

4.12 Archaeological Assessment

The land above sea level at the Oceanfront was created over the last 100 years by the fill from dredging of the Mamquam Blind Channel, the Cattermole Slough and the Squamish Terminals. There is little evidence of any archaeological significance; however, the area is within the traditional areas of the Squamish Nation. There is also historical value in the place resulting from the broad based industrial activity that helped to form Squamish. The hope is that the cultural significance of the Oceanfront can be enhanced.

4.13 Site Access

As is referenced in the site analysis, the current site access is along Loggers Lane and on to Galbraith Avenue.

5. Policy Framework

5.1 Overview and Land Use Distribution

The planning process has resulted in the attached Site Area by Use Plan shown as Schedule E that illustrates the core land use allocations on the site. Each core land use has the following summary statistics:

Fig 6: Land Use Acres Hectares % of Land

Parks and Open Space	29.0	11.7	31%
Civic Use	1.6	0.6	2%
Roads and Circulation			
Use	13.8	5.6	15%
Educational Land Use	5.4	2.2	6%
Employment Land Use	16.4	6.7	18%
Residential Land Use	27.3	11.1	29%
	93.6	37.9	100%
Water Lot	35.0	14.1	
Total	128.6	52.0	



Figure 10 - Squamish Village Green

- The total available site area is 37.9 Hectares (93.6 Acres), a portion created from the filling of portions of the 37.6 acre water lot.
- There is also a total of 13 kilometers of trails, walkways and sidewalks for pedestrians
- The total anticipated residential population will be approximately 6,500 people at buildout and the total direct employment will be more than 2,300 jobs.

5.3.3 Waterfront Employment

5.3.3.1 Objectives

A major asset of the Oceanfront is its deep-water access. Land uses should support continued use of this asset, and take advantage of it to draw marine activity, tourists, and local businesses. This area provides for a low impact environmental industrial use that can allow great marine access for all sized vessels and can complement and serve the marina activity on the south and east shores of the peninsula. It can provide large open space for transport and storage. A large boat ramp can be built at the south end accessing deep water. It

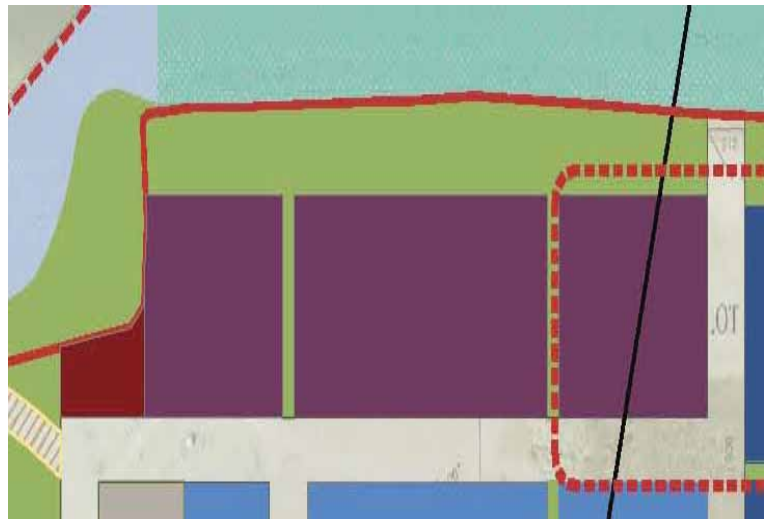


Figure 16- Waterfront Employment

provides a great complimentary use to the Squamish Terminals on the opposite side of the channel. This use may also not require extensive flood level protection allowing the area to drop in elevation below the other development areas therefore, visually shielding some of this more light industrial activity.

Prior to finalizing the zoning for this parcel, it would be prudent to explore having the flexibility to allow an expanded list of light industrial uses to complement marine activity. In addition, some residential multi-unit developments at the northern portion of the area adjacent to the Education and Institution area may be appropriate, should the primary Marine Employment use not be sufficient for the entire area. The Marine Employment area also includes an area for community use with the Performing Arts Centre and the Arts Studio.

5.3.3.2 Policies

Inconsistent
with Schedule I

- 5.3.3.2.1 Maximum permitted density is 1.75 FAR in the Waterfront Employment area;
- 5.3.3.2.2 Permitted Uses include boat building, leasing, sales and repair, small-scale manufacture and other maritime-related and accessory uses are permitted in this area;
- 5.3.3.2.3 Permitted Uses such as community arts facilities related to arts and marine are permitted in this area;
- 5.3.3.2.4 Permitted Uses such as a duty free export distribution facility are permitted in this area;
- 5.3.3.2.5 Retail uses are permitted only if they are directly associated with other types of commercial marine uses. They must be located at grade facing the street;
- 5.3.3.2.6 Office uses are permitted only if they are directly associated with the marine or light industrial uses;

- 5.3.3.2.7 Surface parking is permitted in this area;
- 5.3.3.2.8 Where possible public will be provided physical, or at least visual, access to the Marine Employment Area for parking, and to experience a working marine employment area;
- 5.3.3.2.9 Marine-related tourist and recreation uses such as tourist services, cruise ship terminals, marinas, rentals, public boat launching and related activities, are encouraged;
- 5.3.3.2.10 Provide public access to the boat launching facilities given operational requirements of businesses;
- 5.3.3.2.11 Accommodate potential use for passenger ferries, and for emergency use for vehicle ferries, if appropriate;
- 5.3.3.2.12 Residential uses above the ground floor may be considered if they are for caretakers, seasonal staff, or are compatible with the marine and light industrial uses that are the primary focus of the area. If present, residential uses must be located away from the Squamish Terminal, and must be buffered from noise and light by intervening buildings; and,
- 5.3.3.2.13 Use of the water in this area should be generally associated with adjacent employment land use.

5.3.4 Primary Employment

5.3.4.1 Objectives

This core employment area is located in the central portion of the southern end of the Oceanfront. This location provides an attractive working environment since it is close to the ocean and views, the Village Centre and all the recreational activity provided at the south end. These kinds of amenities are crucial competitive attributes if Squamish is going to be successful in attracting more professional, creative and knowledge class workers who will help build a new economic foundation for the community. The Primary Employment area shall provide for a wide variety of employment land uses such as light manufacture, some service commercial and retail, professional and business use and high technology. It will also be appropriate to allow for a limited amount of mixed-use or even multi-unit residential use in some areas, to ensure ultimate viability of the development. Any mixed-use or multi-unit residential use shall be limited to a maximum of 25% of the overall Primary Employment site area and be located so as to not negatively detract from the primary land use.

Although there will be a wide range of employment use, it will be necessary to focus certain activities and uses within industry sectors to maintain the integrity and principles of the Sub Area Plan.

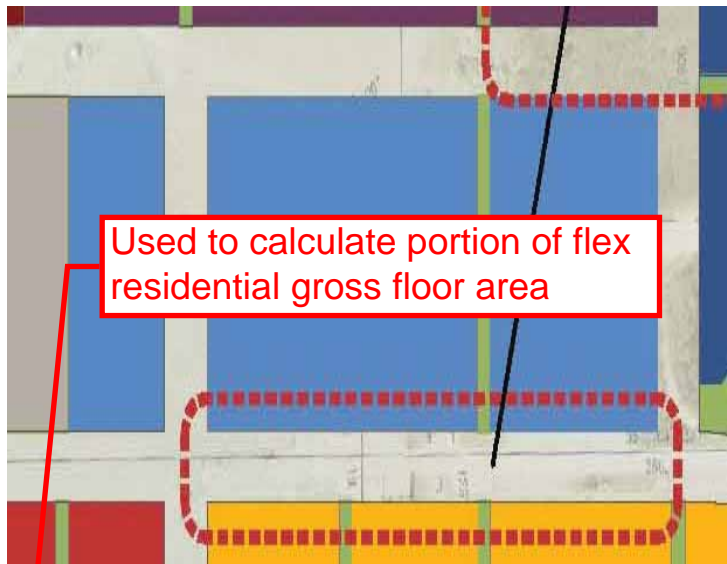


Figure 17 - Primary Employment

5.3.4.2 Policies

- 5.3.4.2.1 Maximum permitted density is 1.5 FAR in the Primary Employment area;
- 5.3.4.2.2 Uses such light manufacture, professional and business office use and high technology office are permitted in this area;
- 5.3.4.2.3 Accessory residential uses are permitted above the ground floor if they are compatible with the employment uses that are the primary focus of the area;
- 5.3.4.2.4 Any light manufacturing use should front the Waterfront Employment area and shall not be permitted to discharge any odors, heat or vibration;
- 5.3.4.2.5 Retail and commercial service uses are permitted at the south end adjacent to the surface parking area, the Oceanfront Park and the Main Access Road. They must be located at grade level;
- 5.3.4.2.6 Encourage a small grocery store in this location, sized to service the peninsula; and daycare and child care uses are encouraged in the primary employment area;
- 5.3.4.2.7 Surface parking is permitted in this area subject to appropriate screening and landscaping.

5.3.5 Main Street Flex Use



5.3.5.1 Objectives

This area provides a flexible framework to extend the potential for pedestrian-oriented commercial and retail activity from the Village Centre along the Main Access Road to the Village Crossroads. On the west side these uses would be located on the ground level of the development facing the Main Access Road with professional employment uses on the levels above. On the east side there would be similar use at ground level with residential use above.

The commercial flex uses shall be an optional use rather than a required use to allow the primary use to take priority.

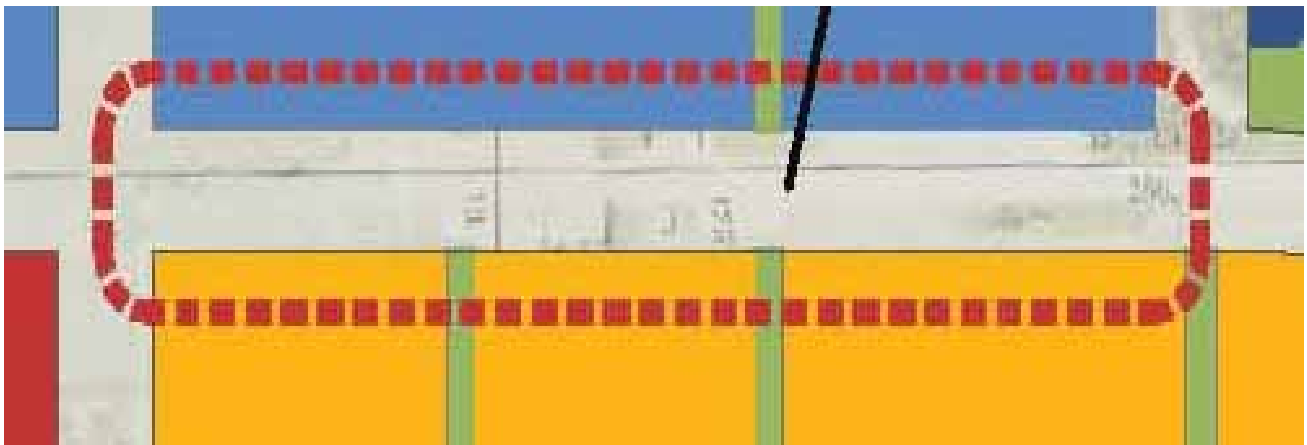


Figure 18 - Main Street Flex Use

5.3.5.2 Policies

- 5.3.5.2.1 Uses such as retail, entertainment, cultural, and tourist activities and services that serve the needs of both local residents, employees, and tourists are permitted within the Main Street Flex Use area as identified on Schedule G;
- 5.3.5.2.2 Commercial experience is themed to enhance the connection between the commercial village and the learning centre;
- 5.3.5.2.3 Any permitted commercial uses are required at grade facing all public spaces to meet local retail and service needs, to create a draw, and to enliven public spaces;
- 5.3.5.2.4 Encourage innovative parking and transportation standards to create a more pedestrian oriented environment.

5.3.6 Education and Institutions

5.3.6.1 Objectives

The Education and Institutions area has been ideally positioned in the center of the Oceanfront peninsula. This provides an essential complimentary bridge between the main residential areas and the employment areas. It fronts on green space and the Cattermole Slough that lends itself well to a student or other similar campus environment. Students and staff can easily walk to the south end where the Village Centre, employment areas and parks are situated, the main residential areas and downtown to the north, and the Civic Use area that is immediately adjacent. The size of this area is adequate to meet the future needs of the existing higher education facilities already serving or interested in serving Squamish as it expands and grows.

The primary land use for this neighbourhood will allow for the use and construction of educational, institutional, social, recreational, student housing and commercial uses associated with a post-secondary educational or institution campus. Prior to finalizing the zoning for this parcel, it would be prudent to explore the ability to have some flexibility to accommodate residential land use, should the primary use, or some portion thereof, not be determined to be viable.



Figure 19- Education and Institutions

Inconsistent
with Schedule I

5.3.6.2 Policies

- 5.3.6.2.1 Maximum permitted density is 1.75 FAR in Education and Institution area;
- 5.3.6.2.2 Uses such as universities, post-secondary education, technology institutions, private schools, and arts schools and accessory student or faculty housing are permitted;
- 5.3.6.2.3 Accessory uses such as commercial, recreational and cultural activities that support the primary education and institutional use are also permitted;
- 5.3.6.2.4 Any permitted commercial uses shall be located at grade and face public spaces where possible;
- 5.3.6.2.5 Surface and structured parking are permitted in this area, subject to appropriate screening and landscaping;
- 5.3.6.2.6 Encourage innovative parking and transportation standards to create a more pedestrian oriented environment; and
- 5.3.6.2.7 Permit shared parking facilities with adjacent Civic Use as described in section 5.4.10 and shown on Schedule H.

5.3.7 Cattermole Slough Flex Use

5.3.7.1 Objectives

Along the western side of the peninsula along the Cattermole Slough in an area that is designated for Marine Services or Educational and Institutional, there exists an area that will have a flexible zoning to incorporate possible residential use.

The rationale is that depending on market demand, land availability, or other considerations, these lands may be developed in whole, or in part, to reflect adjacent land-uses.

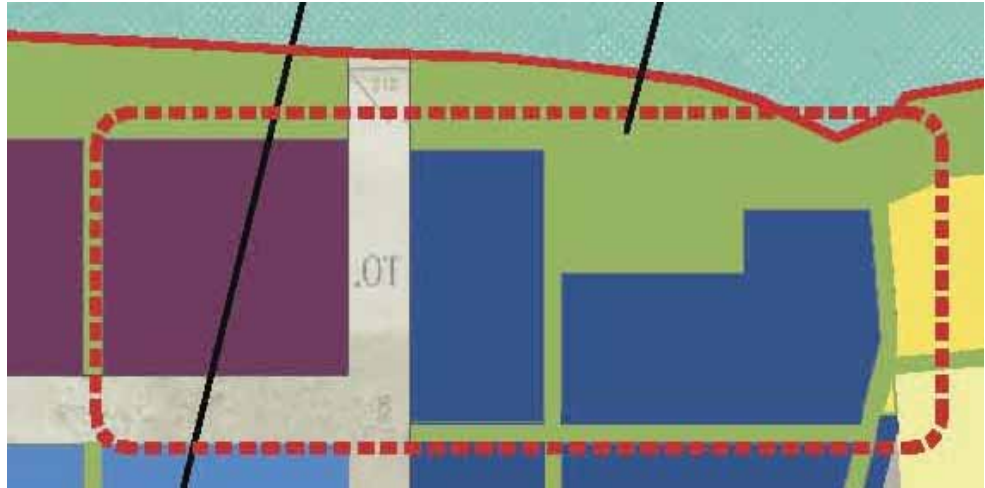


Figure 20 - Cattermole Slough Flex Use

5.3.7.2 Policies

- 5.3.7.2.1 Any permitted residential use will be at the discretion of the District of Squamish;
- 5.3.7.2.2 Residential if permitted here will abide by similar policy to the Cattermole Waterfront Residential.

5.3.8 Cattermole Waterfront Residential

5.3.8.1 Objectives

The western exposure along the Cattermole Slough is quiet, affords shelter from the prevailing winds, has ample green space setbacks and yet still maintains a waterfront character to enhance residential value. The massing of this area provides for low density townhome development fronting the Cattermole

Slough with some medium density condominiums situated closer to the Education and Institution area. The objective is to scale the massing and density away from the water edge to create a sensitive interface with the natural edge and maximize light and views for all the residential development behind. The location off the Main Access Road makes this area feel more “residential” in character.

The primary land use for this neighbourhood shall allow for the use and construction of multi-unit residential buildings, which can range from condominiums and apartment buildings to attached townhouse dwellings.

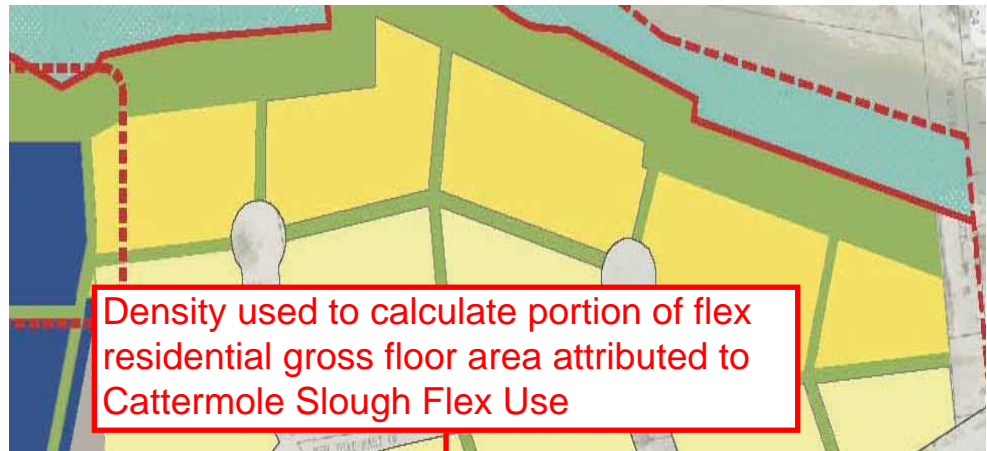


Figure 21- Cattermole Waterfront Residential

5.3.8.2 Policies

- 5.3.8.2.1 Maximum permitted density is 1.5 FAR in the Cattermole Waterfront Residential area;
- 5.3.8.2.2 Permitted Uses are Multi-unit residential in the form of four storey apartments and two and three storey townhouses. Single-detached housing is not appropriate here;
- 5.3.8.2.3 Daycare and other similar accessory neighbourhood service uses are also encouraged in the Cattermole Residential Area;
- 5.3.8.2.4 Maintain lower built forms close to the water so as to afford views for developments located in the interior of the peninsula;
- 5.3.8.2.5 Create a less intensive development edge against the natural Cattermole Slough environment with physical and visual access to Cattermole Slough;
- 5.3.8.2.6 Support but do not mandate the ability to allow live-work units in the residential areas;
- 5.3.8.2.7 Provide underground or covered parking as opposed to surface parking. Encourage innovative parking and transportation standards to create a more pedestrian oriented and environmentally sensitive environment;