

NOTICE OF PUBLIC INFORMATION MEETING

A development application has been submitted to the District of Squamish for property located at

37870 Cleveland Avenue, Squamish, BC

And you are invited to join

Solterra Development Corp.

At a meeting to discuss the application and proposed development.

Date: **April 23, 2018**

Time: **6:30 pm – 8:00 pm**

Location of the Meeting: **Squamish Adventure Centre - 38551 Loggers Lane, Squamish, BC**

A formal presentation by the Applicant will begin at: **7:00 pm**

Details of the application include:

Location of the Subject Property:



Legal Description of Subject Property:

- Lots B, C, and D, Block 20, District Lot 486, Group 1, New Westminster District, Plan 20801

Address of Property: 37870 Cleveland Avenue, Squamish, BC

Proposed Development Background

The Plaza at Junction Park is a mixed-use development project that combines commercial, office, residential, and multiple public plaza spaces within a single site. This landmark project will sit in a location that connects the present plaza downtown Squamish with future Oceanfront developments and will become a defining feature of the downtown Squamish community as it stands alongside the Chief.

The ground floor consists primarily of commercial space with frontages along all 4 roads that surround the site. Above the commercial space is a parkade level, followed by 4 and 6 levels of residential housing units for the north and south buildings respectively. At the north end of the project, and above the ground level commercial space, 3 levels of office space oversee a new Public Plaza that will neighbour O'Siyam Pavilion & Junction Park and bolster the liveliness of downtown Squamish.

The 2 buildings are separated by a Central Plaza at ground level, which not only facilitates movement within the area and around the site, but also introduces view corridors of the Chief from downtown.



With a mixture of commercial, office, residential, and multiple public plaza spaces, this project contributes to and fuels the vibrant atmosphere that exists within the downtown core of Squamish.

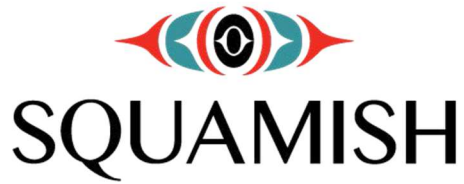
Notable features of the Plaza at Junction Park include:

- 12% of the units (18 units) are affordable rental units
- 8% of the units (13 units) are market rental units
- 10% of the units (15 units) are adaptable housing units
- 27% of the development's total Gross Floor Area is Commercial & Office space
- Two Public Plaza spaces
 - A Central Plaza between the North and South Buildings
 - A Public Plaza between Junction Park and the North Building
- Two dedicated parking stalls for Car Share purposes

The meeting is being held by the Applicant in compliance with District of Squamish policy. The applicant will present details of the application and proposed development, receive input from members of the community, and respond to questions.

Notices are being distributed to residents within 100m of the subject property. If you have any questions in regards to this notice please contact the Planning Department at planning@squamish.ca or 604-815-5002, or **Solterra Development Corp.** (the applicant) by telephone 604-528-6010 and/or or bring your questions and comments to the meeting.

This is not a Public Hearing. Council will receive a report from staff detailing attendance and interest in the proposal and will formally consider the application at a later date.



PUBLIC INFORMATION MEETING COMMENT SHEET

A development application has been submitted to the District of Squamish for the following property:

37870 Cleveland Avenue, Squamish

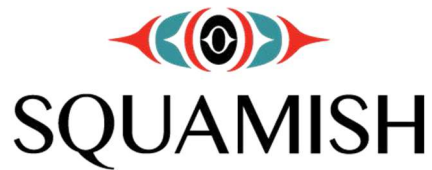
Lots B, C, and D, Block 20, District Lot 486, Group 1, New Westminster District, Plan 20801

Please provide your **comments** regarding this development application, which will be considered by District of Squamish staff and Council. Thank you very much for your time and interest to provide input.

Please feel free to write additional comments on reverse or attach additional pages if necessary ...

Please note that staff will not respond to questions posed on this comment sheet. Please contact the District of Squamish Planning Department at 604-815-5002 or email your questions to planning@squamish.ca

Optional: Your Name _____
Optional: Your contact information _____



Please send us your completed Questionnaire.

- personal delivery to District of Squamish Municipal Hall, 37955 2nd Avenue, Downtown Squamish
- Mail to Planning Department, District of Squamish, PO Box 310, Squamish, BC V8B 0A3
- Fax to (604) 892-1083
- Or email your comments to planning@squamish.ca
- Comments will be received up to 5:00 pm on the date of the public hearing