

REPORT TO: Committee of the Whole  
REPORT FROM: Community Planning & Infrastructure  
PRESENTED: June 8, 2021  
SUBJECT: Garibaldi Estates Neighbourhood Plan

FOR: Committee of the Whole

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**Recommendation:**

That Council approve the following resolution:

**THAT** Council receive the Garibaldi Estates Neighbourhood Plan Staff Report dated June 8, 2021 for information and endorse the proposed engagement plan with the following comments:

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**1. Objective:**

To introduce a proposed work plan for an Official Community Plan (OCP) amendment that would produce a Neighbourhood Plan as a new schedule to the OCP covering Garibaldi Estates, and to provide an outline of the planning and engagement process, as well as define the geographic area for Plan initiation purposes.

**2. Background:**

In June 2018, the District adopted the Official Community Plan Bylaw 2500, 2017. Policy 9.3.c. of the OCP, which identified the Garibaldi Estates as a priority area for neighbourhood planning:

*Complete sub area plans in the following existing neighbourhoods, identified as Neighbourhood Planning Areas on Schedule C, initiated through the annual budget process and by a resolution of Council:*

- i. Garibaldi Estates

The 2021 Planning Department work plan, has prioritized the Garibaldi Estates Neighbourhood Plan with staff resources now available to engage in the project.

**3. Project Information:****Neighbourhood Planning**

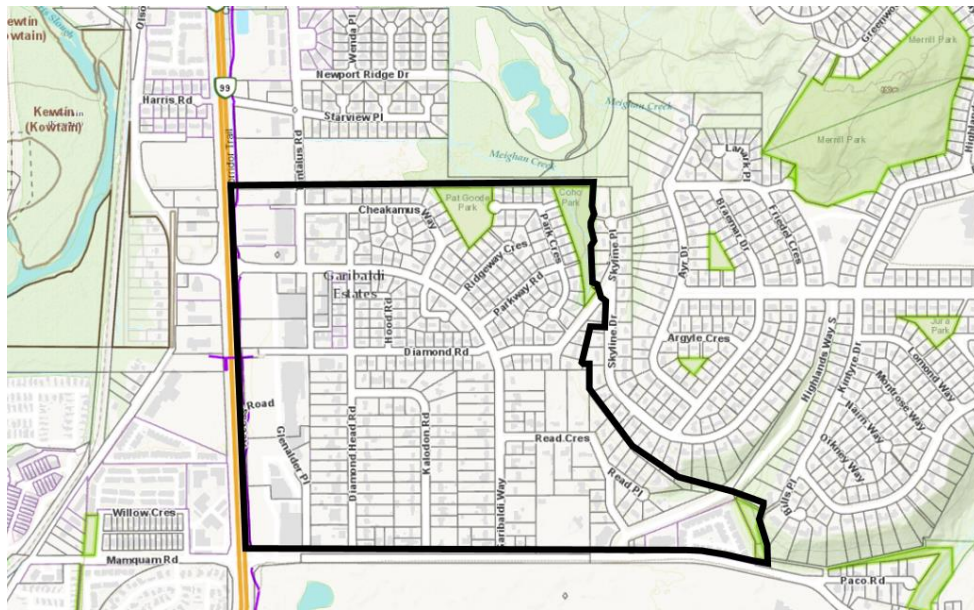
Neighbourhood Plans are comprehensive, long range plans prepared for a distinct geographic area and adopted by bylaw as a schedule to the OCP. Consistent with overall policies of the OCP, Neighbourhood Plans provide a greater level of detail respecting land use, density, community amenities and critical needs for a defined area based on detailed analyses and context.

Section 9.3.d. of the OCP outlines a detailed list of issues and policy directives that need to be considered in the process of preparing a Neighbourhood Plan. The list of considerations is

extensive and includes issues that may not be relevant in all neighbourhoods, but consideration should be given to all policies. The list can be found in Attachment 1.

### **Proposed Garibaldi Estates Neighbourhood Plan Area**

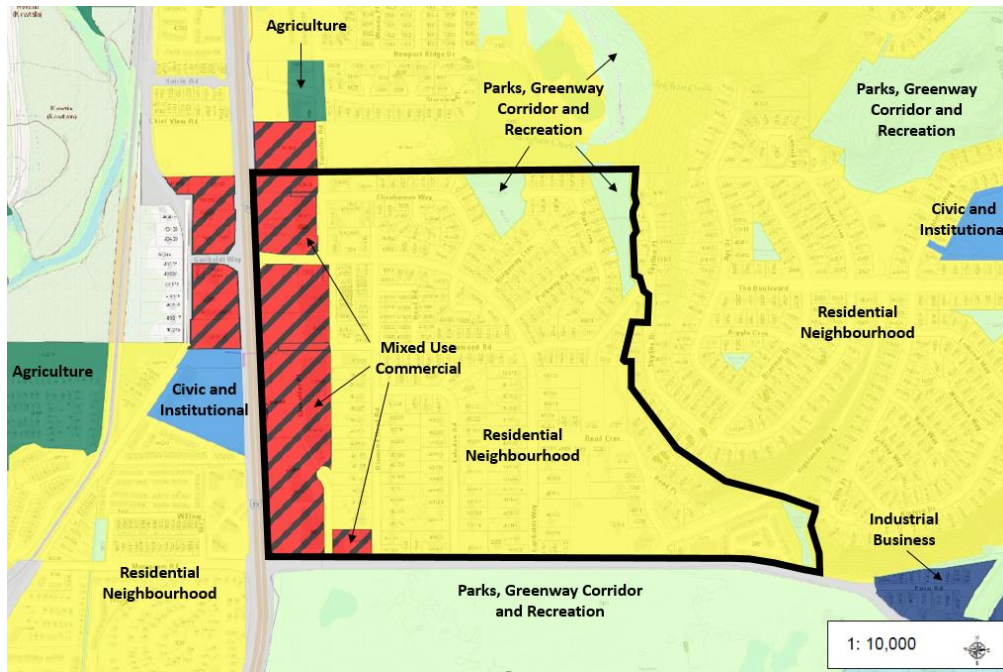
The neighbourhood plan area is proposed to encompass the land north of Mamquam Road, east of Highway 99, south of any properties fronting Tantalus Road and west of the foot of the slope leading up to the Garibaldi Highlands. The Plan is meant to guide future growth where there is significant growth capacity. Properties to the west of Highway 99 have been excluded given that this area is largely developed with multi-family housing forms or mobile home developments which provide important affordable housing stock and therefore redevelopment of this area is not desirable. Properties along Tantalus Road are either currently under development application or do not provide significant infill opportunity, consequently this area has been excluded from the planning process.



Proposed Garibaldi Estates Neighbourhood Plan Area

### **Existing Garibaldi Estates Neighbourhood Land Use Context**

OCP land use designations for the plan area are primarily Residential Neighbourhood and Mixed Use Commercial, as are the majority of surrounding designations.

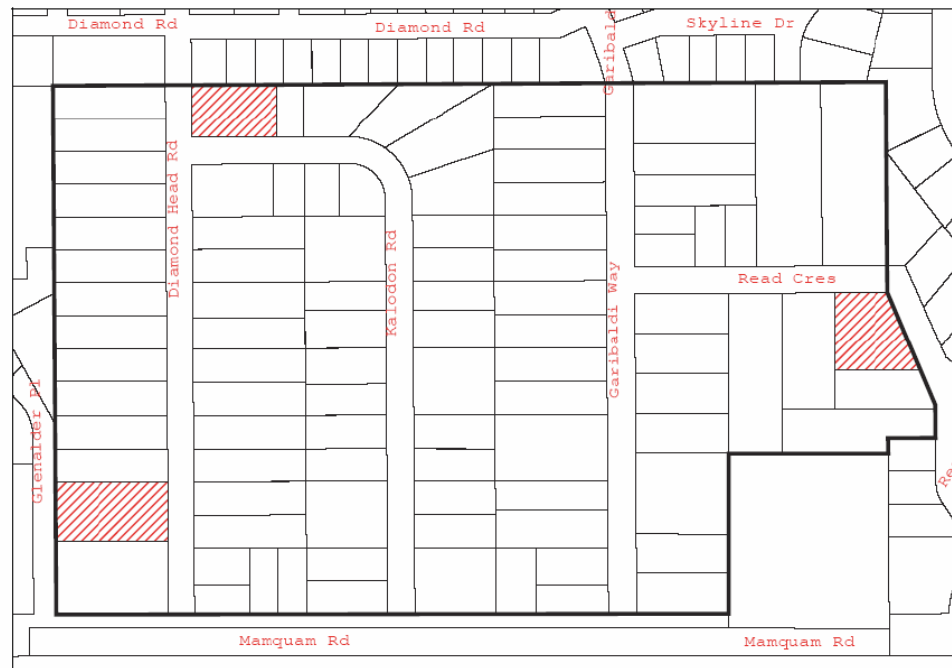


Zoning within the plan area includes a mix of residential and commercial zones. Residential is primarily RS-1 and the virtually identical RS-1A, as well as several RM-2 and RM-3 properties. Commercial zones include several CD zones as well as a few specific Commercial Zones. Several municipal parks in the area are zoned P-3.

## VLA Lands

A unique attribute of the plan area is the existence Bylaw 211, which restricts subdivision of parcels known as the Veteran's Land Act or VLA Lands. These lots were created under the Veterans' Land Administration, a branch of the Department of Veterans Affairs. The Veterans Land Act was developed during WW II and followed a Canadian tradition dating from the 17th century of settling returned and ex-soldiers on the land.

Given the rural nature of the lands, the parcels were typically larger than seen in today's single family subdivisions in order to facilitate small scale farming and livestock activities. This is most likely the reason that Bylaw 211, 1966 appended a schedule that limited the number of subdivisions per parcel of land that could occur. Presently, the lots within the Garibaldi Estates neighbourhood are rarely used for agricultural or farming purposes and given their central location and existing infrastructure which is in place (roads, intersections, hydro, sewer and water, etc.) they are a suitable area of infill development. In recognition of this characteristic, the OCP includes policy support for the repeal of Bylaw 211 to support infill development.



Parcels Subject to Bylaw 211, 1966,

## Planning Policy Context

Restrictions on subdivision due to the VLA has resulted in a large area of low-density single unit dwellings that are particularly suitable for infill development. Because of the extent of these lands, there is a significant strategic opportunity for the establishment of a new vision for the neighbourhood that could be achieved through redevelopment over subsequent decades. A significant number of policies included in the OCP and Community Climate Action Plan (outlined in Attachment 1) could be realized in this location given a strong long-term vision and

supportive policy. This vision could include objectives related to diverse and affordable housing, walkable neighbourhoods which support active transportation modes, transit oriented development, local employment and low carbon design. Because of the VLA lands, the potential opportunity to achieve many of these policy goals is stronger in the Garibaldi Estates than most other areas of the community. As such, existing policies are expected to play a large role in informing the engagement activities and policy development through this planning process.

### **Planning Process**

The proposed neighbourhood planning process involves 5 stages.

#### *Stage 1- Project Initiation*

The first stage of the process is currently underway and encompasses project scoping within the Planning Department, preliminary interdepartmental engagement with District staff, intergovernmental and agency initial outreach and Council authorization. Government to government engagement with First Nations will be initiated in this stage.

#### *Stage 2 - Neighbourhood & Community Context*

The second stage marks the beginning of engagement activities with the general public.

Preparation for this stage will include background research including a traffic impact analysis regarding changes in density on the local transportation network and the Highway 99 intersections with Mamquam Road and Garibaldi Way. Additional density through redevelopment in the Garibaldi Estates could have a large impact to these intersections in combination with existing development applications in the surrounding area, as well as potential greenfield development at the University and Newport Ridge. At some level of increased density, the resulting traffic volume could necessitate intersection upgrades that are impractical from a cost perspective, which could act as a limiting factor for future development in the area. Consequently, a traffic impact assessment is a critical precursor to engaging in neighbourhood planning for the area.

Engagement activities will include the online platform and an open house to inform stakeholders about the community and neighbourhood policy context and to gather input through asset mapping and visioning exercises. Results of the engagement will be summarized and presented to Council.

#### *Stage 3 - Vision and Goals, Neighbourhood Scenarios*

Based on information and feedback received in Stage 2 and in consideration of the community context and policy directives, land use scenarios will be prepared. The land use scenarios will include detailed information such as information about proposed housing forms and densities, employment space, active transportation and transit infrastructure, vehicle circulation, parks and open space. The land use scenarios will be presented to the community through the online platform and an open house. Feedback on the proposed vision will be collected, summarized and presented to Council.



#### *Stage 4 - Proposed Vision and Plan*

Based on the OCP and relevant District policy, community engagement results, and Council feedback, a proposed vision and land use plan will be prepared. Detailed information to support the proposed vision and land use plan will be included along with proposed policies to be included in the neighbourhood plan. The proposed vision and land use plan will be presented to the community at through the online platform and an open house. Feedback will be collected, summarized and presented to Council.

#### *Stage 5 - Bylaw Adoption*

Based on feedback from the public and Council the plan will be finalized for presentation to Council for reading consideration and the public hearing process.

### **Government to Government Engagement**

First Nations will be notified in Stage 1 of the planning process with a request for feedback on how the Nations would like to be engaged in the process. Staff will endeavor to conduct ongoing government to government engagement with the First Nations throughout the process.

A variety of government agencies will be engaged in the planning process including but not limited to Ministry of Transportation, BC Transit, and School District #48.

### **Stakeholder Engagement**

As noted in the other neighbourhood planning projects, some challenges were identified with wider community engagement, particularly in later phases of the planning process where engagement tends to narrow to those living in the area or with interest in development. In order to address this issue, staff have worked on stakeholder mapping to identify a broad range of community perspectives that will be encouraged to participate in the planning process. Engagement in the planning process will be encouraged through staff efforts to develop project partners within the identified stakeholder groups. These partners will be asked to help relay key information and engagement opportunities during the planning process. Project partners are expected to fall into one of several categories:

1. Individuals within existing organizations, agencies or businesses that represent identified stakeholders;
2. Administrators or members of social media groups that are used by the identified stakeholders;
3. Existing contacts with established connections to a network of individuals within identified stakeholder groups.

The following stakeholder categories are those identified for outreach during the planning process.

- Neighbourhood Residents
- Builders/Developers
- Squamish Tenants
- Underhoused Squamish Residents

- Environmental Advocates
- Business Community
- Recreation
- Community Services
- Senior Citizens
- Youth
- Sikh Community
- Filipino Community
- Diverse Identities
- Arts Groups
- Faith Groups
- Residents of other Squamish Neighbourhoods

In addition to the identified stakeholder categories, all engagement activities will be promoted through the standard District channels, including newspaper advertisements, eNews and social media. Bulk mail to neighbourhood residents will be considered for key engagement opportunities

Engagement activities will be conducted both online and in person as allowed by COVID protocols in effect at the time or as relevant. In order to improve the online engagement process across District activities, the Communications Department is currently in the process of requesting proposals for online engagement platforms. This process is expected to conclude in time for use of a new engagement platform throughout the Garibaldi Estates neighbourhood planning process. The online engagement platform is expected to be used at each stage as a hub for information relevant to the planning process, as a connection point for surveys and engagement results and as a forum for either community discussions or question and answers with District staff.

Provided that in person engagement activities are supported by the Public Health Officer, open houses will be held at the following stages in order to provide stakeholders with information about the current stage of the planning process, and to solicit feedback through in person exercises and promotion of written or online feedback mechanisms:

- Stage 2 - Neighbourhood & Community Context
- Stage 3 - Vision and Goals, Neighbourhood Scenarios
- Stage 4 - Proposed Vision and Plan

### Proposed Timeline

The proposed timeline for the Garibaldi Estates Neighbourhood Planning Process is outlined below. The process is expected to take two years.

Stage	Time	Activities and Milestones
Stage 1 Project Initiation	May 2021 – June 2021	<ul style="list-style-type: none"><li>• Planning Department Project Scoping</li><li>• Preliminary Interdepartmental Engagement</li><li>• Council Authorization (June 8, 2021)</li><li>• Intergovernmental and Agency Initial Outreach</li></ul>
Stage 2 Neighbourhood & Community Context	July 2021 – November 2021	<ul style="list-style-type: none"><li>• Engagement Preparation</li><li>• Background Research<ul style="list-style-type: none"><li>• Traffic Impact Assessment</li><li>• Employment Space Research Findings</li></ul></li><li>• Introductory Asset Mapping &amp; Visioning Open House</li><li>• Online Engagement</li><li>• Engagement Summary, Council Preparation</li><li>• Council Presentation (November 2021)</li></ul>
Stage 3 Future Neighbourhood Scenarios	December 2021 – May 2022	<ul style="list-style-type: none"><li>• Engagement Preparation</li><li>• Future Scenarios Open House</li><li>• Online Engagement</li><li>• Engagement Summary, Council Preparation</li><li>• Council Presentation (May 2022)</li></ul>
Stage 4 Proposed Land Use and Policy Plan	May 2022 – January 2023	<ul style="list-style-type: none"><li>• Engagement Preparation</li><li>• Draft Plan and Neighbourhood Land Use Open House</li><li>• Online Engagement</li><li>• Engagement Summary, Council Preparation</li><li>• Council Presentation (January 2023)</li></ul>
Stage 5 Bylaw Adoption	January 2023 – May 2023	<ul style="list-style-type: none"><li>• 1st &amp; 2nd Reading (January/February 2023)</li><li>• Public Hearing and 3rd Reading (March 2023)</li><li>• Agency Approval</li><li>• Adoption (May 2023)</li></ul>

#### 4. Implications:

##### a. Budget:

In the 2021 budget, \$30,000 is allocated to the Garibaldi Estates neighbourhood planning process. This funding will be used to complete background studies for the project. A component of those funds will be used for an initial Traffic Impact Assessment to assess implications of increased density on the Highway 99 intersections as well as the local road network. Funds will also be utilized to support engagement activities. Additional budget is anticipated to be required in 2022.



**b. Organizational Impact:**

Development of the Garibaldi Estates Neighbourhood Plan will involve significant senior planner involvement to facilitate and lead background research, engagement, policy development and land use planning.

Support from other Departments will also be critical for this project including Engineering, Environment, Economic Development, Communications, GIS, Public Works and Emergency Services.

**c. Policy:**

A significant consideration for the Garibaldi Estates planning process will be an extensive list of objectives and policies adopted or endorsed by Council within the last three years. This planning process represents an important strategic opportunity to implement many of these policies. A detailed outline of these policy considerations is included in Attachment 1.

**d. Bylaws:**

Official Community Plan Bylaw 2500, 2017

**5. Strategic Plan**

**Neighbourhood Connectivity and Public Spaces**

The proposed Garibaldi Estates Neighbourhood Plan aligns with the following specific 2019-2022 goal:

*Undertake and complete a sub area plan for two residential neighbourhoods by 2022, aligned with Council Strategic Plan priorities and the five goals of the OCP.*

**Housing Affordability and Diversity**

The Garibaldi Estates Neighbourhood Plan offers opportunity through land use planning to address the following strategic goal over subsequent years as the plan is implemented:

*Increase the number of affordable housing form options (from cottages to detached homes to townhouses to apartments), size and number of bedrooms within each form, year over year by 2022.*

**The Economy and Local Jobs**

Given the potential for a significant increase in retail and office space within the Garibaldi Estates neighbourhood in mixed use developments, this planning process offers a significant opportunity to address the following strategic goals:

*Generate a net increase of employment lands and space in pace with terrestrial and marine needs by 2022.*

*Increase the number of local jobs per capita, year over year by 2022.*

*Increase the concentration of priority target sector firms year over year by 2022.*

## **The Planet and Our Environment**

By supporting an increase in residential density and employment space within the Garibaldi Estates Neighbourhood, this planning process has the opportunity to address the following strategic goal:

*Reduce the percentage of work force commuting in single occupancy vehicles by 2022 to reduce overall community GHGe.*

### **6. Engagement:**

Engagement of this neighbourhood planning process is intended to occur at the Involve level of the IAP2 Spectrum of Public Participation. Staff intend to work directly with the public throughout the process to ensure public concerns and aspirations are consistently understood and considered.

Specific engagement activities have been generally discussed in the Project Information section of this report.

### **7. Next Implementation Steps:**

Following the presentation of this report and subject to Council's feedback, staff will continue work on initiating Stage 1 of the project. Initial consultation has begun with staff the following departments: engineering, environment, transportation, communications and economic development. Further departmental engagement will continue as the planning process progresses

### **8. Attachments:**

1. Garibaldi Estates Neighbourhood Planning Process Policy Context

### **9. Alternatives to Staff Recommendation:**

**THAT** Council receive the District Lot 515 Neighbourhood Plan Application Staff Report dated April 13, 2021 and provide feedback as follows:

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### **10. Staff Review**

#### **Prepared By:**

Matt Gunn, Planner

#### **Reviewed By:**

Jonas Velaniskis, Director of Community Planning  
Katherine Mulligan, Economic Development Officer  
Gary Buxton, GM of Community Planning & Infrastructure  
Robin Arthurs, General Manager of Corporate Services

#### **CAO Recommendation:**

That the recommendation of the Community Planning Department be approved.

Robin Arthurs, A/CAO

## Attachment 1 - Garibaldi Estates Neighbourhood Planning Process Policy Context

### **Official Community Plan Policies**

Development of neighbourhood plans are guided by [Official Community Plan](#) (OCP) policies. In addition, neighbourhood plans are an important strategic opportunity to implement OCP policies. Policies from both categories are outlined below.

### Guiding Policies

The OCP identifies the Garibaldi Estates as a priority neighbourhood for sub area planning. Though not stated in the OCP, the Garibaldi Estates Neighbourhood was listed first in recognition that it is the highest priority neighbourhood plan:

- 9.3.c. *Complete sub area plans in the following existing neighbourhoods, identified as Neighbourhood Planning Areas on Schedule C, initiated through the annual budget process and by a resolution of Council:*
- i. *Garibaldi Estates*

The OCP outlines neighbourhood planning components:

- 9.3.d. *Prepare sub area plans in accordance with OCP objectives, directions and policies as appropriate:*
- a. *detailed land use plan, including total developable land, maximum dwelling units, commercial and industrial land uses, and neighbourhood nodes;*
  - b. *locations of institutional, educational and emergency services including police, fire and rescue services;*
  - c. *phasing of development, with integrated consideration of neighbouring servicing, municipal infrastructure planning and provision, and phasing of public services and amenities;*
  - d. *fiscal impact assessment;*
  - e. *density targets and housing mix in order to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems, and to inform evaluation of the completed proportion of residential infill development opportunities;*
  - f. *inventory of natural hazards and hazard mitigation and response strategies, including a wildfire interface hazard assessment and protection strategy;*
  - g. *inventory of environmentally sensitive areas and wildlife habitats, and identification of significant, contiguous areas for protection and restoration, based on an environmental impact assessment of proposed future development;*

- h. inventory of existing recreational values and opportunities for protection and enhancement of trail corridors, parks, open space, and greenway corridors;*
- i. healthy built environment principles, walkability, concentration of uses and services, transportation, proximity to natural areas and green spaces, accessible and affordable housing and food, and opportunities for social connections;*
- j. multi-modal transportation network and circulation plan, including pedestrian and cycling trails, neighbourhood connectivity and linkages, and transit;*
- k. 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;*
- l. public amenities;*
- m. agricultural opportunities;*
- n. consideration of a district or alternative energy system;*
- o. design guidelines, including consideration of sustainable design and technologies;*
- p. consideration of climate change impacts;*
- q. jobs-to-housing density target ratios;*
- r. watershed hydrology and strategies to address stormwater, groundwater, drainage and water quality issues in order to mitigate impacts on existing developed or natural areas;*
- s. heritage assets;*
- t. any other matters as directed by Council.*

The OCP includes policy regarding comprehensive public engagement for neighbourhood plans:

- e. Ensure preparation of a sub area plan includes comprehensive public engagement as determined as appropriate by Council. The engagement process, whether led by proponents or 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.*

The OCP includes specific policy regarding neighbourhood planning in the Garibaldi Estates:

- g. As part of a Garibaldi Estates neighbourhood sub area planning process:*
  - i. provide opportunities for increased housing diversity and density; and*

- ii. *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.*

#### OCP Policies for Implementation in Neighbourhood Plan

Numerous OCP policies can be addressed in a neighbourhood plan for the Garibaldi Estates. A selection of specific policies that will drive the process include the following:

##### **Natural Open Spaces, Parks + Greenways**

- 18.2.c. *Develop an integrated network of neighbourhood and community parks, play spaces and recreation amenities in accordance with the District's Park Network (Schedule H). Address park deficiencies in underserved areas such as Dentville, North Yards, Garibaldi Estates, Valleycliffe, and Garibaldi Highlands, and improve access for and inclusion of Squamish Nation, as identified in the Parks and Recreation Master Plan (2012).*

##### **Inclusive Housing Mix & Diversity**

- 12.1.b. *Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options within each development and neighbourhood.*
- 12.1.a. *Through zoning amendments, allow a greater variety of housing forms and blended densities scaled to fit within traditional single-unit areas (cottages, courtyard housing, row housing, duplexes, triplexes and stacked flats, etc.), while continuing to support small-lot infill, secondary suites and detached carriage homes, where appropriate.*
- 12.1.b. *Support mixed-income inclusionary housing in both new and existing neighbourhoods that is attainable by residents with low incomes and/or special needs that are not typically met with market housing.*
- 12.1.c. *Increase the proportion and size range of attached multi-family units through rezoning and development, and sensitively integrate medium to higher density residential uses within the District.*
- 12.1.d. *For projects seeking rezoning for residential development, at least 20% of the dwellings must be 3-bedroom units, and at least 10% of the dwelling units must be 1-bedroom units.*

##### **Residential Infill**

- 12.6.b. *Encourage greater residential densities in growth areas identified in Section 9.2.b., neighbourhood nodes generally identified on Schedule C, commercial and employment areas, education centres, and along transit corridors.*

##### **Affordable Housing**

- 12.8.g. *Utilize density bonusing and other incentives to encourage provision of on-site affordable and rental housing (including secondary suites).*

### **Purpose Built Rentals**

- 12.12.a. *Monitor and target the construction of purpose-built rental housing to meet projected demand and maintain overall market supply. Focus rental projects in areas close to transit, employment and services, mixed density residential infill areas and neighbourhood nodes.*
- 12.12.b. *Employ incentives to support the creation and affordability of new rental housing.*
- 12.12.c. *Consider a variety of means to achieve affordability such as modest unit sizes and onsite common amenities, level of finishing and other design considerations.*

### **Focused Commercial Development**

- 13.2.a. *Concentrate commercial development that serves the day-to-day needs of Squamish residents in the downtown area, secondary mixed-use commercial areas (Garibaldi Village), and in neighbourhood nodes identified on Schedule C. These day-to-day services include, but are not limited to, pedestrian oriented retail, liquor stores, grocery stores, pharmacies, restaurants, neighbourhood commercial, and personal health service offices.*
- 13.2.c. *Amend the Zoning Bylaw to incentivize or mandate a higher proportion of commercial spaces along with public amenity spaces within mixed-use developments.*

### **Neighbourhood Nodes**

- 13.3.a. *Create complete neighbourhoods where residents can meet their daily needs in a walkable gathering place.*
- 13.3.b. *Reduce automobile reliance for accessing day-to-day commercial activities.*
- 13.3.c. *Provide a focal point and identity for each neighbourhood in the community.*

### **Community Greenhouse Gas Reductions**

- 19.4.d. *Ensure that high-density employment areas are easily accessed by active transportation and transit networks, and that local employment opportunities provide alternatives to lengthy vehicle commutes.*

### **Local Employment Skills and Training**

- 24.1.b. *Increase local employment opportunities and job participation rates.*



## ***Community Climate Action Plan***

Development of the Garibaldi Estates neighbourhood plans provides the opportunity to implement key policies from the [Community Climate Action Plan](#).

### **Big Move #2 - Shift Beyond the Car**

STRATEGY: Improve urban form (compact communities enable active transportation and transit)

*Add mixed-use neighbourhood commercial as a permitted use in the RS-1 and RS-2 zone in specified locations such as neighbourhood nodes, corner lots and centrally located larger properties.*

*Support and incentivise high density infill development along the core transit networks, around neighbourhood nodes and in mixed use areas through additional housing forms (plexes, row housing, suites), density bonuses, and reductions in parking requirements.*

STRATEGY: Get more people working in Squamish (people working locally have shorter commutes)

*Increase employment density on employment land and align zoning with the projected demand of businesses and the workforce to support more local employment and reduce the need to commute.*

STRATEGY: Dis-incentivize private vehicle use (a critical component of incentivizing mode shift)

*Update parking requirements to maximize land use efficiency and increase residential and employment density: reduce parking minimums and establish maximums for specific permitted uses along core transit network.*

### **Big Move #3: Decarbonize Transportation**

STRATEGY: Enhance public EV charging infrastructure (Squamish is a place where EV use is fully supported)

*Develop community EV charging infrastructure. Consider other actions, such as integrated transportation hubs (connectivity of charging infrastructure to bike shares, transit options, etc.)*

### **Big Move #5: Build better new buildings**

STRATEGY: Enable and incentivize efficient new buildings

*Utilize a density bonus system to incentivize net zero, higher step code, or more efficient construction in exchange for additional residential density or reduced parking standards.*

STRATEGY: Enable and incentivize low-carbon energy sources in new buildings

*Incentivize low carbon energy sources or net zero construction through either a) a density bonus structure and/or reduced parking standards (preferred option if feasible), or b) allowing construction to a lower step code if a low carbon energy source is provided.*

### ***Employment Space Demand Model***

#### **Retail**

A key finding from the [Employment Space Demand Model](#) was the potential for a long term shortage of adequate retail space within the District. The Garibaldi Estates planning process provides an opportunity to address this challenge

*There is adequate land capacity to accommodate projected retail-built space demand until 2036, after which new areas will be needed to accommodate retail space through mixed-use redevelopment.*

*Projected population growth and household spending generate considerable ongoing growth in demand for retail space to provide goods and services to the community.*

*Existing land with commercial zones is not adequate to meet the demand for retail space for the projected time frame (2041)*

#### **Office**

While the Employment Space Demand Model shows that there is capacity within the District to develop office space, an increased supply of office inventory could help maintain office lease rates and purchase prices at as low a price as possible to ensure viability for Squamish businesses moving forward.

### ***Emerging Sector Roadmap and Action Plan***

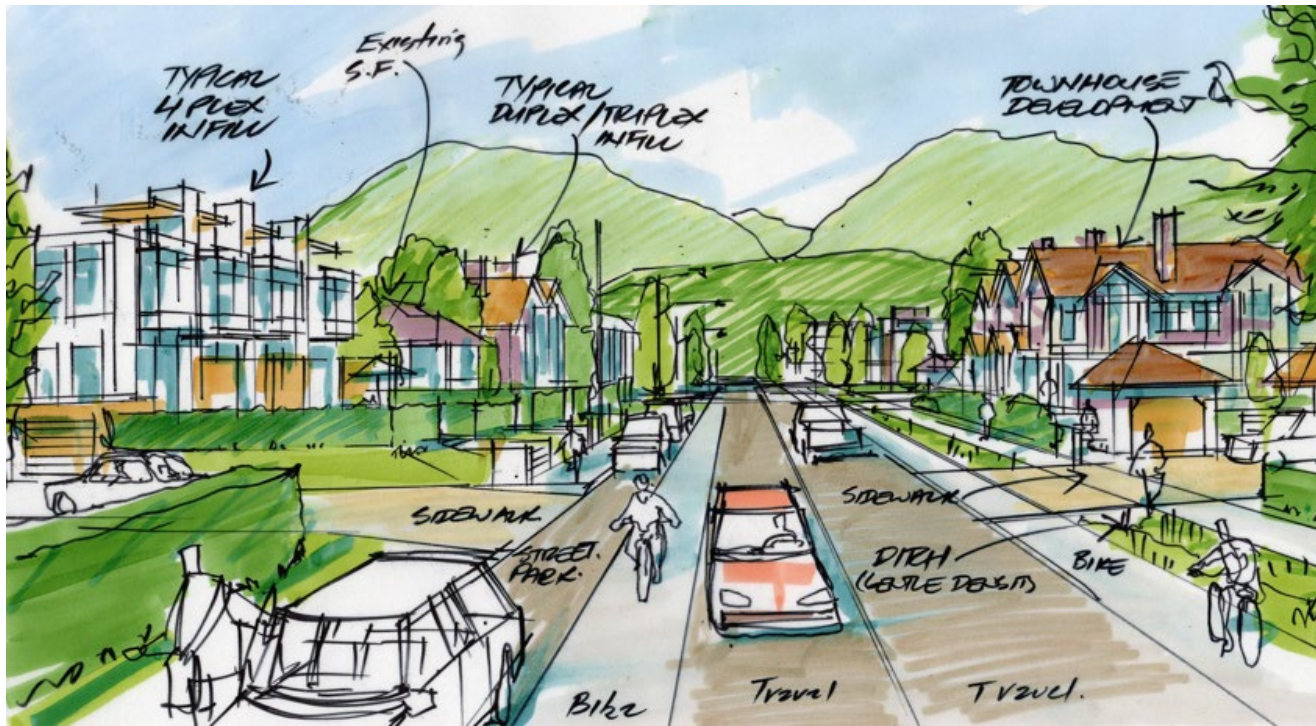
#### **Office**

The Emerging Sector Roadmap and Action Plan introduced a local business ecosystem vision which supports high-value local employment and employment reflective of the local workforce, where the composition of the local economy is diverse and adaptable to changing conditions, and where local firms are supported by innovation, research and development capacity, supportive infrastructure and a positive business climate.

In order to realize this vision, a number of recommended actions were outlined as part of the Plan, including an assessment of sectorial needs. As such, the District undertook a qualitative research project in 2021 to better understand the space needs of various industries, including those that rely on office space and are represented in the Emerging Sector Roadmap and Action Plan. A key finding of this research is that there is a general lack of employment space inventory across all employment space types throughout the district with prevailing high lease rates.

While future demand scenarios modeled as part of the 2020 Employment Lands Model research could be met through existing redevelopment capacity, these scenarios rely on the build out of a few large development projects presently at the early consideration stage.

Given a focus is on developing sectors inclusive of recreational apparel design and sporting technology, clean technology, and adventure-based media, marketing and film, it would be of benefit to increase the likeliness of office space development.



# Garibaldi Estates Neighbourhood Plan

PROJECT INTRODUCTION

June 8, 2021

# Background



## Policy 9.3.c.

- c. Complete sub area plans in the following existing neighbourhoods, identified as Neighbourhood Planning Areas on Schedule C, initiated through the annual budget process and by a resolution of Council:
- i. Garibaldi Estates
  - ii. Logger's East
  - iii. Dentville
  - iv. Valleycliffe
  - v. Brackendale
  - vi. North Yards
  - vii. Garibaldi Highlands

# Neighbourhood Planning

## SUB AREA PLANNING

### 9.3 Objectives

- a. Guide the scope, timing, and character of existing and new sub area development planning.
- b. Undertake early and ongoing consultation to seek input from the community for sub area plan development.

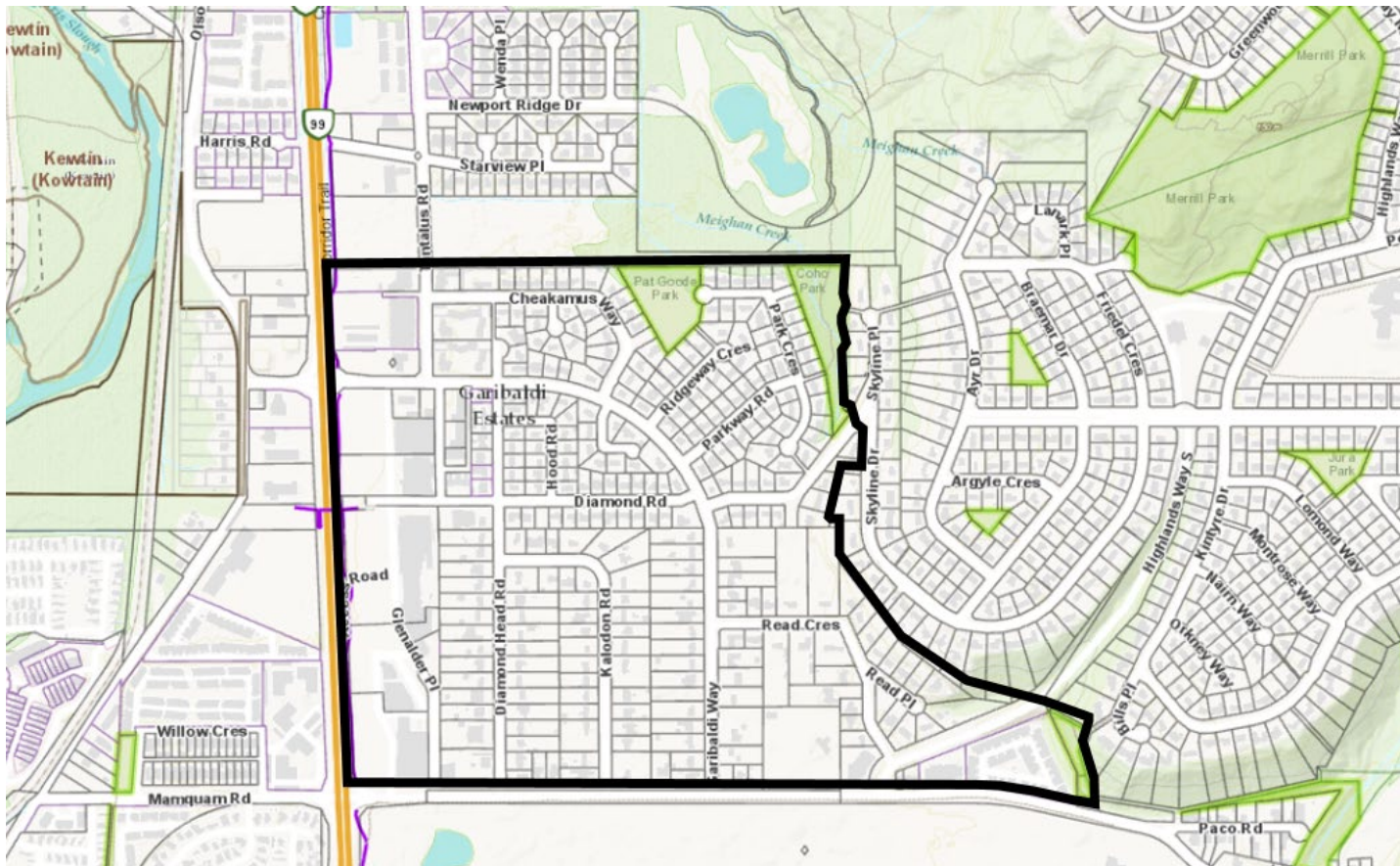
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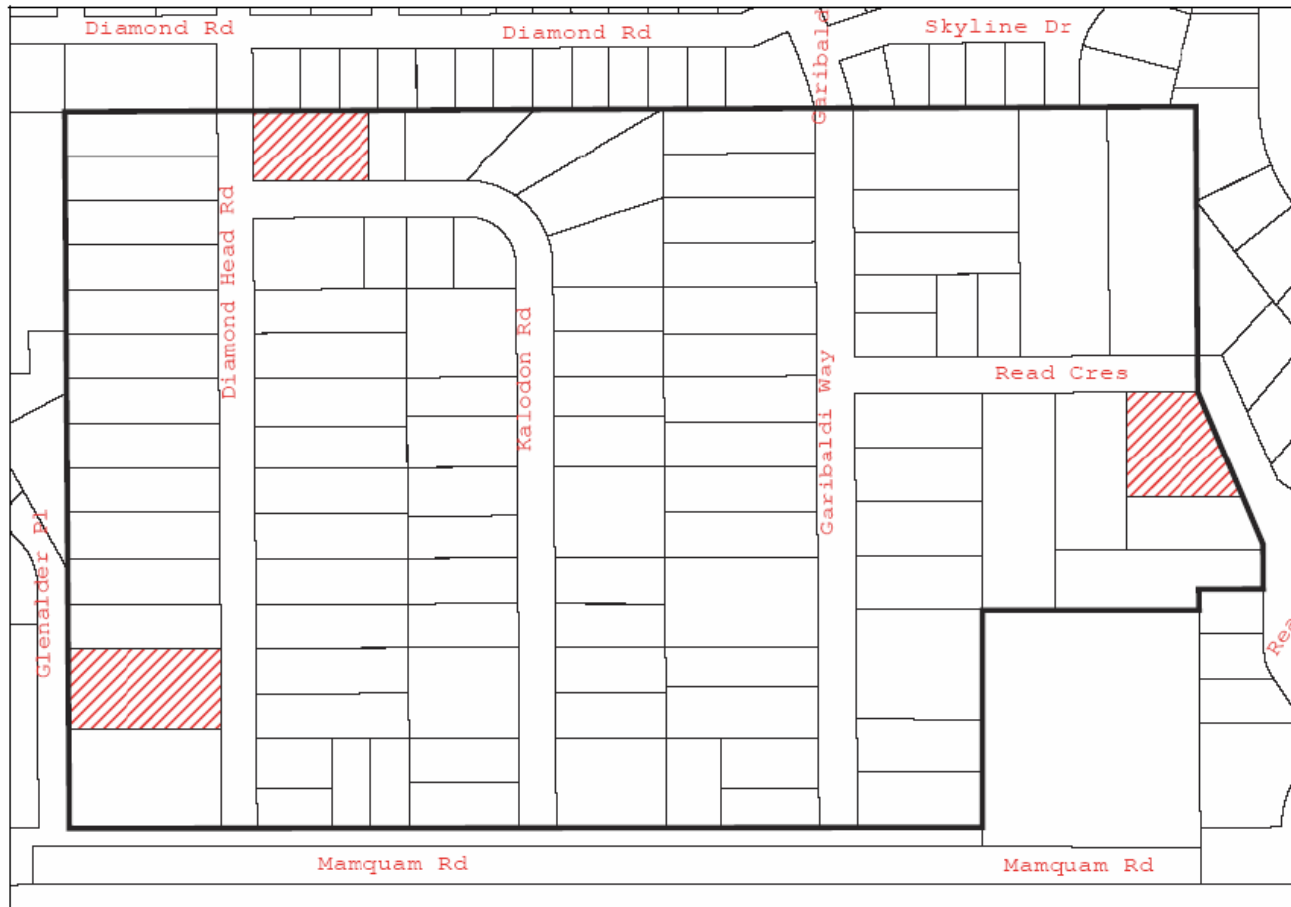
# Neighbourhood Planning

- d. Prepare sub area plans in accordance with OCP objectives, directions and policies and include the following components, as appropriate:
- i. detailed land use plan, including total developable land, maximum dwelling units, commercial and industrial land uses, consideration of neighbourhood nodes;
  - ii. locations of institutional, educational and emergency services including police, fire and rescue services;
  - iii. 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;
  - iv. fiscal impact assessment;
  - v. density targets and housing mix for the complete build out of the sub area in order to ensure the efficient and fiscally responsible provision of municipal infrastructure, public facilities and transportation systems, and to inform evaluation of the completed proportion of residential infill development opportunities within the Growth Management Boundary as per Section 9.2.d.;
  - vi. inventory of natural hazards and hazard mitigation and response strategies, including a wildfire interface hazard assessment and a Fuels Management Strategy;
  - vii. inventory of environmentally sensitive areas and wildlife habitats, and identification of significant, contiguous areas for protection and restoration, based on an environmental impact assessment of proposed future development;
  - viii. inventory of existing recreational values and opportunities for protection and enhancement of trail corridors, parks, open space, and greenway corridors;
  - ix. healthy built environment principles, including, but not limited to, walkability, concentration of uses and services, transportation, proximity to natural areas and green spaces, accessible and affordable housing and food, and opportunities for social connections;
  - x. multi-modal transportation network and circulation plan, including pedestrian and cycling trails, neighbourhood connectivity and linkages, and transit;
  - xi. 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;
  - xii. public amenities;
  - xiii. agricultural opportunities, including local food production;
  - xiv. consideration of a district or alternative energy system;
  - xv. approaches to address proximity to railways where applicable using strategies outlined in 'Guidelines for New Development in Proximity to Railway' produced by CN Rail;
  - xvi. design guidelines, including consideration of sustainable design and technologies;
  - xvii. consideration of climate change impacts;
  - xviii. jobs-to-housing density target ratios;
  - xix. evaluate watershed hydrology and develop strategies to address stormwater, groundwater, drainage and water quality issues in order to mitigate impacts on existing developed or natural areas;
  - xx. heritage assets; and
  - xxi. any other matters as directed by Council.

# Plan Area



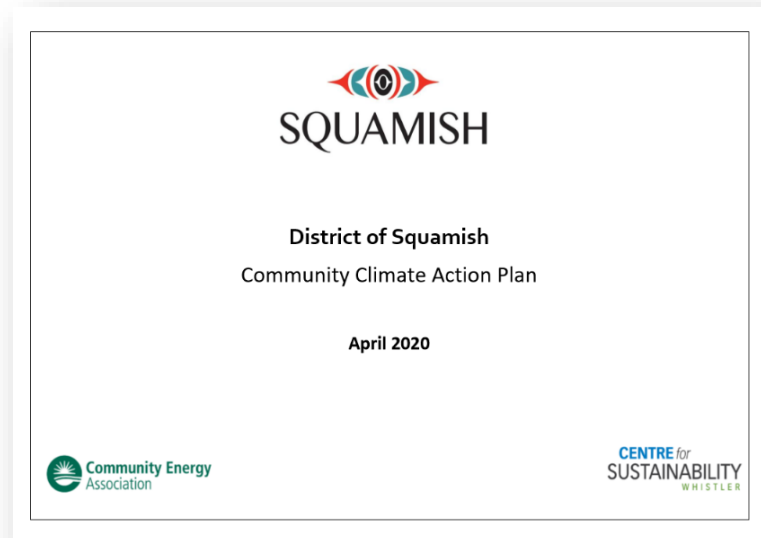
# Veteran Land Act



# Policy Context



Official Community Plan

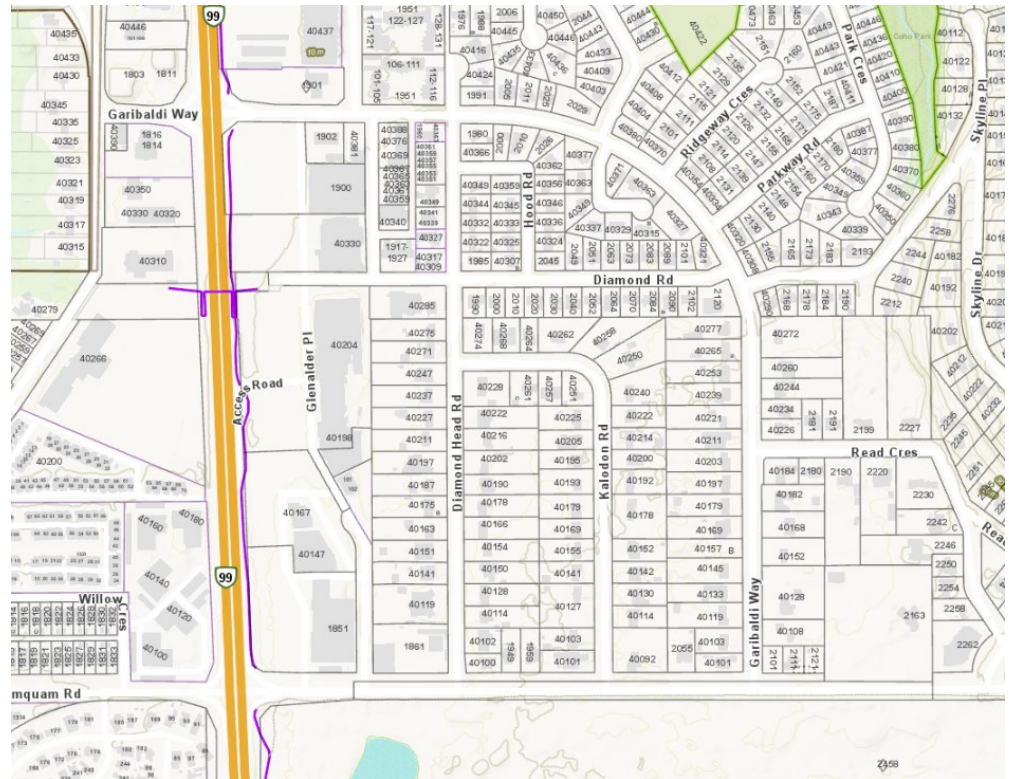


Community Climate Action Plan



# Early Staff Considerations

- Traffic
  - Highway 99 Intersection
- Emergency services
  - Resourcing



# Stakeholder Categories

Neighbourhood Residents	Senior Citizens
Builders/Developers	Youth
Squamish Tenants	Sikh Community
Underhoused Squamish Residents	Filipino Community
Environmental Advocates	Diverse Identities
Business Community	Arts Groups
Recreation	Faith Groups
Community Services	Residents of other Squamish Neighbourhoods

## Project partners

- Existing representative organizations
- Existing contacts with established connections
- Administrators or members of social media groups



# Proposed Process & Timeline

Stage	Time	Activities and Milestones
<b>Stage 1</b> Project Initiation	May 2021 – June 2021	<ul style="list-style-type: none"> <li>• Planning Department Project Scoping</li> <li>• Preliminary Interdepartmental Engagement</li> <li>• Intergovernmental and Agency Initial Outreach</li> </ul>
<b>Stage 2</b> Neighbourhood & Community Context	July 2021 – November 2021	<ul style="list-style-type: none"> <li>• Background Research</li> <li>• Online Engagement</li> <li>• Introductory Asset Mapping &amp; Visioning Open House</li> <li>• Council Presentation (November 2021)</li> </ul>
<b>Stage 3</b> Future Neighbourhood Scenarios	December 2021 – May 2022	<ul style="list-style-type: none"> <li>• Scenario Development</li> <li>• Online Engagement</li> <li>• Future Scenarios Open House</li> <li>• Council Presentation (May 2022)</li> </ul>
<b>Stage 4</b> Proposed Land Use and Policy Plan	May 2022 – January 2023	<ul style="list-style-type: none"> <li>• Online Engagement</li> <li>• Draft Plan and Neighbourhood Land Use Open House</li> <li>• Council Presentation (January 2023)</li> </ul>
<b>Stage 5</b> Bylaw Adoption	January 2023 – May 2023	<ul style="list-style-type: none"> <li>• 1st &amp; 2nd Reading (January/February 2023)</li> <li>• Public Hearing and 3rd Reading (March 2023)</li> <li>• Adoption (May 2023)</li> </ul>

## Staff Recommendation

**THAT** Council receive the Garibaldi Estates Neighbourhood Plan Staff Report dated June 8, 2021 for information and endorse the proposed engagement plan with the following comments:

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