

DISTRICT OF SQUAMISH

Minutes of the Regular Meeting of the Advisory Design Panel held Thursday, May 18, 2017, at 2:00 p.m. in the District of Squamish Council Chambers, 37955 Second Avenue, Squamish, BC

- PRESENT:** Crosland Doak, BCCLA, (left the meeting at 4:57p.m.)
Jenna Buchko, BCCLA
Kate Phelan, Member at Large
Sarah Tipler, Member at Large
Chris Hunter, Member at Large
Cheryl Fu, AIBC Member
Derek Venter, AIBC Member (Vice Chair)
- ABSENT:** Richard Avedon-Savage, P.Eng
Grant Gillies, UDI
Shan Warbuton, Member at Large
Dean Skalski, AIBC Member
- ADVISORY:** Sarah McJannet, Planner
Aja Philp, Planner
Elaine Naisby, Planner
Jonas Velaniskis, Director of Community Planning
Carly Simmons, Community Planning Assistant
Sarah Dicker, Legislative Assistant
Laura Prinic, Engineer (joined the meeting at 3:09 p.m. and left the meeting at 3:44 p.m.)

Vice Chair Derek Venter called the meeting to order at 2:02 p.m.

1. **Welcome to the Squamish Nation Traditional Territory**
Ha7lh en skwalwn Kwis tl'iknumut tl'a Skwxwuu7mesh Uxwumixw
2. **ADOPTION OF AGENDA**
It was moved by S. Tipler
seconded by C. Doak
THAT the May 18, 2017 Advisory Design Panel Agenda be adopted.
CARRIED
3. **MINUTES**
 - A. **MEETING MINUTES**
 - (i) May 4, 2017 Advisory Design Panel Meeting Minutes
It was moved by S. Tipler
seconded by C. Doak
THAT the May 4, 2017 Advisory Design Panel Minutes be approved as amended with an addition on page 8 in the 9th bullet to add to the sentence following downsizing: “and aging in place” and to include on Page 5 that the Waterfront Landing Sub Area Plan submission is a “preliminary application”.
CARRIED
4. **BUSINESS**
 - (i) Process Update and Discussion: Official Community Plan Draft Release
Sarah McJannet, Planner provided the panel with an update on the overall phasing of the OCP drafting and where the project is at today. Updates included:

- Highlighting Phase 3 of the project which introduced the Executive Summary and Discussion drafts that are now available to the public
- Schedule of upcoming public engagement sessions

Staff highlighted the New DP Area Guidelines, specifically:

- Hazardous Permit area
- Updated DP Area 1 – which now integrates all the environmental mapping and sensitive areas
- Updated form & character guidelines.

The panel had the following questions:

- Request for clarity in regards to DP Area 5 and how the OCP is going to influence new and instream developments before the OCP is adopted.
 - Staff explained the process for applications and how the OCP influences and effects developments.
- Waterfront Landing and the land use designation of the property was discussed
 - Staff explained that Waterfront Landing has a Sub Area Plan that is part of the OCP and that the original proposed development was in line with that Sub Area Plan
- During the OCP planning process were other communities looked at as a benchmark for Squamish?
 - Staff explained that many other OCP's were looked at but that Squamish's new OCP has really come from within and has integrated progressive planning
- Discussion on growth management policies took place
- How does livability fit into the new OCP?
 - Through Parks and Recreation, Development Permit guidelines and healthy built environment.
 - The Parks and Recreation Master Plan identifies that there are deficiencies in certain neighbourhoods
- Suggestion for proposals that improve the use of roof space and question where something like this would be incorporated.

(ii) Proposed Downtown Zoning Changes around Employment Space and Setbacks

A.Philp, Planner provided background on the omnibus zoning bylaw amendments that were brought forward earlier this year, including:

- Increase of employment space, improved streetscapes through setbacks and building heights
- To the vision of Squamish downtown and the end goal in sight.

Staff explained the proposals to the first two areas: Employment Space and Setbacks. The options and solutions that were presented at the public engagement session included parking, loading, flexibility in design and incentives.

Committee questions and comments included:

- Question on centralized parkade and the viability/feasibility of purchasing land in centralized areas