

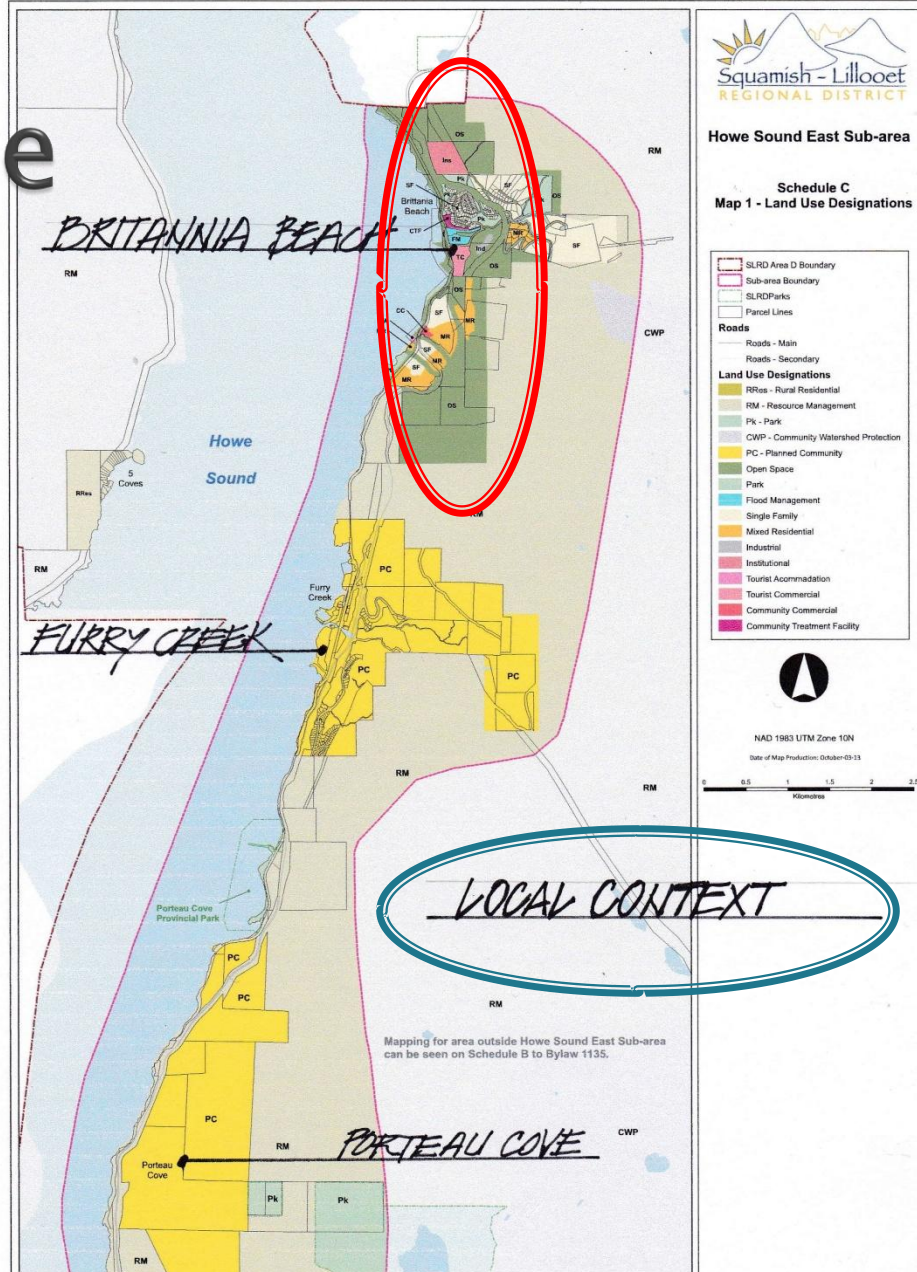
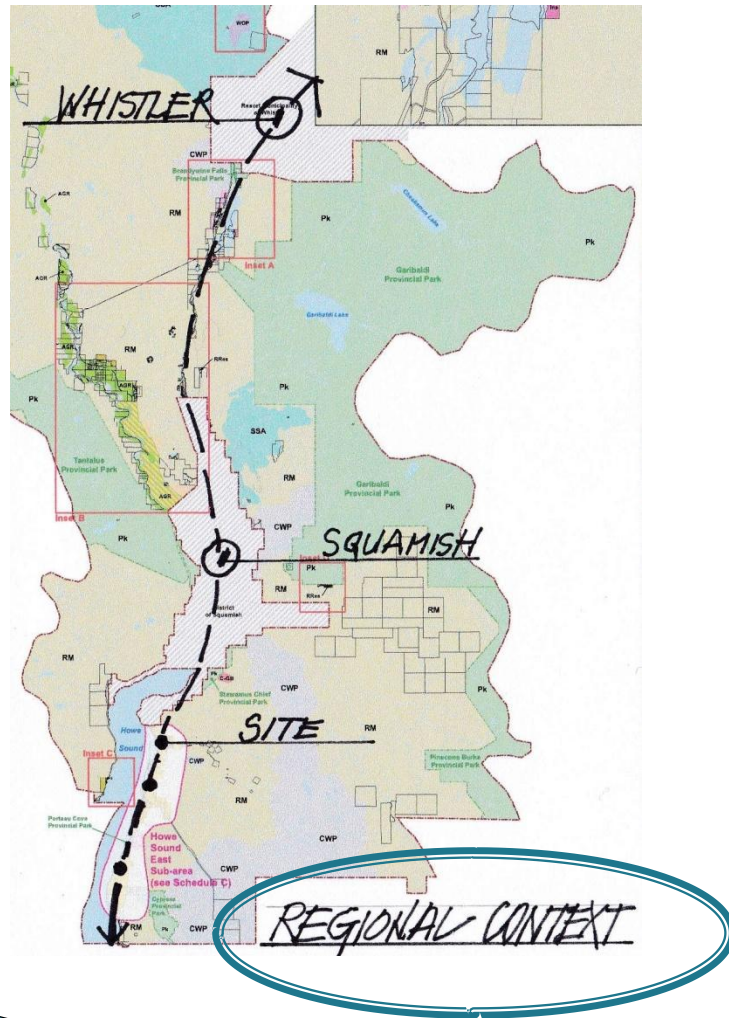
GATEWAY TO THE SEA TO SKY CORRIDOR

South Britannia Beach Master Plan



Michael von Hausen,
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October 16, 2015

Context Sensitive



...Unique site and sensitive response

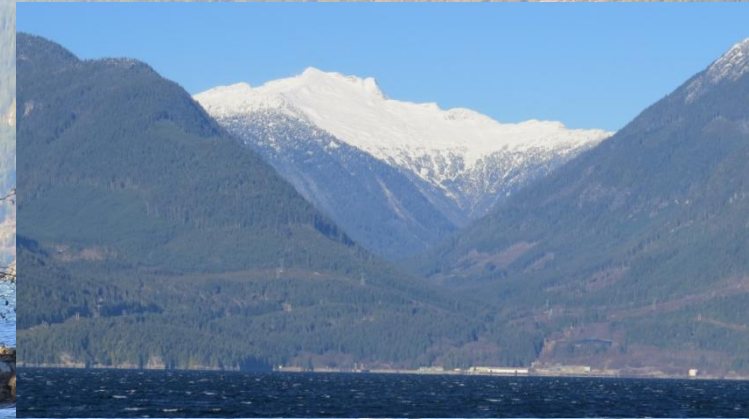
Context: Squamish and Region



A satellite community to Squamish

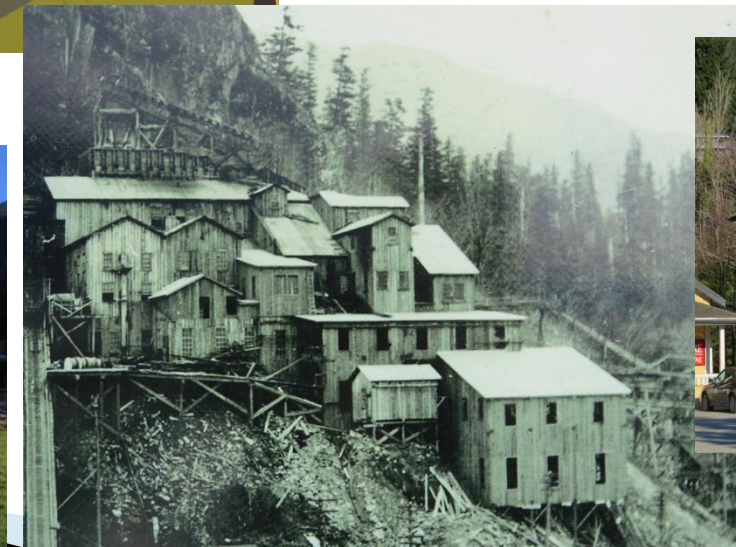


Regional History: Squamish Nation



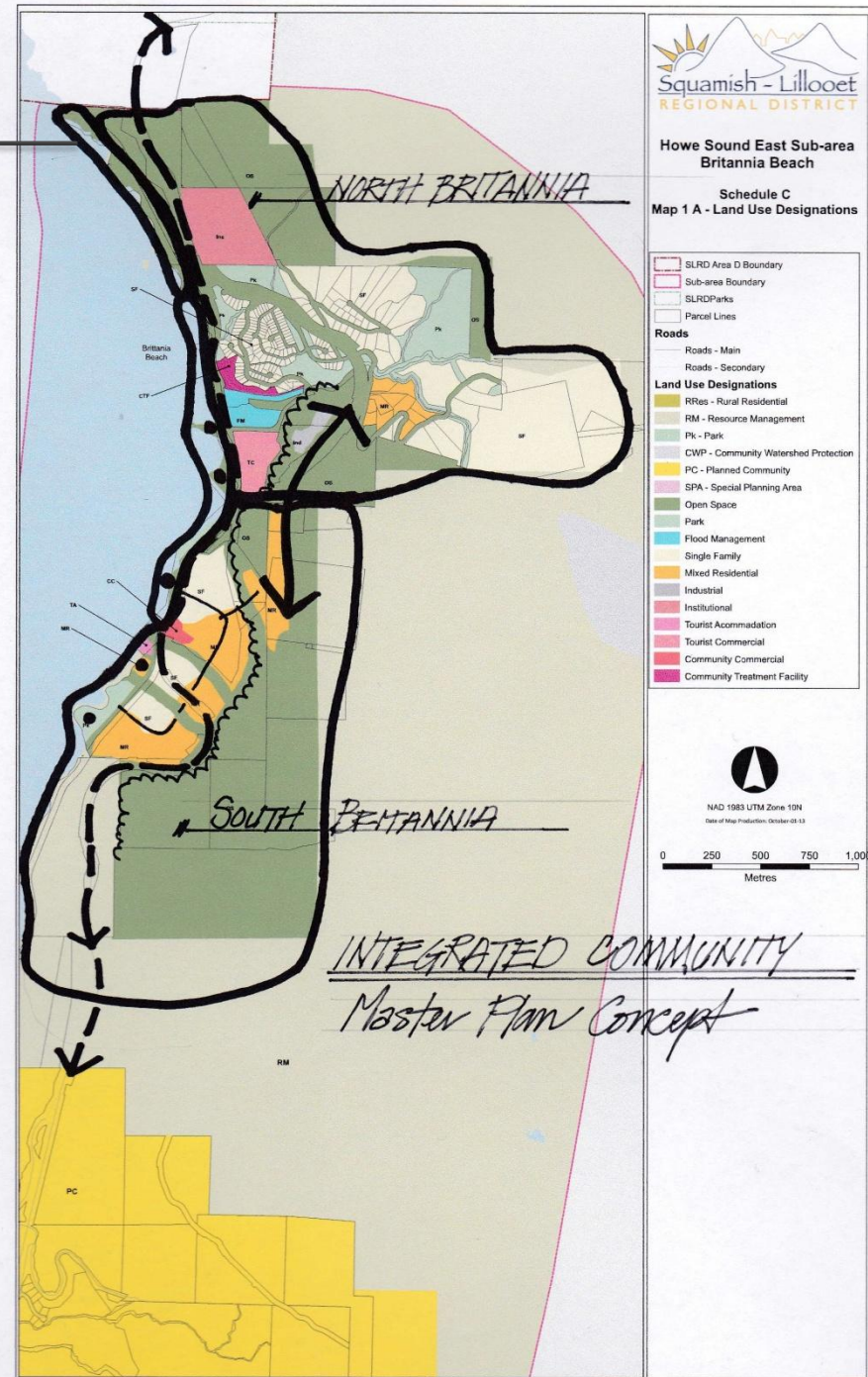
This is the traditional territory of the Squamish Nation

Local History: Britannia Mine



ONE PLAN Approach

- ▶ Plan to fit Region
- ▶ Plan to complement
- ▶ Plan for north & south
- ▶ Plan for innovative transportation





BLOCK /PHASE	PH 1	PH 2	PH 3	PH 4	PH 5
a	7622	9999	6662	9005	16269
b	1762	6266	11024	22142	
c	2199	5069	4217	10005	
d	3789	3907	9227	15967	
e	3654	4177	1005	15936	
f	9437	4013	3069		
g	12459	2911	9621		
h	2371	6243	3282		
i	4119	4365	3287		
j	6360	13899	5204		
k	9192	10933			
l	5467				
m	7492				
TOTAL	69695	72097	61559	72674	16269

CODE	NAME	PH 1	PH 2	PH 3	PH 4	PH 5	TOTAL	%
C	COMMERCIAL	5467					5467	0.75
TC	TOURIST COMMERCIAL					16269	16269	2.25
I	INSTITUTIONAL	6499					6499	0.90
MR	MULTI RESIDENTIAL	30576	29927	36795			97198	13.42
SF	SINGLE FAMILY	14837	40067	19729	72674		147307	20.94
P	PARK	13959	2177	4718	15367		90413	12.48
E	ENVIRONMENTAL						239166	32.19
ROW	RIGHT OF WAY						128000	17.67
	TOTAL						724309	100.00

1	SCHOOL	6	PEDESTRIAN BRIDGE
2	SPORTS FIELD	7	TUNNEL
3	PUBLIC SAFETY & O/M	8	SOUNDVIEW PARK
4	TRANSIT CENTER	9	WETLAND
5	PEDESTRIAN BRIDGE	10	COMMUNITY MARINA

Land Use Plan

850-1,000 housing units



- mix of housing
- local support services
- parks/trail network
- 4 creeks and a wetland

Master Plan

 SOUTH BRITANNIA BEACH SITE PLAN
0 50 100 150 200 300 400



MASTER PLAN

Special Features

Signatures of Britannia

Minaty Bay Regional Park

Part of a comprehensive trail and park network
including the stop off point for the
Sea to Sky Marine Trail on Howe Sound



SPECIAL FEATURE

Britannia Crossing: Community Hub



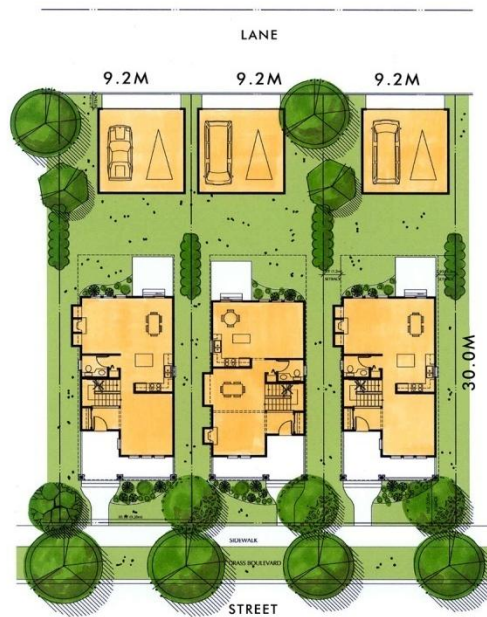
SPECIAL FEATURES: Community Park, Community Resource and Learning Centre, Neighbourhood Commercial, Transportation Hub, and Mixed Housing

Flex-Block: Single to Rowhouse

Different housing forms and types on the same block



2 SINGLE FAMILY WIDE LOTS
LANE ACCESS
DETACHED GARAGE W/CARRIAGE HOUSE

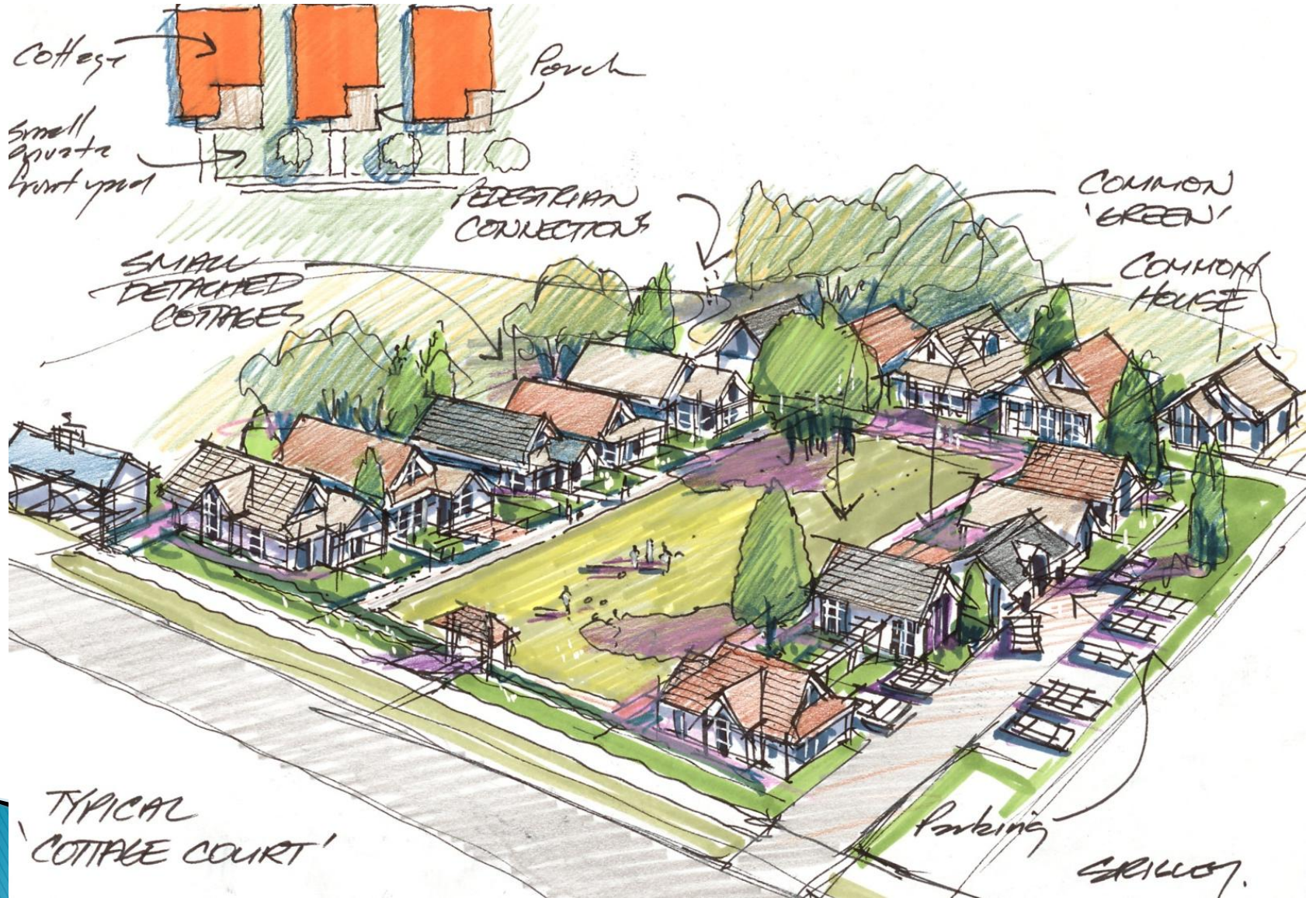


3 SINGLE FAMILY NARROW LOTS
LANE ACCESS
DETACHED GARAGE

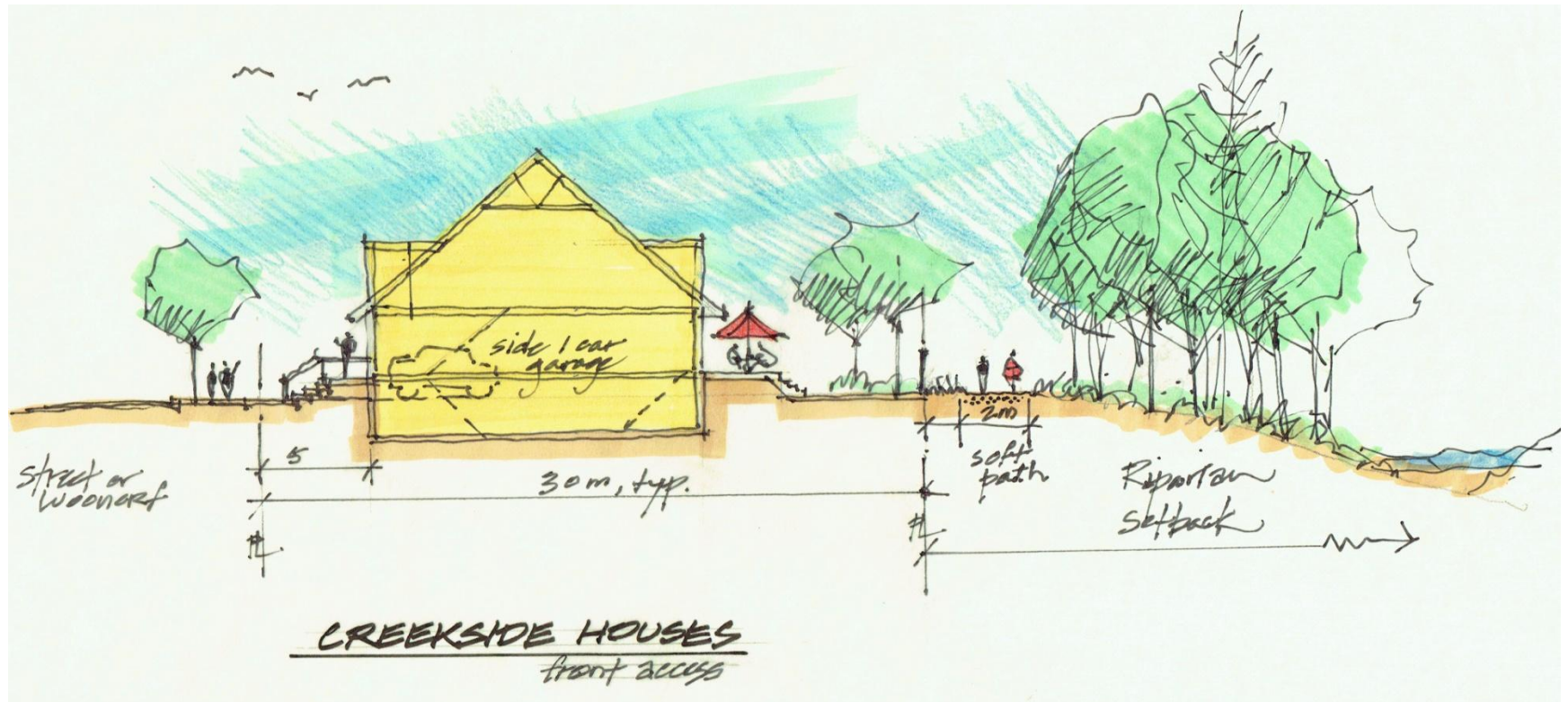


4 FEE SIMPLE ROWHOUSE LOTS
LANE ACCESS
W/DETACHED GARAGE

Courtyard Housing

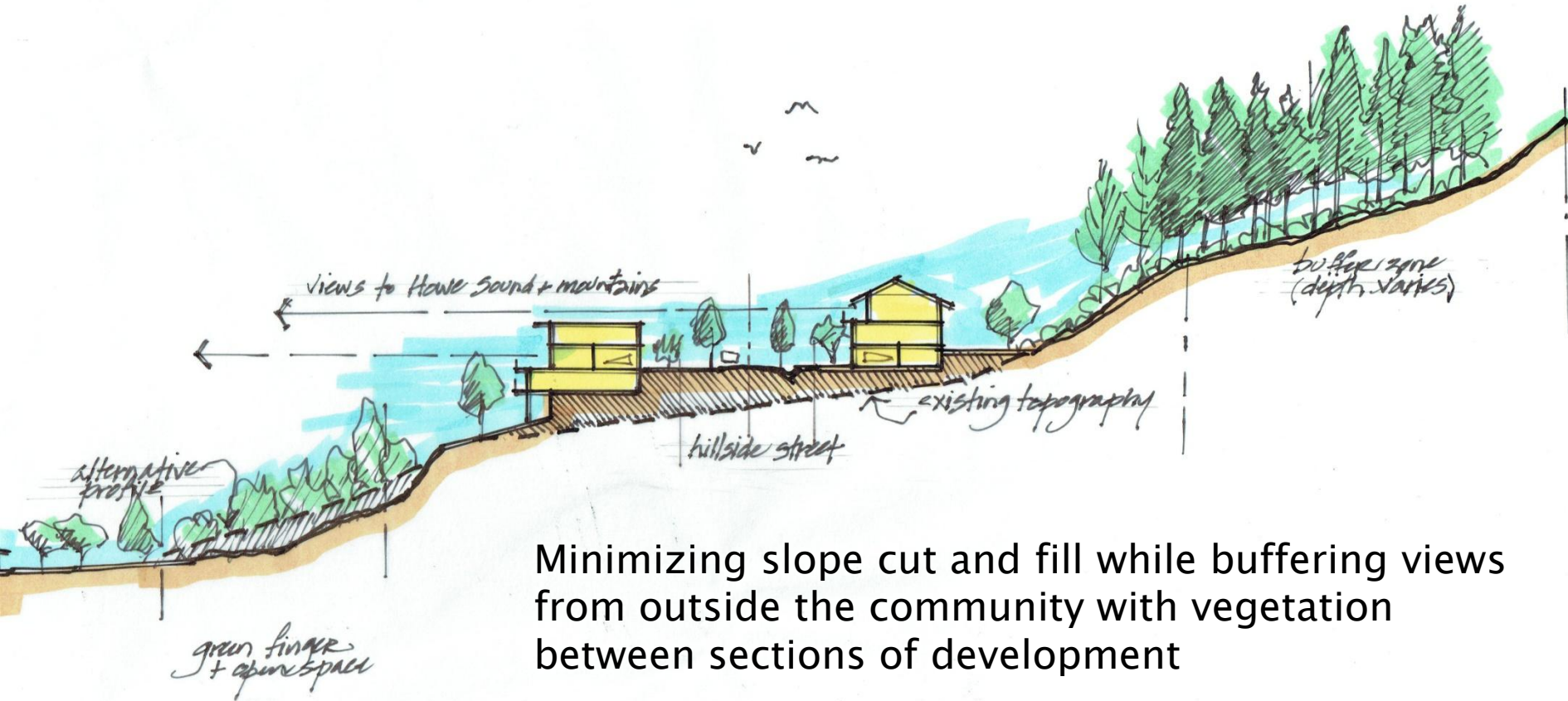


Creekside Housing



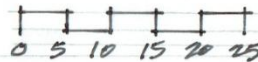
Slope Adaptive Housing

Section Through upper slope: BENCH



Minimizing slope cut and fill while buffering views from outside the community with vegetation between sections of development

SITE SECTION looking north



HOWE SOUND CONNECTION

