staff.

Option 3: Opt not to proceed with review of Britannia Oceanfront Developments' application for a zoning and OCP amendment.

Attachments: 1. Location Map
2. Proposed project layout and images



REQUEST FOR DECISION – BRITANNIA OCEANFRONT DEVELOPMENTS CORP
REZONING AND OCP AMENDMENT APPLICATION

3. Applicant's description of rezoning application

Submitted by: K. Needham, Director of Planning and Development Services
Reviewed by: L. Flynn, Chief Administrative Officer

APPENDIX 1

Macdonald Development Corp
DL 891 GP 1 NWD EXC FIRSTLY PT IN REF PL 4390
SECONDLY PTNS IN PLS 19960 BCP7077 BCP7078
BCP10055 BCP20004 BCP20023 BCP20031 & BCP25662
THIRDLY PT HWY PL 145 FOURTHLY PT DED RD ON PL
BCP19403

Crown Provincial
PCL A EXC PT ON PL BCP10055 DL 891 GP 1 NWD PL BCP7077

Britannia Oceanfront Developments Corp
L 1 DLS 891 & 892 PL 19960

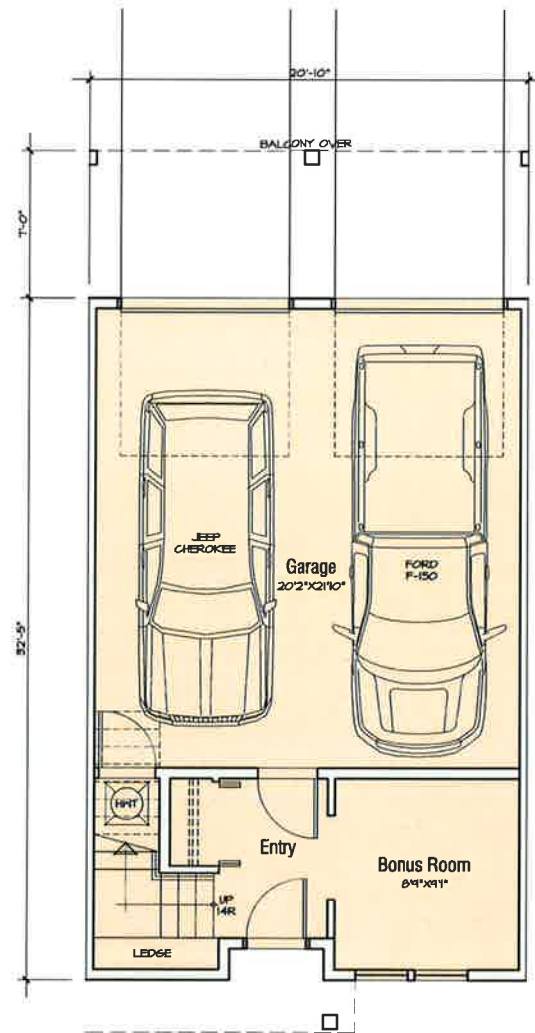
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Britannia Beach

APPENDIX 2

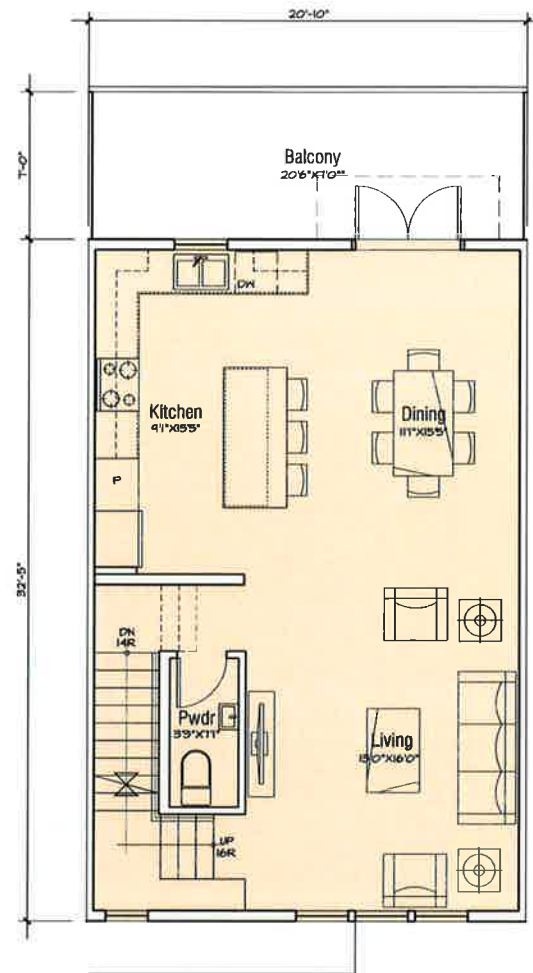


Britannia Beach



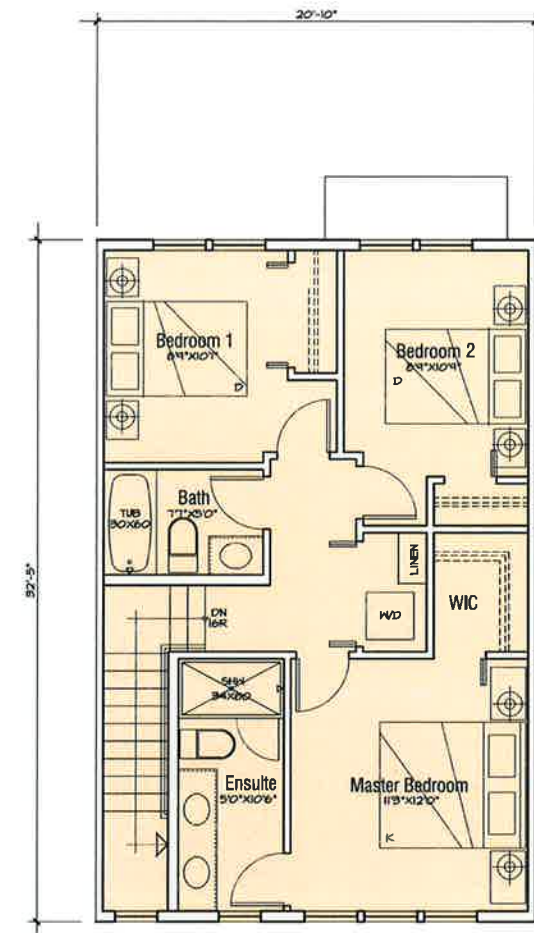
Lower Floor Plan

57 sf FSR
 612 sf Garage
 669 sf Gross



Main Floor Plan

675 sf FSR/ Gross



Upper Floor Plan

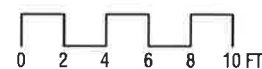
675 sf FSR/ Gross

Type A Plans

Total FSR Area: 1,407 sf
 Total Gross Area: 2,019 sf



P+A
 Landscape Architecture
 Site Planning



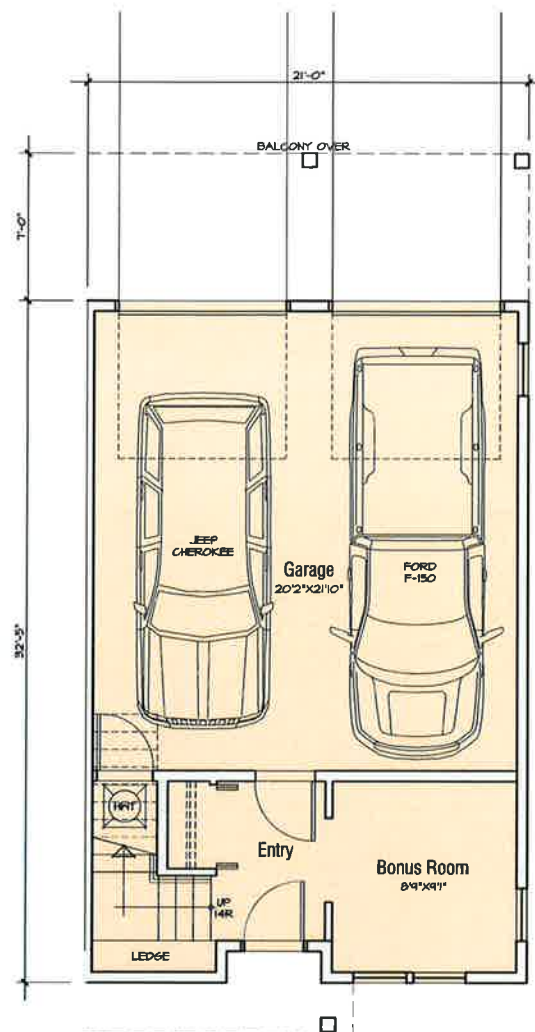
Type A Plans

1/4" = 1'-0"

Britannia Beach

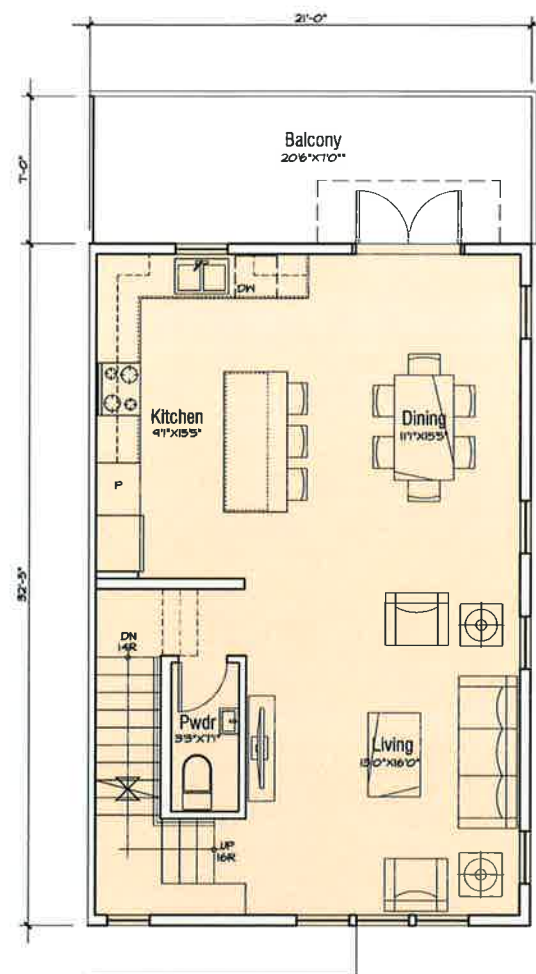
SK-2.0

Sea to Sky Corridor, B C
 February 15, 2017



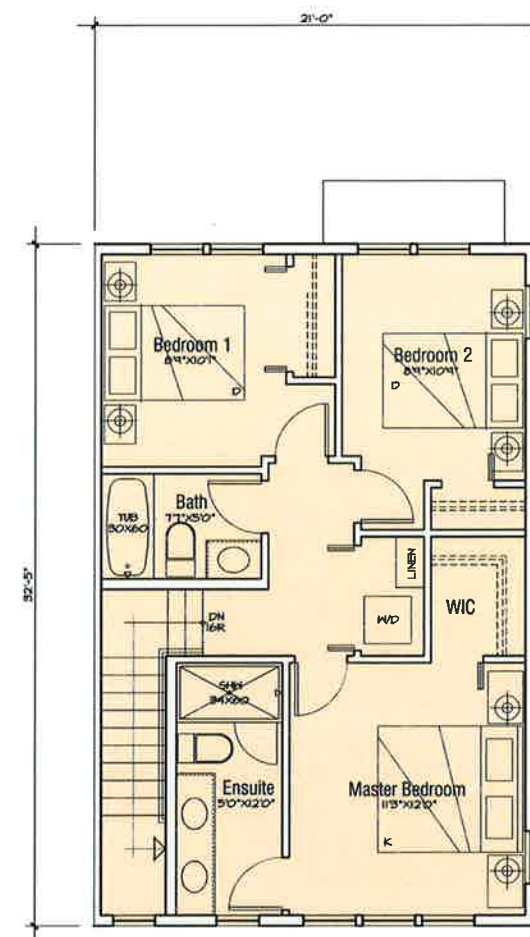
Lower Floor Plan

57 sf FSR
617 sf Garage
674 sf Gross



Main Floor Plan

681 sf FSR/ Gross



Upper Floor Plan

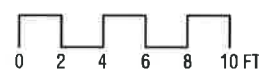
681 sf FSR/ Gross

Type A1 Plans

Total FSR Area: 1,419 sf
Total Gross Area: 2,036 sf

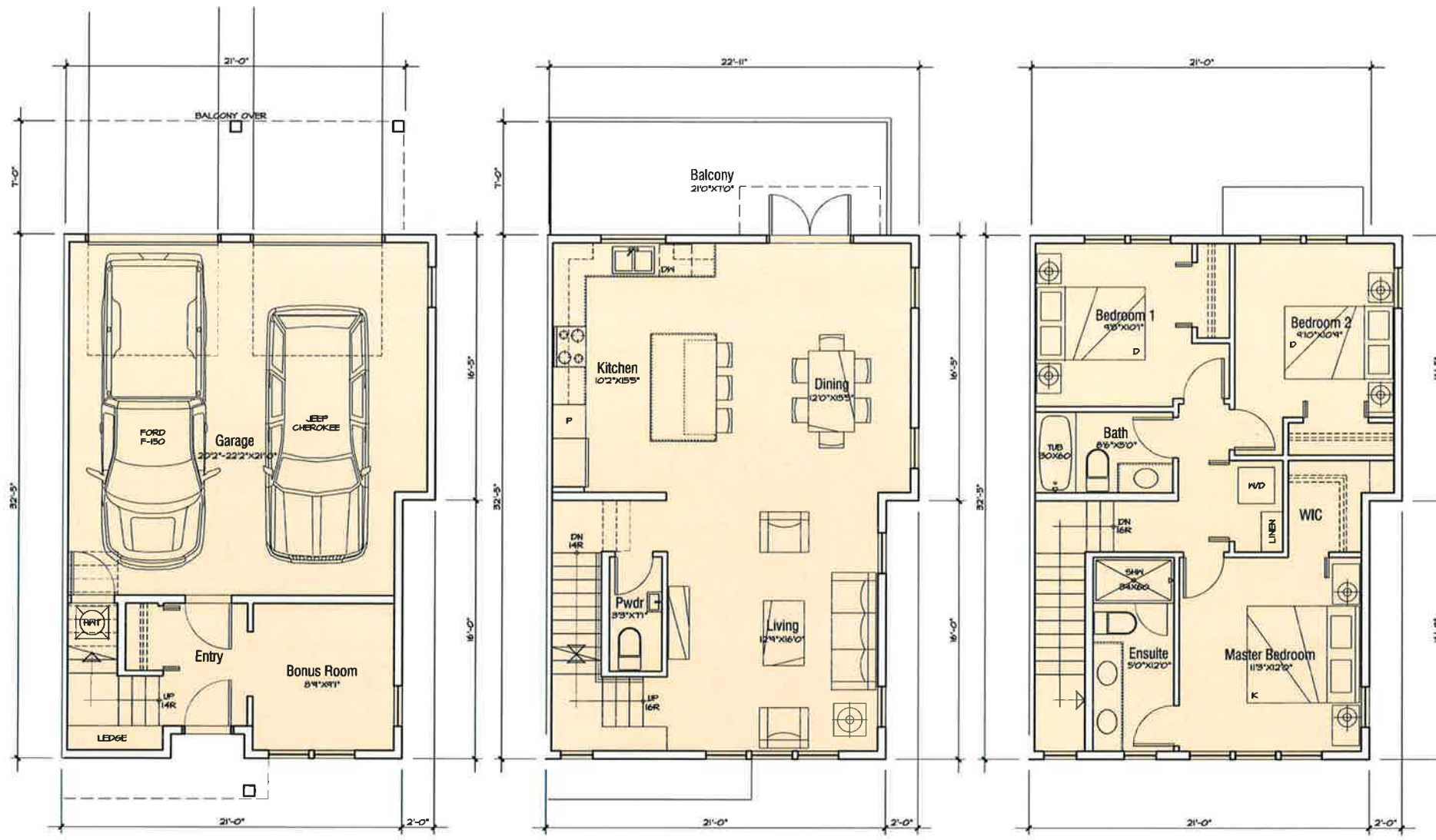


P+A
Landscape Architecture
Site Planning



Type A1 Plans

1/4" = 1'-0"



Lower Floor Plan

57 sf FSR
 650 sf Garage
 707 sf Gross

Main Floor Plan

714 sf FSR/ Gross

Upper Floor Plan

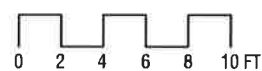
714 sf FSR/ Gross

Type A2 Plans

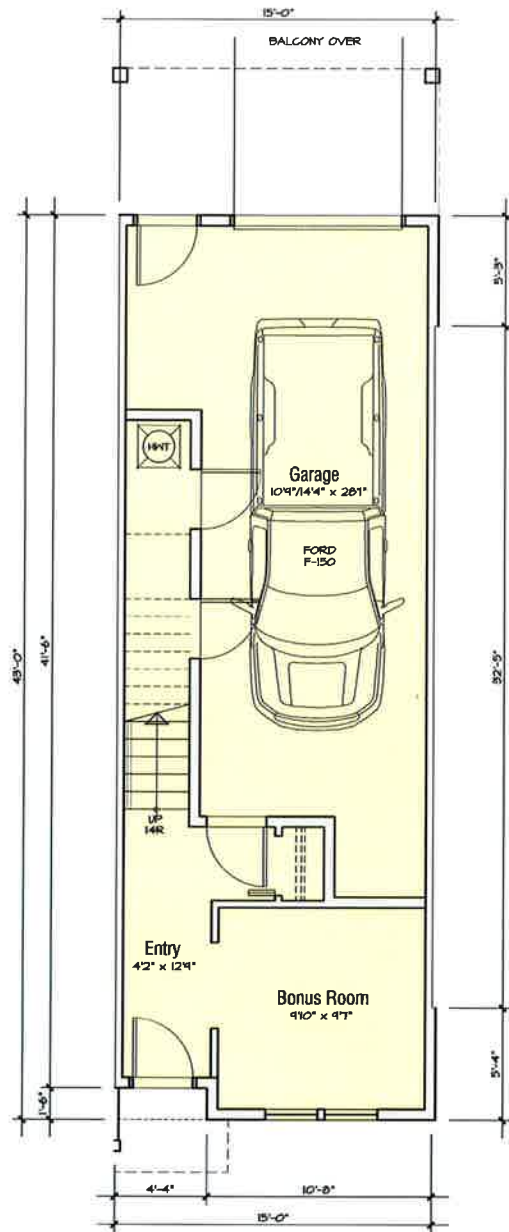
Total FSR Area: 1,485 sf
 Total Gross Area: 2,135 sf



P+A
 Landscape Architecture
 Site Planning

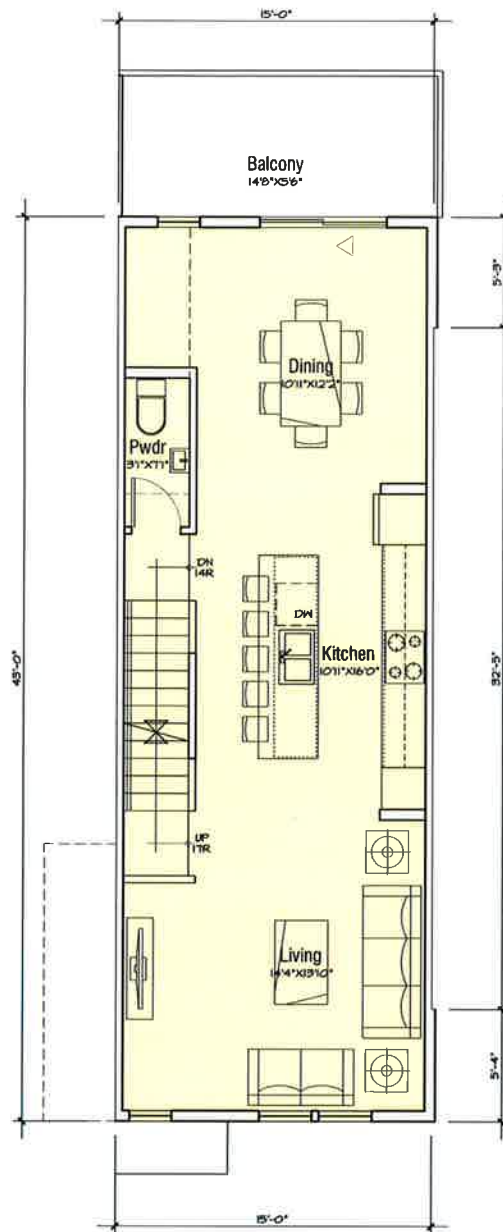


Type A2 Plans
 1/4" = 1'-0"



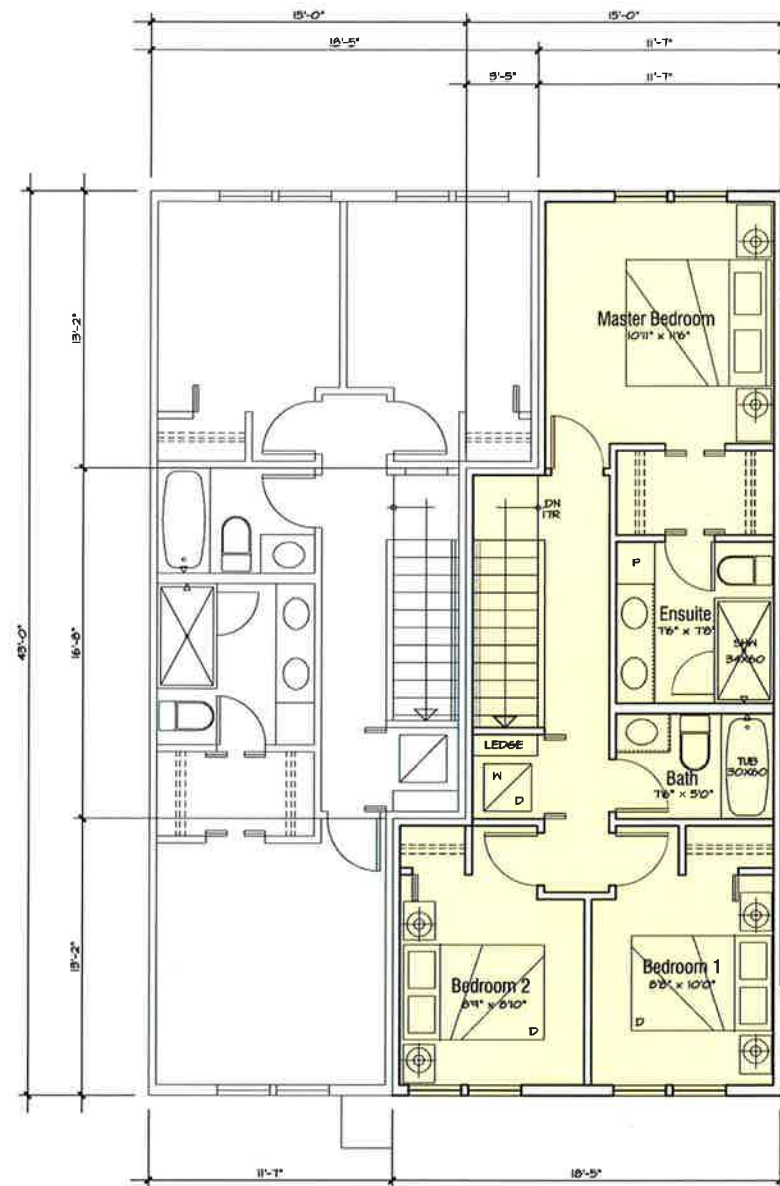
Lower Floor Plan

82 sf FSR
558 sf Garage
640 sf Gross



Main Floor Plan

647 sf FSR/ Gross



Interlocking Unit B

Upper Floor Plan

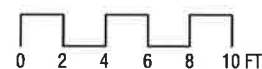
647 sf FSR/ Gross

Type B Plans

Total FSR Area: 1,376 sf
Total Gross Area: 1,934 sf



P+A
Landscape Architecture
Site Planning



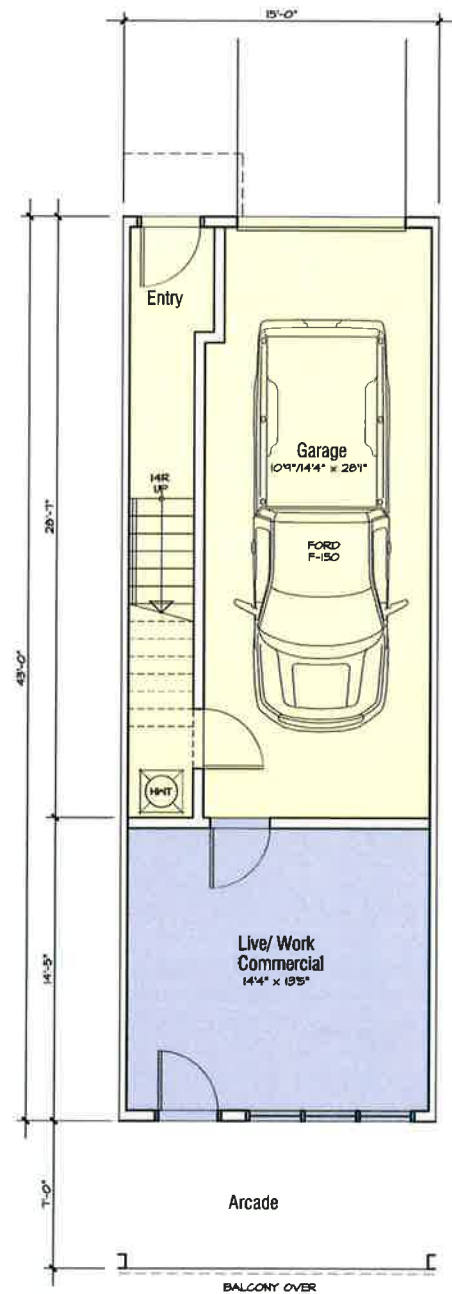
Type B Plans

1/4" = 1'-0"

Britannia Beach

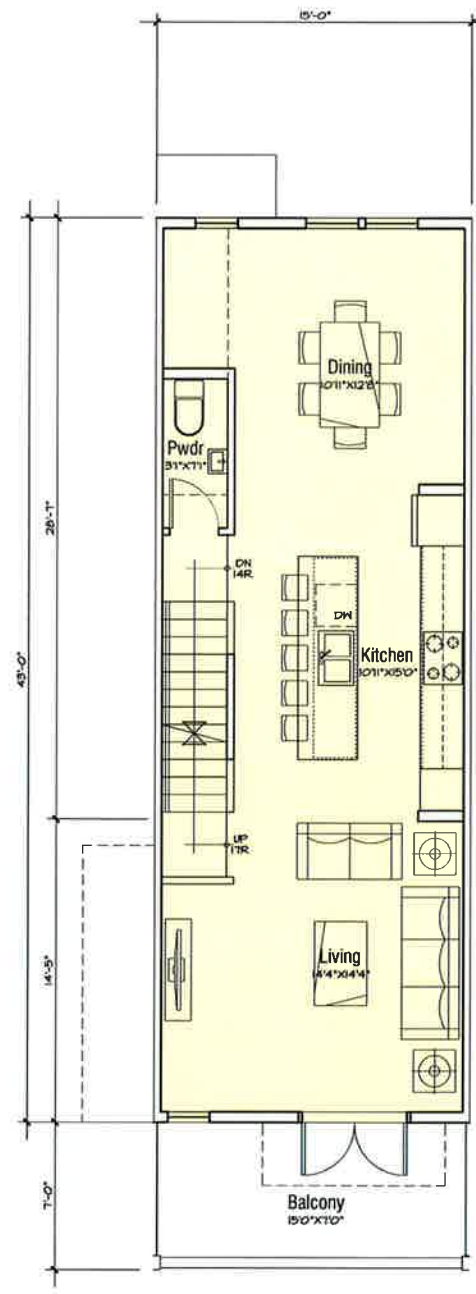
Sea to Sky Corridor, B C
February 15, 2017

SK-2.3



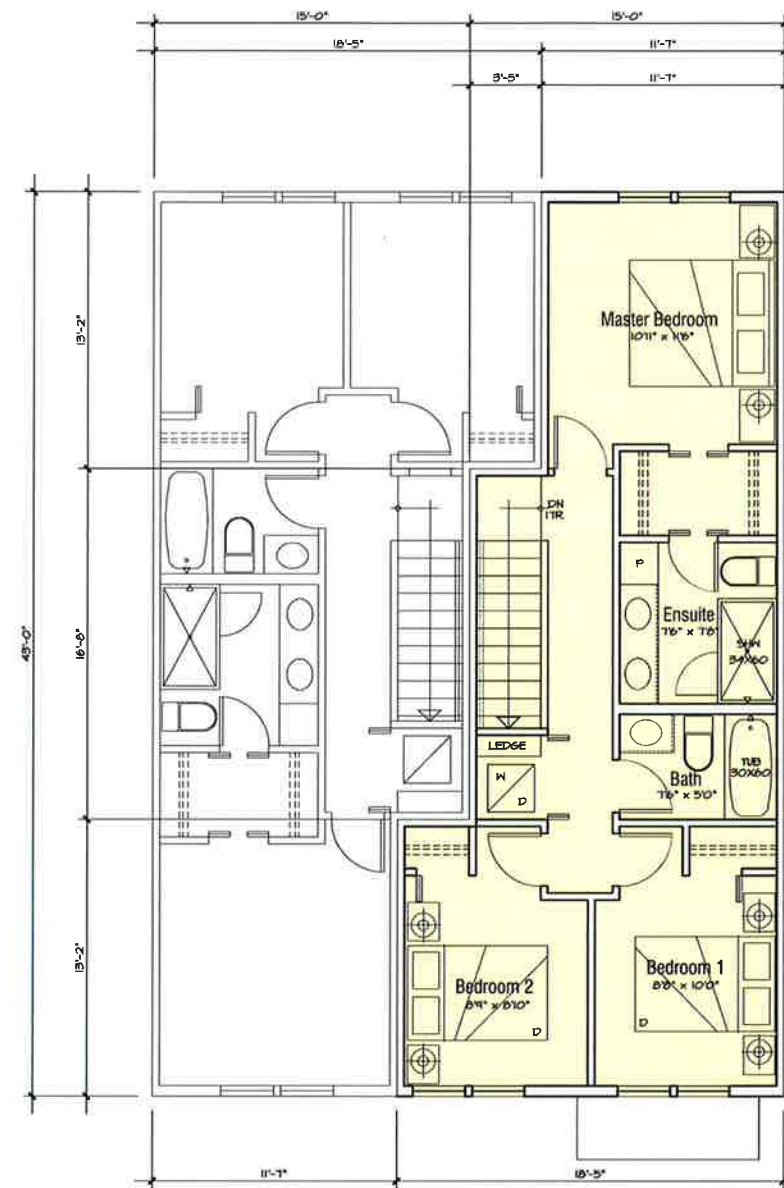
Lower Floor Plan

54 sf FSR
 379 sf Garage
 212 sf Work
 645 sf Gross



Main Floor Plan

645 sf FSR/ Gross



Interlocking Unit B

Upper Floor Plan

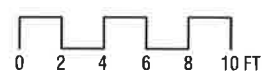
645 sf FSR/ Gross

Type B1 Plans ~ Live / Work

Total Live FSR Area: 1,344 sf
 Total Work Area: 212 sf
 Total Gross Area: 1,935 sf



P+A
 Landscape Architecture
 Site Planning



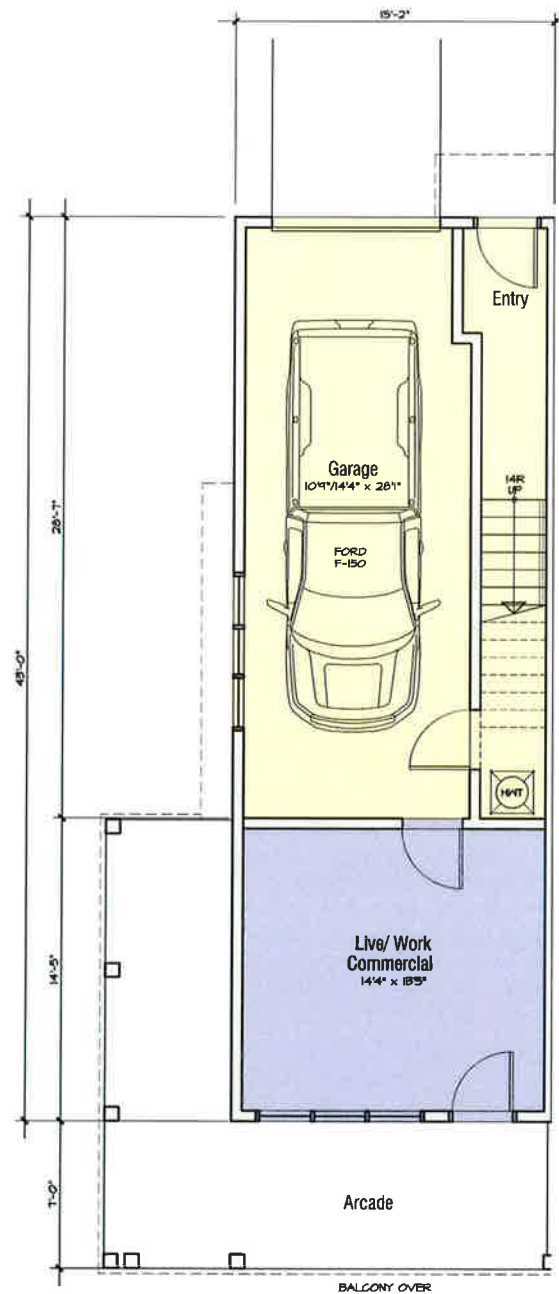
Type B1 Plans

1/4" = 1'-0"

Britannia Beach

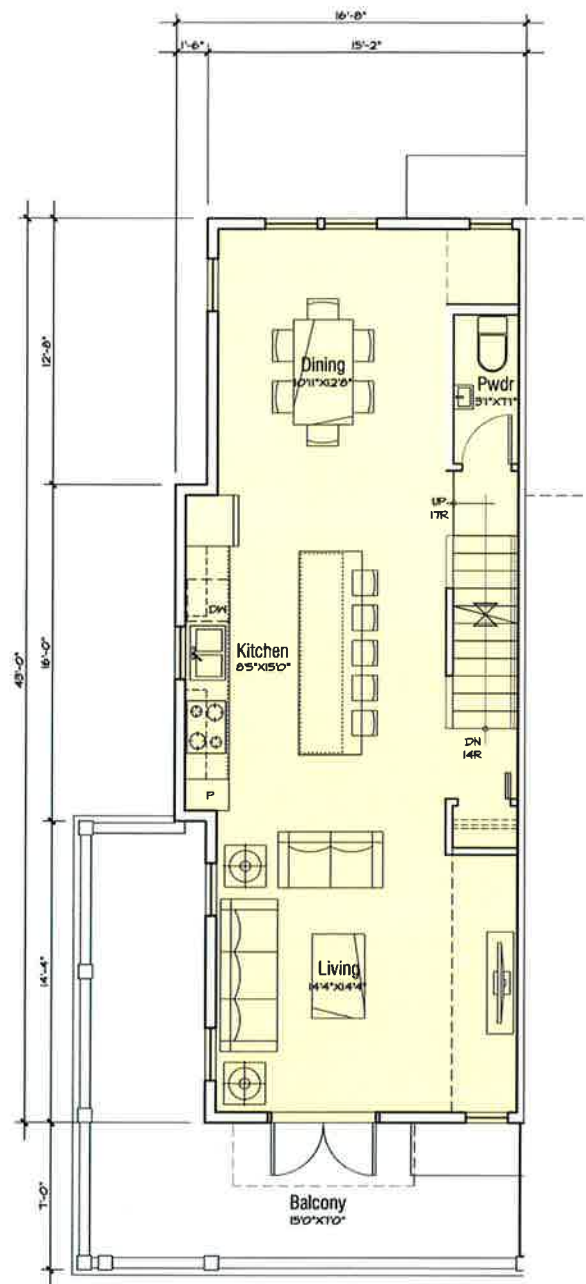
Sea to Sky Corridor, B C
 February 15, 2017

SK-2.4



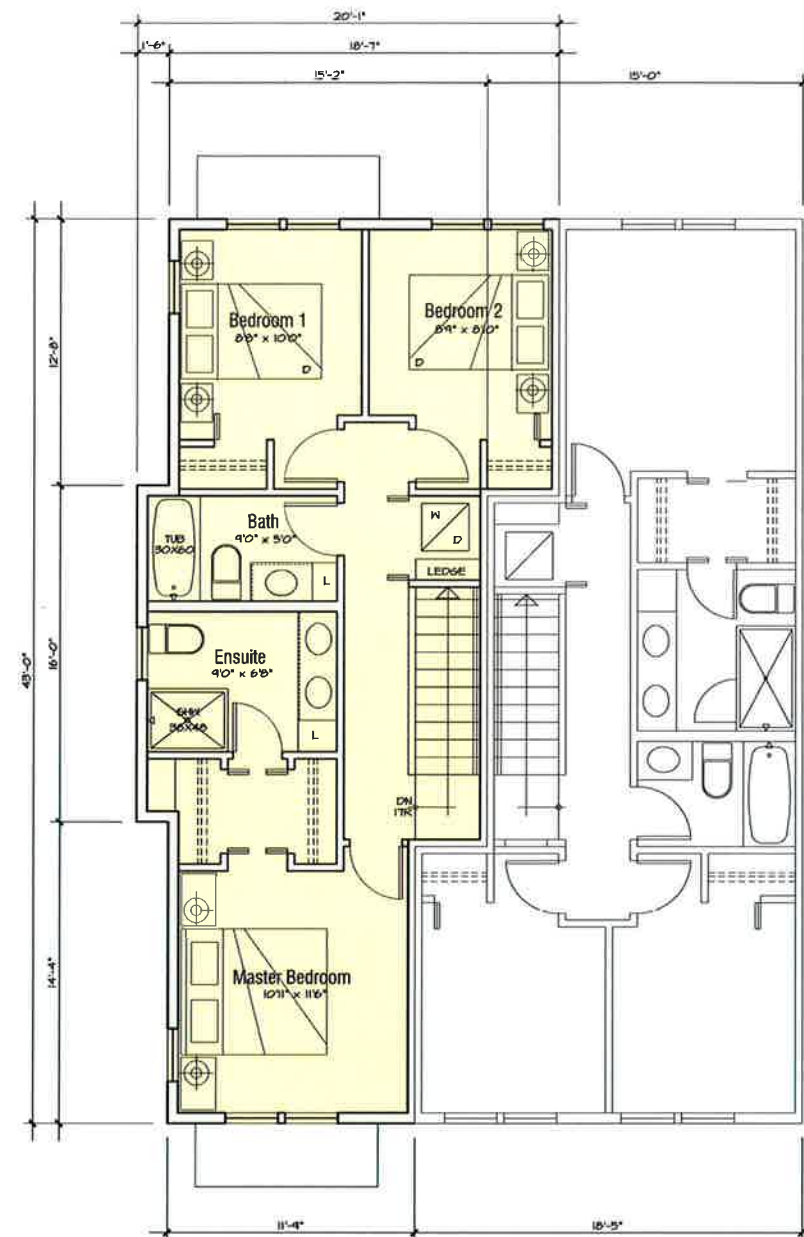
Lower Floor Plan

54 sf FSR
 383 sf Garage
 215 sf Work
 652 sf Gross



Main Floor Plan

675 sf FSR/ Gross



Upper Floor Plan

676 sf FSR/ Gross

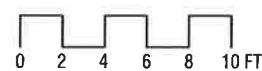
Interlocking Unit B1

Type B2 Plans ~ Live / Work

Total Live FSR Area: 1,405 sf
 Total Work Area: 215 sf
 Total Gross Area: 2,003 sf



P+A
 Landscape Architecture
 Site Planning



Type B2 Plans

1/4" = 1'-0"

Britannia Beach

Sea to Sky Corridor, B C
 February 15, 2017

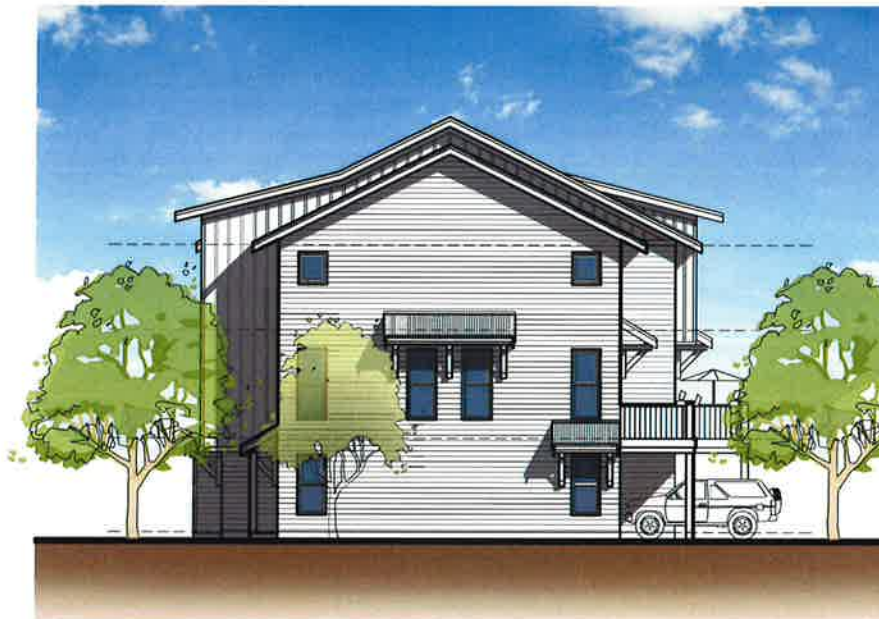
SK-2.5



True End Elevation ~ A1 End



Main Entry Elevation



Inside End Elevation ~ A End



Street/Garage Elevation

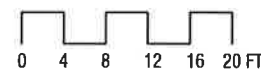
Residential Townhome Elevations
4 Plex: A1 | B | B | A



P+A
Landscape Architecture
Site Planning

Elevations ~ 4 Plex Residential

1/8" = 1'-0"



Britannia Beach SK-3.0

Sea to Sky Corridor, B C
February 15, 2017



End Elevation



Front (Work) Elevation



End Elevation



Street/Garage/Residential Entry Elevation

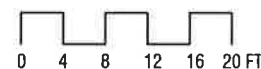
Residential Live/Work Townhome Elevations
4 Plex: B1|B|B|B1



P+A
Landscape Architecture
Site Planning

Elevations ~4 Plex Live/Work

1/8" = 1'-0"



Britannia Beach SK-3.1
Sea to Sky Corridor, B C
February 15, 2017



GRIVE/0

2



Main Village Street



Typical Townhouse

APPENDIX 3

Britannia Beach

Overview

Macdonald Development has been involved in Britannia Beach since approximately 2000, working directly with the Province to enable the cleanup of one of the most contaminated industrial sites in North America. Of the 10,000 acres in the overall land acquisition, 9,500 acres were deeded back to the Province in order that the remediation could take place. After building out the single family lots, the only remaining undeveloped land is the original Village site with a series of historic buildings immediately off the Sea to Sky highway – the current masterplan proposes to incorporate the old structures and infill as necessary to create a commercial village of approximately 30,000 square feet and 71 townhomes.

The Province has already completed much of the decommissioning required for a series of dams in Britannia Creek above the village – this work will allow development in what was formerly an area that could have been at risk in certain large flood events.

Heritage Opportunity

The heritage of Britannia is extremely rich, and today there are very few opportunities remaining anywhere in the Province to retain significant components of a ‘company town’ specifically constructed to house and serve workers for one employer. The depth of the composition will come from the critical mass of heritage buildings (some 12 in all), comprising a base on which to infill other structures. The new buildings will be complementary to the heritage pieces with simple forms and materiality that is appropriate for the context.

In some cases, buildings will be moved away from the creek, providing a net benefit to the riparian zone. In upgrading to the current Building Code, each structure will be lifted and a new foundation constructed before they are finally placed. The buildings will be retrofitted as necessary to accommodate their new uses as retail and commercial businesses or community amenities.

The buildings at Britannia are for the most part not architecturally significant – they are humble structures characterized by their simple forms and locally sourced materials, a theme that will connect new and old buildings. To further enhance the overall Britannia Beach story, the original uses of the individual buildings will be highlighted with descriptive signage.

As part of this adaptive reuse project, there will be a Heritage Revitalization Agreement put in place to allow incentives and relaxations as necessary to assist in keeping this series of structures as intact as possible without certain encumbrances imposed by contemporary regulations.

Commercial Village

The village will feature a vital mix of uses that will enhance this as an entry point for visitors to the Sea to Sky Corridor while also providing services and jobs for locals (post office, general store). Over the coming months the casting of the commercial spaces will be refined to make sure that the mix and quality of tenants is fully aligned with building sizes and locations.

Within both existing and new buildings, rental units will be constructed above certain retail spaces to accomplish 2 distinct goals:

- Provision of affordable housing opportunities.
- Added vitality to the village by having residents living right in the heart of the commercial space.

Townhomes

Along Copper Drive, each of the townhomes will have its own front door opening onto the street, with cars confined to the rear of the buildings in an auto court concept. This planning typology will make the homes feel like part of the overall Village, a real town featuring a mix of residential and commercial uses. All homes will be side by side so there will be no situations where one resident lives over another. Many of the homes will back onto a passive green space / park.

The row of homes most proximate to the commercial area will feature “live work” spaces on the ground floor for owners who choose to have a home based business with a presence in the commercial mix. These spaces could accommodate a variety of uses ranging from service based businesses to sales of art or artisanal products.

The emphasis in the townhomes will be to design them with square footages in keeping with the budgets of a variety of buyers. It is anticipated that the purchasers of these homes will consist of both first time and move down buyers, working toward an optimal demographic mix.

The language of architecture draws on the historic precedents of both the mining and residential structures, an expression that incorporates heavy timber and corrugated metal roofing in accent locations. Best described as modest yet robust, these buildings will have a simplicity of line and materiality that are clearly connected to the place and its antecedent architecture.

Community Amenities

Village – The most prominent amenity at Britannia is in fact the commercial village itself. For residents of the community, the opportunity to have services so close to home is a significant asset, with the added benefit of reducing trips on the Sea to Sky highway. Incorporating 11 units of rental housing in the village demonstrates a commitment to affordable housing in the community.

Daycare – One of the existing village buildings is being repurposed to serve as a daycare. The current plan for this space is to identify a capable local operator who would be able to move into a fully completed space (including adjacent outdoor play area) with a favourable rent structure to enable the provision of affordable daycare for the residents of Britannia. With very limited capital costs for the operator to start the business, this should be an achievable goal.

Fitness Facility – Another building will be designated as a community fitness centre on the main floor level, with a multipurpose space in the basement for ski and bike tuning.

Community Hall – The existing upper floor community hall will continue to serve this use, albeit with substantial upgrading. This will include the construction of a porch on the front of the building to correspond to historical photos, plus installation of an elevator for universal accessibility. Additionally, the upper floor space will be rehabilitated with sprinkler systems, insulation, and renewed finishes. This facility will be operated under the direction of the Britannia Beach Community Association.

Children’s Play and Community Garden – These amenity spaces will be located at the upper end of the site just off Copper Drive in order that they can be readily utilized by the entire community. Detailed design of the play area and community garden are under way at this time.

Linear Park and Creekside Trail – With the additional setback to the village from the creek, there is an opportunity to create a linear park and trail along the creek edge. This will run from Copper drive and connect directly to the existing pedestrian bridge – an off-leash dog park will be located in this area.

Environmental Benefits

While the obvious environmental benefit in Britannia is the remediation of the mine site, the story by no means ends there. In construction of the project, much of the isolated contaminants will be capped with a layer of clean material, which will have the added benefit of allowing significant landscape material to be introduced to the streets and open spaces. One of the guiding principles for the project is the statement that the greenest building is by definition one that is being repurposed, especially when compared to the alternative of razing structures and transporting them to the landfill while spending precious resources on new construction. The townhomes will incorporate a series of sustainability features into their design at the outset.

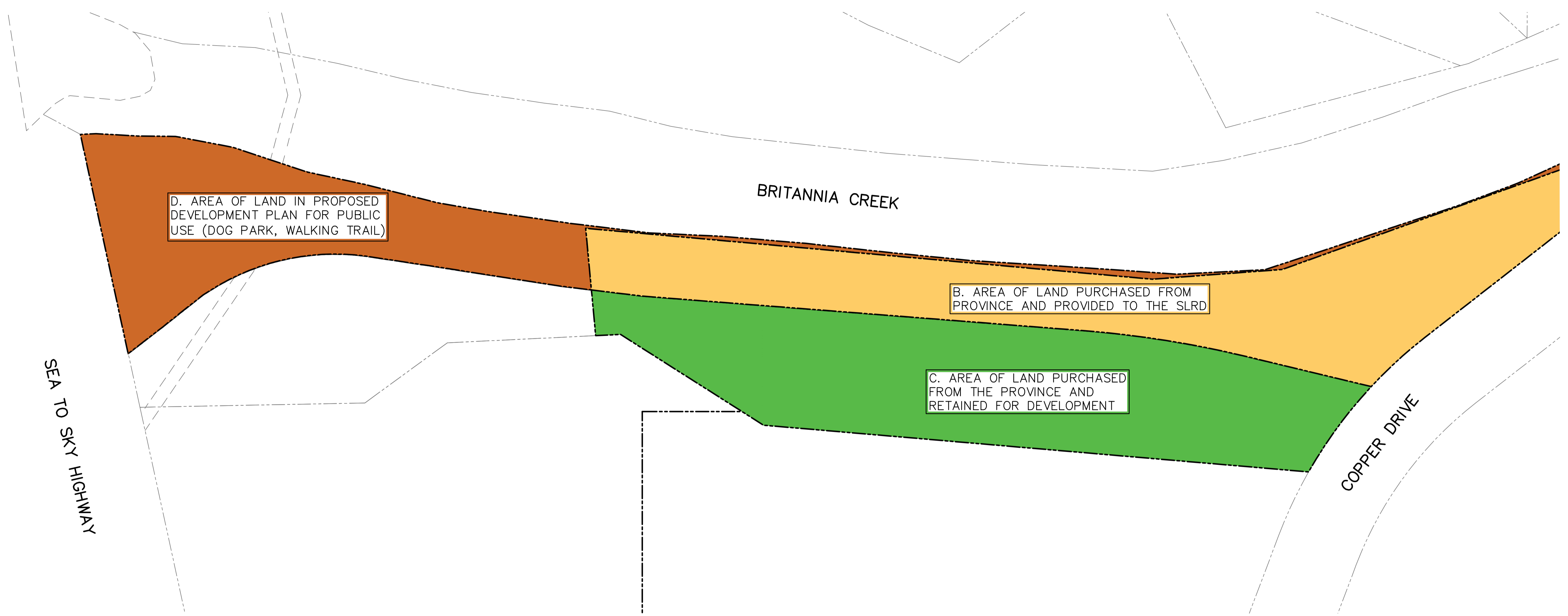
Economic Benefits

The Sea to Sky corridor is an extremely important economic engine for the overall BC tourism industry, with Whistler, Shannon Falls, the Mining Museum, and more recently the new Gondola. Britannia is another component of this experience as the entire corridor undergoes the next phase of its continuing transformation to a new economy based on adventure tourism.

With over 3 million vehicles per year driving up and down the highway, Britannia will become a destination along the way, providing jobs both during its construction and as an operational entity.

Conclusion

As a project that has significant long term benefits, Britannia Beach ticks all the boxes – upgrading existing heritage buildings to current standards (in a unique retention of a series of structures), providing a modest amount of additional residential development in a Village setting, and greatly enhancing the safety of existing structures in the immediate area, providing jobs for today and into the future.



Land Use Summary

A	Total land to be purchased from the province.	9,234 m ²
B	Area of land to be provided to the SLRD for community uses (playground, community garden, walking trail).	4,577 m ²
C	Net area of acquired land utilized for development.	4,657 m ²
D	Area of land in development plan for public uses (dog park, walking trail).	3,230 m ²
E	Gain of area in the public realm (B + D)	7,807 m ²
F	Effective net gain to the development area as a result of land acquisition (A - B - D)	1,427 m ²

K:\53005399\016-5323a - Britannia Commercial Development\Design\Current Drawing Files\016-5323a X-SURVEY.dwg, 2017/9/26 01:05:33 PM egait

REV	DESCRIPTION	YYYY-MM-DD	BY	REV	DESCRIPTION	YYYY-MM-DD	BY
A	ISSUED FOR DISCUSSION	2017-09-25	EG				

PROJ. MGR.	EG
DESIGN/DRAWN	EG
PEER REVIEWED	
HORIZ. SCALE	1:500
VERT. SCALE	1:50



- THE WEDLER GROUP
- Abbotsford 1,604,746.0300
 - Chilliwack 1,604,792.0651
 - Courtenay 1,250,334.3263
 - Surrey 1,604,588.1919

BRITANNIA OCEANFRONT DEVELOPMENT CORP
BRITANNIA BEACH COMMERCIAL DEVELOPMENT
LAND USE SUMMARY PLAN

DRAWING NO.	OF -1-
X00-0000/A-00	
LOCAL GOVERNMENT FILE	
PHASE	REVISION
	.A.

**SUMMARY OF THE SLRD PUBLIC INFORMATION MEETING REGARDING
THE BRITANNIA OCEANFRONT DEVELOPMENT CORPORATION (BODC) PROJECT**

September 18, 2017 6:30-9:30 Britannia Community Centre

Present: Electoral Area D Director Tony Rainbow
 SLRD Director of Planning and Development, Kim Needham
 SLRD Senior Planner, Ian Holl

 5 Representatives from BODC
 Approximately 50 members of the public

Tony Rainbow, Electoral Area D Director opened the meeting.

Kim Needham, Director of Planning and Development presented the project.

A question and answer period followed.

- A question was asked about the status of the Crown land and the location of the Crown land on the site plan.
- A question was asked about the type of commercial being proposed.
- A representative of BODC noted that they want the commercial to be successful. They don't want to see chain restaurants.
- Director Tony Rainbow suggested that people give him their ideas about retail uses that they want to see.
- Another representative of BODC stated that he is not promoting for a McDonald's or Tim Hortons but he would like to support a White Spot. He noted that he'd like this to be an award winning project.
- A person noted that he has a problem with giving up public land and then having amenities on private property.
- A community member noted that there is a problem with the left turn at the highway. Discussion ensued about traffic back ups on busy days and the challenges with Friday nights northbound and Sunday afternoons southbound.
- A representative of BODC noted that he's tried to be a good corporate and community citizen.
- A community member stated that we should support this and discussed highway bypass issues.
- A community member raised concern about the daycare and whether it would be safe for children as a heritage building. It was confirmed that it will be safe for kids.
- The community building space was discussed. There was support for the project keeping the community building but it was questioned whether it would be enough space for all residents.
- A community member thanked Rob Macdonald for all he's done. He also noted that an alternative route from Vancouver is needed – not a bypass.

- A concern was raised about drive through restaurants. Kim Needham noted that this is not being proposed (note: the day after the meeting Donal O'Callaghan of Macdonald Development Corp. advised Kim Needham that a drive through restaurant is indeed being proposed- this was new information for Kim Needham).
- A community member discussed her support for the project. She noted how accommodating Macdonald Development has been and she talked about how it is great that retail space opportunities are being created. She discussed the many benefits to the community including the community garden, dog walking area, fitness centre, daycare, playground, upgraded community hall and walkway. She discussed how 104 existing residents know what great developers Macdonald has been and the benefits that have accrued to them through the ability to purchase their homes. She discussed the benefits of more townhomes adding to the tax base and the benefits of rental and retail units being added.
- There was a question about who would maintain the flood debris structures. Kim Needham responded that it would likely be the SLRD but maintenance details and costs had not been worked out yet.
- A representative of BODC noted that there will likely be fewer debris flow events given the work done on the creek.
- There was a question about landscaping in the park area and it was noted that existing trees in that area would be maintained.
- The community dock was raised and Director Rainbow noted that the SLRD is providing funding toward grant writing.

Director Rainbow thanked everyone who attended the meeting and closed the meeting.

Community Hall

In approximately 2009 (under a completely different development / rezoning application which did not proceed) there were verbal discussions about different possibilities for a community space for Britannia residents.

The current proposal is to retain the Community Hall function in approximately its existing (and historic) location. The building will be fully upgraded to Code as required, at no cost to the Community Association – this work will include the installation of fire sprinklers and an elevator to facilitate universal accessibility. Historically this building had a second level porch on the front elevation – in the pursuit of authenticity, this design element will be reinstated, and the roofed deck on the side elevation will be removed.

To make sure the Community Hall space remains a shared amenity for all residents of Britannia Beach, it will be leased to the community for \$1 per year and there will be a covenant on title stating that this space shall remain a community asset in perpetuity. As per the existing situation, operational and maintenance costs of the Community Hall shall be the responsibility of the Community Association, offset by rents received from usage. Costs for the proportional share of the Village common area maintenance, including parking and landscaping will be covered by BODC – specific details will be in the covenant documentation.

Amenities

- The Village itself is a significant amenity, and the opportunity to have access to a range of retail and F+B options will truly define Britannia as a 'best small town to live in'.
- Improved kayak launch location on the waterfront to be used by the Adventure Outfitter, but will also be available to all residents.
- Creekside Trail running parallel to Britannia Creek from Copper Drive to the pedestrian bridge crossing the creek.
- Dog Park – at the west end of the Creekside Trail, an off leash dog area will be provided. This location was chosen for its proximity to the creek, pedestrian bridge, and village access.
- Community Garden in a location adjacent to Copper Drive and just off the Creekside trail - administration of this amenity will be managed by the Community Association.
- A fully equipped Fitness Facility will be located in one of the existing structures. Operationally, all the townhomes will pay for maintenance as part of their strata fees, and the financial structure will be set up such that other Britannia residents would pay the same amount per month should they choose to utilize the facility - this arrangement is fair, open, and transparent.
- A children's playground will be constructed adjacent to Copper Drive, with ownership of this facility to be turned over to the SLRD / Community Association.
- BODC will fully build out a complete daycare facility in one of the existing buildings. Lease terms for the daycare will be provided at 50% of market rent, with the goal of translating a completely finished building with reduced rent into highly affordable child care. We are hoping to source the operator right in the community.

Proposed Sales Process

It is our intent to make sure that the residential product is sold as part of a "locals first" program. We have specifically chosen not to work with one of the larger Marketing companies so that we can control the buyer group much more closely.

The initial introduction to the market will be specific to current Britannia residents, while the second tier will include the Sea to Sky corridor, then expanding to include the area from Pemberton to Deep Cove. At no time is it anticipated that we will offer these homes for sale anywhere other than in the

Lower Mainland / British Columbia. To control the “Air bnb syndrome”, there will be a restriction put in place on short term rentals.

Land Purchase from Province

As mentioned at the Public Information Meeting, there is a small parcel of land that we originally owned, which was subsequently turned over to the Province (presumably because of its contamination levels). In order to complete the Village development as contemplated, a portion of that land is required. We have initiated a process to purchase it from the Province, which entails First Nations consultation issues as well as signoff from various Ministries in the government. Just under half of this land will be turned over to the SLRD for community uses such as playground, walking trail, and community garden area. Additionally, there are certain portions of the BODC lands that will be utilized for community functions (dog park, walking trail).

Please refer to the attached diagram for specifics and summary of the areas.

Commercial Casting

From the earliest stage of the Village masterplanning process, the tenant mix has been an integral part of the planning. Each of the individual buildings has been located and configured to accommodate specific uses wherever possible, while still allowing a certain amount of flexibility for the evolution over time.

Our plan is to conduct a series of interviews with prospective tenants to fully evaluate their business plans, and at the same time provide them with our comprehensive guidelines for signage to ensure a consistently high level of presentation to the visitor. To the greatest extent possible, we plan to source ‘best in category’ tenants who are small businesses and BC based companies. The success of the commercial space is predicated on having both residents of Britannia and also visitors to the corridor supporting it - without this combination of patrons, long term viability will be difficult to achieve. Regarding the proposed drive through restaurant, if the community is clearly in opposition to this use, we are prepared to revisit that decision and work with prospective tenants who do not require the drive through function.

Heritage Process

As we started planning on this project we hired one of the pre-eminent Heritage consultants in Western Canada (Donald Luxton) to work with us on how we would manage this aspect of Britannia. He tells us that the true heritage value at Britannia is in the assemblage of structures and the opportunity to save a significant portion of a ‘company town’ - apparently this site condition doesn’t really exist anywhere else in the province, and we agree that saving this collection of admittedly humble structures will imbue the Village with a truly unique character. While the approach here is more adaptive reuse rather than strict restoration, it will be no less worthy from a heritage perspective as a result. Philosophically, the approach will be to retain a lot of the patina in the current structures so they don’t have a ‘fully restored, as new’ feel.

As part of the overall approval, a Heritage Revitalization Agreement will be prepared and presented to the SLRD for review. This document will outline the significance of the heritage assets and delineate an approach for the revitalization of the buildings.

This will include:

- Potential relaxation of specific Building Code requirements to save the buildings – including such items as single glazed windows and reduced insulation values in walls. In many cases, fully sprinkling the buildings will assist in terms of allowing Code equivalencies.

- Statement of significance for the individual buildings and delineation of an approach to the rehabilitation process.
- A process for retention of the key heritage aspects of the structures in the future.
- A proposal for possible tax reductions to at least partially compensate for the increased costs incurred by keeping the buildings.

Flood and Debris Control

The current design is a result of 8 to 10 years of research and site work, and include but are not limited to the following:

- Decommissioning of Tunnel Dam and Lower Dam to allow Britannia Creek to flow freely as it once did.
- Raising the entire Village and Residential site by up to 2 meters to further protect against potential water and debris in a major flood event.
- Establish an appropriate environmental setback from the creek – currently there are buildings within 6 meters of the creek bank. This additional setback area will also allow for a collection area in the event of a debris flow.
- Installation of Geobrugg netting at a specific location in the creek to provide for additional protection against debris. This heavy steel cable net will be suspended above the creek with the intent of catching any large debris that may be washed down.

The cost to accomplish all this work is in the millions of dollars, and it is relevant to note that these measures provide additional safety for much more than just the new village development.

Affordable Housing

When we sold the lots in the single-family area, we provided existing residents with either a 25% discount on price (for both land and building) in order that they could readily qualify for mortgages, or an interest free mortgage provided by BODC for a period of up to 5 years. This was applicable to 105 homeowners, and allowed residents of Britannia who could otherwise never have afforded a home to become owners. In the new Village we are providing 14 rental units specifically targeted at people who will work there – this represents 19% of the total number of proposed market residential units. Our proposal is to have these units rented at market pricing with a cap on rent increases to ensure affordability in the longer term.

Total single-family lots in original development	197
Total proposed market residential in Village	73
Rental Residential in Village	14
Total housing units provided at Britannia (original OCP allowed for 800 – 1000 units)	284
Affordable housing provided in single family	105
Village rental housing	14
Overall percentage of affordable housing (119 / 284)	= 42%

We feel that when considered in its entirety, BODC has made a meaningful contribution to the overall affordability of housing at Britannia.

It is our hope that these brief explanations of some identified issues will help clarify our intent and also reinforce our commitment to making this final phase of the Britannia development a success on so many levels – there truly is an opportunity here to make this one of the great small towns in British Columbia.