



REQUEST FOR DECISION

Britannia Oceanfront Developments
Corporation - Rezoning and OCP
Amendment Bylaws - First Reading

Meeting Date: March 28, 2018

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.

RECOMMENDATIONS:

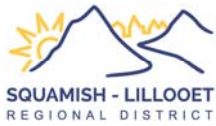
1. THAT Bylaw No.1555-2018, cited as "Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018" be introduced and read a first time;
2. THAT Bylaw No. 1556-2018, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018" be introduced and read a first time;
3. THAT Bylaws No. 1555-2018 and 1556-2018 be referred to the Ministry of Environment, the Ministry of Forests, Lands, Natural Resource Operations and Rural Development, the Ministry of Transportation and Infrastructure, the Ministry of Environment (specifically to the Director, Environmental Management Act), Vancouver Coastal Health, the Squamish Nation and the District of Squamish for input;
4. THAT adoption of Bylaw No. 1556-2018, cited as "Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018" be subject to the following conditions:
 - 1) Approval of the proposed flood and debris control regime by the SLRD Board as supported by the SLRD Director of Engineering and the establishment of a new service

area for cost recovery of the related operations and maintenance costs (notwithstanding the SLRD's Natural Hazards Policy);

- 2) Determination of who the participants of the above service area will be and the determination of the format for obtaining electorate consent;
- 3) Consideration of a one-time contribution from the developer of \$285,000 to be placed into the reserve and used to repair/replace the debris net should a 1 in 50 year event occur before the fund has had time to adequately grow;
- 4) Approval of an operations and maintenance manual and an agreement about maintenance responsibilities regarding the proposed flood and debris control regime/net by the SLRD Board of Directors;
- 5) Provision of a Section 219 covenant stating that the development is "safe for the use intended" and setting out building floodproofing measures as described in the "draft report, Operations and Maintenance Manual - Britannia Creek Flood Protection Works" prepared by KWL Consulting Engineers, dated February 22, 2018;
- 6) Approval of the proposed water supply, construction of an additional cell at the Britannia Beach lower reservoir at the developer's cost and provision of acceptable security for the construction of an additional cell at the Britannia Beach lower reservoir to the satisfaction of the SLRD Director of Engineering and;
- 7) Authorization to proceed by the Director, Environmental Management Act at the Ministry of Environment with respect to the Contaminated Sites Regulation;
- 8) Adoption of Squamish-Lillooet Regional District Electoral Area D Heritage Conservation Service Establishing Bylaw No. 1557-2018;
- 9) Approval of the Heritage Revitalization Agreement and statements of significance with respect to the existing structures to be maintained on the property;
- 10) Approval of the sale of relevant Crown land (Parcel A, Plan BCP7077, DL 891, Group 1, NWD, PID 025-820-141) to Britannia Oceanfront Developments Corporation;
- 11) Provision of a report prepared by a Professional Engineer, noting that the land will be "safe for use intended" to the satisfaction of the SLRD Director of Engineering.

PURPOSE:

To present the SLRD Board of Directors with zoning and Official Community Plan amendment bylaws pertaining to 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 original application was 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 applicant is now proposing 87 residential units in the following formats:

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

The application proposes to preserve 12 of the “heritage” buildings on the site. 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.

At the June 28 and 29, 2017 Board meeting, the SLRD Board granted “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

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

At the May 24 and 25, 2017 Board meeting, 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.

The SLRD staff report brought to the June 28, 2017 Board meeting which provides details about the BODC project is available here (starting on page 267):

<https://slrd.civicweb.net/document/89561/Squamish->

[Lillooet%20Regional%20District%20Board%20-%2028%20.pdf?handle=6E837EFCAD1544E9A4E8FF3C55570CC5](https://slrd.civicweb.net/document/92874/Squamish-Lillooet%20Regional%20District%20Board%20-%2028%20.pdf?handle=6E837EFCAD1544E9A4E8FF3C55570CC5)

The SLRD held a public information meeting about the BODC project on September 18, 2017, details of which were presented to the SLRD Board in a report at the October 25, 2017 Board meeting and available here (starting on page 278):

<https://slrd.civicweb.net/document/92874/Squamish-Lillooet%20Regional%20District%20Board%20-%2025%20.pdf?handle=F1F4AC45C66F42E8B8A47B940206CACF>

While there are still some issues to be resolved, SLRD staff have comfort that the associated bylaws are ready for first reading and referrals to various agencies.

RELEVANT POLICIES:

Regional Growth Strategy (RGS) designation:

The RGS designates the subject land as “Master Planned Community.”

Proposed Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018

The proposed Squamish-Lillooet Regional District Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018 would redesignate the land from “Open Space” and “Flood Management” to “Tourist Commercial”, “Mixed Residential” and “Park”.

Proposed Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018

Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 Amendment Bylaw No. 1556-2018 proposes to enable a comprehensive development zone that allows for the following uses (as set out in detail in Schedule B9 in the Bylaw 1556-2018):

- Commercial (retail, restaurant, services, etc.) Note that: A maximum of 800 m² of *gross floor area* for a single mixed pharmacy and grocery store use is permitted within the Village Commercial Area, and, a maximum of one neighbourhood pub is permitted in the Village Commercial Area, with a maximum person capacity of 150 persons.
- Residential (townhouses and apartments and associated home offices)
- Community Centre
- Day care
- Gym facility
- Park, playground and trail
- Assembly use

Bylaw 1556-2018 specifies allowable densities and triggers for the delivery of amenities and the preparation of covenants.

ANALYSIS:

Engineering Issues

Water Supply

The approval of the proposed development will require construction of Cell 2 of the lower zone reservoir (at BODC's cost) and the supply main to provide for commercial and residential fire flow protection as set out in Electoral Area D Subdivision and Development Servicing (Planned Communities) Bylaw No. 741, 2002 ("Bylaw 741").

Welder Engineering LLP have been retained by the developer to assist in designing the new reservoir cell. In accordance with section 3.1.4.5 Fire Flow Demand of Bylaw 741 the proponent has opted to install automatic sprinklers in all commercial and residential structures. This provides superior fire protection while reducing the fire flow demand from 150 l/s to 117 l/s (per the Fire Underwriters Survey Guidelines).

Based on the changes noted above and in-line with section 3.1.6.2 Reservoir Capacity of Bylaw 741 Welder Engineering have calculated the total storage capacity requirement to be 1,461 m³ and are proposing to add 637m³ for the Cell 2 addition. Note: These calculations are currently being peer reviewed by Brian Walker with Opus international and SLRD staff for approval.

It is recommended that adoption of the proposed zoning bylaw be made conditional on the approval of the proposed water supply, the construction of Cell 2 at the Britannia Beach lower reservoir and the provision of appropriate security for the construction of Cell 2 at the reservoir. The security would be released upon completion of construction.

Proposed flood protection regime

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 (staff note: the riprap is surrounding the new residential development and is being proposed by KWL to be the responsibility of the strata to maintain);
- 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 a 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.*

****Note: The SLRD’s Natural Hazards Policy (updated November 2011) prohibits the SLRD from accepting responsibility for natural hazard mitigation and remediation except to the extent required by statute.***

<https://www.slrdb.ca/sites/default/files/pdfs/administration/Policies/Natural%20Hazards%20Policy%20%28Adopted%20Nov.28.11%29.pdf>

“Based on legislative review, the SLRD holds to the position that hazard mitigation is the direct responsibility of the Province of BC. Therefore, the SLRD is not prepared to financially participate in any costs associated with minimizing risk from natural hazards through mitigation works.”

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;



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- 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.

Kerr Wood Leidal Engineering has most recently provided the SLRD with a draft Operations and Maintenance manual. The SLRD has reviewed the O+M manual and the costs that have been presented. The O+M manual contemplates the SLRD being the maintainer of the geobrug debris net and the responsible party for ongoing maintenance and debris removal from the Britannia stream works. *KWL Note: Nothing in the report precludes the SLRD or any other maintenance authority from receiving future disaster financial assistance from the province.*

KWL’s estimated average annual costs for Inspection, general maintenance and post event (1 in 50 year) are shown in the table below:

ITEMS	COST
Ongoing General Items	\$9,350
Creek Channel Maintenance	\$2,750
Debris Net Maintenance	\$2,000
Post-Event Restoration	\$9,100
Total Average Annual Cost	\$23,200

The First three items (Ongoing general items, Creek Channel Maintenance and Debris Net Maintenance Total of \$14,100/yr.) are considered reasonably accurate at this time.

Post-Event Restoration costs for a moderate 1 in 50 year event scenario. (i.e. 2% chance of occurrence in any given year) are shown in the table below. Total restoration costs including, replacement of the debris net and removal of debris above and below the net are estimated by KWL to be **\$425,000**.

ITEM	Frequency	Cost
Debris Net Replacement (Net and Installation)	every 50 years	\$200,000
Re-Torque Wire Rope Clamps (6 months after each net replacement)	every 50 years	\$5,000
Debris Removal Above Debris Net – Moderate event	3,000 m ³ every 50 years	\$80,000
Sediment Removal on Fan – Moderate event	7,000 m ³ every 50 years	\$140,000
	TOTAL	\$425,000

If the SLRD Board should choose to accept ownership of the proposed mitigation works, the following staff recommendations are applicable.

- 1) A new utility service area establishment will need to be created for the operation and maintenance of the Debris Net and Creek Channel works. The normal time line for the establishment of such a service is a minimum of eight to nine months once the process has been initiated (i.e. the participants and costing has been determined), as this must be approved by the property owners via petition, Alternate Approval Process or referendum. It is important that this service be approved by the electorate prior to providing approval to build, for if the electorate does not approve this, there will be no funding for the required flood protection structure, and as such, no development could be undertaken. While this service area will not established until 2020, if the electorate approval is obtained in 2019, that will be comfort that the SLRD will be able to tax requisition for it in 2020 and beyond, and the developer contribution (see below) will cover any payments required to be made in 2019.
- 2) A service requisition will be needed to fund the ongoing operation, maintenance and Post-Event Restoration costs i.e. \$23,200/yr. Note: the fund should be inclusive of everyone who potentially would benefit from enhanced protection from the roads, bridges, fire hall, residences and water works infrastructure, i.e. the protection of the community services that all residents of Britannia Beach utilize. This could include all of Britannia Beach – i.e. the existing 200 lots at Britannia Beach north which need access to the highway, 87 proposed units on the BODC land, the commercial space on the BODC land, the Mining Museum, the fire hall and the Crown land on the waterfront. If the entire Britannia Beach community, including this proposed BODC development, is included in this service, the estimated cost per year would be around \$40 per \$500,000 home (it is currently \$63 based on the 2018 assessments which do not include the new BODC development); i.e. this amount would be significantly reduced once this

development comes on line, due to the anticipated large additional assessment base that will be created. The Board is to consider who the participants of the service and the format of obtaining electorate consent.

- 3) Consider requesting a one-time contribution from the developer to be placed into the reserve and used to repair/replace the Debris Net should a 1 in 50 year event occur before the fund has had time to adequately grow. Based on the KWL estimates (see above) the monies needed to address a 1 in 50 year event for the Debris Net and sediment removal above the net are ~\$285,000. Note: this assumes that removal of sediment below the Debris net on the fan would be covered by the province's disaster financial assistance program.

Given that the developer is not paying any cash amenities, this amounts to ~\$3,276 per "uplift" in the units to the site (e.g. 1 unit is already allowed on DL891, so 86 additional units would be created: $\$285,000 / 86 = \$3,314$). The SLRD does not have an amenity policy, but it is typical in many communities to request amenities based on each multi-family unit created. The Village of Pemberton, for instance, charges \$6,110 per multi-family dwelling. It is therefore not unreasonable to request this funding be put toward the flood debris maintenance fund, especially given that the development would be the primary beneficiary of the flood protection, and the development cannot take place without the flood protection.

Recycling and Garbage Facilities

The residential portion of the site is proposed to have curbside waste removal. The commercial portion of the site will have waste and recycling bins for the various commercial tenants. The SLRD's yard waste bin will be located on the north-east portion of the site, adjacent to the proposed community garden. The land is currently in the SLRD's Crown land tenure area. BODC has applied to the Crown for ownership of the land. The provision of a right of way to the SLRD for the yard waste bin area is an amenity trigger within the zoning bylaw. In the future, it is anticipated that the yard waste bin can be re-located across the street (beside the existing fire hall) on another piece of Crown land that the SLRD wishes to gain tenure to.

Environmental Issues

Site contamination issues

The subject land is the site of a historical mining town and may be subject to acid rock drainage. As required in such instances, a Site Profile was submitted to the Ministry of Environment. In accordance with section 7.1 of the Contaminated Sites Regulation, a detailed site investigation must be conducted. As such, the SLRD must wait for the Director, Environmental Management Act at the Ministry of Environment to provide a release letter, prior to approval of the zoning bylaw.

Riparian setbacks

Golder and Associates has submitted a Riparian Area Regulation Assessment report to the Province with respect to the required streamside protection and enhancement area (SPEA). Sartori Environmental Services submitted an environmental review of the site.

General Site Planning

Overall site density

- The applicant has worked with SLRD staff over the past several months to ensure that the density of the site, the parking and the site circulation is workable and addresses SLRD bylaws. Further fine tuning will be addressed at the development permit stage.

Development Permits

The following development permits will be required once the zoning is adopted:

- Comprehensive DP (delegated to the Director of Planning and Development Services for buildings <500m². No single building is expected to be larger than 500 m²).
- Wildfire Protection DP (delegated to the Director of Planning and Development Services)
- Riparian DP (delegated to the Director of Planning and Development Services). The Riparian Area Regulation Assessment report associated with the future DP has already been submitted to the Province.

Transportation Issues

Traffic Study

The applicant submitted a traffic study prepared by Bunt & Associates, Transportation Planners and Engineers “Bunt”. The traffic study was dated May 17, 2016 and was based on 64 residential units. Bunt submitted an updated report on December 7, 2017 to reflect the 87 units now being proposed. The updated report notes that “based on the above-noted changes it is not anticipated there would be material change to the trip generation of the site”.

Parking

The 73 residential townhouses have provided for the required 2 parking spaces per unit plus visitor parking. The applicant has revised their plans to provide for 5 metre driveway aprons to allow for site circulation and clear passage of emergency vehicles.

The applicant has submitted a parking rationale (also prepared by Bunt) requesting that some of the parking requirements be varied based on shared uses, varied times of parking users, etc. The SLRD hired Creative Transportation Solutions (CTS) to review the Bunt submission. CTS has provided the SLRD with a technical memorandum. In summary, CTS has found that: 1) the parking is adequate to meet typical demand, and 2) the commercial side of the site plan may need refinements to accommodate circulation for the garbage truck or a restaurant delivery truck.

CTS recommended the following (all of which can be addressed through a future development permit):

- That the SLRD accept the parking layout
- That the SLRD work with the applicant to ensure unencumbered access to the garbage/recycling area
- That the SLRD undertake a detailed swept path analysis for the commercial portion of the site using a HSU and WB-12 design vehicle and modify the site plan as required. The applicants are preparing this analysis.

Heritage Issues

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. In order to preserve a number of “heritage” buildings on the property and to be able to obtain “alternative compliance methods” under the BC Building Code, a number of heritage bylaws and agreements must be in place.

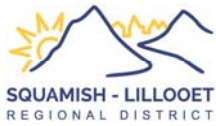
The Heritage Conservation Service Establishment Bylaw received 3 readings at the January 24, 2018 Board meeting, and was been forwarded to the Inspector of Municipalities for statutory approval. Approval of that Bylaw has now been granted, and the service establishment bylaw is being brought back to the March 28, 2018 Board meeting for adoption along with the Community Heritage Register. Adoption of this bylaw is recommended as a condition of the adoption of Bylaw 1556-2018.

The applicant will be preparing a Heritage Revitalization Agreement and statements of significance for the SLRD’s review, including the necessary heritage conservation plan. Approval of this agreement is recommended as a condition of the adoption of Bylaw 1556-2018.

Community Amenity Contributions

As described in a previous staff report, the applicant proposes the following as community amenity contributions:

- completion of the Britannia townsite;
- preservation of the old “heritage” village structures;
- incorporation of 14 rental units (with rental rates set at a price per square metre that is 80% of the average market rental rates in the Squamish (based on the most recently available BC Stats Rental Market Survey data) and, on a minimum of 6 of those *dwelling units*, setting rental restrictions to limit those rentals to those people who are employed in the Britannia Beach area;
- provision of a building for use as a health enhancement centre (fitness), daycare and community hall with a covenant:
 - requiring a 99 year lease be granted to the Britannia Beach Community Association or its successor entity, and;



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- limiting the rental rate of the day care to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor, and;
 - limiting the rental rate of the health enhancement centre to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor (these rates will be negotiated when the covenant is written).
- 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;
 - 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 the geobrug net and the filling of the development site (which provides a flood protection service).
 - no voluntary cash contributions have been offered for the upzoning of the land, however, as noted above: It is recommended that the SLRD consider requesting a one-time contribution from the developer to be placed into the reserve and used to repair/replace the Debris Net should a 1 in 50 year event occur before the fund has had time to adequately grow. As noted previously in this report, based on the KWL estimates the monies needed to address a 1 in 50 year event are ~\$285,000. This amounts to ~\$3,314 per “uplift” in the units to the site (e.g. 1 unit is already allowed on DL891, so 86 additional units would be created: $\$285,000 / 86 = \$3,314$).

The SLRD does not have an amenity policy, but it is typical in many communities to request amenities based on each multi-family unit created. The Village of Pemberton, for instance, charges \$6,110 per multi-family dwelling – this would amount to 85 (87- 2 units already allocated to the site) X \$6,110 = \$519,350. The District of Maple Ridge requires \$4,100 per townhouse unit – this would amount to 85 X \$4,100=\$348,500.

The draft District of Squamish Community Amenity Contribution Policy (<https://squamish.ca/assets/Uploads/Draft-New-CAC-Policy-2017.pdf>) would require the following:

Applications of 20 or more dwelling units

From low density, rural or resource to residential	A minimum of 10% of the units to be provided on site as affordable housing managed under a Housing Agreement. [provided by BODC]
	AND

	Provision (preferred) of active transportation and park amenities (or a cash in lieu equivalent) in the immediate neighbourhood. [provided by BODC]
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- It is not unreasonable to request funding be put toward the flood debris maintenance fund, especially given that the development would be the primary beneficiary of the flood protection and the development cannot take place without the flood protection.

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. In September, 2017, the SLRD hosted another public open house with respect to this application. Again, most comments from the community were positive.

Land Tenure Issues

The SLRD has been advised by staff at the Ministry of Forests, Lands and Natural Resource Operations and Rural Development (MFLNRORD) that they have been authorized to proceed with the Crown Land transfer to BODC, respecting the land legally described as Parcel A, Plan BCP7077, DL 891, Group 1, NWD, PID 025-820-141. The SLRD is willing to forego their Crown land tenure over this land, so long as BODC provides the SLRD with a statutory right of way over the land for access to the community yard waste bin. The land transfer to BODC is recommended as a condition to adoption of Zoning Bylaw 1556-2018. The provision of the right of way is built into Zoning Bylaw 1556-2018 as a condition of development right entitlement.

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. The project aligns with the Electoral Area D OCP which envisions 800 to 1,000 units at Britannia North. Currently Britannia North is under built with less than 300 units anticipated at build-out (including secondary suites). This project will help to bring the growth of Britannia Beach closer to the planned build out.

Next Steps

Staff will continue to work with the applicant to clarify issues and further develop the application details. Bylaws 1555-2018 and 1556-2018 will be referred to various provincial agencies, the



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Squamish First Nation and the District of Squamish for input prior to a request for second reading.

OPTIONS:

Option 1 (preferred option): Give Bylaws 1555-2018 and 1556-2018 first reading and refer to provincial agencies, the Squamish First Nation and the District of Squamish.

Option 2: Do not give Bylaws 1555-2018 and 1556-2018 first reading as presented and instead make changes to the Bylaws.

Option 3: Other, as per Board request.

Attachments:

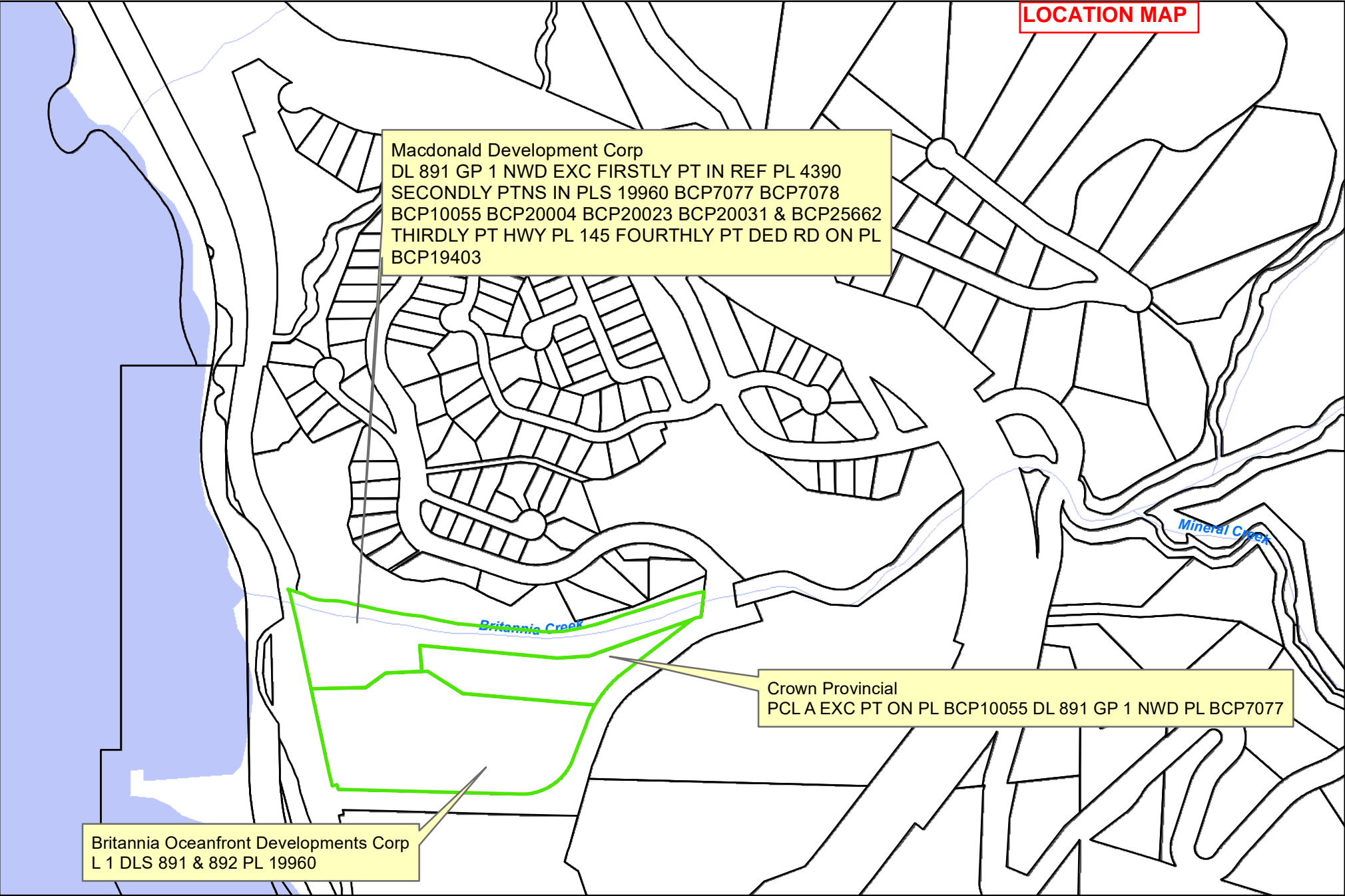
1. Location Map
2. Proposed Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018
3. Proposed Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2015, Amendment Bylaw No. 1556-2018
4. Proposed project layout and images

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

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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Meters

Britannia Beach

**SQUAMISH-LILLOOET REGIONAL DISTRICT
ELECTORAL AREA D OFFICIAL COMMUNITY PLAN BYLAW NO. 1135-2013,
AMENDMENT BYLAW NO. 1555-2018**

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Electoral Area D Official Community Plan Bylaw No. 1135-2013 to enable development at Britannia Beach;

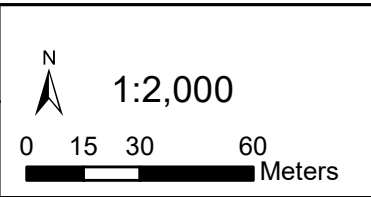
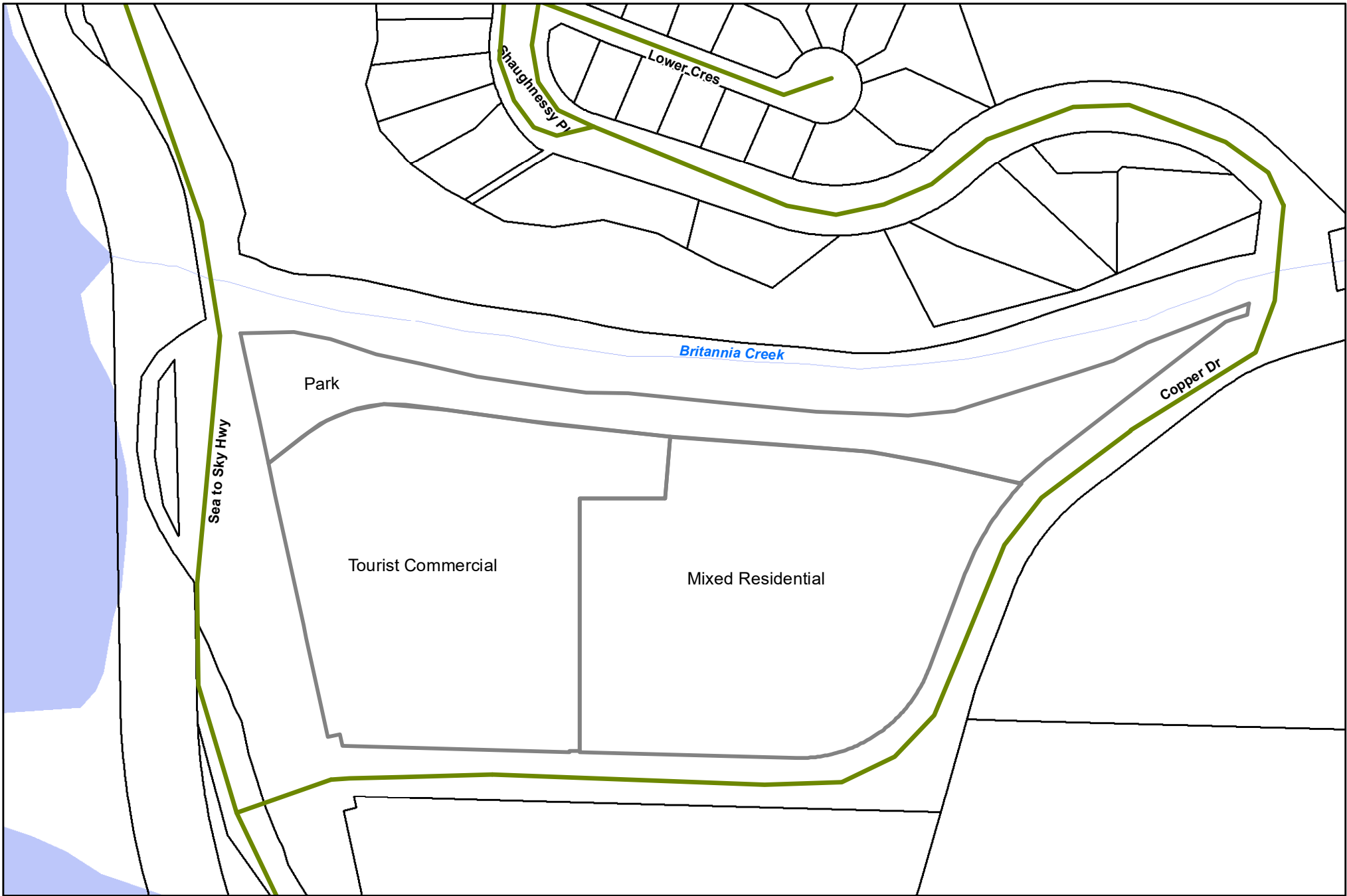
NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the "Electoral Area D Official Community Plan Bylaw No. 1135-2013, Amendment Bylaw No. 1555-2018".
2. The Electoral Area D Official Community Plan Bylaw No. 1135-2013, Schedule A is amended as follows:
 - (1) This bylaw is to be added to the Summary of Bylaw Amendments Table.
 - (2) Official Community Plan Schedule C Map 1A "Howe Sound East Sub-Area" is amended to redesignate the property in Britannia Beach "Flood Protection" and "Open Space" to "Tourist Commercial" and "Park" and "Mixed Residential" as outlined on Schedule A to this bylaw.

READ A FIRST TIME this	28 th day of	March, 2018
READ A SECOND TIME this	day of	, 2018
PUBLIC HEARING HELD on	day of	, 2018
READ A THIRD TIME this	day of	, 2018
ADOPTED this	day of	, 2018

Jack Crompton
Chair

Kristen Clark
Corporate Officer



Schedule A to "Electoral Area D Official Community Plan Bylaw No. 1135-2013,
 Amendment Bylaw No. 1555-2018"

Revision to Schedule C
 Map 1A "Howe Sound East Sub Area"



SQUAMISH-LILLOOET REGIONAL DISTRICT
SQUAMISH-LILLOOET REGIONAL DISTRICT ELECTORAL AREA D ZONING BYLAW NO.
1350-2016, AMENDMENT BYLAW NO. 1556-2018

WHEREAS the Board of the Squamish-Lillooet Regional District wishes to amend Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016 to enable development at Britannia Beach;

AND WHEREAS the *Local Government Act* provides that the Board may adopt a zoning bylaw, parking provisions, and sign provisions;

NOW THEREFORE the Board of the Squamish-Lillooet Regional District, in open meeting assembled, enacts as follows:

1. This Bylaw may be cited for all purposes as the “Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Amendment Bylaw No. 1556-2018”.
2. This bylaw is to be added to the Table of Bylaw Amendments.
3. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule A is amended as follows:
 - (1) The Table of Contents is amended by inserting the following:

SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE

and the page numbering is reordered as required.
 - (2) Section 1 “DEFINITIONS” is amended by inserting the following definition after Village Commercial Use (Porteau Cove):

VILLAGE COMMERCIAL USE (BRITANNIA OCEANFRONT) means a use that includes but is not limited to *retail, restaurant, personal service establishment, neighbourhood pub*, brewery, distillery, *office*, professional, medical, insurance agency, financial institution, pet shop or pet grooming, travel agency, studio, *health enhancement centre, day nursery*, and similar uses that serve the needs of the Britannia Beach community and the travelling public, specifically excluding drive-through restaurants, adult entertainment, casino or other gambling use.
 - (3) Section 3 is amended by adding the zone “CD2” and “Britannia Oceanfront Comprehensive Development” to Column I and Column II respectively after the zone classification “CD1”.
 - (4) Schedule B “Appendices” is amended by adding:

Schedule B6 - Britannia Oceanfront Zoning Areas Map
Schedule B7- Britannia Oceanfront Development Plan
Schedule B8 - Britannia Oceanfront Parks, Trails and Community Use Areas
Schedule B9 - Britannia Oceanfront Park and Trail Improvements & Amenities Table, all as attached to this bylaw.
 - (5) SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE is inserted after the CD1 – PORTEAU COVE COMPREHENSIVE DEVELOPMENT 1 ZONE as follows:

SECTION 16.2 – CD2 – BRITANNIA OCEANFRONT COMPREHENSIVE DEVELOPMENT 2 ZONE

Intent

16.2.1 This zone is intended to provide for a mix of small scale commercial uses, residential uses, community uses, parks, open space and a creekside trail based on a comprehensive plan in conformity with the Electoral Area D Official Community Plan policies and guidelines.

Areas with the CD2 zone

16.2.2 Pursuant to Section 479 of the *Local Government Act* the Britannia Oceanfront Comprehensive Development (CD2) Zone is comprised of the following Areas shown on Schedule B6 (Britannia Oceanfront Zoning Areas Map).

Permitted Uses

16.2.3 In the CD2 Zone, the *use of land, buildings and structures* is restricted to:

- .1 Within the Park and Community Use Area (P1)
 - (a) Park
 - (b) Playground
 - (c) Community Garden
 - (d) Trail
 - (e) *Assembly Use*
 - (f) Community facilities

- .2 Within the Village Commercial Area (C1)
 - (a) *Village Commercial Use (Britannia Oceanfront)*
 - (b) *Apartment*
 - (c) *Assembly Use*

- .3 Within the Residential One Area (R1)
 - (a) *Townhouse*
 - (b) *Apartment*
 - (c) *Home office*

Regulations

16.2.4 The following documents relate to the Britannia Oceanfront CD2 Zone and are attached to Schedule B of this Bylaw:

- Schedule B6: Britannia Oceanfront CD2 Zoning Areas Map (showing the P1, C1 and R1 areas)
- Schedule B7: Britannia Oceanfront Development Plan
- Schedule B8: Britannia Oceanfront Parks, Trails and Community Use Areas
- Schedule B9: Britannia Oceanfront Park and Trail Improvements & Amenities

.1 On a parcel located in the CD2 Zone, no *use, building* or *structure* shall be constructed unless the use of the land and construction and use of *buildings* and *structures* occurs within and conforms to the uses permitted in the areas identified on Schedules B6.

Minimum Site Area

16.2.5 The minimum *parcel area* for new subdivisions in the CD2 zone shall be as follows:

- .1 Residential (R1) - 1.5 hectares
- .2 Commercial (C1) – 1.4 hectares

Standards

16.2.6

- .1 In the Village Commercial Area a residential occupancy may be combined with a commercial occupancy in the same premises as long as the residential use is not located on the ground level.
- .2 A maximum of 800 m² of *gross floor area* for a single mixed pharmacy and grocery store use is permitted within the Village Commercial Area.
- .3 A maximum of one *neighbourhood pub* is permitted in the Village Commercial Area, with a maximum person capacity of 150 persons.

Density of Development in the CD2 Zone

16.2.7.1 Subject to s.16.2.8.2, a maximum of 73 *dwelling units* shall be permitted in the R1 Area of the CD2 zone, and a maximum 14 *dwelling units* shall be permitted in the C1 Area of the CD2 zone, to be developed generally in accordance with the development plan shown on Schedule B7, with parks, trails and amenities generally as per Schedules B8 and B9.

Conditions Relating to the Provision of Amenities

- 16.2.8.1 The maximum permitted residential density for all lands zoned CD2 is 1 *dwelling unit* per 5 hectares.
- .2 Despite section 16.2.8.1 the maximum permitted residential density in the CD2 zone may be increased to a maximum of 87 *dwelling units* if all of the following community amenities are provided prior to application for building permits:
 - i) the registration of a right-of-way agreement in favour of the *Squamish-Lillooet Regional District* to secure public use of the creekside trail as shown on Schedule B7;
 - ii) the registration of a right-of-way in favour of the *Squamish-Lillooet Regional District* to secure public use of a site for a yard waste bin and associated *parking area* and access, generally as shown on Schedule B7;
 - iii) the registration of a covenant pursuant to Section 219 of the *Land Title Act* on a minimum of 14 *dwelling units*, setting rental restrictions as follows:
 - i. limiting the rental prices to a price per square metre that is 80% of the average market rental rates in the Squamish area (based on

- the most recently available BC Stats Rental Market Survey data), and;
 - ii. on a minimum of 6 of those *dwelling units*, setting rental restrictions to limit those rentals to those people who are employed in the Britannia Beach area.
 - iv) the registration of a covenant pursuant to Section 219 of the *Land Title Act* establishing rental, use and ongoing maintenance obligations for the *day nursery*, *health enhancement centre* and community hall as follows:
 - i. requiring a 99 year lease be granted to the Britannia Beach Community Association or its successor entity, and;
 - ii. limiting the rental rate of the *day nursery* to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor, and;
 - iii. limiting the rental rate of the *health enhancement centre* to 50% of market rental rates for similar facilities operating in the Squamish to Whistler corridor;
 - v) construction of the flood protection works as set out in a Section 219 covenant registered against the property and the provision of a financial security in a form typically acceptable to the Squamish-Lillooet Regional District in the amount of 135% of cost estimates for such works; and
 - vi) where all statutory rights of way and covenants referred to in subparagraphs (i) to (iv) are granted in favour of the *Squamish-Lillooet Regional District* for consideration of \$10.00, and registered as a first charge against the title to the land with priority over all other charges and encumbrances of a financial nature.
- .3 The lands in the CD2 zone must not be subdivided, except so as to consolidate the lands into a single *parcel*, unless the density permitted under section 16.2.8.1, and the obligations related to that density in relation to the provision of amenities, are allocated among the *parcels* being created in a manner satisfactory to the *Squamish-Lillooet Regional District*, by means of an amendment of this bylaw or a covenant registered under Section 219 of the *Land Title Act* against the parcels being created, in priority to all charges of a financial nature for consideration of \$10.00, or other means satisfactory to the *Squamish-Lillooet Regional District*.

Siting, Maximum Gross Floor Area, Parcel Coverage and Height Regulations

16.2.9 No principal *building* or *structure* shall exceed the maximum building footprint, building height or building *setbacks* indicated in this section, except where exempted under section 16.2.9.1 or where otherwise modified through a Development Permit.

- .1 Except as otherwise provided in this bylaw, the standards in the following table apply:

Matter to be Regulated	Townhouse Dwelling Units	Apartment Dwelling Units	Village Commercial Space (includes all commercial space, daycare, fitness centre and community hall)
Maximum Building Footprint in the C1 Area	N/A	N/A	500 m ²
Maximum Number of <i>dwelling units</i> in the C1 Area	N/A	14	N/A
Maximum Number of <i>dwelling units</i> in the R1 Area	73	N/A	N/A
Maximum total <i>gross floor area</i> in the CD2 zone (C1 Area)	N/A	950 m ²	3,500 m ²
Maximum total <i>gross floor area</i> in the CD2 zone (R1 Area)	11,600 m ²	N/A	N/A
Maximum Building <i>Height</i>	13.0 m	13.0 m	13.0 m
<i>Exterior parcel line setback</i>	3.0 m	3.0 m	3.0 m
Minimum length of a residential driveway apron	5.0 m	N/A	N/A

- .2 Despite any regulations contained in Section 4.8.9 of this Bylaw, unenclosed *balconies*, verandas, porches, patios, or decks not exceeding 10% of the allowable *gross floor area* shall be excluded from the calculation of *gross floor area* for *townhouses* and *apartments*.

Parking and Loading

- 16.2.10 Motor vehicle and bicycle parking shall comply with the requirements of Schedule A Section 5 of this bylaw.

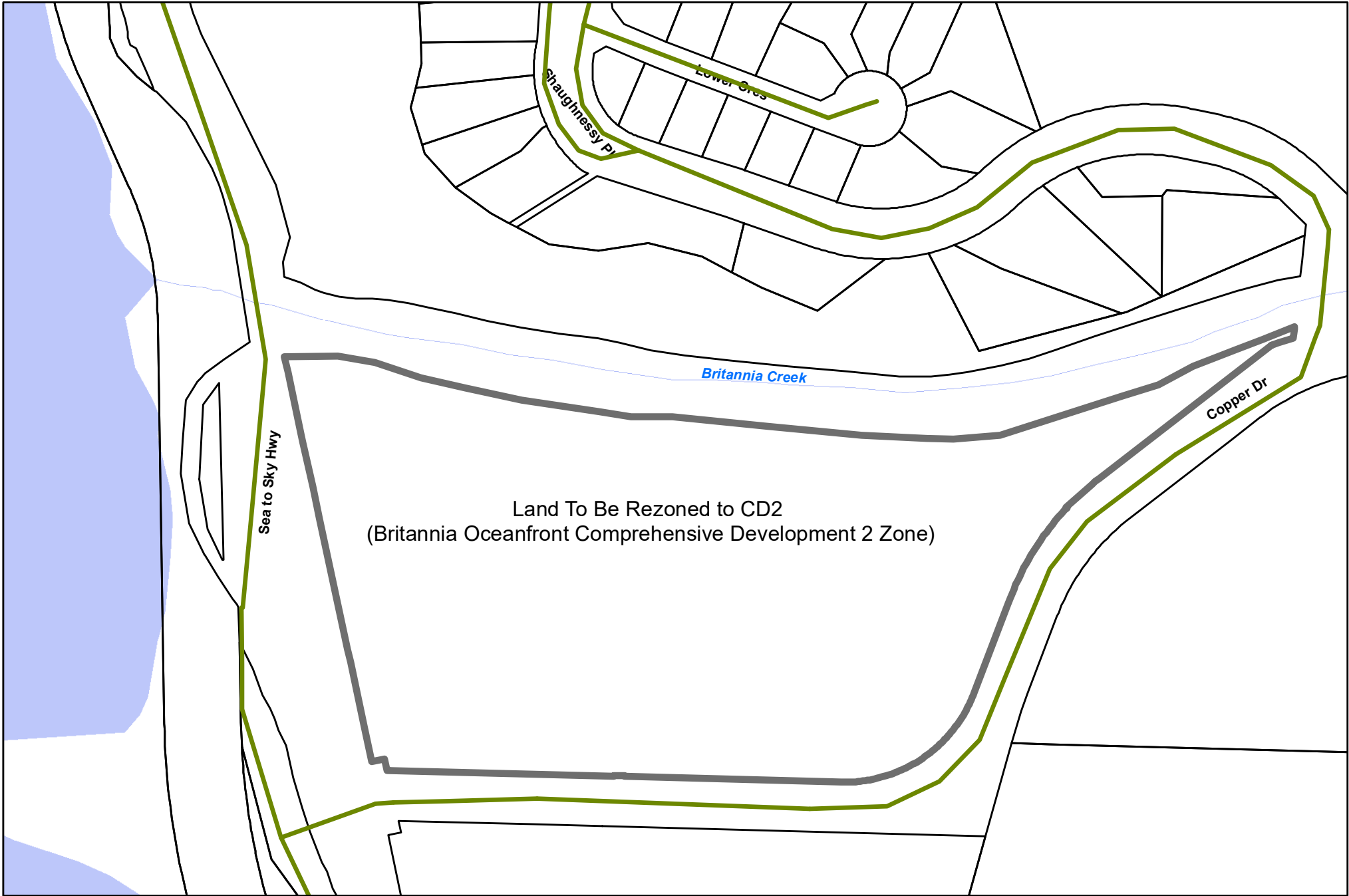
4. The Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No. 1350-2016, Schedule B1 mapping is amended as follows:

The land outlined on the map on Schedule A to this bylaw and legally described as “PID 005-484-073, LOT 1 DISTRICT LOTS 891 AND 892 PLAN 19960, AND, 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, PID 025-820-141, PARCEL A EXCEPT: PART ON PLAN BCP10055 DISTRICT LOT 891 GROUP 1 NEW WESTMINSTER DISTRICT PLAN BCP7077” is rezoned from RR3 (Rural Resource 3 Zone) to CD2 (Britannia Oceanfront Comprehensive Development 2 Zone) and the Squamish-Lillooet Regional District Electoral Area D Zoning Bylaw No.1350-2016 mapping shown on Schedule B1 is updated to reflect this zoning change.

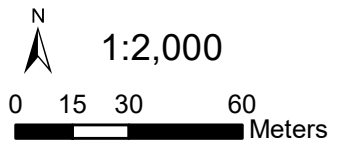
READ A FIRST TIME this	28 th day of	March, 2018
READ A SECOND TIME this	day of	, 2018
PUBLIC HEARING HELD on	day of	, 2018
READ A THIRD TIME this	day of	, 2018
PER s.52 (3)(a) of the <i>Transportation Act</i> , APPROVED by the MINISTRY OF TRANSPORTATION AND INFRASTRUCTURE this	day of	, 2018
ADOPTED this	day of	, 2018

Jack Crompton
Chair

Kristen Clark
Corporate Officer



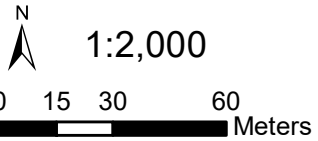
Schedule A
"Squamish-Lillooet Regional District Electoral Area D
Zoning Bylaw No. 1350-2016 Amendment Bylaw No. 1556-2018"



1:2,000



Schedule B6 - Britannia Oceanfront Zoning Areas Map - CD2 Zone





Yard Waste Bin

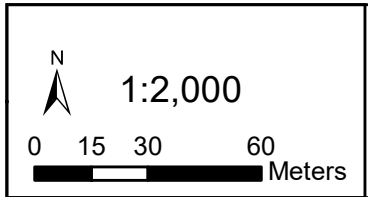
Prepared	05/28/2017
Reviewed	02/16/2017
1. Issued for Review	02/06/2017
Revision No.	2017

COPIES OF THIS DRAWING ARE THE PROPERTY OF P. J. PLAN & ASSOCIATES INC. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. WITHOUT THE WRITTEN PERMISSION OF P. J. PLAN & ASSOCIATES INC.

Project Title: **Britannia Beach**
 Drawing Title: **Overall Landscape Site Plan**

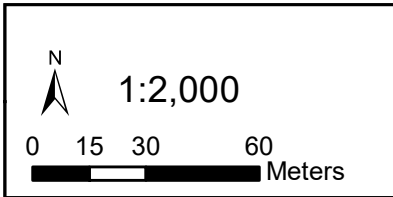
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 Date: 10/24/17

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Schedule B7 - Britannia Oceanfront Development Plan





Schedule B8 - Britannia Oceanfront Parks, Trails and Community Use Areas

SCHEDULE B9 – BRITANNIA OCEANFRONT PARK AND TRAIL IMPROVEMENTS & AMENITIES

Park	Program/Uses	Minimum Size
A. <i>Creekside Trail</i>	<ul style="list-style-type: none"> ▪ A 3 metre wide linear trail that runs along Britannia Creek from the Highway 99 Bridge to Copper Drive, approximately 350 meters in length. Crushed gravel surface shall be constructed to SLRD trail standards. Retain existing asphalt where applicable. 	3 m wide x 350 m long ~1,050 m ²
B. <i>Bridge Park</i>	<ul style="list-style-type: none"> ▪ Primarily a day use passive recreation park with open views to the ocean with crushed gravel and lawn areas. ▪ Off leash dog area ▪ Picnic tables, benches and trash receptacles ▪ Power and water service, low level lighting ▪ New tree and shrub plantings ▪ A crushed gravel surface 	725 m ²
C. <i>Children's Playground</i>	<p>A day use, active and passive recreation park</p> <ul style="list-style-type: none"> ▪ Neighbourhood Children's playground structure ▪ Natural Areas ▪ Trail Connections ▪ Interpretive Signage ▪ Benches and trash receptacles 	620 m ²
D. <i>Community Garden</i>	<ul style="list-style-type: none"> ▪ An active 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 	575 m ²
E. <i>Community Hall</i>	<ul style="list-style-type: none"> ▪ Multipurpose meeting room with a capacity of ~125 people ▪ Available for community gatherings ▪ Facilities for reheating prepared foods for lounge and multipurpose room activities ▪ Wheelchair accessible ▪ Washroom facilities 	216 m ²
F. <i>Health Enhancement Facility</i>	<ul style="list-style-type: none"> ▪ Multipurpose area that can be used for physical activities such as personal training, yoga and stretching ▪ Men and women's change rooms ▪ Washrooms 	182 m ²
G. <i>Daycare Building</i>	<ul style="list-style-type: none"> ▪ A children's daycare with capacity for a minimum of 20 children ▪ Outdoor play area to Provincial standards 	182 m ²
H. <i>Village Bus lay by and Bus shelter</i>	<ul style="list-style-type: none"> ▪ A bus lay by and bus shelter with capacity for 10 persons, pending Ministry of Transportation approval 	
I. <i>Copper Drive Walking path</i>	<ul style="list-style-type: none"> ▪ A concrete walking path along the Copper Drive frontage (1.5 m width) for 200 m, and a gravel walking path for 35 m 	235 m long
J. <i>Memorial Park</i>	<ul style="list-style-type: none"> ▪ Contemplative park space, incorporating the existing monument in a quadrangle to reflect a more formal composition. ▪ Both hard and soft landscaping elements referencing English cottage gardens. 	170 m ²
K. <i>Yard waste bin</i>	<ul style="list-style-type: none"> ▪ A 50m² site for the location of a yard waste bin with 2 parking spaces and a loading area. 	50 m ²



GRIBBE/0



Main Village Street



Typical Townhouse