

TIGER BAY DEVELOPMENT CORP - SOUTH BRITANNIA OCP and ZONING AMENDMENT APPLICATION



LOCATION – CONTEXT

Applicant owns 203 ha
(502 acres)

Application covers 53.4
ha (132 acres) - 26.3% of
the land holdings



Previous Board Resolution

Committee of the Whole Meeting of June 24, 2020

THAT the application move forward to a comprehensive review but before the preparation of any bylaws, a staff report be brought to Committee of the Whole meeting(s) for Board review and input.

THAT the application be referred to the Regional Growth Strategy Steering Committee for consideration.

Plan Overview

Uses

Residential - 25.8%

Commercial, incl.

tourist accommodation -

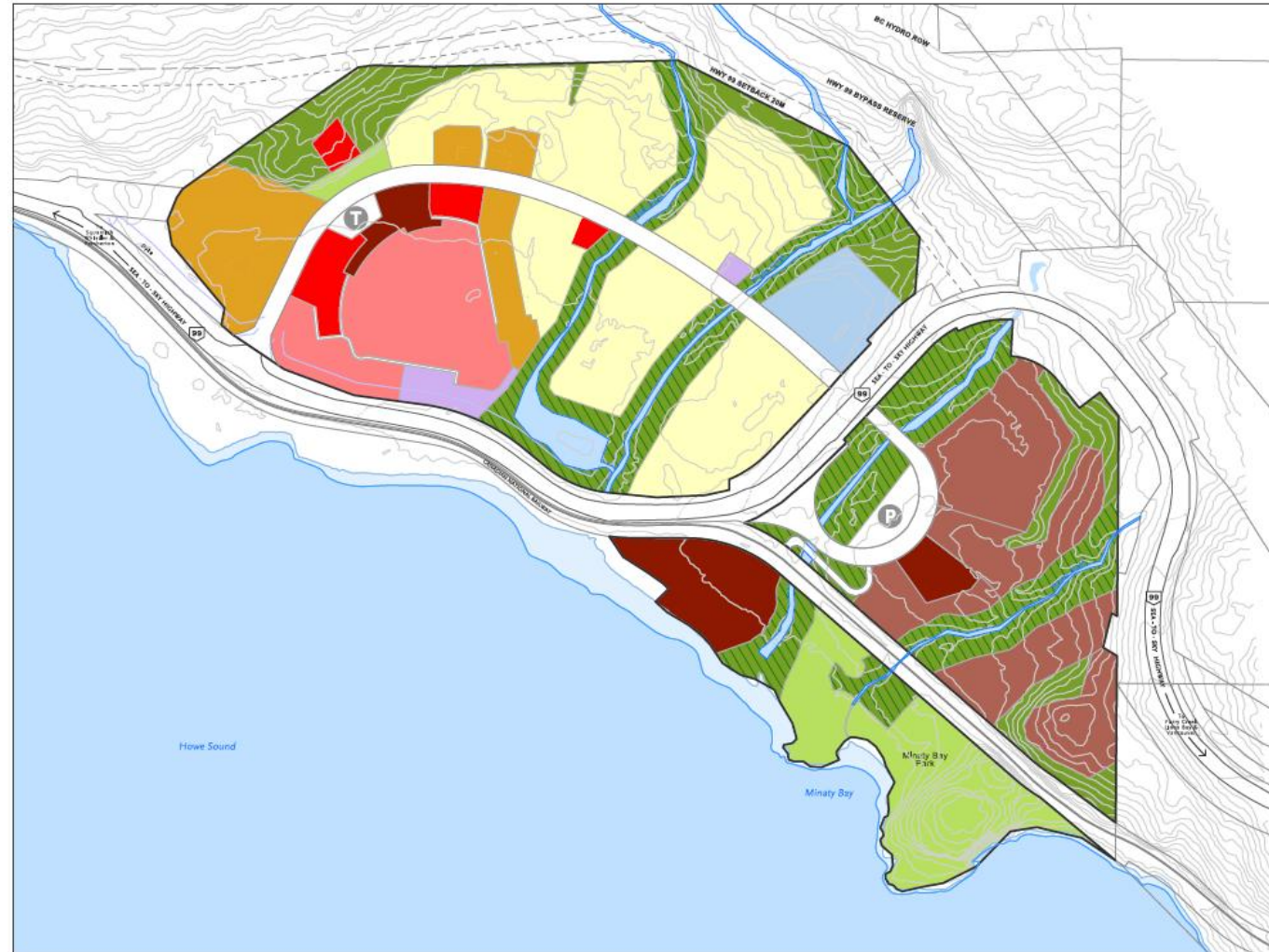
26.5%

Parks - 14.3%

Natural Spaces - 24.0%

Institutional - 1.2%

Other - 8.1%



SOUTH BRITANNIA
BRITANNIA BEACH BC

LAND USE PLAN
SOUTH BRITANNIA

LEGEND NOVEMBER 2020

LAND USE

- MF1 - Multi Family (Townhouse)
- MF3 - Multi Family (Apartment)
- RC - Recreation Commercial
- C - Commercial
- TC1 - Tourist Commercial (Hotel/Lodge)
- TC2 - Tourist Commercial (Camping/Cabin)
- I - Institutional
- UT - Utility
- P - Park
- ES - Environmentally Sensitive (Riparian)
- N - Natural
- R/W - Right-of-Way
- TH - Transit Hub
- PK - Parking

0 25 50 75 100 150 200m
EKISTICS

Residential

- 1,050 units - town homes and apartment
- 150 rental, including 50 affordable
- Conforms with OCP policy and Board direction
- Staff concern is that the residential density is too tight
- One potential solution would be to move some density to the south area
- Can still include tourist accommodation in the south area
- Applicant does not agree, citing increased costs and impact on housing affordability

Commercial

- Surf park and associated facilities (Phase 1)
- General commercial, including retail, office, restaurants/cafes and brewery/pub - 2,500 sq m (26,910 sq ft) to 4,000 sq m (43,060 sq ft)
- Tourist accommodation
 - 50 room surf hotel (north area)
 - 30 room hotel with 40 cabins & 40 glamping spots (south area)
 - 30 room lodge north of Minaty Bay (waterfront)
- An estimated 393 to 608 jobs at full build-out
- OCP commercial / tourist accommodation policy amendments required
- Staff want to ensure that the employment uses are developed concurrently with the residential component

Parks

- Minaty Bay Park – proposed 5.19 ha (12.82 acre) dedication
- Need CNR approval for pedestrian overpass – 3rd reading required first
- Overpass should be constructed at same time as park dedication
- Amount & location of public parking for Minaty Bay to be determined



Parks

- Proposed 1.13 ha (2.79 acre) community park with:
 - Community centre
 - Youth playfield
 - Public parking
- Other park space – 1.32 ha (3.26 ha)
- Additional small parks as part of each phase of residential development
- Along with trails and natural open spaces, staff believe community park needs are met

Trails

- Access to Minaty Bay Park
- Along waterfront to north property line
- East side of Highway 99 to north property line
- Along watercourses and around wetlands
- Into upland areas
- Throughout southern tourist accommodation area

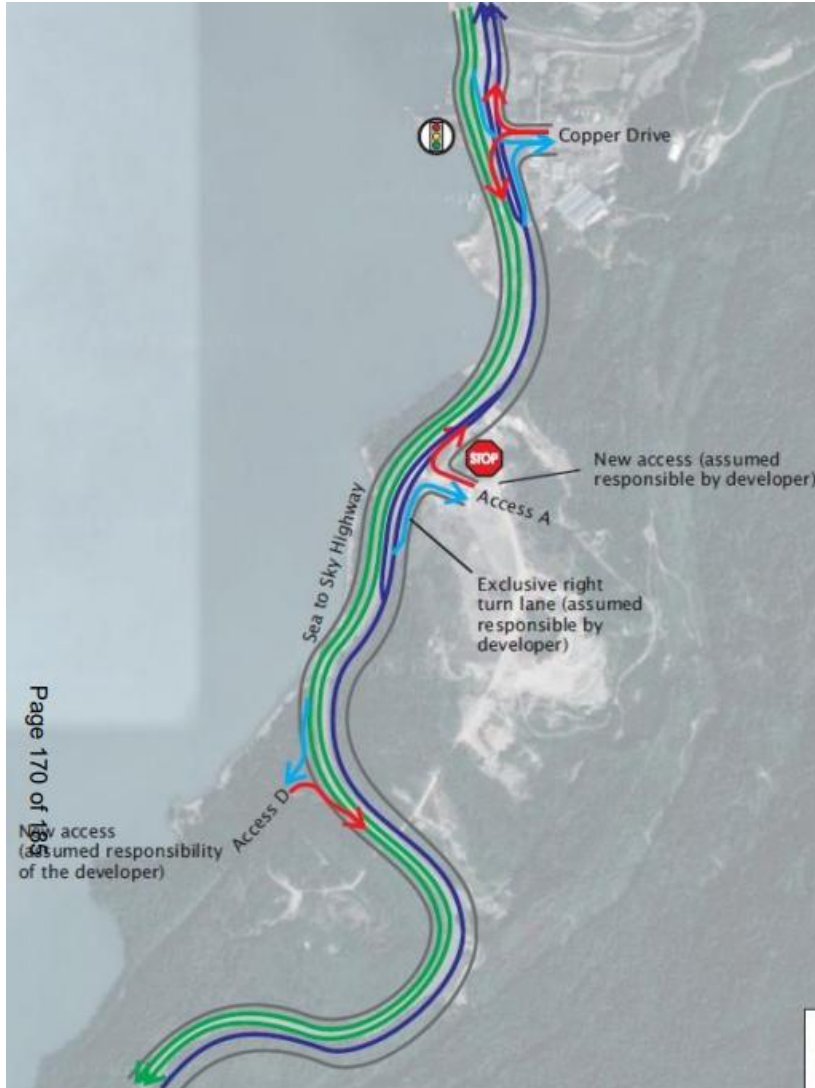
Institutional

- OCP envisions school, but School District is not seeking a site
- Community centre
 - Applicant proposes to build 557 sq m (6,000 sq ft) shell
 - SLRD to finish and program as it wishes
 - Estimated 54 parking stalls
- Public works yard – 0.46 ha (1.1 acre)
- Fire services – North Britannia, but need to be expanded / upgraded over time

Natural Environment and Open Space

- Four watercourses through site to be enhanced
- Riparian areas between 10 m (32.8 ft) and 15 m (49.2 ft) on each side
- Existing wetland to be reconstructed and enhanced
- Pockets of steep sloped areas within development site left in natural state
- Majority of applicant's total land holdings left undeveloped

Transportation



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Transportation

- Transportation Impact Assessment draft report concluded:
 - No signalization required on Highway 99
 - Need deceleration & acceleration lanes at main entrance (Access A)
 - Same at Access D
 - One-lane underpass can accommodate traffic volumes if signalized
- SLRD and MOTI staff do not agree that a one-lane underpass is sufficient
- Recommend it be upgraded to two traffic lanes, plus pedestrian / cycling
- MOTI staff likely to review TIA report in more detail if first reading received
- Applicant proposing to dedicate 80 m (262 ft) wide Highway 99 bypass route if required by MOTI in future
- Transit hub proposed for village core for local transit and similar uses
- Applicant in discussions with BC Transit on separate regional facility

Engineering and Infrastructure

- Geotechnical studies have concluded site is suitable for intended purposes
- Peer review underway of natural hazards debris flow report for Gravel Creek
- Similar studies will be undertaken for Thistle and Daisy Creeks
- Only a few areas of the site need to be raised for flood protection
- No soil contamination
- Proposed water service:
 - Wells on site supplied by aquifer
 - Water treatment plant
 - Treated water pumped to two reservoirs on hillside

Engineering and Infrastructure

- Proposed wastewater service:
 - Existing North Britannia plant capacity to be increased to handle South Britannia flows
 - Combined gravity collection system (north area) and low-pressure pumping (south area)
 - Will all feed to one lift station and through a force main to North Britannia
- Stormwater:
 - Each development parcel will be required to independently manage its own stormwater discharges
- Water, wastewater & stormwater master plans will be required as one of the conditions of consideration of bylaws adoption

Engineering and Infrastructure

- Existing electrical power sub-station in North Britannia will require upgrading
- Applicant will be responsible for cost and other details, to be negotiated with BC Hydro
- No natural gas supply currently near South Britannia
- Applicant has had preliminary discussions with FortisBC, but no decisions reached on feasibility

RGS Steering Committee Input

- August 18, 2020 meeting at which both South Britannia and Furry Creek proposals discussed
- Need for complete communities, not just residential development
- Need to address climate change
- Degree to which the developments are aligned with the RGS and OCP
- Need adequate fire protection
- Need adequate water and sewer services
- Need opportunities for public access to the waterfront, including parks

Next Steps

- Based on the resolutions moved by the Board and any other input received, staff propose to continue working with the applicant to resolve all remaining issues
- Staff will then prepare amending bylaws for Board consideration of first reading and bring forward a report
- A term sheet that forms the basis of a development agreement will also be prepared and presented to the Board at that time

Discussion