

SilverBack on Porpoise Bay



The Project :

SilverBack is a residential / golf resort development that is proposed to be developed over the next seven to ten year period. A diverse form of housing, tourist commercial uses, park and open space and a signature golf course will be developed on the 162 hectares (400 acres).

Formerly a gravel pit and dry land storage, the transformation of the land will include a waterfront village comprised of a 1.15 ha (2.85 acres) waterfront linear park, along with residential, tourist commercial and artist studios. The uplands will consist of parks & open space, a signature golf course, a driving range, a club house, a small neighborhood shopping facility, a 120 room lodge and conference centre, single family, duplex/villa housing as well as townhouse multiple family housing. The overall residential component of the development will include a total of 477 single family & duplex/villa units and 1,123 multiple family units.

At the September 20, 2006 regular meeting of District of Sechelt, first reading was given to the Official Community Plan and Zoning Bylaw amendments to allow the proposed development to proceed to a Public Hearing. Council instructed staff to place a notice in the newspaper to solicit questions that the public might have pertaining to the overall development, in order that these questions can be answered in advance of the Public Hearing to reduce the level of uncertainty about the proposed residential/golf course development.

The following is in response to the questions received. As the same questions were asked in different ways by several people, we have grouped these questions and answered them in a certain order as to make reference to them easier for the public to follow.

1. The Developer :

- 1.1 Q. *What is the developers track record in projects such as SilverBack?*
A. The Principals of SilverBack have over 30 years of experience in the real estate development, management and financing field and have developed several projects, mainly in Alberta.
- 1.2 Q. *Who are the major financial backers of this development?*
A. The developer is financing the whole project and does not plan to withdraw until completion.
- 1.3 Q. *Does the developer plan to manage any part of this development?*
A. The developer plans to manage the entire development and will stay with it.
- 1.4 Q. *Will the developer commit to maintaining regular, open communications with Sechelt residents as this application goes forward?*
A. The developer has already held 10 meetings with the various communities and as development progress will continue to do so.

2. The Project :

- 2.1 Q. *What are the phases of this development and what is the projected completion date for each phase?*
A. The project consists of 7 phases. Each phase will take from 1 to 2 years depending on market conditions.
- 2.2 Q. *What is included in each phase?*
A. The first and second phases will include the waterfront development and the golf course. Each phase thereafter will comprise of multi-family units, single family and some commercial space.
- 2.3 Q. *What is tourist commercial and neighborhood commercial?*
A. Tourist commercial refers to bike and kayak rental for example, whilst neighborhood commercial refers to convenience store, video store to cater to the local community.
- 2.4 Q. *Will commercial space be rented/leased or bought?
How much will commercial space rent for?
What is the projected selling price of the single family homes and the multiple family homes?
What will a quarter ownership unit cost?
What will the projected price of a room be in the lodge?*
A. This has not yet been determined
- 2.5 Q. *Has the question of the proposed 12 storey high rise buildings been resolved with the fire department?*
A. All high-rise buildings have been capped at 6 storeys following the September 20, 2006 Council meeting.
- 2.6 Q. *What discussions have taken place with the Sechelt Indian Band regarding this project? What about the link road?*
A. The developer has met on four separate occasions with the SIB and has made two presentations to Band members and staff. SilverBack has also met with the SIB's engineers to discuss the extension of the Link Road.

- 2.7 Q. *How wide a buffer zone is the developer to leave between Sechelt Inlet road and the golf course/housing side of the project.*
A. A buffer zone 15 meters (49 feet) from edge of road as documented in Comprehensive Development Plan and will be registered on title as an easement.
- 2.8 Q. *If there is only going to be 25% occupancy, how will any commercial undertaking survive? Will the 25% occupancy be all at the same time of year or spread throughout the year? When will the most people of the 25% be living there and for how long?*
A. 25% is year round occupancy. Commercial spaces will also cater to surrounding communities.
- 2.9 Q. *How will the 25% occupancy occupants get to the Sunshine Coast? by private car? by bus (like Vegas)? on BC Ferries or by airplane? by private jet?*
A. The residents/occupants of SilverBack will use the same mode of transportation than anybody else who comes to visit the Sunshine Coast.
- 2.10 Q. *If the bypass is built and there is commercial space at the development, what benefit will flow to the businesses in the Village (Sechelt)?*
A. There is a restricted 'type of use' at the development. Not all services and goods are provided as in the downtown.
- 2.11 Q. *Is the golf course considered green space?*
A. No.
- 2.12 Q. *Will all the water-front be public and accessible to the public or will parts be gated or made inaccessible in some way?*
A. All water-front is open to the public.
- 2.13 Q. *How will ordinary people of the District of Sechelt get to the green space?*
A. By walking the trails.
- 2.14 Q. *What will happen if the development becomes untenable or abandoned before being complete? Will the DCC charges be sufficient to reclaim the land?*
A. The development will proceed in an orderly manner and to the following phase depending on market/demand conditions.
- 2.15 Q. *Has there been any consultation with BC ferries with regards to the impact the development would have on them?*
A. Yes, there has been discussion and they have been alerted to this development.
- 2.16 Q. *The SilverBack application points to job creation - 350 construction jobs, similar number of jobs in management and maintenance - as a benefit to the community but makes no mention of where these employees will find housing commensurate with resort wages. Sechelt is already experiencing a dearth of affordable housing. Will the developer commit to providing 160 units of affordable workforce housing on site, with covenants that ensure that rents and mortgage interest are geared to employment income from the resort?*
A. The majority of jobs in construction and full time employment will be for existing residents of the Sunshine Coast and discussions have taken place with the Sechelt Indian Band for First Nation members for employment. In addition, SilverBack will have some units for rent, for staff, above the commercial development.
- 2.17 Q. *How will SilverBack act to protect the safety of regular users of Sechelt Inlet Road during the period of construction?*

- A. During construction Silverback will be required to monitor Sechelt Inlet Road and when necessary flag persons will be employed to direct traffic.
- 2.18 Q. *What protection is being provided for the beaver habitat at the beaver pond?*
 A. The beaver pond is being retained in the overall golf course development.
- 2.19 Q. *Why is the parcel of land below Sechelt Inlet Road being treated separately from the parcel above the road for density purposes?*
 A. Both properties are owned by the same developer and being developed in a comprehensive manner
- 2.20 Q. *Certain public recreation facilities are touted for SilverBack including tennis courts and soccer fields.*
 a. *With a large transient population adjacent in the rental properties, how the safety of children will be assured?*
 b. *Since SilverBack is to be an adult oriented project what children might avail themselves of these facilities which are not served by bus or easily accessible by foot or bicycle?*
 c. *If in response to above, a bus is suggested, will you confirm the nature of the bus service proposed?*
 d. *Will any of the public have any input into the design of these facilities so that they might best meet public needs and, if so, how will this input be solicited and followed?*
 e. *Who will pay for the building and maintenance of these facilities?*
- A. First the tennis court and soccer field were a request from the District of Sechelt and not originally proposed by the developer.
 Second, if a bus is required, public transit provided by Coast Mountain bus should be approached by the District if and when there is sufficient demand for it.
 A tennis court and a soccer field are only but a tennis court and a soccer field and public input in the design would not help.
 The costs of building the tennis court and the soccer field shall be borne by the developer. The cost of maintaining same shall be borne by the main strata corporation.
- 2.21 Q. *A lot of brush and other material will be cleared and should be chipped, not burned - other developers are doing this - will the developer avoid worsening air quality?*
 A. SilverBack plans a clean burn in pit burning which is the best method of burning debris without causing too much pollution. Unfortunately in this type of development, chipping is too expensive.
 However the developer shall make available, free of charge, to all residents of Sechelt, firewood in as much quantity as they wish to have.

3. Bare-land Strata Development :

- 3.1 Q. *The application describes SilverBack as a bare land strata development, yet three quarters of the proposed units are in multi storey buildings that presumably require standard strata councils. Will the developer please describe in more detail to governance of this development?*
 A. The entire development is under one bare land strata, and one strata corporation shall manage the whole development in order to ensure that all roads, parks and other common areas are maintained and looked after.
 In addition, each multi-storey building will have its own strata council to deal with that building only.

- 3.2 Q. *What will be the relationship between the strata corporations, their management firms, Epcor or Terasen, District of Sechelt, SCRD and other contractors or government agencies?*
- A. All strata corporations shall entered into a contractual agreement with the main strata corporation for all work to be done on roads, parks and common areas. In turn the main strata corporation shall entered into a contractual agreement with Epcor and/or Terasen to supply services. In addition any agreement with the District of Sechelt shall be covered by the Development Agreement which is registered on title.
- 3.3 Q. *How will permanent residents of SilverBack deal with a group of Strata Corporations wherein these strata corporations are made up of more than 75% absentee Landlord/investors most of whom don=t give a damn about Sechelt?*
- A. There is only one main strata corporation which shall look after the whole development. Each year, all members elect a board of directors which will make all decisions for the strata corporation and enforce them whether there are 25% or 75% absentee landlords/investors.

4. Rental Pool / Voting rights :

- 4.1 Q. *According to the District of Sechelt planner, short term rentals are not permitted in the District in multi-family dwellings. How does SilverBack intend to bypass this bylaw?*
- A. Short term rentals are permitted only in the multi-family units and have been incorporated in the CD zoning for this development.
- 4.2 Q. *The SilverBack CD bylaw allows all condo units to be placed in a rental pool. BC Assessments has recently ruled, with support from the courts, that this arrangement qualifies such units to be classified as commercial and taxed accordingly by municipalities. Does the developer agree that BC Assessments= ruling applies to SilverBack?*
- A. The article in the Vancouver Sun was misleading. However we will abide by any rules and regulations as stipulated by the Province and or the District.
- 4.3 Q. *In the case of the multi owners for the various units; who or how many owners would get voting rights in the District of Sechelt? Does quarter ownership means 4 votes per unit?*
- A. The following answer has been provided to us by the District of Sechelt :
 Under the Local Government Act, there are two categories of voters. One is a resident elector, whether they own property or not and the other is a non-resident property elector. Either of these voters must be Canadian citizens to vote in municipal elections.
 An individual is considered a resident if they are a permanent resident, that is, the most of the year, they reside in that location, and consider it to be their home.
 An individual would be considered to be a non-resident property elector if they own property in a jurisdiction, but do not reside there on a more or less full-time basis. These are expected to be most of the property owners of SilverBack.
 These individuals typically vote in the municipality or regional district that they consider their permanent residence which likely would not be Sechelt. But because they are also property owners in another municipality (in this case Sechelt) and paying property taxes, they may be eligible to vote in that other jurisdiction.

However only one individual may vote in relation to a piece of property that is not their permanent residence, with the consent of the other owners (quarter ownership). If there is only one owner, that person is eligible to vote in relation to that property.

Certain paperwork is required for an individual to be eligible to vote as a non-resident property elector- advertisements relating to these requirements are published well in advance of any local government election.

5. Property Taxes :

As with similar forms of residential/golf resort developments, SilverBack will not be fully occupied year round. It is expected that 25% of the residential units will be occupied year round while the balance of the development will be occupied on a temporary basis. Marketing will be to second home buyers from throughout the province as well as Alberta, Saskatchewan and the north-west USA.

While the housing will not be occupied year round, the owners of SilverBack will still pay property taxes to the District of Sechelt and when the development is completed, based on 2006 tax rate, the total tax bill shall amount to \$4.8 million and every year thereafter.

The 2006 residential tax rate amounts to \$7.45804 per \$1000 of assessed value. The breakdown of the \$7.45804 is as follows:

a.	General Municipal - Others	\$ 2.31687	
	General Municipal - RCMP	\$ 0.73351	
	Total for DOS		\$ 3.05038
b.	Regional Hospital District		\$ 0.10691
c.	Regional District		\$ 0.51246
d.	Regional Recreation		\$ 0.94984
e.	Fire District		\$ 0.32255
f.	School Purposes		\$ 2.43400
g.	BC Assessment Authority		\$ 0.08160
h.	Municipal Finance Authority		\$ 0.00030
	TOTAL TAXES		\$ 7.45804

Based on an average house of \$400,000, the property taxes amounts to \$ 2,983.22.

Based on 1600 units the annual taxes would be \$4,773,145.60 and the breakdown would be:

a.	General Municipal - Others	\$ 1,482,796	
	General Municipal - RCMP	\$ 469,446	
	Total for DOS		\$ 1,952,243
b.	Regional Hospital District		\$ 68,422
c.	Regional District		\$ 327,974
d.	Regional Recreation		\$ 607,898
e.	Fire District		\$ 206,432
f.	School Purposes		\$ 1,557,760
g.	BC Assessment Authority		\$ 52,224
h.	Municipal Finance Authority		\$ 192
	TOTAL TAXES		\$ 4,773,145

The General Municipal - Others collected by DOS covers roads maintenance, parks maintenance, planning, library, waste collection, capital purchases, council, etc.

The Regional District taxes collected by the SCRCD covers water supply, land fill waste, etc.

5.1 Q. *How does the developer plan to help the community address the added demand on health facilities and services? Police? Fire protection? Emergency services?*

A. From property taxes - see above breakdown :

Police :	\$ 469,446
Fire Department :	\$ 206,432
Regional Hospital District	\$ 68,422

Each and every year thereafter.

5.2 Q. *Residents of SilverBack, whether year-round or seasonal, owners or renters will create additional demands on services in Sechelt that are wholly or largely driven and staffed by volunteers (Library/fire department/community services /Lions Club/Rotary etc.) What plans does the developer have for supporting these organizations so they can continue to serve the Sechelt community and not become overburdened?*

A. It is the hope of the developer that those residents who live full time in SilverBack will volunteer their services.

6. **Water/Waste Treatment Plant :**

6.1 Q. *How is water going to be supplied to the development?*

A. There has been some confusion regarding the water issue. SilverBack will use both on site water and municipal water.

Potable water: SilverBack will get the potable water from the SCR D (municipal water) and pay DCC. SilverBack will also upgrade the supply water line by 2010 as requested by SCR D>

Irrigation water: All irrigation water (for golf course and residential) shall come from deep wells (up to 600 ft) drilled on the property (on site water) until such time when the waste water treatment plant can supply grey water for irrigation.

In addition all water users household will be metered which will result in a further reduction in water demand

6.2 Q. *How current is the hydrology study and is it available to the public?*

A. All reports are with the District of Sechelt.

6.3 Q. *What manner of sewage treatment will be set up for this development?*

A. A stand alone sewage treatment plant using the Xenon system which can be expanded to meet with the increase in dwellings when required. With this form of treatment there will be no discharge in the inlet. All grey water will be used for irrigation purposes, both for the golf course and residential dwellings.

6.4 Q. *If wastewater and potable water are to be looked after by the developer and not the governments on the Sechelt Peninsula, what control will the governments have if the water table is lowered significantly or if pollution becomes a problem?*

A. Potable water shall come from the municipal water system which is responsible for it.

Irrigation water shall be monitored by Epcor Water Services or Terasen Water Services, both licensed by the BC government, and must meet all provincial regulations.

- 6.5 Q. *What will be the impact of the run-off from the grassed areas of the golf and other green spaces? Will there be pesticide and chemical fertilizer pollution?*
A. No chemical fertilizer pollution is expected and the Environmental Consultant that has been retained by SilverBack has been working diligently with the Department of Fisheries and Oceans (DFO) to oversee the development and maintenance of the golf course and all regulations of DFO must be met.

7. Affordable Housing :

- 7.1 Q. *There is a big need already. How can this development help?*
A. A housing site of 4 acres has been designated and shall be transferred to the District of Sechelt. DOS shall decide on how they want to develop it.

8. Sechelt Inlet Road / Traffic Impact :

- 8.1 Q. *Will SilverBack be granting the District of Sechelt and the Provincial Highways some of SilverBack=s adjacent lands to allow for an expanded road right of way including more on their side where the road goes by Sechelt Indian Lands?*
A. The right of way already exists and is sufficient to accommodate the plan expansion of bicycle lanes in both directions.
- 8.2 Q. *What steps will be taken to eliminate or mitigate the sharp (30kph) curves that presently are in Sechelt Inlet Road just after the Provincial Park, before A-Z and just after it?*
A. To eliminate the curbs along Sechelt Inlet Road may encourage increase speed which is not advisable and or prudent.
- 8.3 Q. *What road maintenance regime will be set to keep the road in good driving condition during SilverBack construction phases?*
A. Road improvements have been identified by the District of Sechelt and via the Bunt Report (Traffic Impact Study).
- 8.4 Q. *SilverBack is to be built on both sides of Sechelt Inlet Road. What plan has been decided on?*
A. All internal roads within the development have been approved by the District of Sechelt.
- 8.5 Q. *Confirm that detours and such on Sechelt Inlet Road for construction of new roads or the utilities or delivery of materials will be detours of that traffic and not detours of the residents of the communities lying past the SilverBack lands.*
A. They will be no detours.
- 8.6 Q. *Who will be paying for all of the above?*
A. All costs associated with road improvements shall be borne by the developer and more described in the Development Agreement.

Public Questions regarding the Silverback Development. Responses from District of Sechelt, Planning Department

Question

There needs to be a moratorium on development until such time as the really important question is addressed, that is what considerations are we to introduce in terms of development that will leave a legacy for future generations.

Answer

This development involves an Official Plan Amendment for a golf course residential development of 1600 residential units, a golf course; 3000 sq meters of commercial floor space. The current OCP and East Porpoise Bay Neighborhood Plans allows a golf course community of 727 residential units and 2000sq meters of commercial space, 23 ha of open space and parks and This was done to accommodate the proposed Terraces project. Prior to this the land was used for gravel extraction. The proposed Silverback development must address the planning policies of the OCP and the East Porpoise Bay neighborhood plan, including environment, infrastructure, traffic and development permit guidelines.

The proposed development contemplates a 7 -10 year build out.

The District of Sechelt does not foresee a need to impose a moratorium on development. Most of the large scale development applications will be phased to meet market conditions. The Planning Department is currently involved in a community “visioning” exercise to determine long term development options for Sechelt based on land use, environmental and social issues.

Question

Is SilverBack sure they can fetch enough “WELL” water from their site to be able to provide continuous, long term all season flows to upwards of 4000 people?

They talk of putting 1100 plus units of multiple family homes on bare land strata. In this strata, they talk of managed utilities, which is to say, we now have another “middle man” collecting fees for managing and coordinating suppliers. Who will be in charge when the developer leaves Epcor? District of Sechelt? or one, or several strata councils? (Strata Properties Act)? Who has the power to change the system or bureaucracy or supplier? Put that together with the idea of a RENTAL pool?

Answer

The developer proposes to provide domestic water by developing wells on the site. Supplementary water is proposed to be provided by the SCR D system. The developer proposes to have a private company like EPCOR or TERASEN manage and maintain all utilities including sanitary sewer and water. The provision of potable water will involve

the Ministry of Health for construction and operating permits and the BC Utilities Corporation who will regulate the utility through a Certificate of Public Convenience.

The development will involve a number of strata corporations who will be responsible for collecting fees for infrastructure maintenance and landscaping. Where appropriate the strata corporations will contract with the utility provider. The subdivision process will require the approval a Strata declaration pursuant to the Condominium Act of BC.

Question

[Do we want another Surrey or Coquitlam here?](#)

Answer

The proposed Silverback development is a master planned community whose proposed land uses and phasing are clearly identified in the Comprehensive Development Plan prepared by the developer to address the Official Community Plan and East Porpoise Bay Neighborhood Plans. This process, public review/opportunity to comment and local decision-making will control and manage development to avoid aspects of development that characterize Surrey or Coquitlam that are not supported for a development in Sechelt.