

ZONING BYLAW UPDATE 2016

Comments received during December 10th and 14th Open House

(4p.m. to 8p.m.) Brennan Park Recreation Centre Lobby & Downtown Library Lobby

Secondary Suites:

1. "Allow attached secondary suites in floodplain areas where neighbouring properties allowed."
2. "Higher tax rate for owner without secondary suite? Allow zone with no secondary suite."
3. "Yes. Affordable living for home owner and comfortable family size rental suites."
4. "Great idea!"
5. "Allow 90m² in Secondary Suites provided that it can be done within the total allowable build of 33% of the lot size."
6. "I like this."
7. "Seems like they are large enough."
8. "We need more affordable housing – if this is a solution, then do it."
9. "More incentives for green building – DCCs?"
10. Encourage infill developments. Reduced DCCs? Density Bonusing? Accelerate development timelines."
11. "Squamish needs more housing for seniors i.e. condos downtown 2 bed/2 bath."
12. "Density bonus works for developers, what about single developments (infill for example)? Please make it clear that this type of dwelling can be on ground level (in high areas). Please require accessory dwelling unit to have a form + massing that fits the neighbourhood. 2 stories + truss is just silly in areas where there are mostly ranchers."

Flood Construction:

1. "Yes, reasonable."
2. "Strongly agree."
3. "Protect view scapes."
4. "Need a meaningful enforcement process to ensure developer(s) and future tenants/occupants do not abuse the limitations of the permitted uses in future years."
5. "Development permits → character + form that redo "Squamish". Business Park looks like Calgary/Edmonton suburb yuck! Character + form – how to maintain existing if building so tall? Why not require the use of rafters or limiting ceiling + truss height?"
6. "How do we ensure we don't keep building tall monsters."

Mobile Vending:

1. "Yes great idea but parking is limited so one designated area."
2. "I love this. So many great creative ideas. Would really bring the town alive. Yes please!"
3. "More than one food truck allowed per parcel of land."
4. "Food trucks be allowed on D.O.S. lands i.e. street parking downtown."
5. "Sign permit included in Biz License!"
6. "More sidewalk permits for outside seating like Zephyr's during summer/spring."
7. "Bathroom requirement should not be required for mobile food trucks."
8. "First Dips on all the Special Events requiring food/food trucks."
9. "One license for all locations food truck serves from i.e. all parcels of land used, including – storage of food truck parcel land. Also – reduced cost for all these because currently paying for each parcel of land!"
10. "Fewer restrictions downtown – get more downtown."
11. "Close Cleveland in summer."

12. "Great to help build Squamish. Washroom needs are a consideration."

Child Care:

1. "Will allow people to afford their homes + provide more daycare – great idea. However, apartment should not be allowed – often no sound proofing."
2. "No. Not appropriate."
3. "Too small for daycare."
4. Seems like a smart area for it but please ensure adequate sound proofing."

Outdoor Recreation Equipment Storage:

1. "Yes of course."
2. "Address form and character of structures."
3. "Great idea. Huge issue for many businesses."

Pet Care:

1. "Yes of course."
2. "I work adjacent to a dog facility downtown. It's horrible. Dogs toileting everywhere. The barking is non-stop during business hours. I do not want dogs barking + peeing + pooping all day long where I have to work + walk + try to enjoy. It's a health concern.."
3. "In 1993, there was a pet grooming/daycare facility downtown. It was operated out of a residence. I would drop off my puppy there in 1993. Where the bylaws changed after this?"
4. "Impact on any adjacent residential units must be given consideration eg. dogs only in hours 9am-5pm etc."

Tiny & Micro Homes:

1. "Yes."
2. "Squamish has an enormous affordable housing issue + many already living in these dwellings illegally."
3. "I love this."
4. "Are mobile homes restricted?"
5. "Open up land for people to build their own. Developers should not develop every opportunity."
6. "Make a new development of small lots for tiny homes."
7. "Now we need small lots to build on. Small parcels in neighbourhoods with common amenities would be great."
8. "This must be implemented very carefully as if you give a developer an inch he will take a mile and D.O.S. will open a real can of worms that future Councils or District staff will have to deal with."
9. "A step in the right direction. I'd like to see this discussion extended to include tiny homes on wheels."
10. "Assessing demolition projects and changing laws on reclamation of usable products instead of purchasing new products that make housing more unaffordable."
11. Yay! Its about time! This could be a secondary accessory dwelling unit too!"

Agriculture:

1. "Excellent idea."
2. "Yes they should be as large as they like but pesticide free and causing no harm to environment."
3. "I like this."

4. "Agriculture is a very, very broad based concept. Many such businesses can create significant smell issues that would or could impact neighbourhoods a lot."
5. "Need form and character control for front yards."
6. "Sounds good if there is a setback."
7. "I think for front yard greenhouse space, maybe use of 20% to keep this tidy + well maintained."

Home-based Businesses:

1. "Yes but parking should be a concern."
2. "Business owner – this would help me tremendously. Run a non-profit during day & can't find affordable office."
3. "Yes please."
4. "Need to ensure any home based business provides adequate parking that does not impact neighbours i.e. leaving commercial vehicles in public parking areas. Also if the home based business involves any "production and or manufacturing type" businesses must be restricted to normal business hours."

Other Comments:

1. "I would like to see an increase size in shed – out buildings. I am an artist and currently can only build a studio that is 107 sq. ft. I would like to build something 200 sq. ft. as that is more realistic for painting. My husband is a writer and feels the same. Please discuss "art studio outbuildings.""
2. "Why do we need 2 sets of trash/recycling/compost for 2nd suite? We don't even half fill our tiny bins. Same regarding utilities. If we're building super-efficient housing + reducing water + wastewater consumption there is no benefit."