

AND THAT the Mayor and Corporate Officer be authorized to execute the agreement.

AND FURTHER THAT the motions be brought forward to the Special Council meeting July 25, 2017 for consideration to allow staff to begin implementing the programs.

CARRIED

(ii) Squamish2040 OCP Phase 3 Engagement Summary and Growth Management

M. Gunn, Planner and S. McJannet, Planner, Community Planning & Infrastructure presented an update on the Official Community Plan (OCP) process. Information included: Phase 3 Engagement Summary details:

- Promotion and advertisement of the OCP
- Promotional videos were created and received high amounts of views
- Project website was created
- Communications mailing list was used to send out the Executive Summary
- The Executive Summary was distributed as an insert in the Chief newspaper
- District communications channels were used to distribute the Executive Summary
- Mobile outreach
  - 18 neighbourhood pop-up events
- Discussion Draft and Survey
  - 515 responses to survey
  - 63 paper submissions
  - 252 survey DL 509/510
  - Legislative Services correspondence.
- Participation
  - Lower rates of youth and seniors
  - Participants by affiliated community groups.
- Vision and Goals; feedback included:
  - General support of the vision and goals
  - Many questions on implementation
  - Strong commentary on affordable housing, local jobs, transportation and environment.
- General Comments from Phase 3 Engagement:
  - General support for the Draft OCP
  - Concerns around consistent implementation
  - Comments around popular topics such as; District Lots 509/510, Woodfibre LNG, Garibaldi Springs within the feedback
- Youth engagement sessions determined matters important Squamish youth population:
  - Connectivity to youth
  - Affordable housing, living wages
  - Pace of growth
  - Asset protection
  - Support for vulnerable people
  - Transportation
  - Youth engagement

- Next steps include:
  - Draft plans and mapping finalization
  - Squamish Nation engagement and presentation
  - Community Advisory Committee and Council to review the final draft plan
  - Regional Context Statement Development

Council questions and comments included:

- Comment regarding the engagement of the full community outside of community groups
  - The engagement has been very strong and events have been extremely busy
  - People have been taking the time to submit comments
  - Unless there are contentious issues, generally there is a fall-off in public engagement at this stage
- Is there any data which shows whether the same people are attending? Are there any common trends within other communities regarding public participation?
  - The participation has been high for this phase of the OCP process
  - There has been an increase in feedback in comparison to other OCP engagements
  - Other communities have commented on the high level of community engagement in Squamish
- Discussion on the length of time between engagement sessions
  - Length of time was less than one year and was due to the fact that the Draft OCP had to be written. This is normal for an OCP process
- Comments on the positive experience from the community regarding the OCP engagement process
- Suggestion to film community engagement meetings and Community Advisory Committee meetings so that the public have an opportunity to review these meetings
- Question regarding the First Nations engagement:
  - Staff advised the following:
    - Informal workshop in Totem Hall
    - Working with Kathleen Callow in North Vancouver
    - Second engagement is planned for Totem Hall
- Does the OCP include IR lands in terms of development and density?
  - The OCP does not include these lands
- Suggestion to include more data in the engagement stage
- Discussion on housing affordability issues

Staff's presentation continued.

Growth Management Public Feedback:

- Growth Management survey questions focused on the areas targeted for development

- Most support for development through infill in developed areas versus developing new areas
- 244 identical support forms submitted for the development of DL 509-510
  - Was this a District Survey?
    - Yes, it was filled out by one person, copied and signed by 244 people
  - Were these people from Squamish?
    - It is assumed that they are from Squamish
- 8 handwritten forms were submitted
- 27 emails were sent to Mayor and Council
- Squamish Sikh Society submitted a letter
- Information on Growth Management Option 4 was discussed
- Importance of the trail network in the area needs to be considered
- Future residential neighbourhoods were outlined for Council
- Attributes of 509/510 were presented

Council questions and comments:

- Council suggestion that policy on growth management should not single out one parcel of land (DL 509/510)
- Importance that the policy applies to all future developments
  - Staff advised on the specific attributes of lot 509/510
- Comment that Option 3 and 4 seem to apply to only the properties on the east side of the highway
- Conversation on the creation of a trails masterplan and asset management plan for trails
- Suggestion that trails need to be considered an asset and part of development negotiations in the future
  - Staff advised that a “no net loss” clause is included in the OCP
- What is the typical timeline for OCP revisions?
  - The provincial guidelines are every 5-10 years
- How do we consider economic impact of the development of DL 509/510 and the supply of housing in the growth management piece?
  - There is consideration of this within the OCP. The supply of this land for development will take away from the infill of existing lands
- Comment that the infill market is dependent on people dividing land and selling
- Suggestion to specify that a percentage of developable land should be employment land.

Council opened the floor to the public:

Tim Tempany, Squamish off Road Cycling Association (SORCA) joined the table.

- There is a demand for space to ride on
- Suggestion for a ‘Trail Design Panel’ for some policy and to establish the value and funding of the trails. Biking brings in \$10,000,000 in annual revenue
- He spoke to the value of the trails to the community and the importance of the trails on the 509/510 lands.

## Council questions and comments:

- Has SORCA worked with the developer on the trails map presented?
  - No, SORCA has not worked with the developer on this map but has had discussions with the developer over the years
  - SORCA is challenged to work with the developers and property owners because they are at a volunteer organization and do not have the capacity
- Has SORCA evaluated the trails to ensure that they are not losing assets/trails if development occurs?
  - Yes, we are working with Trailforks who are developing heat maps to monitor the usage of the trails in order to prioritize which trails should be kept and what a suitable replacement would be in the case that a trail was lost.
- To task a community organization to evaluate an asset is risky.
  - An advisory panel would help to legislate the process

## Bob Cheema, joined the table:

- Comment that the online survey wording was changed in 24 hours from when it was posted
  - Staff spoke to the change that was made and also confirmed that at the time the survey was changed the number of people who had viewed the survey was extremely low
- Comment on the receipt of the 244 surveys which had been submitted in support of the DL 509/510
  - Staff indicated that the Advisory Committee was in support of providing this information separately to the other survey
- Conversation on the number of surveys received in support of developing DL 509/510
  - Staff indicated that all correspondence received by the public related to the OCP is provided to council and will be included in the Public Hearing report as legislated
- Discussion took place regarding Growth Management Options 3 and 4
- Council comment on growth management and opening up lands which go against the smart growth policy
- Council concerns about the cost of servicing DL 509-510

## Louise Walker, Squamish Chamber of Commerce, joined the table:

- Squamish Chamber of Commerce will be submitting a letter in support from Squamish Chamber of Commerce of Option 4 for development, without a cap.

## Comments and questions on the referral:

- Suggestion not to open up these lands until the correct policy is put in place
- Comprehensive policy that is applicable to all undeveloped properties versus focusing on one property
- Suggestion for a Regional Growth Strategy type urban contaminant boundary

- Suggestion for more economic development policy
- Concerns about the Cheekeye Fan development and suggestion to see more options for growth and development, including moving development areas to higher lands
- Suggestion for further information on climate change in growth policies
- Suggestion for a discussion on densifying outside of areas threatened by climate change.

It was moved by Councillor Elliott,  
seconded by Councillor Blackman-Wulff,  
THAT Council receive the Squamish2040 OCP Phase 3 Engagement Summary  
for information;

AND THAT the conversation the Growth Management Policy be deferred to  
a future meeting in September 2017 for further discussion.

CARRIED

The meeting was recessed at 3:30 p.m..

The meeting reconvened at 3:34 p.m. with all of Council present and staff members R. Arthurs, C. Mathews, G. Buxton, S. Dicker and C. Pawluk.

(iii) Downtown Zoning Changes Public Engagement Summary and Options

Council deferred item 3(iii) to a future date due to time constraints.

**4. TERMINATION**

It was moved by Councillor Elliott,  
seconded by Councillor Chapelle,  
THAT the meeting be terminated.

CARRIED

Meeting terminated at 3:34 p.m.

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Patricia Heintzman, Mayor

CERTIFIED CORRECT:

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Robin Arthurs, GM Corporate Services