#SQUAMISH **2040**

PHASE 2 COMMUNITY ENGAGEMENT SUMMARY DISTRICT OF SQUAMISH OCP UPDATE









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EXECUTIVE SUMMARY

Overview

The District of Squamish is updating its Official Community Plan (OCP). In Phase 1 of the process, we asked residents, business owners and community stakeholder groups to share what they value most about Squamish and to let us know about their priorities and vision for the future.

Now in Phase 2, we are diving deeper into policy directions. Using the input from Phase 1, along with existing plans and recent studies, District staff drafted a number of early policy directions and brought them back to the community to see if we're on the right track.

What We Did

From April 15th to May 15th, a total of 220 people participated in a public workshop, citizenled "OCPizza Party" group discussions and an online questionnaire to share their feedback on draft policy directions across a number of key themes. The themes were organized into 3 main categories –Growing, Thriving and Resilient.

•	A <u>G</u>	irowing Squamish	• A	Thriving Squamish	•	A <u>R</u>	esilient Squamish
	0	Managing Growth	0	Economic Development &		0	Climate Action &
	0	Land Use & Built		Employment			Adaptation
		Environment	0	Affordable Housing &		0	Hazard Planning
	0	Natural Environment		Child Care		0	Local Systems
	0	Resource	0	Education & Learning			(water, sewer,
		Management	0	Healthy & Livable			stormwater)
	0	Recreation Assets &		Neighbourhoods		0	Transportation
		Access	0	Arts, Culture & Heritage		0	Food Systems

In each of the activities, we asked participants to focus on the topics that mattered most to them. Topics under the 'Growing' theme received the most feedback although other topics like healthy neighbourhoods, affordable housing, and transportation were also popular.

What We Heard

The majority of respondents supported or strongly supported most policy directions. Support was strongest for policies related to the natural environment, recreation, food, arts/culture/heritage and sustainability while other topics, such as density and industrial lands, received more mixed support. Some participants felt density is important to achieve more walkable, affordable neighbourhoods while others felt that too much density and growth is straining infrastructure and impacting the livability of Squamish. In terms of industrial lands, some felt that supporting industry is essential to support local businesses and well-paying local jobs while others were concerned about impacts to the environment, recreation and tourism.

It is clear that a balance is needed to ensure Squamish is a community where people can live, work and play, one with a diverse and sustainable economy and network of healthy, livable neighbourhoods.

The following provides an overview of support for policy directions under each topic. Additional details and participant comments are provided in the report below.



Managing Growth



Land Use & Built Environment

Natural Environment



■ strongly oppose ■ oppose ■ neutral ■ support ■ strongly support

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Resource Management

Recreation Assets & Access



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Economic Development & Employment

Affordable Housing & Accessible Child Care





Education & Learning

Healthy & Livable Neighbourhoods



strongly oppose oppose neutral support strongly support

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Arts, Culture & Heritage

Climate Action & Adaptation



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Local Systems



Transportation



Food Systems



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PHASE 2 SUMMARY OF COMMUNITY ENGAGEMENT

INTRODUCTION

OVERVIEW

The District of Squamish is updating its Official Community Plan (OCP), the District's most important plan for the future, used by staff and Council to make land use decisions, choose among infrastructure investments, and set community service priorities.

To learn more about the OCP update, please visit www.squamish.ca/OCP.



THE OCP UPDATE PROCESS

Throughout the year, we are asking residents, business owners and community stakeholder groups to share what they value most about Squamish and to weigh in on how the District can build on our strengths while planning for the future. There will be many opportunities for you to learn more, attend an event and provide feedback throughout the process. The community engagement process (known as #Squamish2040) is also being guided by a Citizen Advisory Committee, which acts as a sounding board for engagement ideas and helps to encourage community members to get involved in this process.



In Phase 1, over 1,200 people participated in a series of activities including: interviews, a public event and questionnaire, and workshops with Squamish Nation members, municipal staff, and students from Howe Sound Secondary. Residents shared their ideas and priorities for the future and identified key issues for the OCP update to address.

Now in Phase 2, we are diving deeper into policy directions. Using the input from Phase 1, along with existing plans and recent studies, District staff drafted a number of early policy directions and brought them back to the community to see if we're on the right track.

PART 1. WHAT WE DID

PROMOTION & OUTREACH

Phase 2 activities were promoted extensively and in advance through the following channels:

- Project webpage updates (received 578 views between April 15 and May 16)
- 4 email campaigns sent to the project mailing list (with 590 subscribers) April 15, April 27, May 6 and May 9
- 5 mentions in the District e-news from April 15 to May 13
- 80 direct email invitations were sent to encourage local stakeholder groups to host an OCPizza Party
- Social media 16 Facebook posts and 15 Twitter posts between April 15 to May 15 with direct links to OCP website, event and OCPizza workbooks
- News ads 5 weekly ads ran in the Squamish Chief and a half page ad was placed in the Squamish Reporter
- Radio ads MountainFM Mayoral Monday talk and 2 weeks of tags in road and weather segments
- News coverage OCPizza Party news release issued to local media April 15; and stories and briefs appeared in the Squamish Chief newspaper April 21, May 11, and May 19
- Online event listings through the Squamish Chief, Squamish Reporter, MountainFM, Squamish Chamber of Commerce, and "What's On Squamish"
- 75 Posters and 1,000 'pizza' postcards were distributed at grocery stores, coffee shops, cold beer and wine stores, notice boards, medical waiting rooms, gas stations, gyms, schools, District facilities, pizza restaurants and frequently visited locations in Downtown Squamish, Garibaldi Village, Tantalus Road area, Brackendale and Valleycliffe
- Project ambassadors hosted a booth at the April 16 Farmers market
- Mayor and Council promoted the project and engagement activities through their various social media accounts, activities and networks.
- Community Advisory Committee members promoted the project and engagement activities through their networks

A grand prize of a Sea to Sky Gondola Annual Family Pass has been offered to encourage participation. Each time residents contribute to the OCP Update process by attending an event or completing a questionnaire, they are automatically entered to win. The grand prize draw will take place at the conclusion of the OCP Update process, anticipated to be in late 2016.

ENGAGEMENT ACTIVITIES IN PHASE 2

From April 15th to May 15th, citizens were invited to participate in a public workshop, citizen-led group discussions or an online questionnaire to share their feedback and ideas on draft policy directions across a number of key themes. The themes were organized into 3 main categories –Growing, Thriving and Resilient.

- A Growing Squamish
 - Managing Growth
 - Land Use & Built
 Environment
 - Natural Environment
 - Resource
 Management
 - Recreation Assets & Access

- A <u>Thriving</u> Squamish
 - Economic Development & Employment
 - Affordable Housing & Child Care
 - Education & Learning
 - Healthy & Livable
 - Neighbourhoods
 - Arts, Culture & Heritage

- A <u>Resilient</u> Squamish
 - Climate Action & Adaptation
 - Hazard Planning
 - Local Systems
 (water, sewer,
 - stormwater)
 - o Transportation
 - Food Systems

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OCPIZZA PARTIES – CITIZEN-LED GROUP DISCUSSIONS

Using structured workbooks, groups were invited to host their own "OCPizza Parties" to discuss draft policy directions. The District offered hosts \$30 towards the cost of food so groups could come together over a meal and discuss the future of Squamish. Workbooks were available from April 15th to May 15th online on the project webpage and in paper from the District office. The workbooks were also promoted and handed out by OCP ambassadors at farmer's markets. A total of 34 group workbooks were submitted, representing 155 participants.

Groups were encouraged to focus on one of the 3 categories – Growing, Thriving or Resilient – and to review and comment on at least 3 topics within that category, or as many as they liked.

The content from the workbooks was also available as an online questionnaire for individuals to review and comment on the draft policy directions. Available from April 15th to May 15th, a total of 35 individual responses were received.

Questionnaire respondents were asked to review and comment on as many topics as they liked from any of the 3 categories – Growing, Thriving or Resilient.

PUBLIC EVENT – POLICY WORKSHOP

A public workshop was held on May 9th at the Brennan Park Recreation Centre from 6:30 to 9 p.m. A total of 40 people attended this event.

Event participants had a chance to discuss one topic from each of the three categories – Growing, Thriving or Resilient – in 3 rounds of small group discussion. Participants also had the option to participate in a mapping activity in any of the 3 rounds to consider where new residential development should go and what types of housing forms and densities would be suitable for different locations.

ADDITIONAL MEETINGS & OUTREACH

To reach and connect with new immigrants, District staff connected with the Squamish Immigrant Settlement Service and Welcome Centre who helped to host and translate OCPizza Party discussions with groups at the Welcome Centre.

District staff have also begun preliminary OCP meetings with referral agencies and will continue through remaining Phase 2 and 3 of the engagement process.

METHODOLOGY

Activities in Phase 2 used a variety of quantitative and qualitative questions to collect feedback from participants on initial policy directions. As the public workshop and OCPizza Party workbooks/online survey included the same questions, this feedback has been combined for analysis.

Where groups completed a single workbook, the total number of votes (for rating level of agreement with policy directions) has been multiplied by the number of people in that group.

PART 2. WHO PARTICIPATED

A fairly broad and diverse range of people participated in Phase 2 engagement activities. Of the 230 people who participated, 141 people shared their gender and 169 shared their age.

Participation by gender was evenly split. There were fewer youth who participated in Phase 2; however, this is fairly common for planning processes as the content gets more technical as the project progresses. The distribution of other age ranges is fairly representative of Squamish's overall population.



Individuals and groups who participated represented a broad range of interests including residents, recreation and environmental groups, developers, industry, public art, social service providers and non-profits.



PART 3. WHAT WE HEARD

The following provides a summary of feedback received through all Phase 2 engagement activities including the public event, group OCPizza Party discussions and individual questionnaire responses.

KEY TOPICS

In each of the activities, we asked participants to focus on the topics that mattered most to them. Topics under the 'Growing' theme received the most feedback although other topics like healthy neighbourhoods, affordable housing, and transportation were also popular.



Number of People who Commented on Topics

The following section provides a detailed summary of feedback for policy directions under each individual topic. For each policy direction, participants were asked to rank their level of support and provide comments to explain why they felt that way or to make suggestions for improvement. For each topic, we also asked participants to share any additional comments or suggestions they had.

A GROWING SQUAMISH

The 'Growing Squamish' category looked at topics related to growth management including land use, natural and built environments, resource management and recreation assets.

MANAGING GROWTH

Policy directions under this topic focus on creating a compact urban form and urban containment boundary, protecting natural areas, phased urban expansion, infrastructure management, and development in neighbourhood nodes and the downtown.

Policy Direction: Compact Urban Form and Urban Containment Boundary

The long-term vision is to limit expansion into rural areas and locate development away from natural hazards. To achieve this, growth will be focused in the Downtown and immediately surrounding areas, in existing neighbourhoods through infill, and in areas adjacent to existing serviced areas. An urban containment boundary will be created to maximize the use of municipal infrastructure while minimizing costs, avoid sprawling development, protect natural areas and improve the viability of public transit. This will protect lands outside municipally serviced areas from residential or commercial development for the next 20 years.



Participant Ranking: number of votes

- Development should be located in non-hazardous areas within or outside of the containment boundary (3 comments)
- Who determines this? It's important the community is involved in creating the UCB (2 comments)

- Adequate transportation and services in infill areas is key infill will also help support transit (2 comments)
- Maintain physical and visual access to natural areas and parks in infill areas (2 comments)
- Current infill development could be done better (odd lots, too dense, inadequate designs for users and local climate) (2 comments)
- Urban containment boundary is essential but must be efficient in reducing sprawl;
- The focus should be to preserve as many natural areas as possible
- Not sure about focusing growth downtown as it is subject to flooding
- Neighbourhood plans should be used to guide infill rather than blanket policies; Infill must be appropriate for the area
- Should be able to build anywhere as long as developer covers costs
- Unsure whether infrastructure can handle infill
- Infill development should be residential
- Keep boundaries the same, do not support Garibaldi at Squamish
- Consider future technology for less dense/rural areas
- Require varied building heights
- Maintain pedestrian access to the shoreline
- The valley from Squamish to Lillooet should be used to grow hops
- Wording should be more clear

Policy Direction: Protecting Natural Areas and Wildlife Corridors

The District will update sensitive habitat mapping, review and reassess its inventory of lands for future development, and proactively work with landowners so that future growth and development is directed to non-sensitive areas. This would mean that certain lands, whether in existing neighbourhoods or in rural areas, would not be developed. The intent is to protect, maintain and extend Squamish's network of protected natural areas, riparian areas, and ecological greenways that maintain important habitats, biodiversity and connectivity.

Participant Ranking: number of votes



Summary of Comments Received:

- Need to identify, define areas and update maps to support this (4 comments)
- Natural environment is very valuable and protection is needed (3 comments)
- Recent draft of sensitive habitat map is missing significant areas of wetlands and doesn't consider wildlife corridors
- How will these areas be defined? Will public and/or external experts decide and have input?
- Ensure information is transparent
- Need to be realistic and strategic about how this is applied (current Riparian Area Regulation is problematic)
- Ensure studies are not duplicative of work completed
- Governance could be managed by a thoughtful group
- Strongly resist development in these areas
- Need to protect recreation corridors
- Focus on re-opening public areas such as dykes and waterfront trails
- Don't see this type of policy being enacted on current projects
- District needs to lead on current variance requests
- Balance with access for trails and other quality of life needs
- Supports other goals like densification of existing areas
- Consider impacts on land outside Squamish boundaries
- Population needs to be capped
- Development and type of development needs to be better defined

Policy Direction: Population Growth Caps for Phased Urban Expansion

A number of "greenfield" (previously undeveloped) sites have been identified for future housing. Growth will continue to be controlled carefully and development will be sequenced in phases based on population growth and infrastructure capacity. Expansion into these areas will not occur until the population of Squamish reaches an identified level. These criteria are intended to promote efficient use of municipal servicing infrastructure and ensure continued infill development within established areas before expanding into new areas.

Participant Ranking: number of votes



Summary of Comments Received:

- Concerns/questions about what the population cap 'level' will be (5 comments)
- Concerns about the impact on housing affordability (3 comments)
- Limit construction in natural areas and focus on protecting the Estuary (2 comments)
- Consider local employment as well as population (2 comments)
- Provide flexibility for developers willing to pay for infrastructure in greenfield areas; don't limit this type of development or stifle growth (2 comments)
- What areas are being referred to?
- Need to be realistic about the infill opportunities that are available
- The criteria to justify expansion need to include protection of environmental values
- Support infill in existing areas
- Need information about infrastructure capacity/services
- Create buildings that age well
- Cap the size of homes and allow more covered deck options

Policy Direction: Infrastructure Management

Ongoing maintenance and operation costs of municipal infrastructure is a key consideration for proposed expansion into undeveloped areas so that servicing of new developments does not place a financial burden on the community. This may mean that certain areas, that would be otherwise suitable for development, will not be developed until the infrastructure costs can be justified.

Participant Ranking: number of votes



- Infrastructure should include cost-benefit analysis; what level of density is required to cover costs (3 comments)
- Need to consider the increased demand and costs for current infrastructure from infill as well (2 comments)

- Developers should pay for future infrastructure (2 comments)
- Need an infrastructure plan to help understand costs and management (2 comments)
- Consider development outside containment areas if it pays for infrastructure and provides employment
- Concern that the sum of all these blanket policies may make it impossible to develop
- This is important for sustainability
- Is it possible to allow off-the-grid options?

Policy Direction: Downtown Development

Downtown and the Oceanfront will continue to be the heart of Squamish and will be revitalized through mixed use residential, employment, commercial and institutional development as well as oceanfront public access and public amenities. The downtown area will function as a vibrant economic, cultural, institutional and entertainment hub, and an attractive destination for tourists and visitors. This means that certain types of businesses/developments will continue to be encouraged/incentivized to locate downtown, rather than other parts of Squamish.

Participant Ranking: number of votes



- Consider retail and business needs in other areas (like neighbourhood nodes) to ensure complete neighbourhoods across the District and avoid traffic problems downtown (7 comments)
- The current downtown is not a hub the customers aren't there to support businesses (4 comments)
- This is too vague (2 comments)
- Should the downtown cater to tourists or both residents and tourists? (2 comments)
- A great opportunity to build up amenities where there is existing density (2 comments)
- Eager to deal with vacant or run down lots/businesses
- Consider alternative access Clark Dr./Valleycliffe

- Agree with this direction but should focus on sustainable shoreline development (e.g., Green Shores, natural shoreline stabilization)
- Concern re the possibility of 'banning' commercial development outside of downtown
- Concern about impact of downtown/oceanfront on the Estuary
- Concern with respect to excess light pollution in downtown area

Policy Direction: Neighbourhood Nodes

Mixed-use neighbourhood nodes will provide local retail shopping, services, institutional uses and housing in each major residential neighbourhood. These nodes will create complete communities where residents can meet their daily needs in a central neighbourhood gathering place. Developments in these nodes would need to ensure local commercial and institutional uses are provided along with residential development.

Participant Ranking: number of votes



- Agree, this support other goals like walkability and energy conservation (2 comments)
- Focus on small, local businesses rather than chain stores or big box stores (2 comments)
- Coordinate between existing and new nodes to ensure shops and services are successful (2 comments)
- Yes, support more businesses throughout Squamish
- Concern about the viability of businesses in nodes
- Consider the impact on the downtown core
- Very important to protect existing residential in neighbourhoods
- Diversify housing types in neighbourhoods
- Each neighbourhood should have a 'community house'
- Consult neighbourhood organizations to provide direction
- Provide parks and bike paths in neighbourhoods (e.g. Tantalus Road)

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Make sure that polices work well together and don't contradict each other
- Consider the right approach for implementation
- The idea of urban containment is fine as long as it sticks; our community is spread out so a series of neighbourhood hubs (including the downtown) makes sense but ensure that natural areas are permanently protected so these aren't all infilled
- Examine and update zoning to match OCP
- Host a public meeting or information night to help people understand current zoning and any planned changes
- Ensure quality development/building
- Ensure climate-friendly infrastructure/buildings downtown
- Strive for smaller developments vs. larger developments
- Preserve neighborhood character and engage neighborhoods in planning
- Identify and evaluate what works well and doesn't work in neighbourhoods now
- Consider the connectivity between neighbourhood nodes and their connections to downtown
- Specific concerns with respect to a transportation meeting, how planning works and the Stan Clarke Park result

LAND USE & BUILT ENVIRONMENT

Policy directions under this topic focus on density targets and density bonusing, neighbourhood planning, and development guidelines.

Policy Direction: Setting Density Targets

By setting targets for higher density forms of housing (such as townhouses, apartments, small lot homes) for neighbourhoods throughout the community, Squamish can encourage more affordable housing and compact development to reduce infrastructure costs, avoid sprawl, and protect undeveloped areas as environmental and recreational assets. Infill housing and more compact, affordable forms of housing will be encouraged at an appropriate scale and density for each neighbourhood and the District will consider creating incentives to support this type of development. This would mean less emphasis on single-family detached homes.

Participant Ranking: number of votes



- Continue to provide a mix of housing types and sizes including smaller single family homes; laneway and suites (5 comments)
- Concern about the definition of "affordable housing" and the impact on single family home prices if more are not added (2 comments)
- Consider character when adding density (2 comments)
- Use a holistic approach and only do this if there is suitable transportation (2 comments)
- Don't underestimate the demand for single family homes
- Consider infrastructure capacity/upgrades required for additional density
- Urban expansion needs to protect environmental values, development must be matched with adequate green/natural spaces
- Density alone may not provide affordable housing
- Incentives are needed for affordable housing
- Concern about changing the character of existing areas

- Consider multigenerational housing
- Focus on core areas first, not the periphery
- Limit building height to 3 or 4 stories
- Crumpit Woods/Skyridge are not good examples
- Don't increase the population
- Include shared recycling/waste/compost with good signage and make this consistent across the District

Policy Direction: Density Bonusing

Bylaws and policies will be updated to allow density bonus options. This means that the District could achieve community benefits such as rental and affordable housing contributions and increased energy and resource efficiency in exchange for relaxing certain development requirements for multi-family and mixed use developments such as the number of units allowed, building height, number of parking stalls, or setbacks from the street.

Participant Ranking: number of votes



- How will the District ensure equitable treatment for developers (2 comments)
- This is too vague, there should only be a benefit to developers if they can provide substantial benefits (not just slightly lower priced housing that is still not affordable)
 development is out of control and we need to be asking for more in return (2 comments)
- How will we ensure affordability? Consider requiring a percentage of affordable units and/or a payment to a housing authority (2 comments)
- Concern about the effectiveness of this policy given the parking fund experience downtown which led to a lack of parking and impacts of parking on natural areas (2 comments)

- Support this idea but needs to include opportunities to protect sensitive natural areas that otherwise wouldn't be protected.
- Be very careful about relaxing parking and setbacks as this could lead to overcrowding and impact livability
- Would rather see some community benefits from single family developments this demand won't go away and should contribute more to community amenities
- Good approach as it sets clear direction for desired services/amenities
- Consider impacts to existing property owners
- Should be used in appropriate neighbourhoods
- Mixed support, but overall support for trading off parking requirements
- Need to be careful about how land is allocated given the limited land base
- Support but make sure it does not impact green space, environmental health or quality of living spaces
- Ensure good materials to reduce sound between units

Policy Direction: Development Guidelines

The District's development permit area guidelines will be updated to reflect Squamish's unique character and building form with the following objectives:

- *Connectivity* Enhancing the street network in relationship to the neighbourhood for pedestrian accessibility and pedestrian friendly development
- Design excellence Creating an efficient built environment and made-in-Squamish character
- *Good neighbour* Harmonizing with the scale and character of surrounding development
- Safety and security Improving safety and reducing opportunities for crime
- *Neighbourhood energy* Considering the ability for developments in and around the downtown to connect to a future Neighbourhood Energy System.



Participant Ranking: number of votes

Summary of Comments Received:

- Too vague and subjective, need examples (4 comments)
- These should be requirements, not guidelines (2 comments)
- Concern about the level of density required for energy systems (2 comments)
- Include wildlife corridors and habitats under 'connectivity' (2 comments)
- Include stormwater management that achieves water balance under 'design excellence'
- Consider multi-modal interfaces (parking, bike racks, transit to trail destinations) for 'connectivity'
- For trails, consider multiple users, wayfinding, and ways to embody our unique character and heritage in trails
- Preserve access to key areas
- Ensure good guidelines that can be applied
- Prioritize energy efficient buildings to make energy systems less relevant
- Include goals related to employment so people can live and work here, provide incentives for local businesses and local jobs
- Concern that planning and design will not align with nature

Policy Direction: Neighbourhood Planning

Neighbourhood plans will be completed for all major neighbourhood areas to manage growth. The plans will include a mix of local service nodes; commercial, industrial and institutional uses; amenities such parks and trails, and appropriate locations and density of housing.

Participant Ranking: number of votes



Summary of Comments Received:

• Useful but concerns about NIMBYism and getting consensus; need to engage residents in planning and communicate well before rezoning and implementing change gradually (6 comments)

- Plans should identify desired character (scale, growth potential) rather than manage growth and should address walkability, services, quality of life, etc. (4 comments)
- Squamish has distinct neighbourhoods already (2 comments)
- What defines a 'major' neighbourhood?
- Plans should consider stormwater management (retention and slow release) at the property and neighbourhood level
- Plans should consider impact on trails, trail and park maintenance and facilities, and the provision of parks, trails and wild spaces in neighbourhoods. Maintain all existing easements, and provide new easements for new trail connections to access new development. Work with local groups to integrate trail plans into neighbourhood planning.
- Preserve equestrian access in Brackendale and Finch/Loggers Lane areas
- Downtown planning should consider water based recreation activities
- A mix of uses in neighbourhoods is good
- This should help to improve quality of life
- Focus on streamlined transportation

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Consider more recreation and multipurpose areas as amenities (2 comments)
- These policies are all very supportable but also very general it's the 'how' that is the important part (details, implementation, leadership)
- More examples of application would be helpful
- All new buildings should have guidelines/bylaws to support zero waste (space, bins, storage, signage)
- Place a greater emphasis on staged development completing one development area before others are approved
- Support infill and diversity within neighbourhoods
- Include heritage guidelines as well as 'density with employment' guidelines
- Boat launch area is strained at times and needs better management
- Look to international experts to help create guidelines
- Concern that planning and design are not aligned with nature
- The environment needs to be prioritized as part of the planning process buffers, wildlife corridors, integrated stormwater management

NATURAL ENVIRONMENT

Policy directions under this topic focus on protecting environmentally sensitive areas and coastal/marine areas, green network planning, and environmental monitoring.

Policy Direction: Protection of Environmentally Sensitive Areas & Greenways

Newly updated Sensitive Ecosystem Mapping will be used to refine the OCP's Environmental Sensitive Areas classifications. Development will be directed away from environmentally sensitive area, even if it places significant limitations on the developable area and potential of the site. In situations where environmentally sensitive areas are not compatible with recreation objectives, the OCP will prioritize habitat protection over recreation. This means that some highly sensitive lands, whether in existing neighbourhoods or rural areas, may not be developed or accessible for recreation.



Participant Ranking: number of votes

- Very important to manage our environmental areas carefully the environment is what draws people to the area and supports our economy (3 comments)
- Need to prioritize lands by importance and look at recreation based on impact (walking trail vs. motorized recreational vehicles) (2 comments)
- Protect the estuary/watershed; strengthen the Estuary Management Plan and ensure adequate implementation (2 comments)
- Adaptive management is an appropriate tool for managing sensitive areas rather than blanket policies – well-built trails or boardwalks through sensitive areas help to educate people about the importance of these places and encourage them to protect the surrounding environment
- Adequate bylaws will have to be developed to fulfill this policy direction. The current DPA 11 is inadequate, and of course, development permit guidelines have no enforcement mechanism. Draft ESA mapping is currently inadequate and will need substantial improvement & refinement to be a truly effective tool. How does

the District propose that some highly sensitive lands may not be developed, as per the policy direction, without local regulatory bylaws?

- Hire Satori to do the environmental assessments
- No environmentally sensitive areas should be impacted enhance environments to support low impact, sustainable recreation where appropriate
- Focus development in brownfield areas
- Ensure access to natural spaces from developed areas
- Restrict dogs in sensitive areas
- Focus on tree protection and governance to support it
- Somewhat vague policy, this requires trust and further discussion
- Need to find balance between development/recreation/industry and sensitive lands
- Need a holistic approach to planning that includes recreation, commercial, industrial and residential (including float homes)
- Do not support LNG

Policy Direction: Protection of Coastal/Marine Areas

Municipal policy and regulations will be aligned to protect and maximize waterfront and marine resources as important community assets for their ecological values and services, and social and economic benefits. The District will play a leadership role to proactively address local marine issues such as unauthorized mooring, derelict vessels and ship source pollution. This will involve completion of the Marine Strategy and Implementation Plan and may include the creation of a Squamish Marine Working Group.

Participant Ranking: number of votes



- This should be our top priority
- Support for addressing derelict boats and establishing a marine plan and working group
- Make the Estuary a priority and not a marine use area

- Who determines what a derelict vessel is? If it's impacting the environment, it is a problem, but if not, it should be okay to stay.
- Public access to and along the waterfront will be easier as waterfront areas are developed or redeveloped from industrial use. Examine possible water trail routes and establish trail heads (and parking facilities) near water trails.
- This is a great policy statement. Is this the right place to add that development of shoreline areas will utilize Green Shores design principles, as opposed to hardened shorelines?
- Would also like to see a review of the Estuary Management Plan included in the new OCP this is badly needed
- While SERC is somewhat dysfunctional, the guidelines are still valid and enforceable. There needs to be a marine strategy that harmonizes with the OCP and the principles of the Estuary Management Plan. Outside of that the District can set policy re mooring, derelict vessels & pollution in tandem with MOE, coast guard & DFO. Note that provincially a new Bill has been tabled to address these issues.
- Consider developing a safe sewage/recycling zone for the boats to control the environmental impact.
- Boat launch and haul out areas are required for marine recreation
- Support from the Squamish Yacht Club to get involved with marine planning

Policy Direction: Green Network Plan & Acquisition Strategy

The District will work to identify and establish a comprehensive green network that includes environmentally sensitive areas. Development will be directed away from these areas in order to maintain important habitats, biodiversity and wildlife corridors. The District will work with community partners to create a financial strategy to acquire and restore environmentally sensitive lands in the network (such as a community conservation fund to support habitat/riparian restoration).



Participant Ranking: number of votes

Summary of Comments Received:

- This is great and long overdue (3 comments)
- Protect the Estuary and identify funds to make acquisition a reality (2 comments)
- Great direction but requires clear policy and guidelines as well as regulations (bylaws/enforcement) to be effective. Implementation will only be as good as the mapping that goes into it (which still requires a lot of work).
- The revised site alternation bylaw, if adopted, will create Environmental Reserve Fund, which can be used by the District to help fund this policy direction.
- Must consider trade-offs made as part of the Estuary Management Plan
- Green way corridors are important from both an ecological and recreational perspective. Ideally, greenway corridors with trails will connect the various neighbourhoods of our sprawling town – some already exist but we need more.
- Environmental restoration of the old West Barr log sort appears to be a good example of restoration of a sensitive area.
- Include east-west wildlife corridor overpasses across the highway
- Support for cash in lieu as it provides more options

Policy Direction: Ecosystem Protection Targets & Monitoring

The District will assess and establish the current state of ecosystem values in our community, set ecosystem protection targets and track ecological assets over time. Results from ongoing monitoring will be used to make sure development and economic activities do not negatively impact ecosystem values and that these values improve over time.

Participant Ranking: number of votes



- Focus on protecting the Estuary and identify how this will be implemented
- How will values be identified and quantified?
- Need to clarify "ecosystem" and "ecological assets" include and define our ecosystem values are wetlands included?

- Need to allocate sufficient resources to support this (2 comments)
- This is a big job what tools are/will be in place to set these targets and develop and implement monitoring programs? How will the District fund and staff these tasks?

Other

We also asked participants to provide any additional comments or policy suggestions. The following comment was received:

• Communicating all findings regarding sensitive ecosystem functions/values to the public will be instrumental for protection & adoption. Restoration of degraded environment should be a top priority.

RESOURCE MANAGEMENT

Policy directions under this topic focus on protecting industrial lands and forest lands, marine area planning, and maintaining limited use areas for resource uses and recreation.

Policy Direction: Protection of existing industrial Lands

Further conversion of industrial lands (and lands with potential for industrial uses) to other land uses such as residential will be prohibited. The District will also maintain appropriate buffers on residential lands in close proximity to industry. This will help to prevent further loss of lands that are suitable for industrial development and jobs.



Participant Ranking: number of votes

- Need to embrace industry to keep well-paying jobs in Squamish
- Need lands to support industry growth
- Residential development in particular is taking over industrial land uses
- Why have we given up so much of our Industrial land base? We need to maintain our resource lands for forestry and stop allowing residential growth along industrial zones
- Industrial lands need to be more clearly defined by various uses
- Include a mix of industrial and recreational uses on the waterfront
- Granville Island/North Shore are good examples of residential/commercial working near industry
- Consider the importance of Squamish Terminal/Port Lands linkage with BC rail properties and the highway
- Support the intent, but prohibiting land conversion is too rigid
- Current zoning needs to be revisited before prohibiting any land conversion
- Contain industrial land close to industrial parks and keep away from schools
- Depends on the industry if it is a dying or harmful industry (like LNG) then would rather use land for housing but if it will provide sustainable local jobs then let's support it

- Some heavy industry is fine but we may not require the same level of industry as other towns due to our competing recreational industries
- Squamish has evolved and it is time to move on
- Do not support if areas are within the Estuary
- Zoning in the estuary (including estuary lands east of the transportation corridor), needs to be revisited to protect more important habitats

Policy Direction: Integrate Squamish Estuary Land Designations

Objectives and land use designations of the <u>Squamish Estuary Management Plan</u> will be integrated into the OCP. This means that areas immediately west of the Downtown core (currently designated as Greenway Corridors and Recreation in the OCP), as well as the Mamquam Blind Channel (currently not designated in the OCP) would be available to support further industrial/commercial development.

Participant Ranking: number of votes



- The Estuary Management Plan needs a full review and update (with the community) if it is going to be used to revise the OCP (2 comments)
- Industrial activities should be removed from the estuary (2 comments)
- The upper Mamquam Blind Channel has its own sub area plan and is not necessarily available for industrial/commercial development
- This is a loaded issue as there are existing homes in this area, however it is an ideal location for industrial/commercial growth
- Previous agreements need to be honored
- What is the status of the Estuary Management Plan?
- Policy needs more work
- Delete the reference to further incursion into the estuary
- These two areas are very environmentally sensitive areas and shouldn't be considered for industrial/commercial development
- Shared use of the waterways
- Need 120 ft of clear waterway in the Mamquam Blind Channel for effective use
- West Barr log sort rehabilitation is a sensible approach
- Support truck traffic outside downtown and rerouting port traffic, but other areas need more protection/designation for recreation
- Focus should be on preserving nature

Policy Direction: Marine Area Planning and Waterfront Employment Lands

Marine area planning will consider the needs of waterfront employment lands to ensure certain industries (such as the forestry sector) can maintain access to the water. A balanced approach is needed to protect certain marine shoreline areas while maintaining water access needs for industrial purposes such as log handling.

Participant Ranking: number of votes



- Do not increase industrial activity on the waterfront, there is already sufficient access (3 comments)
- Support a balanced approach (2 comments)
- Consider future industrial growth opportunities
- A critical area for the forest industry
- Industry is okay, but shouldn't trump environment
- Cap current land for waterfront industrial uses
- This is in conflict with natural environment policies
- We need a comprehensive marine plan that includes environmentally sensitive areas, industry and recreation as well as a Green Shores approach to naturally stabilize shorelines and protect eelgrass beds

Policy Direction: Maintain Limited Use Areas

Lands designated for limited use in the OCP (predominantly northern parts of the District, Paradise Valley area) will continue to be intended for agriculture, forestry, outdoor recreation, resource extraction uses, and undisturbed natural environments.

24 14 13 1 0 14 13 strongly oppose oppose neutral support

Participant Ranking: number of votes

Summary of Comments Received:

- Too vague, need more clarification on what 'resource extraction' includes (2 comments)
- How can outdoor recreation and natural environments be paired with resource extraction?
- Limited uses may exclude other viable uses
- Do not support water extraction
- Decrease resource extraction in the OCP
- Selling wood lots is not consistent with this
- Too many uses listed, areas should emphasize environmentally sensitive uses and practices
- It is a special place and needs protection for recreation, nature and farming
- No need to impact these areas

Policy Direction: Collaborate to Protect Forest Lands

The District of Squamish will work in cooperation with the Squamish Forest District and other stakeholders in the forest industry to protect the forest land base and promote sustainable forest operations while balancing recreation and other interests.

Participant Ranking: number of votes



#SQUAMISH2040 | OCP UPDATE

PHASE 2 SUMMARY OF COMMUNITY ENGAGEMENT

Summary of Comments Received:

- Language is not clear, "other interest" is a vague term (2 comments)
- Value in maintaining forestry within the District boundaries, co-existing with other industries e.g. recreation and tourism
- This seems positive
- Logging should meet Forest Stewardship Council standards
- A community forest should include extensive consultation prior to being established
- Forestry is outside the District's scope
- District should be opposing forestry in the area not protecting it, trees are too valuable to us
- Consider visual aspect for logging clear-cuts

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Preservation of natural spaces should be a primary goal of the OCP as it is what people move here for
- Tourism and outdoor recreation income exceeds extraction opportunities
- A diversified economy can be healthy if the key players work together
- Narrative needs to recognize new industrial jobs in Squamish
- Current marine strategy needs to be broadened in scope to include maintenance of the area (e.g. dredging needs) and not just protection
- Lands south of Alice Lake Park have immense recreation value and need protection
- OCP approaches may need to be replaced with more effective and progressive strategies
- Do not support the Estuary Management Plan guiding OCP updates
- Wording needs to be more precise/concise

RECREATION ASSETS & ACCESS

Policy directions under this topic focus on park planning, trails funding and protection, waterfront revitalization, camping policy, and recreation for specific groups like youth, seniors and vulnerable populations.

Policy Direction: Park Planning

The District will develop a classification and needs system for community parks to provide parkland acquisitions guidelines and recommendations for park development to address park infrastructure and amenity needs of the growing community.

Participant Ranking: number of votes



- Need a range of parks and green spaces, everything from small neighbourhood playgrounds and more structured parks to natural walking/climbing areas to sensitive areas (like riparian areas and wetlands) that require the highest level of protection
- Add specifics around classifications
- Need to properly assess needs for new parks, not just maintain existing ones
- Establish a minimum requirement ratio of development (dwellings) to park space
- Existing parks need renovating and other additions
- Include amenities in park planning provide sufficient washrooms, water fountains, garbage cans, and post a code of ethics in parks
- Establish a committee for park planning and involve residents for park planning in their neighbourhoods
- Park system should be based on the desires of residents do a survey to find out what people want where
- Strongly support long term asset development in this area
- Build up a fund to purchase parks, and attempt to get exclusive access to purchase
- Where possible, allow trails to connect parks
- Need to include regional parks (e.g. Cat Lake) in the discussions on access

- Need to understand positive (e.g. recreation) and negative impacts (e.g. traffic) of additional parks
- Balance planning with implementation
- Estuary is a natural park and should be used that way
- Concern about recent cherry tree removal
- Parks should be accessible and purposeful rather than small and hidden
- Rainbow Park in Whistler is a good example of a large park
- Apply for Crown Lands adjacent to Smoke Bluffs Park to protect the trail network to the east of the Park and the waterfront trails along the Upper Mamquam Blind Channel
- Oceanfront lands need access for dog walkers
- Upper Blind Channel should be rezoned as a park

Policy Direction: Trails Funding and Protection

A Trails Funding and Maintenance Strategy will be developed to secure sustainable funding sources and ensure that trail networks are considered in infrastructure and financial planning. The District will reinforce its existing "no-net-loss" approach to trails and develop policies and incentives for landowners to dedicate trails or trailhead/staging areas at the time of development. This will help to maintain the integrity and connectivity of the existing trail network and establish associated trails infrastructure.

Participant Ranking: number of votes



- Great health and economic/tourism benefits from trails consider the values they bring to the community, it's not the same experience to walk down an urban street vs. a 100-year old forest (3 comments)
- Add clarity about incentives and 'no net loss' as developers and the District both have a responsibility for trails (3 comments)

- Consider a strategy for covenants, right of ways, maintenance and insurance/liability coverage for trails on private lands provide incentives to existing landowners/developments (3 comments)
- Decisions around funding and protection should be a community process, involve Squamish Trail Society and Squamish Off Road Cycling Association (2 comments)
- Support developers funding trail maintenance District should provide this funding to the groups who are already doing great work (e.g., Squamish Trail Society, Squamish Off Road Cycling Association, Climbing Access Society, etc.) to manage the trails for each individual sport. District should provide legal and financial support but allow community groups to manage trails. (2 comments)
- Strongly support 'no net loss' approach development should go even further and enhance recreational infrastructure and trail connections, providing greenbelts in new developments to connect to existing trails (2 comments)
- There are groups in town that already do a very good job of working on trails (e.g., Squamish Trail Society and Squamish Off Road Cycling Association)
- Sounds like a good forward planning
- Prompt winter management of snow and ice on sidewalks and trails is an important consideration for safe alternate transportation. Trail construction and maintenance should be a line item on DOS yearly budgets.
- Look for contributions from tourism and rec-tech industries
- Consider both the quantity and quality of trials
- Focus on connecting existing trails, trailhead parking lots starting from downtown
- With population growth we need more trails
- Concern regarding the steep trail in/from Valleycliffe
- Existing trail network needs work Example: Hunter Place Trail (hospital hill downtown) redone but still not accessible

Policy Direction: Waterfront Revitalization & Stewardship

The District will maximize opportunities for waterfront revitalization and stewardship to increase tourism, recreation access, waterfront activation and sensitive redevelopment.

Participant Ranking: number of votes



Summary of Comments Received:

- Too vague, remove jargon to make it more clear and define 'maximize' and 'sensitive redevelopment' (4 comments)
- Waterfront revitalization and access is important for tourism/economic growth and recreation (2 comments)
- Need to find a balance to meet the needs of recreation environmental protection, and industrial waterfront uses (2 comments)
- 'Environment' must be at the forefront of development, sensitive areas must be properly assessed (2 comments)
- Concern that 'maximize' means force out industry (2 comments)
- Need more consultation with community and area users (2 comments)
- Preserve public access (2 comments)
- Policy seems to be saying we can do it all but you can't revitalize the environment while increasing development on the waterfront. Need some examples to clarify.
- This is essential prior to large development in the area
- Need appropriate amenities and infrastructure
- Include interpretive learning opportunities
- Concerned about impact on the Estuary
- Need water access (for non-motorized boats) for Blind Channel, Mamquam River
- No dredging!
- The value of a waterfront trail will grow with time as our city grows and develops, so we appreciate this forward thinking. Water trail put-ins and trail heads can be important points of interest along the way.
- Why was there no townhall meeting on the oceanfront development? Why are all the trails there being destroyed?

Policy Direction: District-wide Camping Policy

A District–wide camping policy will be developed to support the expansion of outdoor recreation and address long-term camping solutions and widespread illegal camping.

Participant Ranking: number of votes



Summary of Comments Received:

- Need more affordable long-term camping options (4 comments)
- Encourage a variety of different camping options and price points to protect the environment and ensure it is accessible to everyone (3 comments)
- Issues with toilets in campgrounds (2 comments)
- Concerns are not clear (2 comments)
- Perhaps guidelines instead of a ban/regulations (2 comments)
- Increase bylaw enforcement (2 comments)
- Unclear if "long term camping solutions" refers to "long term camping" or solutions over a long term
- Need more information about this policy
- Need to distinguish various types of camping opportunities
- Implement with a bylaw
- Camping is part of the Squamish culture
- Need a balance between environment protection and freedom to enjoy wilderness
- Agree that summer camping is over capacity and impacting natural areas District should work with BC Parks to establish another 400 affordable sites near the Chief
- Campground season should be longer
- Provide summer tourists with information about the area (e.g. bear-safe practices)
- Supportive of BC Parks style of campground (individual sites, forest setting) vs. KOA (cabin) style
- Address illegal camping, not pleased with the current situation
- Support addressing illegal and long-term camping and to manage but don't expand existing recreation
- This needs to be better managed. How will the DOS assure proper services are established to support camping?
- Need to recognize that illegal and long term camping issues are related to housing issues and affordability

Policy Direction: Recreation for Youth, Seniors & Vulnerable Populations

The District will seek opportunities to expand recreation programming for vulnerable populations, youth and seniors and provide a range of play, recreation and exploration opportunities and programming for the community's growing population of families with young children and youth. The District will explore options for parks and recreation service delivery (such as a Park & Recreation Commission) and will collaborate with the School District on facility-use to organize and expand recreation services as the community grows.

Participant Ranking: number of votes



- Work with community partners, support grass roots and volunteer initiatives and work with the community to develop and implement programs (3 comments)
- Need support for youth, more free activities for youth (3 comments)
- Need outdoor learning spaces at schools and recreation areas (3 comments)
- Support collaboration with School District to make better use of existing resources/facilities for the time being (2 comments)
- Sounds great but need more details
- What will the costs be?
- Important to prioritize free/affordable recreation for youth, seniors and vulnerable populations, especially with the price of housing going up. This will result in future health benefits
- Recreation helps keep youth involved in the community and out of trouble
- Need more affordable childcare/camps
- Need smaller ball fields away from Brennan Park
- Squamish Yacht Club has very accessible programs
- Will more spaces further segregate and isolate?
- Look at non-traditional "seniors" activities many of today's seniors are very active
- Ensure users can access programming
- Current youth centre is not an ideal location
- Facilities need to be higher quality, energy efficient buildings
- Is Brennan Park expanding to meet the growing need?
- Look for opportunities to connect seniors and youth
- Need more neighbourhood nodes with recreation opportunities in each

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Is there sufficient budget and staff resources to implement these policies and plans?
- Need more opportunities 'environmental education' in all recreation areas
- Partnerships with local organizations (e.g. Squamish Yacht Club) can help to provide opportunities
- Support public access and empower local partners to maintain/build outdoor recreation offerings
- Consider more recreation spaces for wheelchair users
- Protect natural spaces such as the Estuary
- Trails are important to the health of our citizens, economy and our environment and need to be funded and protected accordingly

A THRIVING SQUAMISH

The 'Thriving Squamish' category focused on the idea of creating a complete community where residents can live, work, and play. Topics included economic development & employment, affordable housing, education, healthy neighbourhoods, and arts, culture & heritage.

ECONOMIC DEVELOPMENT & EMPLOYMENT

Policy directions under this topic focus on targets and indicators for employment lands, securing, maintaining and supporting industrial lands, encouraging emerging sectors, and incorporating land designations from the Squamish Estuary Management Plan.

Policy Direction: Targets and Indicators for Employment Lands

Targets and indicators for employment lands could be developed and monitored to assess performance over time (including an inventory of employment lands and jobs-to-housing ratio).

Participant Ranking: number of votes



- General agreement/support (4 comments)
- Keep it simple to ensure it can be measured over time (2 comments)
- Unclear how will the targets be set? How will they be used? (2 comments)
- Include tourism along with commercial, industrial
- Ensure industries with a low environmental impact are included
- Ensure formal procedures/review to ensure accountability
- Metrics need to reflect the fast/dynamic changes happening
- Need a strategy as well

- Employment lands need to allow more flexibility (e.g. light industrial allowing offices for web developers)
- Capture affordability of housing along with an indicator of wage/hr to housing dwelling rental rate
- Monitor types of employment lands being used and where the demand is

Policy Direction: Secure Future Industrial Lands

To support a diverse local economy with good jobs, the District could identify lands suitable for a range of industrial uses and/or potential future industrial activity, and provide appropriate land use designations, zoning and policy to ensure these assets are protected into the future. The District could consider industrial land use designations for:

- The east side of Loggers Lane between the upper Mamquam Blind Channel and Robin Drive;
- Centennial Way east of the hydro right of way; and
- The Cheekye Fan (upon completion of hazard mitigation that identifies additional industrial land designations).



Participant Ranking: number of votes

- Light/Medium industry supported, not heavy (3 comments)
- Support cleaner/sustainable industries; include controls for effluent/impacts (3 comments)
- Do no support industrial development near the estuary or Cheekye Fan (3 comments)
- Can tourism, rec-tech and industry coexist? Concerns regarding compatibility between these sectors (3 comments)
- More detail needed with respect to examples provided
- Industry is important to our heritage and local employment although hesitant to place it in areas with residential potential
- Secure Centennial Way beside the river

- Concerns about flooding on Logger's Lane
- Who will pay the costs of maintenance of the Cheekye Fan barrier?

Policy Direction: Support Existing Industrial Activities

Lands currently used for industrial activities could be supported through appropriate land use designations and zoning. The District could also work to address compatibility issues where residential development is located next to industrial sites.

Participant Ranking: number of votes



- Is it possible to change zoning where it is inappropriate and does not perpetuate over time? Concern that industrial businesses may not be viable in the future (2 comments)
- Wording is vague, confused about the intent (2 comments)
- Unclear as to the type of industry, not supportive of refineries for example
- How will compatibility be addressed?
- Support current lands, but not creating more
- Supportive if the various uses develop at the same time, not interested in adding to residential areas
- Dialogue important to help mitigate impacts
- Certain industry needs the opportunity to expand (e.g. airport) and must be grandfathered in
- Woodfibre is a good example of land set up for industry that requires support
- Address environmental issues as well as compatibility issues
- Compatibility issues still prevalent for Squamish Terminals and oceanfront lands (Newport development) stakeholders will need to continue working together to address as they arise

Policy Direction: Encourage Emerging Employment Sectors

The District could look for opportunities to encourage desired economic activities and provide incentives to grow certain sectors such as renewable energy, rec-tech, tourism, film production, education, knowledge based industries and high tech.

Participant Ranking: number of votes



Summary of Comments Received:

- General support (7 comments)
- How will sectors be encouraged?
- These sectors can be concurrent with industry
- Collaborate with other Sea to Sky communities
- Affordable commercial space could be achieved with incentives similar to those used for affordable housing
- Flexible zoning required to support innovative new sectors
- Not at expense of other sectors (e.g. industry), which are also viable and should be encouraged
- Support opportunities that enhance our brand
- Not in support of tourism jobs
- Not in support of airport expansion

Policy Direction: Integrate Squamish Estuary Land Designations

Objectives and land use designations from the <u>Squamish Estuary Management Plan</u> could be integrated into the OCP. This would mean that some areas immediately west of the Downtown core (currently designated as Greenway Corridors and Recreation in the OCP), as well as portions of the Mamquam Blind Channel would be available to support further industrial/commercial development.

Participant Ranking: number of votes



Summary of Comments Received:

- Question using the estuary for industry and how this will affect other ecosystem services, recreation, and cultural use (8 comments)
- Blind Channel has potential for industrial/commercial development
- Pictures and maps would help provide context
- Why draw the line for industrial development at the BC Rail spur line?
- Don't develop up into the spur line
- Consider residential and park or mixed use, not industry
- How will land designations not under DOS jurisdiction be addressed.
- Integrated planning is good but must revisit the Estuary Management Plan first need all levels of government to come to the table
- UMBC is listed as a "planning assessment area" under SEMP, not commercial/industrial

Policy Direction: Focus Industrial in the Squamish Business Park

In order to protect industrial land, the District could focus light and medium industrial development in the Squamish Business Park and discourage additional highway commercial or business services in this area. The <u>Squamish Business Park Sub Area Plan</u> would be updated to clearly define light, medium and heavy industrial uses and identify where these uses should be favoured over commercial uses. This would limit some commercial opportunities in this area but could help to direct these businesses to the downtown instead.

Participant Ranking: number of votes



Summary of Comments Received:

- Not all commercial needs to be downtown, consider community hubs in other areas (2 comments)
- Incorporate both light industrial and commercial (food establishments) to keep areas vibrant for workers
- Variety in general is good, such as neighbourhood hubs
- Unclear whether heavy industry would be included here?
- Heavy industry should be separated from residential development
- Concerns about the amount and type of industry
- Concern about industrial ghettos
- Need to consider impacts on school routes
- Direct commercial downtown
- Better location than the Estuary
- Large indoor recreation in the area should continue

Policy Direction: Clarify the Regulatory Framework for Industrial Lands

The District could explore the potential for more employment land development at the Waterfront Landing site in addition to the commercial and retail uses currently outlined in the Sub Area Plan. This would help to provide more lands for light industrial activities but could also cause some compatibility issues between residential and industrial uses.

Participant Ranking: number of votes



- General support (2 comments)
- Concern about conflict with the oceanfront development
- Unclear as to which area is being referred to here
- Concern about traffic, pollution and other problems
- Support clarifying permitted uses but don't necessarily support changing designations to match existing uses
- Need additional stakeholder engagement

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Need to be looking at sustainable long term industry and diversity
- We are no longer an industrial based town
- We don't necessarily have to depend on historical industries and reserve land for them, look to new industries and opportunities that align with our brand and ensure we have the flexibility to support future enterprises
- Need to keep the natural and recreational opportunities to attract people
- Allow the Estuary to be
- Consider the environmental impact of light and heavy industry
- Support companies that pay living wages
- Need more maps and examples to better understand policy directions
- Need to better understand what hazardous materials are transported through town
- Need to consider long-term land use and transportation strategy around linkage between Squamish Terminals/Port lands, BC Rail properties, and the Highway – marine strategy, truck route study will be important to facilitate proper planning

AFFORDABLE & DIVERSE HOUSING & ACCESSIBLE CHILD CARE

Policy directions under this topic focus on housing targets and monitoring, developer requirements and incentives, higher density housing, restriction of larger single family homes, adaptable housing, collaborating for affordable housing and child care, and incorporating child care into neighbourhood planning.

Policy Direction: Require Affordable Housing Options

Creation of affordable and rental housing units should go hand-in-hand with growth in Squamish and should respond to the continuum of local housing needs including emergency shelters, transitional housing, social and subsidized housing, non-market rental housing and affordable market housing. To help achieve this, the District could place a greater emphasis on requiring medium and large developments to incorporate affordable and market rental units as part of rezoning. The District could also identify its affordable housing reserve fund as a top priority for cash amenity contributions from developments.

Participant Ranking: number of votes



- Consider housing co-ops (3 comments)
- Aim to integrate rather than segregated into 'affordable ghettos' (3 comments)
- A percentage of affordable units should be allocated in all developments (2 comments)
- How will the various types of affordable housing be distinguished and managed? (2 comments)
- Concern about attracting populations from outside Squamish, make it only available to those who work in Squamish (2 comments)
- Ensure rental rates/costs are affordable and not just less than the inflated rates right now (2 comments)
- Provide a range of affordable rentals and real estate

- Prioritize purpose built rental housing
- Who will be eligible?
- Housing for single people is needed
- There are many different models
- Consider cash amenity vs. unit amenity
- Guidelines need to be transparent and easily accessible
- Don't hamstring developers

Policy Direction: Affordable Housing Incentives

To encourage the creation of affordable and market rental housing, the District could develop and implement a set of clear policies and incentives. In addition to the community amenity contribution policy that prioritizes affordable housing, the District could allow density bonusing and other incentives to encourage developers to provide on-site affordable or rental housing (including secondary suites) in exchange for additional density, expedited permitting process and/or lower land development fees. This would mean less risk, faster review processes, and reduced costs for developers but would require more District staff capacity and reduce revenue from development applications. This may also result in pockets of slightly higher density where affordable and rental housing is proposed.



Participant Ranking: number of votes

- General agreement/support (3 comments)
- Use stronger wording than 'could'
- 'Slightly higher density' sounds like it understates what is proposed
- Be proactive
- Secondary suites have a variety of issues are not the answer to rental problems
- Purpose built rentals provide a better solution
- Affordable and rental should be available in all neighbourhoods
- Look to other municipalities across North America for solutions

- Needs to limit 'loop holes' and ways around regulations
- Needs to be sustainable long-term to maintain affordability
- District needs to control the implementation and the rental rates
- Concern about developers getting incentives
- Need purposeful planning about where this would happen
- Where is the right place for more density?
- Density is important for affordability
- Government needs to do more and be more active in subsidizing local residents and cap rents so they are actually affordable
- The fundamental problem is that people are not being paid enough to afford the houses/rent

Policy Direction: Housing Targets and Monitoring

The District could develop an ongoing monitoring system to assess the housing situation in Squamish and identify multi-year targets for affordable housing/unit creation. This could involve annual housing needs surveys and partnerships with other community organizations to establish and achieve affordable housing targets.



Participant Ranking: number of votes

- Understanding challenges will help address the issue (2 comments)
- Concern about word use 'could' vs 'will'
- A healthy way of controlling growth
- Need formal procedures for accountability, such as a formal review (annual review at minimum)
- Unclear what the monitoring system would entail
- This is a waste of time and money we know the situation already
- Government needs to do more to support affordable housing and monitor average income
- Focus on supporting immigrants it is very hard to start a new life

Policy Direction: Higher Density Housing in Key Locations

To create permanent and secured affordable housing throughout the community, the District could identify density targets and allow for higher densities and housing forms (such as townhouses and apartments) in appropriate locations, such as areas close to neighbourhood nodes, employment and education centres. The District could support mixed-income housing and inclusionary zoning to provide a range of housing in both new and existing neighbourhoods.

Participant Ranking: number of votes



Summary of Comments Received:

- How are decisions made about appropriate locations for density? (2 Comments)
- Unclear as to whether this is already happening
- Clarify 'high density'
- Be careful about creating segregated areas
- Concerned about uncontrolled growth
- Range of housing is key
- Create self-sufficient neighbourhoods
- Already too many new neighbourhoods and people
- Integrate all of them together

Policy Direction: Restriction of Large Lot Single-Family Homes

The District could establish direction for future development to limit the amount of large lot single-family homes and promote smaller, more affordable housing forms and multi-unit developments. This would further incentivize multi-unit developments and could include other approaches such as requiring secondary suites in all new single-family home developments.

Participant Ranking: number of votes



Summary of Comments Received:

- Dislike requirements for suites and restrictions on single family homes (6 comments)
- A variety of housing is most desirable (3 comments)
- Encourage suites using incentives (3 comments)
- Encourage smaller houses with more green space (2 comments)
- Keep some options open for large lot, single family homes (2 comments)
- It's good to have a range of large and small homes, secondary suites are great if people want them
- Large lots are good for protecting trees, views, and supporting self-sufficiency

Policy Direction: Coordination of Affordable Housing Initiatives

The District could facilitate partnerships and support local opportunities to develop affordable housing. This would include supporting the efforts of the Housing Task Force to identify and secure potential affordable housing buildings and sites, working with local stakeholders (in public, not for profit and private sectors) to implement affordable housing initiatives, and ensuring ongoing community engagement and transparency.

Participant Ranking: number of votes



- General support (5 comments)
- Done already and drained funds

Policy Direction: Develop a Local Housing Authority

The District could develop a local organization or housing authority to plan and manage a range of affordable market and non-market rental housing (that could be achieved through developer incentives). The organization could help coordinate policy and actions between stakeholders, establish priorities and conduct survey work, create eligibility criteria and ensure that affordable units stay affordable in perpetuity.

Participant Ranking: number of votes



Summary of Comments Received:

- General support (3 Comments)
- Unsure
- Consider the costs
- Should a non-profit do this or the District?
- As long as the housing doesn't become a 'ghetto'
- Whistler and Castle Rock are good examples
- Support for below market housing prices with limited appreciation
- Coordinate with stakeholders Sea to Sky Services would like to help, BC Housing
- There is a market for rental housing and it won't be ignored by the private sector

Policy Direction: Age-Friendly & Healthy Housing

The District could develop age-friendly housing policies and establish flexible and adaptable housing guidelines. This could include prioritizing and incorporating family-friendly housing in multi- and mixed-use unit developments, and requiring a minimum percentage of constructed units to offer 2 and 3 bedroom options.

Participant Ranking: number of votes



PHASE 2 SUMMARY OF COMMUNITY ENGAGEMENT

Summary of Comments Received:

- General support (5 Comments)
- Support elders or those with limited abilities (2 comments)
- Consider multi-generational developments (2 comments)
- Need housing for single people too
- What is healthy housing?
- Consider a cash in lieu program
- Make lands available for different kinds of housing
- Develop contracts to support people to come together and build housing

Policy Direction: Collaboration for a Quality Child Care System

The District will work with service providers, the School District and senior governments to grow and maintain an accessible, affordable, quality child care system with spaces throughout the community. This could include development of a child care needs assessment to inform a future Child Care Strategy.

Participant Ranking: number of votes



Summary of Comments Received:

- General support (3 comments)
- Assessment is underway ("The Avenues for Change"), we welcome the District participating
- Support quality systems already in place
- Daycares are not affordable and timing needs to be more flexible (e.g. 7am-6pm)

Policy Direction: Incorporation of Child Care in Neighbourhood Planning

To encourage the creation of licensed child care spaces to meet current and future needs, the District could prioritize and incorporate child care in neighbourhood planning. This could include considerations for child care in all new and renovated municipal facilities as well as density bonusing to encourage developers to create new on-site child care spaces or provide cash contributions to a Child Care Reserve Fund in exchange for relaxing certain regulations (similar to density bonusing for affordable housing).



Participant Ranking: number of votes

Summary of Comments Received:

- General support (3 comments)
- Dense areas should have child-care places and facilities
- Could there be a daycare in the Senior's Centre?
- District should have more control to 'require' rather than letting developers dictate through bonusing
- Space is just one issue, costs of paying and running programs is not affordable for families or operators
- Follow up with affordable housing incentives while building
- Not supportive of cash contributions as it doesn't get spent effectively
- We don't need to give bonuses as development is in demand already
- Do not support in all new development

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Language could be stronger, 'will' rather than 'could'
- Businesses will close without affordable housing, more is needed
- Consider restricting footprints of homes on smaller lots
- Development guidelines needed for aesthetics
- Child-care requires a bigger discussion

EDUCATION & LEARNING

Policy directions under this topic focus on lifelong learning, downtown education, collaboration for efficient use of education facilities, and planning for education and associated housing and community amenity needs.

Policy Direction: Lifelong Learning Opportunities

OCP policy could be expanded to support greater access to lifelong learning for residents of all ages and backgrounds, graduates, First Nations and visitors. This could include formal and non-formal opportunities, from early childhood to adult learning, to improve school readiness and success, enhance universal literacy, and build skills and knowledge. The District could also support more education and recreation program offerings, especially for vulnerable populations, youth and seniors.

Participant Ranking: number of votes



Summary of Comments Received:

- Confused with respect to how this ties into an OCP and how it can/would be further supported (4 comments)
- General support (3 comment)
- Support the idea of land dedicated to learning
- Support for trades learning
- Work with existing agencies like literacy committee and community ESL programs
- Enrollment in Kindergarten is increasing and definitely need another high school
- Make existing schools 'community schools'

Policy Direction: Downtown Education

The District will reinforce and maintain the Downtown's role as the vibrant heart of the community, with a variety of housing, culture, shopping, employment, and educational facilities in close proximity. This will include strengthening linkages between the Downtown and Education and Institution precincts on Squamish's Oceanfront and integrating educational opportunities for local and visiting students, including outdoor, environmental, and fine arts programs.

Participant Ranking: number of votes



Summary of Comments Received:

- Unclear what 'strengthen the linkages' means? (2 comments)
- How does this tie into the notion of neighbourhood nodes? (2 comments)
- Transit subsidies would help teachers afford to bring classes to downtown
- Lack of support for 'forced' planning for downtown community hub
- Do not support as the downtown is in a floodplain

Policy Direction: Collaboration for Efficient Use of Education Facilities

The District will collaborate with community partners to identify available infrastructure for enhanced educational opportunities. This could include partnerships and joint-use agreements with the School District and other partners and institutions to maximize efficient use of locally-available resources.

Participant Ranking: number of votes



- General support (4 comments)
- Schools need recycling and composting programs
- Will it make it more affordable?
- Bring students into the community and use the community to help teach

Policy Direction: Education & Associated Housing and Amenity Needs

The District will continue to support the build-out and integration of existing and new postsecondary campus lands and facilities (Quest; Capilano; Squamish Oceanfront) and promote their integration within the community. This could include working with academic and training partners and local organizations to create a student work experience or co-op program to support collaboration, joint learning and capacity building between educational institutions. The District could also work with partners to proactively plan for associated housing and other amenity needs such as child care spaces for anticipated growth in the education and learning sectors.

Participant Ranking: number of votes



Summary of Comments Received:

- Need to provide a range of housing options (2 comments)
- Integrating learning with business provides great opportunities
- Support developers to create amenities that support learning rather than just 'green spaces'
- University campuses have opportunities to use land to achieve some of these ideas

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Education is important for community building
- Need to ensure opportunities for students to stay in the community after they graduate
- Educational organizations need more public outreach to become part of the community
- Provide opportunities for all user groups
- Learning needs to spill over from educational organizations to businesses/industry
- Squamish could be a vibrant learning destination and centre of lifelong learning
- There should be more informed learning, skills, trade training
- Education in Squamish is mostly youth-based need more programs for adults

HEALTHY & LIVABLE NEIGHBOURHOODS

Policy directions under this topic focus on integrating health and safety into the OCP, addressing health inequities, considering health impacts in major projects, monitoring childhood vulnerability, and prioritizing safe routes to schools.

Policy Direction: Integrate Health and Wellbeing in the OCP

A community 'health lens' will be applied to the OCP, with health and well-being embedded in the plan's vision and guiding principles and integrated across relevant policy areas such as growth management, land use, and transportation. The OCP will identify the linkages between plan goals, policies and local health outcomes and show how land use, neighbourhood design, transportation networks, natural environment, local food systems and housing influence community connectedness, mental and physical health, and chronic disease outcomes.

Participant Ranking: number of votes



- Not sure what 'health lens's is (4 comments)
- OCP should focus more on other things (economic, sustainable growth) rather than health (3 comments)
- OCP and Squamish in general needs to address noise and impacts (e.g., lack of sleep) as a health issue
- Health lens sounds good, also need to monitor jobs to housing ratio as sitting in a car commuting is a major impact to health
- Smoother trails for strollers and wheelchairs
- Too much in one policy
- How will this policy be aligned with action?
- Maintain and increase existing facilities with population growth
- Dense housing blocks sunlight and is not healthy

Policy Direction: Address Health Inequities in Public Policy

District planning will focus on the social determinants of health and work with health partners to address health inequities and the unique needs of Squamish's population (especially children and youth, seniors, and vulnerable populations). This would involve inclusive public engagement including and involvement of those most affected. OCP policies could emphasize social and cultural participation and prioritize human interactivity and social connectedness in neighbourhood and public space design.

Participant Ranking: number of votes



Summary of Comments Received:

- Consider accessibility in neighbourhood design and space, provide free transit for the physically challenged (2 comments)
- Is the OCP the right place to do this? (2 comments)
- Destroying neighbourhoods with density will not support this
- A lot of "nice words" but we need deliberate and active policy to create and encourage public forums (neighbourhood groups)

Policy Direction: Consider Health Impacts in Major Projects

The District could require a review and assessment of health impacts for major development projects and explore the use of assessment tools such as Health Impact Assessments (HIA) or Healthy Development Index (HDI) in policy decisions. This would add to development information requirements and development review, but would help to identify potential health impacts and mitigation measures to support our healthy community goals.

Participant Ranking: number of votes



Summary of Comments Received:

- Seems out of scope with OCP (2 comments)
- Reduce traffic noise
- Consider the noise from mechanical systems in new developments
- Smart Growth is a great development model
- Support simple, reliable assessment tools
- Don't senior-level ministries already review major projects?
- Air pollution, dust, traffic from construction projects
- Require higher standards and put the onus on developers
- Consider traffic along entire routes, not just the site

Policy Direction: Integrate Public Safety and Resiliency into the OCP

The District will work with fire, police and emergency managers/responders to maximize safety, security and sense of belonging in local neighbourhoods and the community as a whole. This could include identifying, auditing, and prioritizing areas in the community to improve safety and security in the design of built environments.

Participant Ranking: number of votes



- Seems common sense
- Use more security guard/volunteers vs. RCMP
- Improve safety on Highway 99
- Isn't this crime prevention through environmental design (CPTED)?
- Remove resiliency from the title
- Require provincial support
- Should be directed by the public
- Review issues like noise, powerline proximity, train interruptions
- Development should have to help finance traffic safety improvements
- Important to have a place to shoot, but it shouldn't be close to neighbourhoods

Policy Direction: Monitor Early Childhood Vulnerabilities

The District will work with early childhood development partners and service providers, the School District, UBC's Human Early Learning Partnership (HELP) and health authority to continue monitor local child vulnerabilities using the EDI (Early Development Instrument). Collectively, these agencies will work towards community-wide and neighbourhood-specific interventions to reduce childhood vulnerabilities (social, emotional, physical, cognitive). The District will continue to support partners to develop a Children's Charter and incorporate child and family friendly policies in the OCP.

Participant Ranking: number of votes



Summary of Comments Received:

- Neighbourhood play parks
- Increasing density may have the opposite effect
- Concern with respect to density and lack of unstructured play space

Policy Direction: Prioritize Safe Routes to School in Planning

The District will continue to collaborate with the School District, RCMP and stakeholders in planning for walking and cycling to schools, enhance safe routes to local schools and support continued public education. Benefits include improving personal health and recreation, managing congestion, reducing emissions and supporting our town as it grows. This is part of the <u>District's Active Transportation Plan initiative</u>, a key priority to improve local infrastructure, programs, and policies to encourage walking and cycling.

Participant Ranking: number of votes



Summary of Comments Received:

- General support (4 Comments)
- Increasing density will have the opposite effect more cars, traffic and emissions (2 comments)
- More bike racks at schools and bus pick up areas (2 comments)
- Focus on safe sidewalks (on roads with little vehicle traffic) and existing trails (2 comments)
- District could support transit alternatives for afterschool programs
- Steep grade at Valleycliffe trail needs attention
- Identify appropriate walking/cycling routes and prioritize year-round maintenance and snow clearing
- Howe Sound Secondary is not currently part of safe schools private & independent

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Health should be a priority for all aspects of an OCP
- Health is important, but don't feel it has a place in the OCP
- Garibaldi at Squamish threatens the health of our neighbourhood
- High density development, waterfront industry and impacts to the Estuary all impact our health

ARTS, CULTURE & HERITAGE

Policy directions under this topic focus on improving access and expanding arts, culture and heritage, creating partnerships, enhancing public art, supporting Squamish Nation culture and heritage, and reinforcing the downtown as the arts and cultural centre of Squamish.

Policy Direction: Inclusive & Creative Community

The District will develop an Arts, Culture and Heritage Strategy to establish strategic direction, goals and roles/responsibilities of all partners in fostering a creative community. This could help to improve access and inclusive participation in arts, culture and recreation, and promote affordable, culturally and age-relevant arts programs and experiences. Local arts and culture could also contribute to our unique community identity and encourage cross-cultural understanding while creating a stronger sense of place and vibrancy.

Participant Ranking: number of votes



Summary of Comments Received:

- Unsure about the District's role (3 comments)
- Support required for implementation as well (2 comments)
- All forms of art should be encouraged
- Local artists should be involved with this
- Focus efforts elsewhere

Policy Direction: Cultivate Strong Partnerships

The District will support creative strategies, practices and partnerships that encourage and deliver arts and culture amenities, events, festivals, and activities. This could include partnerships with local art groups such as the Squamish Arts Council, Squamish Historical Society, Public Library, and local educational institutions with a focus on leveraging funding and contribution opportunities.

Participant Ranking: number of votes



Summary of Comments Received:

- Need District staff resources for implementation (2 comments)
- More funding for the library
- Consider partnering with the Emily Carr Institute and Quest?
- District needs to fund the arts (see Whistler for an example)

Policy Direction: Enhance Public Art

The District will reinforce public art as a vital community amenity and economic driver and promote the value and benefits of community participation and access to the arts. This would include continued implementation of the recently adopted Public Art Policy and support for the Public Art Committee as they manage secure funding, select, commission, install and maintain art in public places.

Participant Ranking: number of votes



- Use local artists (2 comments)
- Art installations sheltered from the rain would be great
- Public art committee should work with artists from all disciplines
- More public input is needed on selected works
- Avoid controversial projects (e.g. blue trees)
- Have developers fund space for artists or workshops versus just a public art piece

Policy Direction: Expand and Integrate Arts, Culture and Heritage

The District will work to program and integrate art into public facilities and buildings, parks, outdoor recreation facilities, plazas, trails, capital projects and other public infrastructure. This could include integrating local arts, culture and heritage into District-led recreational and tourism promotion, branding and economic development initiatives. Arts funding could also be incorporated as part of the community amenity contributions, as well as municipal capital projects and associated budgets.

Participant Ranking: number of votes



Summary of Comments Received:

- Keep it local (2 comments)
- Heritage is more than just buildings, it is what we value this could be landscapes, views, the way our historic streets were developed. We need to decide what's important to us and how we want to recognize and celebrate it
- Include art from all disciplines (e.g. poetry installations, writers on park trails etc.)

Policy Direction: Support First Nations Culture and Heritage

The District will support authentic and meaningful integration of First Nations arts, culture and heritage by collaborating with the Squamish Nation. This includes recognizing and promoting sites and locations of special cultural or heritage importance and honouring and incorporating the principles and recommendations of the Truth and Reconciliation Commission of Canada (TRC) to raise community awareness of and facilitate engagement on reconciliation and renewed relationships.

Participant Ranking: number of votes


- Integrate Totem Hall into Squamish
- Reconciliation goes beyond what is described, see what Library is doing
- Are there other cultures we should be representing?
- District logo should be more neutral
- Work with Squamish Nation to incorporate culture/heritage into local festivals
- Arts can be a good bridge for reconciliation

Policy Direction: Reinforce Downtown as the Arts and Cultural Centre

The District will maintain and celebrate valued heritage elements and resources within the Downtown and establish arts and cultural facilities to reinforce Downtown as the arts and cultural centre of the community. This would include updating District policies and implementing the <u>Brand Action Plan</u> recommendations to create a Buskers Policy and downtown public plaza.

Participant Ranking: number of votes



- Worried that it may take away from the Brackendale Art Gallery- is there a way they can complement each other? (2 comments)
- Why only downtown? Needs to be dispersed (2 comments)
- We are not big enough for a busker policy, just encourage it, allow free busking (2 comments)
- Use empty lots downtown
- Who is it for? Locals or tourists?
- Would like to see a movie theatre and or movies in parks

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Create a more welcoming/artistic entrance to downtown
- Re-zoning area by Squamish Elementary seems inconsistent with the entry for downtown
- A community ceramic's studio

A RESILIENT SQUAMISH

The 'Resilient Squamish' category looked at topics related to the community's long-term sustainability and ability to respond to change over time. Topics included climate change, hazard planning, local water/sewer/stormwater systems, transportation and food systems.

CLIMATE ACTION & ADAPTATION

Policy directions under this topic focus on planning for climate change, energy efficiency, district energy systems, active transportation, and infrastructure in hazardous areas.

Policy Direction: Climate Change Planning & Adaptation

The District will consider current and future climate change impacts and adaptation strategies as one of the main elements in overall growth management and municipal infrastructure planning. This could mean:

- Continuing to invest in upgrading our diking system
- Creating adaptive land use controls to make sure that infill developments in hazardous areas are prepared for future climate projections.
- Recognizing that future hazards, such as coastal and river flooding, may not be fully mitigated and directing new growth to 'low future hazard areas'. This would also include a stronger approach to address wildfire hazards in areas next to forests and urban wild-lands.

Participant Ranking: number of votes



- When did the Cheekye Fan change from hazardous to not hazardous?
- Filing and dyking are not working against rising sea levels
- Should be part of requirements for multi-use buildings
- Minimize environmental impacts associated these infrastructure measures. Work with existing naturally resilient systems like the Estuary

Policy Direction: Energy Efficient Development

The District will prepare for a carbon-constrained future by ensuring that new development and redevelopment projects exceed current minimum requirements for efficiency. This could include a set of policies, regulatory tools and incentives to enhance building efficiency, foster resource conservation and reduce GHG emissions. This would likely mean higher construction costs but lower operating costs.

Participant Ranking: number of votes



Summary of Comments Received:

- Support green buildings and renewable energy (2 Comments)
- Offer incentives
- Take advantage of economies of scale by focusing on multi-unit dwellings
- Developments should be required to include zero waste management
- Include lighting
- Assurance must be given that these measures are not at the expense of our natural systems and environment
- Need to keep costs under control

Policy Direction: Neighbourhood-scale District Energy Systems

Squamish will reinforce and pursue opportunities for neighbourhood-scale District Energy Systems to produce affordable, low-carbon heating and cooling for buildings in denser neighbourhoods. This would involve identifying areas where such systems would be viable, and making sure that new developments in these areas are designed to be able to connect to future energy systems.



- Too vague, don't know what this means. Is it saying more IPP's? Is it saying different fuel types?
- Consider hydrogen or geothermal
- Renewable energy generation
- Interested in a utility owned and operated by the District
- Not cost effective and requires intensive maintenance

Policy Direction: Active Transportation Planning & Infrastructure

Active transportation (walking, cycling) and public transit will continue to be emphasized as an essential part of our transportation and land use network to reduce GHG emissions. The District will complete an <u>Active Transportation Master Plan</u> and work to improve pedestrian safety/connectivity and support transportation and active transportation planning through land use policies. In addition to ensuring that new developments are well connected to trails and public transit routes, this may include shifting the focus of municipal spending towards more active, safe, fun, efficient and accessible transportation infrastructure.

Participant Ranking: number of votes



- Need to consider the ongoing maintenance of these trails
- Increase bike lanes
- Light bike lanes
- Create more direct routes
- CN Rail underpass at Cleveland will solve many rail issues
- As an idea, we are in support. But there is not enough information here to really understand what would actually be accomplished.

Policy Direction: Move Essential Infrastructure from Hazardous Areas

The District will reduce exposure to climate change by moving essential infrastructure and key municipal facilities from high flood hazard areas as they reach the end of their life cycle. This would support the District's approach of directing new growth to 'low future hazard areas.'

0	1	2	5	17
strongly oppose	oppose	neutral	support	strongly support

Participant Ranking: number of votes

Summary of Comments Received:

- Define 'essential infrastructure'?
- Where are there "low future hazard areas"? Are these areas already developed or would further green field development be required?
- Can we have a redundant system that could be moved? Are there facilities that are physically required to be there in a flood?
- Integrated systems are key (e.g. first responders must be able to access the hospital)
- Who will pay for the Cheekye berm? How does this impact home insurance?
- Consider cancelling Oceanfront and Waterfront Landing and the high density on the Mamquam
- Don't put seniors and handicapped in downtown housing as it is hard to evacuate

Policy Direction: Local Carbon Credits

The District could support the creation our a locally planned and managed carbon credit/trading system within the District so that potential offsets would go towards tangible local projects.



- Proceed cautiously, don't spend public resources, instead focus on tangible improvements (2 comments)
- Complex to manage, don't spread resources too thinly
- What are some tangible local projects and what would their objectives be?
- How about capture of methane from landfill to heat greenhouses do we have the resources to do this?
- Support Squamish Climate Action Network and other organizations

Other

We also asked participants to provide any additional comments or policy suggestions. The following comment was received:

- This topic is urgent and we need to prepare and adapt
- We would like to see a measureable zero waste goal included in the OCP. Statement should include:
 - o reasonable targets & target dates
 - o enforcement strategies
 - o incentives, fees & penalties
 - o double fees for contamination
 - o possible landfill bans
 - education programs
 - measuring successes & reporting to public
 - \circ all sectors (household, industrial, commercial) should be included
 - focus on food waste from grocery stores as a starting point (inventory done in 2007)
 - o construction & demolition must be included
 - o should be done annually, then it can be transferred to GHG emissions

HAZARD PLANNING

Policy directions under this topic focus on flood hazard planning, a long-term managed post-disaster retreat, creation of a wildfire and steep slope development permit area, and emergency management planning.

Policy Direction: Planning for Climate Change Hazards

Squamish will maintain a robust flood risk mitigation program that incorporates protect strategies (e.g. diking); accommodate strategies (e.g. flood construction levels for buildings and preservation of floodways); and avoid strategies (e.g. directing development to areas with low or no hazard risk and avoiding development in high hazard areas). This means that some high hazard areas of the community would see limited development and densification over time and some development aspirations in these areas may not be viable.

Participant Ranking: number of votes



Summary of Comments Received:

- Preserve green space and use as a flood buffer
- We need to protect our low/flat lands as they support our industrial/economic base
- Cheekye Fan mitigations how will maintenance be managed over the long-term?
- How about amenity contributions to upgrade dykes?
- Dyking is not working against rising sea levels, better to relocate than to evacuate
- We need to keep high densification out of high risk areas (i.e. adjacent to river dykes, Cheekye Fan, estuary)

Policy Direction: Long-term, Post-Disaster, Managed Retreat

Following a flood disaster in Squamish, homes, businesses and infrastructure should retreat (be relocated) from the highest hazard areas of the floodplain in order to reduce the impact of future flood events. Over time this would lead to a more resilient community but would have social and economic impacts on retreat areas following a large flood event.

Participant Ranking: number of votes



Summary of Comments Received:

- Would this have consequences for other parts of the OCP like downtown development?
- Isn't the risk less after an event?
- How are decisions made on where and what to protect?
- How do you direct growth to 'safer' areas?
- Important to have information to help people make informed decisions at the time of event, consider response times
- Important to know the statistics for hazards like flooding and fires and understand the financial requirements, provide guidelines for the highest risk
- Why wait? Put the policy in place now

Policy Direction: Wildfire & Steep Slopes Hazard Guidelines

A development permit area will be created to identify areas subject to wildfire interface and steep slope hazards and identify mitigation requirements to ensure that new developments are not exposed to these hazards. This is not currently regulated in Squamish but has been recognized as a significant gap in land use/hazard planning.

Participant Ranking: number of votes



Summary of Comments Received:

• Who would be responsible for "mitigation requirements" and how will they be enforced?

Policy Direction: Emergency Management Planning

Squamish will take an integrated approach to emergency management to strengthen community resilience. This means the District will continue to build capacity to advance emergency response and disaster recovery abilities, enhance citizen engagement and community preparedness, and work towards recognized best practices for postemergency/disaster resilience for the community's facilities required for emergency response.

Participant Ranking: number of votes



Summary of Comments Received:

- Be prepared
- Better to relocate than evacuate

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Opposed to the Cheekye Fan development and the spending on the berm
- Better to prepare now

LOCAL SYSTEMS

Policy directions under this topic focus on infrastructure to support compact urban areas and infill, natural 'eco-assets', future area planning, and infrastructure efficiency.

Policy Direction: Infrastructure to Support Compact Urban Form & Infill

All serviced growth will be focused in:

- Downtown and immediately surrounding areas,
- Existing neighbourhoods through infill, and
- Areas adjacent to existing serviced areas.

The long-term goal is to minimize expansion into rural areas and locate development and municipal infrastructure away from hazardous areas. This means that lands outside of municipally serviced areas will be protected from residential or commercial development for the next 20 years.

To support compact growth, the District will focus on upgrading municipal infrastructure in existing areas, particularly where aging and at-capacity infrastructure is restricting infill opportunities. This would mean a shift in priority to support smaller infill projects, recognizing that larger developments are able to afford system improvements and extensions that are necessary to service new developments.

2	0	1	6	4
strongly oppose	oppose	neutral	support	strongly support

Participant Ranking: number of votes

- Support infill and protecting upland forested areas (2 comments)
- Consider future advances in onsite or bio-based infrastructure (2 comments)
- Water infrastructure needs to be replaced
- Consider future costs to taxpayers/environment
- Cannot increase density without significant impact on services and amenities
- There may be a limit to how dense we want to become
- Garibaldi at Squamish is unrealistic given the location and infrastructure needs
- New developments can add new infrastructure to support their projects but shouldn't be responsible for infrastructure that leads in or out

Policy Direction: Recognize Natural 'Eco-Assets'

The District will place a larger emphasis on the role and integration of natural 'eco-assets' (such as riparian areas, wetlands, aquifers, forested areas and manmade systems that mimic natural processes); recognizing that this natural infrastructure is complex and interconnected and provides valuable ecosystem services for stormwater management and climate adaptation. This could mean include taking an integrated approach to stormwater management and reviewing/updating every five years along with land use and development planning. It could also mean updating municipal subdivision and development servicing standards and requirements to emphasize things like bio-swales, vegetation islands in streets, rain gardens, permeable area requirements, and stormwater detention and reuse.



Participant Ranking: number of votes

Summary of Comments Received:

- The capture and reuse of rainwater for this area could be an incredible asset
- Use a water balance model to provide guidance to developers
- Include pollinator corridors, connecting routes between habitats
- Use stronger wording than 'emphasize'
- Need to consider the extra land costs of natural approaches like bioswales
- Increased density will make this difficult to achieve if there is greater demand for land

Policy Direction: Infrastructure & Future Area Planning

The District will use plans for upgrading water, sewer, stormwater, and waste management services to guide the OCP's phasing criteria for growth management. This will help to prioritize and direct the sequencing of development and growth in future neighbourhood areas. Fiscal implications (such as taxation) will be a key factor when considering extension of municipal services into new areas, along with considerations of climate change, hazards, sensitive habitats, and efficiency.

1	1	1	5	5
strongly oppose	oppose	neutral	support	strongly support

- Unclear as to the type of and quality of plans (are they completed yet?)
- Wording is not very clear around fiscal taxation who pays?
- Developers and property owners should be funding infrastructure in new areas, not taxpayers
- Prioritize natural areas and sensitive habitats
- Increased density = growth
- Garibaldi at Squamish and related services are fiscally unrealistic

Policy Direction: Infrastructure Efficiency

Improving the efficiency of our current, aging infrastructure (including identifying, analyzing, and repairing leakages from the water system, and inflow and infiltration of stormwater to the sewer system) will be a top priority for municipal service spending. Increasing the efficiency of existing systems will be an ongoing maintenance and repair task; however, this could result in both environmental and financial savings.

Participant Ranking: number of votes



- Require industry and associated taxes to help fund this
- Replacement is more efficient than band aid approaches
- Often a full replacement is better than building off existing system
- Developers need to foot a bigger part of the bill as capacity is being impacted by density and new development
- More and more housing will require more and more working infrastructure
- Allocate staff/budget to keep infrastructure operational
- Support open ditches vs. curb and gutter

TRANSPORTATION

Policy directions under this topic focus on active transportation, public transit, downtown transportation, and road connectivity within Squamish.

Policy Direction: Emphasize Active Transportation

More emphasis will be placed on completing and improving the local active transportation network (trails, pathways, sidewalks, and bicycle lanes) to provide safe and convenient connections throughout the community. Regulation would be used to support active transportation infrastructure and amenities in new developments. This may require that the District purchase trail corridors and construct new trails to complete connections between neighbourhoods and to key recreation and commercial destinations.

Participant Ranking: number of votes

				41
0	1	0	3	
strongly oppose	oppose	neutral	support	strongly support

- Provide connections within and between neighbourhoods (2 comments)
- Advanced planning is needed for trail corridors and neighbourhood connections
- Create it and people will use it
- Many policies are calling for use of amenity agreements, which will take priority?
- New developments should have bike storage
- Infrastructure is important along with education about the safety and convenience of biking
- Add 'safety' to the description
- Expand Corridor Trail and Discovery Trail
- See example in London, England great network
- Provide effective wayfinding
- Consider trail designs that are friendly to all users
- Walking and biking to school should receive more emphasis
- Local neighbourhood consultation is needed first
- Enough money has been spent on trails

Policy Direction: Support Public Transit

Transit access, efficiency and reliability will continue to be improved within the current transit system, both within Squamish and to/from other communities along the Sea to Sky corridor. Building public trust and confidence in the local transit system will help to increase ridership over time. Additional transit funding, possibly through increased transit fees, could also help to support increased service. The District will explore innovative strategies to increase transit convenience and ridership and work to develop affordable, convenient and sustainable travel options to Whistler and Vancouver to provide alternatives to single occupancy vehicle commuting.

Participant Ranking: number of votes



Summary of Comments Received:

- We need transit service along the Sea to Sky corridor (4 Comments)
- Improve existing bus routes, need more frequent buses to more areas (4 comments)
- Consider low income transit passes
- Increasing transit fees punishes those using transit and does not encourage car users to switch to transit
- Support trains or something more attractive than driving a car
- Will improved transit increase ridership?

Policy Direction: Support Effective Transportation Downtown

The District will develop policy to support effective active transportation in Downtown Squamish. This will include:

- Creating a Downtown Parking Strategy to addresses parking issues, prioritize active transportation access and convenience, and incorporate car share and bicycle parking into residential development.
- Identifying an appropriate downtown location for a multi-modal transit hub to accommodate tour buses and local and regional transit connections.
- Implementing findings from the Commercial Truck Route Study to address truck movement and downtown.

Participant Ranking: number of votes



Summary of Comments Received:

- Consider making downtown a 'pedestrian only' area (2 comments)
- What will demand for cars look like in the future? (2 comments)
- Consider parking for scooters and motorcycles
- Consider a car share
- Consider underground parking
- Consider street cars on existing rail track
- Concern with respect to traffic downtown getting worse
- Why not use empty lots downtown for parking?
- Consider using incentives for lot owners to offer parking
- Integrate with the Oceanfront development
- Will the community be consulted? what does the process look like?
- Rail line to Squamish Terminals must not exceed one track or be expanded for a road
- Trains need to stops using downtown, instead use Buckley
- More information required from the commercial truck route study to comment

Policy Direction: Improve Road Connectivity Within Squamish

Traffic congestion on Highway 99 is expected to increase as Squamish and other corridor communities grow and new tourism destinations are developed. To address local traffic congestion, the District will look at options for local road connectivity and explore alternatives to Highway 99 for vehicle travel between Squamish neighbourhoods.



- Need to consider active routes to schools (3 comments)
- Consider active transportation routes, include a commitment to trail connections (2 comments)
- Improving the flow of traffic will not get people out of cars
- Wording is a bit confusing, is it about local connectivity or getting through town without having to use 99?
- We need a solution to corridor transportation
- Getting out of town is going to be a challenge with all the downtown development
- Reduce development a Waterfront Landing and Upper Mamquam to reduce highway traffic
- New developments should finance efficient/safe access
- Consider increasing vegetation in highway buffer areas to decrease visual, noise and emission impacts
- Put the CN rail line underground at Cleveland
- Bridge across Mamquam Channel/upgrades to Loggers Lane for trucks

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- More bike parking and storage downtown (3 comments)
- Carshare/Bikeshare programs would be helpful
- Education is required to support active transportation
- Ensure that bike routes are not too steep
- Consider including benches on bike routes
- Train underpass at Cleveland
- Remove the option of a road through the Estuary, only Squamish Terminals benefits from this spending
- Concern for commercial truck route study and impact on the Estuary
- Toll the tourists who use the highway
- Concern re benefits from visitors vs. costs of roads/traffic

FOOD SYSTEMS

Policy directions under this topic focus on food policy, local and regional food production and processing, food security, urban agriculture, a community food hub, traditional foods and sustainable seafood.

Policy Direction: Expand & Integrate Food Policy

The OCP will integrate the Squamish Food Charter and expand existing food policy to reflect all aspects of food systems, including production, processing and distribution, food retailing and access, opportunities for education and social cohesion, and food waste management.



Participant Ranking: number of votes

Summary of Comments Received:

- Concept is vague, more detail needed
- This is an action, not policy

Policy Direction: Food Security for All, in Every Neighbourhood

The District will identify and work with partners to increase neighbourhood-based 'food assets' and services, and to address barriers to ensure all residents can access healthy and affordable food. The District will also support opportunities for dignified and sustainable food recovery and distribution to those in need.



- We should not allow food waste at the grocery store level
- Food should not be thrown out for cosmetic reasons
- This is an action, not policy

Policy Direction: Support Local & Regional Food Production & Processing

The District will support regional food production and distribution to enhance the Squamish 'Foodshed' and set community targets for local and sustainable food procurement.

The District will explore ways that the OCP and other local bylaws can encourage infrastructure and facilities for local food processing, especially for foods produced regionally. This could help to promote local employment while supporting regional food production and consumption.

Participant Ranking: number of votes



Summary of Comments Received:

- Permaculture can help us grow food anywhere
- Important for resilience
- Focus on organic

Policy Direction: Expand Urban Agriculture

The District will expand and refine regulations that encourage urban agriculture throughout the community and integrate food growing (gardens, small plot farming) on municipal lands, parks and vacant lots to increase local food production and provide opportunities for education.



- Increase opportunities for community gardens (3 comments)
- Include a fruit tree program
- Regulations don't necessarily need to be expanded but need to be relaxed, refined and simplified to create more options for urban agriculture
- Education

Policy Direction: Preserve and Expand Food Lands

The District will preserve existing land resources for food production, and look for additional opportunities to incorporate food production in limited use and flood prone areas. The District will also look for opportunities to include and allocate growing space in new developments.

Participant Ranking: number of votes

		_		22
0	0	2	2	
strongly oppose	oppose	neutral	support	strongly support

Summary of Comments Received:

- Agriculture in flood prone areas is a good use of an area with limited use
- Developers should be required to include growing/green spaces

Policy Direction: Allow Food Uses in All Land Designations

Food lands and related uses will be integrated across all land use designations, including but not limited to, Residential Neighbourhoods, Civic & Institutional, Mixed-use Commercial, and Employment & Industrial.



- Ensure reasonable limitations on size and scope in residential neighbourhoods
- Does this include urban farming? (e.g. chickens, bees, goats)

Policy Direction: Support the Creation of a Community Food Hub

The District supports the creation of a central multi-use gathering place for food-based community activities, events, and celebrations, including community kitchens, food storage and composting facilities, as well as co-location of support space for local food resources and programs (Food Bank; food recovery and redistribution).

Participant Ranking: number of votes



Summary of Comments Received:

- Could this be incorporated into community festivals/local events?
- Hub for Farmer's Market and other uses
- Requires collaboration among existing organizations
- Shared facilities for small scale producers
- Integrate education
- Consider subletting for additional revenue

Policy Direction: Support Traditional Foods

The District will work with Squamish Nation to identify resources and opportunities related to traditional foods and foraging within the community. The District will also work with partners to support citizens' awareness and access to healthy, affordable culturally diverse foods.



- Too vague, need more details
- Foraging priority should be for First Nations
- Integrate into other policy areas
- Integrate into schools
- Create a more inclusive community through education with/for First Nations

Policy Direction: Support Sustainable Seafood

The District will explore opportunities to promote sustainable marine harvesting and opportunities for landing, processing and distribution of local sustainable seafood. The District will also work with other agencies to ensure that sustainable aquaculture practices are used in Howe Sound.

Participant Ranking: number of votes



Summary of Comments Received:

- Do not support (fish) aquaculture in Howe Sound (3 comments)
- Shellfish and seaweed aquaculture is possible
- Aquaculture needs to be closed containment/land based
- Maybe we don't want to be eating out of Howe Sound with the amount of tanker traffic

Other

We also asked participants to provide any additional comments or policy suggestions. The following comments were received:

- Support more agriculture in Squamish
- Local food sovereignty is important!
- Salmon are sacred
- Focus on reducing food waste and throwing out edible food (especially supermarkets)
- Support local food bank, helping hands and homeless
- Too many questions on food policy

MAPPING / NEIGHBOURHOOD DENSITY

At the open house, participants had the chance to participate in a 'Neighbourhood Futures' mapping activity. Participants used colour-coded stickers to identify areas on a map to show where they felt new infill and growth should be located and what types of housing and density would be appropriate (from small lot and micro homes to detached dwellings, townhouses, rowhouses and apartments). The base map included several key land constraints, including hazards and environmentally sensitive areas, which illustrated the need for compact and strategic growth to limit urban sprawl, improve walkability, connectivity and reduce emissions.

Next, participants were asked to identify where neighbourhood nodes should be established or enhanced. These nodes were defined as local hubs with a range of shops, services, recreation and transportation to meet resident's daily needs. Nodes also include higher density residential, a mix of uses, a pedestrian-friendly public realm and are within walking distance for most residents in the neighbourhood.

The following summary and map provide an overview of what we heard.

Downtown

Participants indicated support for a high level of residential density in the downtown area and at Newport Beach. A range of housing forms were supported including apartments, townhouses/rowhouses and small lot/microhomes. There was also some support for townhouses/rowhouses and small lot/microhomes in the Wilson Crescent area. The only housing form which was not supported in the downtown area was detached dwellings/duplexes. Both the downtown and Newport Beach were supported as neighbourhood nodes.

Valleycliffe

Participants indicated support for some townhouses/rowhouses development in Valleycliffe along with small lot/microhome development. Neighbourhood nodes were supported in both the existing location and adjacent to the Raven's Plateau development.

Business Park/North Yards

Participants indicated support for development of a neighbourhood node in the Business Park or in the North Yards area. There was some support for development of apartments in this area.

Brennan Park

Participants gave strong support for the development of a neighbourhood node to the east of Brennan Park. In addition, there was considerable support for increased density east of Brennan Park and south towards Finch Drive for apartments, townhouses/rowhouses, and detached dwellings/duplexes.

Quest University

Participants expressed support for a range of housing forms in the Quest University area including apartments, townhouses/rowhouses, detached dwellings/duplexes and small lot/microhomes. There was also considerable support for the creation of a neighbourhood node in the Quest area.

Garibaldi Estates

The Garibaldi Estate area received strong support for townhouses/rowhouses development, detached dwellings/duplexes and small lot/microhomes. The area east of Highway 99 was supported as a neighbourhood node.

Garibaldi Highlands

There was support for a range of housing forms in the Highlands including strong support for small lot/microhomes and townhouses/rowhouses development, particularly in the Thunderbird and Cheema lands. Development of a neighbourhood node somewhere in the Highlands was also supported.

Brackendale

Participants generally supported detached dwellings/duplexes in Brackendale and showed some support of townhouses/rowhouses along Government Rd. There was also strong support for a neighbourhood node in Brackendale along Government Road.

Cheekye

Participants supported a range of housing form in the Cheekye area including townhouses/rowhouses, detached dwellings/duplexes and small lot/microhomes. Development of a neighbourhood node in the area was also supported.



NEXT STEPS

There will be more opportunities for you to get involved and share feedback as we get closer to creating an updated plan for Squamish2040.

Community input from Phase 2 will be used to develop a full draft of the updated OCP, which we will bring back for your review and comment in Phase 3 to make sure we're on the right track before we finalize the plan and present it to Council for approval in Phase 4.

Join us in Phase 3 activities in Fall. Stay tuned for details and sign up for project updates at <u>www.squamish.ca/OCP</u>.