

## DISTRICT OF SQUAMISH

Minutes of the Meeting of the Community Development Standing Committee held Tuesday, October 3, 2017 at 1:00 p.m. in the Council Chambers, 37955 Second Avenue, Squamish, B.C.

- PRESENT:** Councillor Jason Blackman-Wulff, Chair  
Mayor Patricia Heintzman  
Councillor Susan Chapelle  
Councillor Karen Elliott  
Councillor Peter Kent  
Councillor Ted Prior  
Councillor Doug Race
- ADVISORY IN ATTENDANCE:** Linda Glenday, CAO  
Robin Arthurs, GM Corporate Services, Recreation & Culture  
Sarah Dicker, Legislative Assistant  
Gary Buxton, GM Community Planning & Infrastructure  
Jonas Velaniskis, Director of Community Planning  
Matt Gunn, Planner  
Chris Wyckham, Director of Engineering  
Sarah McJannet, Planner  
David Roulston, Municipal Engineer  
A. Philp, Planner

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

1. **WELCOME TO THE SQUAMISH NATION TRADITIONAL TERRITORY**  
Ha7lh en skwalwn Kwis tl'iknumut tl'a Skwxwuu7mesh Uxwumixw
2. **ADOPTION OF AGENDA**  
It was moved by Councillor Prior,  
seconded by Councillor Chapelle,  
THAT the October 3, 2017 Community Development Standing Committee Meeting agenda be adopted.  
CARRIED
3. **COMMITTEE MINUTES**
  - A. **MINUTES**
    - (i) Community Development Standing Committee Meeting Minutes, September 12, 2017  
It was moved by Mayor Heintzman,  
seconded by Councillor Kent,  
THAT the September 12, 2017 Community Development Standing Committee minutes be approved.  
CARRIED
  - B. **BUSINESS ARISING**
4. **DELEGATIONS**
  - (i) **District Lot 509 & 510**  
Bob Cheema was invited to join the table and address the Committee about District Lot (DL) 509 & 510. Mr. Cheema provided the Committee with information regarding the current insurability of DL 509 & 510.

Council questions and comments included:

- Discussion on the type of insurance needed for the lands
- What is the current timeline for the draft OCP?
  - The Public Hearing will be in January
  - Consideration of adoption is scheduled for February
- Event organizers can get 'event only' insurance policies for the land
- Discussion on general public access and liability
- Question regarding the timeline for a Sub Area Plan (SAP)
  - A SAP creation would take approximately one year
- Suggestion to speak to MIABC about some options on insurance for the land
- Discussion on the need to separate the OCP amendment application and the issue of public access on private land
- Staff to look for other insurance options and report back to Council.

## 5. BUSINESS

### (i) Development Projects Update

J. Velaniskis, Director of Community Planning was in attendance to provide an update on current development projects.

New Developments:

- Development Permit application on Government Road - first DP in the new MUD-1 zone
- Senior's Housing Complex proposal to move Downtown (Third Avenue)
- Skyline and the Boulevard (Garibaldi Highlands) rezoning application for RS-3
  - Staff suggestion to create a mixed use building with some commercial
- Scott Crescent rezoning from C3 to CD-77 (to consolidate with the surrounding CD-77 lots) is coming to Council in the near future and is a rezoning which states minimum percentage of commercial use.

Council questions and comments on Skyline and the Boulevard:

- Discussion on Sub Area planning for Garibaldi Highlands
- Comment that the public rejected a similar proposal in the past
- Comment that the Zoning and the Building Scheme must align and that staff should check for restrictions on title
- Suggestion for community engagement
- Suggestion to include underground parking.

Council questions and comments on Senior's Housing:

- Discussion on the Seniors Centre and the Community Amenity Contribution (CAC) provided for the move
- Has the District evaluated the cost of the land that is being given up?
  - The Seniors Society owns the property downtown
  - Council requested information on the history of both sites.

It was moved by Councillor Race,  
seconded by Councillor Prior,  
**RECOMMENDATION: THAT staff maintain the status quo in regards to  
parking on Cleveland Avenue until further parking options are presented to Council.**  
CARRIED

The meeting was recessed at 2:17p.m.

The meeting was reconvened at 2:21.p.m. with all of Council in attendance as well as R. Arthurs, L. Glenday, G. Buxton, T. Murray, M. Gunn and S. McJannet.

(iii) Official Community Plan (OCP) Remaining Schedule Update

M. Gunn, Planner & S. McJannet, Planner were in attendance to provide an update on the OCP remaining schedule. The following information was provided:

- Currently in Phase 4 and remaining tasks to complete OCP were reviewed
- Adoption of OCP is planned for Feb 2018
- Final phase of community engagement was described for Council
- More community pop-ups are planned by the OCP team.

Questions and comments from Council included:

- Suggestion to have a pop-up at Quest University
- Council expressed appreciation to the OCP team
- Request that employment land be separated for public consultation
- Concerns expressed regarding consultation during the holiday season
- Suggestion that two days of public hearing should be scheduled with free public transit offered.

(iv) Dentville Park Update

A. Philp, Planner and K. Hamilton, Planner advised on the following:

- Questionnaire and open house was held regarding the park
- Open house was poorly attended - less than twelve people
- Questions presented to the public were reviewed by staff
- Community champion is being sought by staff.

Council questions and comments included:

- Room to expand the park in the future should be considered
- Are there any Development Cost Charge (DCC) funds that can be allocated to the park?
  - DCCs can only go to purchase of land
  - Cash in lieu of funds versus straight DCC funding was discussed.
- Suggestion that money should be set aside in the 2018 budget
- Natural forests are the best part of any playground
- Suggestion to include fencing for safety
- Suggestion that needs of teenagers should be considered
- Question regarding the incorporation of a splash park