

REQUEST FOR DECISION

Tiger Bay Development Corporation -
OCP & Zoning Amendment Application
(Britannia South)

Meeting Date: June 24, 2020

To: Board

Applicant: Tiger Bay Development Corporation

Location: Britannia South, Electoral Area D

Legal Descriptions:

1. Part of District Lot 1583 Group 1 New Westminster District Except: Firstly; Part In Reference Plan 4390, Secondly; Part in Reference Plan 4878, Thirdly; Part on Plan 21576, Fourthly; Part Shown as 8.31 Acres on Highway Plan 76 Fifthly; Part Shown as 0.08 Acres on Highway Plan 76, Sixthly: Portion on Plan BCP29232 PID 010-026-151
 2. Lot A, Except Part Dedicated Road on Plan BCP28651, District Lots 1583, 2001 and 7034 Plan 21576 PID 010-077-227
 3. Parcel 1 (Reference Plan 4878) of District Lot 1583 Group 1 New Westminster District Except Part on Plan 21576 PID 010-025-952
 4. Parcel 1 (Reference Plan 4878) of District Lot 2001 Group 1 New Westminster District Except Part on Plan 21576 PID 010-025-901
 5. Part of Lot A Except: Part Dedicated Road on Plan BCP25632 District Lot 2001 and 7035 Group 1 New Westminster District Plan 20309 PID 006-646-921
 6. Part of District Lot 4008 Group 1 New Westminster District Except: Firstly: Part on Highway Plan 76, Secondly: Part on Plan BCP29235 PID 010-025-766
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OCP Designation:

**Mixed Residential,
Single Family
Residential,
Community
Commercial, Tourist
Accommodation,
Park, and Open
Space**

**Electoral Area D
OCP Bylaw No.
1135-2013**

Zoning:

**Rural Resource 3
and Rural
Resource 4

Electoral Area D
Zoning Bylaw No.
1350-2016**

ALR Status:

N/A

**Development
Permit Areas:**

**Development
Permit Areas:
Wildfire, RAR,
Comprehensive**

RECOMMENDATIONS:

1. That prior to adoption of an amendment to Electoral Area D Zoning Bylaw No. 1350-2016 in respect of Britannia South:
 - (a) The SLRD receive written confirmation from CN Rail that it has approved a plan that outlines the location and proposed design of a railway crossing that provides permanent public access to Minaty Bay Park;
 - (b) A section 219 development covenant be registered that requires the applicant Tiger Bay Development Corporation (the “Applicant”) to:
 - i. dedicate Minaty Bay Park at the time of registration of the first subdivision or issuance of the first building permit following the zoning amendment bylaw adoption, whichever occurs first, together with registration of any road dedications, statutory rights of way and easements necessary to gain public access to Minaty Bay Park; and
 - ii. provide a permanent public railway crossing as required by CN Rail.
2. That the Applicant is required to submit an affordable/attainable housing strategy for Britannia South consistent with current Board policy prior to the Board’s consideration of first reading of bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016.
3. That the Applicant is required to submit a transit strategy that is acceptable to the Board and to BC Transit prior to a public hearing being scheduled in respect of any bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016.
4. That prior to the adoption of an amendment to Electoral Area D Zoning Bylaw No. 1350-2016, a development covenant be registered that includes a provision that no building permits be issued for residential use until construction of the surf park (or other significant employment generating commercial use) has substantially commenced.
5. That, subject to the preceding resolutions, the application move to a comprehensive review and consideration of first reading of bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016.

PURPOSE

Tiger Bay Development Corporation (formerly Taicheng Development Corporation) has had a development application for Britannia South in process since 2012. The Board passed resolutions on April 19, 2017 directing the inclusion/development/resolution of specific items in the application to the satisfaction of staff before any further reports be brought back to the Board. (The April 19, 2017 Board resolutions are set out below.) At this time, the specific items identified by the Board have been resolved to the satisfaction of staff and staff has brought the application back to the Board for further consideration. The purpose of this report is to assess the Applicant’s response to each of the items identified by the Board in those April 19, 2017 resolutions and to provide staff comment on each response. The Board can consider its next steps, including whether to move the application forward to a comprehensive review.

BACKGROUND

Board Resolutions

On April 19, 2017, the Board passed the following resolutions:

THAT the Squamish-Lillooet Regional District (SLRD) Board supports the following items being included in the plan being prepared by Taicheng Development Corporation as part of its application to amend the Area D Official Community Plan and zoning for Britannia Beach South:

- 1. Construction of a pedestrian overpass of the CN Rail tracks at Minaty Bay by the developer to a standard acceptable to both CN Rail and the SLRD to allow safe public access to the proposed regional park.*
- 2. Allowing a maximum of 204 secondary suites that are in addition to the 1,000 residential units currently permitted in the Area D Official Community Plan in order to create greater housing affordability and choice.*
- 3. Requiring a total of 50 purpose-built rental apartment units at below market rates that are in addition to the 1,000 residential units currently permitted in the Area D Official Community Plan in order to create greater housing affordability and choice.*
- 4. Encouragement towards a shared planning process (i.e. a facilitated session with affected stakeholders).*
- 5. A transit strategy, infrastructure and funding.*
- 6. A coordinated highway improvement plan that includes Britannia Beach North and Britannia Beach South.*
- 7. Secured public waterfront access throughout.*
- 8. A serious commitment to employment lands.*
- 9. A minimum of 10% to be purpose-built rental units.*

THAT the SLRD Board directs that all outstanding issues be resolved by Taicheng to the satisfaction of staff before the SLRD Board receives a further report on Taicheng's development application.

The Application

A development application from the Applicant has been in process in various forms at Britannia South since May, 2012. On July 9, 2019, the Applicant submitted revised plans for its rezoning application at Britannia South (the "2019 Application"). (On April 7, 2020, a preliminary version of a further revised submission was provided to staff (the "2020 Submission"). Depending on direction given by the Board in respect of the 2017 Resolutions, a comprehensive staff review of the 2020 Application can be provided at a future Board meeting.)

The 2019 Application involves a phased development over a period of 25 years, starting with a significant commercial recreation development in the northern part of the site and consisting of a "Wave Garden" surfing centre and associated recreation, accommodation and ancillary facilities. The remainder of the northern part of the site will accommodate the housing and commercial components of the neighbourhood, with the housing consisting of townhouses and apartments up to six stories in height. A total of 1050

residential units are proposed, of which 50 will be non-market rental units, 100 will be market rental units and the remainder will be for purchase.

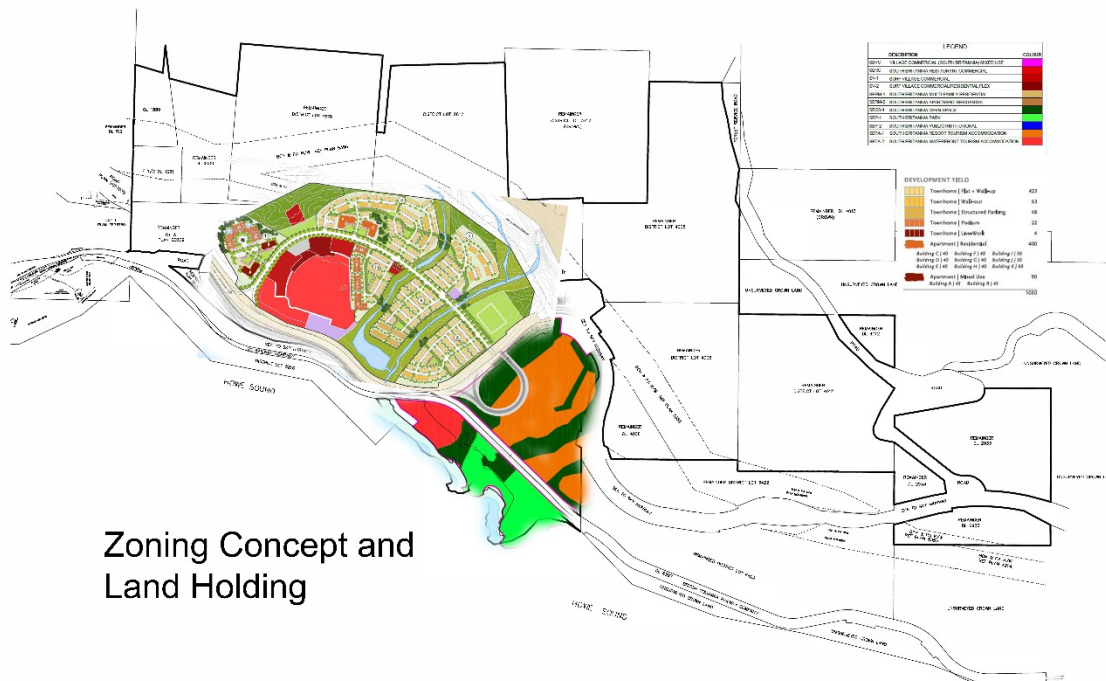
The portion south of Highway 99 will accommodate a mix of tourism accommodation (two small hotels/lodges of 30 units each plus “glamping” sites) and parks amenities. It has minimal road development and does not accommodate any residential housing. It will be predominantly green space “to celebrate the natural west-coast environment and share the spectacular setting with visitors, the community, and others utilizing the feature regional park at Minaty Bay.” A complete description of the project is contained in the Application, which can be accessed here:

Part 1: https://www.slrld.bc.ca/sites/default/files/pdfs/permits/Part%201%20-%20South%20Britannia%20Rezoning%20Application%20Submission%20July%202019_2.pdf

Part 2: https://www.slrld.bc.ca/sites/default/files/pdfs/permits/Part%202%20-%20South%20Britannia%20Rezoning%20Application%20Appendix%201%20and%202%200%20July%202019_1.pdf

Part 3: https://www.slrld.bc.ca/sites/default/files/pdfs/permits/Part%203%20-%20South%20Britannia%20Rezoning%20Application%20Appendix%203%20%20204%20%20and%205%20July%202019_1.pdf

The most recent land use concept (the 2020 Submission) for the site is shown on the image below (zoom to enlarge):



Zoning Concept and Land Holding

ANALYSIS

Addressing the Board Resolutions

Staff has worked through the specific items identified by the Board in the April 2017 Board resolutions and where applicable provided requirements to be met. In respect of each item, the following is a description of:

- the requirement to be met by the Applicant in order to bring the application forward to the Board for further consideration;
- the Applicant response;
- staff comments; and
- staff recommendation (if applicable).

Item 1: Construction of a pedestrian overpass of the CN Rail tracks at Minaty Bay by the developer to a standard acceptable to both CN Rail and the SLRD to allow safe public access to the proposed regional park.

Staff Requirement:

The Applicant must:

1. obtain CN approval of the location and design a railway crossing that provides public access to Minaty Bay Park; and
2. agree to dedicate Minaty Bay park at the time of the first subdivision following zoning amendment bylaw adoption; and
3. provide a public railway crossing as required by CN Rail, before or in conjunction with the issuance of any residential Building Permits together with registration of any necessary road dedications, statutory rights of way or easements necessary to gain public access to Minaty Bay Park.

If the Applicant can obtain authorization from CN Rail for an alternative to an overpass (such as a permanent at grade crossing), staff would be prepared to bring that forward for the Board's consideration.

Applicant Response:

The following quote is the response provided by the Applicant:

"The proponents have gone to great lengths to address the need for a pedestrian overpass and sequence it appropriately with the CN Rail approvals process, the SLRD approvals process, and the normal development process. The challenge is that CN Rail does not consider crossing requests until the local government has approved a development – at least in principle. On February 27, 2020, following several dialogues with CN Rail, the Proponents made a formal request of CN to consider an alternate approach in this instance to enable some level of early consideration of the proposed crossing scenario.

On March 26, 2020 CN provided the following email response:

Thank you for your February 27, 2020 letter regarding Tiger Bay Development's request for crossing consideration for rezoning application in Britannica Beach.

While CN appreciates that TB Development may be experiencing challenges associated with rezoning process, CN is not able to consider an overhead pedestrian crossing at this location without local government approvals for the development.

CN will need confirmation that both MoTI and SLRD are fully in support of the development before the application for the overhead pedestrian crossing can be further considered.

Regardless, the proponent is fully committed to delivering a CN approved pedestrian rail crossing through the process and is confident a crossing will be attainable through the CN process. In an effort to dedicate Minaty Bay Park to the SLRD as early as possible, the crossing may initially be a level crossing, which may be replaced by an elevated crossing later in the development process. Both of these scenarios will be fully and absolutely secured through the rezoning process and land development process. Specifically, the proponent is prepared to request that the requirement to provide a level crossing to facilitate park access be established as a pre-requisite of zoning bylaw adoption. Should the ongoing discussions with CN identify the need for a future grade-separated crossing, that will be included in the Land Development Agreement required before adoption of the rezoning bylaw, obliging the development to deliver the crossing in the process.”

Staff Comment:

Staff believe the applicant’s response is acceptable for the purpose of bringing the application back to the Board for further consideration.

Staff have requested confirmation from CN Rail that 3rd reading approval of the zoning bylaw amendment will in principle satisfy CN Rail’s condition that local government approval is in place. If so, from staff’s perspective Board Item 1 can be considered adequately addressed.

Staff Recommendation (as set out above on page 2):

That prior to adoption of an amendment to Electoral Area D Zoning Bylaw No. 1350-2016 in respect of Britannia South:

- (a) The SLRD receive written confirmation from CN Rail that it has approved a plan that outlines the location and proposed design of a railway crossing that provides permanent public access to Minaty Bay Park;
- (b) A section 219 development covenant be registered that requires the applicant Tiger Bay Development Corporation to:
 - i. dedicate Minaty Bay park at the time of registration of the first subdivision or issuance of the first building permit following the zoning amendment bylaw adoption, whichever occurs first, together with registration of any road dedications, statutory rights of way and easements necessary to gain public access to Minaty Bay Park; and
 - ii. provide a permanent public railway crossing as required by CN Rail.

Item 2: Allowing a maximum of 204 secondary suites that are in addition to the 1,000 residential units currently permitted in the Area D Official Community Plan in order to create greater housing affordability and choice.

Staff Requirement:

The 2019 Application contained no single family residential dwellings, so staff considered this Item 2 to be no longer relevant and did not include any requirements.

Applicant response

“At the time of this [April 19, 2017] resolution, there was a substantial component of single detached housing in the proposal. The current land use proposal [2019 Application] does not contemplate any single-detached residential, instead seeking more attainable townhouse and apartment forms.”

Staff comment.

No further action in respect of this Item 2 is required at this time.

Staff Recommendation

Not applicable.

Item 3: Requiring a total of 50 purpose-built rental apartment units at below-market rates that are in addition to the 1,000 residential units currently permitted in the Area D Official Community Plan in order to create greater housing affordability and choice.

Staff Requirement:

The Applicant must:

- a. Clarify the mix of the 50 non-market rental units to be provided (number of studio, 1, 2 and 3 bedroom suites);
- b. Specify the proposed method for determining rents (discount from market rental rates); and
- c. Specify the proposed timing of delivery and location of the non-market housing.

In addition, the Applicant was advised in 2019 of pending changes to housing policy, specifically that:

- at that time an RGS amendment to incorporate a minimum 15% affordable housing target for new developments was in the 60 day referral process. Tiger Bay Developments should seriously consider revising its affordable housing commitment to more closely approach the Board's current affordable housing expectations.
- At that time a Regional Housing Needs and Demand Study was underway and that reference should be made to the recommendations in that report for guidance on targets for non-market housing.

Applicant response:

The following quote is the response provided by the Applicant:

“The proponent is fully committed to delivering 50 below market rental apartments. Discussions have been initiated with prospective finance and building partners to determine precisely how these units will be delivered. As described in more detail in the community amenity portion of this submission, the options include one purpose-built rental building, or incorporating purpose built rental into other apartment buildings in the project in a dispersed fashion.

This requirement will be secured through the Land Development Agreement, obligating the proponent to enter into a housing agreement or housing agreements before construction of the first residential phase of development to provide absolute certainty with regard to how the purpose built rental housing will be delivered.”

Staff Comments:

Staff believe the Applicant’s response is acceptable for the purpose of bringing the application back to the Board for further consideration.

While the Applicant has indicated its willingness to deliver 50 purpose-built rental apartment units at below-market rates, considerable work has been undertaken by the Board since April 2017 in developing regional housing policy. Of note, the Regional Growth Strategy was amended on October 23, 2019, to include the following affordable housing strategic directions:

- Inclusionary zoning requirements with aggressive targets, preferably at a minimum of 15 % affordable housing in perpetuity (e.g. purpose built rental, cooperative housing, etc.);
- Tools to secure affordable housing in perpetuity through deed/title restrictions and price controls

In addition, the Board approved the Housing Need and Demand Study on January 29, 2020 - <https://www.slrd.bc.ca/sites/default/files/2020-02-13-HNDS-Report-Final.pdf>.

The area specific recommendation for Electoral Area D is to:

Require at least 15% of units in new developments to include affordable rental or attainable homeownership through BC Housing’s Affordable Home Ownership Program (AHOP). See <https://www.bchousing.org/housinghub/programs-and-eligibility>

In light of the regional housing policy work undertaken by the Board since April 2017, this item could be aligned with the current 15% affordable housing requirement.

Staff Recommendation (as set out above on page 2):

That the applicant Tiger Bay Development Corporation (the “Applicant”) is required to submit an affordable/attainable housing strategy for Britannia South consistent with current Board policy prior to the Board’s consideration of first reading of bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016.

Item 4: Encouragement towards a shared planning process (i.e. a facilitated session with affected stakeholders).

Staff Requirement:

The intent of this item is understood to be a coordinated planning approach to Crown waterfront lands north of Minaty Bay (DL5208 and 5210). The waterfront north of Thistle Creek is mostly designated Open Space with a small area designated Park in the Electoral Area D OCP. This land is presently zoned RR3 (Resource Management 3) under Electoral Area D Zoning Bylaw No. 1350.

Including these waterfront lands in the zoning amendment could be considered. An open space/park type zoning would protect against future incompatible land uses of the waterfront. Staff suggest that, if still desired by the Board, a separate, coordinated process involving the Province and possibly the Fraser Basin Council could be part of a future waterfront planning process for Britannia Beach.

Applicant Response:

The following quote is the response provided by the Applicant:

“The proponent has undertaken early and ongoing consultation, including community open house and stakeholder consultation. The consultation process will be detailed in a consultation report submitted prior to public hearing to describe the details of the consultation efforts.

With respect to other initiatives such as comprehensive waterfront planning, the subject proposal is providing suitable linkages between Minaty Bay Park and direct access to lands beyond along a waterfront walkway. As the major waterfront landowner, the proponent will actively participate in any future planning processes for the waterfront or Britannia as a whole.”

Staff Comment:

Staff believe the applicant's response is acceptable for the purpose of bringing the application back to the Board for further consideration.

Although staff previously recommended consideration of including Crown waterfront lands in the rezoning, on further consideration it is probably more appropriate to conduct a separate planning initiative for the Britannia waterfront given the complexity of the issues and the number of interests potentially involved in that process.

Staff Recommendation:

None at this time.

Item 5: A transit strategy, infrastructure and funding.

Staff Requirement:

The Applicant must provide a transit strategy, developed in consultation with BC Transit and SLRD (and possibly private sector service providers) to:

- (a) identify the infrastructure necessary to implement express commuter bus service at Britannia South in conjunction with the first residential occupancy; and

(b) identify a model for funding the transit service.

Applicant Response:

The following quote is the response provided by the Applicant:

“As described previously, the project will facilitate transit of two types. A central transit hub location has been identified in the village core area. It will accommodate private shuttle services as well as any future public transit service to Squamish whether permanent or seasonal destination-based service. The proposal is also identifying the best option for regional transit service to ensure that Britannia Beach as a whole is ready to accommodate regional transit service to Vancouver in the most efficient manner possible.

At the time of this submission, the Ministry of Transportation and Infrastructure is reviewing the formal Traffic Impact Assessment submission. Once that study has been accepted, the proponents will approach BC Transit to confirm the adequacy of the conceptual transit approach to inform more detailed design at later stages.

The Proponent also intends to explore private shuttle options to support the community and will engage with private transportation shuttle operators already providing services to the Sea to Sky gondola and other potential destinations in the region.

As for funding, there is a possibility the proponent will make contributions towards private transportation options.”

Staff Comment:

Staff believe the applicant's response is acceptable for the purpose of bringing the application back to the Board for further consideration.

Staff Recommendation (as set out above on page 2):

That the Applicant is required to submit a transit strategy that is acceptable to the Board and to BC Transit prior to a public hearing being scheduled in respect of any bylaw amendments to Electoral Area D Official Community Plan Bylaw No. 1135-2013 and Electoral Area D Zoning Bylaw No. 1350-2016.

Item 6: A coordinated highway improvement plan that includes Britannia Beach North and Britannia Beach South.

Staff Requirement:

The Applicant must provide a report outlining improvement options considered and identify potential options. Also, consultation with and advice from the Ministry of Transportation and Infrastructure (MoTI) is required as is information about current MoTI timelines for the Britannia bypass, as that is the only known highway improvement plan at this time that includes Britannia North and South.

Applicant Response:

The following quote is the response provided by the Applicant:

“The highway falls under the jurisdiction of the Ministry of Transportation and Infrastructure. They are currently reviewing the Traffic Impact Assessment prepared by Bunt and Associates, which has comprehensively evaluated the impact of the proposal on the highway in the short- and medium-terms. This has necessarily examined the highway through Britannia in light of current and projected traffic volumes.

MoTI will provide additional recommendations on access to the project and any requisite improvements to minimize impacts on the highway.”

Staff Comment:

Staff believe the Applicant’s response is acceptable for the purpose of bringing the application back to the Board for further consideration.

Staff Recommendation:

None at this time.

Item 7: Secured public waterfront access throughout.

Staff Requirement:

The Applicant must agree to dedication of public access along the waterfront through the waterfront commercial lodge/resort site.

Applicant Response:

The following quote is the response provided by the Applicant:

“The entire waterfront of the proposal will be publicly accessible. A significant portion of the waterfront will be dedicated to the SLRD as public park, and the remaining waterfront will provide a public pathway within a 6 metre wide statutory right-of-way that connects the park to lands beyond.”

Staff Comment:

Staff believe the Applicant’s response is acceptable for the purpose of bringing the application back to the Board for further consideration.

Staff Recommendation:

None

Item 8: A serious commitment to employment lands.

Staff Requirement:

Assuming the surf park is considered an acceptable use by the Board the Applicant must agree to inclusion of a provision in a development covenant that no building permits will be issued for residential use until construction of the surf park has substantially commenced.

Applicant Response:

The following quote is the response provided by the Applicant:

“Employment is a primary feature of the proposed land use plan. Approximately 32% of the land will be used for commercial and tourism uses. The destination surf-park is anticipated to be a significant economic

generator for the region and sustain and support ancillary commercial uses. The proposal also includes office spaces and a general allowance for home office uses to maximize employment flexibility while minimizing the need to commute. The project also contemplates a significant tourism accommodation component in a range of offerings to promote tourism and support associated businesses in the community and the surrounding region.

Preliminary employment forecasts identify a direct employment target of 417- 631 new jobs on the subject lands at build out. These direct employment projections do not include construction related employment during the 25 year build-out, or ancillary and supporting jobs created by the attractions developed in the project. Or home offices...”

Staff Comment:

Detailed employment projections are shown on Attachment 1 to this report.

If provision of the surf park as “employment lands” is acceptable to the Board, staff believe the Applicant’s response is acceptable for the purpose of bringing the application back to the Board for further consideration. An overview of the Wave Garden surf park concept is available here:

https://www.slrd.bc.ca/sites/default/files/pdfs/permits/Part%203%20-%20South%20Britannia%20Rezoning%20Application%20Appendix%203%20and%204%20%20July%209%202019_1.pdf

Staff Recommendation (as set out above on page 2):

That prior to the adoption of an amendment to Electoral Area D Zoning Bylaw No. 1350-2016, a development covenant be registered that includes a provision that no building permits be issued for residential use until construction of the surf park (or other significant employment generating commercial use) has substantially commenced.

Item 9: A minimum of 10% to be purpose-built rental units.

Applicant Response:

The following quote is the response provided by the Applicant:

“As described in greater detail in the amenities section of this report, the proponent is prepared to enter into a housing agreement to secure 10% of the units as purpose built rental housing at a market rate. Similar to the affordable housing obligation, the proponents agree to fully secure these contributions through either the Land Development Agreement, a Housing Agreement, or both to ensure the housing gets delivered, though the exact form in which they are delivered is unknown at this time.”

Staff Comment:

Staff believe the Applicant’s response is acceptable for the purpose of bringing the application back to the Board for further consideration.

Staff Recommendation

None at this time.



Item 10: THAT the SLRD Board directs that all outstanding issues be resolved by Taicheng to the satisfaction of staff before the SLRD Board receives a further report on Taicheng's development application.

Based on the above discussion staff believe that, subject to the recommendations contained in this report, the application could move to a comprehensive review followed by consideration of bylaw readings.

OPTIONS:

Option 1 (Preferred Option)

Proceed with the amendment to Electoral Area D Zoning Bylaw No. 1350-2016 in respect of Britannia South in accordance with recommendations 1-5 of this report and any additional direction provided by the Board. This application is consistent with the Regional Growth Strategy and the Electoral Area D Official Community Plan and as such staff supports Option 1.

Option 2

Do not proceed with the amendment to Electoral Area D Zoning Bylaw No. 1350-2016 in respect of Britannia South.

Option 3

Other, as per Board request.

NEXT STEPS:

If the Board approves the Recommendations, staff will complete its comprehensive review of the application and bring forward a report and amending bylaws for consideration of first readings.

ATTACHMENT:

Appendix 1: Tiger Bay Development Proposal Employment Projections

| | |
|----------------------|--|
| Submitted by: | Steven Olmstead, Senior Planner |
| Reviewed by: | Kim Needham, Director of Planning and Development Services |
| Approved by: | Kristen Clark, Interim Chief Administrative Officer |

Appendix 1: Tiger Bay Development Proposal Employment Projections

| South Britannia Development Economic Development Work Opportunity Projections | Draft 10-Jun | |
|--|--------------|------------|
| | Low | High |
| TOTAL OF SOUTH BRITANNIA AND MINATY BAY PRECINCT | 417 | 631 |
| South Britannia Precinct | 318 | 464 |
| Artisan Markets | 50 | 75 |
| | 50 | 75 |
| Wavegarden | 25 | 30 |
| General Operations | 10 | 15 |
| Surfing Academy (Instructors, rentals, etc) | 15 | 15 |
| Town Centre Retail | 100 | 120 |
| Brewery | 25 | 30 |
| Rooftop Restaurant & Tiki Bar | 30 | 30 |
| Retail (1 job per 15-20sqm) | 45 | 60 |
| Offices | 65 | 120 |
| (1 job per 15-20sqm) | 65 | 120 |
| Work/ Live | 30 | 40 |
| Surf Hotel (50 rooms) | 12 | 17 |
| Manager | 2 | 3 |
| Front Desk (Day&night) | 4 | 4 |
| Cleaning | 4 | 6 |
| Repairs & maintenance | 1 | 2 |
| Store | 1 | 2 |
| Clifftop Café/ Restaurant | 10 | 15 |
| Recreational Areas | 21 | 42 |
| Climbing | | |
| Management | 1 | 2 |
| Instructors | 2 | 4 |
| Skatepark | | |
| Management | 1 | 4 |
| Mountain biking/ Pump course | | |
| Management | 1 | 2 |
| Instructors/ Guides | 2 | 4 |
| Obstacle Course | | |
| Management | 1 | 2 |
| Guides | 2 | 4 |
| Kayaks/ SUP | | |
| Management | 2 | 2 |
| Guides | 2 | 4 |
| Shared Sports Equipment Warehouse | 5 | 10 |
| Grounds keeper | 2 | 4 |
| Community Resources and Learning Centre | 15 | 20 |
| <i>1 job per 23-28sqm for school and/or daycare</i> | | |
| Minaty Bay Precinct | 99 | 167 |
| Minaty Resort | 40 | 64 |
| 30 rooms, 40 cabins, 40 glamping sites, and amenities | | |
| Manager | 4 | 4 |
| Front Desk (Day&night) | 4 | 6 |
| Cleaning | 15 | 20 |
| Repairs & maintenance | 2 | 4 |
| Store | 1 | 2 |
| Wellness | 4 | 8 |
| Restaurant, café and bar | 10 | 20 |
| Boutique Hotel | 59 | 103 |
| 30 rooms and amenities | | |
| Manager | 2 | 4 |
| Front Desk (Day&night) | 2 | 4 |
| Cleaning | 10 | 15 |
| Repairs & maintenance | 2 | 4 |
| Grounds keeper | 2 | 4 |
| Store | 1 | 2 |
| Wellness | 10 | 20 |
| Restaurant, café and bar | 20 | 30 |
| Minaty Bay activities | 10 | 20 |

Sources: Employment Density Guide - Homes and Communities Agency 3rd Edition