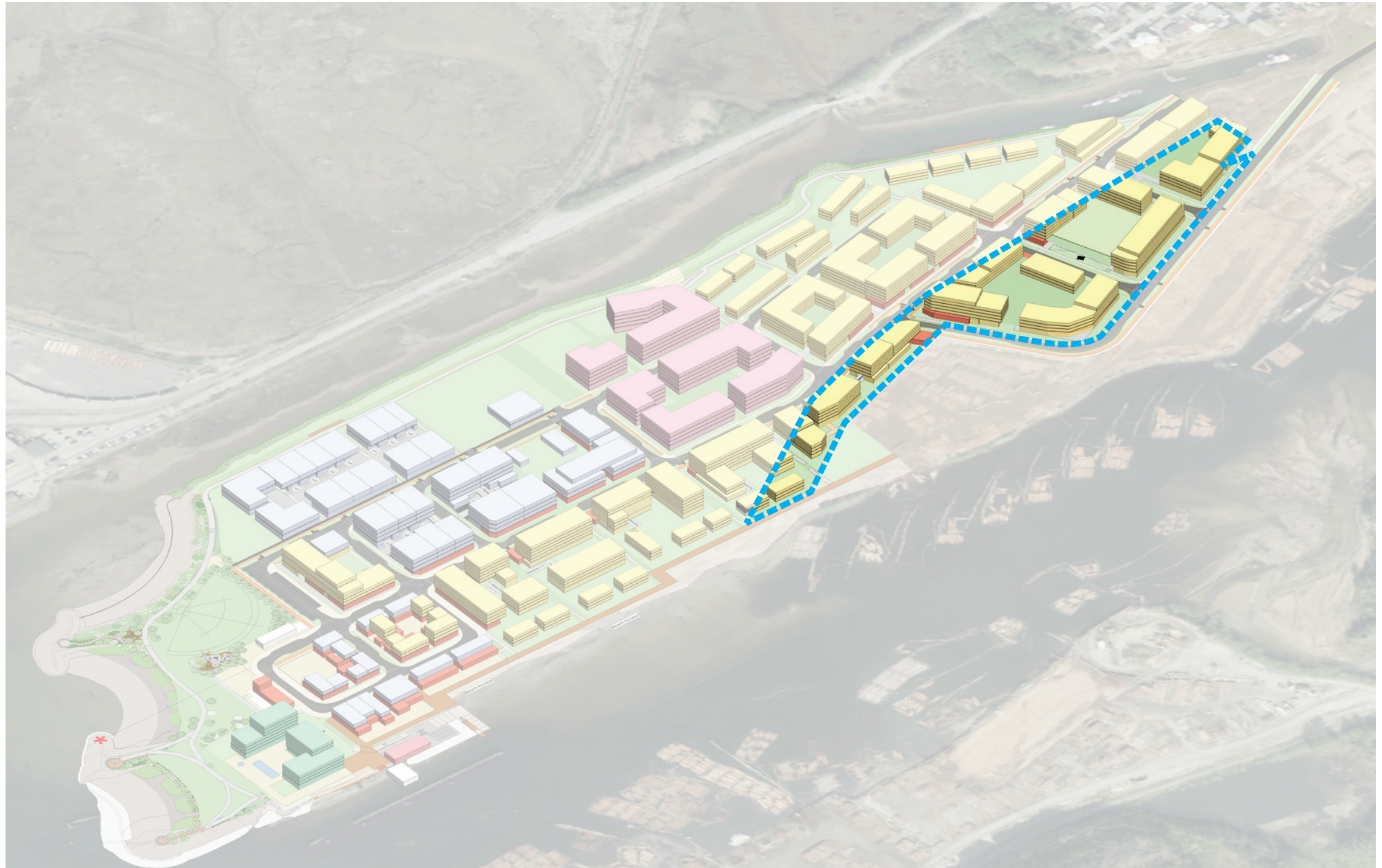
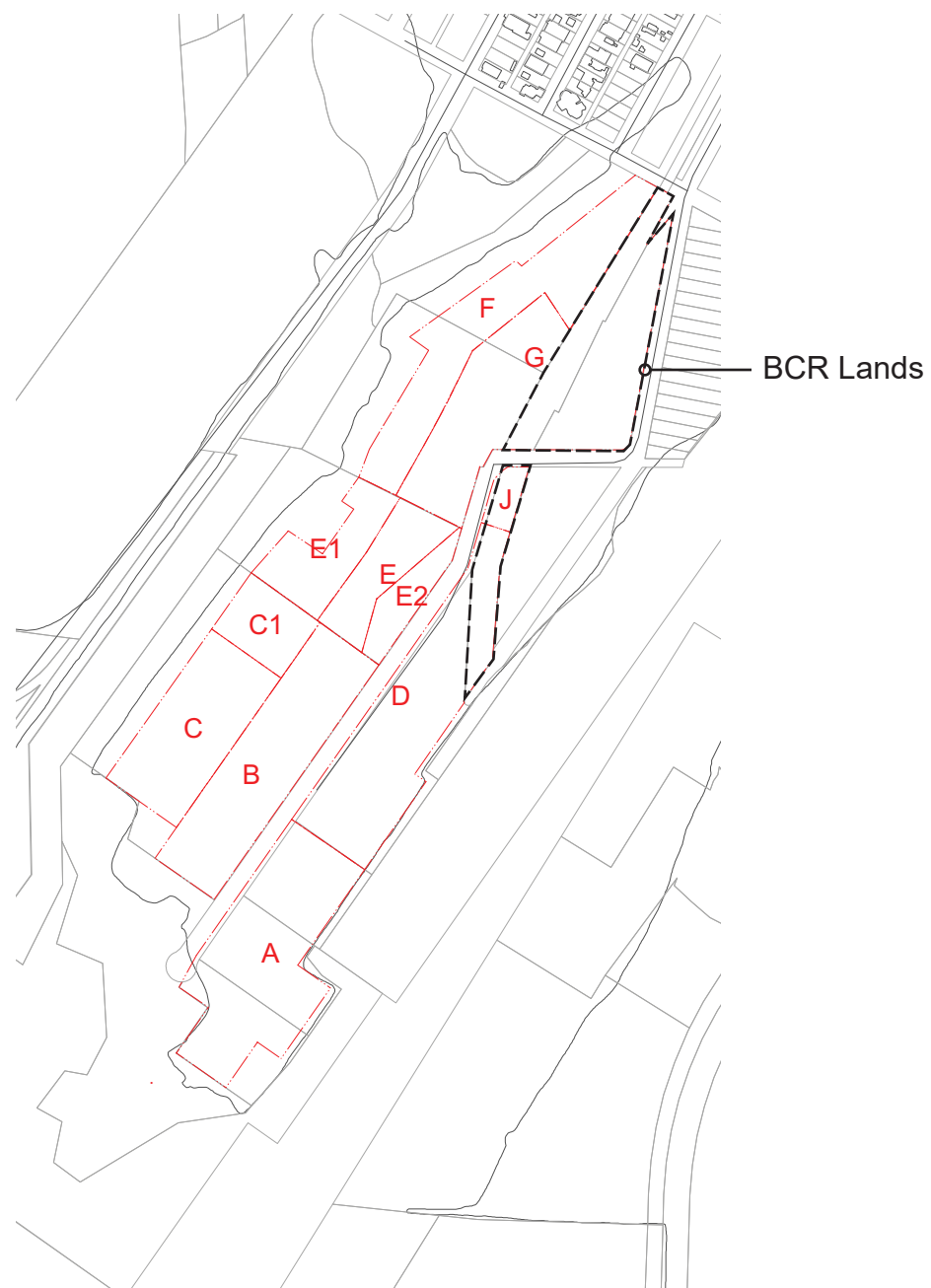


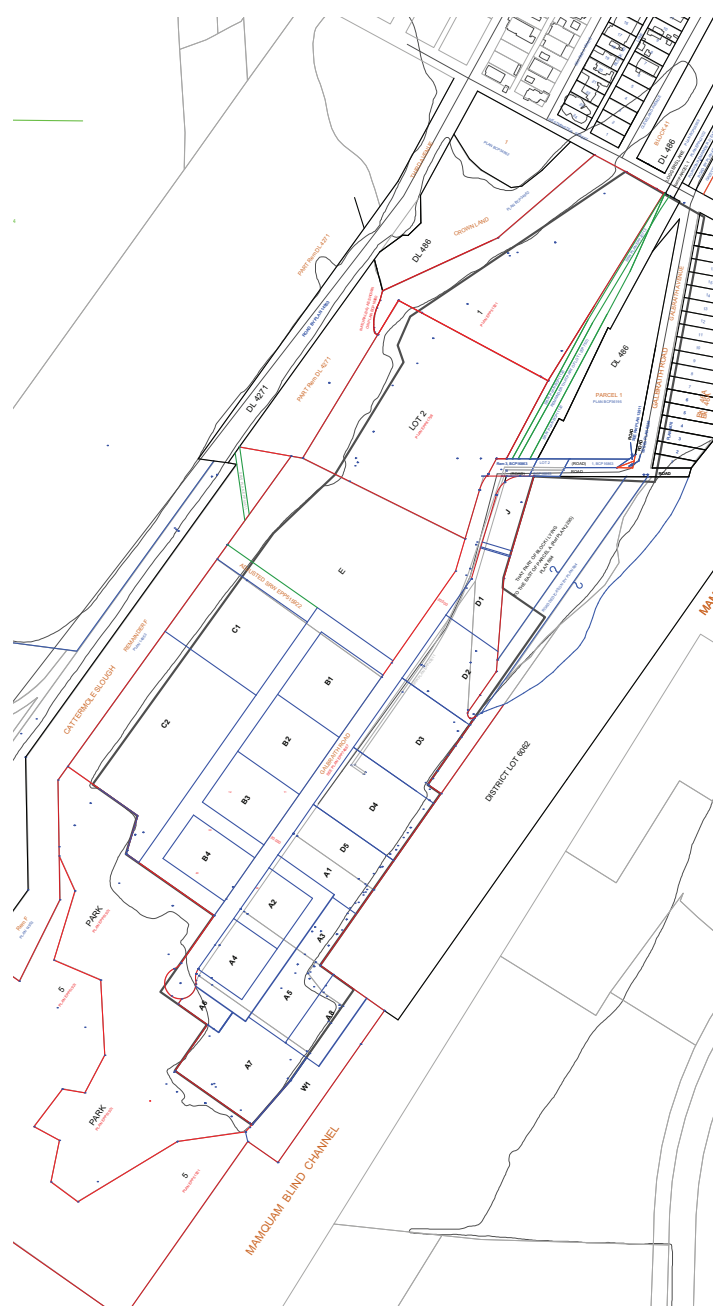


SQUAMISH OCEANFRONT - BCR LANDS REZONING APPLICATION

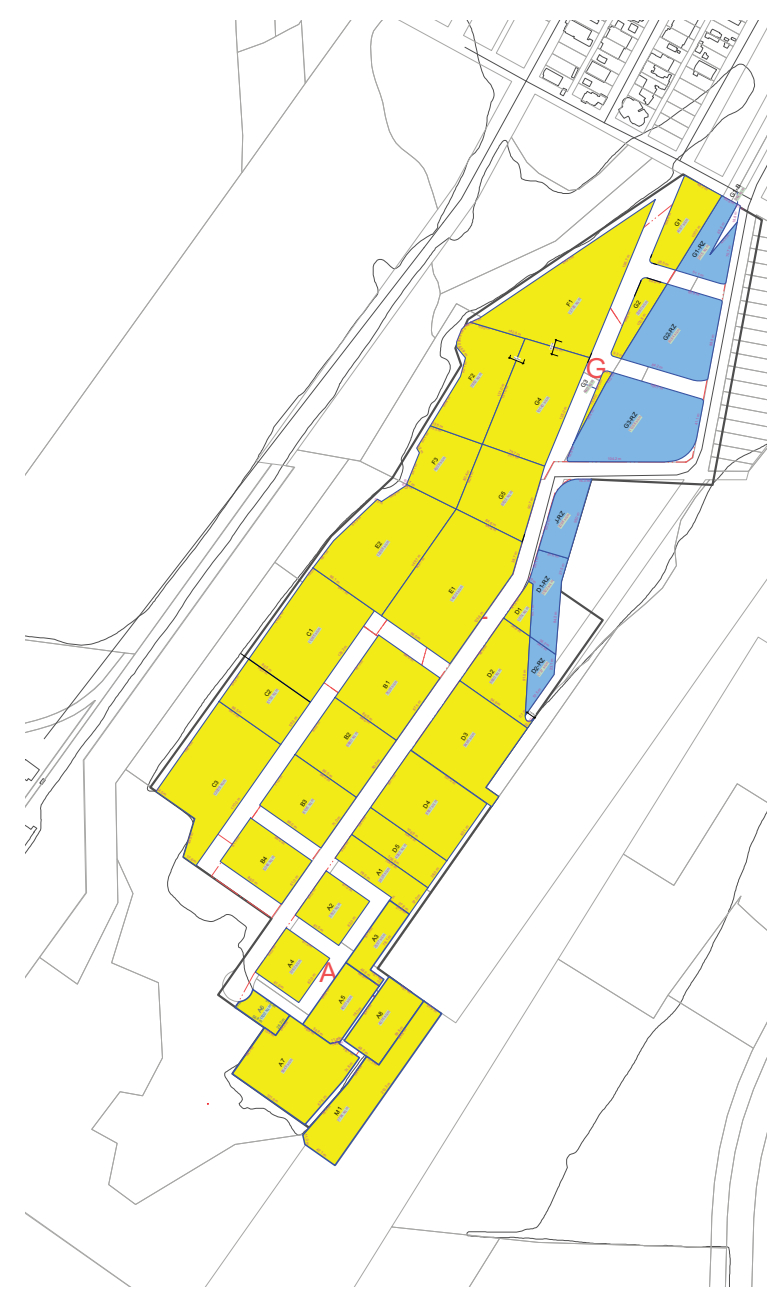
2021.09.28



Original Zoning Parcels



Sub division plan based on Masterplan design



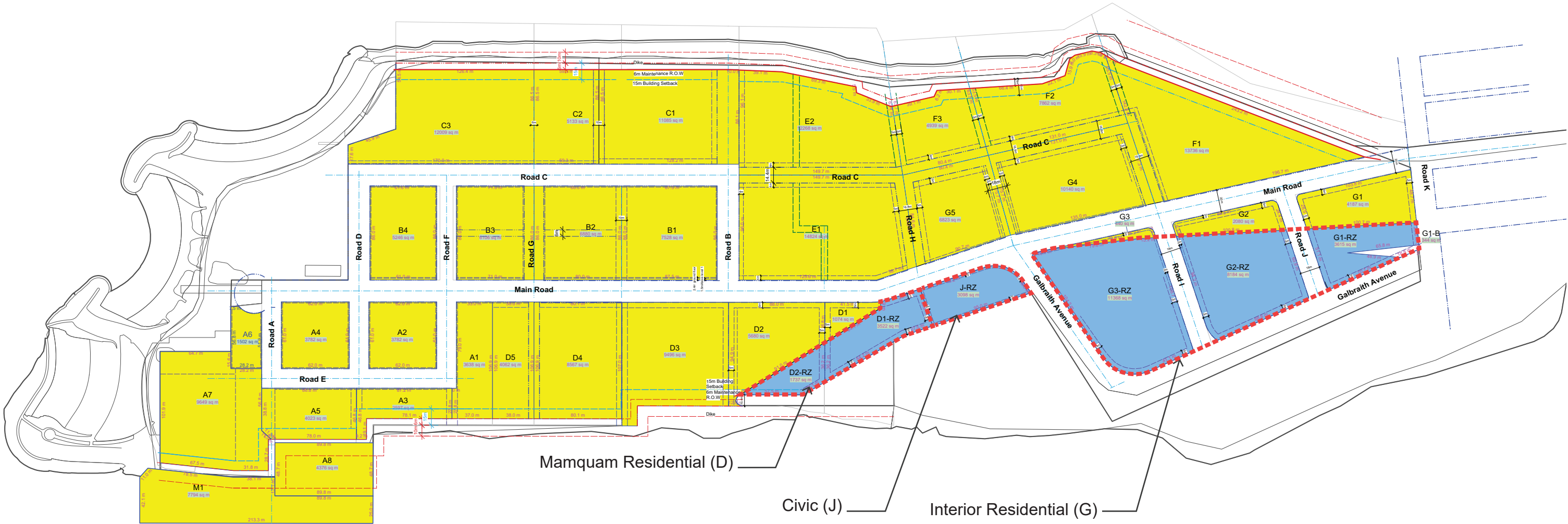
New Parcels

Areas shown in Blue are subject to this rezoning application

Shaded Subdivision Plan for Squamish Oceanfront

The intent of this rezoning application is to bring the parcels previously known as the BCR Lands (shown below in blue), into conformance with the sub area plan. This is a necessary step required in order to proceed with the Masterplan, OCP and Sub Area Plan.

These Parcels will become a cohesive part of the ‘The Yards neighbourhood (G Blocks) and ‘The Mews’ neighbourhood (D Blocks).



BLUE AREA DENOTES EXTENTS OF REZONING APPLICATION



D-Blocks: Waterfront Residential

The following lots make up the north end of the D-Blocks which is a pedestrian-oriented medium density waterfront neighbourhood. Also referred to as the Mews this area connects the Village Centre at the south end of the oceanfront to the Yards neighbourhood at the North. This connection is achieved through a network of internal paths, the Mamquam waterfront boardwalk / regional trail and the Main road.

The Mews features a variety of building sizes: townhomes, 4 storey and 6-storey residential buildings. Buildings are encouraged to differentiate themselves from each other through the use of material, textures, colour, fenestration, articulation, rhythm, balcony types, and building roof lines.



Parcel D1

Waterfront Residential

Parcel D1 is located at the north end of “The Mews” neighbourhood fronting onto the Mamquam Blind and Main Road. Conveniently located mid-way between the Village Centre and The Yards neighbourhoods, this location is central to Oceanfront peninsula and puts each district and neighbourhood within walking distance.

This lot is envisaged as a transition block between the two neighbourhoods with the higher form along Cleveland ave stepping down toward the Mamquam.

D1-RZ Parcel To be Rezoned (Blue Area)

Site Area:	3522 m ²
Zoning	Industrial (I-3)
Proposed Zoning:	CD
Proposed uses:	Residential + Commercial *note no commercial planned for this location
Proposed Density:	2.0 Overall (7,044m ²) 3.5 per Lot
Proposed Building Height"	20.0m or 6 storeys

For Projects that utilize mass timber as the primary structural system the maximum permitted height of the principal building shall be increased by 1m per storey.

Projects that utilize sustainable building technologies like Landscaped roofs and or Renewable energies are granted an additional height relaxation of up to 1.5m for provided the sustainable technology accounts for at least 30% of the building’s roof area. OR provides for 10% of the annual energy consumption of the building. (4.10.c.ii)

Completed Parcel Intent

Below is a summary of the D1 Parcel as a whole. Representing the intent of the Masterplan, Sub Area Plan and the intended distribution of density once the Rezoning is complete.

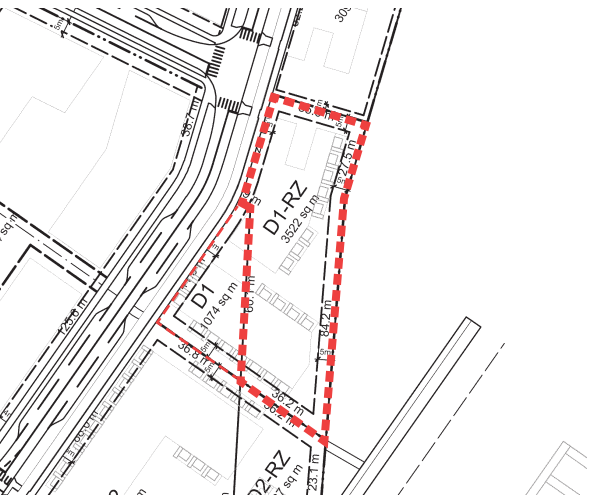
Site Area:	4,595 m ²
Zoning	Split zone: CD-69 (D) and New CD-XX
Maximum site coverage:	45% Despite any section of this bylaw, within Block D, if a parkade constructed at grade the portion of that parkade that provides publicly accessible and landscaped open space above is not considered lot coverage
Maximum floor area ratio:	2.0
Maximum building height:	20m or 6 Storeys, whichever is less*
Minimum Setbacks:	Front 1.0m Mixed use 2.0m Residential Side 5.0m Residential Rear 5.0mResidential

*Note: Residential Balconies are permitted to project a maximum of 2.5m into the residential setback**
(a) If a building or structure fronts a public walkway that is within 20.0 meters of the high water mark, the building or structure shall be located not less than 6.0 meters from the center line of the public walkway.
(b) Above Siting requirements do not apply to underground parking structures or a basements provided that these are not greater than 0.6 meters above finished grade.

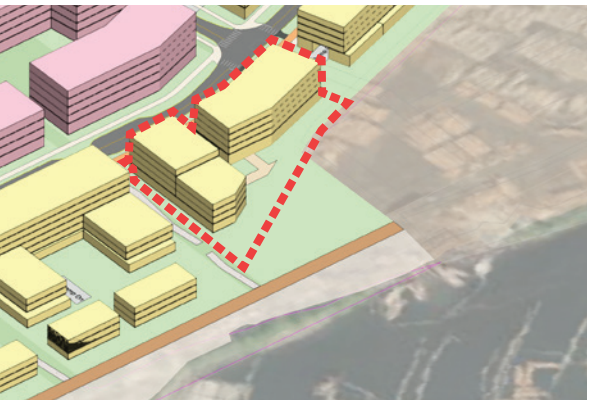
Estimated Max GFA	9150m ²
Estimated retail area	na
Estimated retail frontage	na
Estimated number of dwellings	130
Suggested uses	Multi-Family Residential, Commercial. Employment, Entertainment, Parks, Open Space



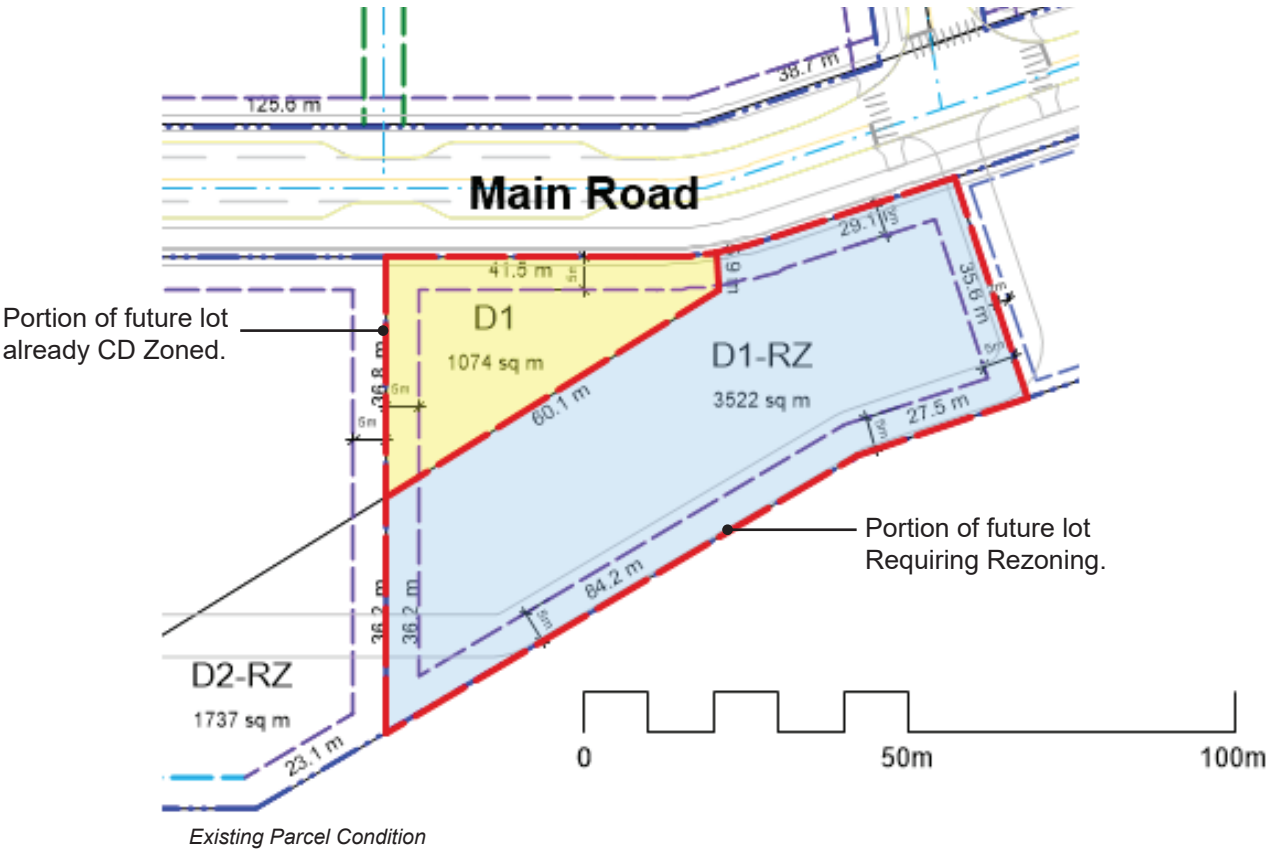
Shaded Plan



Summary Plan



3D Massing Completed D1



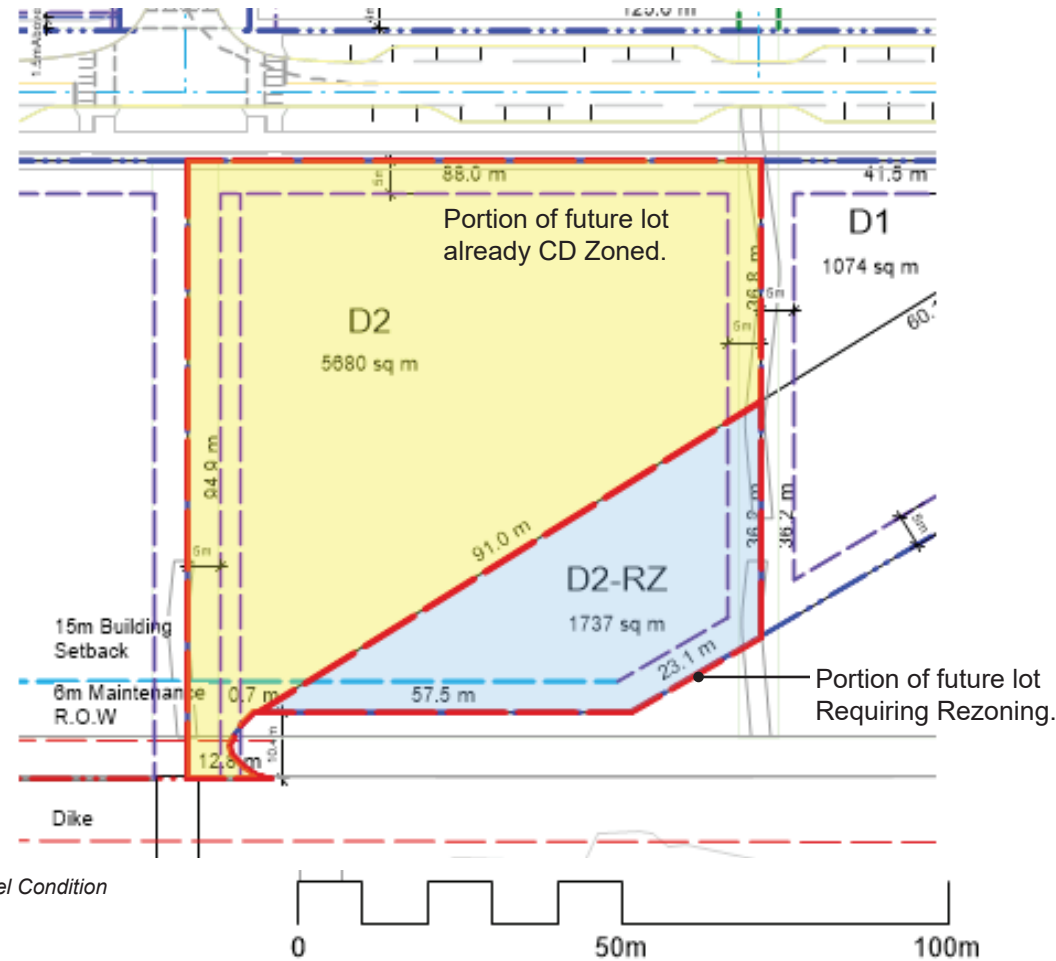


Parcel D2

Waterfront Residential

Parcel D2 is located at the north end of “The Mews” neighbourhood fronting onto the Mamquam Blind and Cleveland Ave. Conveniently located mid-way between the Village Centre and The Yards neighbourhoods, this location is central to Oceanfront peninsula and puts each district and neighbourhood within walking distance.

This lot is envisaged as a transition block between the two neighbourhoods with the higher form along Cleveland ave stepping down toward the Mamquam with town homes along the dyke and oceanfront pathway.



D2-RZ Parcel To be Rezoned (Blue Area)

Site Area:	1737 m ²
Zoning	Industrial (I-3)
Proposed Zoning:	CD
Proposed uses:	Residential + Commercial *note no commercial planned for this location
Proposed Density:	2.0 Overall 3.5 per Lot
Proposed Building Height:	20.0m or 6 storeys

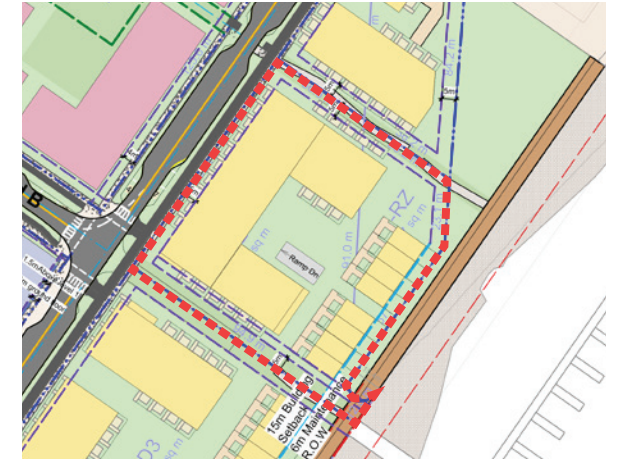
For Projects that utilize mass timber as the primary structural system the maximum permitted height of the principal building shall be increased by 1m per storey.

Projects that utilize sustainable building technologies like Landscaped roofs and or Renewable energies are granted an additional height relaxation of up to 1.5m for provided the sustainable technology accounts for at least 30% of the building’s roof area. OR provides for 10% of the annual energy consumption of the building. (4.10.c.ii)

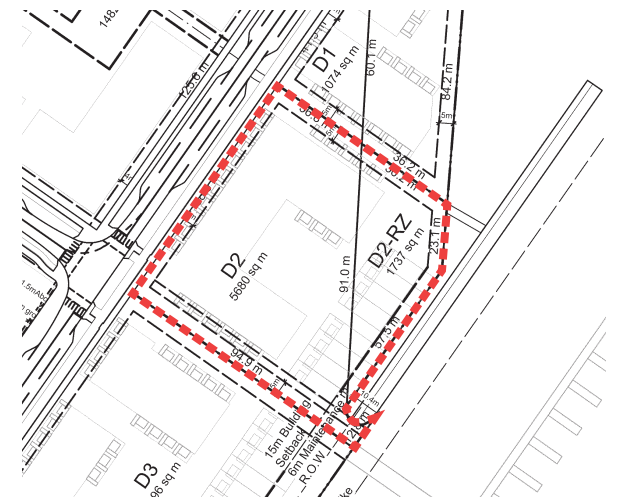
Completed Parcel Intent

Below is a summary of the D2 Parcel as a whole. Representing the intent of the Masterplan, Sub Area Plan and the intended distribution of density once the Rezoning is complete.

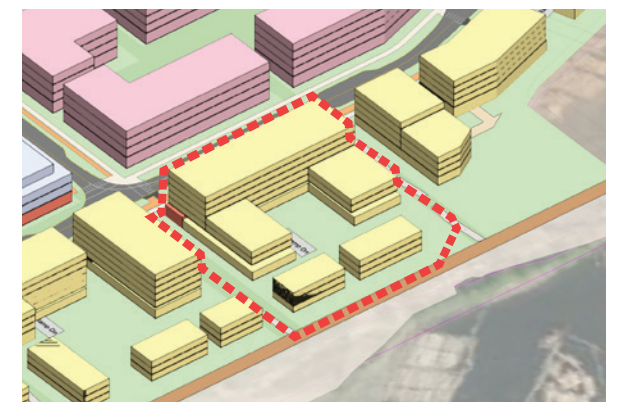
Site Area:	7,417m ²						
Zoning	Split zone: CD-69 (D) and New CD-XX						
Maximum site coverage:	45% Despite any section of this bylaw, within Block D, if a parkade constructed at grade the portion of that parkade that provides publicly accessible and landscaped open space above is not considered lot coverage						
Maximum floor area ratio:	2.0						
Maximum building height:	20m or 6 Storeys, whichever is less						
Minimum Setbacks:	<table> <tr> <td>Front</td><td>1.0m Mixed use 2.0m Residential</td></tr> <tr> <td>Side</td><td>5.0m Residential</td></tr> <tr> <td>Rear</td><td>5.0m Residential</td></tr> </table>	Front	1.0m Mixed use 2.0m Residential	Side	5.0m Residential	Rear	5.0m Residential
Front	1.0m Mixed use 2.0m Residential						
Side	5.0m Residential						
Rear	5.0m Residential						
Estimated Max GFA	14,800m ²						
Estimated retail area	100m ²						
Estimated retail frontage	40m						
Estimated number of dwellings	250						
Suggested uses	Commercial, Employment, Entertainment, Parks, Open Space						



Shaded Plan



Summary Plan



3D Massing



G-Blocks: Walkable Mixed Use Neighbourhood

The following lots make up a large portion of the G blocks / the Yards neighbourhood which is a high-density midrise neighbourhood which features a large retail area, including a grocery store, liquor and drug stores, and a number of local amenities. The residential portions are made up of a number of 4-6 storey residential buildings that feature raised landscape courtyards. The Yards neighbourhood is a gateway into The Oceanfront peninsula as well as a link to Squamish's existing downtown. Buildings are to feature clean modern lines and volumes, high quality materials and airy balconies and living spaces.

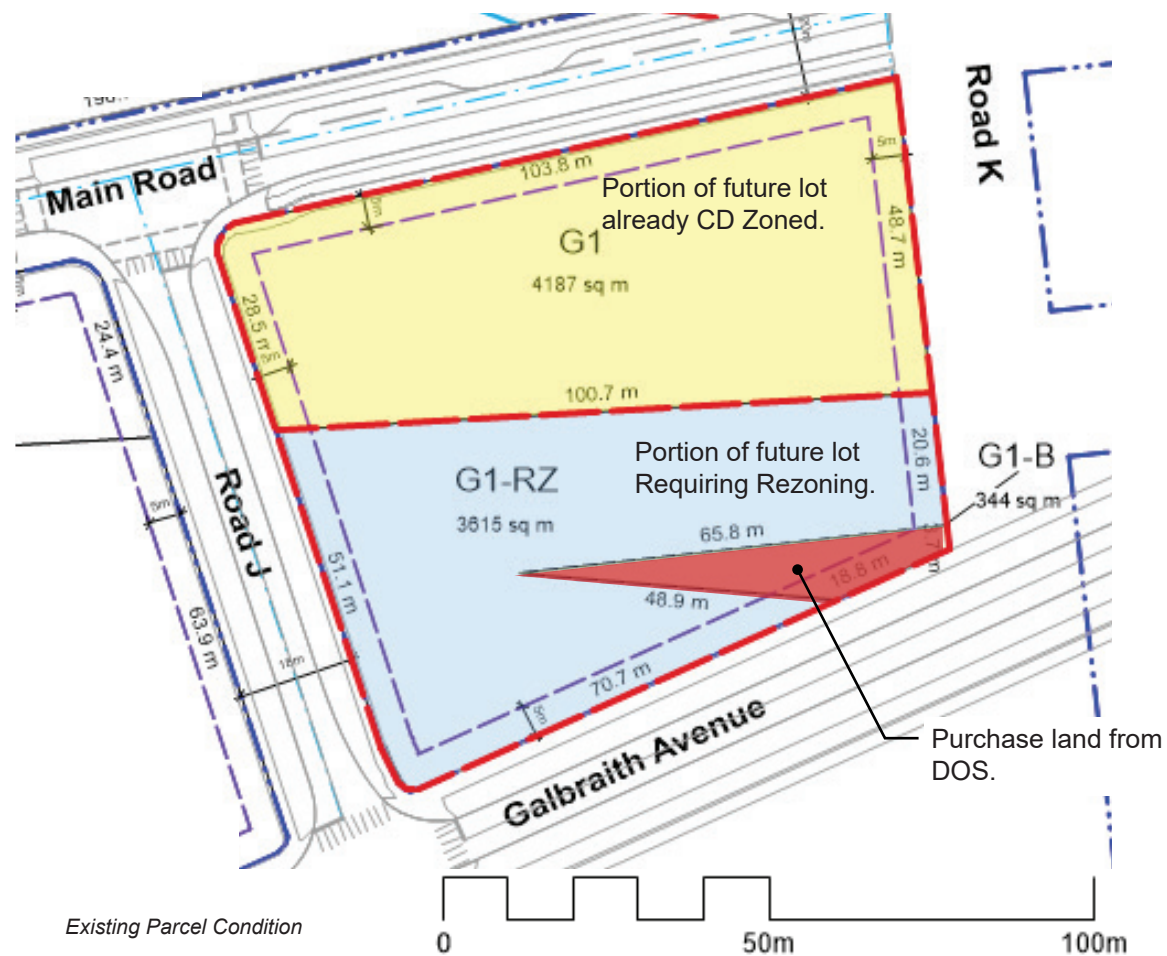


Parcel Location

Parcel G1

Mixed Use Residential with Street Level Commercial

The G1 parcel is located at the North end of the oceanfront peninsula and serves as the gateway entry into the district. This parcel is designated high-density low-mid-rise mixed-use residential. There is the opportunity for commercial retail at-grade fronting the potential Cleveland Ave extension. The block is imagined to have a raised courtyard space in the center of the block with parking at and below grade. Openings at the north and south ends of the courtyard allow sunlight to the courtyard and street.



G1-RZ Parcel To be Rezoned (Blue Area)

Site Area:	3615 m ² (BCR) +334 m ² (DOS Road End) 3949 m ²
Zoning	Industrial (I-3)
Proposed Zoning:	CD
Proposed uses:	Residential + Commercial
Proposed Density:	2.2 Overall
Proposed Building Height	32.0m or 8 storeys

For Projects that utilize mass timber as the primary structural system the maximum permitted height of the principal building shall be increased by 1m per storey.

Projects that utilize sustainable building technologies like Landscaped roofs and or Renewable energies are granted an additional height relaxation of up to 1.5m for provided the sustainable technology accounts for at least 30% of the building's roof area. OR provides for 10% of the annual energy consumption of the building. (4.10.c.ii)

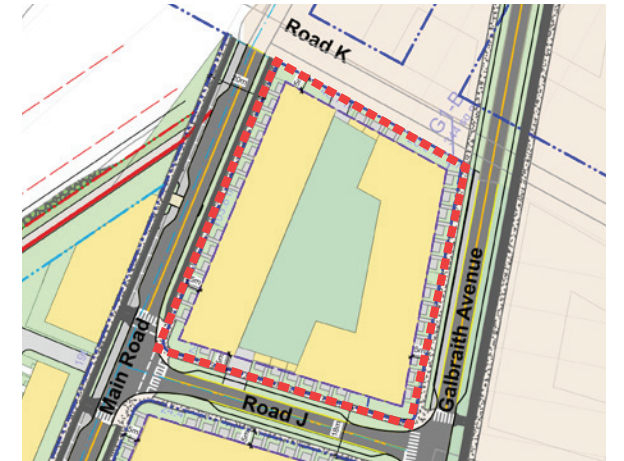
Completed Parcel Intent

Below is a summary of the D1 Parcel as a whole. Representing the intent of the Masterplan, Sub Area Plan and the intended distribution of density once the Rezoning is complete.

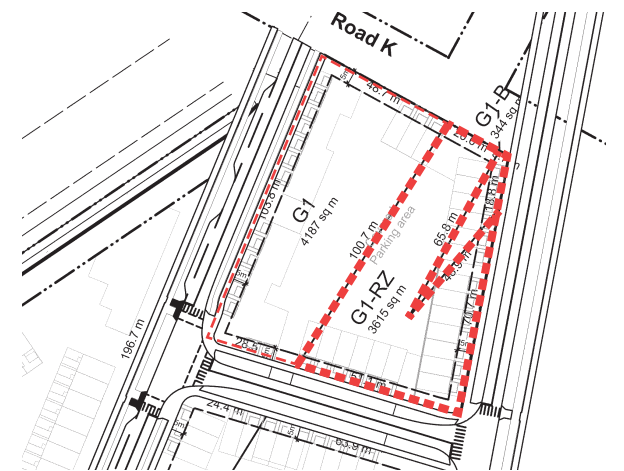
Site Area:	8,136m ²
Zoning	Split zone: CD-69 (G) and New CD-XX
Maximum site coverage:	50%*
	Despite any section of this bylaw, within Block G, if a parkade constructed at grade the portion of that parkade that provides publicly accessible and landscaped open space above is not considered lot coverage
Maximum floor area ratio:	2.0
Maximum building height:	32m or 8 Storeys whichever is less
Minimum Setbacks:	Front: 1.5 mixed use 5.0m Residential Rear 1m Commercial 5.0m Residential Sides 1m Commercial 5.0m Residential

Note: Residential Balconies are permitted to project a maximum of 2.5m into the residential setback*
(a) If a building or structure fronts a public walkway that is within 20.0 meters of the high water mark, the building or structure shall be located not less than 6.0 meters from the center line of the public walkway.
(b) Above Siting requirements do not apply to underground parking structures or a basements provided that these are not greater than 0.6 meters above finished grade.

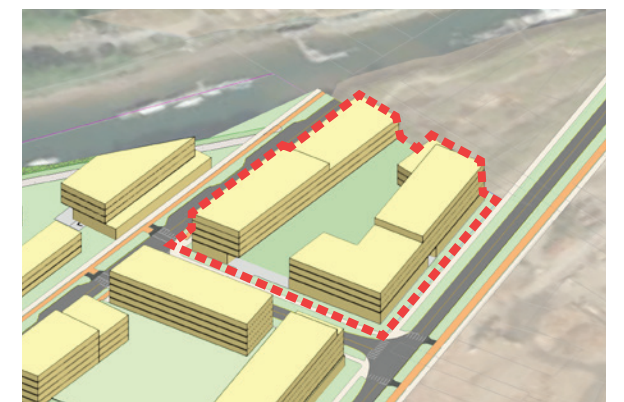
Estimated Max GFA	17,890m ²
Estimated retail area	NA
Estimated retail frontage	NA
Estimated number of dwellings	250 Units
Suggested uses	Multi-family Residential, Commercial. Employment, Entertainment, Parks, Open Space



Shaded Plan



Summary Plan



3D Massing

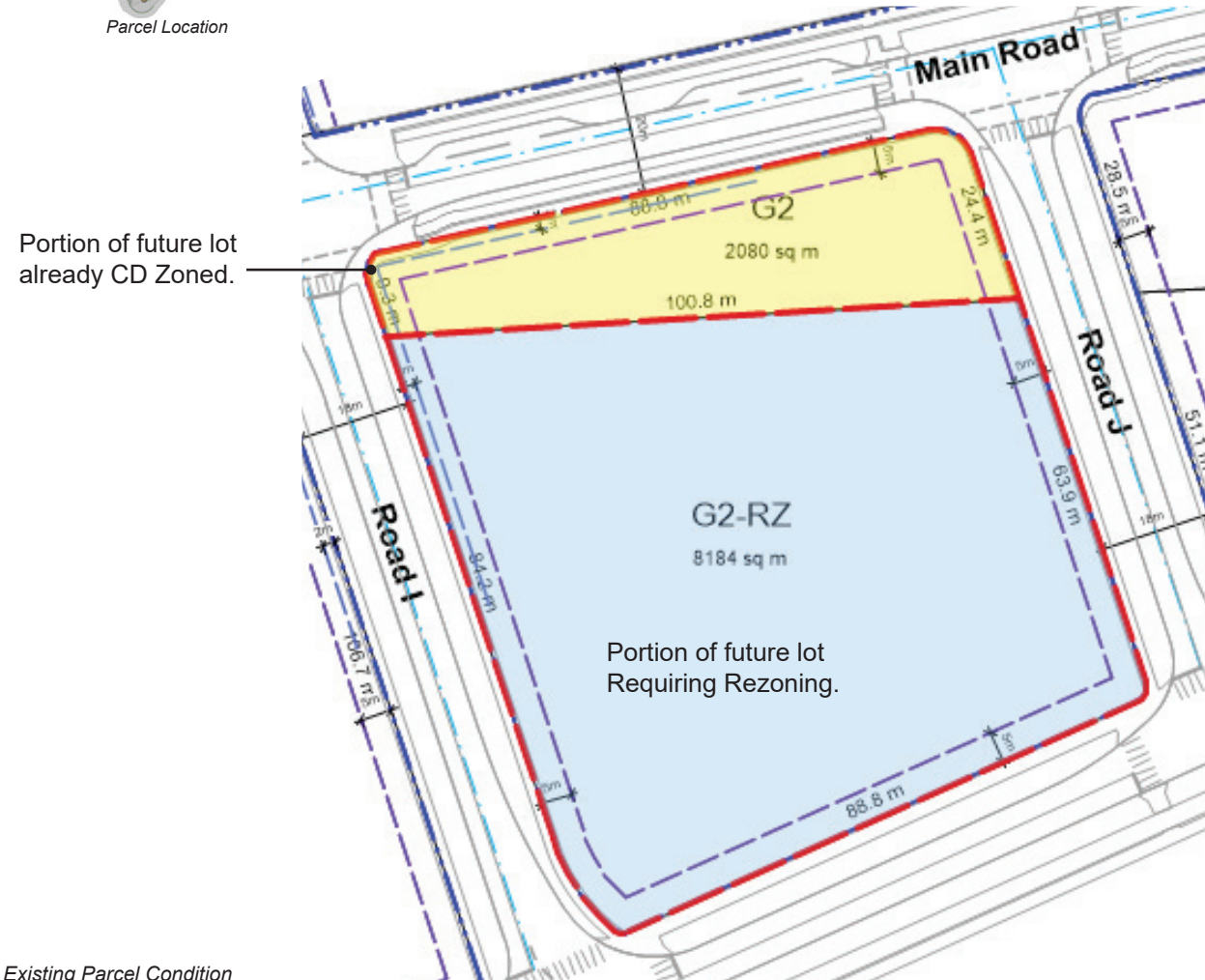


Parcel Location

Parcel G2

Mixed Use Residential with Street Level Commercial

Parcel G2 is located near the North end of the peninsula and is designated to hold the Mill Neighbourhood's one acre raised park. The parcel has the opportunity for commercial use along the potential extension of Cleveland Ave. with the primary park access along the South side of the block. Residential frontages are envisaged along the East and North Sides. Subject to the park design, there is a potential community gardens at the 2nd level and for a partial service lane to serve the retail space at-grade.



Existing Parcel Condition

G2-RZ Parcel To be Rezoned (Blue Area)

Site Area:	8184 m ²
Zoning	Industrial (I-3)
Proposed Zoning:	CD
Proposed uses:	Residential + Commercial
Proposed Density:	2.2 Overall
Proposed Building Height	32.0m or 8 storeys

For Projects that utilize mass timber as the primary structural system the maximum permitted height of the principal building shall be increased by 1m per storey.

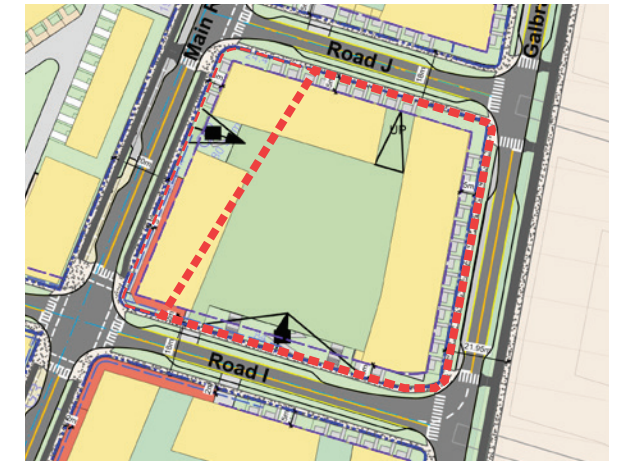
Projects that utilize sustainable building technologies like Landscaped roofs and or Renewable energies are granted an additional height relaxation of up to 1.5m for provided the sustainable technology accounts for at least 30% of the building's roof area. OR provides for 10% of the annual energy consumption of the building. (4.10.c.ii)

Completed Parcel Intent

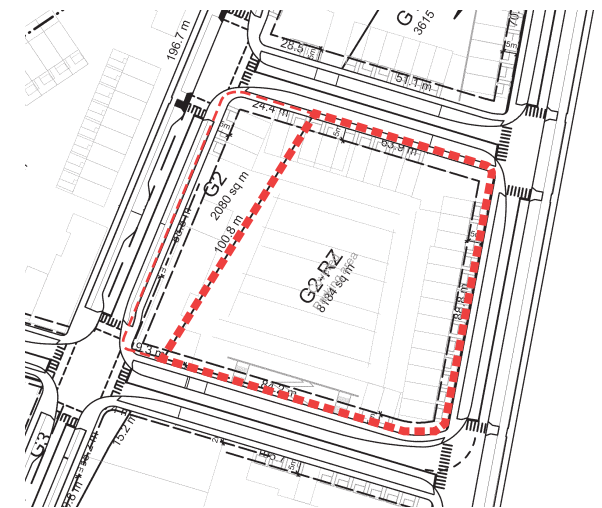
Below is a summary of the D2 Parcel as a whole. Representing the intent of the Masterplan, Sub Area Plan and the intended distribution of density once the Rezoning is complete.

Site Area:	10,264m ²
Zoning	Split zone: CD-69 (G) and New CD-XX
Maximum site coverage:	50%* (b) Despite any section of this bylaw, within Block G, if a parkade constructed at grade the portion of that parkade that provides publicly accessible and landscaped open space above is not considered lot coverage
Maximum floor area ratio:	2.0
Maximum building height:	32m or 8 Storeys whichever is less
Minimum Setbacks:	Front: 1.5 mixed use 5.0m Residential 1m Commercial Rear 5.0m Residential 1m Commercial Sides 5.0m Residential

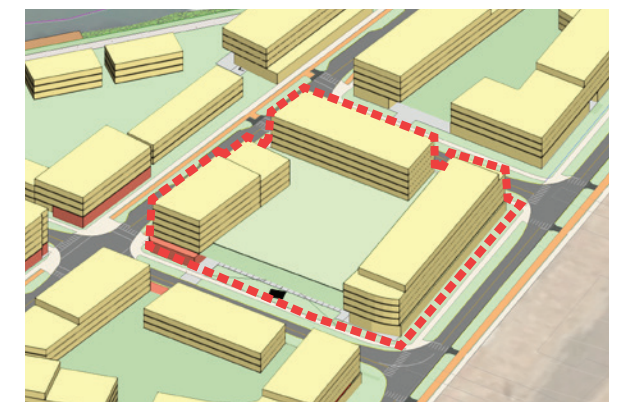
Estimated Max GFA	22,550m ²
Estimated retail area	600m ²
Estimated retail frontage	65m
Estimated number of dwellings	300
Suggested uses	Multi-family Residential, Commercial. Employment, Entertainment, Parks, Open Space



Shaded Plan



Summary Plan



3D Massing



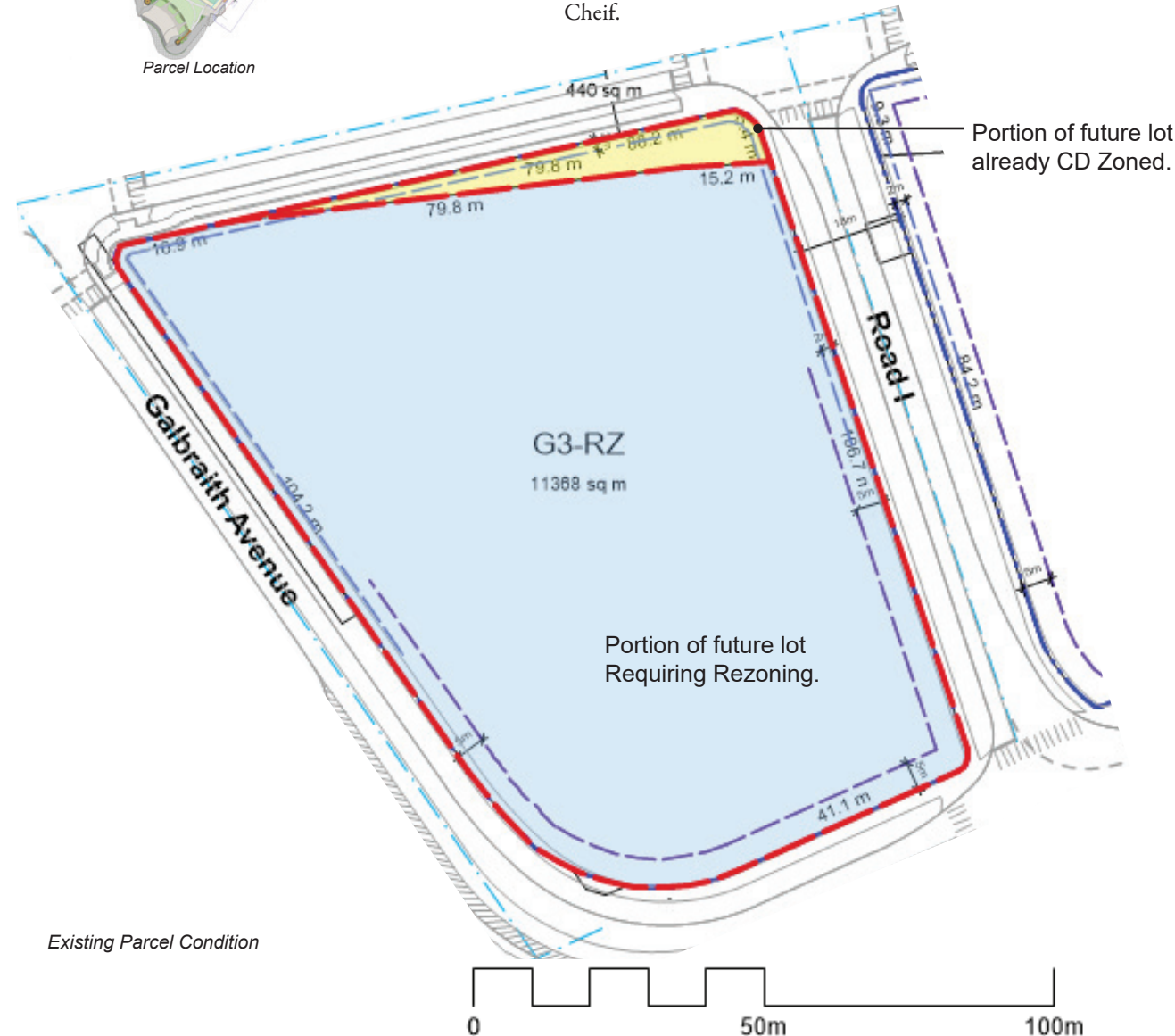
Parcel Location

Parcel G3

Mixed Use Residential with Street Level Commercial

Parcel G3 is located at the center of the Mill neighbourhood on the North East corner of Galbraith and the Main road. This parcel will house the neighbourhood retail services, which includes a food-store, drug store and liquor store. The primary retail frontage will be along the potential Cleveland ave extension with some retail wrapping the corners at the North and South. An internal loading lane is designated mid-block. This entry will also grant access to the covered at-grade commercial parking. This loading, parking and food store will be covered with a landscaped roof courtyard for the residential buildings above.

Massing places the height along main road with lower buildings wrapping the south and east for access to sunlight and views to the Cheif.



Existing Parcel Condition

Portion of future lot already CD Zoned.

Portion of future lot Requiring Rezoning.



G3-RZ Parcel To be Rezoned (Blue Area)

Site Area:	11,368m ²
Zoning	Industrial (I-3)
Proposed Zoning:	CD
Proposed uses:	Residential + Commercial
Proposed Density:	2.2 Overall
Proposed Building Height	32.0m or 8 storeys

For Projects that utilize mass timber as the primary structural system the maximum permitted height of the principal building shall be increased by 1m per storey.

Projects that utilize sustainable building technologies like Landscaped roofs and or Renewable energies are granted an additional height relaxation of up to 1.5m for provided the sustainable technology accounts for at least 30% of the building's roof area. OR provides for 10% of the annual energy consumption of the building. (4.10.c.ii)

Completed Parcel Intent

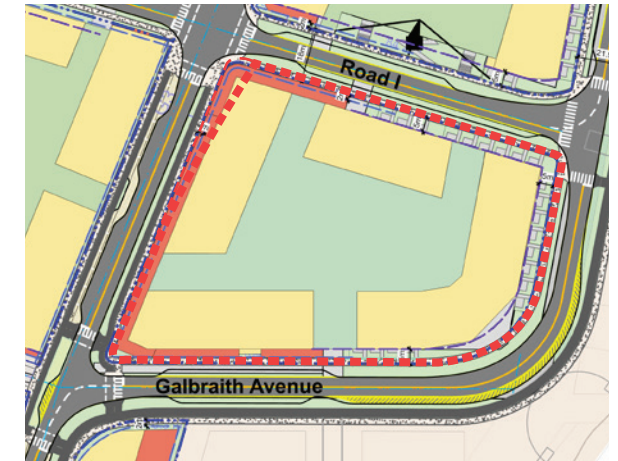
Below is a summary of the G3 Parcel as a whole. Representing the intent of the Masterplan, Sub Area Plan and the intended distribution of density once the Rezoning is complete.

Site Area:	11,808m ²
Zoning	Split zone: CD-69 (G) and New CD-XX
Maximum site coverage:	50%* (b) Despite any section of this bylaw, within Block G, if a parkade constructed at grade the portion of that parkade that provides publicly accessible and landscaped open space above is not considered lot coverage
Maximum floor area ratio:	2.0
Maximum building height:	32m or 8 Storeys whichever is less
Minimum Setbacks:	Front: 1.5 mixed use 5.0m Residential Rear 1m Commercial 5.0m Residential Sides 1m Commercial 5.0m Residential

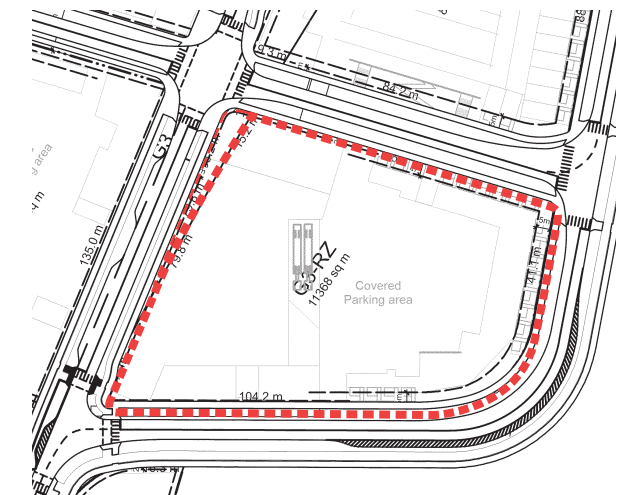
Note: Residential Balconies are permitted to project a maximum of 2.5m into the residential setback*
(a) If a building or structure fronts a public walkway that is within 20.0 meters of the high water mark, the building or structure shall be located not less than 6.0 meters from the center line of the public walkway.
(b) Above Siting requirements do not apply to underground parking structures or a basements provided that these are not greater than 0.6 meters above finished grade.

Estimated Max GFA	23,600m ²
Estimated retail area	6,000m ²
Estimated retail frontage	200m
Estimated number of dwellings	250 Units

Suggested uses	Commercial, Employment, Entertainment, Multi-family Residential, Parks, Open Space
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Shaded Plan



Summary Plan



3D Massing

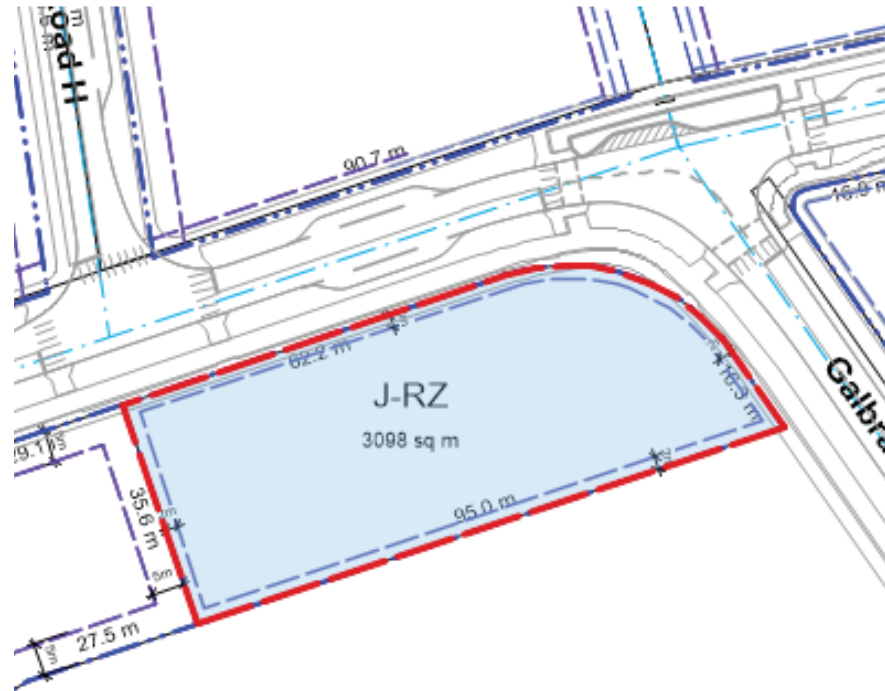


Parcel Location

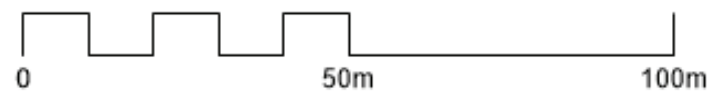
Parcel J

Mixed Use Residential with Street Level Commercial

Parcel J is located just South of the Mill and fronts directly onto main road. There is an opportunity for commercial at-grade fronting Cleveland with residential above. A Community use can also be located here dependent on use and compatibility.



Existing Parcel Condition



J-RZ Parcel To be Rezoned

Site Area:	11,368m ²
Zoning	Industrial (I-3)
Proposed Zoning:	CD
Proposed uses:	Non-Market Housing, Civic, Daycare
Proposed Density:	2.0 Overall
Proposed Building Height	26m or 6 storeys

For Projects that utilize mass timber as the primary structural system the maximum permitted height of the principal building shall be increased by 1m per storey.

Projects that utilize sustainable building technologies like Landscaped roofs and or Renewable energies are granted an additional height relaxation of up to 1.5m for provided the sustainable technology accounts for at least 30% of the building's roof area. OR provides for 10% of the annual energy consumption of the building. (4.10.c.ii)

Completed Parcel Intent

Below is a summary of the J1 Parcel as a whole. Representing the intent of the Masterplan, Sub Area Plan and the intended distribution of density once the Rezoning is complete.

Site Area:	2,516m ²												
Zoning	New CD-XX - Community Use.												
Maximum site coverage:	70% (b) Despite any section of this bylaw, within Block G, if a parkade constructed at grade the portion of that parkade that provides publicly accessible and landscaped open space above is not considered lot coverage												
Maximum floor area ratio:	2.0												
Maximum building height:	20m or 6 Storeys, whichever is less.												
Minimum Setbacks:	<table> <tr> <td>Front</td><td>1.0m Mixed use</td></tr> <tr> <td></td><td>2.0m Residential</td></tr> <tr> <td>Rear</td><td>1.0m Mixed use</td></tr> <tr> <td></td><td>2.0m Residential</td></tr> <tr> <td>Side</td><td>1.0m Mixed use</td></tr> <tr> <td></td><td>2.0m Residential</td></tr> </table>	Front	1.0m Mixed use		2.0m Residential	Rear	1.0m Mixed use		2.0m Residential	Side	1.0m Mixed use		2.0m Residential
Front	1.0m Mixed use												
	2.0m Residential												
Rear	1.0m Mixed use												
	2.0m Residential												
Side	1.0m Mixed use												
	2.0m Residential												

*Note: Residential Balconies are permitted to project a maximum of 2.5m into the residential setback**
 (a) If a building or structure fronts a public walkway that is within 20.0 meters of the high water mark, the building or structure shall be located not less than 6.0 meters from the center line of the public walkway.
 (b) Above Siting requirements do not apply to underground parking structures or a basements provided that these are not greater than 0.6 meters above finished grade.

Estimated Max GFA	5,000m ²
Estimated retail area	800m ²
Estimated retail frontage	75m
Estimated number of dwellings	70 units

Suggested uses	Affordable housing, Community use, Daycare, Open space
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