

Quest Housing Form & Allocation

GOAL:

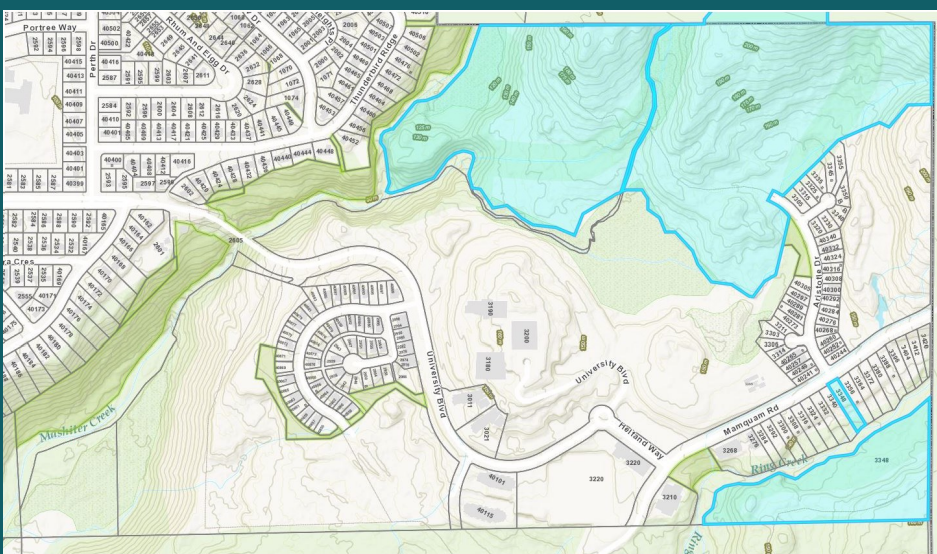
- To ensure the vision of housing development in the Sea to Sky University Sub Area Plan is achieved.

PROPOSED CHANGES:

- Currently the UH-1 and zone includes single-unit dwellings as a permitted use. However, the University Sub Area Plan specifies that the majority of development at the university be multi family development. To date, 214 single-unit dwellings have been approved, equal to 22% the total 960 UH-1 housing units. Staff propose removing single-unit dwellings as a permitted use from undeveloped land where no subdivision applications have been made to ensure it is possible to achieve a majority of units as multi family on the remaining lands.

Unlike other Squamish neighbourhoods, the predominant form of housing will be multi family dwellings. It is projected that 66-75% of the dwelling units will be multi family in form. Regarding applications for specific **multi family** development proposals, it is Council's policy to:

- a) Direct multi family dwellings to be located either adjacent to major community amenities, or on terrain that it is not suitable for single family residential subdivision.
- b) Minimize the intrusion of multi family housing on either existing or future single family areas.
- c) Require all multi family housing sites to be designated as Development Permit Areas.



- The current zoning lacks clarity in the allocation of 960 permitted housing units across the UH-1 zone. Staff propose allocation the permitted units across the UH-1 zone based on existing private agreements which currently govern where housing can be built.

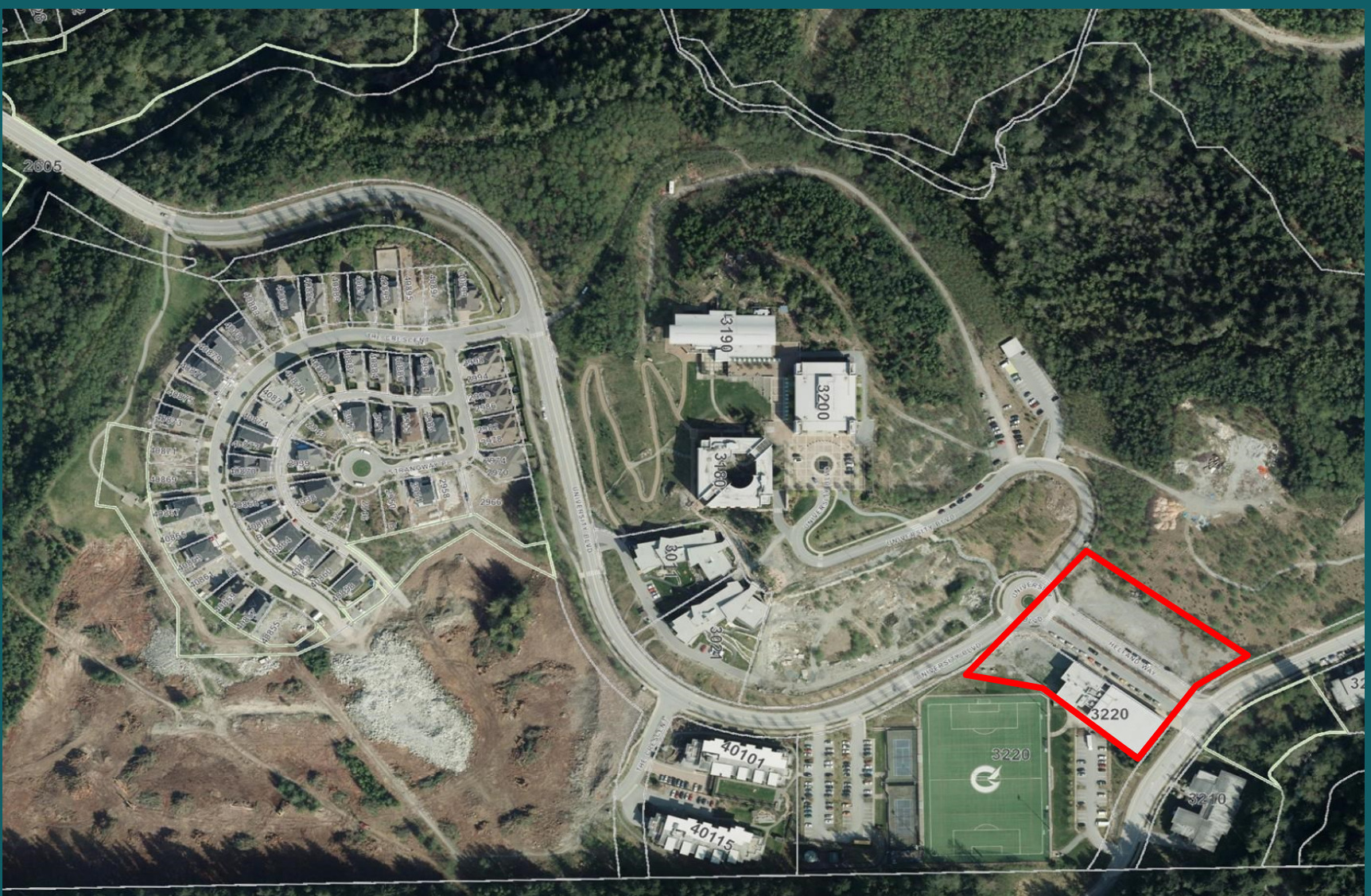
Quest University Commercial Space

GOAL:

- Ensure a neighbourhood commercial centre is developed at Quest University.

PROPOSED CHANGES:

- The University Sub Area Plan supports a commercial centre be developed adjacent to the university campus to support the day to day needs of students and residents. However, the zoning regulations are not drafted in a manner to ensure the commercial development occurs. Staff propose amending the zoning so that the land suitable for development of the commercial centre (20,000-30,000 sq ft in size) is preserved for that use.



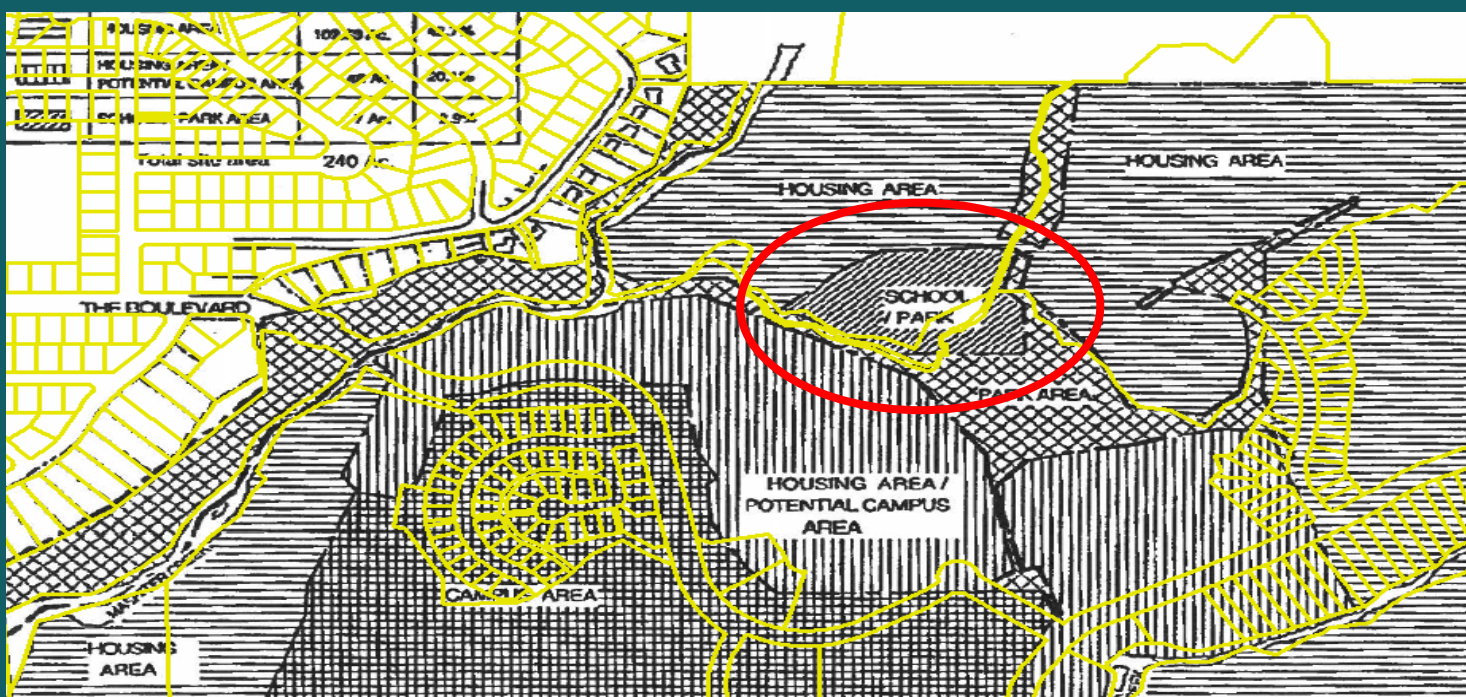
Quest Neighbourhood Park

Goal:

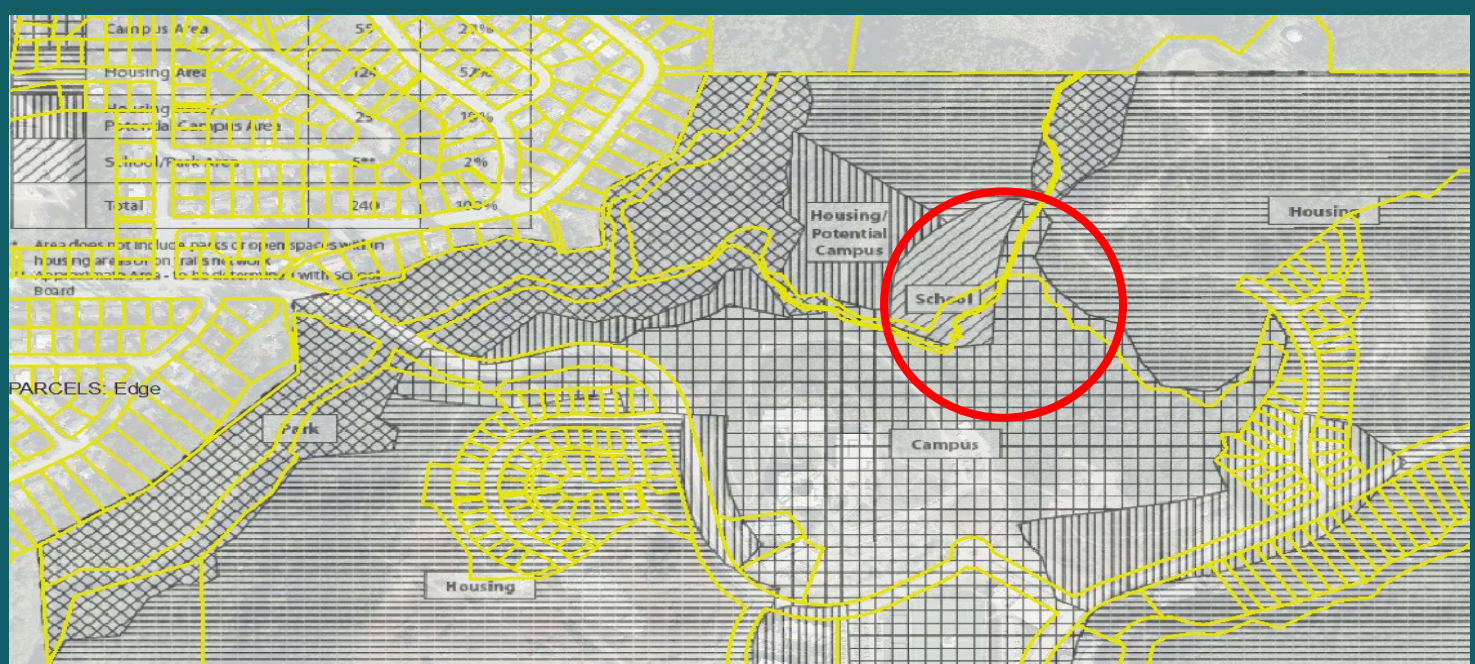
Ensure the neighbourhood park and school site envisioned in the University Sub Area Plan is achieved.

PROPOSED CHANGES:

The University Sub Area Plan stipulates that a large neighbourhood park and potential SD48 school site be dedicated within the Sub Area Plan area. Currently the zoning does not reflect these land uses. Staff propose amending the zoning so that land previously identified and suitable for development of the park and school is preserved for those uses, in line with a covenant registered on title of the properties.



Park area identified in registered covenant



Park area identified in Sub Area Plan

Quest Housekeeping

GOAL:

- Ensure the UC-1 and UH-1 zones include standard zoning regulations to minimize land use incompatibilities.

PROPOSED CHANGES:

- The UC-1 zone includes does not include comprehensive zoning regulations for Student and Faculty Housing. Staff propose amending the UC-1 zone to clarify 'Student and Faculty Housing' does not include single unit development, and to add a minimum lot size, maximum lot coverage, and maximum floor area ratio for student and faculty housing on UC-1 zone, similar to RM-3 zoning with a FAR of 1.1.
- The UH-1 zone permits uses from UC-1 zone with no minimum lot sizes which could result in land use incompatibilities. Staff propose developing minimum parcel sizes for specific land uses.
- The UH-1 zone does not include setbacks for single-unit and two-unit dwellings Area 2 of the zone. Staff propose clarifying the setback by applying the setbacks for Area 1 to Area 2.

