

DISTRICT OF SQUAMISH

REPORT TO: Council

FOR: Regular

PRESENTED: June 3, 2008

FILE: Project 2006-35 / BYL 1963

DEPARTMENT: Planning Department

SUBJECT: District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No.1963, 2006

Recommendation:

THAT District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No.1963, 2006 be given first two readings; and

THAT a public hearing date be scheduled for June 17, 2008 at 7:00 p.m. at the District of Squamish Council Chambers with respect to District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No.1963, 2006; and further

THAT the following be completed to the satisfaction of the District of Squamish prior to adoption of District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No.1963, 2006

1. Contribution to Affordable Housing of \$4,000.00 as offered by the applicant;
2. The owner is to enter into a land development agreement to ensure the following works and services at the Owner's expense to the satisfaction of the District
 - i. the watermain pipe on Garibaldi Avenue is to be upgraded, including valves and any necessary appurtenances;
 - ii. all existing water service connections located on the 100 mm dia. water main are to be transferred to the new water main and replaced with new materials to the property line;
 - iii. a new fire hydrant is to be installed in a suitable area between the property line of Lots 23 and 24, Garibaldi Avenue;
 - iv. new 200 mm dia. sanitary sewer main is to be installed on Garibaldi Avenue;
 - v. a drainage system is to be designed and constructed on Garibaldi Avenue.

AND further that the Mayor and Director of Administrative Services be authorized to execute any necessary agreements to affect the rezoning.

CAO Recommendation:

Concur with Planning Department Report and Recommendation(s).

K. Anema, CAO

1. **Purpose:**

The purpose of this report is to introduce the application for rezoning from Residential 2 (RS-2) to Comprehensive Development Zone No. 46 (CD-46) to allow for single-family residential dwellings located at 38779 Britannia Avenue.

2. **Time Critical:**

Yes. The applicant is anxious to move forward.

3. **Background:**

The Planning Department has received an application to rezone the subject property located at 38779 Britannia Avenue from Residential 2 (RS-2) to Comprehensive Development Zone No. 46 (CD-46).

4. **Project Information:**

The subject property is currently zoned Residential 2 (RS-2). Rezoning the property to CD-46 would allow the developer to create small lots that would be in conformance with the local neighbourhood and historical lot pattern.

Official Community Plan

This property is designated "Residential Neighbourhood" in the 1998 Official Community Plan. The proposed rezoning is consistent with the OCP.

Subdivision

If the rezoning is successful the application for subdivision to create 4 lots from the existing 2 larger lots will proceed forward. In addition to the off site infrastructure upgrades (as referred to in the Land Development), road frontage improvements to the local road standard will be required at subdivision stage.

Land Development Agreement

The Engineering Department has identified upgrades to off-site infrastructure. A draft Land Development Agreement is attached. If the proposed rezoning receives Third

Reading, the Land Development Agreement will be finalized and brought to Council for approval.

Affordable Housing

The applicant has confirmed a cash contribution of \$4,000.00 towards Affordable Housing.

Public Information Meeting

A Public Information Meeting was held on January 10, 2007. Issues related to tree preservation and parking. The applicant is reluctant to do a tree preservation covenant voluntarily.

5. **Department Comments:**

The proposed rezoning is consistent with the official Community Plan and adjacent developments.

6. **Policy Implication:**

Consistent with the Official Community Plan.

7. **Alternatives to Staff Recommendation:**

Staff Recommendation:

THAT District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No.1963, 2006 be given first two readings; and

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AND further that the Mayor and Director of Administrative Services be authorized to execute any necessary agreements to affect the rezoning.

Alternate Recommendation 1:

That District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No.1963, 2006 be referred to the next available Strategy Session.

Implication: this action is appropriate if Council wishes to discuss aspects of the application at length prior to First Two Readings of the amendment bylaw.

Alternate Recommendation 2:

THAT District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No.1963, 2006 **not** be given first two readings

Implications: This action is appropriate if Council **does not** support the rezoning of the subject property.

Dava Gustason,
Planning Clerk.

- Attachment 1: Location Map
- Attachment 2: Bylaw No. 1963
- Attachment 3: Context Plan
- Attachment 4: Subdivision Concept

LOCATION MAP



38779 Britannia Avenue

DISTRICT OF SQUAMISH

BYLAW NO. 1963, 2006

ATTACHMENT 2

A bylaw to amend the District of Squamish
Zoning Bylaw No. 1342, 1995

WHEREAS the District of Squamish deems it necessary and appropriate to amend Zoning Bylaw No. 1342, 1995;

NOW THEREFORE the Council of the District of Squamish, in open meeting assembled, enacts as follows:

1. This bylaw may be cited as "District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw (Comprehensive Development Zone No. 46 – Britannia Avenue) No. 1963, 2006".
2. District of Squamish Zoning Bylaw No. 1342, 1995 is amended as follows:
 - (a) That those parcels of land in the District of Squamish, legally described as:

Lot 3 Block 22 District Lot 759 Plan 7828; and
Lot 4 Block 22 District Lot 759 Plan 7828

and located at 38779 Britannia Avenue, Squamish, British Columbia, as shown cross-hatched on the sketch attached as Schedule "A" to this bylaw, is rezoned from Residential 2 (RS-2) to Comprehensive Development Zone No. 46 (CD-46).

3. That the following be added after Section 1400.

SECTION 14PP COMPREHENSIVE DEVELOPMENT ZONE NO. 46 (CD-46)

The intent of the zone is to allow for single-family residential dwellings on lots with a minimum lot size of 465 square metres (5,005 square feet).

14PP.1 Permitted Uses

In the Comprehensive Development Zone No. 46 the following uses and no others shall be permitted:

- (a) accessory boarding;

- (b) accessory uses;
- (c) single-family dwelling;
- (d) home occupation subject to section 4.18;
- (e) bed and breakfast.

14PP.2 Minimum Lot Area

No lot shall be created by subdivision that is less than 465 square metres (5,005 square feet).

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14PP.3 Minimum Lot Dimensions

No lot shall be created by subdivision that has:

- (a) a lot width less than 15.25 metres (50 feet); and
- (b) a lot depth less than 27.5 metres (90.22 feet).

14PP.4 Density

- (a) Lot coverage must not exceed 33% of the area of the lot;
- (b) The Floor Area Ratio shall not exceed 0.45;
- (c) Secondary suites are calculated as part of the Floor Area Ratio.
- (d) Garages shall not be included in the calculation of Floor Area Ratio to a maximum of 35 sq m (380 sq ft).
- (e) The maximum floor area of a second storey of a principal building shall not exceed 80% of the floor area of the first storey including attached garage. The reduced floor area of the second storey can be accomplished by an offset at the second storey level from either the front or side walls at the first storey level or a combination of both.

14PP.5 Building per Parcel

No more than one principal building shall be located on a lot.

14PP.6 Siting Requirements for Principal Buildings

- (a) Front Lot Line Setback: No principal building shall be located within 6.0 metres (20 feet) of a front lot line;
- (b) Interior Lot Line Setback: No principal building shall be located within 1.82 metres (6 feet) of an interior side lot line;
- (c) Exterior Lot Line Setback: No principal building shall be located within 2.4 m (8 ft) of a side lot line;
- (d) Rear lot Line Setback: No principal building shall be located within 6.0 m (20 feet) of a rear lot line.

14PP.7 Fencing

Fencing must comply with Section 4.6 of this Bylaw.

14PP.8 Off-Street Parking

Parking shall be provided in accordance with Section 40 of this Bylaw.

14PP.9 Accessory Buildings

All accessory buildings must comply with the requirements of Section 4.4 of this Bylaw.

14PP.10 Minimum Building Width

The minimum width of a principal building shall be 8.55 metres (28 feet).

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14PP.12 Height of Principal Buildings

No principal building shall exceed a height of 8.50 metres (27.88 feet) or two storeys, whichever is less.

14PP.13 Cultivated Green Spaces

At least 25% of the lot area must be landscaped.

14PP.14 Minimum Servicing Standard

No lot can be created nor building permitted on a lot that is not serviced with a community water system and a community sewer system.

3. The zoning map, being Schedule "A" to the District of Squamish Zoning Bylaw No. 1342, 1995 is amended to reflect the rezoning.

READ A FIRST AND SECOND TIME this day of 2008

PURSUANT TO THE LOCAL GOVERNMENT ACT, NOTICE WAS ADVERTISED ON
_____ AND _____ 2008.

PUBLIC HEARING HELD on the day of 2008

READ A THIRD TIME this day of 2008

ADOPTED this day of 2008

Ian Sutherland, Mayor

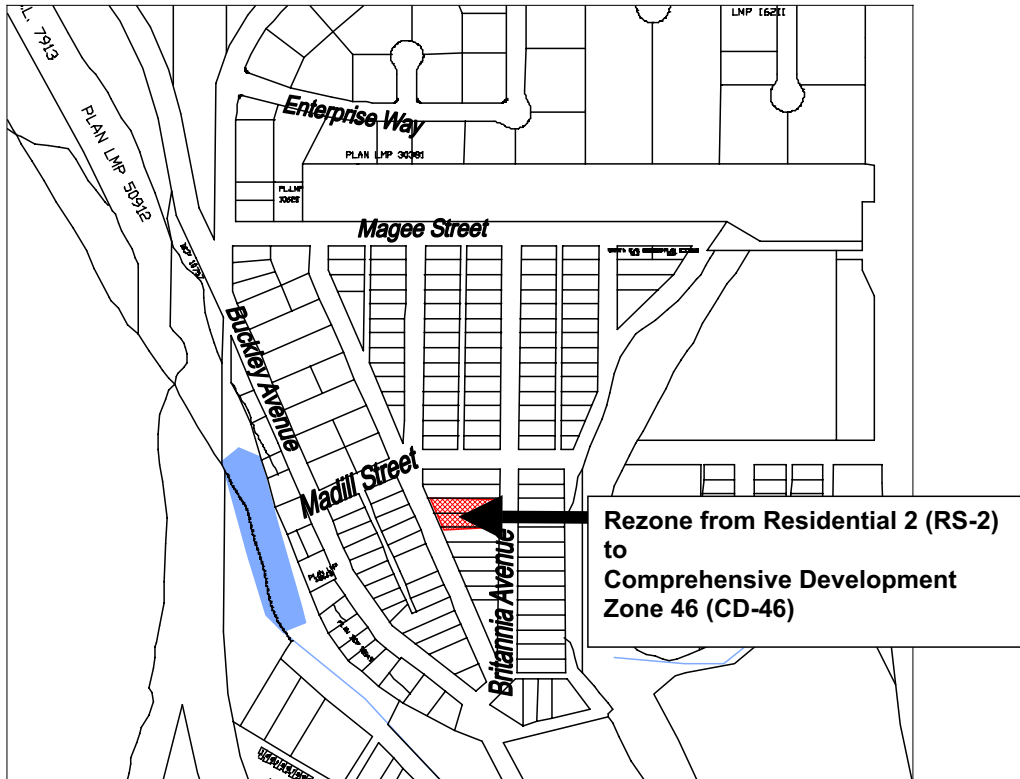
Robin Arthurs,
Director of Administrative Services

DG

DISTRICT OF SQUAMISH

SCHEDULE "A" to

District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw
(Comprehensive Development Zone No. 46 – Britannia Avenue)
No. 1963, 2006



Existing House

BRITISH COLUMBIA LAND SURVEYOR'S CERTIFICATE OF LOCATION

LOTS 3 AND 4, BLOCK 22,
DISTRICT LOT 759, PLAN 7828.

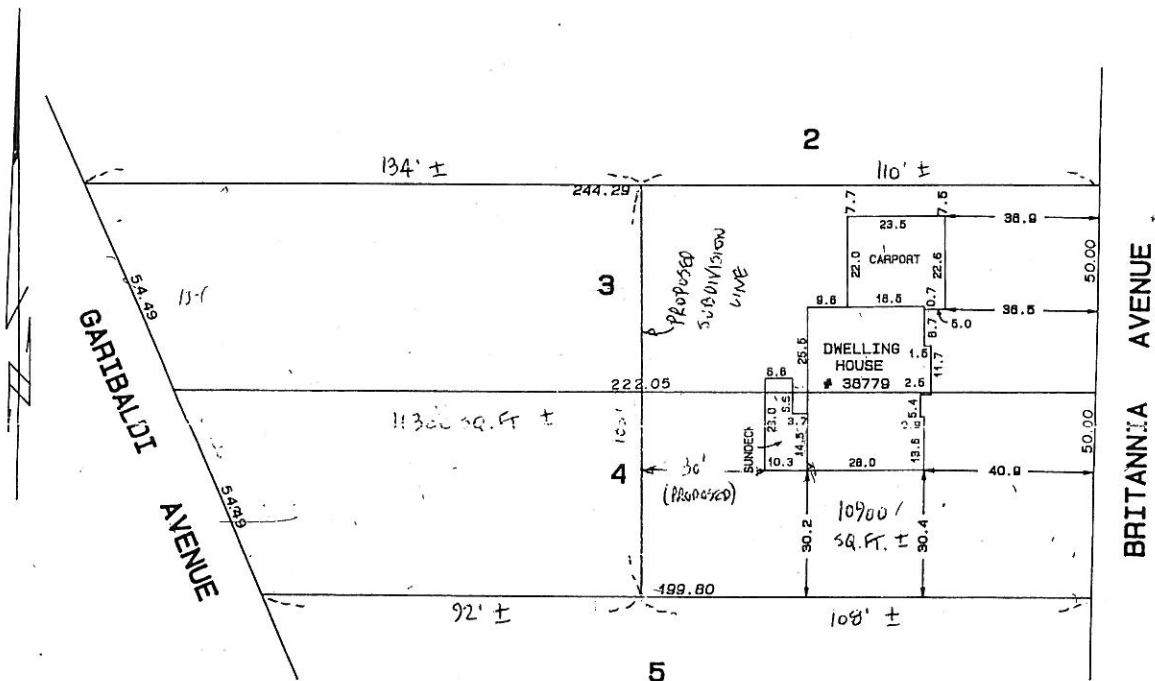
P.I.D. 010-311-114 (LOT 3)

P.I.D. 010-311-131 (LOT 4)

ATTACHMENT 3

SCALE 1 INCH = 30 FEET

38779 Britannia Ave



THIS DOCUMENT IS NOT VALID UNLESS
ORIGINALLY SIGNED AND SEALED.

CLIENT
S. S. BISLA

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NOTE: THIS PLAN HAS BEEN PREPARED FOR THE PROTECTION OF THE MORTGAGEE ONLY, AND IS NOT TO BE USED FOR LOCATING PROPERTY LINES.

I HEREBY CERTIFY THAT THIS SKETCH SHOWS THE REGISTERED DIMENSIONS OF THE ABOVE DESCRIBED PROPERTY AND THE RELATIVE LOCATION OF THE BUILDINGS THEREON.

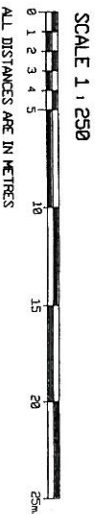
10 May 1993

C. MacDonald B.C.L.S.

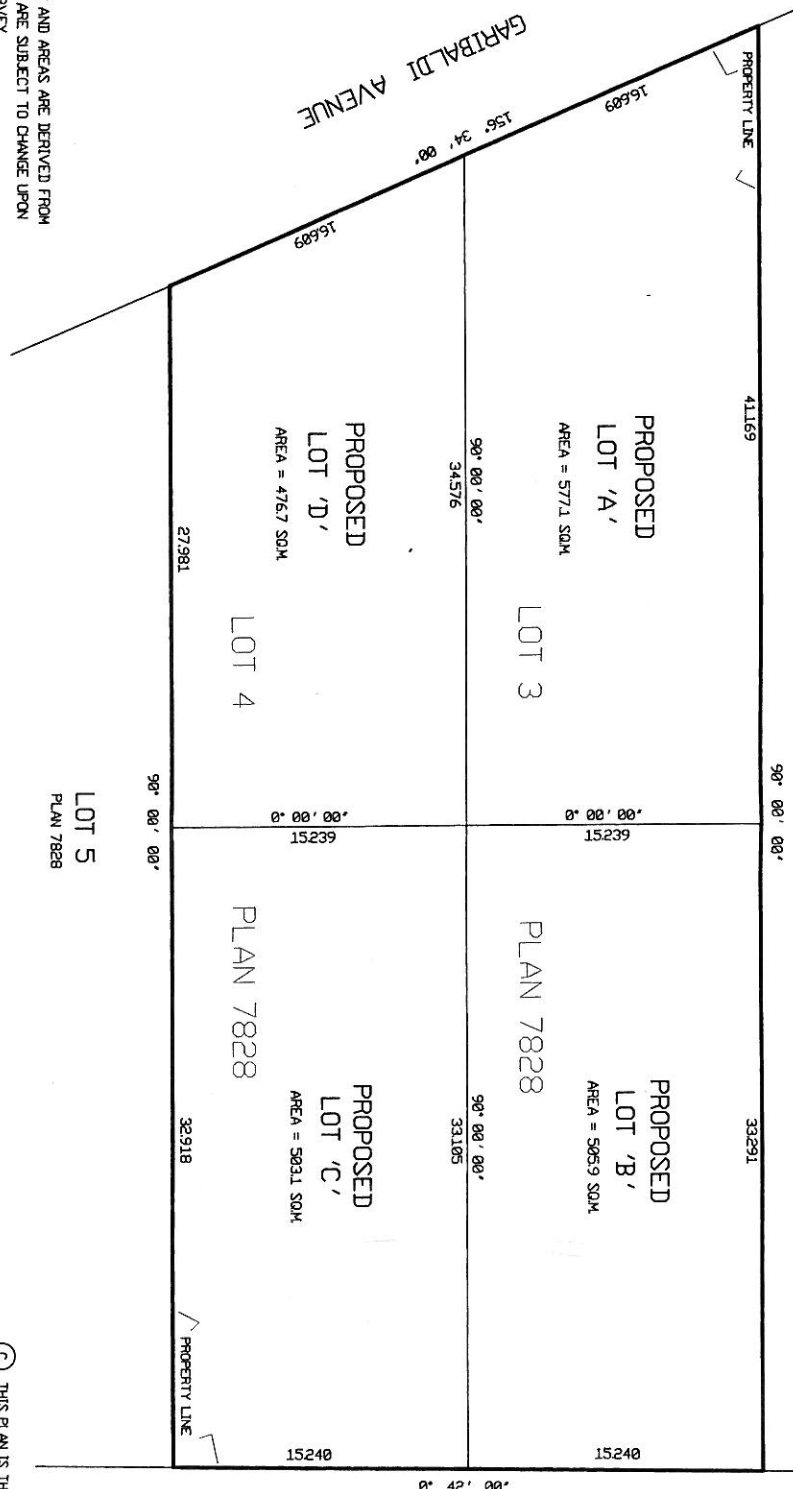
HOBBS, WINTER & MacDONALD
B.C. LAND SURVEYORS
#200-1160 EAST 3RD STREET,
NORTH VANCOUVER, B.C.
V7J 1B8 986-1371

PLAN SHOWING PROPOSED SUBDIVISION OF
LOTS 3 AND 4, BOTH OF BLOCK 22,
DISTRICT LOT 759, PLAN 7828

P.L.D. 010-311-114 Q.LOT 32
P.L.D. 010-311-131 Q.LOT 42



ATTACHMENT 4



NOTE
LOT DIMENSIONS AND AREAS ARE DERIVED FROM
PLAN 7828 AND ARE SUBJECT TO CHANGE UPON
FULL LEGAL SURVEY.

CERTIFIED CORRECT THIS 23RD DAY OF SEPTEMBER, 2005.

B.C.L.S.

M 2783-4 SQ 9

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BRITANNIA AVENUE

0° 42' 00"