

DISTRICT OF SQUAMISH

Minutes of the Meeting of the Committee of the Whole held Tuesday, April 18, 2017 at 1:00 p.m. at Council Chambers, 37955 Second Ave, Squamish, BC.

IN ATTENDANCE:

Mayor Patricia Heintzman
Councillor Susan Chapelle
Councillor Karen Elliott
Councillor Doug Race
Councillor Ted Prior
Councillor Peter Kent
Councillor Jason Blackman-Wulff

ADVISORY IN ATTENDANCE:

Linda Glenday, CAO
Robin Arthurs, GM Corporate Services, Recreation & Culture
Terry Murray, Executive Assistant
Gary Buxton, GM Community Planning and Infrastructure
Chris Wickham, Director of Engineering
Jonas Velaniskis, Director of Community Planning
Sarah McJannet, Planner
Christine Mathews, Chief Financial Officer
Jeff Sim, Senior Director Human Resources & Public Safety

Mayor Heintzman called the meeting to order at 1:03 p.m.

1. Welcome to the Squamish Nation Traditional Territory

Ha7lh en skwalwn Kwis tl'iknumut tl'a Skwxwuu7mesh Uxwumixw

2. ADOPTION OF AGENDA

It was moved by Councillor Kent,
seconded by Councillor Prior,
THAT Council adopt the April 18, 2017 Committee of the Whole Meeting
Agenda.

CARRIED

3. BUSINESS

(i) Squamish2040 OCP Update: Growth Management Policy Discussion

S. McJannet, Planner and J. Velaniskis, Director of Community Planning were in attendance to discuss the Squamish 2040 OCP Update and Growth Management Review.

Discussion included:

- Currently in phase 3 of the OCP update process
- Importance of growth management to the community (top 3 in surveys conducted)
- Current population growth and development capacity update
- Forecast future growth in 2036 is approximately 25,674 with the potential to reach 36,500
- Discussion regarding land needed to accommodate growth, including infill development and potential areas for growth
- Approximately 9,600 new units would be needed to accommodate new residents
- Staff have focused on compact urban form, protecting natural areas, phased urban expansion, infrastructure management, and infill development and downtown
- Existing policy regarding 'cap' on lots 509/510 should be considered a "minimum threshold"

- Growth management policy direction survey results were reviewed
- Focused compact growth in major growth areas, municipal urban containment boundary (UCB), municipal servicing criteria and sub area planning
- Projected future residential neighbourhoods were described and possible limited expansion in high hazard areas (Cheekeye)
- New urban containment boundary was explained
- Importance of ensuring that greenfield development does not detract from infill opportunities
- Future sub area planning
- Three possible scenarios were provided for the Committee to consider regarding managing future growth
 - Option 1-Status Quo
 - Option 2-Maintain and increase the population threshold based on remaining capacity
 - Option 3 – Augment minimum population threshold to allow for a phased and limited sub area planning
- Next steps were reviewed by staff

Questions and comments from the Committee included:

- Concern expressed regarding the number of respondents to the survey that was conducted by staff
 - Staff advised the response was not what they hoped but will attempt another round of consultation in Phase 4
- Importance of clarity on population statistics
- Discussion regarding need for multi-family housing and the need for density
 - Staff advised that the community is interested in a healthy mix of housing types
- Affordability concerns was discussed
- Was past growth in Squamish limited due to housing shortage?
 - Possibly in 2015/2016
- Employment land inclusion in the OCP as part of residential growth conversation
 - Staff advised it is included, not part of today's growth discussion
- Population caps vs. minimum population threshold wording in the questionnaires
- Clarification of future phasing of subarea plans was requested
- Discussion regarding the urban containment boundary (UCB) north of Depot Road
- Lowering carbon footprint consideration should be mentioned in the introduction to growth management
- Clarity requested regarding school allowance on DL 509/510
- Discussion regarding the use of the words “extraordinary benefit to the community” needs to have better parameters and descriptions
- Discussion regarding smart growth principles and employment lands, greenfield development and the indirect consequences to employment lands
- Hazard mitigation/adaptation and density was discussed
- Wording concerns “substantially complete” should be better defined
- Density targets and the definition of “residential neighbourhoods” does not mean single family housing
- Sub area plans to be determined by Council and the problems faced when

considering piece-meal development

The meeting recessed at 2:47 pm and resumed at 3:01 pm with all of Council in attendance as well as staff as before the break.

- Is the UCB meant to be long term?
 - 20 years +
- What happens for an application outside the UCB?
 - Application for OCP amendment to Council would be required
- Request for explanation for boundary line setting of UCB.
- Request for explanation regarding the Whistler bed cap vs. Squamish population threshold
 - Staff explained the extension of servicing properties
- Discussion regarding the implication to ALR lands
- Difference between UCB vs. Regional Growth Strategy
- Important to set the parameters regarding applications outside the UCB
- Proposed UCB may be too big; not fiscally responsible to accommodate sprawl
- Redefine the UCB. What is the planned length of time the boundary is planned for
- Council discussed the pros and cons of:
 - Option 1 - Status Quo
 - Option 2 - Maintain and increase the population threshold based on remaining capacity
 - Option 3 – Augment minimum population threshold to allow for a phased and limited sub area planning
- All future DL development should be considered equally regarding long term growth
- Criteria to consider phasing in Option 3 needs to be determined
- Suggestion to put Option 3 out to the community for comment
- Size of sub area plans needs to be determined
- Maintaining greenspace and trails should be taken into consideration when discussing DL 509/510

Meeting recessed at 4:25 p.m. and resumed at 4:26 p.m.

- Request to put Option 2 and three out to the public
- Redefine what a residential development is
- Setting criteria for greenfield development needs further discussion
- Security of trail network is requested by the Mountain Bike community
- Consideration of adding trails to be added to OCP – opposite of “no net loss” of trails

Councillor Kent left the meeting at 4:42 pm

It was

moved by Councillor Race,
seconded by Councillor Chapelle,

RECOMMENDATION: THAT the District of Squamish refer the draft Squamish2040 Official Community Plan Growth Management policies presented in the April 18, 2017 staff report for broad community comment as part of a Discussion Draft for Phase 3 of the Official Community Plan update process.

CARRIED

4. TERMINATION

It was

moved by Councillor Race,
seconded by Councillor Prior,
THAT the meeting be terminated.

CARRIED

Meeting terminated at 4:50 p.m.

Patricia Heintzman, Mayor

CERTIFIED CORRECT:

Robin Arthurs, GM Corporate Services