Recommendation:

That the District of Squamish Council authorize issuance of Development Permit No. 306, issued to Michael David Grundy, Mark Kenneth Gray, Matt McNulty, Daniel James Pitts, Narendra Kumar Das and Shipra Das, Shane Martin Leonard Lenser and Sasha Eilleena Pellow-Lenser, Martin Lindsay Forsyth and Helene Monique Marie Forsyth and Parneet Bains and Paramjit Sangha on land legally described as:

Strata Lots 1 – 8, South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of each Strata Lot as shown on Form 1

Subject to:

The provision of bonding for landscaping works in the form of cash, certified cheque or an Irrevocable Letter of Credit in the amount of $20,912.38.

And That the following variances from the District of Squamish Zoning Bylaw No. 1342, 1995 are permitted:

a) Section 4.11 Projections into Required Setbacks (a) is varied as follows:

From: eaves and gutters, sills [...] other similar features, **or projections not incorporating floor area**, provided that such projections do not exceed 0.61 meters (2 feet) beyond to siting requirements provided by this Bylaw [...] but in no case shall be closer than 1.22 meters (4 ft) to a property line.

To: eaves and gutters, sills [...] other similar features, **or projections not incorporating floor area**, provided that such projections do not exceed 2.86 meters (7.5 feet) beyond to siting requirements provided by this Bylaw for balcony and roof overhangs [...] and in no case shall be closer that 1.22 meters (4 ft) to a property line, as per Schedule B drawings A2 **First Floor Plan**, and A4 **Roof Plan**, as attached.
Allowing for corners and south side of the roof structure, and the balconies of units 1 and 2 to have regular shapes.

b) Section 10 - Multiple Family Residential 2 (RM-2) item 10.5 Siting Requirements for Principal Buildings (b) Side Lot Line Setback is varied as follows:

From: No principal building shall be located within 4.57 meters (15 feet) of an interior side lot line, or 7.62 meters (25 feet) of an exterior side lot line;

To: No principal building shall be located within 4.57 meters (15 feet) of an interior side lot line, or 7.62 meters (25 feet) of an exterior side lot line except for the northwest corner of Strata Unit 1, which may project no more than 3.81 m (12.5 ft) into the side lot line, as per Schedule B – Architectural drawings, Page A3 as attached.

Allowing for Strata Unit 1 to have a regular shape.

CAO Recommendation:
The CAO supports the recommendations of the Planning Department report.

Kevin Ramsay, CAO

1. **Purpose:**
The Development Permit application is to allow for the re-construction of eight townhouse units on the property located at 40156-40170 Government Road in the Garibaldi Estates/Mamquam Neighbourhood.
2. **Timeline:**
The applicant hopes to begin construction as soon as possible.

3. **Background:**
In the early morning of December 13th, 2009, the eight-unit strata townhouse complex located at 40156-40170 Government Rd was completely consumed by fire in under an hour. This fire destroyed the complex to the extent that any reconstruction requires completely new Development Permit and Building Permit approvals.

Discussions around the reconstruction of the complex began in late December 2009, and a Development Permit application was submitted for the townhouse site the week of March 1st, 2010. Both the unit resident/owners and the insurance providers for the strata units are keen to see the townhouses rebuilt as soon as possible.

4. **Project Information:**
The project site is zoned Multi-Family Residential 2 (RM-2). The Multi-Family Residential (RM-2) Zone is summarized as follows:

<table>
<thead>
<tr>
<th>RM-2 Zone</th>
<th>Required</th>
<th>Proposed</th>
</tr>
</thead>
<tbody>
<tr>
<td>Building height</td>
<td>35 ft (10.67 m) maximum</td>
<td>33 ft (10.05m)</td>
</tr>
<tr>
<td>Maximum lot coverage</td>
<td>40%</td>
<td>13.6%</td>
</tr>
<tr>
<td>Lot Area</td>
<td>n/a</td>
<td>0.487 acres (1,972.5 m(^2))</td>
</tr>
<tr>
<td>Site density</td>
<td>17 units/acre (42 units / ha)</td>
<td>as per bylaw</td>
</tr>
<tr>
<td>Open Space provision</td>
<td>431 sq ft / unit (40 m(^2))</td>
<td>1,143.5 sq ft/unit (9,148 sq ft total)</td>
</tr>
<tr>
<td>Front yard setback</td>
<td>7.62m (25 ft)</td>
<td>as per bylaw</td>
</tr>
<tr>
<td>Side yard setback</td>
<td>4.57m (15 ft)</td>
<td>as per bylaw</td>
</tr>
<tr>
<td>Rear yard setback</td>
<td>9.14m (30 ft)</td>
<td>n/a</td>
</tr>
<tr>
<td>Parking</td>
<td>2 spaces per unit for a total of 16 stalls</td>
<td>18 stalls</td>
</tr>
</tbody>
</table>

**Noteworthy:** The new townhouse development is comparable in floor area to the original structure. The greatest addition of floor area is at the garage level, where 118 sq ft (11 m\(^2\)) per unit has been added. The residential floors see a nominal increase of 11 sq ft (0.1 m\(^2\)) per unit.

**Development Permit Area No. 7 –Multi-Family Residential**
The townhouse is subject to review under Development Permit Area No. 7 (DPA 7). DPA-7 Objectives are:
- to ensure that character and design are compatible with the surrounding neighbourhood; and
- to improve the design quality of multiple family developments;
DP Area 7 requires curbed and irrigated landscaping that enhances the appearances of buildings.

**Form and Character**
The intent of the new development is to rebuild attractive and functional townhomes for the people who lost their units in the fire. At the same time, the architect, in consultation with Strata members, has designed a building that complies with DPA-7 requirements, includes improved features like larger windows and balconies, has a fresh palette of color combined with natural materials, and generally results in an attractive new development.

**Cladding Materials and Reconstruction:**
As the reconstruction is based on insurance funding, the rebuilt exterior will largely be based on the original cladding materials for the building prior to when it was destroyed by fire. As with the original, the new townhouse exteriors will include painted wood siding. Where the Strata voted to upgrade cladding materials at an additional cost beyond what insurance covers, additional improvements such as stained cedar shingles, additional windows, and fir trellises above the garage entries have been added. A notable change is in the approach to building color; where the previous townhouses were a fairly monotone range of beige, the new townhouses have a varied color scheme of natural wood stain, and a palette of dark and light grays. A highlight feature is that each townhouse unit will have a dark blue front door, introducing a little accent color to the development.

**Flood Construction Level**
Up until January of 2004, flood construction levels across British Columbia were determined provincially, and by looking at the existing housing stock in Squamish it is clear that provincial flood construction controls varied substantially from decade to decade.

The original townhouse development was built in the 1970’s, and provincial flood construction controls at that time were minimal. The original development was effectively built as a slab-on-grade. Since then, different flood events and better knowledge of flood construction standards has required that the habitable floors of new development in the Mamquam/Garibaldi Estates neighbourhood be elevated substantially from grade.

As with all new construction in the valley floor, the new townhouses will have to meet a professionally engineered FCL standard. To do this, the garages of the townhouses have been tucked under the first residential level of the units (previously the garages were behind the units). This means that the former two-storey buildings will now be three-storeys (two habitable floors of living above garage). At three-storeys, the units are still within the RM-2 height restrictions, and comparable in height to the majority of other multi-unit structures in the neighbourhood.
Site Layout

The subject Strata parcel is an irregular triangle shape, and although the townhouses are below the maximum lot coverage, the setbacks of the RM-2 zone on this parcel severely restricts where the complex can be placed. The new townhouse structure will be in a similar location, however, by tucking the garages under the residential floors, the entire townhouse development can be shifted back from Government Road to comply with front lot line setback requirements, thereby resolving a previous non-conforming issue with the original building.

Requested Variances:
There are two variances that are requested with the Permit.

1. Projections not incorporating floor area: Reduction from 15 ft to a maximum of 7.5 ft:
   Roof: The design of the units includes a roofline that extends beyond the exterior walls to provide rain protection. There would be a 2.5 ft roof encroachment into the 25 ft front lot line for units 1 and 8, a 4 ft roof encroachment into the side yard setback on the south side of the building (unit 8), and the biggest encroachment would be 6.75 ft of the northeast corner of the roof, due to the triangular shape of the lot.

   Balconies: As with the northeast corner of the roof, the irregular triangular shape of the lot results in a conflict between perpendicular building lines, and some parts of the side yard setback. Two of the eight balconies (units 1 and 2) have corners that request a maximum encroachment of 7.5 ft into the 15 ft side yard setback.

   In order to limit the encroachment, the owner of Unit 1 has agreed to have a smaller rear balcony, and this loss of balcony area is replaced with a small side-unit deck.

   These requested encroachments can be seen on pages A2 and A4 of the Architectural drawings.

2. Reduction of side yard setback from 15 ft to 12.5 ft for one corner of one unit:
   Corner of Unit 1: The requested variance for unit one is to allow a 2.5 ft encroachment of one corner of the unit. This would allow the reconstructed Unit 1 to be the same as all the other units in terms of replacing what was originally there in square footage.

   This requested encroachment can be seen on pages A2 and A3.

Site Landscaping:
The small and irregular shaped lot limits where active-space and landscaped areas logically fit on the development. In preparing the landscape plan, the qualified landscape professional considered:
- unit-specific plantings such as one maple-tree adjacent to each driveway;
• consolidated active-play area, such as the consolidated lawn behind the townhouses;
• Accent landscaped clusters: including the northeast corner of the townhouses, and the southeast corner of the subject property.

5. **Technical Planning Committee:**
The Technical Planning Committee reviewed the Development Permit Application on March 10, 2010.

Discussion included:
• Flood Construction Level requirements;
• Fire Code safety requirements;
• Frontage improvements at Building Permit;
• Whether the building will be complex or simple (Part 3 or Part 9 of the building code);
• Paving and infrastructure improvement plans for Government Rd;

Discussion also included the width of Government Rd in front of the Townhouse complex, and how it is narrower than the ultimate standard.

Staff clarified that as the application is for a Development Permit only, and not a rezoning, the only mechanisms available to the municipality to acquire road widening dedication from the subject property would include purchase of additional width for Government Road, or expropriation of land.

It was noted that acquiring road dedication along the front of the subject property would seriously compromise the site's development potential, as the ability to fit 8 units on a smaller site within the Multi-Family 2 (RM-2) zone requirements.

The Manager of Engineering identified that at this time there was no existing formal road width acquisition policy for Government Road, and that the development should proceed without the expectation that lot area would be required for road widening.

6. **Advisory Design Panel:**
The project was reviewed and recommended by the Advisory Design Panel on March 18, 2010.

THAT the Advisory Design Panel supports Development Permit No. 306 subject to the applicant working with staff in considering the following recommendations:

1. Front architecture:
   • Develop more expression at entryway of each unit;
   • Horizontal balcony railings are supported – ensure code compliance so they aren’t changed into vertical railings;
   • Ensure the building does not require cedar siding ‘corner boards’;
   • Review the structural requirements to determine whether the windows
on the front elevations can be aligned;

2. Parking:
   - Review the parking dimensions and layout for garage bay stalls, the drive aisles and the sidewalks to ensure turning depth for vehicles;
   - Ensure there is sufficient clearance for taller vehicles as well as vehicles with roof boxes underneath trellis feature;

3. Front landscaping:
   - Overall, improvements to the landscaping at the front of the building should be enhanced;
   - Pursue opportunities to include some landscaping other than grass in space between driveway and Government Road;
   - Ensure that all trees and plant materials meet BC Nursery Association standards;
   - Ensure use of proper tree-grates in entry sidewalks;
   - Consider vines or climbers on trellis.

4. Rear landscaping:
   - Review the relationship with property to back and the existing lock block wall. Try to make it more attractive with landscaping;
   - Review site perimeter for improved fencing opportunities;
   - Consider addition of privacy screens between decks;
   - Patio spaces beneath rear decks – provide trellis screening to allow for tidy outdoor storage.

Working within tight budgetary constraints, the applicant’s architect has successfully incorporated the majority of ADP recommendations to the greatest extent possible. Staff are satisfied with the revisions to the form and character of the development based on the ADP review.

7. **Department Comments:**
   Staff support issuance of DP No. 306 as presented to Council. The fire that destroyed the previous complex put residents and owners of the eight units into unexpected and substantial hardship. The Strata has rapidly and collectively worked with a redevelopment team to redesign their complex. Working within tight budgetary constraints, the team has managed to redesign units that are virtually identical in total floor area, that meet Flood Construction Level and setback requirements, and also allow for improved open space for residents. The proposed building will be an attractive new development through skilled application of materials, colors, and building forms such as roof-lines and entryways.

**Variances:** Staff support the requested variances. The roof encroachments add to both weather protection and overall appearance of the building. The replacement of balconies behind the building gives unit owners the ability
to have private outdoor space away from Government Rd, and allowing
the corners of the balconies for unit 1 and 2 to encroach allows for regular
shapes and consistent outside space for each unit.

Finally, the 2.5 foot side yard encroachment of the corner of unit 1 is
considered to be very minor. It will allow for better internal layout in a
relatively small living space, where efficiency greatly improves quality.

Both the Fire and Building Departments have identified that they do not
have any issues with the requested variances for the proposed project.

Both the Technical Planning Committee and the Advisory Design Panel as presented to
Council, openly voiced substantial support for the redevelopment.

Staff consider issuance of DP No. 306 as a positive step forward for the form and
color character of this stretch of Government Road, and also the beginning of the best
possible resolution for the unfortunate destruction of the original townhouse complex.

8. **Policy implications**
The proposed development is consistent with the objectives of DP Area No. 7 of the

9. **Alternatives to Staff Recommendation:**

**Staff Recommendation:**

_That_ the District of Squamish Council authorize issuance of Development Permit No.
306, issued to **Michael David Grundy, Mark Kenneth Gray, Matt McNulty, Daniel
James Pitts, Narendra Kumar Das and Shipra Das, Shane Martin Leonard Lenser
and Sasha Eilleena Pellow-Lenser, Martin Lindsay Forsyth and Helene Monique
Marie Forsyth and Parneet Bains and Paramjit Sangha_ on land legally described as:

Strata Lots 1 – 8, South West ¼ of Section 11 Township 50 Strata Plan VR 446
Together with an interest in the Common Property in proportion to the unit entitlement of
each Strata Lot as shown on Form 1

**Subject to:**

The provision of bonding for landscaping works in the form of cash, certified cheque or
an Irrevocable Letter of Credit in the amount of $20,912.38.

_**And That**_ the following variances from the District of Squamish Zoning Bylaw No. 1342,
1995 are permitted:

a) Section 4.11 Projections into Required Setbacks (a) is varied as follows:
From: eaves and gutters, sills [...] other similar features, or projections not incorporating floor area, provided that such projections do not exceed 0.61 meters (2 feet) beyond to siting requirements provided by this Bylaw [...] but in no case shall be closer than 1.22 meters (4 ft) to a property line.

To: eaves and gutters, sills [...] other similar features, or projections not incorporating floor area, provided that such projections do not exceed 2.86 meters (7.5 feet) beyond to siting requirements provided by this Bylaw for balcony and roof overhangs [...] and in no case shall be closer that 1.22 meters (4 ft) to a property line, as per Schedule B drawings A2 First Floor Plan, and A4 Roof Plan, as attached.

Allowing for corners and south side of the roof structure, and the balconies of units 1 and 2 to have regular shapes.

b) Section 10 - Multiple Family Residential 2 (RM-2) item 10.5 Siting Requirements for Principal Buildings (b) Side Lot Line Setback is varied as follows:

From: No principal building shall be located within 4.57 meters (15 feet) of an interior side lot line, or 7.62 meters (25 feet) of an exterior side lot line;

To: No principal building shall be located within 4.57 meters (15 feet) of an interior side lot line, or 7.62 meters (25 feet) of an exterior side lot line except for the northwest corner of Strata Unit 1, which may project no more than 3.81 m (12.5 ft) into the side lot line, as per Schedule B – Architectural drawings, Page A3 as attached.

Allowing for Strata Unit 1 to have a regular shape.

Alternative 1:
THAT the Council of the District of Squamish not authorize issuance of Development Permit No. 306.

Implications: This course of action is appropriate if Council does not support the Development Permit No. 306 as proposed.

Alternative 2: Another direction / course of action as specified by Council.
Attachment A: Development Permit No. 306
1. This Development Permit No. 306 is issued to **Michael David Grundy, Mark Kenneth Gray, Matt McNulty, Daniel James Pitts, Narendra Kumar Das and Shipra Das, Shane Martin Leonard Lenser and Sasha Eilleena Pellow-Lenser, Martin Lindsay Forsyth and Helene Monique Marie Forsyth and Parneet Bains and Paramjit Sangha** as the owners (the “Permittees”) and shall apply to ALL AND SINGULAR that certain parcel or tract of land and premises situate, lying and being in the District of Squamish, in the Province of British Columbia, and more particularly known and described as:

Strata Lot 1 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 2 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 3 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 4 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 5 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 6 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 7 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together with an interest in the Common Property in proportion to the unit entitlement of the Strata Lot as shown on Form 1

Strata Lot 8 South West ¼ of Section 11 Township 50 Strata Plan VR 446 Together
with an interest in the Common Property in proportion to the unit entitlement of the
Strata Lot as shown on Form 1
to which the civic address of 40156 - 40170 Government Rd, Squamish, British
Columbia has been assigned (hereinafter referred to as “Lands”).

2. This Development Permit No. 306 is issued pursuant to the authority of the District of
Squamish Official Community Plan No. 1536, 1998 as amended, and in conformity
with the procedure prescribed by the District of Squamish Development Procedure
Bylaw No. 1446, 1997 and the provisions, requirements, terms and conditions of the
District of Squamish Zoning Bylaw No. 1342, 1995 and the District of Squamish
Subdivision and Development Control Bylaw No. 1767, 2003, as the same relate to
and regulate the use of the Lands, and shall not be in any way varied.

3. The following terms and conditions shall apply to the Lands.

(a) **Dimensions & Siting of Buildings & Structures**

All buildings and structures to be constructed on the Lands shall generally
conform in every respect to the following plans:

(i) Architectural Drawings, drawings number A0 through A7 received
April 7th, 2010 marked Schedule A;
(ii) Color Renderings, drawings number CR1 through CR3 received
April 7th, 2010 marked Schedule B;
(iii) Landscape Plan, drawing number P.P.2, received March 4th, 2010
marked Schedule C;

approved by the District of Squamish on April 20th, 2010 and as attached.

(b) **Landscaping or Screening**

Landscaping or screening shall be established around different uses in
conformity with Schedule C (Drawing P.P.2), approved by the District of
Squamish and as attached. All landscaping is to be contained by curbing.

4. **Siting of Garbage Containers**

Garbage containers and recycling, suitably enclosed, shall be provided in
accordance with Schedule “A” (Architectural Drawings No. A0 – A7) approved by
the District of Squamish on April 20th, 2010.

5. The following maps and plans are attached hereto and are made part of this
Development Permit. Notwithstanding any other provision, no works shall be performed upon the Lands, nor shall any building or structure be erected, constructed, repaired, renovated or sited, nor any use permitted on the Lands that is not in accordance therewith and with all terms and conditions of this Development Permit.

Plans:

(i) Architectural Drawings, drawings number A0 through A7 received April 7th, 2010 marked Schedule A;
(ii) Color Renderings, drawings number CR1 through CR3 received April 7th, 2010 marked Schedule B;
(i) Landscape Plan, drawing number P.P.2, received March 4th, 2010 marked Schedule C;

all as approved by the District of Squamish on April 20th, 2010; PROVIDED HOWEVER that nothing herein contained shall be construed to authorize the owner of the Lands to develop them other than in accordance with the provisions of the District of Squamish Zoning Bylaw, except to the extent that they are expressly varied by this Development Permit.

6. Variances: The following variances from the District of Squamish Zoning Bylaw No. 1342, 1995 are permitted:

a) Section 4.11 Projections into Required Setbacks (a) is varied as follows:

From: eaves and gutters, sills [...] other similar features, or projections not incorporating floor area, provided that such projections do not exceed 0.61 meters (2 feet) beyond to siting requirements provided by this Bylaw [...] but in no case shall be closer than 1.22 meters (4 ft) to a property line.

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To: No principal building shall be located within 4.57 meters (15 feet) of an interior side lot line, or 7.62 meters (25 feet) of an exterior side lot line except for the northwest corner of Strata Unit 1, which may project no more than 3.81 m (12.5 ft) into the side lot line, as per Schedule B – Architectural drawings, Page A3 as attached.

7. Prior to issuance of the Permit, the Applicant is to provide security in the form of Cash, Certified Cheque or an Irrevocable Letter of Credit in the amount of $20,912.38 to secure provision of landscaping. The Letter of Credit shall be received and kept in force until all the landscaping work is completed.

8. The renewal of any Letter of Credit shall be in such amount as the District of Squamish shall specify, having regard to any change in the estimated cost of undertaking the works, construction or other activities secured by the Letter of Credit that may have occurred since the Letter of Credit was originally issued.

9. All landscaping to be prepared in conjunction with development should use as a guideline The British Columbia Landscape Standard, as per the British Columbia Society of Landscape Architects. A maintenance bond for landscaping for a period of one (1) year in conjunction with developments is required, and will be in the amount of 10% of the original bond amount (January 3rd, 1995 Council Policy).

10. All landscaping is to be installed on the subject property and contained by curbing. Landscaping within the abutting road right-of-way is to consist of grass sod or small shrubs. Landscaping works in the Municipal Right-of-Way must meet the requirements of Subdivision and Development Control Bylaw No. 1767, 2003, to the satisfaction of the Manager of Engineering.

11. The Permittee shall complete all landscaping to the satisfaction of the Municipality within twenty-four (24) months from the date the Municipal Council authorized issuance of this Permit.

12. Any and all playgrounds for the development must be constructed in accordance with CSA guidelines.

13. The Permittee does not commence the development permitted by the Permit within TWO YEARS from the date of the issuance of the Permit, this Permit shall lapse.

14. This Permit is not a building permit or a development variance permit. While
DEVELOPMENT PERMIT NO. 306

development on the Lands is subject to the conditions and requirements set out in this Permit, the Permit does not authorize development or any construction. Council reserves the right at any time prior to issuance of a building permit to alter the permitted use, density or conditions of use that affect the Lands.

IN WITNESS WHEREOF this permit has been executed under seal of the District of Squamish on the day of April 2010.

The Corporate Seal of the District of Squamish was hereunto affixed in the presence of:

________________________________
Greg Gardner, Mayor

Robin Arthurs, Director of Administrative Services

STATEMENT OF INTENT

I, Michael David Grundy, having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.

______________________________
Michael David Grundy

I, Mark Kenneth Gray having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.

______________________________
Mark Kenneth Gray

I, Matt McNulty having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.
Matt McNulty

I, Daniel James Pitts having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.

____________________________  

Daniel James Pitts

I, Narendra Kumar Das and Shipra Das having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.

____________________________       ____________________________  

Narendra Kumar Das             Shipra Das

I, Shane Martin Leonard Lenser and Sasha Eilleena Pellow-Lenser having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.

______________________________  

______________________________  

Shane Martin Leonard Lenser                        Sasha Eilleena Pellow-Lenser

I, Martin Lindsay Forsyth and Helene Monique Marie Forsyth having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.

_______________________________  

________________________________  

Martin Lindsay Forsyth                                   Helene Monique Marie Forsyth

I, Parneet Bains and Paramjit Sangha having read and understood the terms and conditions of this Development Permit hereby agree to abide by such terms and conditions and to complete all of the works and services and all other requirements under the Development Permit in accordance with the District Bylaws.
DEVELOPMENT PERMIT NO. 306

Parneet Bains Paramjit Sangha
Driveway (asphalt)

Grass-crete

R 20'-0"

UNIT 7

UNIT 1

UNIT 2

UNIT 3

UNIT 4

UNIT 5

UNIT 6

UNIT 8

Gra...
MAIBC A1A
3275 West 44th Avenue
Vancouver, B.C.
Tel. (604) 263-0410
Fax (604) 263-4106
SCOTT
GORDON
ARCHITECT

40156 - 40170
Government St.
Squamish, B.C.
Proposed Townhouse
Block
First Floor Plan

Drawings A6-A7 marked Schedule A to DP 306

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MAIBC AIA
3370 West 44th Avenue
Vancouver, B.C.
V6N 3K8
Tel. (604) 263-0410
Fax (604) 263-4106

Proposed Townhouse
Block
Roof Plan

As Noted

Dormer (typ.)

Slope 2.5/12

2.5/12 Slope

4'-0"
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Vancouver, B.C.
V6N 3K8
Tel. (604) 263-0410
Fax (604) 263-4106

SCOTT GORDON ARCHITECT

Roof Ridge

Side (North) Elevation

Privacy Screen - Wood Lattice w. Clear Finish, See side elevation

Privacy Screen - Wood Lattice w. Clear Finish, See side elevation

Roof Ridge

Asphalt Shingles - Grey/Black blend

Privacy Screen - Wood Lattice w. Clear Finish, See side elevation

Privacy Screen - Wood Lattice w. Clear Finish, See side elevation

Elevations-2

As Noted

A6

Drawings A6-A7 marked Schedule A to DP 306
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MAIBC AIA

3370 West 44th Avenue
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Thu, Apr 1, 2010

Drawings A6-A7 marked Schedule A to DP 306
Drawings CR1 through CR3 marked Schedule B to DP 306
Drawings CR1-CR3 marked Schedule B to DP 306
Drawings CR1 - CR3 marked Schedule B to DP 306
Drawing P.P.2 marked Schedule C to DP 306