



District of Squamish
37955 Second Avenue,
P.O. Box 310, Squamish BC V8B 0A3
Tel. 604.892.5217 Toll Free 1.877.892.5217
Fax: 604.892.1083 www.squamish.ca

April 2, 2013

File: Project 2011-11/BYL 2185, 2011

Squamish United Church Board of Trustees
P.O. Box
Squamish BC V8B 0B2

Attention: **Peter Gordon**

Dear Mr. Gordon:

**District of Squamish Zoning Bylaw No. 1342, 1995, Amendment Bylaw
(Comprehensive Development Zone No. 68 - 38014 Fourth Avenue) No. 2185, 2011**

Council of the District of Squamish adopted the above cited bylaw on December 4th, 2012.

Please find attached a copy of the above referenced bylaw for your information and records.

The District of Squamish wishes you much success with your development.

Yours truly,

A handwritten signature in black ink, appearing to read "D Gustason".

Dava Gustason
Development Services Clerk IV

Attachment: Bylaw

DISTRICT OF SQUAMISH

BYLAW NO. 2185, 2011

A bylaw to amend District of Squamish Zoning Bylaw No. 2200, 2011

WHEREAS the District of Squamish deems it necessary and appropriate to amend Zoning Bylaw No. 2200, 2011;

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. 2200, 2011 Amendment Bylaw (Comprehensive Development Zone 68 - 38014 Fourth Avenue: Centrepont) No. 2185, 2011.'
- 2) District of Squamish Zoning Bylaw No. 2200, 2011 is amended as follows:
 - a) By rezoning the parcels of land in the District of Squamish, legally described as:

Lot 20 Block 4 District Lot 486 Plan 3960
Lot 19 Block 4 District Lot 486 Plan 3960
Lot 18 Block 4 District Lot 486 Plan 3960
Lot 17 Block 4 District Lot 486 Plan 3960
Lot 16 Block 4 District Lot 486 Plan 3960

and located at 38014 Fourth Avenue, Squamish, British Columbia, as shown shaded on the sketch attached as Schedule 'A' to this bylaw, is rezoned from Neighbourhood Civic (P1) to Comprehensive Development Zone No. 68 (CD-68).

- b) District of Squamish Zoning Bylaw No. 2200, 2011 is further amended by adding the following after Section 39 JJJ (Comprehensive Development Zone 66):

'SECTION 39 LLL – COMPREHENSIVE DEVELOPMENT ZONE NO. 68 (CD-68)

The intent of this zone is to accommodate a five storey building and will consist of a community hall, church, government funded office space, and a multi-unit social housing project.

39LLL.1 Permitted Uses

The following uses and no others shall be permitted:

- a) Assisted living facility;
- b) Artisan;
- c) Assembly;
- d) Community care facility;
- e) Community activity centre;
- f) Child care facility;
- g) Non-profit offices;
- h) Health centres and clinics;
- i) Library;
- j) Non-profit housing;
- k) Playground;
- l) School; and
- m) Social enterprise.

Accessory uses

- n) Accessory recreational facilities;
- o) Accessory residential dwelling; and
- p) Accessory uses.

39 LLL.2 Height of Principal Buildings

No principal building shall exceed a height of 17.8 m (58.5 feet) or 5 storeys, whichever is less.

39 LLL.3 Minimum Lot Area

The minimum lot area shall be 0.279 hectares (0.689 acres).

39 LLL.4 Lot Coverage

The lot coverage shall not exceed 49% of the total lot area.

39 LLL.5 Floor Area Ratio (FAR)

The maximum floor area ratio is 1.25.

39 LLL.6 Minimum Setbacks for Principal Buildings

Front Setback		Rear Setback		Interior Side Setback		Exterior Side Setback	
m.	ft.	m.	ft.	m.	ft.	m.	ft.
3.05	10	4.57	15	1.52	5	1.52	5

39 LLL.7 Fencing, Landscaping, and Screening

Screening and landscaping must be provided in accordance with Section 4.7 of District of Squamish Zoning Bylaw No. 2200, 2011.

39 LLL.8 Off-Street Parking and Loading

A minimum of 33 parking stalls (including 2 accessible stalls), and one loading bay shall be provided. Parking is not in accordance with Section 40 of District of Squamish Zoning Bylaw No. 2200, 2011, based on a shared parking rationale, the provision of 26 bike parking stalls, and a residential ratio of 0.3 cars/ unit used for the social housing component of the project.

39 LLL.9 Accessory Buildings

All accessory buildings shall comply with the requirements of Section 4.4 of District of Squamish Zoning Bylaw No. 2200, 2011.

39 LLL.10 Comprehensive Development Plan

All buildings, structures, and uses shall generally comply with the size, shape, siting, and height as designated on the approved Comprehensive Development plans attached as Schedules 'B' and 'C', to this Bylaw and labeled 'Architectural Plan' and 'Landscape Plan' respectively.

- c) The zoning map, being Schedule 'A' to the District of Squamish Zoning Bylaw No. 2200, 2011 is amended to reflect the rezoning.

READ A FIRST AND SECOND TIME this 6th day of November , 2012.

PURSUANT TO THE LOCAL GOVERNMENT ACT, NOTICE WAS ADVERTISED ON this 8th day of November 2012 and the 15th day of November 2012.

PUBLIC HEARING HELD on this 20th day of November 2012.

READ A THIRD TIME this 4th day of December, 2012.

ADOPTED this 4th day of December, 2012.

A handwritten signature in black ink, appearing to read 'Rob Kirkham', written over a horizontal line.

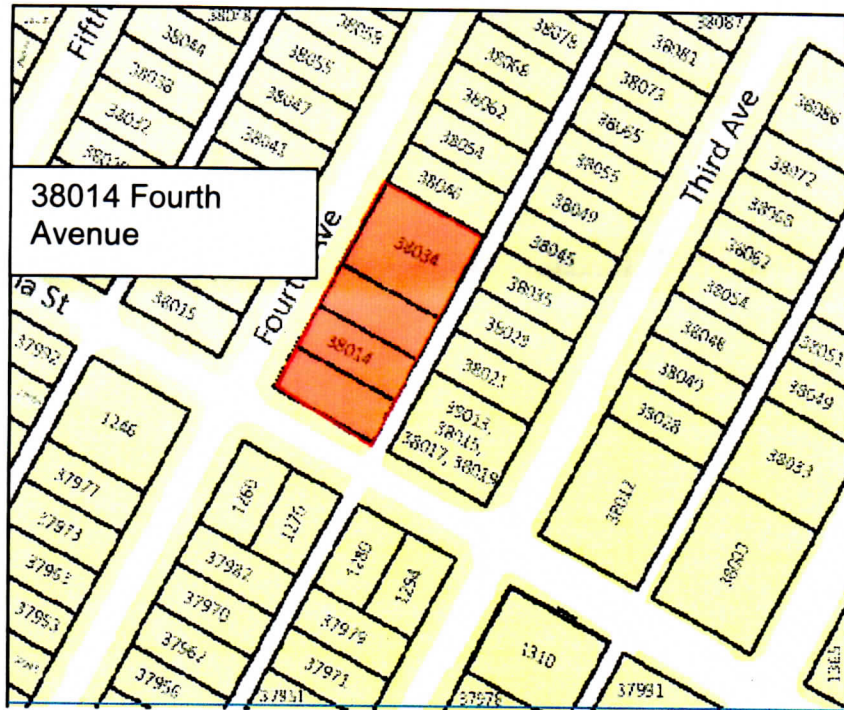
Rob Kirkham, Mayor

A handwritten signature in black ink, appearing to read 'Robin Arthurs', written over a horizontal line.

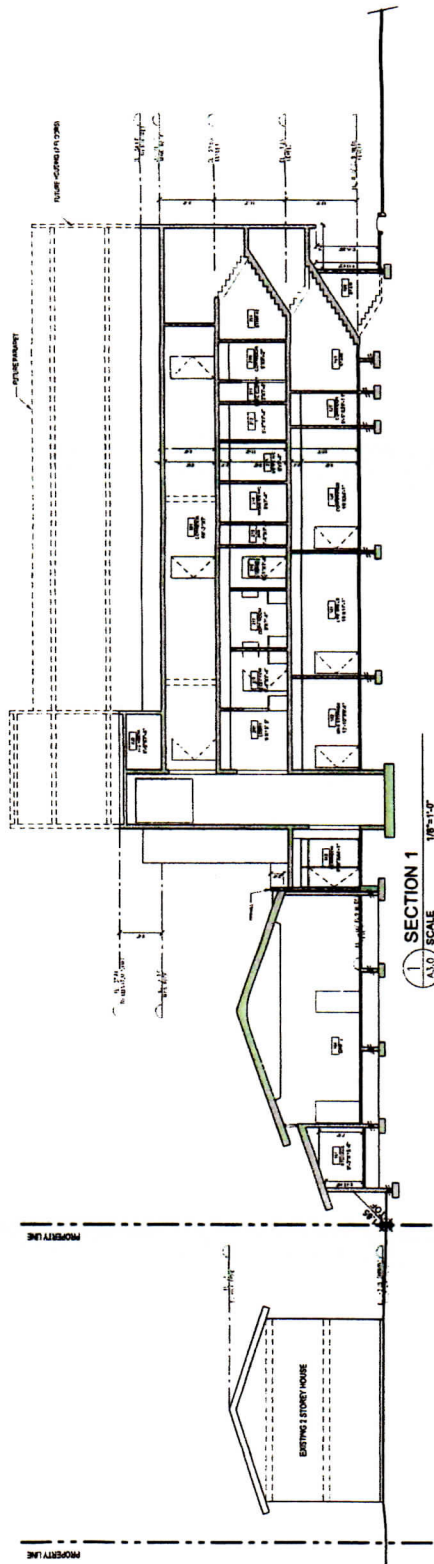
Robin Arthurs, General Manager of Administrative Services

**DISTRICT OF SQUAMISH
SCHEDULE "A" to**

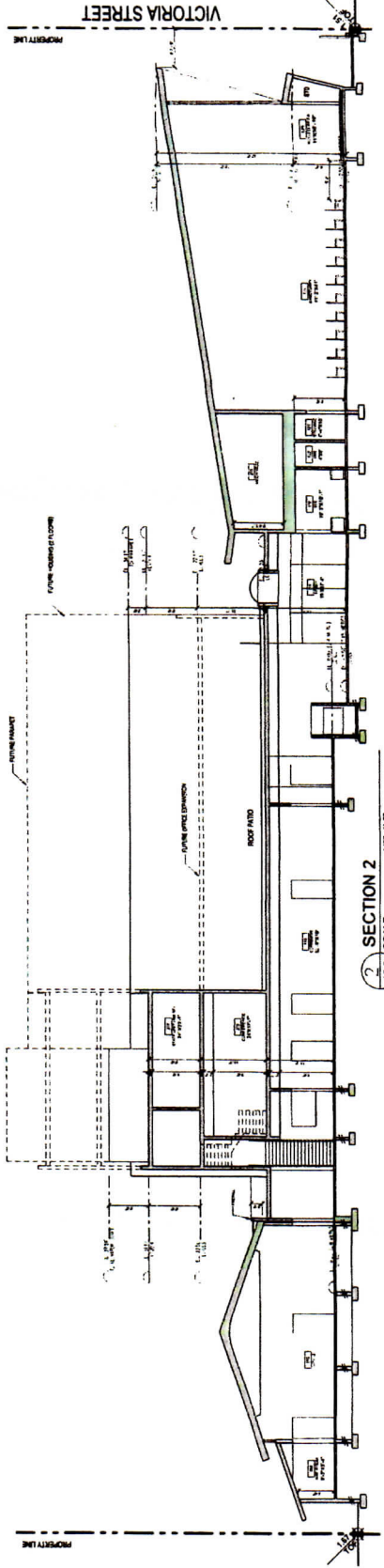
District of Squamish Zoning Bylaw No. 2200, 2011, Amendment Bylaw (Comprehensive Development Zone No.68) No. 2185, 2012



**SCHEDULE 'B'
ARCHITECTURAL PLANS**



SECTION 1
SCALE 1/8"=1'-0"



SECTION 2
SCALE 1/8"=1'-0"

DNA / DON NICOLSON ARCHITECT
638 CLIFF ROAD, BOWEN ISLAND, BC, V0N 1G1, TEL: 804.785.8855, EMAIL: DON.DESIGN@GMAIL.COM

CENTREPOINT
FOURTH AVE & VICTORIA STREET, SQUAMISH, BC
A PROJECT BY SEA TO SKY COMMUNITY SERVICES
AND SQUAMISH UNITED CHURCH



BUILDING SECTIONS

Page No.	Scale	Notes
#6133	1/8"=1'-0"	
A 3.0		

Copyright Reserved
This drawing is the property of DNA / Don Nicolson Architect. It is to be used only for the project and location specified. No part of this drawing may be reproduced or transmitted in any form or by any means electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without permission in writing from DNA / Don Nicolson Architect.