

# FAQ: 41824 GOVERNMENT ROAD

The District of Squamish has received community correspondence regarding a variance application for two single-unit dwellings located on one parcel, intended for co-housing market rental\* use. Given the volume of comments received, this FAQ is designed to provide more information and to address questions received about this application.

## **What is being proposed?**

Two single-unit dwellings, each with 16 bedrooms with self-contained washrooms, a shared living room and one kitchen space. The two buildings are privately owned and proposed as market rental designed to provide an opportunity for co-housing.

## **What is the two principal dwelling unit variance for?**

This parcel is a double lot and is large enough to support two single-unit dwellings within most zoning parameters (density, lot coverage, setbacks, etc.). The applicants are seeking a variance to allow two principal dwelling units on the same lot; typically, we would see a subdivision application to divide the two lots, with a single-unit dwelling on each. This is one of two reasons why a variance application is under review.

## **What is the parking variance for?**

The Zoning Bylaw currently allows a maximum of five parking stalls per single-unit dwelling. The parcel has space to accommodate more parking on-site to address street parking concerns and provide more parking on-site for co-housing residents. The variance is to increase the allowed parking on the site from 10 stalls to more. The amount of the increase is undetermined currently and is being reviewed as part of this application.

## **Is co-housing permitted in the District of Squamish?**

Co-housing is permitted under all dwelling use types and adds diversity to the housing spectrum, which is needed and supported within the District Official Community Plan. Dwelling units can come in many forms and sizes such as apartments, suits, duplexes, or single unit dwellings (both large and small).

A “*Dwelling Unit*” is defined by the presence of a separate access and one kitchen for the purpose of a single “household”. The District’s Zoning Bylaw does not regulate or define how many bedrooms, bathrooms or residents are allowed within a dwelling unit or what type of occupants form a “household” in a dwelling unit as long as it’s for residential purposes. This supports homeowners among several types of dwelling unit forms, the freedom to rent their homes, have multiple roommates, allow multigenerational families in one home etc.

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\*Market Rental means housing that is privately owned by an individual (or a company) who generally does not receive direct subsidies to purchase or maintain it. Prices are set by the private market.

**Why is co-housing allowed under *Single Unit Dwelling* and is not considered another type of housing form such as *Single Room Occupancy (SRO)*?**

The development as proposed is not an SRO use as commonly understood. The SRO term often refers to low-income, assisted, affordable, and or transitional housing. This use, as proposed, offers roommate co-housing at market-rates.

A *Single Unit Dwelling* is defined by one dwelling unit within a detached housing form. Single unit dwellings can support varied forms of households such as co-housing, however, still need to comply with all relevant bylaws and regulations. This type of housing has been built and is in operation in both Brackendale and the Dentville neighbourhood.

**Was the development sign missing information?**

The sign followed standard procedures. Development signs follow specific standards to provide a general overview of proposed development applications in line with Zoning Bylaw definitions and regulations. Standard procedures do not permit the disclosure of the number of bedrooms and bathrooms for a single-unit dwelling. The rental nature of the project was disclosed on the sign as the buildings are proposing to dedicate the two buildings as market rental as part of the variance application.

**What is the streetscape plan for the property's frontage?**

The application would require frontage upgrades, which would include an upgraded multi-use pedestrian and cycling pathway. One driveway, which allows room for vehicle turnaround, is proposed to reduce conflicts with pedestrians and cyclists.

**What is happening with the site now?**

A tree removal permit has been approved in accordance with the Tree Bylaw. Trees remaining on the site are being reviewed for retention as part of the variance process. Without the variance, all trees could be removed on the site. A Building Permit application has been submitted to construct one of the two buildings and is currently under review.

**Why was information removed on the Development Showcase?**

Building Permit drawings for single-unit dwellings, which included interior details, are considered sensitive information under the *Freedom of Information and Protection of Privacy Act* for local governments. This information was uploaded in error to the Development Showcase as part of this application. Upon discovery of the error, the information was removed and Staff informed the owner, per legislation. This information can be acquired through a Freedom of Information request by contacting [foi@squamish.ca](mailto:foi@squamish.ca).

Staff have asked for more exterior drawings as part of this application to provide more information to the public. Once received it will be shared on the Development Showcase.

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