

Squamish Oceanfront: SAP & Rezoning Council Presentation



May 12, 2015

Agenda

- Review background and current process
- Introduce proposed SAP amendment
- Introduce proposed rezoning & draft zoning bylaw
- Recommendations

Sub-Area Plan Amendment

- In October 2014, Newport Beach Developments (NBD) requested a SAP amendment:
 - To address inconsistencies discovered by the District and NBD between the SAP policies and schedules
 - To accommodate potential future uses within the various zoning Blocks unanticipated at the time the SAP was drafted.
 - Such uses could include tourism, technology, research and development, and entertainment.

Sub-Area Plan Amendment

- Over the 20-year time frame for development, the amendment will allow Council to consider unanticipated development scenarios without further amendments to the OCP.
 - Council may consider future proposals to shift the neighbourhood boundaries or accommodate unanticipated land uses.
 - Future proposals must demonstrate an environmental, social, economic or technical rationale for possible change.
 - The future location of roads or parking areas may differ from those shown in the SAP without limitation.
- The amendment would not impact the Oceanfront Park or public walkways.

Sub-Area Plan Amendment

- The proposed SAP amendment identifies maximum floor area limits that cannot be exceeded, in keeping with the SAP:

Use	Max Gross Floor Area (m ²)
Commercial	Base: 31,085 m ² Flex: 7,895 m ² (Primary Employment) + 5,000 m ² (Mamquam Residential)
Employment	Base: 58,000 m ²
Education	Base: 59,000 m ²
Residential	Base: 291,000 m ² Flex: 40,000 m ² (Cattermole Slough Flex; 25% Primary Employment)

Recommendations

- SAP Amendment:
 - **THAT** the District of Squamish OCP Bylaw No. 2100, 2010, Oceanfront Peninsula Sub Area Plan (SAP) Amendment Bylaw No. 2385, 2015 be given second reading; and
 - **THAT** the District of Squamish OCP Bylaw No. 2100, 2010, Oceanfront Peninsula Sub Area Plan (SAP) Amendment Bylaw No. 2385, 2015 is referred to Public Hearing, to be conducted on May 26, 2015.

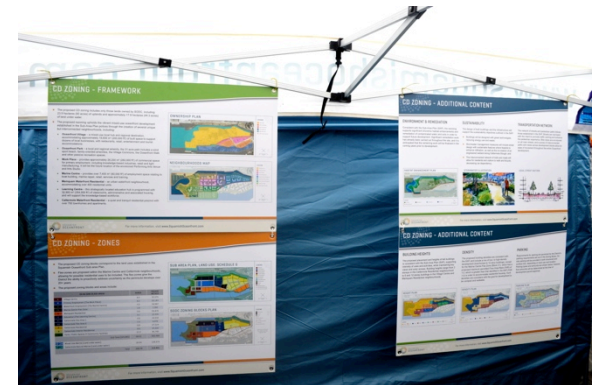
Oceanfront Rezoning Process

- The SAP was developed from 2002 to 2009 with extensive public input.
- 2011 Rezoning application submitted by SODC.
- An MOU was signed in mid-2014 between the District and NBD.
- A Purchase and Sale Agreement and a Limited Partnership Agreement signed for the sale of the Oceanfront Lands.

THE COMMUNITY'S PLAN: The Squamish Oceanfront Sub-Area Plan was informed by dozens of community workshops, design charrettes, open houses and 'Kitchen Table Discussions'.

Oceanfront Rezoning Process

- Two public information events were held in Oct 2014 to update the public regarding the rezoning process.
- An additional information meeting held on April 23, 2015 to advise on proposed SAP amendment.



Oceanfront Lands Rezoning

- The proposed CD zoning includes lands owned by SODC and three small parcels owned by the District:
 - Approximately 24 hectares (60 acres) of uplands; and
 - Approximately 18 hectares (44 acres) of land under water.
- The rezoning creates a number of land use Blocks:
 - Including flex-zones to allow for possible additional residential uses.
 - The flex-zones provide future flexibility to address uncertainty as the peninsula develops over 20+ years.

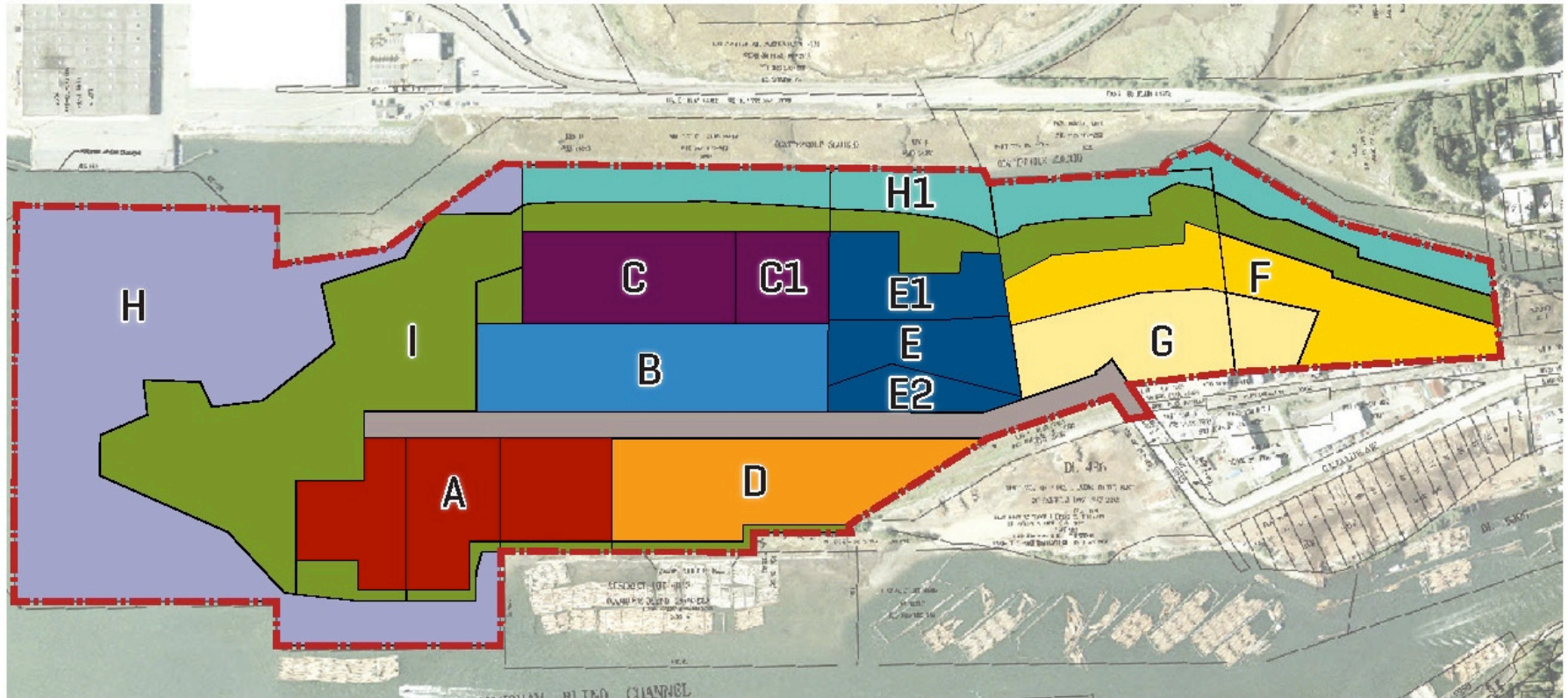
Oceanfront Neighbourhoods

- The proposed rezoning upholds the mixed-use vision of the SAP through the creation of:
 - Oceanfront Village – a mixed-use retail hub.
 - Oceanfront Park – a 22 acre local and regional amenity.
 - Work Place – commercial space for primary employment.
 - Marine Centre – employment space relating to marine industry.
 - Mamquam Waterfront Residential – a waterfront neighbourhood.
 - Learning Centre – an education hub, including housing.
 - Cattermole Waterfront Residential – a quiet residential precinct.

Oceanfront Neighbourhoods

CD 69 ZONE BLOCK AREAS		ACRES	SQUARE METRES
A	Village Centre	8.2	33,200
B	Primary Employment [The Work Place]	7.1	28,800
C	Waterfront Employment [The Marine Centre]	3.9	15,800
C1	Marine Centre Flex Zone	2.0	7,900
D	Mamquam Residential	6.4	25,800
E	Education [The Learning Centre]	2.3	9,200
E1	Cattermole Flex Area 1	2.4	9,900
E2	Cattermole Flex Area 2	1.5	6,000
F	Cattermole Residential	6.1	24,600
G	Cattermole Interior Residential	5.1	20,800
I	Parks, Public Spaces & Community Facilities	32.9	133,300
	Road Dedication	4.7	19,000
Sub-Total [UPLAND]		82.6	334,300
H	Mixed-Use Marine [Land under water]	22.0	89,200
H1	Cattermole Natural Marine [Land under water]		
Total		104.6	423,500

Oceanfront Neighbourhoods

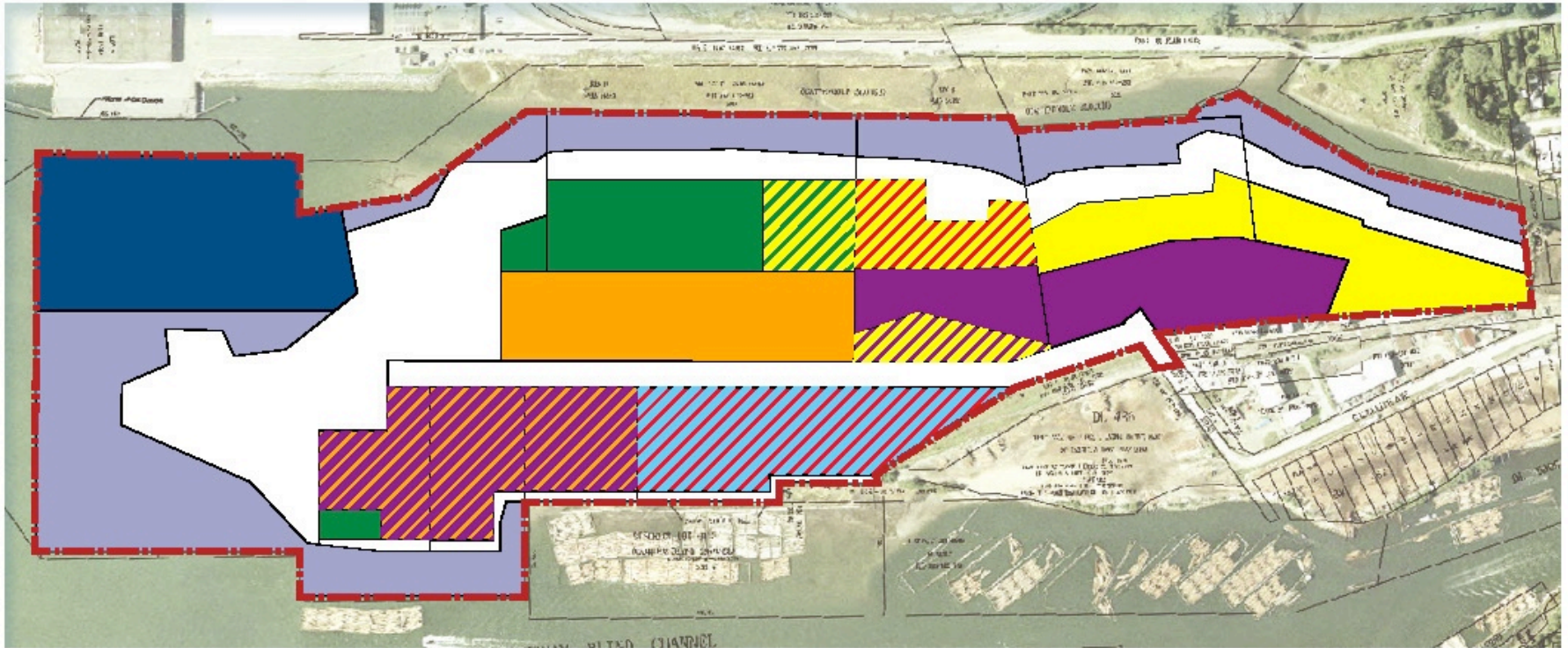


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|--|---|---|
| Village Centre | Education & Institutions | SODC Property Boundary |
| Primary Employment | Cattermole Residential | Mixed Use Marine |
| Waterfront Employment | Interior Residential | Cattermole Natural Marine |
| Mamquam Residential | Parks, Public Spaces and Community Facilities | |

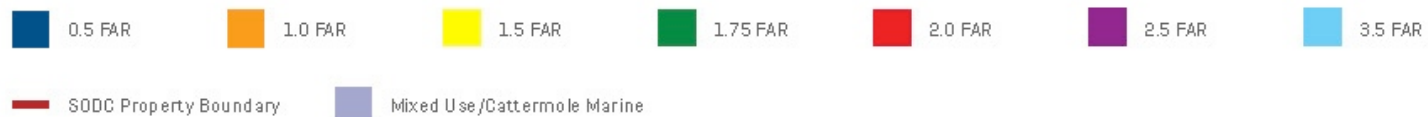
Oceanfront Densities

- The CD zoning proposes a maximum residential floor space for the Oceanfront Lands, in keeping with the SODC portion of the area identified in the SAP amendment.
- Includes a mix of low- to high-density residential development in a variety of forms from townhomes to tall apartment towers.
 - The flex areas, if developed as residential, permitted lower levels of density in townhome or low-rise apartment form.
- The density of the Village Centre is intended to accommodate a destination hotel.

Oceanfront Densities



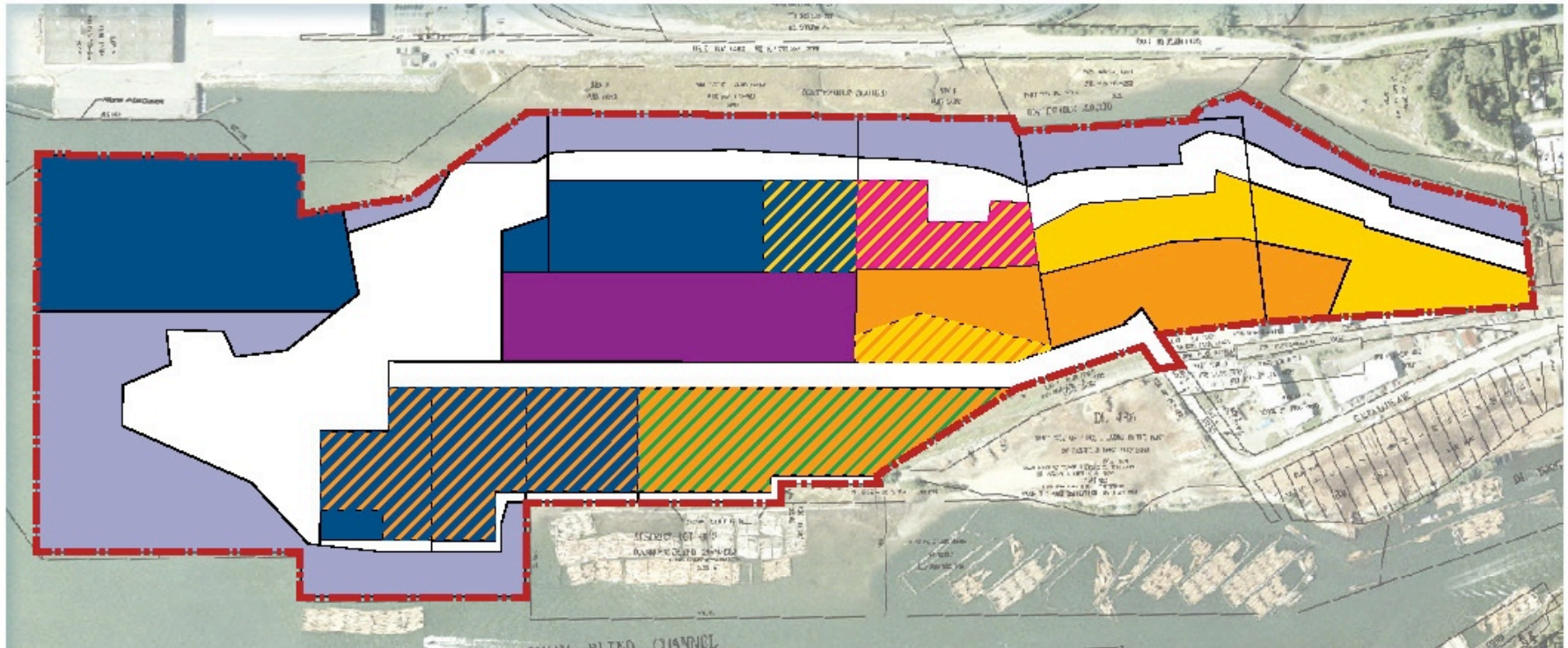
LEGEND



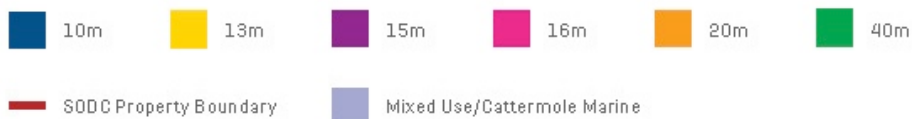
Oceanfront Heights

- The proposed placement and heights of taller buildings:
 - Relates to the intensity of uses and activities.
 - Maintains key views.
 - Allows for solar access.
- Residential building heights:
 - Starting at 3 storeys in the Cattermole Residential neighbourhood.
 - Increase to 6 and 12 storeys in the Village Centre and Mamquam Residential neighbourhoods.
- Heights of employment buildings range from 2-3 storeys.

Oceanfront Heights



LEGEND



Oceanfront Parks and Open Space

- The proposed rezoning delivers a 22 acre Oceanfront Park amenity made up of:
 - The Ocean Front and Wind Sports Beaches
 - Passive and active recreation areas
 - Walkways, plantings and a boat launch
- Connecting the park to the neighbourhoods is a public perimeter walkway.
- A village commons is also proposed in the heart of the Village Centre.
- A lands end public art monument is proposed to compliment the Oceanfront Park

Oceanfront Parks and Open Space



Phased Development Agreement

- A Phased Development Agreement (PDA) has been prepared to:
 - Hold the proposed zoning and subdivision in place for a 20-year time frame.
 - Secure the delivery of the proposed amenities.
 - Require finalization of development covenants.
 - Ensure sustainability measures are realized.
 - Satisfy additional legal requirements.
- The PDA will be the subject of a future report and presentation to Council.

How will it all come together?

Sub Area Plan Vision / Objectives / Policy	Means of Implementation
<ul style="list-style-type: none"> Precinct Identification Allowable Land Uses 	Zoning Bylaw Identifies the various land use precincts (zone block) and the allowable uses within each block.
<ul style="list-style-type: none"> Building Densities & Heights 	Zoning Bylaw Secures the precincts and allowable uses within each zoning block
<ul style="list-style-type: none"> Community Amenities 	Phased Development Agreement (PDA) Secures the types and timing of amenities required with the development
<ul style="list-style-type: none"> Site Servicing 	Phased Development Agreement (PDA) Requires the Subdivision Servicing Covenant to be registered against land title. Freezes the Subdivision Bylaw, which establishes the servicing requirements that must be met in order for development to occur. Subdivision Servicing Covenant Identifies required infrastructure for the development. Restricts development until required infrastructure projects are constructed. Subdivision Bylaw Identifies the standards for site servicing.
<ul style="list-style-type: none"> Sustainability 	Phased Development Agreement (PDA) Identifies the sustainability requirements for development to occur.
<ul style="list-style-type: none"> Implementation 	Phased Development Agreement (PDA) Identifies the sequence that development can occur. Identifies the phasing of community amenities. Revitalization Tax Exemption (RTE) Program Identifies a municipal tax exemption program for commercial and employment uses, in order to encourage development. Development Cost Charge Front-End Agreement Identifies the financial agreement between the District and developer for the construction and financing of required infrastructure works, including interest payments.

Recommendations

- Rezoning:
 - **THAT** the District of Squamish give second reading to the District of Squamish Zoning Bylaw 2200, 2011, Amendment Bylaw (Comprehensive Development Zone No. 69 – Squamish Oceanfront) No. 2386, 2015 as amended; and
 - **THAT** the District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Comprehensive Development Zone No. 69 – Squamish Oceanfront) No. 2386, 2015 is referred to Public Hearing, to be conducted on May 26, 2015.