



FURRY CREEK PROJECT & VISION UPDATE

Building a Complete, Connected Coastal Community for the Sea-to-Sky Corridor

March 2026

EKISTICS



CONSTRUCTION PROGRESS

Progress is underway across key projects

Oliver's Landing – Development permit approvals; building permits awaiting issuance

Fire Hall – Landslide hazard, foundation stability, and setback challenges – all resolved

Water Infrastructure – Water meters installed; #2 Well and #1 Well House upgrades underway

NEW COMMUNITY AMENITIES

Building amenities residents have asked for

Pickleball Courts – Fine Peace is committed to moving forward with this amenity ahead of the broader development process. A site near the fire hall has been identified, and a fast-track initiative is underway to bring pickleball to the community in the near term

THE BIGGER PICTURE

Looking ahead to what's possible

Why progress has slowed – and how a new vision can unlock the amenities we've been waiting for

What a complete, vibrant Furry Creek could look like

Your questions and input

OLIVER'S LANDING – PROGRESS UPDATE

Development Permit

- August 2024 – Development Permit application submitted
- April 2025 – Development Permit approved
- November 2025 – Development Permit amendment submitted
- January 2026 – Development Permit amendment approved

- August 2024 – Building Permit application submitted for Building 17 (3 units)
- Current Status – SLRD review complete; revisions addressed. Awaiting Building Permit issuance.

Next Step

Construction to begin following permit issuance

Building Permits – 16 Units

- April 2024 – Building Permit applications submitted for Buildings 16, 19, 20, 21, 22, 23 (13 units)



FIRE HALL – OVERCOMING SITE CHALLENGES

Addressing the Landslide Hazard

- The site's long-standing landslide risk has been thoroughly investigated and resolved.
- Laser drone scanning of the north slope identified potential rockfall hazards.
- Thurber Engineering, in partnership with specialized rock analysis experts, conducted structural modeling to confirm stability – no risk of rockfall from geological faults.
- Innovative Solution: Replaced a proposed 120m long, 6m high, 1m thick retaining wall (which would have had significant environmental impacts) with redesigned road alignment and drainage/rock catchment features.

Coordination with Britannia Beach Fire Department

- Fine Peace met with the Britannia Beach Fire Department to review project progress and operational needs.
- Key discussions included:
 - Fire truck and equipment specifications – ensuring the facility meets department standards
 - Pre-ordering of long-lead equipment – aligning procurement with construction timelines.

Current Status & Next Steps

- Design work is resuming under the revised setback requirements.
- Finalize equipment specifications and proceed with procurement.
- Coordinate construction phasing with the fire department to ensure uninterrupted service.
- Continue collaboration with SLRD and fire department as design advances.

Resolving Foundation Stability

- Geotechnical drilling and sampling completed in April 2024.
- Initial results identified challenging foundation conditions near the cliff face, requiring costly raft or pile foundations.
- Solution: Through site plan redesign, the building footprint was adjusted to resolve foundation stability issues.

Resolving Setback Requirements

- A blocked upstream culvert had caused erosion, widening a drainage channel. Environmental consultants reclassified it as a "creek," triggering strict new setbacks that made site layout nearly impossible.

FURRY CREEK – WATER INFRASTRUCTURE UPGRADES

Water Meter Installation Completed

- As required by SLRD, water meters have been successfully installed at three locations:
 - Amenity Building
 - Clubhouse
 - Work Building

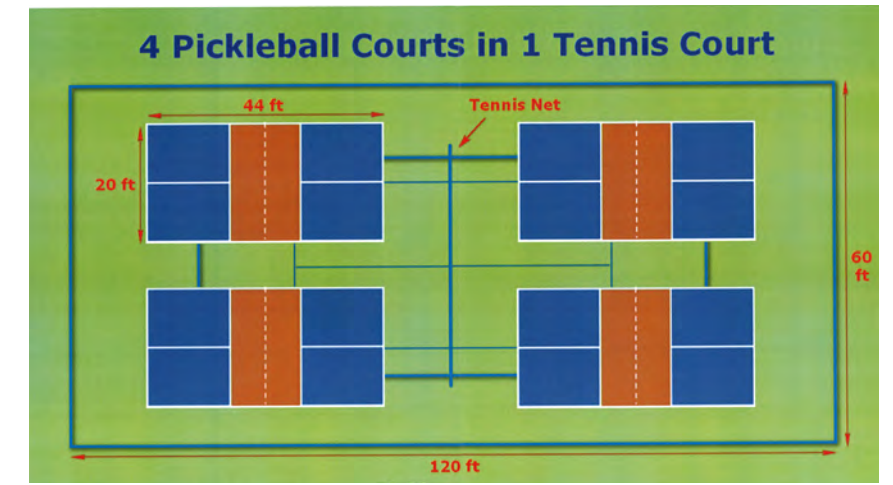
- In partnership with SLRD, #1 Well House is also being upgraded to improve overall system reliability.
- Current Status: Design phase underway.

Why This Matters:

These upgrades ensure a reliable, high-quality water supply for both current residents and the future community.

Water Supply Improvements

- To improve water quality for existing residents and support future development, work has begun on #2 Water Well to bring it into production.



FURRY CREEK - PICKLEBALL COURTS INITIATIVE

Commitment to Fast-Track Amenities

- Fine Peace and EKISTICS are committed to bringing community amenities to Furry Creek as quickly as possible.
- Pickleball has been identified as a high-priority recreational amenity by residents.

Engagement with SLRD Staff

- Following discussions with staff, we have confirmed that proceeding with a temporary use permit is the fastest way to bring this amenity to the community without waiting for the overall development plan to be fully resolved.

Site Identification & Design

- EKISTICS has explored design options and identified a suitable site within the hydro line corridor near the fire hall – an area that can be used without conflicting with other planned development.
- The site offers spectacular open ocean views, adding to the amenity value for users.

Goal

Bring pickleball courts to the community as a near-term amenity, demonstrating our commitment to enhancing quality of life for all residents.



A LOST OPPORTUNITY

For over 30 years, Furry Creek has remained an unrealized opportunity despite its prime coastal location and existing infrastructure.

Framed by Howe Sound and the Coast Mountains, the site offers a rare combination of coastal beauty, accessibility, and existing infrastructure. Yet, despite these advantages, Furry Creek has remained a quiet enclave rather than a complete, thriving community.

Today, we have an opportunity to change that — to reimagine Furry Creek as a **complete**

coastal community that reflects the values of the Region: connected, sustainable, inclusive, and economically resilient.

This vision is still in its early stages. We're sharing it now to open a dialogue — to listen, refine, and work together with the SLRD to ensure that Furry Creek's next chapter strengthens the entire Sea-to-Sky region.

A GROWING CORRIDOR

The Sea-to-Sky Corridor is rapidly growing, creating demand for housing and services beyond current municipal boundaries.

While Squamish and Whistler have absorbed much of this growth, the space between them remains largely underutilized. Communities like Furry Creek, Britannia, and Porteau represent the next frontier in the corridor's evolution — strategically located and positioned to play a larger role in meeting regional goals for sustainable, complete communities.

The SLRD Regional Growth Strategy calls for compact, complete settlements that reduce sprawl, support transit, and enhance regional

resilience. The opportunity before us is to align Furry Creek's future with that shared vision — as a coastal community that complements Squamish and Whistler, rather than competing with them.

THE CHALLENGE: WHY WE ARE NOT THERE YET

- **“FOCUS DEVELOPMENT INTO COMPACT, COMPLETE, SUSTAINABLE COMMUNITIES”**
- **FURTHER GROWTH IS NOT SUPPORTED FOR THE SLRD MASTER PLANNED COMMUNITIES BEYOND WHAT IS CURRENTLY CONTEMPLATED IN THE OCP, WHICH IS 870 UNITS ESTABLISHED IN 1991 FOR FURRY CREEK**

A PROVEN TREND: CURRENT CASE STUDIES ILLUSTRATING THE BENEFITS OF DENSIFICATION

The following Case Studies illustrate a well documented trend towards Mixed-Use “Complete Community” Development in North America.

Evolution of the Concept

Mixed-use development—blending residential, commercial, cultural, and institutional uses into a walkable, interconnected environment—is increasingly central to urban planning in North America. Though these patterns were traditional in pre-industrial human settlements, post-WWII suburban sprawl enforced single-use zoning, favouring separation of homes, shops, and jobs. Starting in the 1990s, mixed-use zoning has resurged as cities confront sprawl and look to revitalize economic and social vitality.

Why It’s Gaining Momentum

Smart Growth & Sustainability

Mixed-use neighbourhoods support reduced vehicle reliance, improved walkability, and lower emissions. They repurpose existing infrastructure, reduce sprawl, and often improve environmental outcomes—especially important for both urban and small/rural towns.

Healthy, Inclusive, Active Communities

By bringing destinations such as retail, parks, and services within walking distance, mixed-use design supports active lifestyles and social cohesion. Pedestrian-friendly streets, benches, and transit access enhance health and well-being.

Equity-Focused Approaches

When thoughtfully implemented, mixed-use projects can include affordable housing, support small businesses, and aim to mitigate

displacement through inclusive design and community engagement.

Economic Resilience

Mixed-use districts often recover more quickly from economic downturns—as some McKinsey research suggests—due to diversified usage and local synergies between sectors like housing, retail, office, and culture.

Key Design & Development Drivers

Multiple Flexible Anchors over Single Icons

Rather than relying only on shopping malls or corporate towers, successful developments integrate innovation hubs, green spaces, cultural venues, sports or entertainment anchors. For instance, the National Landing innovation district near Amazon HQ integrates research, living, and transit; Atlanta’s Centennial Yards combines sports venues with public programming to sustain vibrancy.

Experience-Centric Design

Beyond infrastructure, attention to programming—like farmers markets, concerts, seasonal events—helps sustain interest. Developments like Fenton in Cary, NC, exemplify how evolving experiences keep communities engaged. Transit accessibility like pedestrian bridges, Metro stops, and bike paths also matter.

Authenticity & Place-Based Planning

Successful projects reflect local heritage and natural environment. Examples include Houston’s East End mixed-use initiative preserving Black history and Austin’s Waterloo Greenway revitalizing natural connections.

Challenges & Considerations

While the momentum is strong, several challenges remain:

Development Complexity: Higher financing, construction costs, labour shortages, and evolving market demands (e.g., hybrid work, online retail) complicate planning and execution.

Retail Execution Risks: Delivering walkable retail is harder than it looks. Success depends on pragmatic market alignment and context-sensitive design. Poor execution can lead to vacancies or low leasing.

Equity Risks: Without safeguards, mixed-use developments can drive up rents and displace lower-income residents. Mitigation requires robust affordable housing policy, inclusive zoning, and aligned incentives.

Looking Ahead

North America’s shift toward “complete communities” is rooted in:

Holistic Planning: Projects are moving beyond isolated zones to dynamic, integrated environments.

Experience-Driven Spaces: Programming, green infrastructure, and cultural authenticity are increasingly prioritized.

Policy Support: Inclusion of transit-oriented development, form-based codes, and affordability mandates are making mixed-use more viable.

Resilience Focus: Economic and

environmental resilience is baked into these designs, preparing communities for long-term change.

Mixed-use, complete community planning is increasingly shaping North America’s urban and suburban future. These projects—rooted in walkability, inclusivity, and place identity—represent a clear shift toward environments tailored not just for present utility but for lasting social, economic, and environmental success.

Notable Examples

On the following pages, several large-scale, mixed-use developments illustrate this trend.

- Cypress Village, West Vancouver
- Wesbrook Village, UBC - Vancouver
- River District, South Vancouver
- Braden Town Center, Sacramento County, CA
- Dockside Green, Victoria, BC

CYPRESS VILLAGE

INTRODUCTION:

Perched on the scenic slopes just above Cypress Bowl Road, Cypress Village is a bold attempt to blend mountain serenity with everyday suburban convenience in West Vancouver. This thoughtfully planned mixed-use enclave will feature a diverse housing mix—including townhomes, condominiums, and rental flats—nestled amidst parks, trails, and natural green corridors that celebrate the North Shore’s rugged beauty. The village is designed around a compact core, with clustered mid-rise buildings giving way to open spaces and a strong sense of connection to nature.

Beyond housing, Cypress Village will boast the full suite of community infrastructure: from a 24,000-square-foot community

centre, elementary school, childcare facilities (100+ spaces), and even a local fire hall, to everyday convenience with shops and services integrated onsite. And though still in pre-construction, its Pop-Up activation—featuring spectacular Pacific views and local fare—signals the developer’s intent to create not just buildings, but an emerging village culture.

PROJECT INFO:

Location: West Vancouver
Year: 2022 (OCP / Area Development Plan Adoption)
Units: 3,700



WESBROOK VILLAGE

INTRODUCTION:

At the southern end of UBC's Point Grey campus lies Wesbrook Village, a pioneering "urban village in the woods." Initiated in 2007 by UBC Properties Trust, it was envisioned as a self-contained residential and commercial district tied directly to campus life and the university's sustainability goals. With about three-quarters (5,400) of its ~7,500 planned homes built, under construction, or approved, the neighbourhood continues evolving—particularly in the southern sectors, which will add about 2,100 more homes along with expanded public amenities over the coming decade.

Wesbrook isn't just housing—it's also the beating heart of a campus-community hybrid. A vibrant commercial core, schools, parks, and local services were integral to

the neighbourhood design, ensuring that residents, faculty, and students could live, work, shop, and learn within walking distance. The development reflects UBC's long-term strategy to create integrated, sustainable neighbourhoods right within its evolving urban campus landscape.

PROJECT INFO:

Location: Vancouver (UBC)
Year: 2007 (Construction) / 2025 (75% Complete)
Units: 7,500



RIVER DISTRICT

INTRODUCTION:

On the banks of the Fraser River, the River District is a rare and unique neighbourhood that consists of 124-acres located in the area formerly known as East Fraserlands in South Vancouver.

River District is Vancouver's last waterfront neighbourhood, the result of an in-depth engagement and planning process that brought together the local neighbourhood with experts in urban design, architecture, landscaping and environmental sustainability to plan a neighbourhood like no other.

River District is a cohesive, vibrant neighbourhood with all the necessary amenities, from waterfront access, to a public plaza, shopping, restaurants, community centre, school, and modern residences.

PROJECT INFO:

Location:	South Vancouver
Year Built:	2006
Units:	10,432



BRADEN TOWN CENTER

INTRODUCTION:

Set on a sprawling 2,600–2,667-acre master-planned site east of Sacramento, Braden (formerly Cordova Hills) is shaping up as a complete, climate-forward community grounded in accessibility and sustainability. Approved and fully funded by developer Somers West, the first phase includes the mixed-use Town Center: an all-in-one village of shops, offices, schools, homes, and linear park blocks—designed to be walkable, low-impact, and served by EV shuttles and bike lanes.

At full build-out, Braden anticipates ~8,000 housing units, 1.3 million square feet of commercial space, a K-8 school, amphitheater, and over 75 miles of trails and bike lanes, anchored by a “10-minute community” ethos that limits car dependency. The first residents are expected to move in by 2026 when the Town Center launches, representing a pivotal milestone in the broader community rollout.

PROJECT INFO:

Location: Sacramento
Year: 2026 (Phase 1) Fully Approved
Units: 8,000



DOCKSIDE GREEN + VICTORIA WEST

INTRODUCTION:

Dockside Green in Victoria, BC, is a landmark sustainable community that began construction in 2007 on a 15-acre former industrial site along the Upper Harbour. Planned for over 1,500 residential units with complementary retail, office, and community spaces, the project was envisioned as a model for green, mixed-use urban living. It transformed a contaminated brownfield into a vibrant neighborhood that emphasizes both environmental performance and community livability.

Widely recognized for its innovation, Dockside Green incorporates on-site wastewater treatment, biomass energy, green roofs, rainwater harvesting, and extensive pedestrian and cycling infrastructure. The community has

achieved multiple LEED Platinum certifications while offering a range of housing types, from market condos to affordable rentals. With parks, naturalized landscapes, and active ground-level retail, Dockside Green fosters inclusivity, connection, and sustainable lifestyles, becoming an international benchmark for eco-urban development.

PROJECT INFO:

Location:	Victoria
Year Built:	2008-2027 (Completion)
Residents:	10,000



THE ORIGINAL VISION – DESIGNED FOR A DIFFERENT ERA

Despite its remarkable setting and established golf course, Furry Creek remains a community without a centre — scenic, but incomplete.

Current Entitlements: The area’s current entitlements, approved in 2023 for approximately 870 homes was based on the original plan from 30 years ago. The Vision for Furry Creek is outdated. The plan was developed with golf as a priority. Land uses are in the wrong place, the plan does not meet the needs of residents and the project is stagnating. Despite a popular golf course, there has been little new development in many years. The current plan does not makes sense.



Community Without a Centre

Without local amenities like a grocery store, cafés and restaurants, schools, childcare, or year-round employment, residents rely on Squamish or West Vancouver for daily needs.

A Waterfront We Can't Yet Enjoy

Limited access to the waterfront and absence of tourism or recreation infrastructure beyond golf, further constrain the community's potential.

Not Enough Neighbours to Make It Work

In its current form, Furry Creek is too small to sustain itself and the current entitlements do not provide enough density to realistically support a Complete Community or to pay for costly infrastructure.

Golf First, Community Second

The challenge is not whether development should occur, but how it can occur in a way that contributes to the regional fabric, realistically supports Complete Community goals, and unlocks meaningful public benefit for the Sea-to-Sky as a whole.

Furry Creek has an amazing setting with the only significant low bank waterfront in the Sea to Sky Corridor. This could be an incredible coastal community - yet it languishes. Furry Creek needs a new vision to unlock its potential.

A complete community needs more than homes — it needs life between them.

CONTEXT: A MOMENT OF REALIGNMENT

Several forces are coming together to make this the right time to reimagine Furry Creek:

Regional Growth

The Sea-to-Sky corridor continues to grow rapidly, with increasing demand for housing, services, and sustainable communities.

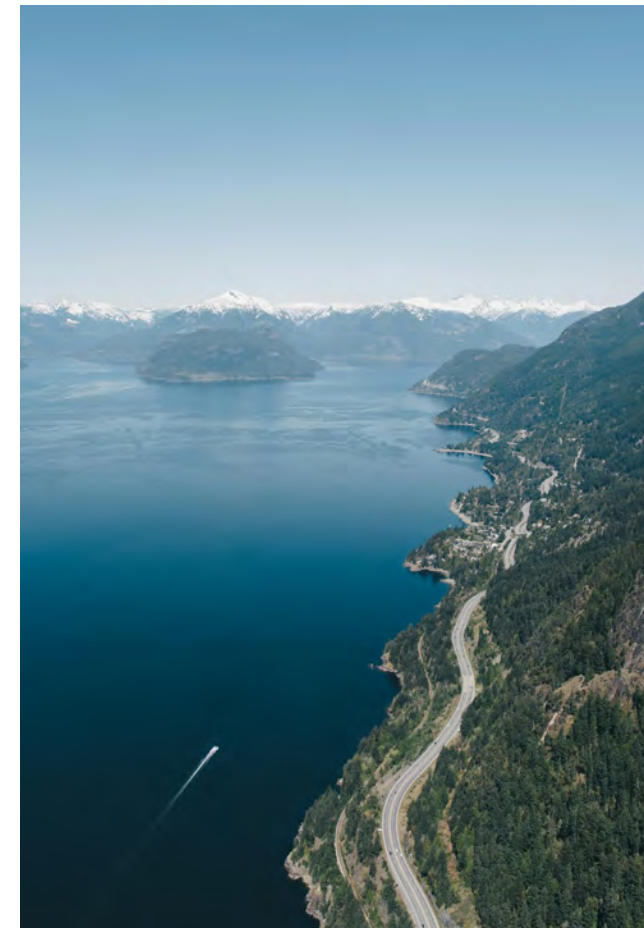
Transit Potential

Emerging opportunities for commuter rail and active transportation links create new mobility options and connectivity for residents and visitors alike.

Long-Term Investment

Fine Peace Holdings is committed to a generational vision, ensuring careful, collaborative planning with the SLRD.

Together, these factors position Furry Creek to evolve into a model **Complete Community** for Howe Sound, one that delivers regional benefits while respecting the corridor’s natural and cultural context.



THE VISION

Furry Creek's next chapter envisions a vibrant, walkable coastal village — a place where nature, community, and opportunity coexist.

This is not simply a collection of homes; it's a fully realized community designed to complement the Sea-to-Sky corridor, enhance regional tourism, and foster a sense of place.

This new vision is guided by two core principles:

1 A Complete Community

Enough population to support diverse housing, local services, and public amenities — creating a resilient, livable environment year-round.

- Full-scale grocery store
- Pharmacy and medical offices
- Local shops and services
- Cafés and restaurants
- Employment and innovation spaces
- Schools and childcare
- Recreation and wellness amenities

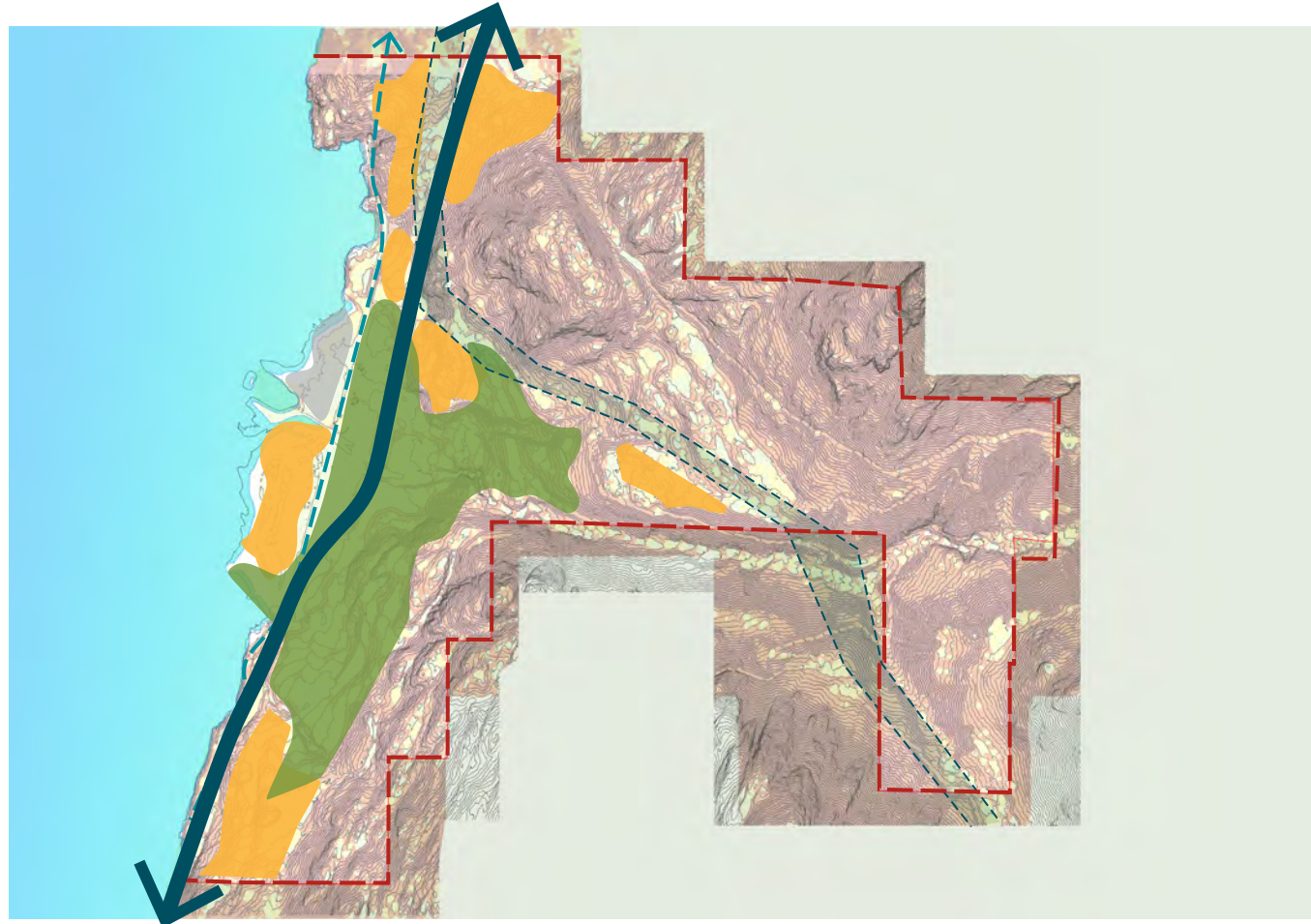
2 A Coastal Destination

Public waterfront access, recreation, and tourism amenities make Furry Creek a year-round destination that supports the regional economy and enhances the visitor experience.

- Waterfront village with cafés, restaurants, retail and artisan shops
- Public access and parking for residents and visitors
- Tourist accommodation
- Boardwalk, trails, and shoreline connections
- Gathering and event spaces including amphitheatre and pier
- Active recreation: swimming, boating, paddleboarding, kite surfing, fishing
- Golf, recreation and leisure activities



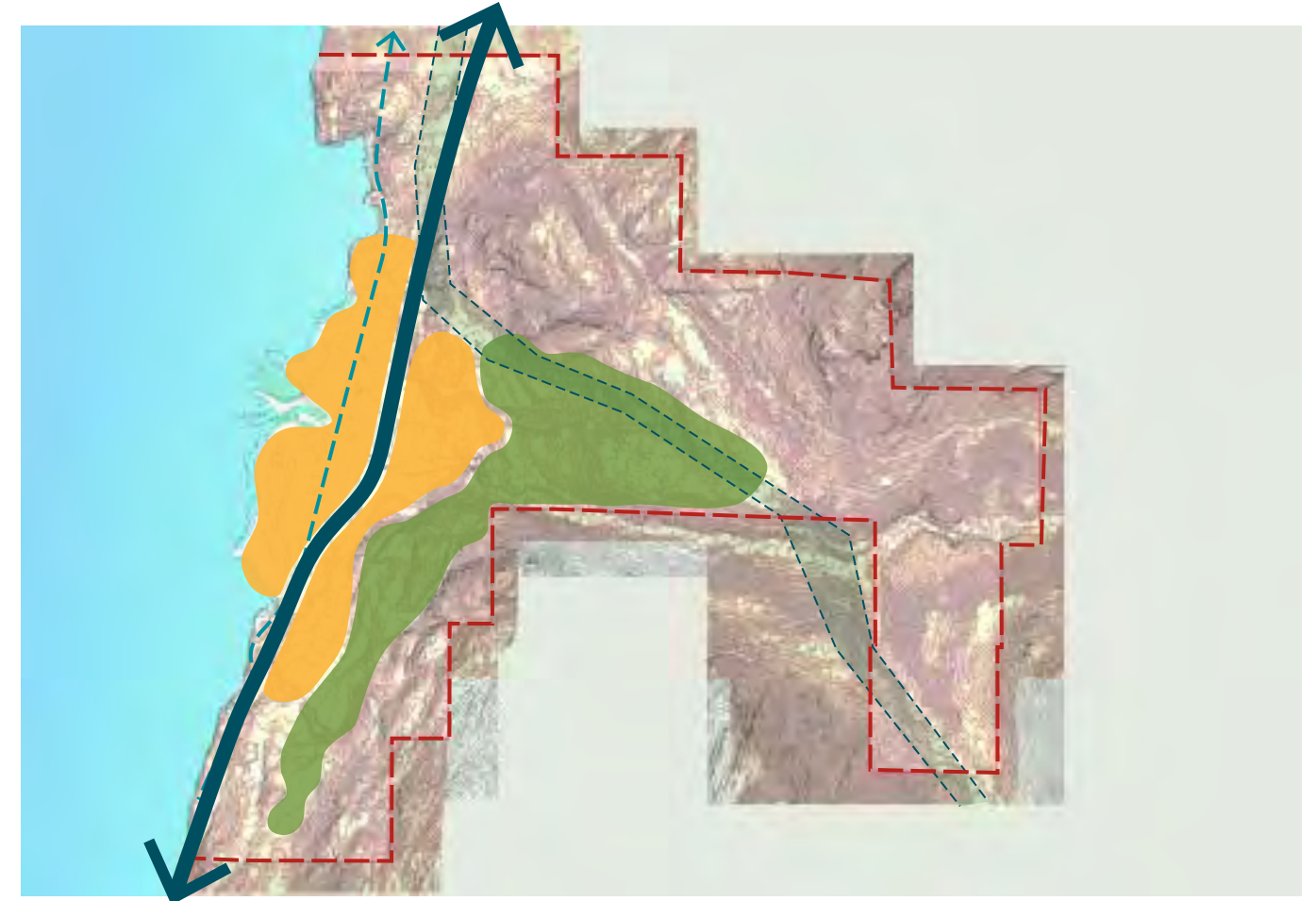
ACHIEVING A COMPLETE COMMUNITY AT FURRY CREEK



Current Development Constraints

The existing golf course occupies much of the flat and gently sloped land needed for a complete community.

This has resulted in **Scattered Development Pockets** that limit walkability, access, and the density required to sustain local services.



Two foundational interventions will make this possible:

1 Golf Realignment

Historically, the golf course occupied most of Furry Creek's most developable land, leaving steeper slopes for residential growth. Realigning the course opens new, flatter areas for community development while enhancing the golf experience itself.

This adjustment unlocks land critical to supporting a complete community — enabling housing, services, and amenities in more accessible locations.

2 Land Use and Density Redistribution

A reimagined land-use structure will concentrate higher densities on flatter lands closer to amenities, creating a more efficient and walkable community core.

Lower-density neighbourhoods will extend into the upper slopes, where access and servicing are more challenging, preserving the landscape and views.

BRINGING THE VISION TO LIFE

Creating a new sustainable node in Howe Sound

The vision for Furry Creek comes to life through a connected network of neighbourhoods and destinations along Howe Sound. At its heart, the Waterfront Village anchors daily life — a place where residents, visitors, and the broader Sea-to-Sky community meet the coast.

Surrounding it, key community elements work together to create a complete and resilient village:

- ① Waterfront Village
- ② School
- ③ Community Playfields
- ④ Golf Clubhouse & Hotel
- ⑤ Central Village
- ⑥ Marina Village
- ⑦ Oliver's Landing

Together, these places form a year-round community that balances living, learning, recreation, and landscape — a coastal home for the next chapter of Howe Sound.



WATERFRONT VILLAGE

The oceanfront heart of the Sea-to-Sky

Anchored along Howe Sound, the Waterfront Village forms the social and recreational heart of Furry Creek. It brings together shops, cafés, and restaurants with community amenities, open spaces, and direct shoreline access — creating a vibrant public realm for residents and visitors alike.

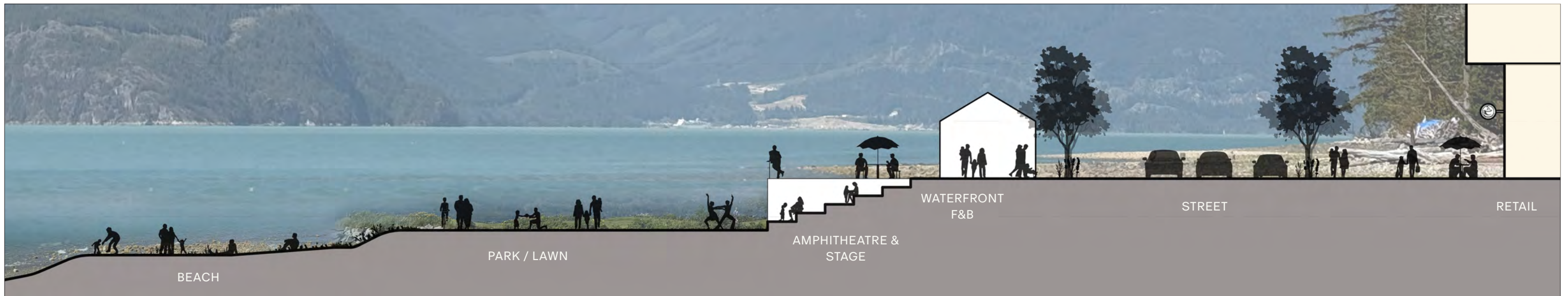
A boardwalk and pier extend activity to the water's edge, while the event lawn and beach club provide flexible spaces for gathering and recreation throughout the year. The school, community playfields, and future transit station connect daily life and movement directly to the waterfront.

Linked by trails and framed by live/work homes, the village is designed as a walkable, human-scaled destination — one that celebrates coastal living and anchors Furry Creek's identity as a complete, connected community.

- ① Waterfront Shops & Restaurants
- ② Event Lawn
- ③ Boardwalk
- ④ Pier
- ⑤ Resort Accommodation
- ⑥ Future Transit Station
- ⑦ Community Playfields
- ⑧ Live / Work
- ⑨ Offices & Commuter Parking
- ⑩ Senior Wellness Centre
- ⑪ Trails



WATERFRONT VILLAGE | EXPERIENCE



WHAT THIS MEANS FOR YOU - EXISTING RESIDENTS



More Amenities, Sooner

A larger population means we finally reach the critical mass needed to attract and sustain the local shops and services we've been waiting for. That grocery store, those cafés, and the services that make daily life convenient become realistic possibilities – not just distant promises.



Better Everyday Life

Imagine stepping out your door and walking to a café, picking up groceries without getting in the car, or meeting neighbours in a real village square. More trails, more connections, and a stronger sense of community will transform how you experience daily life here.



Enhanced Property Values

A complete, thriving community supports stronger long-term property values. As Furry Creek becomes an even more desirable place to live – with amenities, services, and a true village centre – your investment in this community grows alongside it.



The Opportunity to Age in Place

A larger, more complete Furry Creek makes it possible to introduce senior wellness components – including assisted living facilities and age-friendly services – so residents have the option to remain here, close to neighbours and friends, rather than having to leave when their housing needs change.

BENEFITS FOR FURRY CREEK AND BEYOND



Sea-to-Sky Identity

Furry Creek is the only significant low-bank waterfront between Vancouver and Squamish — a rare opportunity to create a coastal destination accessible to all. Transforming it into a vibrant public village will celebrate Howe Sound's natural beauty and strengthen the shared identity of the Sea-to-Sky Corridor.



A New Heart Along the Corridor

Strategically located between Britannia Beach and Porteau Cove, Furry Creek can serve as a central hub for living, working, recreation, and gathering. A complete, mixed-use community here will bring these destinations together and provide the corridor with a true focal point for daily life and regional connection.



Commuter Rail Viability

A larger residential population at Furry Creek will help support the viability of future commuter rail along the Sea-to-Sky Corridor — connecting regional communities and reducing highway congestion. Compact growth and transit-oriented design will advance provincial goals for sustainable mobility and regional connectivity.

Public Realm & Waterfront Access

The plan opens the waterfront to everyone — creating public beaches, parks, trails, and plazas that link directly to the village core. With boardwalks, viewpoints, and recreation spaces, the shoreline will become an accessible, year-round destination for residents, visitors, and the broader Sea-to-Sky community.



Economic Growth

A higher-density, complete community at Furry Creek will support sustainable local economies and regional job creation. By integrating shops, services, and employment spaces into the village, the plan fosters year-round activity and strengthens the economic resilience of the entire corridor.



Tourism

Furry Creek's unique coastal setting and new public amenities will establish it as a signature destination along Howe Sound. The Waterfront Village, with its restaurants, plazas, and recreation spaces, will attract visitors from across the region — enriching the Sea-to-Sky's tourism network and reinforcing its global appeal.



SHAPING THE FUTURE OF HOWE SOUND TOGETHER

Howe Sound corridor is at a crossroads — a place where the pressures of growth, the responsibilities of stewardship, and the opportunities for innovation all meet. The choices made here will help define the future of the Sea-to-Sky Corridor: how we live, how we connect, and how we care for this extraordinary coastline.

Furry Creek offers a rare chance to do things differently — to move beyond a private, incomplete resort and create a place that reflects shared regional goals:

- 1 Complete communities that support daily life and local opportunity**
- 2 Regional benefits that strengthen the corridor as a whole**
- 3 Housing that meets real needs**
- 4 Access that connects people to the waterfront**
- 5 Supporting Britannia's success — providing the critical mass**

This is the beginning of a conversation — not an endpoint. By working together across jurisdictions, communities, and Nations, we can shape a vision for Furry Creek that reflects the best of Howe Sound: collaborative, inclusive, and enduring.

NEXT STEPS - WHAT HAPPENS NOW

Immediate:

Continue construction on Oliver's Landing Phase II, the Fire Hall, Various landscape improvements, and tennis courts/pickleball courts

Near Term:

Work with SLRD on detailed study; reconsider outdated cap; conduct technical studies

Your Input:

We want to hear from you — this vision will be shaped with community feedback



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