

REPORT TO: Council FOR: Committee of the Whole  
REPORT FROM: Community Planning & Infrastructure  
PRESENTED: April 18, 2017 FILE:  
SUBJECT: Squamish2040 OCP Update: Growth Management Policy Discussion

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**Recommendation:**

That Council approve the following resolution:

**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 the Discussion Draft for Phase 3 of the Official Community Plan update process.

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**1. Objective:**

This report and policy package presents proposed growth management policies and options for the Squamish2040 Official Community Plan (OCP) Update for discussion and direction of Council, prior to release of a Discussion Draft for further public engagement and ongoing intergovernmental review.

**2. Background:**

As expected, given the continued pace of growth and development activity experienced in Squamish and the Sea to Sky region, from the outset of the District's engagement, the community identified growth management as a top priority issue for the Squamish2040 OCP update.

Infill policies based on Smart Growth principles to focus growth and maximize infrastructure in existing developed areas before expanding into undeveloped (greenfield) lands have and continue to form the backbone of the District's growth management strategy. The strategy has employed both area planning requirements for future development and phasing criteria to direct the rate, location and servicing of development.

Similar to the last OCP update in 2005-2010, consideration of how to sequence and phase development of identified residential expansion lands for long-term growth (Sub-Area Plan lands – OCP Schedule I – Attachment 1) is again a central focus for community and Council deliberation.

On March 21, 2017, Council passed the following motion:

THAT Council discuss removal of the population cap on District lots 509 and 510 from the Official Community Plan. THAT the motion be referred to the Official Community Plan and Growth Management discussion.

For clarity, OCP Policy 10-45 designates a *minimum population threshold* of 22,500 before future expansion into long-term ‘residential reserve’ lands (specifically District Lots 509/510 and 513) will be considered for sub-area planning and development.

This policy is discussed in the context of current and projected growth and development for Squamish (Attachment 2) and importantly, as part of a larger conversation about growth management.

### **3. Project Information:**

The OCP update process is currently in Phase 3 (Drafting + Review). Staff continue to incorporate community, intergovernmental and agency inputs received during initial phases of the engagement process to finalize a Discussion Draft for release and public comment in May.

For the plan update, existing OCP land use and policy tools used to direct and manage development growth have been revisited in concert with updated demographics and growth projections, housing market information, as well as revised land use and hazard policies informed by the District’s *Integrated Flood Hazard Management Plan*. A summary of proposed draft OCP growth management policies for the Squamish2040 Discussion Draft are provided for Council’s review (Attachment 3), informed by the preceding analysis of several alternative growth management approaches in the policy discussion package.

### **4. Implications:**

#### **a) Budget:**

No additional budget implications are noted, as this policy review is part of the operational budget for the OCP Update.

#### **b) Organizational Impact:**

Clear direction on growth management priorities and strategies positively impacts the organization’s ability to direct and manage growth in Squamish through its policies and plans.

#### **Policy:**

Proposed amendments to the District’s OCP growth management policies (2009 OCP Bylaw 2100 – Part 3, sections 10 and 11) are addressed in detail in the report attachments.

#### **c) Environment:**

Local government growth management tactics and land use decisions directly impact the local environment by influencing land use efficiency, natural areas preservation, as well as transportation and other related infrastructure. Smart growth policies can contribute to the reduction of GHGs by focusing compact, efficient growth within designated growth areas to maximize infrastructure efficiencies and promote alternative transportation, among many other social, economic and ecological co-benefits.

#### **d) Council Priority and Strategic Plan Alignment:**

The OCP update is a priority action identified in Council’s 2015-2018 Strategic Plan. As the District’s highest level policy document, it relates to all of the District’s priority areas: Open and Transparent Government; Healthy Community; Economy and Environment. This growth

management policy work aligns with Council's guiding principle of *Maximizing the Built Environment*, prioritizing Smart Growth principles in land use decisions.

e) **Citizen Engagement**

The Squamish2040 OCP update has included broad public participation through a variety of methods to date through the community consultation program. Detailed engagement summary reports completed for Phases 1 and 2, respectively, are available at [www.squamish.ca/ocp](http://www.squamish.ca/ocp). Staff continue to work with the OCP Community Advisory Committee to ensure that public inputs are meaningfully considered in the plan development.

f) **Implementation**

Staff will incorporate Council's inputs and feedback into draft policy in preparation for finalization and release of the Discussion Draft for community feedback in Phase 3 of the OCP update.

5. **Attachments:**

1. OCP Bylaw 2100, 2009 (Existing OCP) - Schedule I Area Planning
2. Squamish Growth + Development Snapshot & Growth Management Policy Package
3. Squamish2040 Discussion Draft Excerpt – Growth Management – Draft (April 2017)

6. **Alternatives to Staff Recommendation:**

THAT the District of Squamish refer Squamish2040 OCP growth management policy directions to another committee meeting of Council.

7. **Staff Review**

**Prepared By:**

Sarah McJannet, RPP MCIP  
Planner

**Reviewed By:**

Jonas Velaniskis, Director of Community Planning  
Gary Buxton, GM Community Planning & Infrastructure  
Robin Arthurs, GM Corporate Services, Recreation & Culture  
Christine Mathews, CPA, CGA, CFO

**CAO Recommendation:**

That the recommendation of the Community Planning Department be approved.

Linda Glenday, MBA  
Chief Administrative Officer

# District of Squamish Official Community Plan

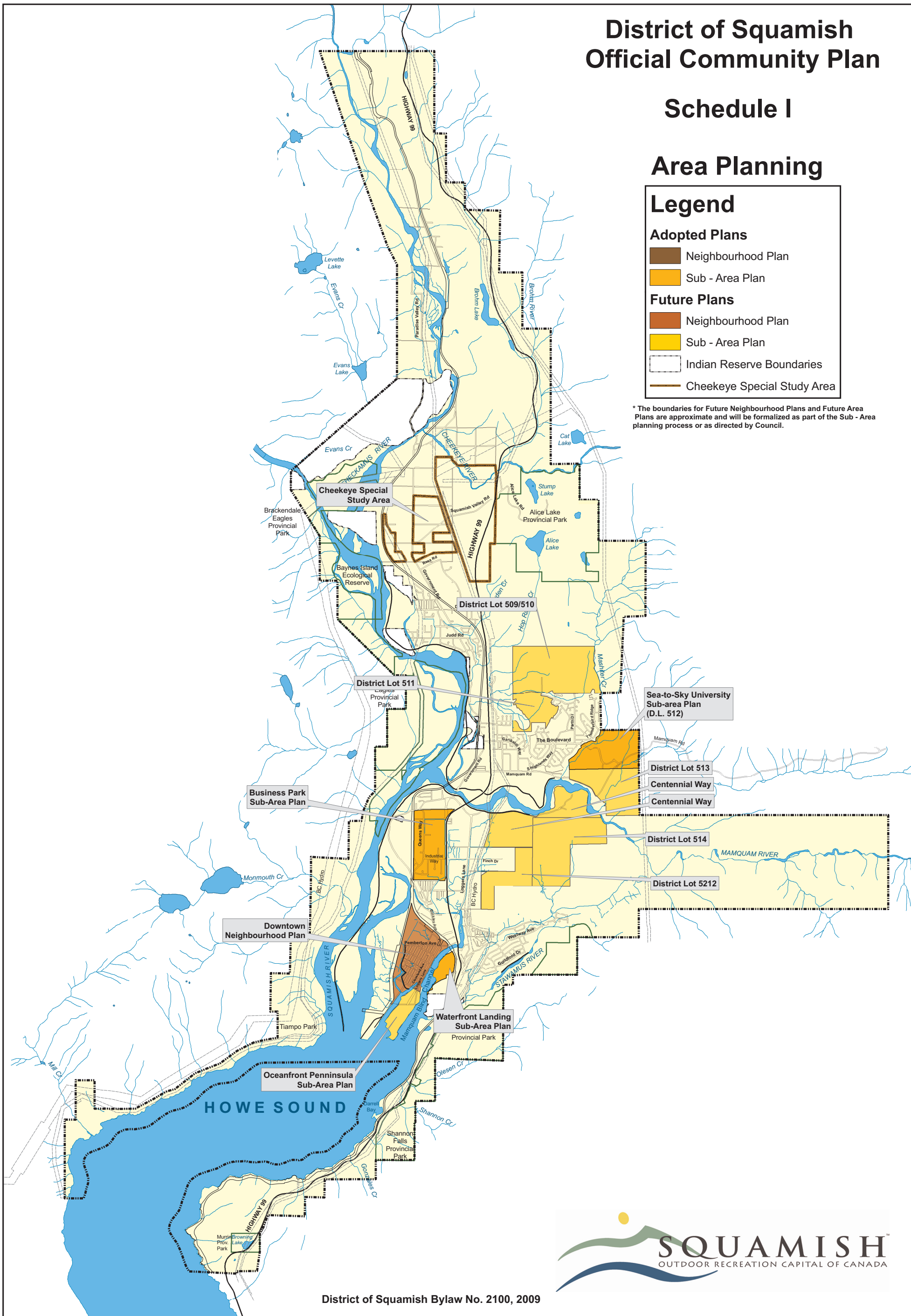
## Schedule I

### Area Planning

#### Legend

- Adopted Plans**
- Neighbourhood Plan
  - Sub - Area Plan
- Future Plans**
- Neighbourhood Plan
  - Sub - Area Plan
  - Indian Reserve Boundaries
  - Cheekeye Special Study Area

\* The boundaries for Future Neighbourhood Plans and Future Area Plans are approximate and will be formalized as part of the Sub - Area planning process or as directed by Council.





## Attachment 2

### Squamish2040 OCP Update: Growth Management Policy Discussion Package

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Through the Squamish2040 plan update, OCP land use and policy tools used to direct and manage development growth are being revisited in concert with updated growth and demographic projections, housing market information, as well as revised land use and hazard policies informed by the District's *Integrated Flood Hazard Management Plan*.

This package contains a snapshot of current and projected growth and development for Squamish, along with an analysis of several alternative growth management approaches respecting development phasing of long-term expansion lands for Council's information. Draft OCP growth management policies for the Squamish2040 OCP update are presented for direction in advance of their inclusion in an *OCP Discussion Draft* for public comment Spring 2017.

#### 1. Squamish Growth + Development Snapshot

The following data presents projected development demand in Squamish, and estimates existing available land supply and how fast it may be absorbed in order to inform tactical long-term growth policies.

- **Sustained Population Growth.** Squamish continues to be among the fastest growing communities in the province, and ranked in the top 25 of Canadian communities over 5,000<sup>1</sup>, reaching a population of 19,512 in 2016. This was a 13.7% increase over the last Census (2011), but slightly lower than the growth experienced during the previous period from 2006-2011 (14.6%). In comparison, Whistler saw even greater growth between 2011-2016 of 20.7%, while Pemberton's growth of 5.8%, was more in line with the provincial average of 5.6% and the national average of 5.0%.
- **Regional Population + Housing Growth Projections.** Based on recent draft population, employment and dwelling unit projections developed by the SLRD for the *Regional Growth Strategy* update, municipalities within the SLRD are expected to carry a constant rate of growth, with annual growth rates between 1.5-1.8% to the year 2036 (Figure 1), Urbanics Consultants Ltd, 2016<sup>2</sup>). The year 2036 aligns well with the land use planning horizon of the OCP update, which layouts the community vision and direction for the next 20 years. For Squamish the projected population for the 20-year horizon ending in 2036 under the SLRD's medium growth scenario is 25,674. Notably, these projections anticipate that

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<sup>1</sup> 2016 Canada Census. Note this population figure does not include First Nations Reserve lands.

<sup>2</sup> Final DRAFT Report for SLRD – Population, Employment & Dwelling Unit Projections, Urbanics Consultants Ltd., 2016

Squamish would surpass its current OCP population threshold of 22,500 for expanding into long-term residential reserve lands in another ten years, in 2026.

- **Projected Housing Demand 2016-2036.** The bulk of housing growth in the region under the SLRD’s medium growth scenario is expected to occur in Squamish (42%), followed by Whistler (26%) and Pemberton (10%). Based on projected population growth and accounting for average persons per household, Urbanics predicts that Squamish will add 2,332 dwelling units between 2016 and 2036.

Geographical Area	2001	2006	2011	2016	2021*	2026*	2031*	2036*
<b>Population Projections</b>								
SLRD	33,010	36,239	39,263	42,795	46,598	50,234	53,721	56,864
Squamish	14,247	15,380	17,655	19,205	20,872	22,509	24,192	25,674
Whistler	8,896	9,516	10,106	11,418	12,620	13,678	14,562	15,358
Pemberton	1,637	2,192	2,418	2,713	3,043	3,414	3,830	4,297
Lillooet	2,886	2,741	2,373	2,404	2,435	2,466	2,498	2,530
Area A	223	207	223	220	217	214	212	209
Area B	428	575	362	355	348	342	335	329
Area C	1,504	1,887	1,657	1,665	1,673	1,681	1,689	1,697
Area D	750	839	852	870	889	908	928	948
Total (municipalities/EA's)	30,571	33,337	35,646	38,849	42,097	45,212	48,245	51,041
<b>Housing Projections</b>								
SLRD	12,565	13,985	14,998	16,381	17,708	19,032	20,446	21,899
Squamish	5,150	5,625	6,520	6,758	7,292	7,840	8,464	9,089
Whistler	3,585	3,910	3,900	3,987	4,375	4,727	5,055	5,395
Pemberton	645	940	979	1,001	1,055	1,180	1,330	1,510
Lillooet	1,140	985	1,068	839	844	852	867	889
Area A	115	120	115	77	75	74	73	73
Area B	190	260	168	124	121	118	116	116
Area C	570	790	761	581	580	581	586	596
Area D	335	360	367	304	308	314	322	333
Total	11,730	12,990	13,878	13,671	14,649	15,686	16,815	18,001

Table 27: Population and Housing Projections by Area 2016-2036

Source: Urbanics Consultants Ltd., 2001, 2006 Census & 2011 NHS

Figure 1: DRAFT SLRD Regional Population Projections, Urbanics Consultants Ltd, 2016

- Staff note that Urbanics’ regional projections prepared for the SLRD RGS update are comparable with the low growth scenario prepared by EcoPlan for the 2014 *Squamish Employment Lands Strategy* (Figure 2). The latter used projections for the SLRD as a basis but adjusted for Squamish’s historically higher rate of growth than the regional average. This resulted in a significantly higher projected growth trajectory (by 24%) for Squamish (shown in blue), potentially surpassing a population of 22,500 by 2021 and reaching 30,000 by 2031 (medium growth scenario).



## SQUAMISH POPULATION PROJECTION TO 2031

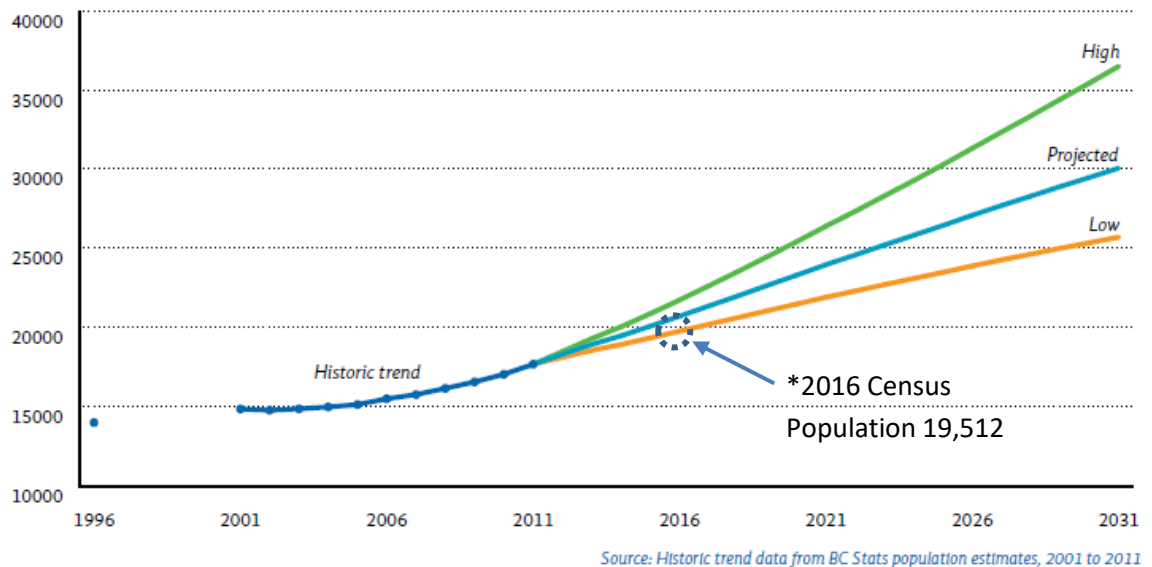



Figure 2: Squamish Population Projection to 2031, Squamish Employment Lands Strategy prepared by EcoPlan International, 2014

- Although the District's population continues to track on the low-growth trajectory of presented projections, given uncertain future growth, for due diligence the District should review and test its ability to accommodate the growth in existing development areas under a potential high growth scenario; and if unable to accommodate growth based on available land supply, estimate at what point it may be necessary to 'unlock'/initiate planning and development of identified expansion lands (future Sub-Area Plan sites). Under EcoPlan's high-growth scenario, the 2031 population projection was closer to 36,500.
- **Existing Approved Development Capacity – Available Supply (2017 Snapshot).** Substantial development capacity remains available within existing neighbourhoods and developed areas that could potentially accommodate additional population growth of up to 24,000 new residents. The attached 2017 Development Snapshot estimates an undeveloped available capacity in existing neighbourhoods of roughly 5,900 to 9,600 units (Appendix 1). This estimated range is generalized based on parcel size, age of the existing housing stock, and recent or in-stream land use applications. At the low-end (5,900 units) the estimate does not include lands that are subject to significant hazard mitigation requirements, such

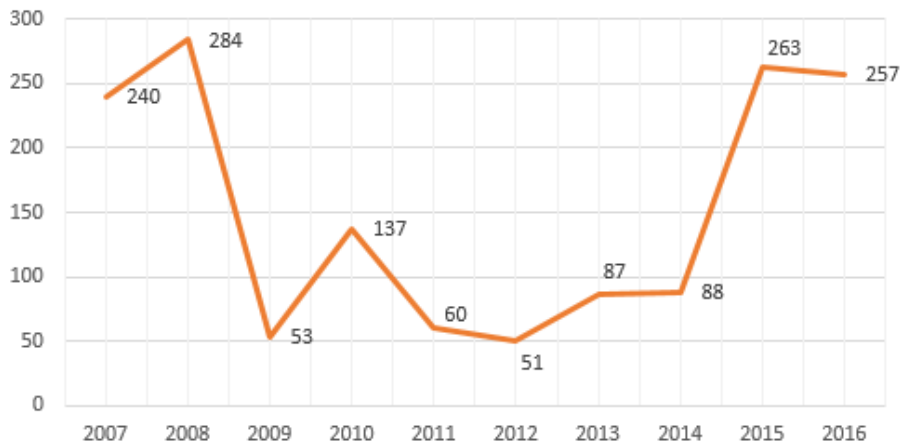


as the Cheekeye Fan) or that propose significant greenfield redevelopment. The high-end estimate (9,600) includes most in stream land use applications plus anticipates that as development pressures grow over time and existing housing stock comes to the end of its life cycle, a portion of low density parcels will be assembled and redeveloped to a higher density. Neither one of the two estimates include future capacity within new neighbourhoods (District Lot 511 Thunderbird Creek Sub-Area Plan for remaining phases, expansion of Crumpet Woods etc.).

- ***Estimate high growth population increase per year, # of units per year.*** When considering a growth management strategy it is important to calibrate the approach that is able to cope with the high growth scenario as it is at this level of growth that sprawl is most likely to occur. EcoPlan's high-growth scenario indicates approximately 12,000 of new residents between 2016 and 2026 and the same rate of growth for the following decade. In order to accommodate population growth under this scenario there would need to be approximately 9,600 new units brought online by 2036, or 480 units per year. This housing demand corresponds closely with the high-end estimate of development capacity in existing neighbourhoods. Staff note that the high-end capacity scenario has substantial question marks with respect to the ability to develop in certain areas, such as requirements to mitigate natural hazards on the Cheekeye Fan. Therefore, limited expansion outside of the existing neighbourhoods would likely be required to accommodate the growth.
- ***Recent Development Trends - Squamish Housing Starts.*** Development activity in Squamish has accelerated in the last 5 years, as annual residential housing starts rebounded and recovered from the 2008 financial downturn. In 2016, Squamish had 257 housing starts, down slightly from the previous year (263) from a low of only 51 starts in 2012.
- These housing starts reflect new subdivision development (Crumpit Woods Phases 1 and 2 in Valleycliffe; Aristotle Drive and Mamquam Road – University; 'Skyridge' on Dowad Drive), resurgence in former subdivisions (The Maples, Ravenwood), as well as near to build out of University Heights Phase 1, completion of Eaglewind Downtown, as well as several new multi-unit projects in or near the Downtown (Parkhouse, The Current on Wilson Crescent, Newport Landing, Mistral etc.).



Squamish Annual Housing Starts 2007-2016

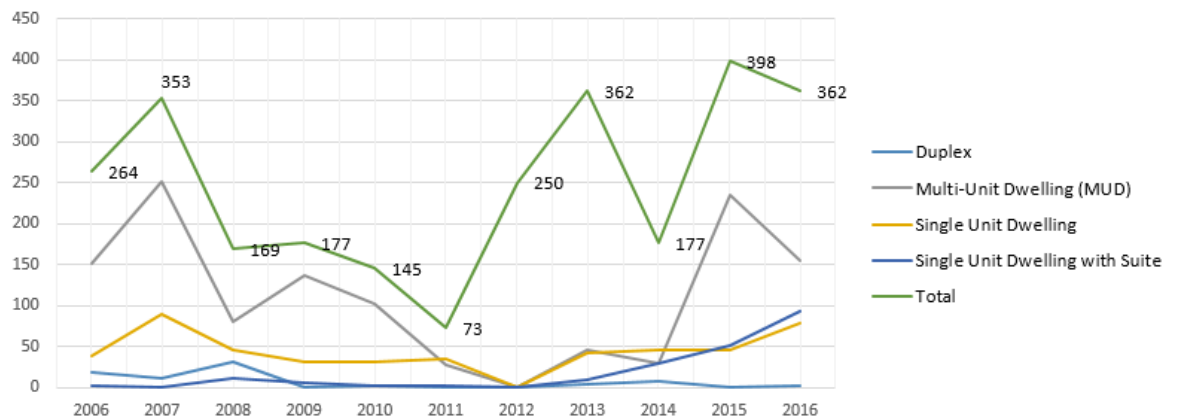


Source: CMHC Prepared by BC Stats February 2017

Figure 3: Squamish Housing Starts 2007-2016, CMHC

- Dwelling unit creation tracked through Squamish Building Permit issuances highlights a similar growth trend, with increasing annual unit creation starting again in 2013. (Figure 4).

Squamish New Unit Creation (@Building Permit) 2006-2016



Source: District of Squamish April 2017

Figure 4: Squamish New Units Created 2006-2016, District of Squamish



## 2. Squamish Growth Management Policies – Existing and Proposed Updates

Part 2 outlines the District's existing growth policy, along with early policy directions and community feedback received during Phase 2 of the OCP update (2016). Several alternative policy scenarios are discussed to deal with the ongoing issue of phasing future sub-area lands in the short to medium term.

**Existing Growth Management Policy (OCP Bylaw 2100, 2009).** The Growth Management Strategy in the 2009 OCP (See OCP Part 3 – Appendix 2) is based on a long-term vision and *Neighbourhoods, Greenways and Downtown First* concept to focus future growth over the next 25 years in existing neighbourhoods through infill, in the Downtown and other underutilized or brownfield sites, and in new neighbourhoods contiguous to the existing serviced urban area. The approach promotes compact urban form and efficient use of the limited land base, avoiding settlement in hazard areas, protection of natural areas, downtown revitalization, better utilization of municipal infrastructure and minimized municipal costs, and increased transportation choice. To achieve the OCP Smart Growth principles, the OCP employs area planning policies and phasing criteria to direct the rate, location and servicing of development in Squamish. Two key policies include:

- **Policy 10 - 6** The District will manage future expansion based on the criteria outlined in Chapter 11 Area Planning, balancing the needs of the community with the costs associated with the provision and maintenance of social and physical infrastructure.
- **Policy 10 - 37** Development of designated residential lands to be substantially complete before the expansion of development onto future Sub-Area Plan sites to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems.

Under the 2009 OCP, along with area planning policies, the District employed a more generalized approach to urban containment as recommended by the 2005 Growth Management Study by identifying long-term growth areas by legal (District) lot. This was chosen instead of firmly delineating a spatial containment boundary, that was seen to hamper flexibility and control over future land use choices under the Regional Growth Strategy under concurrent development at that time.



### 3. Squamish2040 Proposed Growth Management: Early Policy Directions (Phase 2)

The District tested early growth management policy directions during Phase 2 of the OCP process. *OCPizza Discussion Guide: A Growing Squamish* received the most feedback of all the themes and considered growth topics including land use, natural and built environments, resource management and recreation assets (Appendix 3). Suggested policy directions maintained the 2009 OCP focus on compact urban form, protecting natural areas, continued phased urban expansion through use of population threshold/trigger, infrastructure management, and development in neighbourhood nodes and the Downtown. Creation of a defined urban containment boundary was also presented as a new growth management tool.

Three of the six policy directions are highlighted below, along with community feedback on each<sup>3</sup>.

- **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.
- **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.
- **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

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<sup>3</sup> The full OCP engagement summary for Phase 2 is available at [www.squamish.ca/ocp](http://www.squamish.ca/ocp)

suitable for development, will not be developed until the infrastructure costs can be justified.

Overall there was support or strong support received on emerging growth management policy directions including the continued focus on compact development, infill and careful, controlled phasing of expansion to minimize infrastructure costs, while protecting natural and sensitive areas (Figure 5).

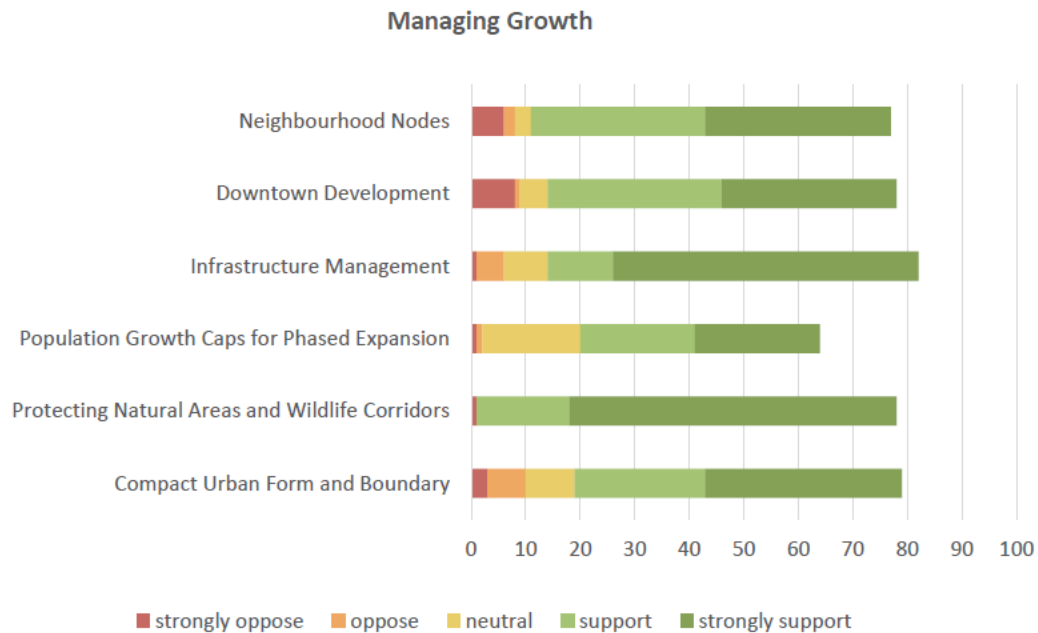



Figure 5: Squamish2040 Phase 2 Growth Management Policy Directions – Level of Support

- **Growth Management Policy Development Considerations.** In preparing detailed growth management policies for the OCP Discussion Draft, the following additional considerations are noted:
  - Major shifts in development phasing affect timing and magnitude of municipal expenditures as the District assumes the cost of supporting new infrastructure. The District must ensure that it can service, maintain and sustainably operate infrastructure for new development – therefore fiscal implications of bringing on new growth before demonstrated need are important. As with many communities,



the District faces a large infrastructure gap over next 20 years as 70% of District infrastructure reaches end of its service life in next 5-10 years (District Public Works Asset Management Plan).

- A balance is needed between ensuring adequate supply to meet demand and positively influencing affordability, without compromising the ability to successfully infill existing growth areas through premature expansion into new areas designated for long-term growth. The Squamish market will absorb a certain amount of growth/units every year; if growth on the periphery is not phased based on cumulative population growth and infill re-development, it has potential to negatively effect revitalization and build out of existing development nodes. It is recognized that infill in existing neighbourhoods is far from substantially complete, and that long term build out of designated growth areas such as the Oceanfront, Waterfront landing and existing developed areas will take time, and further will not provide inventory of detached housing, as these areas have been designated as more suitable for mutli-unit and mixed use development. In simple terms: there is a set amount of growth Squamish may capture over the next 20 years: how much do we want to direct to existing nodes and Downtown and how much into new nodes?
- Existing OCP growth policies must be refined to better address the perceived unfairness of the population threshold policy for Sub-Area Planning and development of NE sector future residential neighbourhoods. Currently area plan policies are not consistently applied across all designated future residential sub-area plan areas, and other greenfield future expansion sites are not restricted by the population threshold policy.
- Respecting First Nations Reconciliation for Squamish peoples, provincial Crown lands within the municipality are being returned to the Nation to support future community and economic development interests through their traditional core territory. The Nation holds undeveloped fee simple lands throughout Squamish, as well as future option lands through existing or future accommodation agreements negotiated with the Province. The District's growth management strategy must acknowledge and address these interests.
- Finally, ecological and recreation assets for protection and enhancement must be given due consideration through the District's growth management strategies. This will ensure a positive impact of growth on highly valued resources vital to the community's vision for Squamish in 2040.

#### 4. Long Term Development Phasing Alternative Policy Options

One of the principal functions of an OCP is to identify policies to guide decisions on planning and land use management, including mandatory statements and map designations respecting the approximate location, amount, type and density of residential development required to meet anticipated housing needs over a period of at least 5 years (LGA s473). While Squamish has a healthy supply of available lands to support residential growth over the next 5 years, because the land base is constrained by variety of hazards and environmentally sensitive areas, the District's last two OCPs have considered a much longer horizon in growth planning. The District has, since its 1998 OCP, identified lands outside hazard areas for long-term growth (10-20 year horizon), and incorporated a variety of policies to control the phasing of future development.


Similar to the last OCP update in 2005-2010, consideration of how to sequence and phase development of identified residential expansion lands for long-term growth (Sub-Area Plan lands identified on OCP Schedule I) is again a central focus and crux policy matter for community and Council deliberation. On March 21<sup>st</sup>, 2017, Council passed the following motion:

THAT Council discuss removal of the population cap on District lots 509 and 510 from the Official Community Plan. THAT the motion be referred to the Official Community Plan and Growth Management discussion.

For clarity, OCP Policy 10-45 is not technically a cap, but rather a phasing policy tool that designates a *minimum population threshold* of 22,500 before future expansion into long-term 'residential reserve' lands (specifically District Lots 509/510 and 513) will be considered for sub-area planning and development.


- **Alternative Long-Term Growth Phasing Scenarios.** In revisiting the issue of long-term growth phasing, four alternate scenarios were contemplated:
  - A. **Status Quo** – Maintain existing population threshold of 22,500 over DL 509/510 and 513 and continue to direct infill and growth to existing growth areas and until substantially complete. Based on population growth forecasts, Squamish may reach this population threshold in 5-10 years. Continue to monitor growth and development; revisit population threshold in 2022 with next OCP update.
    - **Implications + Trade Offs:** The approach has worked well so far with respect to ensuring that development of the subject lands is not triggered until the threshold is reached. According to current policy, once the threshold is reached it would potentially open up large areas all at once for sub area planning. This could be problematic in terms of ensuring that





future generations (well beyond 2040) have the opportunity to manage growth and plan for land use according to future needs and values. This approach policy also lacks in consistency as it does not include other similar greenfield and peripheral lands that will eventually accommodate growth. Allowing for some phasing in this approach and making it consistent for other similar lands would also allow for the community to capitalize on opportunities to secure amenities and infrastructure connections needed today.

- B. **Maintain and increase the population threshold** by the amount of available remaining capacity to reflect the available supply, projected annual absorption rates and in anticipation of later substantial build out of existing areas. Apply the increased population threshold to all future residential neighbourhood lands that require Sub-Area Planning (and some that currently don't) for greater fairness, including District Lots 513, DL514, DL 5212, DL 511 (Thunderbird Creek), and Centennial Way.
- Implications + Trade Offs: Reflects remaining land supply and reinforces infill activity in existing areas; delays significant expansion into greenfield undeveloped areas until existing areas/developments substantially build out. Moderates land supply until demonstrated need and supports existing approved project completion, however may impact housing supply and affordability if high growth experienced and delays infrastructure connections needed today.
- C. **Augment minimum population threshold (Policy 10-45) to allow for a phased and limited sub area planning process on a portion of future expansion sites, leaving remaining majority of those lands with amended (increased) threshold for sub area planning, and apply a consistent approach to other similar future SAP lands.**
- Implications + Trade Offs: Unlocks relatively small portions of lands (~20-40 hectares) currently under a population threshold contiguous to existing developed areas (such as Highlands and Phase 1 Thunderbird Creek) and opens potential for transportation network extensions/connections (such as North Road extension for third access to NE Highlands and future school site) in short to medium term should they be needed to accommodate traffic and population growth. However, even phased expansion will influence infill development and municipal expenditures to maintain more infrastructure. Also consider major infrastructure deficits community faces in next 5-15 years and tax increases.
  - Other similar lands, such as areas north of Valleycliffe and east of Finch Drive, should be included in the sub area planning and phased threshold



requirements to make sure that sprawl is avoided, trail networks are protected, housing forms are diverse, and infrastructure costs and employment lands are considered.

## **5. Proposed Growth Management Policy for inclusion in the OCP Discussion Draft**

Based on staff's review and community feedback showing continued support for focused compact growth, natural areas protection and efficient, cost-effective servicing, the District's proposed growth management policies have been refined to maintain a strong, yet more nuanced Smart Growth focus. The suggested approach incorporates long-term development phasing Scenario C highlighted above. This approach continues to focus growth and maximize infrastructure in existing developed areas before expanding into undeveloped (greenfield) lands while applying a more equitable lens across the long-term future sub-area expansion lands. This also recognizes the potential need and benefit to consider an initial portion of these lands in the medium term, while continuing to back-stop the remainder lands until infill of existing areas is substantially complete.

The proposed draft growth management policies embedded in the *Squamish2040 Discussion Draft* release are presented in Attachment 3 of the April 18 2017 Council report package for Council discussion.

## **6. Summary**

At the April 18th Council Committee meeting, Staff seeks input and direction on the proposed policies in advance of their presentation within an OCP Discussion Draft for community comment in May 2017.

Respectfully submitted,

Sarah McJannet, RPP, Planner  
Jonas Velaniskis, Director of Community Planning

### Appendices

1. 2017 Squamish Existing Available Development Capacity (Map)
2. OCP Bylaw 2100, 2009 (Existing OCP) – Growth Management Excerpt (Part 3, section 8)
3. Squamish2040 Phase 2 Engagement Summary Excerpt: *OCPizza Discussion Guide: A Growing Squamish*

**REMAINING GROWTH CAPACITY IN EXISTING NEIGHBOURHOODS**

5,900 – 9,600 Residential Units  
14,000 – 24,000 Population

## District of Squamish Official Community Plan

### Schedule I

### Area Planning

#### Legend

##### Adopted Plans

- Neighbourhood Plan
- Sub - Area Plan

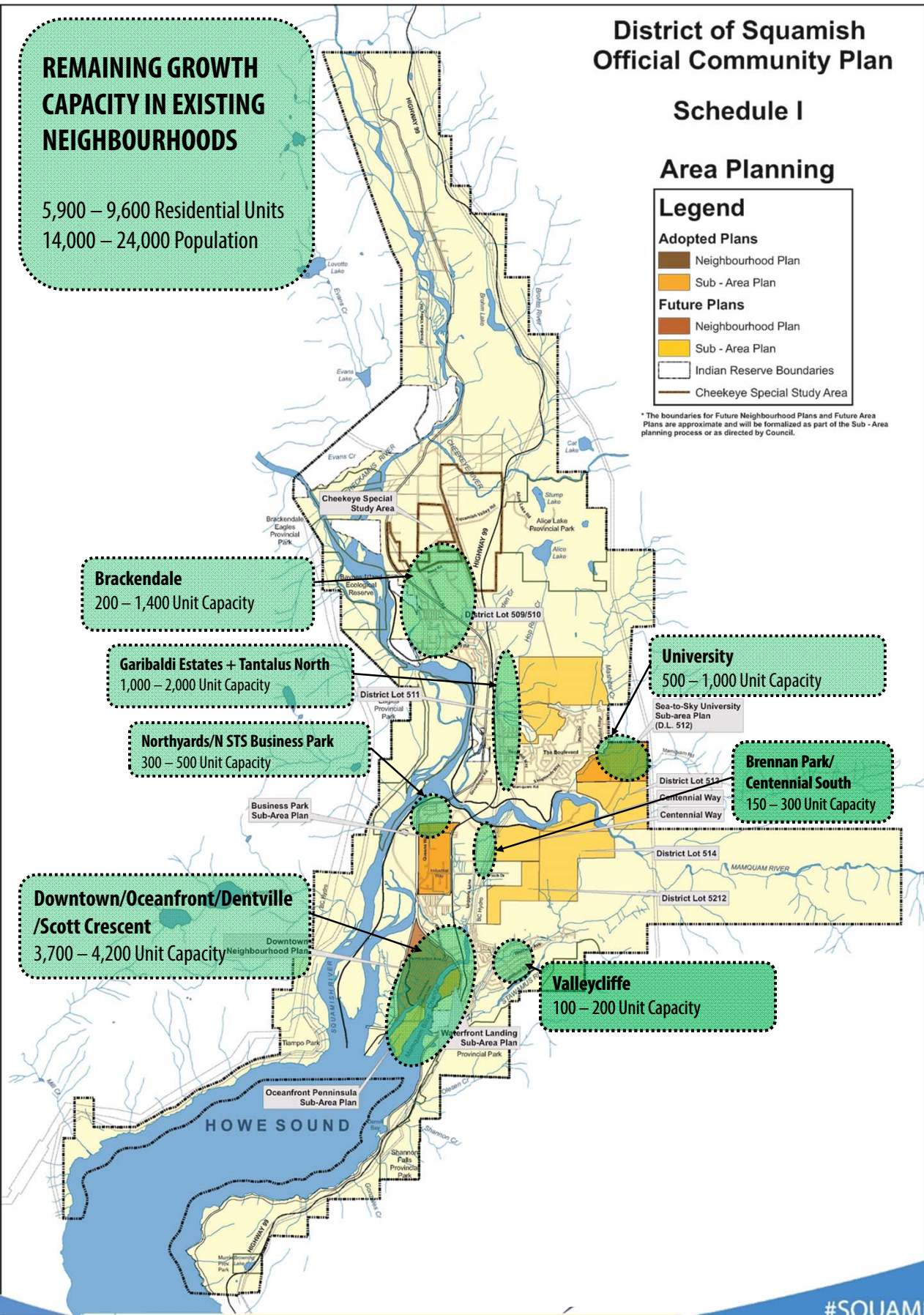
##### Future Plans

- Neighbourhood Plan
- Sub - Area Plan

Indian Reserve Boundaries

Cheekeye Special Study Area

\* The boundaries for Future Neighbourhood Plans and Future Area Plans are approximate and will be formalized as part of the Sub - Area planning process or as directed by Council.



**Brackendale**  
200 – 1,400 Unit Capacity

**Garibaldi Estates + Tantalus North**  
1,000 – 2,000 Unit Capacity

**Northyards/N STS Business Park**  
300 – 500 Unit Capacity

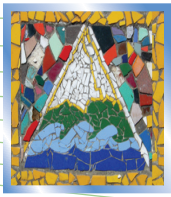
**Downtown/Oceanfront/Dentville /Scott Crescent**  
3,700 – 4,200 Unit Capacity

**Valleycliffe**  
100 – 200 Unit Capacity

**University**  
500 – 1,000 Unit Capacity

**Brennan Park/ Centennial South**  
150 – 300 Unit Capacity





# 10 GROWTH MANAGEMENT

Not all growth has a positive impact or makes a positive contribution to the community. Therefore, it is imperative that growth is managed carefully so the evolution of the community can benefit from projects and changes that contribute to the overall livability and vitality of the community.

Managing growth is also necessary to ensure that development in Squamish reflects the vision of its residents and that municipal infrastructure costs are affordable. The District of Squamish is facing an unprecedented level of development and population growth. The Growth Management Strategy (2005) indicated that the population of Squamish is projected to increase from 14,949 people in 2006 (source: Stats Canada) to 33,100 people in 2031. To accommodate almost doubling the current population over the next 20 years will require careful thought and consideration.

Growth in Squamish is constrained by a limited land base containing natural hazards, steep slopes, lands with high elevations, protected areas, lands in the Agricultural Land Reserve and environmentally sensitive features. As a result, only about one-quarter of the land base in Squamish is potentially developable.

While managing growth in Squamish poses challenges, additional growth provides investments into amenities that benefit the community. Additionally, there are many vacant lots in Squamish that can be developed to absorb demand for housing while making use of existing infrastructure.

## NEIGHBOURHOODS, GREENWAYS AND DOWNTOWN FIRST

As part of the District's Growth Management Study (2005), a Neighbourhoods, Greenways and Downtown First Concept was selected and endorsed by Council as the framework for accommodating growth in the District over the next 25 years. It was selected based on the results of public consultation and is built on sustainability and Smart Growth principles. The benefits of the Neighbourhood, Greenways and Downtown First Concept include:

- Efficient use of the limited land base;
- Protecting the natural environment and natural resource base;
- Revitalizing downtown Squamish;
- Increasing transportation choice;
- Better utilization of municipal infrastructure;
- Minimizing municipal infrastructure costs; and
- Conserving natural resources.

The Concept consists of the following five elements:

### COMPACT URBAN FORM

Urban growth will be focused in the Downtown, existing neighbourhoods through infill, and into new neighbourhoods that are contiguous to the existing serviced urban area. The long-term vision for the land use is to minimize outward expansion into rural areas, while locating development away from areas of natural hazards - generally located south of Alice Lake Provincial Park and the Cheekeye Fan, east of the Squamish River, north of

the Stawamus River, and west of the Mamquam River corridor where the municipal water supply source is located (approximately west of the transmission lines).

### PROTECTED AREAS, ECOLOGICAL GREENWAYS AND BLUEWAYS SYSTEM

This element involves the maintenance and extension of a network of core protected natural areas and ecological greenway and blueway corridors in Squamish. The purpose of the system is to provide and protect terrestrial and aquatic habitat, maintain biodiversity and provide connections for wildlife movement. It is intended that the network will expand the protected areas to include important natural areas and sensitive ecosystems and to avoid fragmentation of habitat areas. The Protected Areas system will also provide passive and active outdoor recreational opportunities, with some restrictions to protect sensitive habitat areas.

### GREENWAY SYSTEM, COMMUTER AND RECREATIONAL TRAILS

The extensive recreational greenways and trail system is envisioned to be formalized, enhanced, and extended to include additional trails and commuter routes that are connected and integrated. The system is intended to provide separation between the distinct neighbourhoods while also providing connections between major parks, activity nodes and trip generators, and to provide waterfront access. In particular, additional trails and recreational greenways would be developed connecting the neighbourhood mixed use nodes with each other and with downtown Squamish. The hubs of the trail system would be Downtown, Brennan Park and Smoke Bluffs Municipal Park. In addition, the Corridor Trail and Sea-to-Sky Regional Trail could function as a central spine for the recreational trail system.

### DOWNTOWN FIRST

This element involves significantly revitalizing the downtown and adjacent waterfront areas through mixed use residential, employment, commercial and institutional development. A key feature of the concept is to open up the oceanfront to public access and to provide public amenities in the downtown and oceanfront area. In its totality, the downtown is to function as the economic, cultural, institutional and heart of Squamish, containing a broad mix of facilities, activities, events and opportunities for residents to participate in the social fabric of the community. Cultural and recreational festivals and events, the seasonal Farmers Market and the potential for community-based activities, such as community gardens and music festival. The Downtown is also envisioned to be the hub of the Sea-to-Sky corridor and an attractive destination for tourists and visitors.

### MIXED-USE NEIGHBOURHOOD NODES

A series of mixed-use neighbourhood nodes distributed throughout the urban area is envisioned. The nodes are intended to provide neighbourhood-scale retail shopping, services, and institutional uses in close proximity to housing for each major residential neighbourhood. The scale of the nodes would be of the size to only service the surrounding neighbourhood to support the establishment of a complete community where residents can undertake a wider range of daily activities closer to home, through cycling, walking and/or transit use, and that helps to establish a central gathering place to enliven the neighbourhood.

Building on the direction established by the Growth Management Strategy, the District has embraced the 'Smart

Growth” principles as the land management framework to guide the way in which growth is considered. Through the Official Community Plan review process, this has led to the creation of a set of Guiding Principles, prepared by the Citizen’s Advisory Committee. They are outlined in detail in Chapter 8 Guiding Principles.

## OBJECTIVES

The ideals expressed in the Growth Management Strategy, ‘Smart Growth’ principles and in the Guiding Principles, have together, defined the following growth management objectives for the Official Community Plan:

1. *Make efficient use of the limited land base;*
2. *Create a complete community with unique, vibrant and mixed-use neighbourhoods;*
3. *Encourage economic development and the creation of local employment opportunities;*
4. *Ensure adequate inventories of suitable land and resources for future settlement and employment;*
5. *Manage long-term stewardship of the natural resource base;*
6. *Minimize municipal infrastructure costs for servicing growth and development;*
7. *Preserve natural habitat and sensitive environmental areas;*
8. *Develop a vibrant downtown core;*
9. *Manage and promote the connections between land and marine activities;*
10. *Promote local food production and agricultural opportunities; and*
11. *Undertake area planning.*

## POLICIES

### GENERAL POLICIES

**10 - 1** The District recognizes the connections between policies contained within each chapter of the Official Community Plan and will strive to balance divergent interests in the decision-making process.

**10 - 2** The District will continue to incorporate the ideals and concepts associated with ‘Smart Growth’ as the main land management approach.

**10 - 3** The District recognizes the importance of building a complete community and establishing Neighbourhood Centres with different characteristics, to provide a range of daily services and options for its residents. The District also recognizes the importance of maintaining the unique qualities and characteristics of each existing neighbourhood.

**10 - 4** The District will establish policies and

regulations that help ensure a range and mix of housing types within the community.

**10 - 5** The District will balance growth pressures with environmental factors and conservation activities.

**10 - 6** The District will manage future expansion based on the criteria outlined in Chapter 11 Area Planning, balancing the needs of the community with the costs associated with the provision and maintenance of social and physical infrastructure.

**10 - 7** The District will consider the preparation of Neighbourhood Plans to manage the growth and transition of established neighbourhoods.

**10 - 8** The District will encourage the enhancement of linkages within the community between cultural,



social, recreation and other community groups and associations to improve the overall quality of life of the community.

**10 - 9** The District recognizes the importance of agriculture and food production throughout the community and will work with local organizations to promote and identify additional opportunities.

**10 - 10** The District will work toward enhancing physical linkages throughout the community through a network of trail corridors and through transportation alternatives and facilities.

**10 - 11** The District recognizes the importance of marine-based activities and their associated land uses to the local economy and to recreational activities.

**10 - 12** The District recognizes the importance of energy conservation and air quality within the community and the components that contribute to building a sustainable, complete community.

**10 - 13** The District will review its Growth Management Strategy at least every 5 years or earlier if there are major changes proposed that affect the assumptions underlying the study, and update it at least once every 10 years. Future updates to the Growth Management Strategy may be undertaken as part of a future Official Community Plan review process.

### COMPACT URBAN FORM

**10 - 14** The District supports broad consultation during land use changes, and will consider referring proposed amendments to the Official Community Plan to the Squamish Lillooet Regional District, the Squamish Nation, and provincial and federal agencies for comment, as per the requirements of the Local Government Act, and any other draft policy initiatives of interest to these organizations.

**10 - 15** The District supports cross-jurisdictional collaboration on issues of regional interest and will consider participation in regional committees,

partnerships, and memorandums of understanding.

**10 - 16** The District supports the development of a compact urban form in order to use land efficiently and to deliver municipal services in a fiscally responsible cost-effective and sustainable manner.

**10 - 17** Urban growth with municipal water and sewer servicing shall be contained within areas designated on Schedule B as *Downtown, Residential Neighbourhoods, University Neighbourhood, Highway and Tourist Commercial, Mixed Use Commercial, Civic and Institutional* (except the Municipal Cemetery), and *Employment and Industrial* (except the former Woodfibre site).

**10 - 18** Lands designated *Limited Use, Restricted Industrial, or Facilities and Utilities* on Schedule B are not to be serviced by municipal water and sewer except where existing infrastructure is already provided or for public health reasons or at or around the municipal airport for economic development opportunities.

**10 - 19** Development in areas identified for future Sub-Area Plans will be contiguous to existing urban areas, taking into account topography, natural features, and natural hazards of the area as shown on Schedule D1, to capitalize on existing infrastructure and community services and minimize the length of infrastructure extensions.

**10 - 20** Future urban growth will occur below an elevation of 200 metres above sea level as shown on Schedule D2 in order to provide delivery of efficient and cost-effective municipal services.

**10 - 21** Developments above an elevation of 200 metres that require municipal water and sewer services will be considered only in areas designated as an area requiring a Sub-Area Plan on Schedule I, and will be reviewed on a case-by-case basis in accordance with the objectives and policies of the Official Community Plan.

## PROTECTED AREAS AND GREENWAY SYSTEM

**10 - 22** Lands designated as *Parks and Ecological Reserves*, and *Greenway Corridors and Recreation* on Schedule B form the foundation of the District's protected areas and Greenway system.

**10 - 23** Environmentally Sensitive Areas are designated on Schedule C. In these areas, environmental protection is identified as the primary objective.

**10 - 24** The Agricultural Land Reserve is shown on Schedule E. Use of these lands shall be in accordance with the policies of the Agricultural Land Commission.

## TRAILS AND GREENWAY AND BLUEWAY SYSTEM

**10 - 25** The District shall maintain and implement a Parks and Recreation Master Plan and Trails Master Plan.

**10 - 26** New developments shall respect and contribute to the park system.

**10 - 27** A trail network connecting each neighbourhood is supported as a means of providing non-vehicular transportation opportunities and access and to encourage regular physical exercise. The trail network is intended to connect the mixed use neighbourhood centres.

**10 - 28** The *Greenway Corridors and Recreation* designation is intended to identify and protect particular sites as well as provide for linear green corridors that connect these natural areas with other components of the greenway system.

**10 - 29** New development shall respect and contribute to the greenway and blueway system and Trail Network as identified on Schedule F.

## DOWNTOWN FIRST

**10 - 30** Downtown Squamish is identified as the preferred location in the District for multi-unit residential buildings, mixed use commercial and residential buildings, office buildings, institutional buildings, and arts and cultural facilities.

**10 - 31** The District will develop, implement, and maintain a Downtown Neighbourhood Plan with a major focus of increasing the resident population, jobs, facilities, shopping and services in the downtown and significantly improving the level of design to make the Downtown more vibrant and attractive.

## MIXED USE NEIGHBOURHOOD CENTRES

**10 - 32** The District recognizes the unique identity of the neighbourhoods within the community and the importance of preserving that identity.

**10 - 33** Each major neighbourhood should include a centre containing a mix of uses, including commercial, parks, and cultural or institutional amenities to service the daily needs of the neighbourhood residents.

**10 - 34** The District will work with neighbourhood groups and organizations to identify opportunities and locations for community gardens.

## NEIGHBOURHOOD GROWTH & AREA PLANNING

**10 - 35** Population growth will be accommodated on lands designated as *Downtown*, *Residential Neighbourhoods*, *University Neighbourhood*, and *Mixed Use Commercial* on Schedule B.

**10 - 36** Population growth shall primarily be accommodated through infill of vacant and underutilized lands within existing neighbourhoods, including the Downtown and the redevelopment of the Waterfront Landing and Oceanfront land in accordance with the principles of Smart Growth and

the Growth Management Study (2005). Future Sub-Area Plan locations are not intended to be the main source of residential growth in the District.

**10 - 37** The District will work cooperatively with the residents of existing neighbourhoods to develop plans for their neighbourhood over time.

**10 - 38** Locations identified for future growth and expansion are identified on Schedule I as Future Neighbourhood and Future Sub-Area Plans.

**10 - 39** Development of designated residential lands will be substantially complete before the expansion of development onto future Sub-Area Plan sites to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems.

**10 - 40** All the residential neighbourhood expansion locations are designated as Future Sub-Area Plans on Schedule I, and will require an adopted Sub-Area Plan before any rezoning or development applications will be considered.

**10 - 41** The extension of municipal infrastructure services to isolated properties ('leapfrog' development) is discouraged and will only be considered in situations where the development is consistent with the objectives of the Official Community Plan and the Growth Management Study and when accompanied by an approved Sub-Area Plan.

**10 - 42** Phasing of future Sub-Area Planning activities to accommodate the expansion of lands designated on Schedule B as *Residential Neighbourhoods*, will be undertaken at the direction of Council.

## DEVELOPMENT PERMIT AREA BOUNDARIES

**10 - 43** Schedule J outlines the boundaries of Development Permit Areas. Unless specifically exempted, land within these areas cannot be

subdivided and a building permit cannot be issued until the owner first obtains a Development Permit in accordance with Development Permit Area guidelines contained in PART 5.

## PHASING CRITERIA

**10 - 44** The District will strive to accommodate the majority of growth through infill and development of under-utilized sites within the urban area of the community. However, some expansion of existing neighbourhoods and development of new neighbourhoods may be necessary before 2031 to accommodate population growth.

**10 - 45** Future expansion into District Lots 509 & 510 and 513 will only be considered for future Sub-Area Plans after the District's population reaches a minimum of 22, 500.

**10 - 46** Council will evaluate the policy direction of the Official Community Plan against current real estate market conditions and the relationships to adjacent developments, when considering applications to initiate a future Sub-Area Plan process.

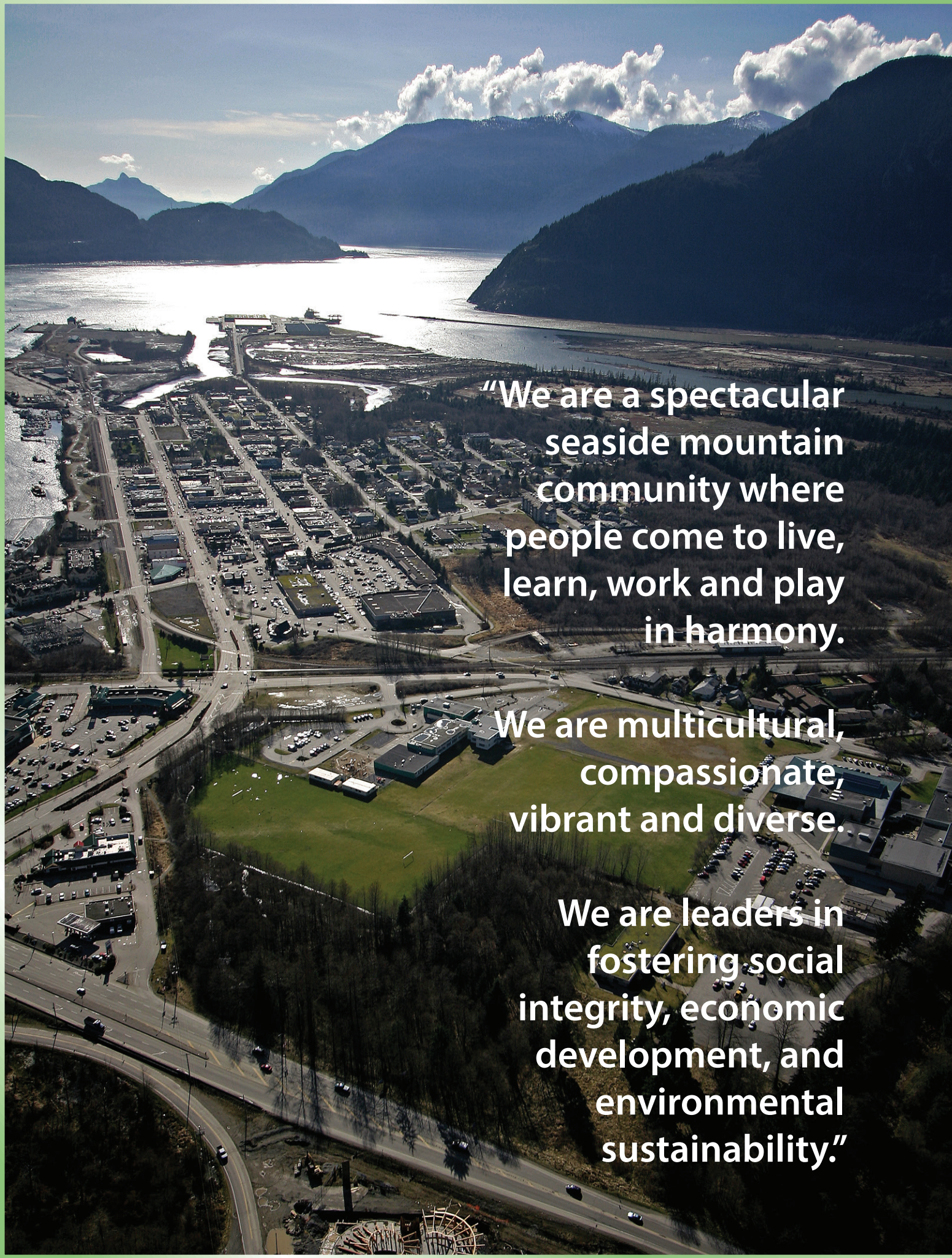
**10 - 47** Future Neighbourhood Plans will be identified through the annual budget process and initiated by a resolution of Council.

## FUTURE BOUNDARY EXPANSION & ADJUSTMENTS

**10 - 48** Prior to considering major municipal boundary expansions, the District shall undertake an independent study that addresses servicing, fiscal and municipal taxation, and governance issues, and will conduct consultation with affected local governments and residents.

**10 - 49** A comprehensive study will not be required for a minor boundary adjustment provided that the following factors apply:





**“We are a spectacular  
seaside mountain  
community where  
people come to live,  
learn, work and play  
in harmony.**

**We are multicultural,  
compassionate,  
vibrant and diverse.**

**We are leaders in  
fostering social  
integrity, economic  
development, and  
environmental  
sustainability.”**



- a. limited land area;
- b. minimal or no permanent population;
- c. no servicing or maintenance obligation that would be a burden on the District of Squamish; and,
- d. a positive net contribution to the municipal tax base.

## COORDINATION, COOPERATION, & MONITORING

**10 - 50** The District of Squamish shall work in conjunction with the Squamish-Lillooet Regional District and member municipalities on managing growth in the Sea-to-Sky corridor through regional planning.

**10 - 51** The District of Squamish shall prepare a Regional Context Statement to be included in this OCP within two years, following the adoption of a Regional Growth Strategy by the Squamish-Lillooet Regional District Board.

**10 - 50** The District will monitor developments within the Sea-to-Sky corridor for their potential impact on the District's growth and demand for community services, including Britannia Beach, Porteau Cove, Furry Creek, and potential development of the Brohm Ridge Recreational Area.



# 11 AREA PLANNING

## GUIDING PRINCIPLES

### **Principle 4 - Housing Diversity**

A wide range of housing types and tenures will be encouraged throughout the District to help ensure that people of all ages, household types and incomes have a diversity of housing choice.

### **Principle 6 - Community Livability**

The District will strive to enable a high quality of life for its residents, where everyone enjoys a safe, vibrant and healthy community and has access to education, jobs, public services, culture, recreation and the natural environment.

### **Principle 7 - Responsible Provision of Services**

The District will establish a high standard for municipal buildings and infrastructure. Municipal facilities and infrastructure will be efficient, scaled appropriately and include suitable sustainable alternatives and technologies. The District will not provide or allow services that are inconsistent with sustainable land management practices.

### **Principle 10 - Citizen Engagement**

The District is committed to providing opportunities for its citizens to engage in meaningful participation in the community decision-making process.

An area plan is a bylaw adopted by Council that provides a greater level of detail regarding land uses, density and form and character attributes for a defined area than is generally found in an Official Community Plan. An area plan can apply to an established neighbourhood or to a group of neighbourhoods, as well as to newly developing or historic areas within the municipality. Neighbourhoods are most often considered as predominantly residential in character, but they can also be commercial or industrial, any combination of land uses, or areas with unique natural or ecological qualities not found elsewhere in the District.

Within the Squamish, area planning will be organized into the two main categories of Neighbourhood Plans and Sub-Area Plans. Neighbourhood Plans relate to the existing residential neighbourhoods in the District while Sub-Area Plans are for new major developments in locations where development has not previously occurred or where there will be a significant change in the mix of land uses.



## OBJECTIVES

1. *To undertake area planning as a means of guiding the evolution of existing neighbourhoods and to provide direction for development in new areas;*
2. *To undertake a consultative approach for area planning that seeks input from the community, local interest groups and Provincial and Regional agencies;*
3. *To establish criteria for the initiation of area planning for existing neighbourhoods and new areas that incorporates Smart Growth concepts, and;*
4. *To identify the existing neighbourhoods within Squamish that may benefit from future area planning activities in the future.*

## POLICIES

### GENERAL POLICIES

**11 - 1** The District will use area planning to guide the evolution of existing neighbourhoods and to determine the scope and timing of development in new areas.

**11 - 2** Existing and future Neighbourhood and Sub-Area Plans are identified on Schedule I.

**11 - 3** Neighbourhood plans will focus on existing or historic areas that are predominantly residential in nature but that may also contain concentrations of commercial and industrial land uses.

**11 - 4** Sub-Area Plans will focus on newly developing areas that provide a mix of residential, employment (including commercial and/or industrial) and recreational land uses in locations where development has previously not occurred or where there will be a significant change in the mix of land uses.

### EXISTING AREA PLANS

**11 - 5** The following existing area plans identified on Schedule I, form part of the Official Community Plan:

- a. Business Park Sub Area Plan (Bylaw 1711, 2002) Schedule K
- b. Sea to Sky University Sub Area Plan (Bylaw 1812, 2004) Schedule L
- c. Waterfront Landing Neighbourhood (Bylaw 1925, 2006) Schedule M
- d. Oceanfront Peninsula Sub Area Plan (Bylaw 2157, 2010) Schedule N

### EXISTING NEIGHBOURHOODS

**11 - 6** Council has directed that a Neighbourhood Plan be prepared for the Downtown.

**11 - 7** The District will undertake a consultative approach when preparing a Neighbourhood Plan and will seek input from residents of the neighbourhood, community groups and other local, regional and/or provincial organizations or agencies that may contribute to the process.

**11 - 8** The following neighbourhoods within the District of Squamish will be included in future area planning activities at the direction of Council:

- Valleycliffe
- Brackendale
- Dentville
- Garibaldi Estates
- Paradise Valley

### FUTURE SUB-AREA PLANS

**11 - 9:** Locations identified as Future Sub-Area Plan sites on Schedule I require a

Sub Area Plan:

- District Lots 509 & 510
- District Lot 511
- District Lot 513
- Centennial Way Corridor Employment and Industrial Area

**11 – 10:** The future Sub-Area Plan sites are designated Residential Neighbourhoods on Schedule B to reflect the future land demands to 2031 and are to be the location of comprehensively planned and complete residential communities.

**11 – 11:** A Sub-Area Plan prepared in accordance with Smart Growth principles and other OCP objectives, directions and policies must be adopted by Council as a schedule of the OCP before any development approvals are issued for lands identified as future Sub-Area Plans on Schedule I.

**11 – 12:** The Sub-Area Plan shall at a minimum identify, address and include the following components:

- a. natural hazard areas;
- b. environmentally sensitive areas and environmental impact assessment;
- c. detailed land use plan, including total developable land area and maximum dwelling units;
- d. parks and open space, greenway corridors and neighbourhood connectivity;
- e. multi-modal transportation network and circulation system, including pedestrian and cycling trails and linkages as well as transit;
- f. socio-economic impact assessment;
- g. phasing and sequencing of the proposed development, with integrated consideration of Sub-Area servicing, municipal infrastructure planning and provision and phasing of public services and amenities;
- h. wildfire interface areas and a pre-development fire assessment and fuels management strategy;
- i. natural resource interface;
- j. commercial land uses;
- k. provision of police and fire services;
- l. school sites and places of worship;
- m. public amenities;
- n. municipal services;
- o. opportunities for local food production;
- p. sustainable design and technologies, and
- q. design guidelines.

**11 – 13:** Development of future Sub Area Plan sites will ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems.

**11 – 14:** The provision of municipal infrastructure services to isolated sites or ‘leapfrog’ development will only be considered where the development is consistent with the objectives of the OCP, the Growth Management Study, and demonstrates a net positive impact and benefit to the community.

## LAND USE PLANNING STUDIES

**11 - 16** The District may consider undertaking or authorizing land use planning studies throughout the community for locations that are not part of a Neighbourhood or Sub-Area planning process.

**11 - 17** Council will determine if an area would benefit from a land use planning study through the annual business planning process.

**11 - 18** A land use planning study does not replace a Sub-Area Plan. It is intended to provide detailed study on a variety of land use issues for an area or location that is significantly smaller in size than a Sub-Area Plan. A land use planning study also does not envision a significant increase in residential or commercial units or a significant increase or expansion of the existing infrastructure as a result of the study.

**11 - 19** The District will undertake a consultative approach for a land use planning study based on the framework established for a Neighbourhood Plan and will include components similar to those required for a Sub-Area Plan, as determined by Council.

**11 - 20** The preparation of a land use planning study does not guarantee or imply that Council will approve any amendments to the Official Community Plan Bylaw 2100, 2009, including any Schedules to the Bylaw.

## CHEEKEYE SPECIAL STUDY AREA

**11 - 21** The Cheekeye Special Study Area is identified on Schedule B to recognize that the Cheekeye Fan is a debris flow hazard area and that additional study and an additional set of requirements is required before any changes to the existing land use designations will be considered.

**11 - 22** A terms of reference for the Cheekeye Special Study Area that is approved by Council is required to define the special study area process and requirements before the process is initiated. The process and requirements will address at a minimum the following:

- a. Consultation process requirements;
- b. Inventory of recreational values and potential opportunities for enhancement;
- c. Inventory of the environmentally sensitive areas, environmental habitat, and wildlife movement corridors and opportunities for protection and enhancement;
- d. Identification of the proposed alternative land uses and densities to be considered;
- e. Consistency of proposed land uses and densities with the Growth Management Study and the Official Community Plan;
- f. Identification of food production or agricultural opportunities;
- g. Land supply and demand analyses in relation to development in the rest of the District and the proposed land uses and densities;
- h. A socio-economic impact assessment;
- i. Identification of forest stewardship opportunities and practices;
- j. An infrastructure and services cost analysis
- k. Identification of a set of planning principles (to be prepared by the District in consultation with the developer) to be used to guide the Special Study;
- l. Development of a policy framework for considering and addressing risk tolerance levels, the debris flow hazard at a specified design event, including identifying a

set of compatible land uses;

- m. Submission of geotechnical studies prepared by a qualified professional engineer that adequately addresses mitigating and managing the Cheekeye Fan debris flow hazard in relation to the proposed land uses, including identifying appropriate land use strategies and protective mitigation measures;
- n. Any other matters as directed by Council.

**11 - 23** A Sub-Area Plan prepared in accordance with Policy **11 - 11** and the findings and conclusions of the Cheekeye Special Study is required prior to consideration by Council for any Official Community Plan land use amendment or rezoning application review.

## DESTINATION RESORT SPECIAL STUDY AREA

**11-24** A Destination Resort is a self-contained, master planned tourism development based on a significant natural amenity. A Destination Resort is focused on an intensively developed recreational activity or activities, and may include a real estate component that is primarily oriented to short-term visitor accommodation. To recognize that Destination Resorts are a unique form of development, additional study and an additional set of development parameters are required before any changes to the existing land use designations will be considered.

**11 - 25** A terms of reference for a Destination Resort Special Study Area that is approved by Council is required to define the special study area process and requirements before the process is initiated. The process and requirements will address at a minimum the following:

- a. Consultation process requirements;
- b. Inventory of recreational values and proposals for enhancement;
- c. Inventory of the environmentally sensitive areas, environmental habitat, and wildlife movement corridors and opportunities for protection and enhancement;
- d. Identification of the proposed alternative land uses and densities to be considered;
- e. Consistency of proposed land uses and densities with the Growth Management Study and the Official Community Plan;
- f. Consistency with Strategic Direction 1.1(g) Destination Resorts of the Squamish Lillooet Regional District Regional Growth Strategy;
- g. Identification of self-sufficient infrastructure to meet the entire needs of the Resort Development at build out, including an infrastructure and services cost analysis;
- h. Identification of land-use tools and policies to ensure a recreational resort focus and not a

master-planned residential community with resort and recreational facilities as secondary features;

- i. Land supply and demand analyses in relation to development in the rest of the District and the proposed land uses and densities;
- j. Any other matters as directed by Council.

**11-26** A Sub-Area Plan prepared in accordance with Policy 11-11 and the findings and conclusions of the Destination Resort Special Study Area is required prior to consideration by Council for any Official Community Plan land use amendment or rezoning application review.

## 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.



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.

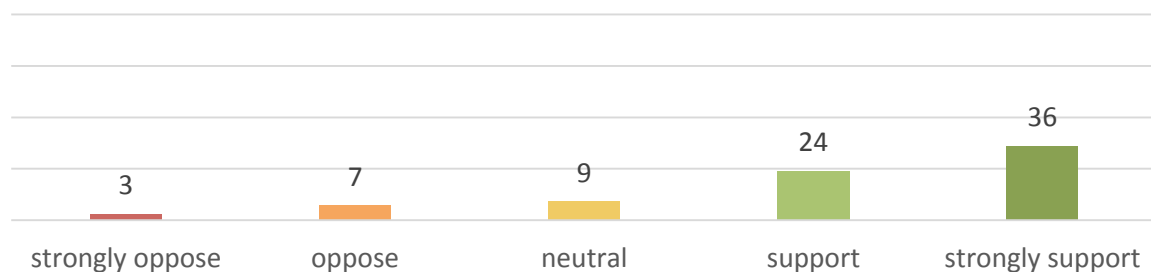
### MANAGING GROWTH

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



#### Summary of Comments Received:

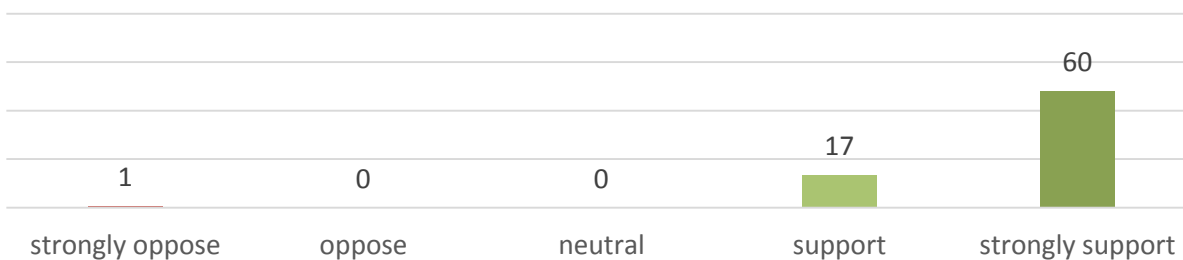
- Development should be located in non-hazardous areas within or outside of the containment boundary (3 comments)
- Who determines this? It's important the community is involved in creating the UCB (2 comments)

- 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**





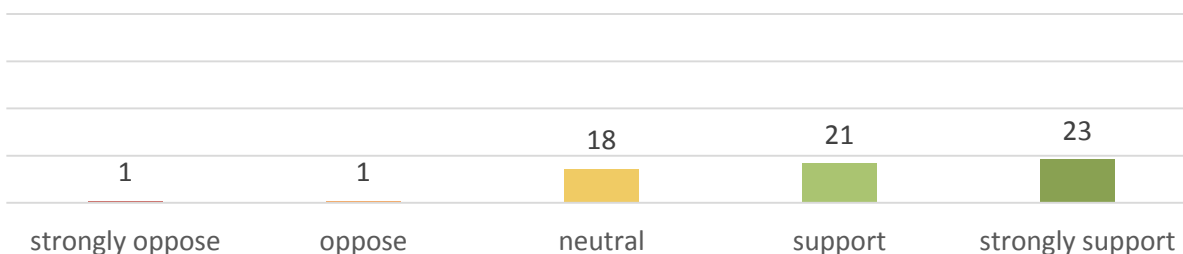
**Summary of Comments Received:**

- 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**



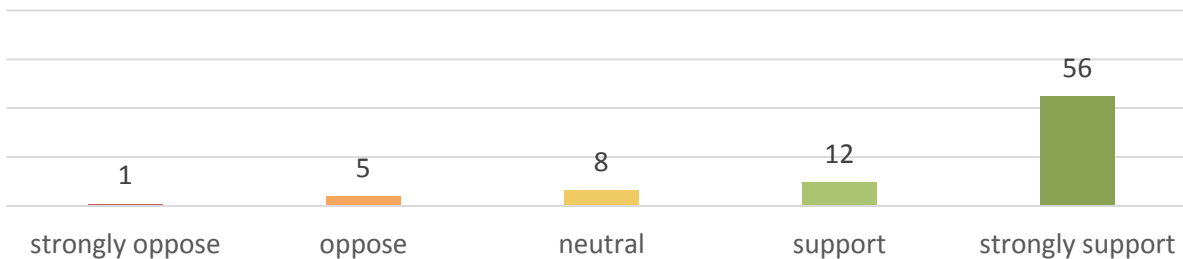
**Summary of Comments Received:**

- 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**



**Summary of Comments Received:**

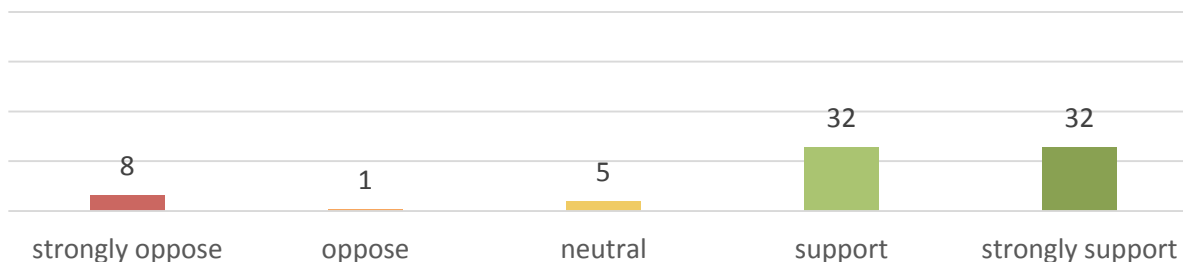
- Infrastructure should include cost-benefit analysis; what level of density is required to cover costs (3 comments)
- Need to consider the increased demand and costs for current infrastructure from infill as well (2 comments)

- 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**



#### **Summary of Comments Received:**

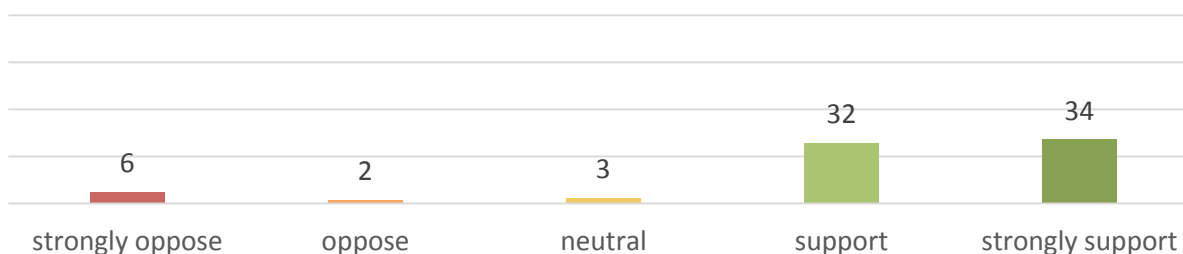
- Consider retail and business needs in other areas (like neighbourhood nodes) to ensure complete neighbourhoods across the District and avoid traffic problems downtown (7 comments)
- The current downtown is not a hub – the customers aren't there to support businesses (4 comments)
- This is too vague (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



#### Summary of Comments Received:

- 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

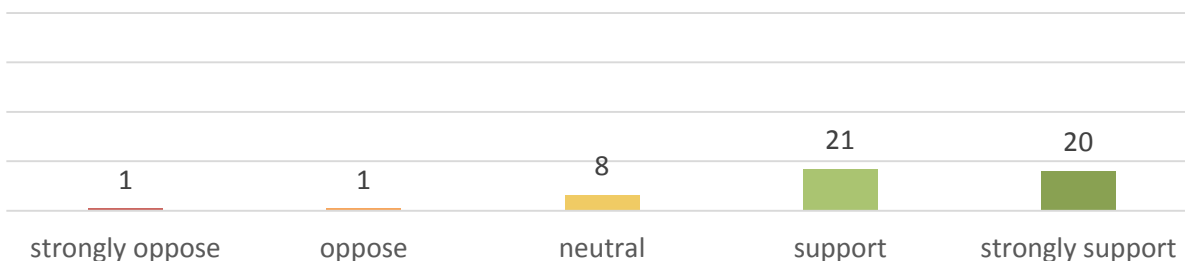
## LAND USE & BUILT ENVIRONMENT

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



### Summary of Comments Received:

- 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

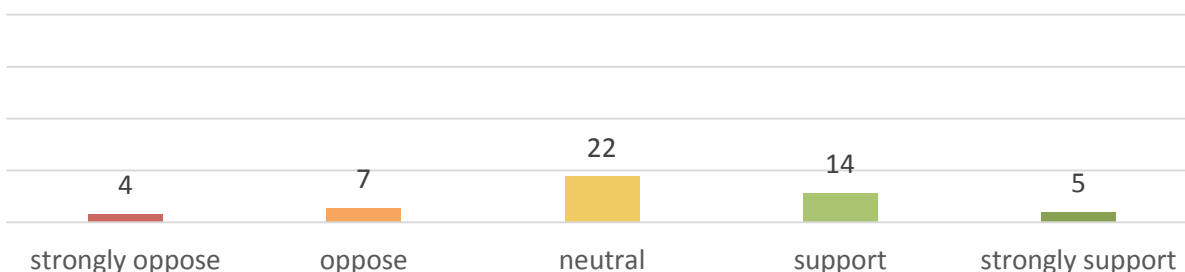


- Consider multigenerational housing
- Focus on core areas first, not the periphery
- Limit building height to 3 or 4 stories
- Crumpit Woods/Skyridge are not good examples
- Don't increase the population
- Include shared recycling/waste/compost with good signage and make this consistent across the District

### 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



### Summary of Comments Received:

- 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)

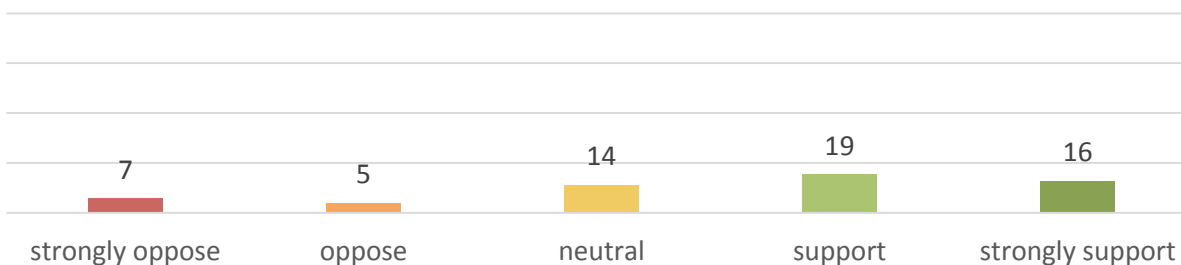
- Support this idea but needs to include opportunities to protect sensitive natural areas that otherwise wouldn't be protected.
- Be very careful about relaxing parking and setbacks as this could lead to overcrowding and impact livability
- Would rather see some community benefits from single family 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

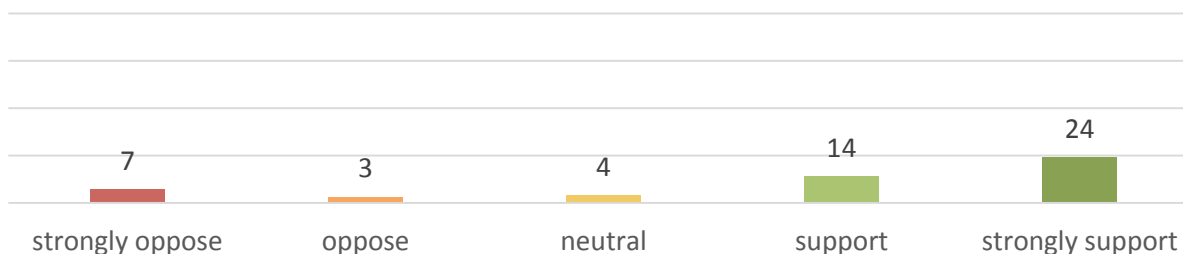


**Summary of Comments Received:**

- 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



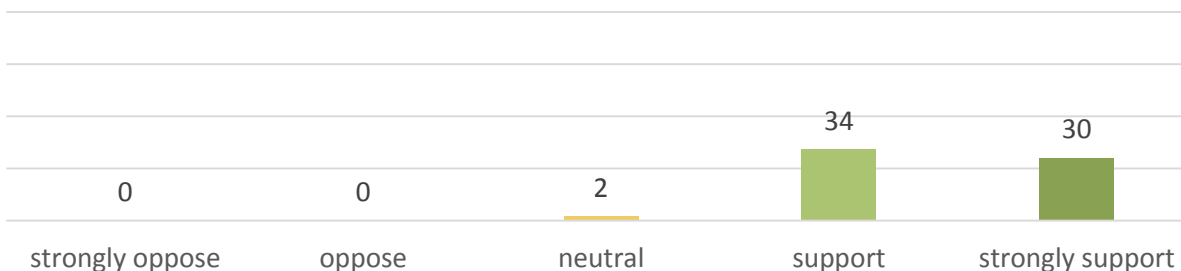
## NATURAL ENVIRONMENT

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



#### Summary of Comments Received:

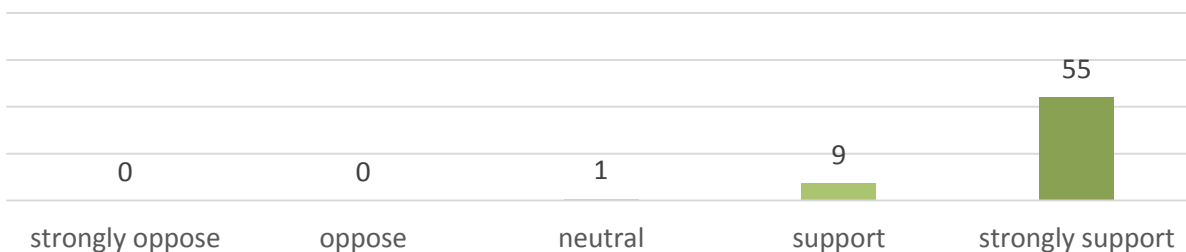
- Very important to manage our environmental areas carefully - the environment is what draws people to the area and supports our economy (3 comments)
- Need to prioritize lands by importance and look at recreation based on impact (walking trail vs. motorized recreational vehicles) (2 comments)
- Protect 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**



**Summary of Comments Received:**

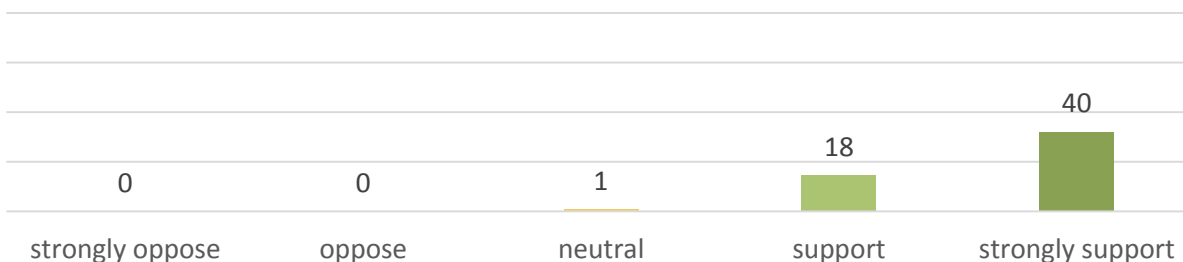
- This should be our top priority
- Support for addressing derelict boats and establishing a marine plan and working group
- Make the Estuary a priority and not a marine use area

- 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**



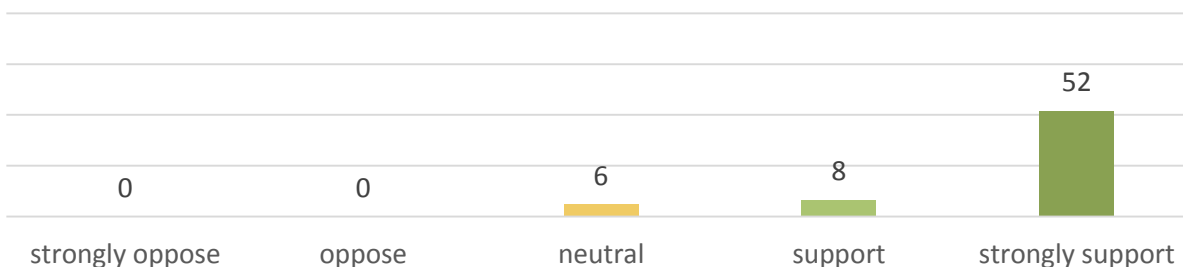
**Summary of Comments Received:**

- 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**



**Summary of Comments Received:**

- 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.

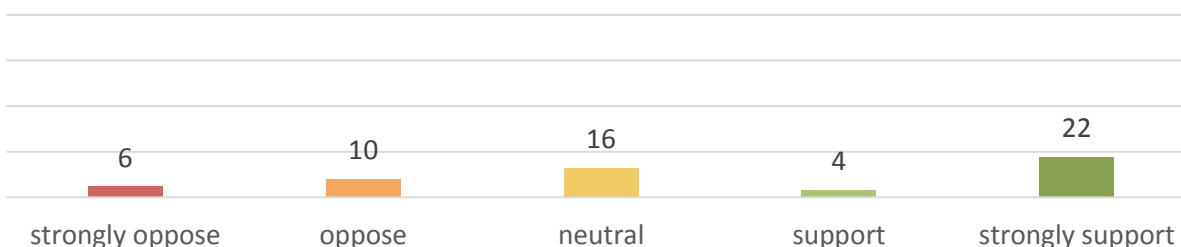
## RESOURCE MANAGEMENT

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



#### Summary of Comments Received:

- 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

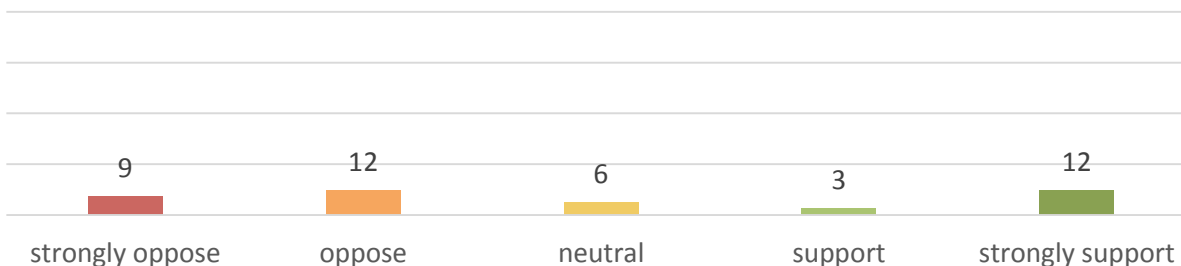


- Some heavy industry is fine but we may not require the same level of industry as other towns due to our competing recreational industries
- Squamish has evolved and it is time to move on
- Do not support if areas are within the Estuary
- Zoning in the estuary (including estuary lands east of the transportation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

### Policy Direction: Integrate Squamish Estuary Land Designations

Objectives and land use designations of the [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.

#### Participant Ranking: number of votes



#### Summary of Comments Received:

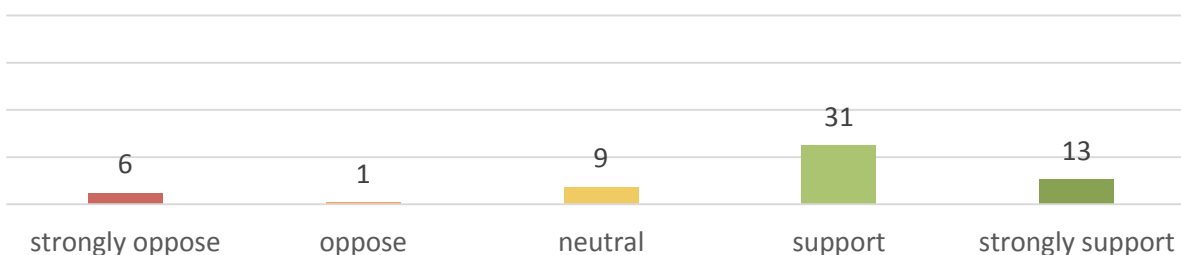
- The Estuary Management Plan needs a full review and update (with the community) if it is going to be used to revise the OCP (2 comments)
- Industrial activities should be removed from the estuary (2 comments)
- The upper Mamquam Blind Channel has its own sub area plan and is not necessarily available 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**



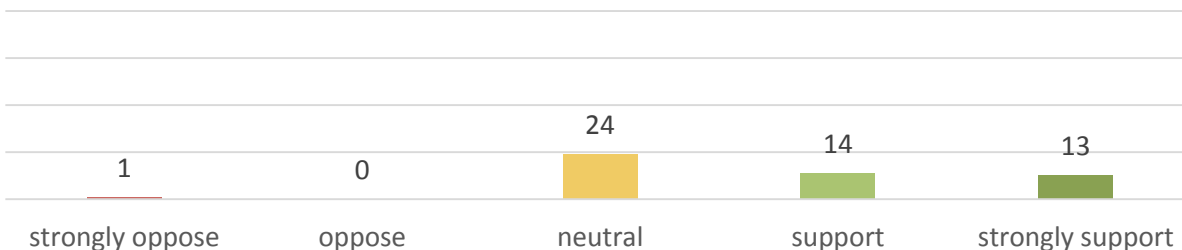
#### **Summary of Comments Received:**

- 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.

**Participant Ranking: number of votes**



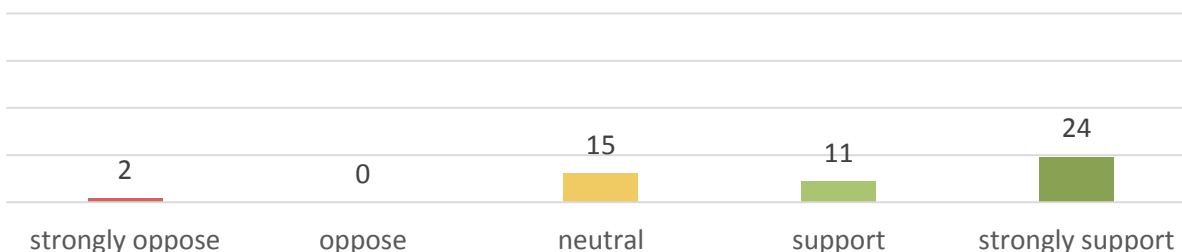
**Summary of Comments Received:**

- 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**



**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

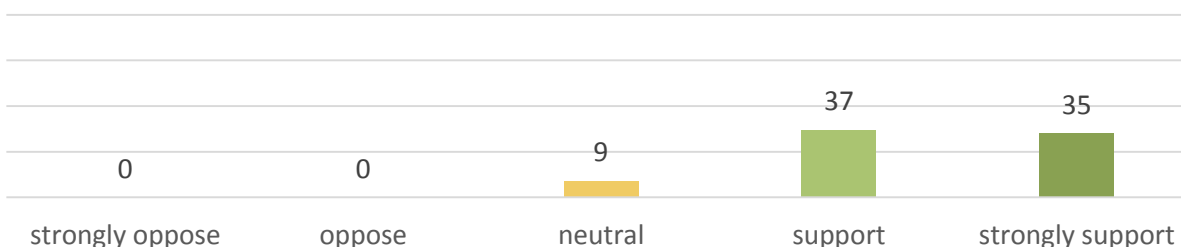
## RECREATION ASSETS & ACCESS

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**



#### **Summary of Comments Received:**

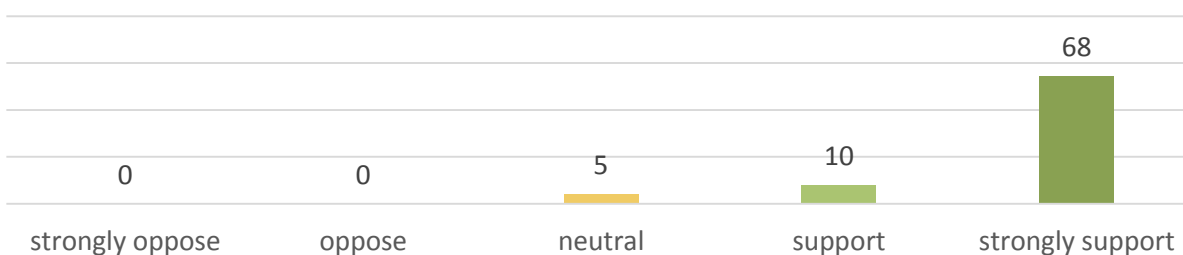
- Need a range of parks and green spaces, everything from small neighbourhood playgrounds and more structured parks to natural walking/climbing areas to sensitive areas (like riparian areas and wetlands) that require the highest level of protection
- Add specifics around classifications
- Need to properly 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**



**Summary of Comments Received:**

- 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)

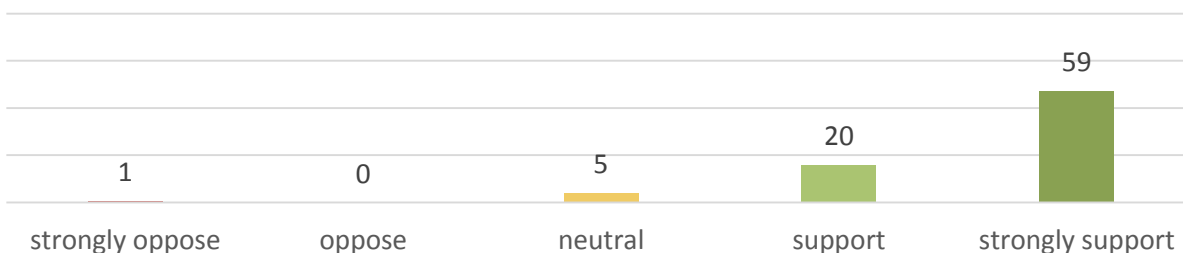


- Consider a strategy for covenants, right of ways, maintenance and insurance/liability coverage for trails on private lands – provide incentives to existing landowners/developments (3 comments)
- Decisions around funding and protection should be a community process, involve Squamish Trail Society and 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 trails
- 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**



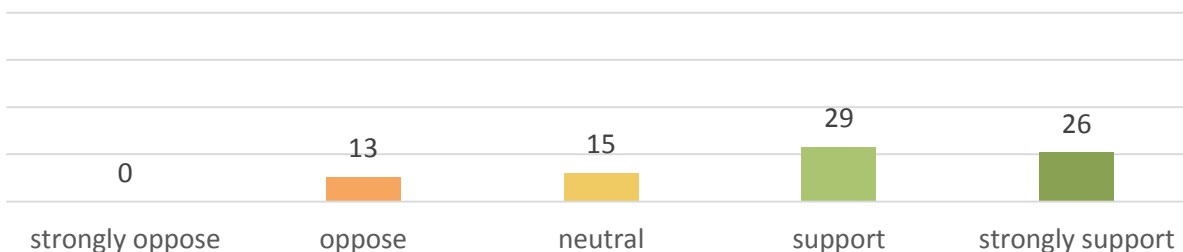
**Summary of Comments Received:**

- 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**

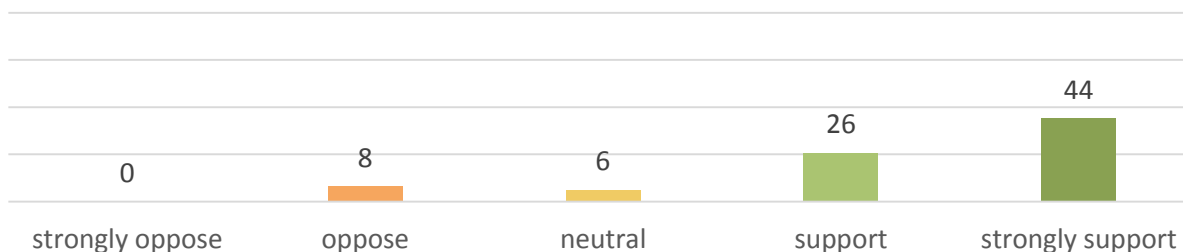


**Summary of Comments Received:**

- 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****Summary of Comments Received:**

- 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

## Part 3: Objectives and Policies

### 8. Growth Management

Squamish continues to experience strong growth and is among the fastest growing communities in the province. In 2016 it was ranked in the top 25 of Canadian communities over 5,000, reaching a population of 19,512 in 2016<sup>1</sup>. This was a 13.7% increase over the last Census (2011) compared to the provincial average of 5.6% and the national average of 5.0%. The bulk of housing growth in the region between 2016 and 2036 is expected to occur in Squamish (42%), followed by Whistler (26%) and Pemberton (10%). Squamish is also expected to continue to capture greater proportion of children and families in the corridor. SLRD municipalities are expected to carry a constant rate of growth to the year 2036, with annual growth rates between 1.5-1.8%. Adjusting for Squamish's historically higher rate of growth over the regional average, the community could see a higher projected growth trajectory, potentially reaching 30,000 by 2031 and 31,800 by 2036. Under a high growth scenario, however, Squamish could see approximately 24,000 new residents between 2016 with an associated housing need for 9,600 new units by 2036, or 480 units per year. Substantial development capacity remains available within existing neighbourhoods and developed and designated areas to accommodate additional population growth.

Growth management policies are vital to ensure the community evolves in a manner that contributes to its livability and reflects the visions, values and needs of its residents without compromising those of future generations. Carefully managing growth avoids sprawl, minimizes municipal infrastructure costs and facilitates complete, connected neighbourhoods to generate a net-positive contribution to the community. The following objectives and policies guide municipal decision making respecting the timing, location and sequencing of future development within Squamish.

#### 8.1 Compact Development + Infill

Targeting compact, energy-efficient development to advance the community's climate action goals and GHG reductions targets involves maximizing existing infrastructure, accommodating growth primarily through infill and in existing developed areas and carefully phasing expansion when needed. Compact, walkable neighbourhoods also support greater resident health, improved air quality and natural areas conservation.

##### 8.1.1 Objective

- 1) Promote compact, phased urban development and make efficient use of the limited land base.

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<sup>1</sup> 2016 Canada Census. Note this population figure does not include First Nations Reserve lands.



- 2) Ensure that future generations have opportunities to grow in accordance with future values and needs.

### 8.1.2 Policies

- 1) Accommodate the majority of population growth up to 2040 in the following general Major Growth Areas:
  - a. Downtown and Oceanfront;
  - b. Quest University Sub Area;
  - c. Tantalus Road Area; as well as
  - d. Infill of vacant and underutilized lands and brownfield sites within existing neighbourhoods (Dentville, North Yards, Valleycliffe, Garibaldi Estates, Brackendale, Garibaldi Highlands)identified on Schedule C [to be added to Schedule].
- 2) For certainty, *Future Residential Neighbourhood* areas identified on Schedule B are identified for long-term residential growth in the District but are not intended to be the main source of growth until significant development of the Major Growth Areas identified in 8.1.2 (1) is realized.
- 3) Substantially complete development and densification of residential lands within the Downtown, as well as lands designated *Residential Neighbourhoods* before the expansion of development into areas designated *Future Residential Neighbourhood* for the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems.

For clarity, future sub area planning for the majority of lands designated as *Future Residential Neighbourhoods* shall be phased and undertaken only after the District's population reaches 44,000.
- 4) As necessary to accommodate population growth outside of areas subject to natural hazards and where proven to provide substantial benefit to the community, the District may consider some limited expansion of new or existing neighbourhoods into undeveloped areas designated as *Future Residential Neighbourhood* on Schedule C within the timeframe of this plan. In such cases, sub area planning should only be undertaken for smaller portions of larger areas that are:
  - a. contiguous with existing neighbourhoods and services;
  - b. able to make significant contributions to existing trail and transportation connectivity; and
  - c. address all of the development criteria of this plan.

- 5) Further to 8.1.2 (4), limited sub-area planning and development of a portion of DL 509/510 contiguous to existing neighbourhoods may be considered in the medium term to accommodate limited growth, the potential need for a second school site in the Garibaldi Highlands, north road connector access, and additional recreational and community amenities, *where demonstrated extraordinary benefit to the community.*

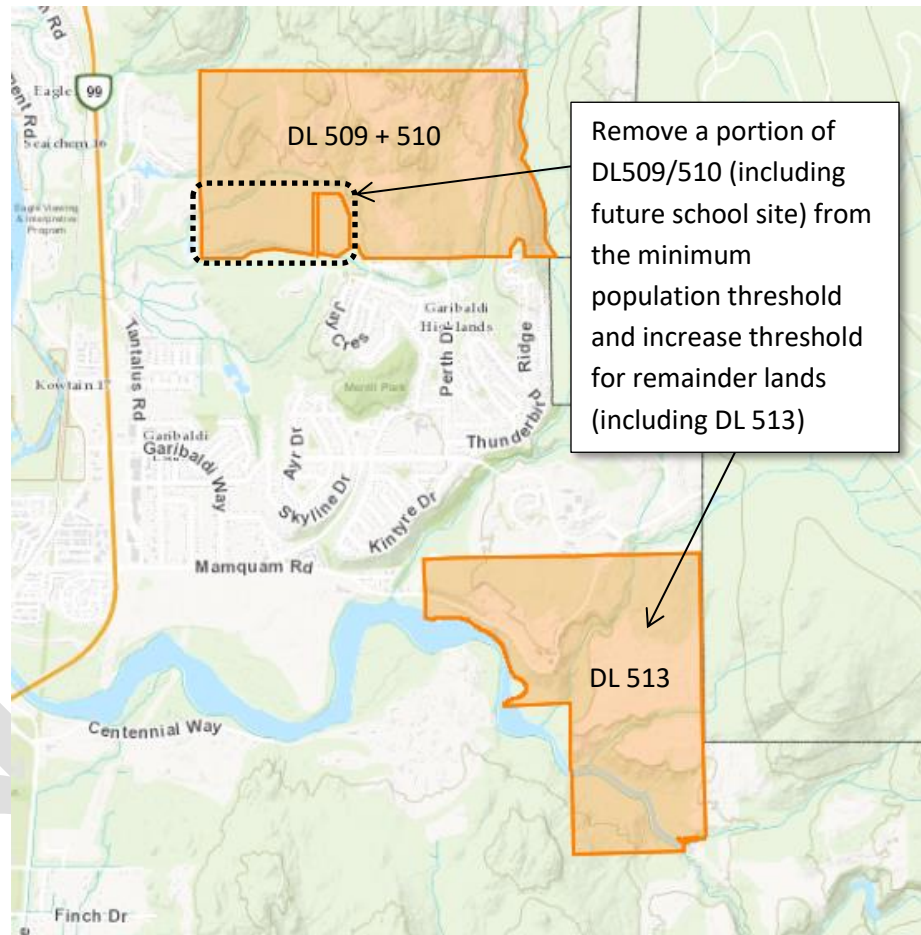


Figure XXX. Minimum Population Threshold for Development District Lots 509, 510 & 513

- 6) *Future Residential Neighbourhood* areas accommodating population growth must be serviced by municipal water and sewer and through sub-area planning include assessment of associated impacts on the demand for municipal services and consideration of a strategy for providing these services in accordance with Policy 8.4.2 (5).

## 8.2 Urban Containment Boundary

Adding clarity and strength to the District's growth management strategy, an Urban Containment Boundary (UCB) is introduced as an additional tool to augment the District's infill and area planning policies. The UCB establishes a spatial boundary or area delineating where growth and development will occur, as well as areas that will only be developed after the majority of infill opportunities have been realized. UCBs are used to discourage or restrict urban development outside the UCB and to concentrate compact and complete development, protect the environment, improve walkability and transit viability and reduce carbon emissions. The UCB is based on the District's proposed future land use designations in Schedule B, delineating existing 'settlement' areas, as well as utilities and services, from the confluence of the Cheekeye and Cheakamus Rivers in the North to Darrell Bay in the South, the Squamish River and Estuary to the West, as well as a satellite UCB area for the brownfield industrial Woodfibre site.

### 8.2.1 Objective

- 1) Contain and phase urban growth well within the Urban Containment Boundary ensuring that significant land resources are available for future community land use planning beyond 2040.

### 8.2.2 Policies

- 1) Maintain an Urban Containment Boundary as identified on Schedule C as a principle growth management tool by focusing all neighbourhood development well within the Urban Containment Boundary.
- 2) Areas outside the Urban Containment Boundary should be designated and remain *Conservation and Ecological Reserves, Resource (Limited) Use, Parks, Greenway Corridors and Recreation*.
- 3) Major changes to the Urban Containment Boundary initiated at the direction of Council will only be contemplated as the outcome of either:
  - a. a comprehensive review and update of the OCP; or
  - b. a comprehensive public engagement process that involves the public throughout consideration of the proposed change to ensure the public concerns and aspirations are consistently understood and addressed. The process must provide residents with information on the rational, benefits and consequences of the proposed change to the Urban Containment Boundary.
- 4) Crown provincial lands designated *Resource (Limited Use)* and outside the District's proposed UCB are recognized as core lands that may be acquired by or

returned through past or future accommodation agreements to serve future First Nations community and economic development interests. For clarity, despite Policy 8.2.2 (3) above, for any fee simple lands of the Squamish Nation subject to municipal land use regulations but outside the current Urban Containment Boundary on Schedule C, future changes to the UCB will be pursued as part of a collaborative joint sub area planning process between the Squamish Nation and the District of Squamish to address and fulfill the parties' mutual needs. An OCP amendment intended to facilitate Squamish Nation's cultural and development objectives will be subject to legislated OCP amendment requirements.

- 5) Major destination resort community development outside the District's Urban Containment Boundary or on the periphery of the District of Squamish boundary is not supported.

## 8.3 Municipal Servicing

### 8.3.1 Objective

- 1) Minimize municipal infrastructure life-cycle costs for servicing growth and development.

### 8.3.2 Policies

- 1) Extension of municipal water and sewer servicing shall be restricted to areas designated on Schedule B as:
  - a. Residential Neighbourhoods
  - b. Civic and Institutional (except the Municipal Cemetery)
  - c. Mixed-Use Commercial
  - d. University Neighbourhoods
  - e. Gateway
  - f. Commercial Centre
  - g. Mamquam Blind Channel
  - h. Mixed Employment
  - i. Downtown Residential
  - j. Marine Gateway
  - k. Highway & Tourist Commercial
  - l. Intensive Industrial
  - m. Industrial Business
  - m. First Nation Reserves and
  - n. parcels that require municipal services according to the Zoning Bylaw, based on their zoning at the time of OCP adoption.

- 2) Lands designated *Conservation and Ecological Reserves, Parks, Greenway Corridors and Recreation, Future Residential Neighbourhood, Resource (Limited) Use, Restricted Industrial, or Facilities and Utilities* on Schedule B shall not be serviced by municipal water and sewer except:
  - a. where existing infrastructure is already provided;
  - b. for public health reasons; or
  - c. around the municipal airport for economic development opportunities.
- 3) Do not extend municipal water and sewer servicing to areas designated *Resource (Limited) Use* as shown on Schedule B or areas located above an elevation of 200 metres, unless for public health reasons to limit the need for new servicing infrastructure and to reduce energy and cost demands for water delivery.
- 4) Minimize the length of infrastructure extensions for development in *Future Residential Neighbourhood* areas by capitalizing on existing community services and restricting new development to locations contiguous to existing urban areas, taking into account exceptions for topography, natural features, and natural hazards identified in Schedule **XXX**.
- 5) The extension of municipal infrastructure services to isolated properties is discouraged and will only be considered in situations where the development is consistent with the objectives of the OCP, demonstrates a net positive impact and benefit to the community, and when accompanied by an approved Sub-Area or Neighbourhood Plan.

## 8.4 (Sub) Area Planning

A Sub Area Plan is a comprehensive, long range plan prepared for a distinct geographic or 'sub' area within the municipality and is adopted by bylaw as a Schedule of the OCP. Sub Area Plans provide a greater level of detail respecting land uses, density and form and character attributes for a defined area than is generally found in an OCP. They can be focused on established neighborhoods, a group of neighbourhoods, as well as large land holdings and newly developing areas, special districts or sites with unique natural/ ecological or heritage qualities. Sub Area Plans are generally consistent with overall policies of the OCP, but typically present area specific policies and plans based on detailed analyses.

### 8.4.1 Objectives

- 1) Carefully guide the scope, timing, character and evolution of existing and new 'sub' area development in line with the community's vision and growth management strategies.

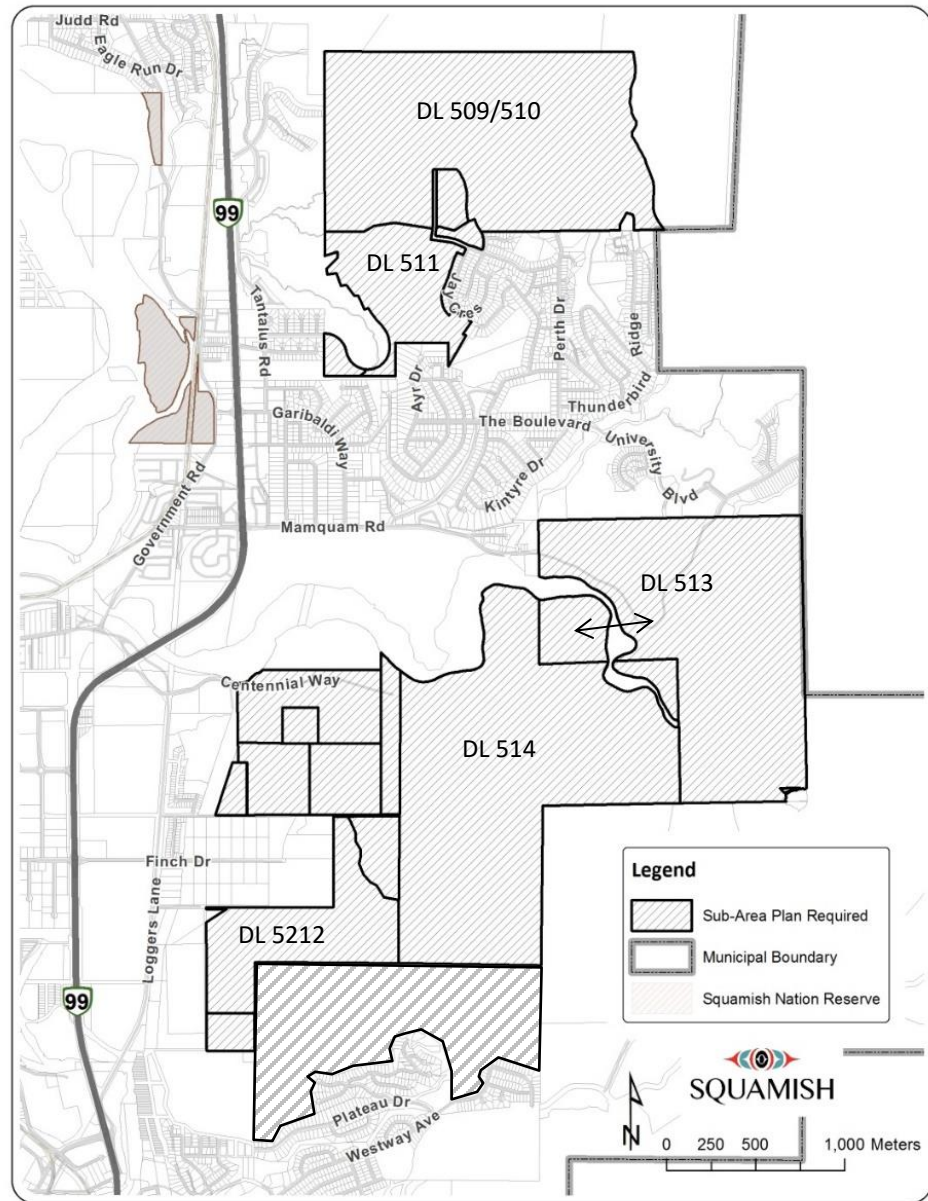
- 2) Ensure that greenfield development does not detract from infill opportunities.
- 3) Undertake early and ongoing consultation to seek input from the community, local interest groups and provincial and regional agencies for sub area plan development.

#### 8.4.2 Policies

- 1) The following adopted Sub Area Plans identified on Schedules B and C, form part of the District of Squamish OCP:
  - a. Sea to Sky University Sub Area Plan (Bylaw 1812, 2004) Schedule L (**revise schedule reference**)
  - b. Waterfront Landing Neighbourhood (Bylaw 1925, 2006) Schedule M (**revise schedule reference**); and
  - c. Oceanfront Peninsula Sub Area Plan (Bylaw 2157, 2010) Schedule N (**revise schedule reference**).
- 2) The following areas will be included in future Sub Area Planning activities at the direction of Council:
  - a. Valleycliffe
  - b. Brackendale
  - c. Dentville
  - d. Garibaldi Estates and Highlands
  - f. Centennial Way/Brennan Park Area
- 3) Provide opportunities for increased housing diversity and density in the Garibaldi Estates neighbourhood that is sensitive and complimentary to the area's neighbourhood character. Initiate a public process to Repeal the 'District of Squamish V.L.A. Subdivision Bylaw 211, 1966' to support infill development near the Garibaldi Village commercial area in consideration of policies in Section 8 of this plan.
- 4) The lands identified in **Figure X (SAP)** require Sub Area Plans adopted by Council before any new residential or commercial development approvals are issued for the undeveloped parcels:

**Figure (SAP)**





- 5) Sub Area Plans must be prepared in accordance with OCP objectives, directions and policies and shall at a minimum include the following components, as appropriate:
- a. detailed land use plan, including total developable land, maximum dwelling units, commercial and industrial land uses, consideration of a neighbourhood node;
  - b. locations of institutional, educational and emergency services including police and firefighting;
  - c. phasing and sequencing of the proposed development, with integrated consideration of neighbouring servicing, municipal infrastructure planning

- and provision and phasing of public services and amenities, including analysis of servicing and infrastructure cost-benefits to the district and fiscal impact assessment;
  - d. density targets for the complete build of the area in order to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems;
  - e. inventory of natural hazards and hazard mitigation strategies including wildfire interface hazard assessment and fuels management strategy;
  - f. environmental impact assessment of proposed future development including an inventory of environmentally sensitive areas and wildlife habitat, and identification of opportunities for protection and restoration of environmental values;
  - g. inventory of existing recreational values and potential opportunities for protection and enhancement of trail corridors, parks, open space and greenway corridors;
  - h. multi-modal transportation network and circulation plan, including pedestrian and cycling trails, neighbourhood connectivity and linkages as well as transit;
  - i. socio-economic impact assessment;
  - j. strategies to address potential conflict between proposed areas of development and lands used for natural resource economic activities including identification of forest stewardship opportunities and practices;
  - k. strategies to incorporate Crime Prevention through Environmental Design elements to deter criminal activity;
  - l. public amenities;
  - m. agricultural opportunities including local food production;
  - n. consideration of a district or alternate energy systems;
  - o. approaches to address proximity to railways using strategies outlined in 'Guidelines for New Development in Proximity to Railway' produced by CN Rail.
  - p. design guidelines, including consideration of sustainable design and technologies; and
  - q. any other matters as directed by Council.
- 6) Initiation of sub area planning for existing neighbourhoods will be identified through the annual budget process and initiated by a resolution of Council.
- 7) Initiation of sub area planning to enable development in *Future Residential Neighbourhood* areas will be undertaken at the direction and by resolution of Council, in consideration of the following:
- a. OCP growth management policies;
  - b. Real estate market conditions of supply and demand;

- c. Relationship to adjacent neighbourhoods and developments, as well as build out of the District's Major Growth Areas; and
  - d. Proximity to and capacity of municipal servicing infrastructure.
- 8) Preparation of a Sub Area Plan must include comprehensive public engagement to meaningfully engage and consult with neighbourhood residents and landowners, community groups and other local, regional and/or provincial organizations or agencies. The public engagement process lead by proponents, or in some instances the District, should identify and address community aspirations as well as public concerns, and provide residents with information on the rationale, benefits and consequences of the proposed plans.

## 8.6 Future Boundary Expansions & Adjustments

The following policies apply to guide consultation and analysis involved in the provincial application and review process when or where in future the District may consider a future boundary adjustment or expansion proposal. A municipal boundary adjustment or expansion may be appropriate to address improved watershed protection or resource management, access and servicing, as well as variety of possible economic development opportunities through governance and taxation of expansion lands.

### 8.6.1 Objective

- 1) Meaningfully consult on and consider impacts to the community prior to initiating any future municipal boundary expansion.

### 8.6.2 Policies

- 1) Consult with First Nations, the province as well as affected regional and local governments, citizens and others whose interests might be affected regarding a District boundary expansion prior to considering the expansion.
- 2) Undertake an independent study that addresses the following items prior to considering a major District boundary expansion, as directed or required by Council:
  - a. existing development capacity within District boundaries;
  - b. demand for additional land to meet the needs of the community;
  - c. potential community impacts (social, cultural, economic, ecological, health) from possible land use activities within the area proposed for Boundary expansion;
  - d. implications of providing servicing to the area proposed for boundary expansion;

- e. Fiscal and District taxation implications of the boundary expansion; and,
- f. Governance issues related to boundary expansion.

3) A comprehensive study will not be required for a minor boundary adjustment provided that the following criteria are met:

- a. limited land area;
- b. minimal or no permanent population;
- c. no servicing or maintenance obligation that would be a burden on the District of Squamish; and,
- d. a positive net contribution to the municipal tax base.

# District of Squamish

## Official Community Plan

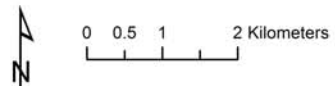
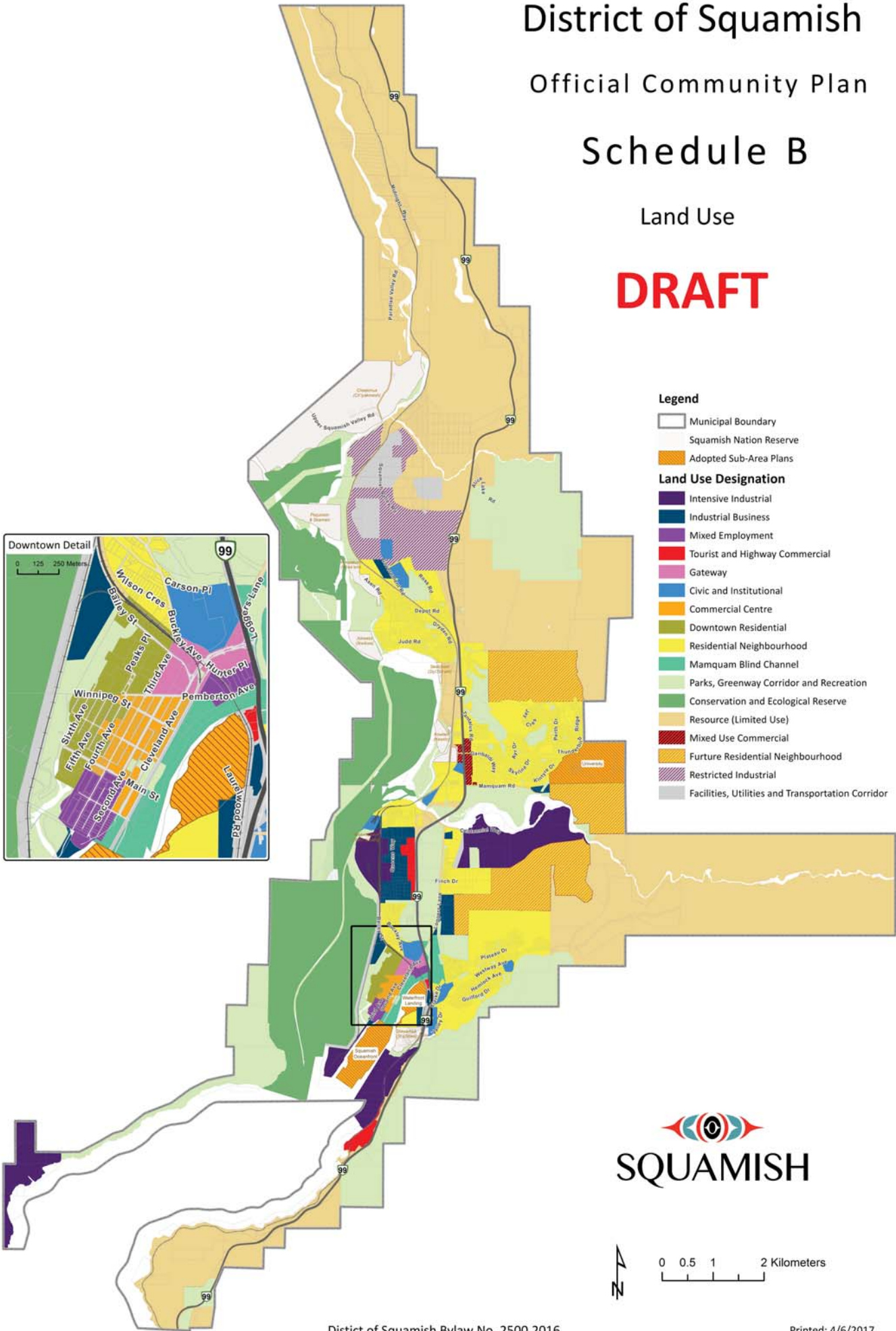
### Schedule B

Land Use

**DRAFT**

#### Legend

- Municipal Boundary
- Squamish Nation Reserve
- Adopted Sub-Area Plans
- Land Use Designation**
- Intensive Industrial
- Industrial Business
- Mixed Employment
- Tourist and Highway Commercial
- Gateway
- Civic and Institutional
- Commercial Centre
- Downtown Residential
- Residential Neighbourhood
- Mamquam Blind Channel
- Parks, Greenway Corridor and Recreation
- Conservation and Ecological Reserve
- Resource (Limited Use)
- Mixed Use Commercial
- Future Residential Neighbourhood
- Restricted Industrial
- Facilities, Utilities and Transportation Corridor





# District of Squamish

## Official Community Plan

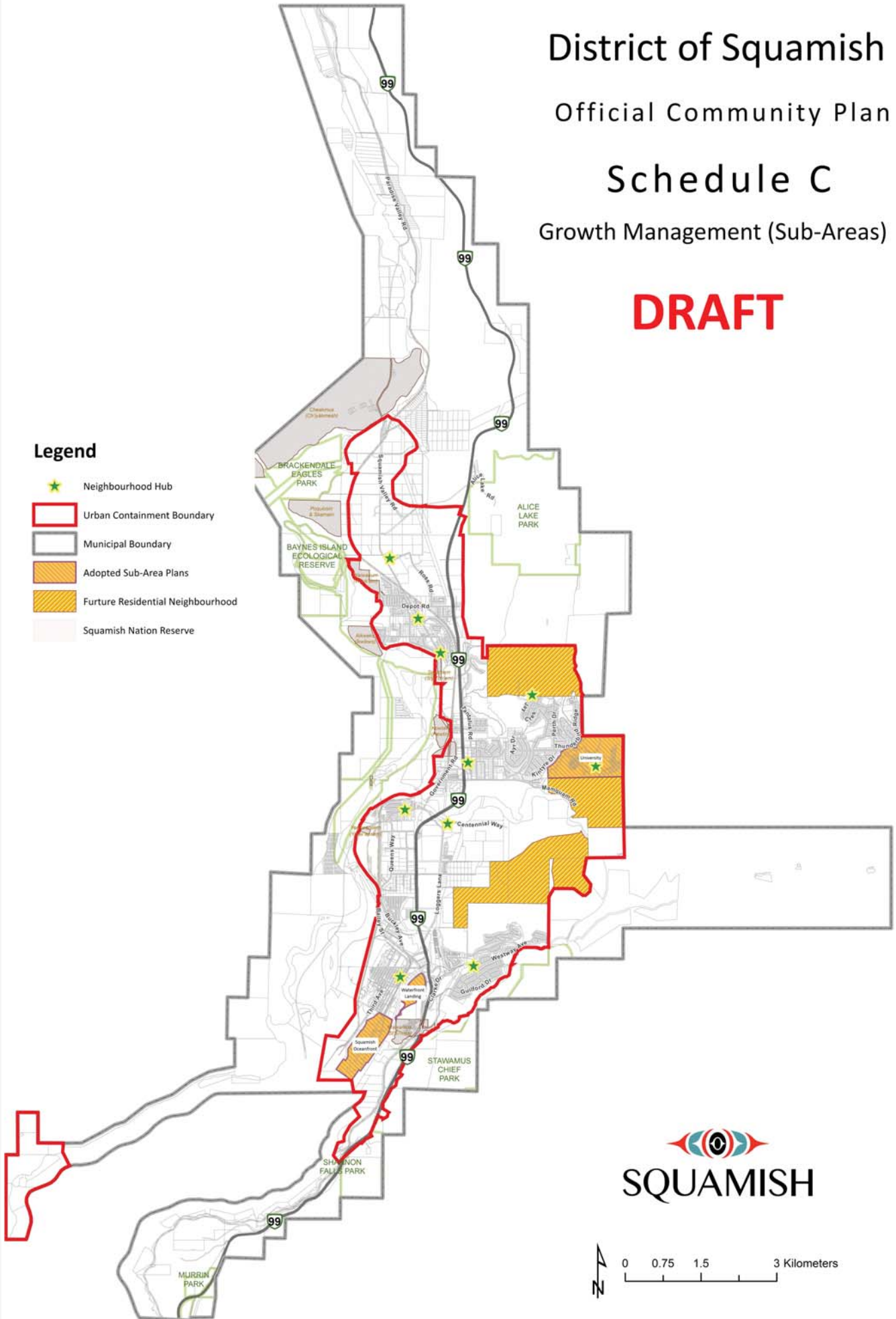
### Schedule C

#### Growth Management (Sub-Areas)

**DRAFT**

#### Legend

- ★ Neighbourhood Hub
- Urban Containment Boundary
- Municipal Boundary
- Adopted Sub-Area Plans
- Future Residential Neighbourhood
- Squamish Nation Reserve



**SQUAMISH**



0 0.75 1.5 3 Kilometers