



INFORMATION REPORT

Howe Sound East Community Amenities

Meeting date: February 26, 2020

To: SLRD Board

KEY ISSUES/CONCEPTS:

The Squamish-Lillooet Regional District (SLRD) is concurrently reviewing major development applications at Britannia South (Tiger Bay) and Furry Creek (Fine Peace Developments). In conjunction with recent discussions regarding fire protection service requirements for these developments, questions were raised by Board members about the provision of amenities and whether it would be better to take a more “holistic” approach to Howe Sound East community amenities rather than addressing each community/proposed development separately.

At the December 19, 2019 Committee of the Whole meeting, comments were made regarding the need for a Howe Sound East “shared amenity review” and for the Board to have information about amenities planned for the three Howe Sound East communities (Britannia, Furry Creek and Porteau Cove). Howe Sound East is a collection of communities that will have a build out population of up to 8,000 or more and are likely to be under municipal governance in the future. At the meeting, staff were informally requested to bring back information regarding community amenities in Howe Sound East.

Attached is a table (Appendix A) outlining proposed, potential and required amenities associated with the mid-2000s rezoning of Britannia North, amenity commitments from the 2008 rezoning of Porteau Cove, the proposed (and required) amenities at Furry Creek (Fine Peace Furry Creek Development) and potential and proposed amenities at Britannia South (Tiger Bay) and the amenity commitments associated with the recent Britannia Oceanfront Development Corp. rezoning.

RELEVANT POLICIES:

Squamish-Lillooet Regional District Regional Community Amenity Contributions Policy No. 12 - 2018

Of note, the Board’s Community Amenity Contributions (CAC) policy states that:

- CACs will be negotiated on a case by case basis.

- Community Amenity Contributions are voluntary and entirely at the discretion of both the applicant and the SLRD. Contribution amounts may vary based on project size and value. They may include, but are not limited to, financial contributions (e.g. lump sum payments), construction or provision of tangible assets (e.g. trails and infrastructure) or in-kind resources (e.g. land).
- This policy applies to all new rezoning applications on properties that are not currently subject to comprehensive land development covenants that contemplated a development of the scale and scope proposed, phased development agreements or other development agreements that include previously negotiated amenity provisions.
- Rezoning applications for land that is subject to previously negotiated land development covenants, phased development agreements or other development agreements will not alter previously negotiated amenity provisions, however, growth, uses or densities in addition to what was previously negotiated will be subject to this CAC Policy.

STAFF COMMENTS:

Fire Halls:

- Staff measured the travel distances from the existing Britannia Beach fire hall and the proposed Furry Creek fire hall locations. 8 km is the usual distance from a fire hall that insurance companies will look to, to provide fire insurance coverage. From Britannia, the 8 km road distance extends to the end of Stonegate Drive and approximately the end of the Uplands South neighbourhoods in Furry Creek. The proposed Uplands North, Mountain and Upper Benchlands neighbourhoods would appear to all be beyond the 8 km service area limit for fire protection from Britannia. From the proposed fire hall site at Furry Creek, the distance back to the Britannia fire hall is almost 8 km, leaving almost all of Britannia unprotected if a single fire hall was located at Furry Creek. If the fire hall was located on SLRD owned Lot 9, only the historic residential neighbourhood at Britannia would be within 8 km, leaving many of the more recently created upland lots unprotected. It can be concluded from this basic analysis that separate fire halls are likely needed in Furry Creek and Britannia Beach. Given the distances involved to the Porteau Benchlands, it is highly likely that a fire hall is also needed at Porteau. Confirmation of this conclusion should be obtained as part of the fire services study that is currently being commissioned.

Parks and Trails:

- There is limited proposed sports playfields. There is a potential playfield in the distant future associated with a site designated for school use in the Porteau Benchlands. There is also a potential site at Britannia South. The Britannia South site, as shown on preliminary concepts, does not accommodate a regulation size soccer pitch and would need to be almost doubled in area.

- Children’s play areas appear to be somewhat deficient at the proposed Britannia South and Furry Creek.
- Access to Howe Sound waterfront will be greatly enhanced by the dedication of a Minaty Bay park (which is currently called for in the Electoral Area D Official Community Plan) and creation of a park and public walkway at Furry Creek (which is proposed), as well as possible future ocean access at Porteau Cove.
- Extensive new and enhanced existing trail networks are proposed at Furry Creek and committed to at Porteau Cove. An internal pedestrian circulation network is a key element of the Britannia South proposal.

Day cares:

- Britannia Beach North is the only community where a commitment (by BODC) to provide a daycare facility has been made.

Government offices and facilities:

- There is currently office space planned for at Furry Creek in order to accommodate the future need for government offices should there be incorporation of the Howe Sound East communities.
- Tiger Bay has indicated potential for a small government office (of unspecified size) at Britannia South.
- “Administrative space” is included in the proposed community facility at Porteau Cove.
- Public works yards have been provided for at Britannia, Furry Creek and Porteau Cove.

FOLLOW UP ACTION:

As per Board’s direction.

ATTACHMENTS:

Appendix A: Howe Sound Community Amenities

Submitted by: S. Olmstead, Senior Planner

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

Approved by: L. Flynn, Chief Administrative Officer

Appendix A

		Britannia North	Britannia Oceanfront	Britannia South	Furry Creek	Porteau Cove
	Zoning Concept	197 residential lots	87 dwelling units plus Village Commercial	1,000 multi-family residential units (incl. 100 purpose built rental units, recreation themed Village Centre centred around a surf park, recreation resort facilities including 80 cabin/ glamping sites, 60 resort/lodge units and a 50 unit surf hotel	A Comprehensive Development (CD) zone that would accommodate up to 920 residential units (including existing and approved units), up to 120 resort tourist accommodation units, approximately 1,500 m ² of commercial floor space, private marina and community facilities.	1,400 residential units with an overall mix of 60% single family/40% multi-family. Phase 1 consists of 691 units (600-multi-family) and Phase 2 has 709 units (470-single family). Zoning includes Village centre commercial and various public uses – school site, community use/recreation building, parks and trails, fire hall/works yard/municipal hall site.
Social Amenities	Affordable Housing	105 homesites previously offered in fee simple to existing tenants on very favourable terms	Covenant on a minimum of 14 dwelling units limiting the rental prices to a price per square metre that is 80% of the average market rental rates in the Squamish area. A minimum of 6 rent restricted units reserved for people who are employed in the Britannia Beach area.	50 market restricted affordable units (Phase 4)- as requested by the SLRD Board.	<ol style="list-style-type: none"> 1. approximately 115 affordable units (15% of remaining 764 to be built) for workforce rental housing 2. propose that up to 35% of homes at Furry Creek be permitted to include lock-off suites 3. rental, cooperative or affordable strata ownership catering to families with or without children. 	
	Heritage Conservation		Ten buildings included in community heritage register			
	Community Centre/Hall		Restoration of existing heritage community hall with a 99 year lease to community association for multipurpose meeting room with a capacity of ~125 people.	Small scale community centre to be built in Phase 4. No information has been provided regarding proposed size; location is proposed community school site. Community centre site not shown on site plans. Applicant references reversion to multi-family if school not required within a specified period (see also Land Use Concept drawing Parcel 28 – elementary school/MF3 Apartments)	372 m ² (4,000 sq. ft.) community centre required under Upland Development Covenant. Proposed location on MoTI land as part of relocated Village Commercial Centre	Construction of a multipurpose community facility of not less than 500 m ² gross indoor floor area which includes: <ul style="list-style-type: none"> -Men and women change rooms, complete with washrooms and showers - 2 meeting rooms, adjoining a lounge that can be utilized as a single larger room - 2 rooms for unallocated uses like office, library use. - Multipurpose area that can be used for physical activities such as personal training, yoga and stretching. Can also be used to host public gatherings such as club meetings, weddings and social parties. - Kitchen facilities that can be used for both lounge and multipurpose room activities.

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	Daycare Facility		A children's daycare with capacity for a minimum of 20 children	Daycare at the community centre is mentioned, but no commitment indicated		
	Community Garden		An active 575 m ² garden area with a small (2.25m X 3m) garden shed for storage of equipment; minimum of 35 garden plots (1.2m X 2.7m) with 40 cm of topsoil in each; fencing for protection from animals; water service to be provided	Application references "potential" community gardens		
Park Amenities	Park - Playground	Small tot lot	Children's Playground – 620 m ² neighbourhood children's playground structure, natural areas, trail connections	The local neighbourhood parks will focus on child's play and potential community gardens.	Informal children's play features proposed to be integrated into ocean access corridor park adjacent Hole 14 on MoTI right of way.	<ol style="list-style-type: none"> 1. Mountain neighbourhood park-.55 ha. Children's playground, passive recreation, natural areas, trail connections 2. Mountain neighbourhood park 2 -.9 ha. child playground, passive recreation, natural areas, trail connections 3. Plateau neighbourhood park – 2.25 ha. Child play, natural areas, old growth preservation/habitat protection, trails
	Park - Active			<ol style="list-style-type: none"> 1. playing field at community centre to accommodate neighbourhood level sports and athletics as defined by the community; field shown on Fig 7 is not regulation size for soccer – it is approx. 35m x 65m - should be a total area of 80m x 120m 2. Adjacent to the surf park will be a public neighbourhood park containing a skate-park, a tree-top adventure playground, a bicycle pump track and other park amenities.(shows as CR on Green Network Plan (Fig. 7). Clarification needed. 3. Climbing area on natural rock features (Pcl. 8, Fig. 7) 		<ol style="list-style-type: none"> 1. A 0.4 ha park with tennis/basketball court at community centre site 2. Plateau neighbourhood park and potential school site – 2.3 ha. Possible playfield, playground equipment, passive and active recreation, trail connections
	Park - Passive	~8 ha, mostly riparian area	Bridge Park - A 725 m ² day use passive recreation park with open views to the ocean; off leash dog area, picnic tables, benches and trash receptacles. Memorial Park a small 170 m ² contemplative park space, incorporating the existing monument in a quadrangle to reflect a more formal composition.	<ol style="list-style-type: none"> 1.The view park above the Village Centre will only have benches and a viewing area. 2.The Thistle Creek Wetland Park will have nature trails and interpretative areas to view habitat and wildlife. 	Proposed conversion of .79 acre MoTI right of way adjacent to Hole 14 to park. To include beachfront land, informal playground, washrooms. Creates formal linkage with uplands (in conjunction with highway underpass)	<ol style="list-style-type: none"> 1. Waterfront neighbourhood viewpoint park – 1.35 ha. On knoll adjacent to Village Core 2. Mountain neighbourhood viewpoint park - 2.75 ha viewpoint with lookout and trail connections, interpretive materials/signage 3. Deeks Bluff viewpoint park – 14 ha with viewpoints and trail connections

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						4. Mountain neighbourhood viewpoint park 2 – 1.05 ha viewpoint with lookout and trail connections, interpretive materials/signage
	Park – Beach/ Oceanfront			Community park at Minaty Bay focuses on passive recreation use of existing trails, and a natural beach area.	Public Access Area covenant provision in Oceanside Development Covenant	1. Waterfront park- 1.9 ha. with informal access to ocean (across CN tracks) and informal connection to Porteau Cove Provincial Park. 2. Provide a pedestrian overpass over the railway to the waterfront, if feasible, located in the general vicinity of the waterfront park. If not feasible, other feasible improvements that in the reasonable opinion of the SLRD, would enhance the pedestrian connection between the waterfront park and Porteau Cove Provincial Park.
	Trails/Paths		1. Creekside Trail - A 3 m wide, 350 m linear trail that runs along Britannia Creek 2. A 325m concrete walking path along the Copper Drive frontage (1.5 m width) for 200 m, and a gravel walking path connecting to Hwy 99	1. Pedestrian/bike trail link to Britannia North 2. greenway along main boulevard	1. Provision of paved walkway along the ocean front north and south of Furry Creek is required under the Oceanside Development Covenant and is considered fulfilment of all park dedication requirements for Furry Creek. 2. Provision of a bridge across Furry Creek with public pedestrian access is required under Oceanside Development Covenant to create public walkway connection between Marina and Waterfront development phases. 3. Proposal to modify the existing golf cart Hwy 99 underpass to accommodate pedestrians and create convenient access to the beach area from the Uplands. 4. Fine Peace Furry Creek Development (FCFPD) has been consulting with the community on developing an extensive trails plan that recognizes existing trails to be retained and new trails to be developed.	1. Total new trails – 13 km of Secondary and Major Mountain, including road connections plus 10.5 km of existing trails to remain. 2. Mountain bike trail proposed at low elevation and other trails below Hwy 99 not included in this total. 3. Registration of a right-of-way agreement in favour of the SLRD to secure public use of the recreational trails and trail head parking amenities.
	Open Space	Park-Open Space (POS) designations in OCP and zoning		Total of 5.2ha of natural areas and 10.4 ha of environmentally sensitive area	Wherever possible, the recommendations set out in the	Transfer to SLRD of all lands zoned Riparian Area and Open Space with Squamish Nation reverter clause

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					<p>Furry Creek Community Association report that provides background information and advice on the trails and open spaces that the community have valued will be incorporated in the site planning.</p> <p>Large areas of the uplands are proposed to be zoned Open Space.</p>	
Infrastructure Amenities	Fire Hall/				<p>Provision of a fire hall a requirement under the existing Upland Development Covenant. FPFCD has agreed that no buildings above 6 storeys will be approved until there is construction of the new Fire Hall, (if everyone agrees this is desirable) and the necessary upgrading of equipment and training programs and Mutual Aid agreements with Lions Bay and Squamish are in place.</p>	<p>1. Transfer all lands zoned Utilities and Community Administration Area to SLRD including water supply, sewage treatment, storm water management, stream protection structures, trailhead parking areas, works yard, fire hall, police station, ambulance, first aid station, office use and community administration.</p> <p>2. Fire protection payment to the SLRD of \$250,000 to be placed in a reserve fund established for the provision of fire protection services to Electoral Area D</p>
	Transit		<p>Provision of a letter of credit in the amount of \$28,000 toward a BC Transit Type 4 bus shelter in the Hwy 99 right of way.</p>	<p>1,770 m² Transportation Centre /Transit Hub which includes 100 m² of built structure</p>	<p>FPFCD has provided a general layout of proposed transit stops and is working with provincial authorities on this matter.</p> <p>The application states that: “Both neighbourhood electric vehicles and autonomous electric shuttles are also proposed to connect residents to the village centre and public transit. The development is also interested in exploring how it can financially contribute to improved public transit.”</p> <p>“The location of future bus shelters has been identified along with space for park and ride. Some of this space is considered for interim use since in the future, it is contemplated that neighbourhood electric vehicles and autonomous shuttle buses will transport</p>	

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					residents to the bus shelters. Additional car sharing services are proposed to reduce the number of vehicles on the road, kilometres driven, overall car ownership (with affordability benefits) and the reduced need for parking.”.	
	Recycling/waste management		A 50m ² site for the location of a yard waste bin with 2 parking spaces and a loading area			
	School Site			Potential community school at community centre		School site transfer to SLRD with provision for future transfer to SD48
Other		Dedicated over 3,800 ha. back to province to enable Britannia Mine remediation			<p>1. Public works yard site dedication requirement under the Upland Development Covenant.</p> <p>2. Provision of administrative office space required under Upland Development Covenant</p> <p>Lot 9 (where the old sales building was located) has been transferred to the SLRD for office/community centre use. The public works yard site has been agreed upon.</p>	<p>1. Recreation cash contribution to Squamish. Payment to the SLRD of \$50,000 to be placed in reserve funds established for the provision of cultural and recreational services to be located within the District of Squamish.</p> <p>2. Payment to the SLRD of \$500 per dwelling unit in excess of 30 in the CD1 zone, to be paid at the time of issuance of the building permit authorizing the construction of the dwelling and placed in reserve funds established for the provision of cultural and recreational services to be located within the District of Squamish (\$685,000 total contribution at build-out).</p> <p>3. Provide at least 1,000 m² of total combined commercial floor area for Village Commercial Use,</p>