

SOUTH BRITANNIA

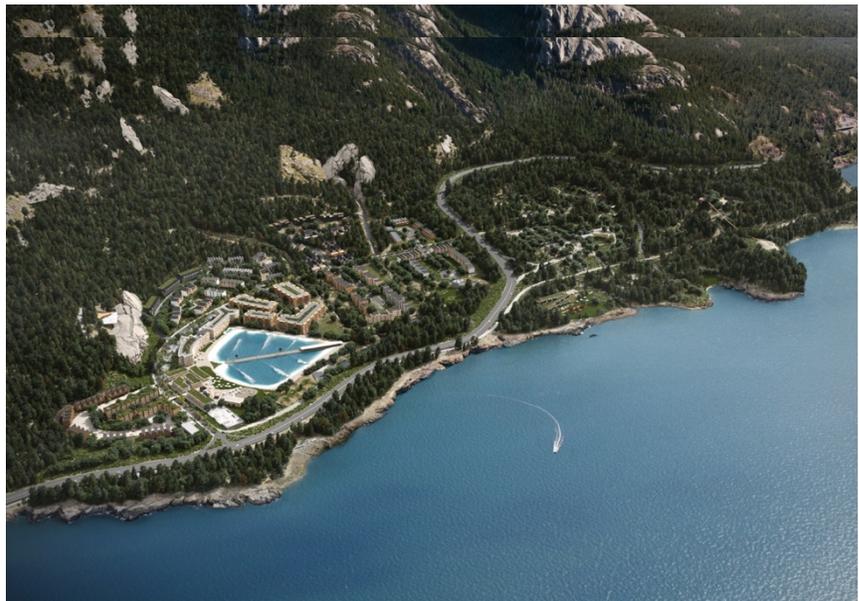
The vision for South Britannia is for a complete, outdoor adventure-focused community on Howe Sound. This walkable, close-to-nature community includes residences, a world-class surf park, shops and services, small-scale tourism accommodation, and parks and trails for all to enjoy.

LOCATION

South Britannia is located on both sides of Highway 99, just south of Britannia Beach. The majority of the site was formerly a working gravel extraction area. This proposal will restore natural habitat and return liveability to the land.

SURF PARK & ADVENTURE PARK

The 269,000 square foot surf park, powered by [Wavegarden](#), will be at the heart of this outdoor adventure-minded community. The world-class, state-of-the-art facility will offer surf training waves for all ages and abilities, welcoming residents and visitors alike. An adjacent adventure park will include a bike pump-track, rock-climbing wall, playground, skate park, and outdoor field for recreation and events.



RESIDENTIAL

The community's compact mix of multi-family housing (townhomes, row houses, and low-rise apartments) will help increase housing stock and affordability in the Sea to Sky corridor. 1050 homes are proposed, including 150 purpose-built rentals, of which 50 will be at below market rates.

COMMERCIAL & TOURISM ACCOMMODATION

The Town Centre - an animated, walkable gathering place - will host a lively mix of shops, restaurants, and services. Small-scale tourism accommodation, including cabins, glamping sites and a lodge, will be located near the waterfront.



LAND USE & DESIGN

43% of the 134-acre development site will be reserved for parks, greenways, and natural areas.

With its numerous shared public spaces, including parks, trails, and amenities, the community will be connected and close-knit with a strong sense of place.

The built environment will have a contemporary West Coast feel and will integrate with the natural environment through the use of extensive greenways.

South Britannia prioritizes walking and biking over car use. With an extensive trail system and close proximity of homes to parks, shops, and services that meet daily needs, vehicle use will be reduced.

MINATY BAY & COMMUNITY BENEFITS

Minaty Bay is a natural waterfront gem that has been inaccessible to the public for decades. The South Britannia project enables the transition of Minaty Bay into a public park - one of the few publicly accessible beaches on Howe Sound.

Other project benefits include:

- 400 – 600 employment opportunities, including full-time jobs when the community is complete.
- 50 below market rental housing units.
- A network of pedestrian and cyclist pathways.
- A community centre and playing field for active recreation and community events.
- Transportation connectivity, including a transit hub for buses, a community shuttle, and a car-share program.



- Remediation of the gravel pit, improving habitat, and creating a healthy living environment.

TIMELINE

The community will be developed over a 25-year span. The initial phase (first five years) will include the surf park and the start of the Town Centre.

TEAM

South Britannia is the vision of a small team of surfers, outdoorsmen, creatives, and collaborators who want to transform an old gravel pit into a complete, recreationally-inspired community. The lands are owned by, and will be developed by, Tiger Bay Development.

www.southbritannia.com

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MEDIA CONTACT

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