

May 15, 2006

Dear Residents of Dentville:

Re: Bisla development, 38779 Britannia Avenue

As noted in previous neighbourhood memorandums, Mr. and Mrs. Bisla intend to subdivide their 2-lot property at 38779 Britannia Avenue into 4 lots. Two lots will face Britannia Avenue and 2 lots will face Garibaldi Avenue

We have hosted two informal neighbourhood meetings at the Squamish Community Church. In addition, both Mr. Bisla and I have held numerous one on one meetings with Dentville residents. Our honest reading is that a healthy majority of you will support this subdivision plan as long as your concerns are taken into account. You feel that this development is an appropriate density for the neighbourhood.

The purpose of this memo is to inform you that we have listened and we have put together a draft zoning document that incorporates your input. This draft document is attached to this memo. We also wish to inform you that we think we are ready to make a formal application at city hall and subject to your wishes being to the contrary; we intend to file this application in early June.

I wish to summarize the points of concern raised by residents. However before doing so, let me say that the comments were very valid and constructive.

- No monster houses. This matter has been addressed by the recent zoning by-law Floor Area Ratio (FAR) amendments passed by city council. It is reflected in the draft by-law attached. The maximum FAR is 0.45.
- At least 2 on-lot parking spaces per home. We have suggested 3 parking spaces (including garage area).

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- Single family homes only - no duplexes
- If secondary suites are intended, they must fit within the FAR and must abide by all provisions of the Secondary Suite by-law, including on-site parking
- Green garden space must be provided so that the whole site isn't covered in just buildings and hard surfaces. We are suggesting 25% minimum
- The home designs should be traditional and reflect the "older neighbourhood" nature. A design guideline will be established
- The lots should be offered to Dentville people first - before going on the open market

Our Request

We are intending to take next steps with the district of Squamish because we feel the project is ready for that stage. Please let us know if you have any further questions or concerns. We are NOT in a big rush and will take the time if asked. My contact info is on this memo.

Thank you for your participation in this process, your valuable input and your understanding.

Peter Gordon

On behalf of Mr. and Mrs. Bisla

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