

SQUAMISH | LOGGERS EAST

MULTIFAMILY DEVELOPMENT OPPORTUNITY

1033, 1039 Raven Drive



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RAVEN & FINCH

OPPORTUNITY SUMMARY



The subject site represents an incredible opportunity to acquire 2 parcels totaling 173,800 square feet of developable multifamily land. Designated “Rural/Low Density Multifamily, a successful purchaser can build to a maximum of 24 UPA as “ground-oriented housing” or 32 UPA as “three to four storey apartment” and as further defined under the adopted policy (see Section 5.2 Base Density and Bonus Density of Loggers East Neighbourhood plan for further details and development guidelines). An estimated 335-450 of additional housing units could be sustained within the Rural/Low Density Multifamily area across the Loggers East Neighbourhood plan with Raven & Finch Being the crown jewel.

OCP DESIGNATION

CD COMPREHENSIVE
DEVELOPMENT

CURRENT ZONING

SF SINGLE
FAMILY



GROSS SITE (SQFT)

± 173,804



UNITS PER ACRE

± 14-32 UPA



DIMENSIONS

± 463'x375'

Housing forms supported in the Rural/MF area include clustered small cottages 100 sq.m. or less in size, tiny homes (typically less than 50 sq.m. in size), townhouses, small duplexes, stacked townhouses and other ground-oriented housing. Apartments up to 3-4 storeys will be considered if compatible with the character of the neighbourhood and adjacent uses, address shortage of rental housing and additional environmental benefits are provided by the smaller footprint of apartment development.

THE PROPERTIES

OVERVIEW

RAVEN SQUAMISH



ADDRESS	PID	SIZE (SQFT)	LEGAL
1033 Raven Drive	011-793-287	86,684	LOT 35 BLOCK 2 PLAN VAP4138 DISTRICT LOT 1305 LAND DISTRICT 1 LAND DISTRICT 36
1039 Raven Drive	011-793-261	87,120	LOT 34 BLOCK 2 PLAN VAP4138 DISTRICT LOT 1305 LAND DISTRICT 1 LAND DISTRICT 36

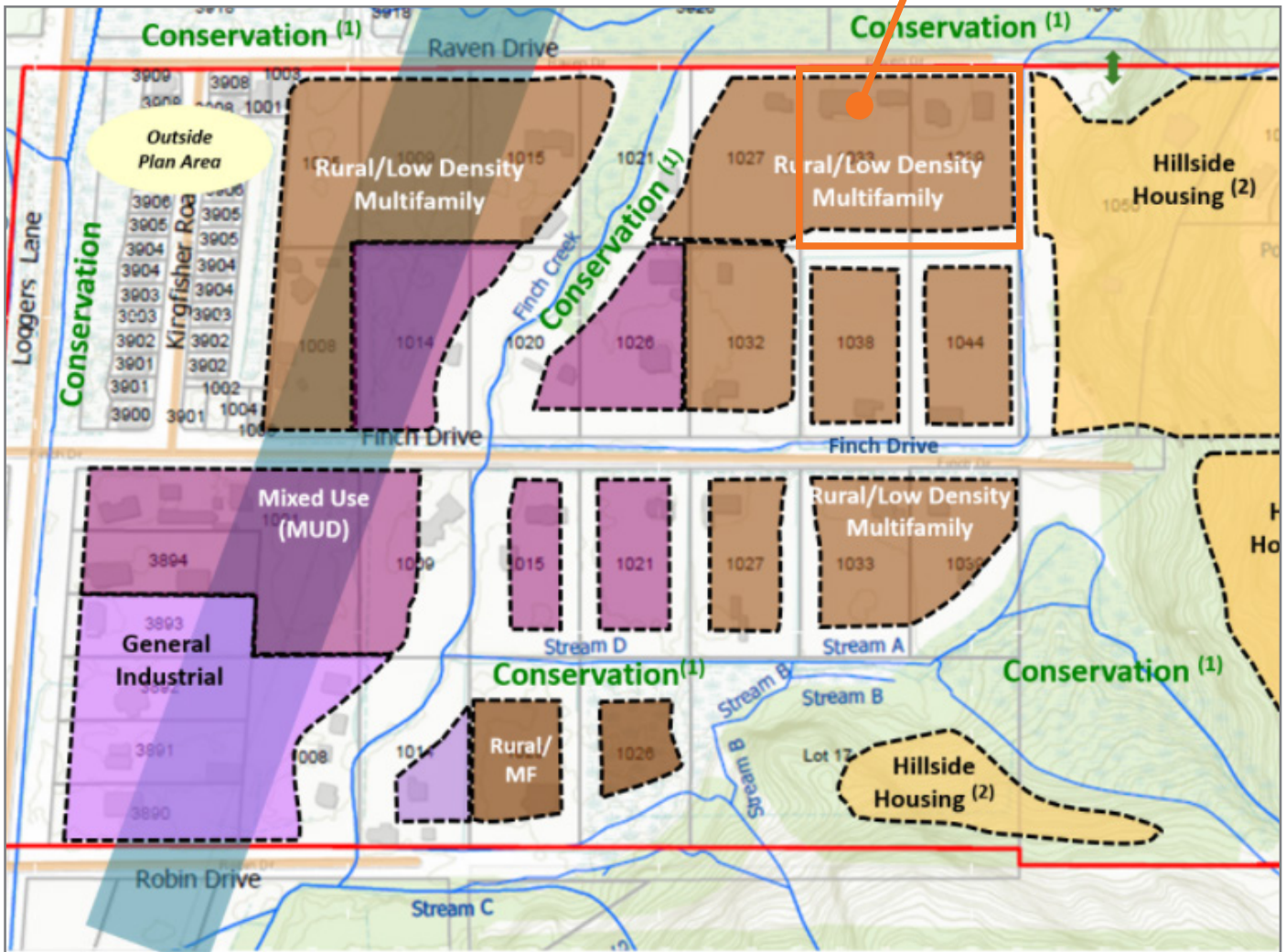
THE OCP

LAND USE DESIGNATION

The Loggers East Neighbourhood Plan land use policies are intended to guide future growth with a focus on careful integration with the existing neighbourhood. Five land use designations apply to the properties in the Loggers East neighbourhood.

SUBJECT SITE

LOW DENSITY APARTMENT MULTIFAMILY



POLICY EXCERPT

RURAL/LOW DENSITY MULTIFAMILY







BASE DENSITY AND BONUS DENSITY

- Base residential density in the Rural/MF designation is 35 units/net hectare (14 units/net acre) for ground oriented housing and 55 units/ha (22 units/acre) for apartments calculated on the net developable land area i.e. excluding ESAs/Conservation areas).
- Three to four storey apartments with density ranging from 60 80 units/ha (24 32 units/acre) will be considered in accordance with Policy 5.2.4.
- Additional density (bonus density) up to 60 units/hectare (24 units/acre) for ground oriented housing or up to 80 units/net hectare (32 units/acre) for apartments will be considered where developments propose to significantly address community open space, agricultural use, rental housing or other community amenities described in Plan Section 5.5 and in accordance with the following table.

Density Level	Maximum density - based on net land area ⁽¹⁾	Amenities Provided ⁽²⁾	
Current zoning	RU1 - 1 unit/0.8 ha (1 unit/2 acres) RS-1 - 1 unit/690m ²	Min. 5% public park dedication at subdivision (Local Government Act requirement)	
Density Options at Rezoning - Base density is:			
<ul style="list-style-type: none"> • 35 units/hectare (14 units/acre) for ground-oriented housing. Min. 30% common open space (strata) required. • 55 units/hectare (22 units/acre) for apartments. Min. 30% common open space (strata) required. 			
Density bonus options	Option 1	+ 15% density	<u>Ground Oriented Housing:</u> Min. 30% open space if a portion is activated as publicly accessible park space and/or contains a public trail. <u>Apartments:</u> Min.35% open space if a portion is activated as publicly accessible park space and/or contains a public trail.
	Option 2	+20% density	Min. 30% open space if a substantial portion is activated as agricultural use or 30% or more of the property is within environmental protection area.
	Option 3	+ 20% density	If at a portion of the housing is rental housing
	Option 4	+ 10% density	With provision of 3 of energy climate change targets
<p>(1) Net land area excludes environmentally sensitive/Conservation areas and steep slopes as described in the Neighbourhood Plan.</p> <p>(2) Some developments may propose a mix of amenities or combine density bonus options, to be evaluated at rezoning in accordance with the principle of additional density in exchange for greater public benefit.</p>			

RAVEN

-  Downtown Squamish: less than 5 minutes
-  Garibaldi Village Center: less than 10 minutes
-  Downtown Vancouver: 40 minutes
-  Whistler Village: 40 minutes

Loggers East Neighbourhood Plan policies were introduced to the District's Official Community Plan on Feb 24, 2021, designating the area from the current Residential designation to a mix of Rural/Low Density Multifamily, Hillside Housing, Mixed Use Industrial, General Industrial and Conservation.

Loggers East currently provides a unique setting with rural and residential uses, yet is close to the Downtown, employment areas and other developing neighbourhoods. As part of the newly adopted Loggers East Neighbourhood plan, Raven & Finch is ideally situated in close proximity to Brennan Park Recreation Centre, Sea-to-Sky Hwy and a thriving business park and light industrial centre.

SERVICES

- + Squamish Elementary School (K to Grade 7, Late French Immersion Grade 5 – 7)
- + Howe Sound Secondary School (Grade 10 - 12)
- + Capilano University
- + Restaurants & coffee shops
- + Convenience & groceries, boutiques, retail outlets.
- + Pharmacies, post office and specialty shops
- + Veterinary and doctors offices

RECREATION

- + Brennan Park Recreation & Aquatic Centre
- + Youth Club
- + Skateboard Park
- + Hiking local trails
- + West Coast Rail Heritage Museum and BC Museum of Mining
- + Windsurfing, kiteboarding, canoeing, and river rafting
- + BMX track
- + Frisbee golf
- + Squamish Chief & Shannon Falls



Downtown Squamish



Legacy Sports Park

SEA TO SKY

SQUAMISH VALLEY



ROCK CLIMBING THE CHIEF



BACKCOUNTRY BREWING



ALPINE SKIING



FRESH WATER FISHING



MOUNTAIN BIKING

RAVEN SQUAMISH

*Loggers East will continue to be a unique
mixed use neighbourhood
with a strong sense of community.*

**LONDON
PACIFIC**
REDEFINING LAND

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