

OFFICIAL COMMUNITY PLAN (OCP) UPDATE

“OCPizza PARTY” WORKBOOK



A Growing Squamish

TOPICS INCLUDE:

- » Managing Growth
- » Land Use & Built Environment
- » Natural Environment
- » Resource Management
- » Recreation Assets & Access

#SQUAMISH
2040

WHAT IS AN OCPizza PARTY?

To plan the future of Squamish together, we need to discuss some complex issues, involve lots of people, and consider many different viewpoints.

This “OCPizza Party” format will help you have these important conversations in a way that is more comfortable than a formal workshop and suits your schedule.

Get together with your family, friends, community groups, co-workers, school class, or neighbours!



FOOD IS ON US!

As a thank you for sharing your time and ideas, the District is offering a \$30 reimbursement for hosts who provide food at their OCPizza Parties (for groups of 4 or more).

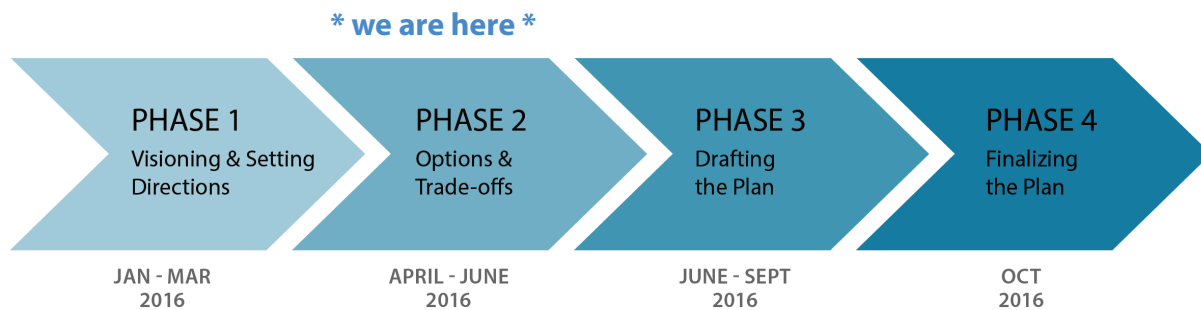
To receive your reimbursement:

- 1. Complete at least 3 topic areas as well as the feedback section and sign-in sheet** (be sure to include your host name and address and participant emails so everyone is entered in the grand prize draw).
- 2. Submit your group's input by May 13th:**
 - » We strongly encourage you to submit your group's input in the online format at squamish.ca/OCP as this will greatly help in analyzing all the feedback received.
 - » You can also submit paper workbooks in person or by mail to:
District of Squamish, 37955 Second Avenue, Box 310, Squamish, BC, V8B 0A3
- 3. Submit your food receipts.** Email planning@squamish.ca with a scan or photo of your receipts. Be sure to include your host name and address.

Submit your workbook by May 13th

INTRODUCTION

The District of Squamish is updating its Official Community Plan, using a four-phase process:



- » **In Phase 1**, community members and stakeholder groups were invited to identify, share and discuss their issues and priorities for the future through interviews, a public event and questionnaire, and workshops with Squamish Nation members, municipal staff, and students from Howe Sound Secondary. Over 1,200 people participated!
- » **Now in Phase 2**, we are diving deeper into specific policy topics and discussing options and trade-offs. Take part in a citizen-led “OCPizza Party” discussion or attend the public workshop to review and comment on some early policy directions.
- » **In Phase 3**, we will use the input received to develop a full draft of the updated OCP and ask for your comments again to make sure we are on the right track.
- » **In Phase 4**, we will finalize the plan and present it to Council for approval.

HOW DO I USE THIS WORKBOOK?

This workbook will help you host an OCPizza Party with people in your community. This format works best with groups of four or more. In the following pages you will see draft policy directions related to a **Growing Squamish** (there are two other workbooks that focus on a Resilient Squamish and a Thriving Squamish).

You will be asked to review initial policy ideas, rate how strongly you support or oppose the idea, and provide comments to explain why your group feels that way.

If you have any questions, please check the Workbook FAQ at squamish.ca/OCP or email planning@squamish.ca. We will update the FAQ as we receive questions.

HOSTING AN OCPizza PARTY

1. Invite

Invite 4-8 people to join you for up to 2 hours of discussion on policy directions related to a **Thriving Squamish**, stressing that the District is really interested in their opinions and thoughts, and that there will be food to fuel the discussion. Propose a time and location that works.

2. Prepare

Ask people to print a copy of the related workbook before the meeting, and to come prepared to talk through the issues and generate some recommendations.

3. Host

Host the meeting, ordering your food in advance, and using the structure of this workbook to organize the discussion:

- » **Complete the Sign-in sheet.** Be sure to include your host name and address to receive food reimbursement and the names and emails of all participants so everyone is entered in the grand prize draw to win a Sea to Sky Gondola Family Season Pass.
- » **Decide which topic areas your group wants to discuss.** We ask that you complete at least 3 topics but encourage you to complete more.
- » **Complete the Workbook Feedback Section.** Let us know how this format worked for you.

The key is to have a thoughtful conversation that leads to some consensus about what your group thinks is most essential, and to share ideas on what the policies should say / do.

4. Submit

Make sure that you record your group's thoughts and suggestions as clearly as possible. Don't provide a ton of notes, just the main ideas and recommendations. **We strongly encourage you to submit your group's input in the online format at squamish.ca/OCP** but you can also submit paper workbooks to the District.

Submit your workbook by May 13th and email planning@squamish.ca with a scan or photo of your food receipts along with your host name and address to receive your reimbursement (up to \$30 for groups of 4 or more).

TIPS FOR SUCCESS

Here are some tips to help you host a successful OCPizza Party:

- » **Make sure everyone has a chance to say something.** By asking your guests to share their 3 best ideas one-by-one, you're making space for everyone to talk. You can also say, "Bruce, I haven't heard your idea yet. Would you like to share it?"
- » **Reflective time is important.** Where silent time is suggested, we have done this because the best thoughts come from people when they are given time, without being influenced by the views of others. We strongly recommend allowing for the quiet time, to get more diverse and quality input.
- » **Don't be afraid to ask people not to dominate the conversation.** It's ok to gently remind participants that other people need to be able to talk. Say, "Sandra, I know that having a coffee shop downtown really matters to you. We wrote this idea down, now let's hear from others."
- » **It's ok to disagree.** If there's an issue that you can't easily resolve, say: "We don't have to decide today what the answer is. Let's write down both points of view on page 20 of the workbook."
- » **Keep the discussion on-topic.** It's ok to say, "Sandy, thank you for your story about your grandmother. Tell us why this issue is important to you and how it relates to the question we're answering."
- » **Make sure you're capturing people's ideas as well as you can.** When you write something in the workbook or the online form, be sure to say, "Ok I'm writing down the following. Did I get it right?"

SIGN IN SHEET

Host Name(s)	Email Address & Mailing Address (for food reimbursement & prize draw entry)	Age Range (Under 19, 20-29, 30-39, 40-49, 50-59, 60+)	Gender
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Participant Names	Email Address (to be entered in the grand prize draw)	Age Range (Under 19, 20-29, 30-39, 40-49, 50-59, 60+)	Gender
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WHAT WOULD YOU LIKE TO DISCUSS?

Select the topics you would like to discuss for a **Growing** Squamish.

Each topic will take about 15-30 minutes (or more depending on your group discussion). Please complete at least 3 topics, or as many as you like.

A GROWING SQUAMISH: TOPIC AREAS

Topic Area 1: Managing Growth

Includes policy directions 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.

Topic Area 2: Land Use & Built Environment

Includes policy directions on density targets and density bonusing, neighbourhood planning, and development guidelines.

Topic Area 3: Natural Environment

Includes policy directions on environmentally sensitive areas, protection of coastal/marine areas, green network planning, and environmental monitoring.

Topic Area 4: Resource Management

Includes policy directions on protecting industrial lands and forest lands, marine area planning, and maintaining limited use areas for resource uses and recreation.

Topic Area 5: Recreation Assets & Access

Includes policy directions on park planning, trails funding and protection, waterfront revitalization, camping policy, and recreation for specific groups like youth, seniors and vulnerable populations.

TOPIC AREA 1: MANAGING GROWTH

INTRODUCTION

Growth in Squamish is constrained by a number of unique features including a limited land base, natural hazards such as floodplains and mountainous terrain, lands designated as part of the Agricultural Land Reserve, and vast areas containing sensitive environmental features such as river corridors and wildlife habitats. Growth needs to be managed carefully so that residents are not at risk, municipal infrastructure is affordable and efficient, and development contributes to the overall livability and vitality of the community.

Smart Growth principles aim to guide development in a way that makes efficient use of land, promotes a high quality of life, preserves nature, and saves time and money through compact and connected forms of growth. Smart Growth strategies are already used throughout Squamish; for example, the oceanfront redevelopment is part of the District's plans to revitalize the downtown and adjacent waterfront areas through compact, mixed-use development, with higher density buildings located close to the downtown core.

Downtown Squamish is the heart of the community, with housing, educational facilities, culture, shopping, and employment uses.. Satellite core areas with municipal and neighbourhood services, facilities, and housing are also located throughout the community, in existing centres such as the Garibaldi Estates area. However, Squamish does not currently have an urban containment boundary, a tool which is often used to control sprawl..

WHAT DOES THE CURRENT OCP SAY?

- » Promotes 'Smart Growth' as the main approach to land management to ensure efficient use of land and responsible, sustainable municipal services..
- » Requires new development to respect and contribute to the District's parks and trails system to support active transportation and recreation.
- » Aims to manage further development and expansion of established neighbourhoods in key future growth areas through Neighbourhood Planning (Sub Area Plans).
- » Identifies the potential need to develop a number of large future growth areas once Squamish population reaches 21,500.
- » Identifies multi-unit residential buildings, mixed use commercial buildings, and arts and cultural facilities as preferred forms of development in the downtown.
- » Aims to accommodate population growth through infill of vacant and underutilized lands within existing neighbourhoods.
- » Discourages the extension of municipal services to isolated properties in favour of infill that makes efficient use of existing infrastructure.

TOPIC AREA 1: MANAGING GROWTH

IDEAS & ISSUES RAISED SO FAR

- » Being a fast growing community is not without challenges. Aging infrastructure is a significant financial challenge, particularly smaller infill developments, while high demand for housing is raising home prices well beyond affordability.
- » Rapid growth needs to be carefully managed to avoid sprawl, create complete neighbourhoods, and plan for efficient infrastructure while recognizing that there is a significant shortage in housing availability and affordability.
- » For some residents, the current rate of growth is too rapid and is impacting their enjoyment of life in Squamish.
- » New growth should provide for current and future residents while maintaining the unique mountain community character that makes Squamish a highly desirable place to live.
- » While the District been largely successful at directing growth to appropriate areas, Squamish continues to see traditional single family homes developed along the edges of the urban area. While these homes are desirable and an important part of Squamish, they are much less affordable and less efficient than options like townhouses and apartments.
- » Squamish lacks an urban containment boundary. This could identify outer areas that will only be developed after the majority of infill opportunities have been developed. This would support sustainable growth and ensure future generations have the opportunity to grow.

Please review the draft policy directions that follow.

After discussing the draft wording, fill in a circle to show your level of support, then add comments to explain in the space provided. Share any other ideas and suggestions you have.

TOPIC AREA 1: MANAGING GROWTH

POLICY DIRECTION: Compact Urban Form & 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 could be created to maximize the use of municipal infrastructure, minimize costs, avoid sprawling development, protect natural areas and improve the viability of public transit. This would protect lands outside municipally serviced areas from residential or commercial development for the next 20 years.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Infrastructure Management

Ongoing maintenance and operation costs of municipal infrastructure will be a key consideration for 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, would not be developed until the infrastructure costs could be justified.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 1: MANAGING GROWTH

POLICY DIRECTION: Protect 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.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Population Growth Caps for Phased Urban Expansion

A number of “greenfield” (previously undeveloped) sites have been identified for future housing. Growth would continue to be controlled carefully and development will be sequenced in phases based on population growth and infrastructure capacity. Expansion into these areas would 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.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 1: MANAGING GROWTH

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 would mean that certain types of businesses/developments would continue to be encouraged/incentivised to locate downtown, rather than other parts of Squamish.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Neighbourhood Nodes

Mixed-use neighbourhood nodes could provide local retail shopping, services, institutional uses and housing in each major residential neighbourhood. These nodes could create complete communities where residents could 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.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 1: MANAGING GROWTH

Do you have any other comments or suggestions for this topic area?

TOPIC AREA 2: LAND USE & BUILT ENVIRONMENT

INTRODUCTION

The high demand for housing combined with Squamish's natural assets and quality of life presents a very rare opportunity to make our community's vision a reality. It is a chance to build the type of housing we need, create new jobs, activate our waterfront, build trails, playgrounds, parks, and community facilities and amenities, and ensure that new development is more efficient than ever before. Land use and the built environment have a direct impact on affordability, livability, and health of the population, all of which influence the happiness and vibrancy of a community. The built environment also impacts our sustainability through climate change mitigation and energy conservation.

The District's current OCP calls for compact development, creation of mixed use neighbourhood centres, housing diversity and transportation options. However, a number of existing neighbourhoods lack walkable commercial or institutional services, much recent development has been single family homes without extension of neighbourhood services, and there has been very little purpose-built rental housing added in recent years.

In order to create vibrant neighbourhoods to serve current and future residents, we developments and neighbourhood plans to place more emphasis on mixed uses and mixed tenures, infill development, sustainable building and site design, and better transit, walking and cycling connectivity.

WHAT DOES THE CURRENT OCP SAY?

- » Aims to maintain and encourage housing diversity, community livability and completeness, options to car travel, as well as green building and infrastructure design;
- » Identifies Downtown Squamish as the commercial and institutional centre of the Sea to Sky Corridor to support local economic resilience.
- » Aims to protect and promote the employment and industrial land base to support a diverse local economy, healthy tax base, and stable, well-paid labour force, and to ensure lands are available for future development.
- » Identifies the Squamish Business Park as an important feature to create a progressive and prosperous business environment with a mix of industrial and commercial businesses.
- » States that sustainable design principles will be incorporated in all neighbourhood and sub-area plans and considers the potential of district energy systems.
- » Identifies the need for a comprehensive flood hazard management plan to address land use and mitigation strategies in floodplain areas.

TOPIC AREA 2: LAND USE & BUILT ENVIRONMENT

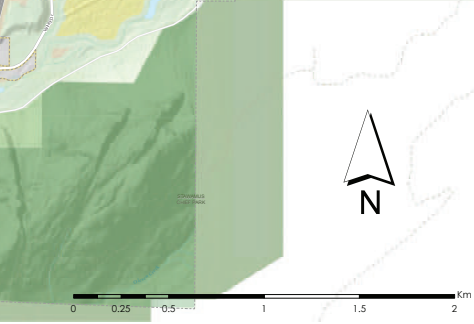
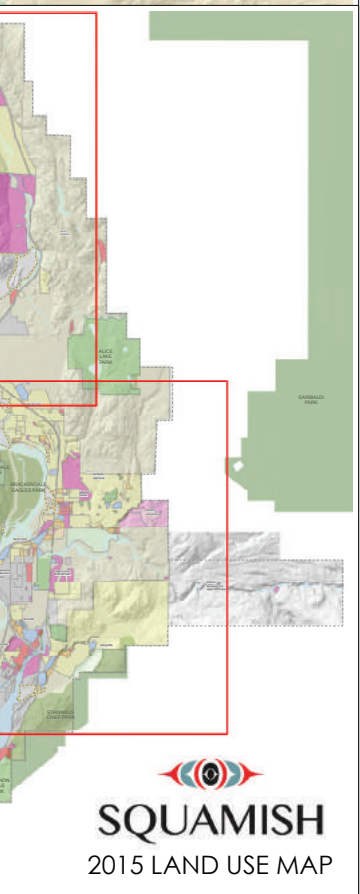
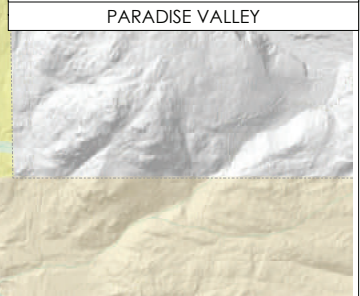
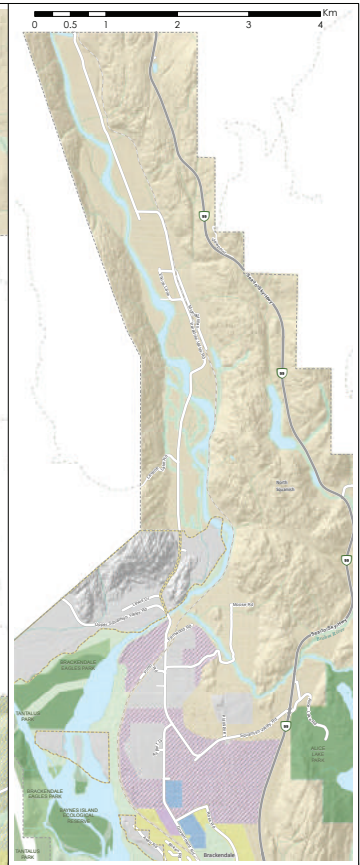
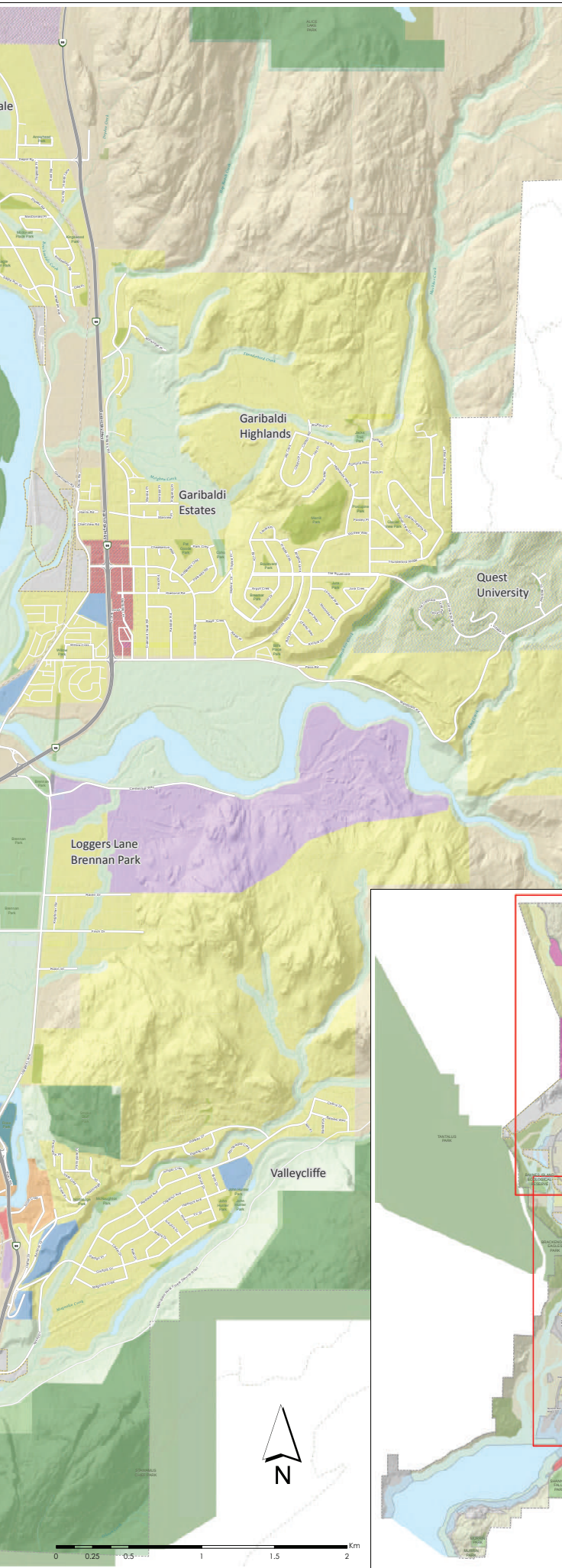
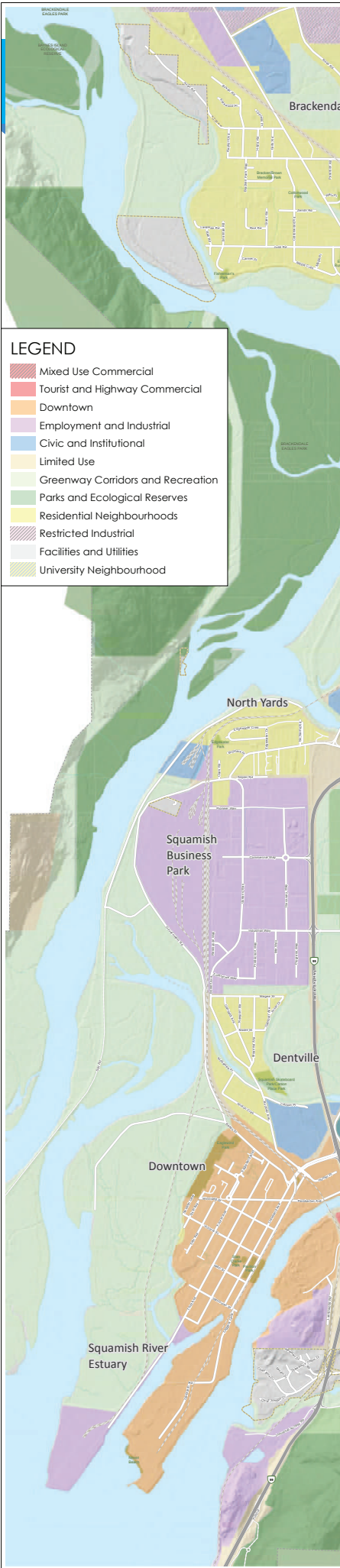
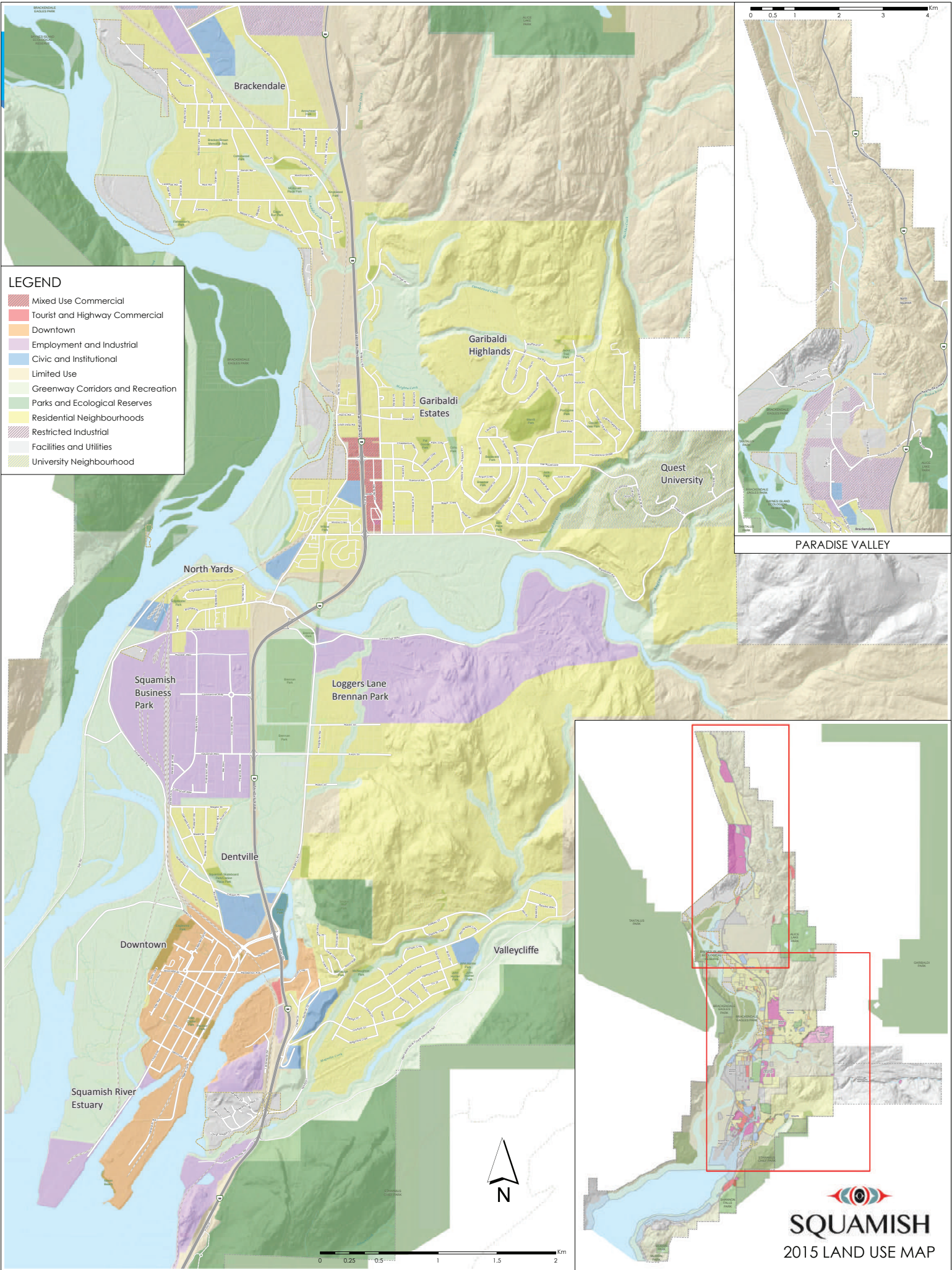
IDEAS & ISSUES RAISED SO FAR

- » Due to housing markets in Vancouver and Whistler, high demand for housing is raising local housing prices well beyond affordability. However, this demand in Squamish provides an opportunity to achieve significant community benefits with new growth and development.
- » Squamish's beautiful rivers and mountains limit our land base. Therefore, a focus on densifying existing neighbourhoods with multi-unit housing (such as townhomes and apartments) may be essential so that new growth supports our commercial centres, improves housing affordability and boosts the use of the local and regional transit systems.
- » The District's efforts to encourage local economic activity and attract new businesses have helped to fill vacant and underutilized lands in the Squamish Business Park. The Business Park is currently made up of mostly low-rise commercial and industrial; however, its location may be well suited for mixed use multi-storey development, such as office space above ground level commercial or industrial which could be a great opportunity to increase local jobs and attract more new businesses.
- » The availability of parking is a growing concern for some; however, this has a direct impact on housing affordability. By moving towards more compact, mixed use forms of development in existing neighbourhoods, we could reduce the need for car travel. The District recognizes the need to provide more reliable, affordable and convenient options for transit, walking and cycling to decrease the need for multiple car households.
- » The downtown and surrounding waterfront represents the heart of the community and acts as the economic, institutional and cultural centre. Higher density housing (such as townhomes and apartments) continues to grow in and around the downtown and support the growth of businesses and revitalisation efforts.

A land use map is provided on the following page for your reference.

Please review the draft policy directions that follow.

After discussing the draft wording, fill in a circle to show your level of support, then add comments to explain in the space provided. Share any other ideas and suggestions you have.



TOPIC AREA 2: LAND USE & BUILT ENVIRONMENT

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 could encourage more affordable housing and compact development to reduce infrastructure costs, avoid sprawl, and protect undeveloped areas as environmental and recreational assets. The District could create incentives to support infill housing and more compact, affordable forms of housing at an appropriate scale and density for each neighbourhood. This would mean less emphasis on development of single-family detached homes.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Density Bonusing

Bylaws and policies could be updated to allow density bonus options. This would mean 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.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 2: LAND USE & BUILT ENVIRONMENT

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.*

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Neighbourhood Planning

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

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 2: LAND USE & BUILT ENVIRONMENT

Do you have any other comments or suggestions for this topic area?

TOPIC AREA 3: NATURAL ENVIRONMENT

INTRODUCTION

Squamish is blessed with majestic natural features and a rich biological diversity of habitats. Significant natural assets include an abundance of fish-bearing rivers and creeks, the Squamish Estuary, Baynes Island Ecological Reserve, and the Mamquam Blind Channel.

While the District and senior governments protect some of our valuable ecological valuable features, many sensitive ecosystems in Squamish are unprotected and existing habitat is facing fragmentation. This includes a considerable stretch of our marine shoreline that is largely unprotected by the current OCP and federal oversight has been significantly reduced in recent years. These areas provide important habitat to fish and wildlife, including species at risk.

The District is currently undertaking a comprehensive ecosystem mapping exercise that will help to guide the OCP update. Engagement in Phase 1 of the OCP update process clearly reflected and reinforced the community's values to protect wildlife and natural areas and ecosystems, air/water quality and promote overall environmental stewardship. A specific focus on areas such as the Squamish Estuary, wildlife habitat and wildlife corridors were noted. In the OCP questionnaire, participants ranked 'Recreation and access to natural areas', and 'Protecting the natural environment' as the top two topics for the OCP to address.

This is an ongoing challenge for the District – how can we support recreation access and nature based tourism while protecting the environment, as the community grows? Part of the answer could include comprehensive environmental protection criteria and increasing density in existing areas to create more compact, walkable neighbourhoods and avoid sprawl.

WHAT DOES THE CURRENT OCP SAY?

- » Supports environmental preservation and includes specific guidance for the Squamish Estuary, environmentally sensitive areas, streams and riparian areas, coastal areas and bear management.
- » Identifies two Development Permits Areas (DPAs) to protect environmental values in areas of the community. The first (DPA I) protects specific sensitive lands along the Squamish River and at the head of the Mamquam Blind Channel. The second (DPA II) protects riparian areas throughout the community, which are recognized as both important assets and sensitive ecosystems. The intention of these DPAs is to minimize environmental degradation from development.
- » Establishes management of the Squamish Estuary in accordance with the [Squamish Estuary Management Plan](#). The District will partner with other government agencies and First Nations to update the plan as necessary.
- » Identifies the need for development plans in Future Sub-Area Plan areas to address environmentally sensitive areas and strategies to mitigate any impacts on those areas.
- » Seeks public ownership for environmentally sensitive lands where possible.

TOPIC AREA 3: NATURAL ENVIRONMENT

IDEAS & ISSUES RAISED SO FAR

- » In Phase 1 of the OCP update, residents indicated that Squamish's natural environment is the backbone of our community and a top priority for the OCP; it supports recreation, tourism, and the health and well-being of humans and wildlife.
- » Ecosystem services, which provide clean water, air and land, are recognized as important for our society as well as the economy.
- » Significant development pressure within our community is focused on a limited land base and consequently there is significant pressure on environmentally sensitive areas.
- » Invasive species, including Japanese Knotweed, have been identified in numerous locations and represent a significant threat to ecosystem health.
- » The OCP currently lacks a marine shoreline protection area outside of the Squamish Estuary.

Please review the draft policy directions that follow.

After discussing the draft wording, fill in a circle to show your level of support, then add comments to explain in the space provided. Share any other ideas and suggestions you have.

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.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 3: NATURAL ENVIRONMENT

POLICY DIRECTION: 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 would mean that some highly sensitive lands, whether in existing neighbourhoods or rural areas, may not be developed or accessible for recreation.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

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 could involve completion of the Marine Strategy and Implementation Plan and creation of a Squamish Marine Working Group.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 3: NATURAL ENVIRONMENT

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 could 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).

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

Do you have any other comments or suggestions for this topic area?

TOPIC AREA 4: RESOURCE MANAGEMENT

INTRODUCTION

Squamish is uniquely blessed with an abundance of natural resources including large tracts of forests, freshwater lakes and rivers, sand and gravel deposits and a valuable supply of granite. Squamish also has lands designated under the Agricultural Land Reserve; however, much of the agricultural base is not actively farmed and contains sensitive fish and wildlife habitat.

Once dominated by resource-based industries, Squamish is now using its incredible natural assets and amenities to help diversify our local economy. While the forestry sector is still an active part of the Squamish economy, the community has seen a considerable decline in resource extraction and processing jobs in recent years, including closures of large industrial operations.

Sustainable management of our natural resources will continue to play an important role in maintaining a diverse range of local jobs and ensuring that a healthy resource base is available for future generations. However, certain aspects of management are beyond the District's control.

WHAT DOES THE CURRENT OCP SAY?

- » Aims to protect the employment and industrial land base to promote a diverse local economy, healthy tax base and stable, well paid labour force.
- » Supports public education on the value of agriculture, forestry, composting, and water conservation.
- » Supports Smart Growth land use principles and endorses sustainable design and land and management practices to minimize the use of energy and material resources.
- » Aims to sustainably manage a secure and productive natural resource base (including aggregate deposits, forests, ground and surface water sources) and ensure adequate inventories of suitable land and resources for future settlement and employment.
- » States the District will work with the forest industry, Province, and other natural resource groups to protect the forest land base, promote sustainable forestry and establish a Community Forest.
- » Aims to minimize conflict and balance resource extraction with recreation and other land uses and manage long-term stewardship of the natural resource base.
- » States the District will work with the Squamish Nation to harmonize land use and resource plans within and adjacent to District of Squamish boundaries.

IDEAS & ISSUES RAISED SO FAR

- » Squamish has valuable industrial transportation infrastructure (including road, rail, and marine). The District's deep-water port, log handling facilities and ready access to industrial waterfront, rail, and highway infrastructure represent a significant economic opportunity; however, not everyone recognizes the importance of the waterfront industrial lands.

TOPIC AREA 4: RESOURCE MANAGEMENT

- » There are concerns that Squamish's medium and heavy industrial land base is being lost or encroached on by residential and commercial development. There is a need to protect existing industrial lands and identify new areas for medium industrial opportunities. It is also important to recognize and protect existing woodlot licences within the District.
- » A downtown truck routing study is planned for 2016 to address routes and downtown growth.
- » In Phase 1 of the OCP update, residents identified the local economy and 'good' local jobs as critical issues to address and noted the need to support industrial lands. Residents also expressed concerns with logging old growth forests, LNG facilities and pipelines, declining fish stocks, flood management, and preservation of important habitat, waterways, and dikes.

Please review the draft policy directions that follow.

After discussing the draft wording, fill in a circle to show your level of support, then add comments to explain in the space provided. Share any other ideas and suggestions you have.

POLICY DIRECTION: Protection of Industrial Lands

Further conversion of existing 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.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 4: RESOURCE MANAGEMENT

POLICY DIRECTION: Squamish Estuary Land Designations

Objectives and land use designations of the [Squamish Estuary Management Plan](#) 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.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Marine Area Planning & Waterfront Employment Lands

Marine area planning should 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 would be needed to protect certain marine shoreline areas while maintaining water access needs for industrial purposes such as log handling.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 4: RESOURCE MANAGEMENT

POLICY DIRECTION: 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.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Collaboration 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.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

Do you have any other comments or suggestions for this topic area?

TOPIC AREA 5: RECREATION ASSETS & ACCESS

INTRODUCTION

Adventure is a key part of our community's identity. Squamish residents pride themselves on easy access to adventure, from the ocean, to rivers, to provincial and municipal parks, to the extensive trail system leading into the backcountry. Squamish has proud roots in farming and forestry and while these sectors continue to play a role, the local economy has shifted considerably towards outdoor recreation and tourism.

Squamish continues to grow its reputation as a world-class adventure hub. Our unique geography provides a wide array of recreation opportunities including great access to rock climbing, mountain biking, kite boarding, and windsurfing, as well as access to backcountry skiing and hiking. Notable landmarks include the Stawamus Chief, Smoke Bluffs, access to the Garibaldi Provincial Park, and the area's numerous trails, rivers, and the ocean.

Squamish is positioned as one of the best multi-sport destinations in the world. The opportunity for an adventurous lifestyle, conveniently located close to a major urban center, continues to draw new residents to Squamish. As the population grows, the District will need to work carefully to protect our existing amenities while meeting new demands.

WHAT DOES THE CURRENT OCP SAY?

- » Aims to balance ecological preservation with recreation;
- » Supports recreation by fostering access to outdoor activities and water-based recreation, providing trails, parks, playgrounds and recreational facilities, and generating economic opportunities to capitalize on the recreational potential of the District;
- » Aims to implement a [Trails Master Plan](#) and [Smoke Bluffs Park Master Plan](#) in cooperation with local organizations and take a leadership role in coordinating the development and maintenance of trail systems; Greenway trails system will continue to be expanded and formalized and will include commuter and recreational trails;
- » Supports co-operative and community use of facilities, including School District, Capilano University, Quest University federal and provincial agencies, the municipality, and other interested organizations; supports community partnerships particularly for playfields, parks, theatres, and other amenities;
- » Aims to develop "blueways" as water-based recreation assets (ocean, channels and rivers) and secure public access to key locations for kayak access and wind sports;
- » Aims to maintain community livability and provide suitable recreation facilities for the growing population and tourism industry;

TOPIC AREA 5: RECREATION ASSETS & ACCESS

- » Recognizes the economic and social value of recreation, including climbing sites and cycling trails, and aims to collaborate with land owners and agencies to preserve these networks;
- » The District will work with the Squamish Lillooet Regional District, provincial and federal agencies, the School District, and the Squamish Nation to provide parks and park services, and will work with the Integrated Land Management Bureau or other Provincial agencies and recreation operators to address commercial recreation tenures and establish regulations;
- » Aims to provide recreational opportunities to promote healthy development of children and youth.

IDEAS & ISSUES RAISED SO FAR

- » The District recently adopted “Hardwired for Adventure” as a signature/brand that represents the community’s identity.
- » Recreation and access to natural areas are key priorities for the community. It is important to residents that Squamish’s identity is based on recreation-based tourism, protection of the environment, and great access to nature and outdoor recreation.
- » In Phase 1 of the OCP update, residents identified tourism and recreation as critical issues for the OCP to address, particularly access to nature and specific amenities. Comments noted the need for improvements to indoor recreation facilities, investment in outdoor recreation facilities and amenities, incentives for developers to create recreation assets, and the importance of maintaining access to existing amenities.
- » Youth and Squamish Nation members identified the need for more recreational spaces specifically for youth.

Please review the draft policy directions that follow.

After discussing the draft wording, fill in a circle to show your level of support, then add comments to explain in the space provided. Share any other ideas and suggestions you have.

TOPIC AREA 5: RECREATION ASSETS & ACCESS

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.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

POLICY DIRECTION: Trails Funding and Protection

A Trails Funding and Maintenance Strategy could 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.

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 5: RECREATION ASSETS & ACCESS

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.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

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 could explore options for parks and recreation service delivery (such as a Park & Recreation Commission) and collaborate with the School District on facility-use to organize and expand recreation services as the community grows.

Level of Support: (please check only one)

Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

TOPIC AREA 5: RECREATION ASSETS & ACCESS

POLICY DIRECTION: District-wide Camping Policy

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

Level of Support: (please check only one)

- Strongly Oppose Oppose Neutral Support Strongly Support

Your Comments:

Do you have any other comments or suggestions for this topic area?

WORKBOOK FEEDBACK

HOW DID IT GO?

1. How useful did you find this activity for learning about the OCP issues being discussed, and feeling that your input will be heard? Please mark your answer on the scale below.



2. How well did your meeting go overall? Please mark your answer on the scale below.



In terms of everyone having a chance to talk? no somewhat yes

In terms of having a good quality discussion? no somewhat yes

3. Did you find the materials easy to understand and use? Please mark on the scale below.



4. Would you host this sort of event again? yes no

5. Would you recommend it to others? yes no

6. Any other comments to share? _____

Thank you!

Thank you for taking the time to share your feedback on early policy directions. If you know of any others who may be interested, please help us spread the word!

Save the Date - Public Workshop

Join us on **May 9th from 6:30 to 9:00 p.m. at the Brennan Park Recreation Centre.** The workshop will focus on reviewing the same policy directions as this survey but provide an opportunity for deeper discussion with other community members.

Submit your workbook by May 13th



We strongly encourage you to submit your group's input online at squamish.ca/OCP. This will greatly help in analyzing all the feedback received.



You can also drop off your completed workbook in person or by mail to:

District of Squamish, 37955 Second Avenue, Box 310, V8B0A3



Don't forget to submit your food receipts:

If you hosted a group meeting with 4 or more people, email planning@squamish.ca with a scan or photo of your food receipts. Be sure to include your host name and address.