

REPORT TO: Council
REPORT FROM: Community Planning & Infrastructure
PRESENTED: January 11, 2022
SUBJECT: Garibaldi Estates Neighbourhood Plan Stage 2 Engagement Summary

FOR: Committee of the Whole

Recommendation:

That Council approve the following resolution:

THAT Council receive the Garibaldi Estates Neighbourhood Plan Stage 2 Engagement Summary dated January 11, 2022 for information and endorse the engagement summary with the following comments:

-

AND THAT staff continue engagement with community stakeholders to better understand concerns and opportunities in the neighbourhood planning process, prior to moving on to scenario development in Stage 3 of the planning process.

1. Objective:

To provide Council with an update on the Garibaldi Estates Planning Process, including a review of the Engagement Summary Report for Stage 2, and to seek Council feedback regarding recommended additional engagement activities before proceeding to scenario development in Stage 3.

2. Background:

In June 2018, the District adopted the Official Community Plan Bylaw 2500, 2017. Policy 9.3.c. of the OCP 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 prioritized the Garibaldi Estates Neighbourhood Plan with staff resources to engage in the project. At the June 8, 2021 Committee of the Whole meeting, staff presented a proposed Garibaldi Estates planning and engagement process overview to Council (Attachment 3). Council subsequently passed the following resolution endorsing the engagement plan with direction on implementation of the planning process:

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:

- *Expand the scope of the proposed traffic impact assessment to consider potential upgrades to the road network and highway intersections that would provide sufficient capacity over time;*
- *Expand the boundary of the plan area to include commercial properties east of Highway 99 near Garibaldi Way;*
- *Support the ongoing rezoning process for 40480 Tantalus Road while providing input to that process regarding objectives that address the relationship of the project to the adjacent neighbourhood; and*
- *Address key locations adjacent to the plan area and include policies regarding how those areas can address their relationship related to the neighbourhood.*

3. Project Information:

Following Council endorsement of the engagement plan at the June 8, 2021 Committee of the Whole meeting, the planning process entered Stage 2 – Neighbourhood & Community Context. The primary engagement activities were based on the new District engagement platform, LetsTalkSquamish.ca. Engagement activities undertaken in this stage, along with results of that engagement, can be found in the Garibaldi Estates Neighbourhood Planning Process Stage 2 Engagement Summary (Attachment 1).

Process Challenges

Stage 2 of the planning process has been characterized by a high level of concern and frustration expressed by residents of the Garibaldi Estates Neighbourhood. This concern has been apparent across all engagement channels in the planning process; a specific example was a petition submitted to Council regarding the matter which is included in this report as Attachment 2. Notably, for many the process began when a speculative developer approached neighborhood residents in a manner that left them feeling the outcome of the planning process was predetermined and that the engagement process did not have any validity. Considerable concern has since been expressed that the process would result in high density development across the neighbourhood regardless of the input from community members. Much more detail about the concerns raised can be found in the extensive Project Report from the LetsTalkSquamish engagement platform, included as Attachment 3; this report includes all submissions made to LetsTalkSquamish, which was the main engagement channel for Stage 2, as outlined in the Engagement Summary.

Making Space for Deeper Engagement

Given this context, it would be beneficial to make additional time for a deeper level of in-person engagement with neighbourhood and community residents before moving on to develop potential land uses scenarios in Stage 3 of the planning process. The intention would be to provide all members of the community with more time to discuss ideas, concerns, and opportunities for the neighbourhood, and to ensure staff and Council have an opportunity to

hear those inputs directly. This new ‘Stakeholder Group Conversation’ stage would be added to the planning process between Stage 2 and Stage 3.

The proposed additional engagement activities would run from January to May 2022 and would focus on organizing a series of small group discussions where participants would have an opportunity to meet with District staff and Council members together. A discussion guide would be created to facilitate these conversations. The guide would include background information for important contextual elements such as the VLA Bylaw, examples of ‘missing middle’ integration in existing neighborhoods, and a set of questions intended to create space for an open dialogue about the Garibaldi Estates and neighbourhood planning in Squamish. Staff would solicit offers to host conversations from members of the community. Residents of the Garibaldi Estates would be a focus of these meetings, as would community members who may be future residents of the Estates or groups that represent stakeholders. These groups would represent segments of the Squamish population who were intended to be included in the Stage 2 engagement, but who were not significantly represented. These include local employers and the business community, service providers and advocates in the housing sector, and a broader representation of the Squamish demographics. Each meeting of 10-12 residents or stakeholders would be attended by a member of the planning team and a Council member. The intention would be to host approximately 10 such meetings. The discussion guide would also be made available online for community members who may wish to host their own meeting and submit responses for inclusion in a summary from the events.

Proposed updated Planning Process Timeline

The additional engagement opportunities would require amending the project timeline. The updated timeline is proposed; changes are represented in bold text.

Stage	Time	Activities and Milestones
Stage 1 Project Initiation	May 2021 – June 2021	Planning Department Project Scoping Preliminary Interdepartmental Engagement Intergovernmental and Agency Initial Outreach
Stage 2 Neighbourhood & Community Context	July 2021 – Jan 2022	Background Research Online Engagement (Mapping, Q&A, Vision) Introductory Open House Engagement Summary Council Presentation (January 2022)
New: Stakeholder Group Conversations	Jan 2022 – May 2022	Hosted Stakeholder, Staff & Council Conversations (Feb-April 2022) Engagement Summary Council Presentation (May 2022)
Stage 3 Future Neighbourhood Scenarios	May 2022 – January 2023	Scenario Development Online Engagement (Scenario presentation and Feedback) Future Scenarios Open House Engagement Summary Presentation to Council
Stage 4 Proposed Land Use and Policy Plan	January 2024 – July 2023	Online Engagement Draft Plan and Neighbourhood Land Use Open House Engagement Summary Presentation to Council
Stage 5 Bylaw Adoption	July 2023 – October 2023	1st & 2nd Reading Public Hearing and 3rd Reading Adoption

4. **Implications:**

a. **Budget:**

In the 2021 budget, \$30,000 was allocated to the Garibaldi Estates neighbourhood planning process. This funding has been used to complete an initial Traffic Impact Assessment to assess implications of increased density on the Highway 99 intersections as well as the local road network. Additional budget will be required in 2022, \$30,000 has been included in the Planning Department budget for 2022 as neighbourhood planning funding.

b. **Organizational Impact:**

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

Ongoing support from other Departments will 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 is the 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 4.

d. **Bylaws:**

Official Community Plan Bylaw 2500, 2017

5. **Strategic Plan**

Neighbourhood Connectivity and Public Spaces

The 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 an increase in retail and office space within the Garibaldi Estates neighbourhood in mixed use developments, this planning process offers an 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.

It should be noted that these strategic goals would only be relevant if additional employment space is created, for example through new mixed use buildings in the neighbourhoods. At this stage in the planning process it is not possible to know if these land uses will be ultimately be incorporated into a plan that will be considered by Council for adoption.

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.

It should be noted that this strategic goal would only be relevant if additional 'missing middle' housing forms are supported in the neighbourhood. At this stage in the planning process, it is not possible to know if these land uses will be ultimately be incorporated into a plan that will be considered by Council for adoption.

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 and the results of that engagement are outlined in detail in the Garibaldi Estates Neighbourhood Planning Process Stage 2 Engagement Summary (Attachment 1).

7. Next Implementation Steps:

Following the presentation of this report and subject to Council's direction, staff will continue working on the planning process, facilitating an additional engagement opportunity with community residents to better understand ideas, concerns, and opportunities regarding the neighbourhood planning process, prior to moving on to scenario development in Stage 3 of the planning process. This added engagement will necessitate additional staff time to organize and conduct these meetings.

8. Attachments:

1. Stage 2 Engagement Summary
2. Petition to Council_20210825
3. Stage 2 LetsTalkSquamish Project Report
4. Attachment 4 - 2021.06.08 RTC Garibaldi Estates Neighbourhood Plan Introduction

9. Alternatives to Staff Recommendation:

THAT Council receive the Garibaldi Estates Neighbourhood Plan Stage 2 Engagement Summary Staff Report dated January 11, 2021 dated April 13, 2021 and provide feedback as follows:

-

AND THAT staff begin working on future land use planning scenarios as part of Stage 3 of the planning process.

10. Staff Review

Prepared By:

Matt Gunn, Planner

Reviewed By:

Jonas Velaniskis, Director of Community Planning

Gary Buxton, General Manager of Community Planning & Infrastructure

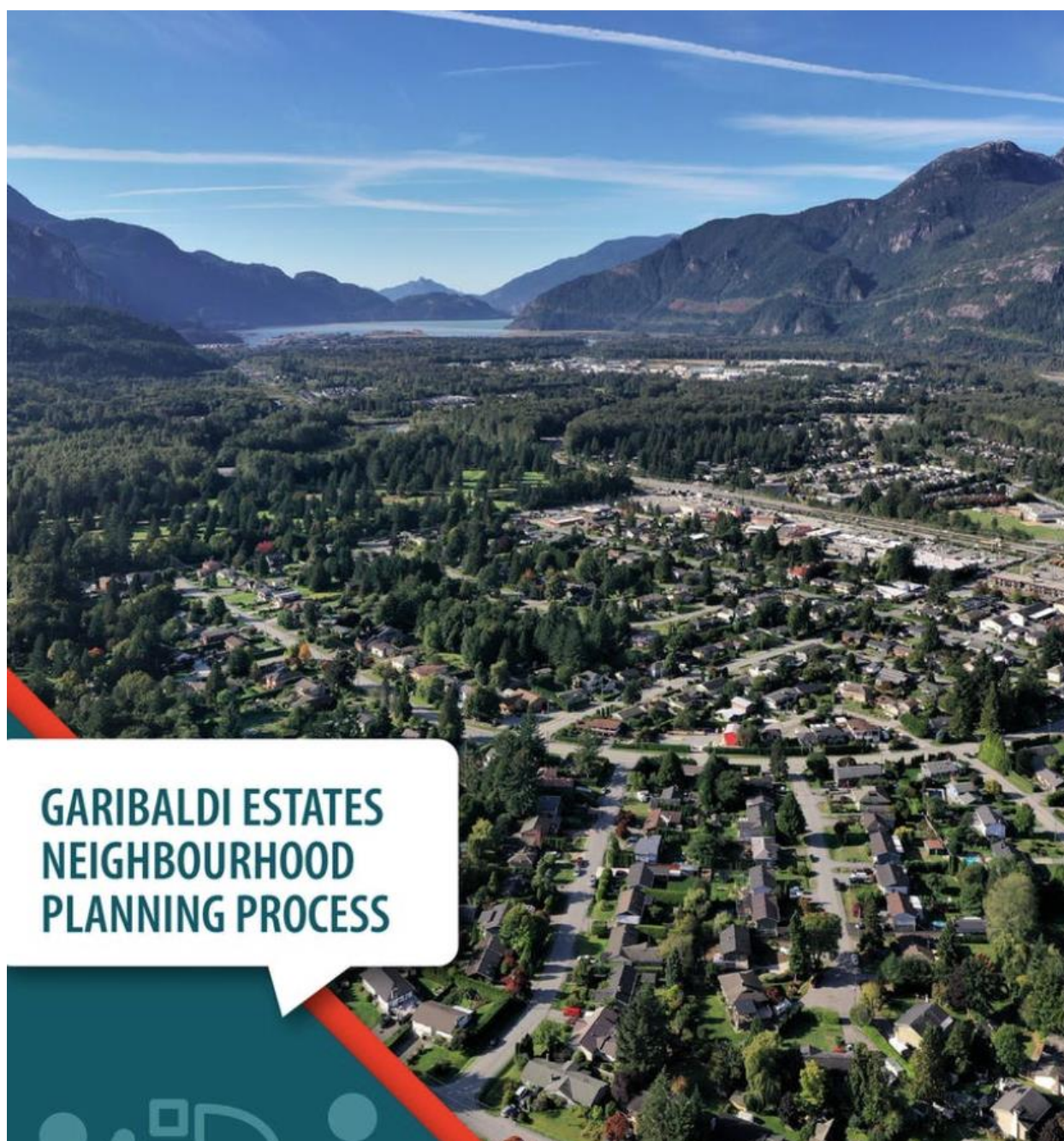
Charlene Pawluk, Acting General Manager of Corporate Services

Heather Boxrud, Chief Financial Officer

CAO Recommendation:

That the recommendation of the Community Planning Department be approved.

Linda Glenday, CAO



**GARIBALDI ESTATES
NEIGHBOURHOOD
PLANNING PROCESS**

Stage 2 Engagement Summary

January 2022

Contents

Stage 2 Engagement Summary	1
ENGAGEMENT SNAPSHOT	3
Key Themes	3
INTRODUCTION	6
Background	6
Garibaldi Estates Neighbourhood Plan Area	7
Planning Process	8
WHAT WE DID	9
Engagement Activities	9
Food policy workshop	10
First Nations Engagement	11
WHAT WE HEARD	12
LetsTalkSquamish	12
Housing Survey	12
Transportation & Amenities Survey	26
Employment Space Survey	30
Mark the Map	31
Vision & Ideas	36
Appendix 1 - Promotional Materials	40
Appendix 2 – Emails & Website Comments Received	47

ENGAGEMENT SNAPSHOT

In Stage 2 of the Garibaldi Estates Neighbourhood Planning Process, community members and stakeholder groups were invited to participate in identifying a vision for the future of the neighbourhood and to determine how infill housing and new employment space could be accommodated in the Garibaldi Estates over the next 20 years. Neighbourhood infill is important in the District for many reasons. Infill supports housing diversity, aligns with the goals of more complete neighbourhoods to support community amenities, services, transit, and employment space, and helps share the cost of existing infrastructure over a greater number of taxpayers. This is good for livability, the environment and addressing climate change.

Community members were able to participate in several activities on the LetsTalkSquamish engagement platform. These included surveys, an opportunity to ask questions, a mapping exercise and a vision & ideas activity.

The following provides an overview of what we heard through these activities and additional communication with residents through discussions and emails.

Key Themes

The Garibaldi Estates Neighbourhood is a great place to live.

There is a deep appreciation for the character of the Garibaldi Estates neighbourhood, and a desire to preserve that character. Residents appreciate many aspects of the existing neighbourhood. The centrally located Garibaldi Estates encompasses many friendly, quiet streets and offers access to excellent parks, connections to trails and bike paths, and numerous walkable commercial services and employment opportunities. A range of existing housing forms along with accessory dwelling units and secondary suites on single family properties contribute to housing diversity for owners and renters. The large 'VLA' lots are a unique housing asset in Squamish and provide excellent opportunities for outdoor living, gardening and food production. Subdivision of these lots is controlled by the District of Squamish V.L.A. Subdivision Bylaw 211, 1966. The VLA properties also support a biodiverse landscape of mature trees. These attributes make the neighbourhood an excellent place to live and raise a family.

The Garibaldi Estates Neighbourhood Planning Process has upset many neighbourhood residents.

Many residents were first introduced to the neighbourhood planning process by developers interested in purchasing properties based on speculation that the neighbourhood would see significant density increases. This speculation has deeply upset many residents who do not want to see changes to their neighbourhood and who feel that outcomes of the planning process have been pre-determined. There is concern about the process through which OCP policies supporting infill in the neighbourhood

were drafted, the interpretation of those policies, and the way those policies are being implemented in the Garibaldi Estates Neighbourhood Planning Process. Many residents expressed frustration that the planning process is based on accommodating infill rather than considering a scenario in which the neighbourhood retains its current zoning and subdivision restrictions. Residents have also expressed concern with the way engagement has occurred, in particular the lack of District led town hall style events where community members can share their opinions as a group and hear what others have to say about the project. This concern contributed to a resident-organized town hall meeting regarding the impacts of infill and densification.

Many neighbourhood residents have negative perceptions of infill development and want their neighbourhood to be left as it is.

Many residents expressed concern regarding potential infill in the Garibaldi Estates. Some of these impacts include the loss of greenspace and tree canopy, loss of food production opportunities, additional traffic and on-street parking impacts, impacts to neighbourhood character, impacts to personal space, inadequate provincial and municipal infrastructure, and the loss of lower cost housing to gentrification. Infill is perceived by some as catering to commuters from the lower mainland rather than locals.

Some residents expressed doubt regarding the ability of infill to support goals such as affordable housing, climate change mitigation, transportation options and public health.

A sentiment among these residents was that the neighbourhood should be 'left as is', that the Veterans' Land Act Bylaw 211, 1966 should be preserved to maintain the large lot sizes, and that new infill housing forms should not be supported in the neighbourhood.

There is room for improvement in infrastructure, and in particular, transportation.

Where participants did identify improvements that could be made in the neighbourhood, many of them were specific to transportation infrastructure. A number of intersections were highlighted, such as those along Highway 99 or at Garibaldi Way and Tantalus Road, where congestion and safety were a concern for residents. Sidewalks, pedestrian options and bike lanes were another area where many residents felt there were opportunities for enhancements. Parking was cited as a significant issue in some specific areas of the neighbourhood, such as near the junction of Mamquam Road and Diamond Head Road, which residents felt needed to be addressed. Vehicle speed along some streets such as Garibaldi Way was also cited as an issue that should be addressed. Other potential improvements to services and infrastructure highlighted by participants included establishing additional public parks and gathering spaces, and creating additional activities for youth.

Many key values need to be considered in developing a neighbourhood plan.

Residents identified many values that are important to the neighbourhood. These values need to be carefully considered in the development of a neighbourhood plan.

Residents want to preserve the existing character of the Garibaldi Estates. Gardening and food production are important to residents and should be supported and enhanced. The canopy of mature trees provides significant value and should be preserved. Issues with the existing transportation infrastructure in the neighbourhood need to be addressed for both the safety and convenience of residents and visitors. Parking needs to be well thought out; adequate parking standards are important and should be paired with storage provisions to ensure off-street parking spaces are used for vehicles rather than storage. Housing affordability, which is recognized as a significant issue, should be addressed through a housing entity that manages non-market rental and ownership housing.

There is some limited support for specific missing middle housing forms.

Recognizing the significant concerns expressed regarding infill development, the housing survey did indicate some acceptance of specific housing forms in some areas of the community. Between 49% and 63% of participants supported cottage clusters, small lot single family homes, and duplexes in some areas of the neighbourhood. Respondents who were currently renting were more likely to support these housing forms in the neighbourhood and over half of renters were also supportive of triplexes, fee-simple row housing, townhouses and fourplexes in some areas of the neighbourhood.

Specific areas of the neighbourhood also received some limited support for more dense housing forms. Almost half of respondents support mixed use buildings within the existing Garibaldi Village commercial area. A small number of participants expressed support for mixed use buildings on the residential southwestern portion of the plan area, adjacent to the east side of the Garibaldi Village commercial area. A small number of participants also expressed support for more diverse housing forms at higher densities on larger parcels in the southeastern portion of the plan area.

INTRODUCTION

This summary is intended to provide an overview of community engagement conducted to date as part of the Garibaldi Estates Neighbourhood Planning Process.

Background

Neighbourhood Plans are comprehensive, long range plans prepared for a distinct geographic area and adopted by bylaw as a schedule to the Official Community Plan (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.

In June 2018, the District adopted a new Official Community Plan Bylaw 2500, 2017. Policy 9.3.c. of the OCP 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 prioritized the Garibaldi Estates Neighbourhood Plan with staff resources to engage in the project. At the June 8, 2021 Committee of the Whole meeting, staff presented a proposed Garibaldi Estates planning and engagement process overview to Council. Council subsequently passed the following resolution endorsing the engagement plan with direction on implementation of the planning process:

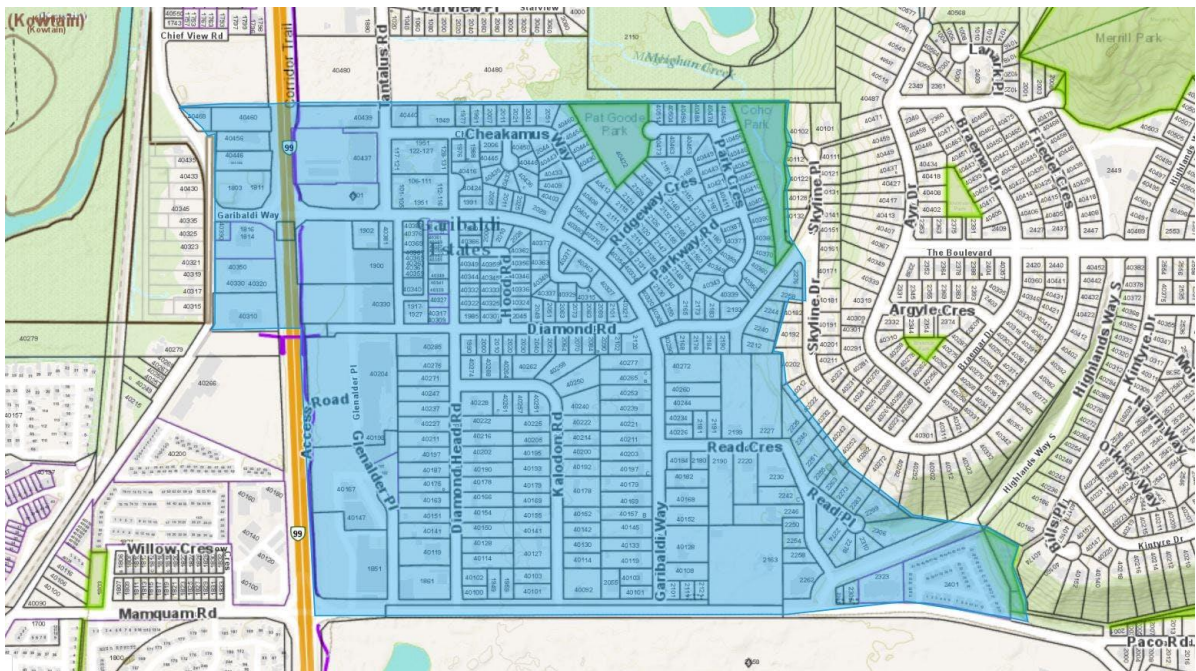
THAT Council receive the Garibaldi Estates Neighbourhood Plan Staff Report dated June 8, 2021 for information and endorse the proposed engagement plan with the following comments:

- *Expand the scope of the proposed traffic impact assessment to consider potential upgrades to the road network and highway intersections that would provide sufficient capacity over time;*
- *Expand the boundary of the plan area to include commercial properties east of Highway 99 near Garibaldi Way;*
- *Support the ongoing rezoning process for 40480 Tantalus Road while providing input to that process regarding objectives that address the relationship of the project to the adjacent neighbourhood; and*

- Address key locations adjacent to the plan area and include policies regarding how those areas can address their relationship related to the neighbourhood.

Garibaldi Estates Neighbourhood Plan Area

The neighbourhood plan area encompasses the land north of Mamquam Road, east of Highway 99 (with a limited number of commercial properties included on the west side 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. Residential 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.



Planning Process

The Garibaldi Estates Neighbourhood Planning Process is outlined below. The process is expected to take two years. The timeline outlined below is the original timeline endorsed by Council in June 2021. An updated timeline will be presented to Council in January 2022 with a proposed extension to allow additional engagement before proceeding to Stage 3.

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

WHAT WE DID

Engagement Activities

Public engagement was initiated on October 7, 2021 with the launch of a Garibaldi Estates Planning Process project page on LetsTalkSquamish.

LetsTalkSquamish

LetsTalkSquamish was used as the primary hub for engagement activities in Stage 2 of the Garibaldi Estates Planning Process. The platform hosted multiple activities including surveys, an opportunity to ask questions, a mapping exercise and a vision & ideas activity. In addition, there are several information products on the platform to provide context to the planning process. These include a project timeline, recordings of open house presentations, a 10 question FAQ, a map of the neighbourhood plan area, links, a catalogue of images of missing middle housing forms and a number of background information documents. These background documents address missing middle housing, employment space, infrastructure, transportation and park, institutions, and neighbourhood services. The engagement platform saw considerable use over the course of stage 2 with over 2300 total site visits. Participants were categorized as 1,605 'aware' (individuals that visited the site at least once), 1037 'informed' (visitors that have interacted with the engagement platform at least once), and 675 'engaged' (visitors that have contributed something to at least one activity on the site).

Participation in the engagement tools can be quantified as follows:

- 633 Housing Survey Responses
- 129 Transportation Survey Responses
- 65 Employment Space Survey Responses
- 277 Interactive Map Markers
- 98 Questions asked
- 60 Vision & Ideas Comments

In-Person Open Houses

District staff held two open house events on Oct 18th, 2021 at the Squamish Baptist Church in the Garibaldi Estates. The sessions began at 6:30 PM and 8:00 PM and were each 1 hour long. Each event began with a presentation of approximately 15 minutes introducing the Garibaldi Estates Neighbourhood Planning Process that covered the background, the policy intention of the planning process, the stages of the planning process, and the activities available on the LetsTalkSquamish engagement platform which were intended to be the main focus of the engagement program. Attendees then

were given the opportunity to ask questions of 11 attending staff with specific areas dedicated to questions about housing, transportation, employment space and process & amenities. Attendance at the events was limited to 90 participants each due to Covid protocols and advanced registration was required. 135 people registered and approximately 131 total attended the two events.

Virtual Open House

Two virtual open houses were held on October 20th, one at 3:00 PM and a second event at 7:00 PM; both events were 1.5 hours long. These events were hosted on the WebEx platform and followed a similar format as the in-person open houses. The meetings began with the same presentation given at the in-person event. After the presentation staff moderated a question and answer period. 88 people registered for these sessions and 68 attended.

Engagement Promotion

Engagement activities through LetsTalkSquamish online platform as well as the open house events were promoted through a range of physical and digital channels including emails, Squamish Chief advertisements, social media posts on District of Squamish channels, social media posts in Squamish groups made by administrators through direct request by staff, postcards mailed to residents and business owners, letters mailed and hand delivered to residents of the planning area, and the District eNews. More details about these communication channels can be found in Appendix 1.

Food policy workshop

In support of the Garibaldi Estates Neighbourhood Planning Process, Squamish CAN organized a Garibaldi Estates Agriculture and Food Assets Workshop with the Squamish Food Policy Council. The workshop was attended by 12 individuals and two District staff members who contemplated several questions related to food production and the neighbourhood plan. Squamish CAN staff are currently in the process of synthesizing that information into a document 'Squamish Food Policy Council feedback for Garibaldi Estates Neighbourhood Plan' which is expected to be completed in early 2022.

First Nations Engagement

Early engagement with First Nations was initiated at the start of the planning process. Both the Squamish Nation and the Tsleil-Waututh Nation were contacted by staff by email and the Squamish Nation online referral platform. Staff provided an overview of the planning process and requested direction on how the Nations would like to be engaged. At this time Tsleil-Waututh Nation has not participated in the process; Squamish Nation staff have provided feedback that an Archaeological Overview Assessment should be completed for the area. District staff plan to complete this study once project funding becomes available through the 2022 budget.

First Nations have been kept up to date on progress in the planning process via email and the online referral system.

Traffic Impact Assessment

The District of Squamish have retained an engineering consultant to produce a Traffic Impact Assessment for the Garibaldi Estates Neighbourhood and surrounding lands. The study is contemplating a hypothetical 2040 development scenario and potential impacts development in the northeast portion of Squamish would have on the Garibaldi Estates road network and Highway 99. The study is expected to be completed in early 2022.

WHAT WE HEARD

LetsTalkSquamish

For Stage 2 of the Garibaldi Estates Neighbourhood Planning Process, the primary platform for engagement with the community was the LetsTalkSquamish website. Results from the following four main engagement tools are presented below:

- 3 Surveys
 - Housing
 - Transportation & Amenities
 - Employment Space
- Ask a Question
- Mark the Map
- Share Your Vision & Ideas

Housing Survey

A survey on potential housing forms for the neighbourhood was the engagement activity with the highest level of participation by community members.

Participant Demographics

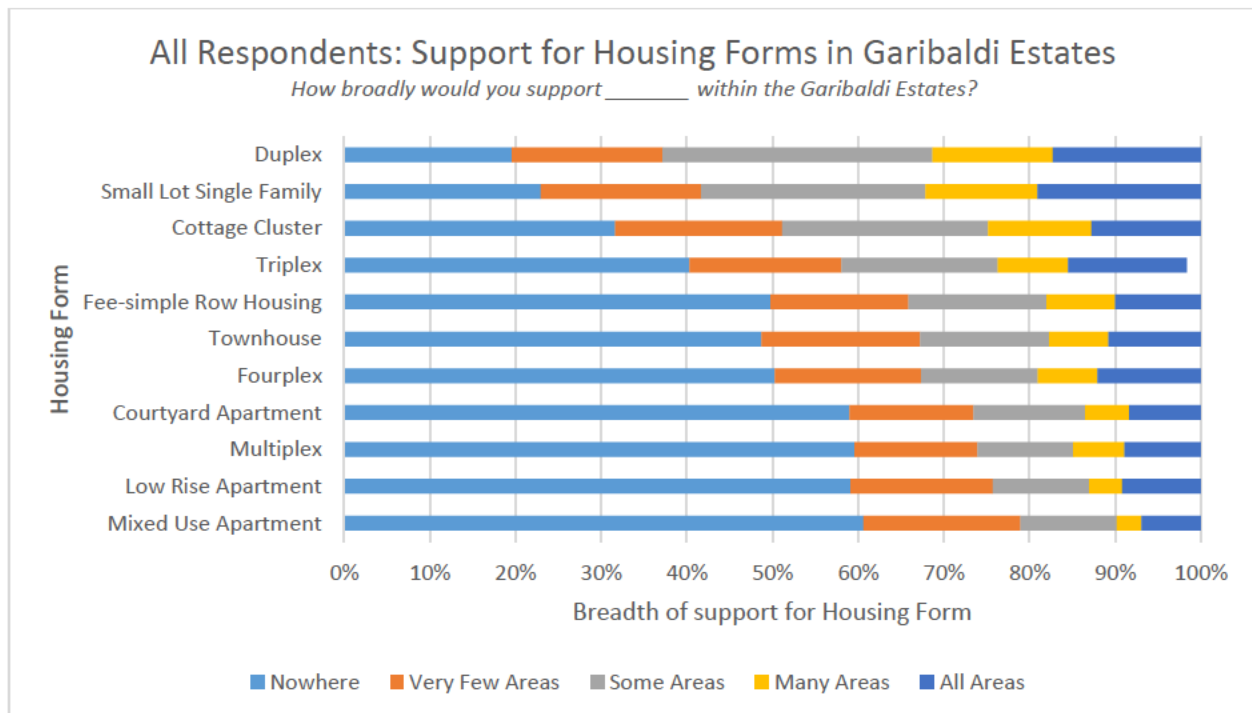
The survey was visited by people using 876 devices; the survey was completed 633 times from 616 devices. This discrepancy means that 16 surveys were completed from devices that were used multiple times in the survey. This could reflect either different individuals using the same device such as a shared computer, or individuals completing the survey multiple times. Given the overlap number is low relative to the total number of surveys, the discrepancy is not considered a cause for concern.

- Survey participants came from a range of Squamish neighbourhoods. The largest proportion were from Garibaldi Estates (31.5%), the second largest proportion was from the Garibaldi Highlands (24.2%). Brackendale made up 9.7% of respondents and Downtown made up 7.9%.
- Single family home occupants made up 67.9% of respondents. The next largest proportions were townhouse residents at 13.4% and apartment residents at 6.2%.
- Survey participants overwhelmingly owned their homes at 85.1% in comparison to 14.9% that rented.
- One third of survey respondents were age 40-49 (33.1%), 30-39 made up another third (31.9%), 50-59 were the third largest group at 15.8%.
- The household income of most participants was quite high with 42.8% coming from households with incomes over \$150,000 and 30.6% from households with incomes between \$100,000-\$149,000.
- Many participants worked in Squamish: 34.1% worked at a local business, 23.9% worked from home, and 6.5% worked between home and a Squamish company. Commuters made up a smaller proportion with 10.1% working on-site at a company in Whistler or

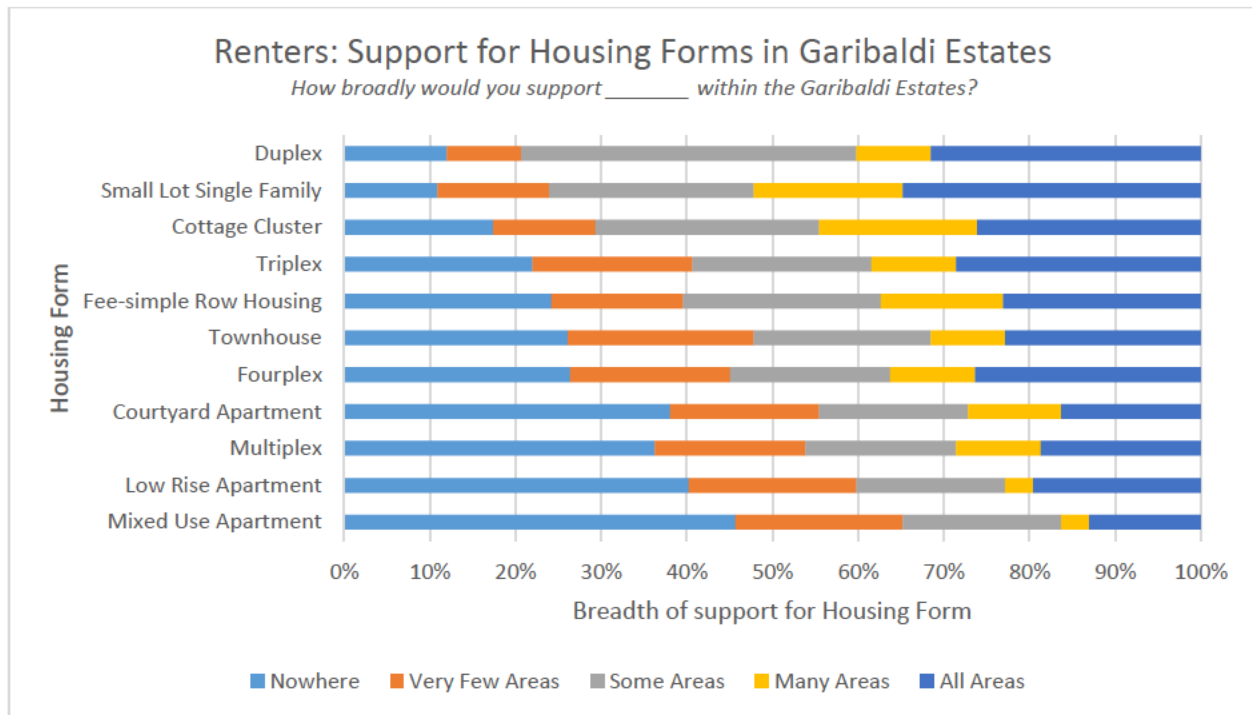
Vancouver and 10.3% splitting time working from home and on-site at a company in Whistler or Vancouver.

Infill Housing Forms Support

A major focus of the housing survey was to assess the community perception of various infill housing forms that may be considered as future land uses in the Garibaldi Estates neighbourhood. This was conducted through a series of questions that asked participants how broadly they would support these specific housing forms within the Garibaldi Estates. The order of support for these housing forms for all respondents (~620), from most supported to least supported, is identified in the chart below.



In addition to the observed levels of support across all survey residents, it is possible to examine the level of support for various housing forms across respondents who are currently living in rental housing (~92 respondents). In examining the responses of renters it is apparent that there is more support for a broader range of housing forms from this group.

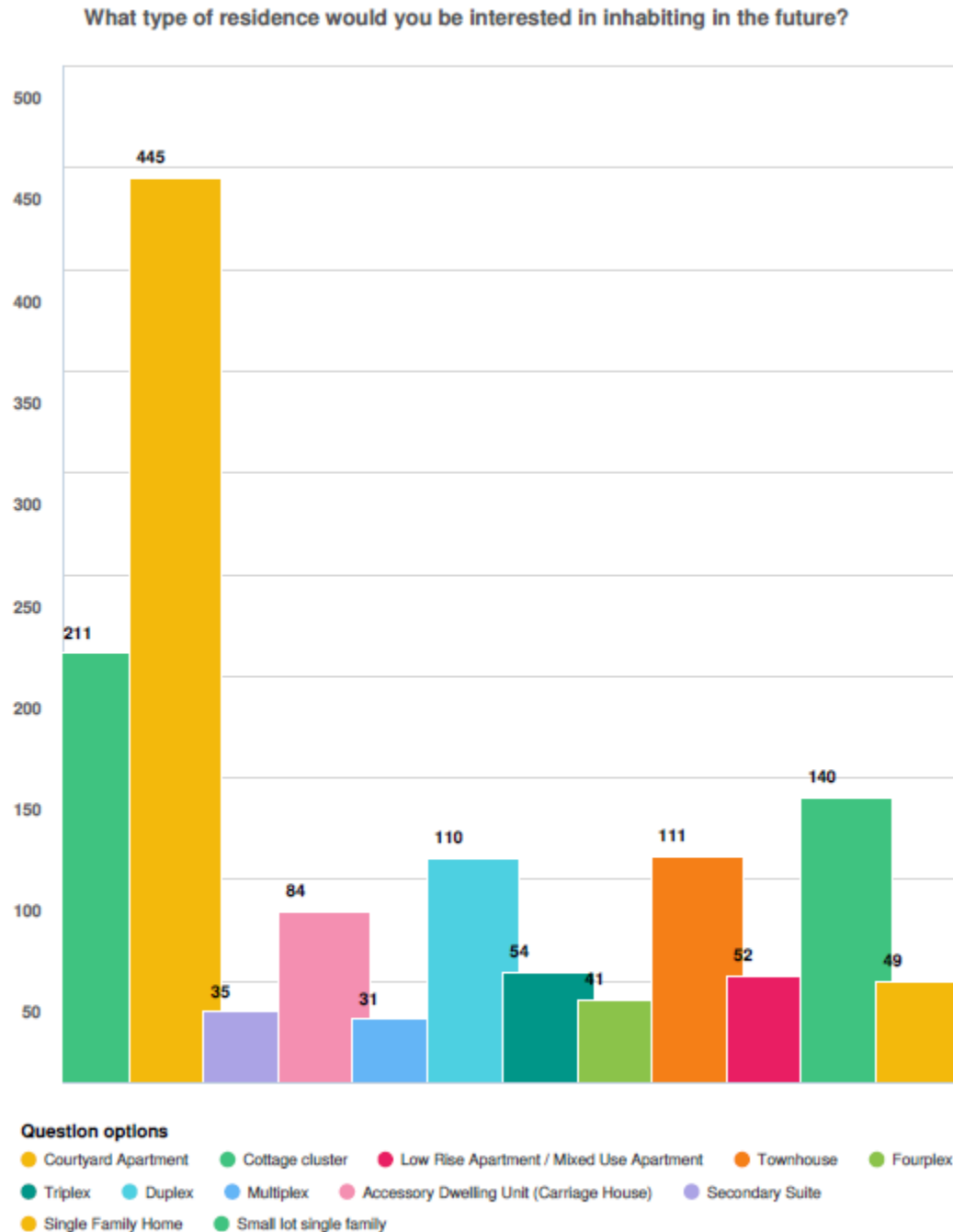


Data from the two charts above has been aggregated in the table below in order to provide a simplified indication of the level of support these housing forms have within some portions of the Garibaldi Estates. The chart below identifies the combined proportion of people who supported the various housing form in the following categories: All Areas, Many Areas or Some Areas. Total percentages have been provided for all respondents and for respondents who are renting their current housing.

Housing Form	Percentage of respondents that support form in All Areas, Many Areas or Some Areas of the Garibaldi Estates	
	All Respondents	Renters
Duplex	63%	79%
Small lot single family	58%	76%
Cottage clusters	49%	71%
Triplex	40%	59%
Fee-simple row housing	34%	60%
Townhouses	33%	52%
Fourplex	33%	55%
Courtyard apartments	27%	45%
Multiplexes	26%	46%
Low-rise apartments	24%	40%
Mixed-use apartments	21%	35%

Housing Preferences

Survey participants were asked what type of housing they would be interested in inhabiting in the future. Single family dwelling was the housing form selected by the most respondents at 74%. Small lot single family was the second most popular housing form at 35%. Cottage cluster was selected by 23% of respondents, followed by townhouse and duplex which were both selected by 18%. Accessory dwelling unit was selected by 14% and the remaining housing forms were selected by less than 10%.



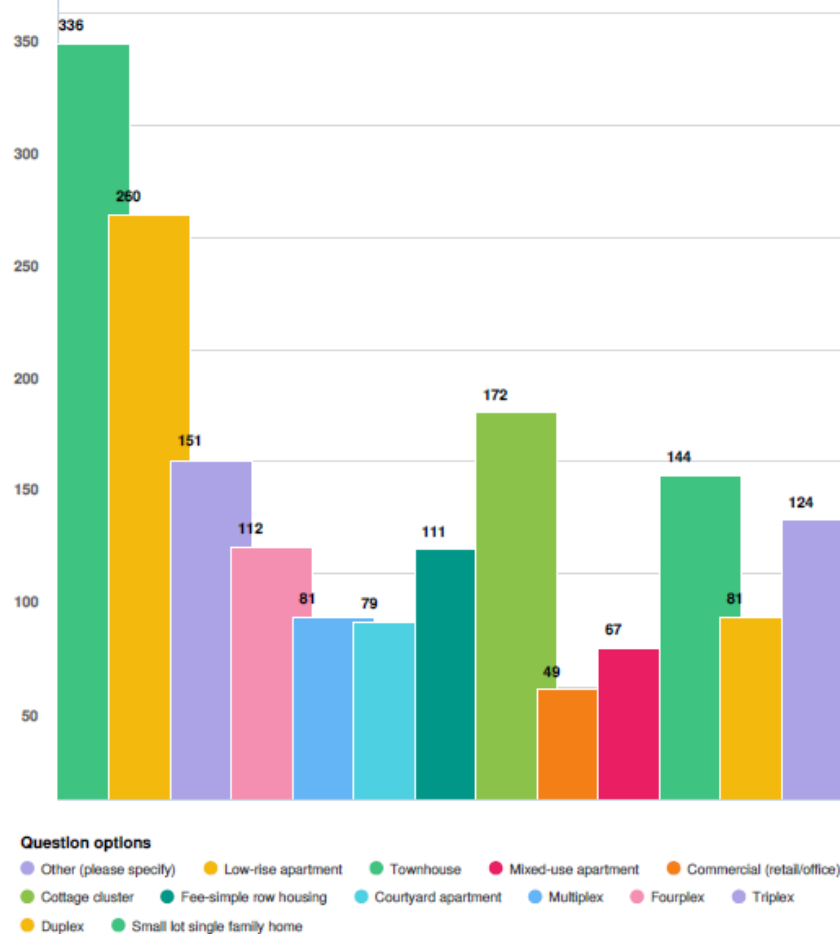
Survey participants who indicated they were considering changing households in the next two years (67 respondents) were asked what features they would like to see in their next home. The most common response was a garage (68%) followed by a private yard (61%). A larger home was selected by 36% of respondents and 34% indicated they would like schools, shopping or services within walking distance of their next home.

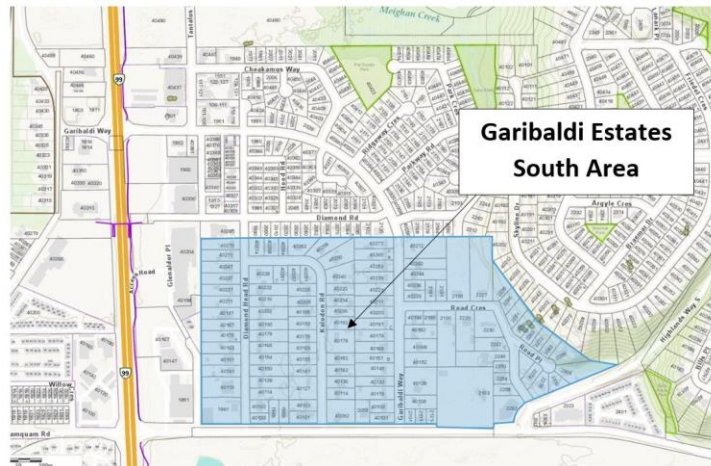
Infill Housing Forms Support by Area

Survey participants were asked what type of infill housing forms they would support in specific portions of the plan area.

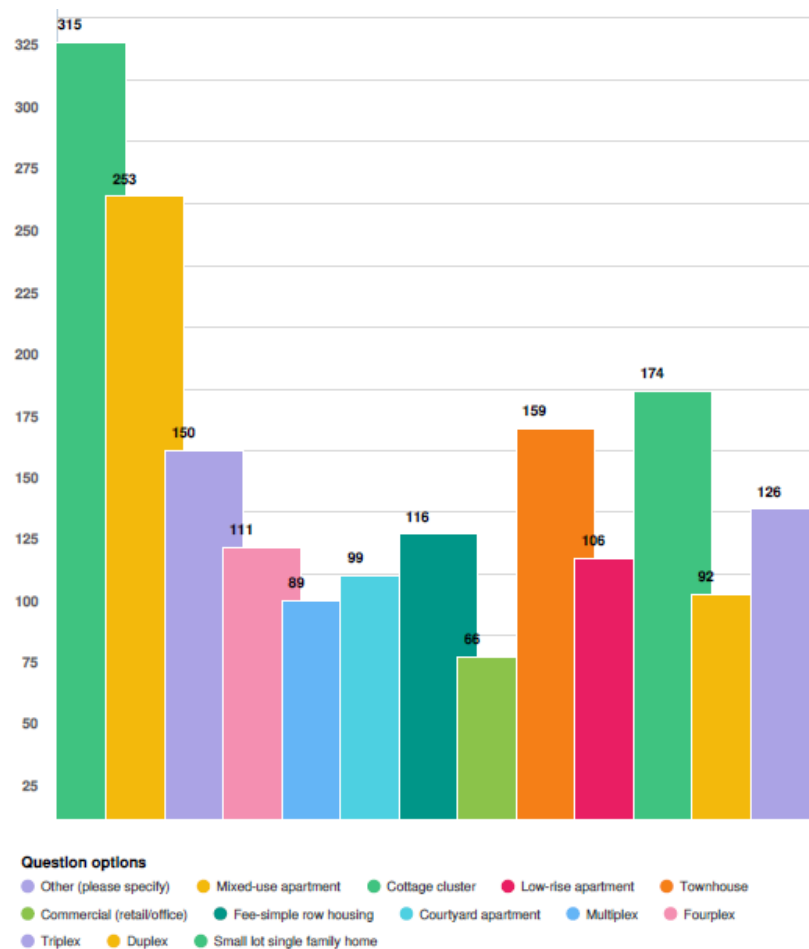


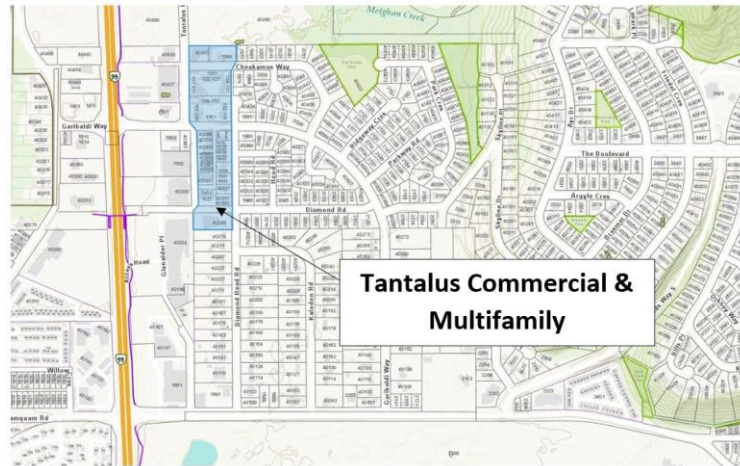
In the Garibaldi Estates North Area respondents indicated the highest level of support for small lot single family (60%), followed by duplexes (47%), cottage clusters (31%), triplexes (27%) and townhouses (26%).



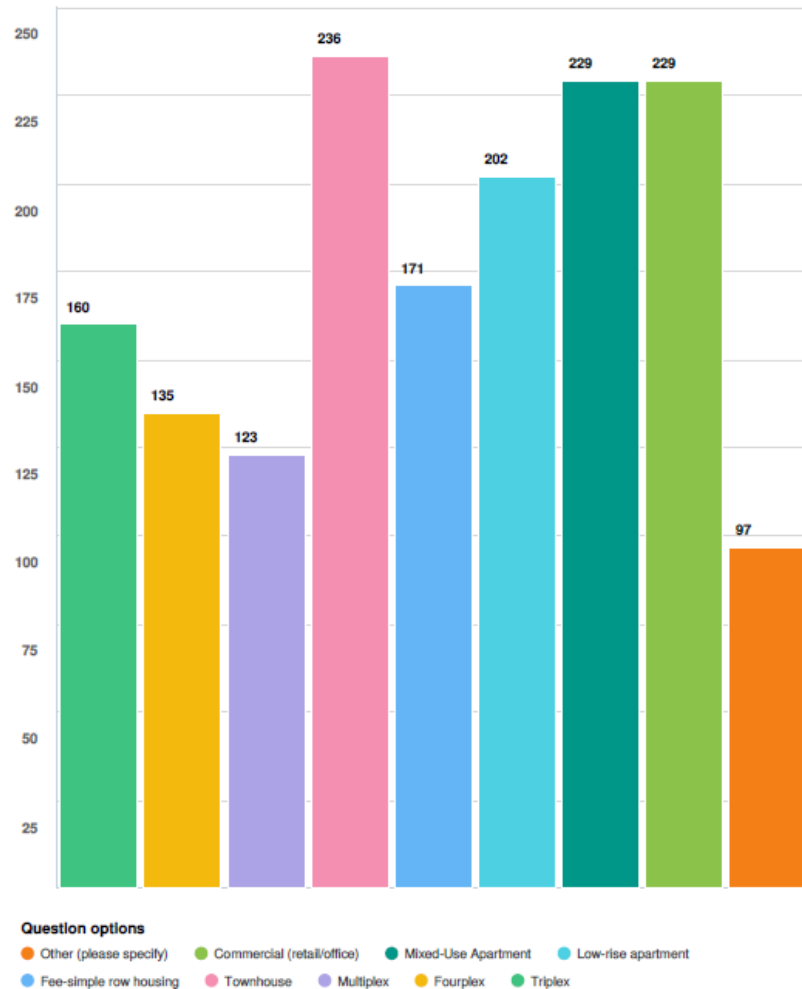


In the Garibaldi Estates South Area respondents indicated the highest level of support for small lot single family (56%), followed by duplexes (44%), cottage clusters (31%), townhouses (28%), and triplexes (27%).



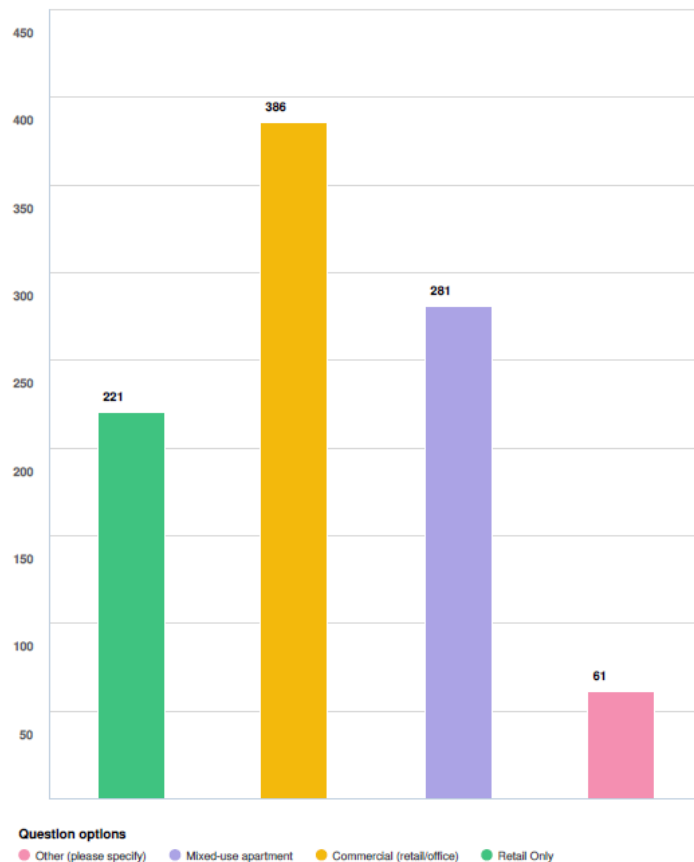


Along Tantalus Road area between Diamond Road and Cheakamus Way respondents indicated the highest level of support for townhouses (42%), mixed-use apartments (40%), commercial with retail and office (40%), low rise apartments (36%), fee simple row housing (31%) and triplex (29%).





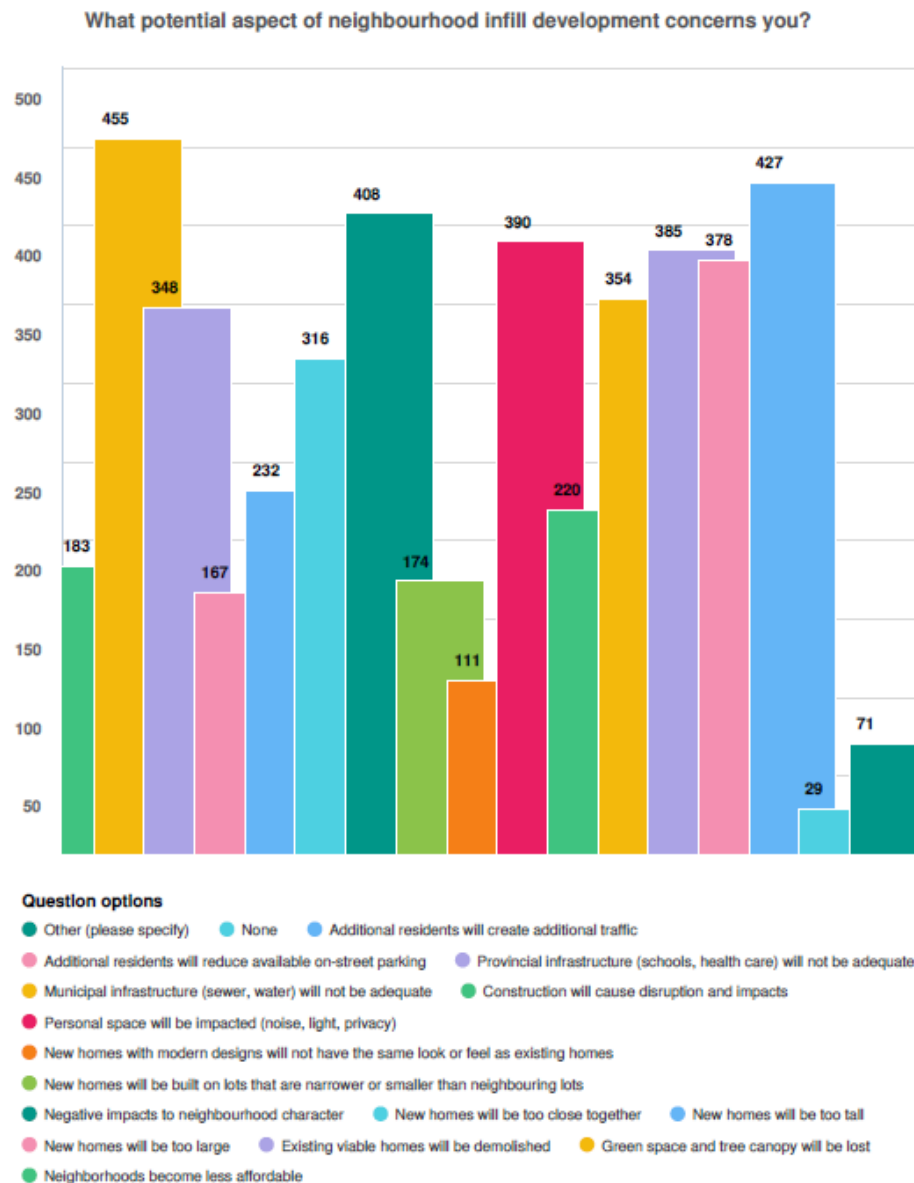
In the Garibaldi Village commercial area respondents indicated the highest level of support for commercial with retail and office (65%) and mixed-use apartments (47%). Retail only uses were supported by 37% of respondents.



Perceived Neighbourhood Infill Concerns and Benefit

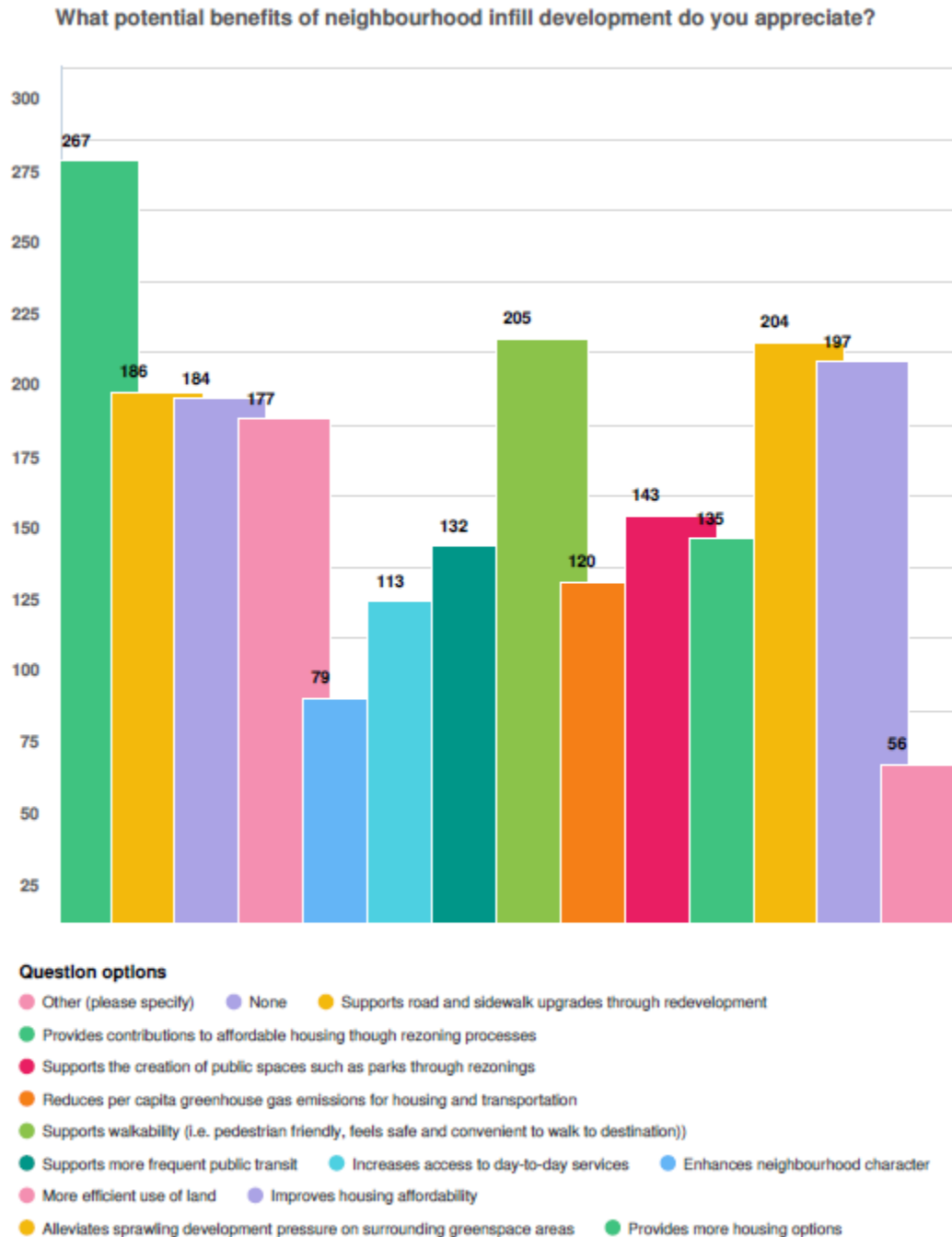
Survey participants were asked about perceptions they had regarding neighbourhood infill.

With regards to potential negative impacts, respondents were most concerned with the loss of greenspace and tree canopy (72%), additional traffic (68%), impacts to neighbourhood character (65%), impacts to personal space from noise, light and loss of privacy (62%). Inadequate provincial infrastructure and on-street parking impacts concerned 60% of respondents. 55% of respondents were concerned with municipal infrastructure and the loss of viable homes to redevelopment. Other concerns included safety on streets for kids, luxury housing being developed that isn't affordable, random infill occurring without a plan, loss of single-family housing supply, impacts to ecosystem services, property values, and crime.



With regards to potential positive impacts, respondents were most appreciative of the provision of additional housing forms (44%). Support for walkability and upgrades to the road and sidewalk network were appreciated by 33% of respondents.

32% of respondents indicated that they saw no potential benefits from neighbourhood infill.



Open Ended Comments

The housing survey included the following open-ended question, which generated a large number of comments across a range of themes. Major themes raised through these comments are identified below, arranged in order of frequency with which the theme was raised, as indicated by the number in the left column.

Do you have any comments about where in the Garibaldi Estates the specific housing types identified in the questions above would be suitable, or where above examples would not be suitable?

- 126 **Maintain Existing Character**
Many respondents made comments highlighting the importance of maintaining the existing character of the Garibaldi Estates, which would not be compatible with proposed infill housing forms.
- 41 **Negative Perception of Infill**
A number of respondents provided comments that reflected a negative impression of infill development and increased density that has occurred through development in Squamish in recent years.
- 30 **Parking and Traffic**
Several respondents highlighted concerns related to the impact infill development has had and will have on parking and traffic in the neighbourhood and/or throughout town. Specific concerns include the following:
- Parking has been increasingly difficult given recent development with inadequate parking.
 - All units should have 2 parking spaces in any future development. Minimum parking standards should be increased.
 - More visitor parking is required throughout the neighbourhood.
 - Garages need to be used for parking vehicles as opposed to equipment storage.
 - Downtown is an example of inadequate parking and too much density which is not desirable for the Garibaldi Estates.
 - The existing road network can not accommodate additional development.
 - Some streets and intersections are already too busy with traffic and/or parking to accommodate more density. Examples include Diamond Head Rd north of Mamquam Rd and Tantalus road where several restaurants are located.
 - Traffic from many locations is backing out onto roads, for example the Starbucks drive-through.
 - There is a lack of safe pedestrian options in the Estates and Highlands that needs to be addressed before additional development.
- 27 **Infrastructure**
Several respondents identified inadequate infrastructure in the community as a reason why infill development should not be supported at this time. Infrastructure that was considered inadequate included:

- Municipal infrastructure: sidewalks and pedestrian routes, recreation facilities such as the rink and pool, wastewater treatments, community centre, regional transit, public spaces, covered playground spaces and indoor spaces;
- Provincial services: hospitals, schools;
- Services were also highlighted as inadequate including:
 - daycares;
 - swim lessons; and
 - grocery stores.

20 Planning Process

Respondents indicated they had concerns with the planning process. These included concerns that the survey was biased or misleading by not including the status quo as a future option. Respondents also felt it was difficult to indicate what housing forms they supported in specific areas of the neighbourhoods.

16 Affordability

Respondents expressed concern that infill development would not provide affordable housing. These individuals felt new multifamily development projects would be unaffordable, that speculation would drive up prices and force current residents out of the neighbourhood, and that Squamish's location between Vancouver and Whistler made it such a desirable location that housing would never be affordable in the community. Respondents also indicated that there was a shortage of affordable single-family homes and that adding density to the community would result in it being even more expensive to purchase into a large home with a private greenspace. These respondents felt that efforts to increase housing diversity would not result in more affordable options.

14 Infill Should be Directed to Other Neighbourhoods

Respondents suggested infill development would be appropriate elsewhere in the community. Identified areas included: undeveloped land throughout the community, new neighbourhoods in greenfield areas, areas along Tantalus Road, Dentville, Downtown, Valleycliffe, the golf course south of Mamquam Rd, Loggers East, the University, and Lot 509/510.

14 Natural Environment

Respondents expressed concern regarding the negative impacts infill development would have on the natural environment. These impacts were related to the loss of loss of greenspace and the associated biodiversity through increasing density. Individuals highlighted the need to retain greenspace within the neighbourhood and in the surrounding landscape such as at the end of Mamquam Rd past Paco Rd.

7 Food Production

Respondents highlighted the value of large properties in the Garibaldi Estates for food production. Respondents enjoyed the opportunity to garden for personal reasons and highlighted the opportunity for these properties to support urban agricultural activities among young farmers. This local food production was

highlighted as sustainable practice that involved lower GHG emissions than commercially produced food. Food security was also identified as a benefit of food production on these properties. Community gardens on roofs were identified as a desirable feature.

- 7 **Storage**
Participants indicated that housing forms in the Garibaldi Estates should have adequate storage to accommodate recreational equipment appropriate for the community.
- 6 **Multi-Family Housing Forms Inappropriate**
Several respondents noted that higher density housing forms such as townhouses or apartments were not suitable for the Estates.
- 4 **Appropriate Location for Infill**
A few individuals noted that areas like the Garibaldi Estates are well suited to infill development given proximity to services and transportation.
- 3 **Forest Canopy**
A few participants identified mature trees and the forest canopy as an important value that should be preserved in the neighbourhood.

Individual Comments

Several individual comments, unrelated to the above themes, were made by survey participants in this section:

- There should be a focus on creating ground floor apartments.
- Co-op housing should be supported.
- Fees should be waived for ADUs and secondary suites
- There should be incentives for locals to purchase new properties.
- Green building options such as solar panels and green roofs should be incorporated.
- A housing authority should be established to focus on creating new non-market rental options.
- Buildings should not be over 4 stories.
- More communal outdoor space is needed, such as pocket parks.
- Roof top patios should be supported.
- Large scale development with homogenous appearances should be avoided in favour of a smaller developments with architectural diversity.
- Rental suites that are above ground and have adequate storage and living space should be encouraged
- Permit parking should be utilized to address on-street parking issues.
- The storage of RV's should be regulated.
- Density should not be supported in high-risk areas.
- A pedestrian connection to from the Estates to the Highlands should be established.

Transportation & Amenities Survey

The second survey hosted on the LetsTalkSquamish platform focused on Transportation & Amenities.

Participant Demographics

The Transportation & Amenities survey was visited by people using 141 devices; the survey was completed 129 times from 125 devices.

- The largest proportion of participants were between age 30-39 (39%), followed by 40-49 (30%) and 50-59 (12%).
- The household income of most participants was quite high with 51% coming from households with incomes over \$150,000, 28% from households with incomes between \$100,000-\$149,000 and 7% from households with incomes between \$90,000-\$99,000.
- Many participants worked in Squamish: 26% worked at a local business, 26% worked from home, and 9% worked between home and a Squamish company. Commuters made up a smaller proportion with 10% working on-site at a company in Whistler or Vancouver and 12% splitting time working from home and on-site at a company in Whistler or Vancouver.

Driving

Participants were asked what the biggest challenge was getting around the neighbourhood by vehicle. The most selected response was the Garibaldi Way/Tantalus Road intersection (65%) followed by the Highway 99/Mamquam Road intersection (54%) and the Highway 99/Garibaldi Way intersection (48%). Other concerns included lack of parking at commercial destinations (28%) and limited on-street parking in residential areas (26%). Additional concerns included:

- congestion on side streets;
- lack of parking and walking lane on Skyline Drive;
- 4 way stops and speedbumps;
- pedestrian access from parking to retail at Garibaldi Village;
- speeding drivers along Mamquam Road to the Highlands;
- Existing the Independent grocery store onto Garibaldi Way;
- Diamond Rd and alleyway behind London Drugs intersection;
- lack of secure bike parking;
- congestion on Highway 99; and
- Mamquam Road and Kalodon intersection.

Active Transportation

Participants were asked what would make them more likely to travel around the Garibaldi Estates by foot or bicycle. The top response was more or better sidewalks (60%), followed by more or better bike lanes and routes (52%), improved pedestrian safety at major intersections (49%) and traffic calming to reduce vehicle speed (40%).

Transit

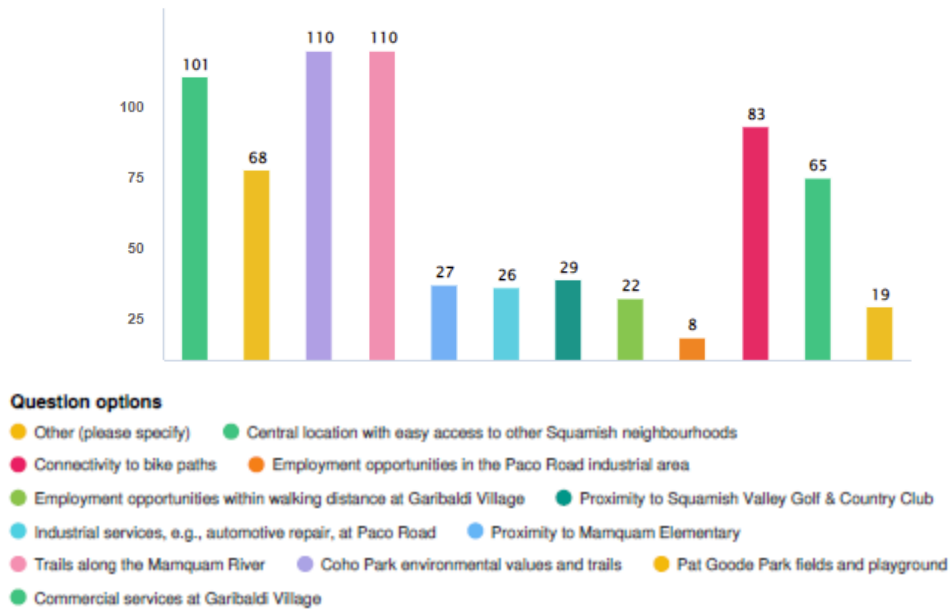
Participants in the survey were not regular bus riders. 77% never use the bus and 19% only use the bus a few times a year. In response to a question about what would make them more likely to use the bus, the top response was more frequent service (52%), bus routes that were better aligned with destinations (40%), and improved transit schedules that better align with work/school schedules (24%).

Existing Amenities

Survey participants were asked what features or amenities in the Garibaldi Estates they value. The top response at 87% was shared between trails along the Mamquam River and Coho Park. Commercial services at Garibaldi Village was the next most frequent selection at 80% followed by connectivity to bike paths at 65% and Pat Goode Park at 53%. A central location was the next most frequent selection at 51%. Other valued attributes included:

- proximity to the golf course;
- Mamquam elementary;
- Paco Road services;
- nearby employment opportunities;
- low traffic volumes;
- quiet neighbourhood character;
- sense of community;
- large backyards;
- trees and greenspace;
- walkability;
- privacy; and
- biodiversity.

What existing features or amenities of the Garibaldi Estates neighbourhood do you value?

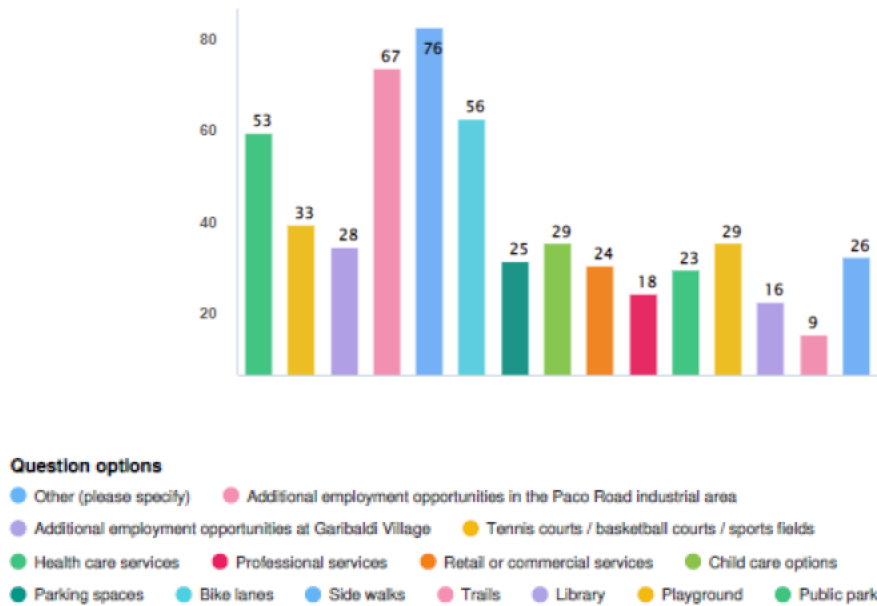


New Amenities

Survey participants were asked what new or expanded features or amenities they would like to see in the Garibaldi Estates. The top response at 60% was sidewalks followed by trails at 53% and bike lanes at 42%. Public parks were the fourth most selected response at 42%. Numerous other items were noted including playgrounds (26%), sports courts (23%) and childcare options (23%). Other items included:

- library;
- parking spaces;
- retail services;
- health care services;
- employment opportunities;
- community centre and outdoor pool;
- indoor courts for tennis/basketball/ climbing;
- indoor or covered pump track, dirt jumps, BMX track;
- enforced parking on one side of Diamond Road/ clearly designated parking spots;
- vibrant urban public space (Plaza) with art features, park and tables at Garibaldi Village;
- opportunities for youth (bowling alley or movie theater);
- public washrooms at parks and trailheads;
- bus facility for regional transit;
- protected bike lanes on Mamquam and Garibaldi Way for major east-west travel;
- formalized park and ride under the hydro ROW; and
- employment/commercial integrated throughout the neighborhood.

What new or expanded features or amenities would you like to see in the Garibaldi Estates neighbourhood?



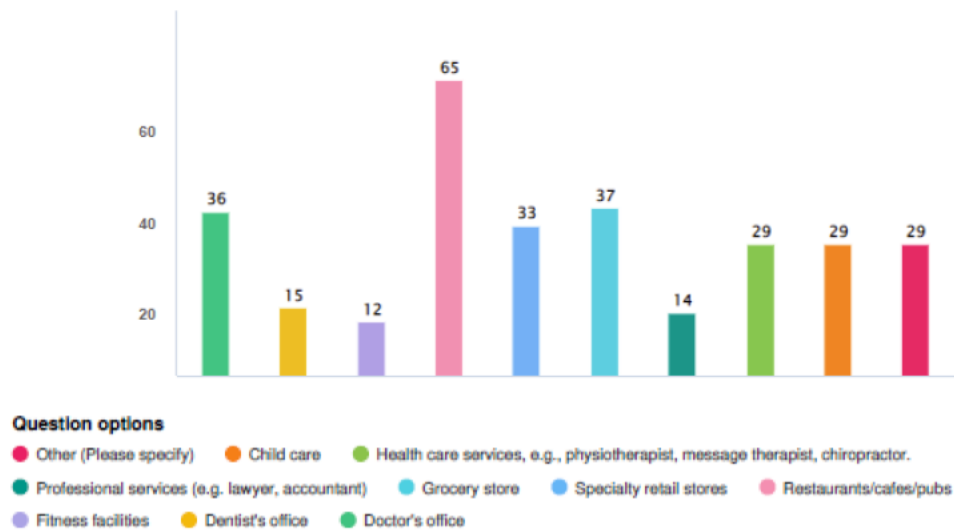
Day-to-Day Shops and Services

Survey participants were asked what day-to-day shops or services you would appreciate having expanded access to in the Garibaldi Estates commercial area. The top response was restaurants/cafes/pubs (60%), followed by grocery store (34%), doctor office (33%), and specialty retail stores (31%). Health care services and childcare were the next most frequent selection (27%). Other services included:

- dentist office;
- professional services;
- fitness facility;
- services for youth;
- regional bus stop;
- public washrooms;
- retail space for mountain bike operations;
- pet store;
- movie theater and a bowling alley;
- neighborhood grocer; and
- corner cafes.

In responding to the option of other, 20 respondents indicated that there was no additional need for day-to-day services as Garibaldi Estates already had all the services it required.

What day-to-day shops or services would you appreciate having expanded access to in the Garibaldi Estates commercial area?



Employment Space Survey

A third survey focused on employment space was included on the LetsTalkSquamish website. Unfortunately, participation in this survey was low.

The survey was completed by 16 business owners, 5 of which were located in the Garibaldi Estates. Only four of these businesses considered retail or office space the ideal type of employment space for their business; these represent the primary forms of commercial employment space that could be located in the Garibaldi Estates. Three of these businesses (75%) considered recruiting and retaining employees the most difficult challenge they faced and attributed housing affordability and housing availability as the most significant factor affecting the availability of workers to their businesses.

Mark the Map

The Mark the Map exercise asked participants to identify the following three types of locations:

- Great Places: What areas do you love?
- Potential Improvements: What could be better?
- Housing Diversity: Where is neighbourhood infill suitable?

Participants

Eighty-seven (87) website participants visited the 'Mark the Map' exercise and twenty-eight (27) respondents contributed. Of these contributors, 20 were residents of the Garibaldi Estates, 5 were residents of the Garibaldi Highlands, 1 was a resident of Hospital Hill, 1 resided in Sea and Sky and 1 chose not to share where they lived.

Two hundred and seventy-seven (277) locations were identified in the mapping exercise:

- 118 were great places;
- 77 were potential improvements;
- 82 were areas where neighbourhood infill was suitable.

Great Places

Several common themes were identified as great places in the neighbourhood. The following list identifies those themes and the number of pins that were included related to those themes.

- 47 Locations with desirable neighbourhood characteristics
These included appreciation for the large lots, diversity of single-family housing character, larger properties, and quiet streets found throughout the neighbourhood, particularly the larger lots located in the south and east portions of the plan area.
- 21 Gardens and food production
Berry bushes, fruit trees, gardens on private properties were identified as providing food for landowners as well as their friends and neighbours. Many of these were located in larger properties within the area referred to as the VLA lots.
- 16 Trees
Mature trees and the forest canopy primarily on private properties were identified as a significant asset that provided wildlife habitat, beauty and character to the community. Many of these were located in larger properties within the area referred to as the VLA lots.
- 12 Family friendly, quiet streets
Limited traffic on residential streets was identified as a significant benefit for

families where children could ride bikes, rollerblade or play games in the street or front yards.

- 11 Trails and Pedestrian Connections
Trails, multi-use pathways, quiet streets and pedestrian connections such as the overpass across Highway 99, the Corridor Trail, and nearby trails adjacent to the golf course were identified as assets that provide opportunities for walking, dog walks, hiking or biking and alternative transportation.
- 7 Commercial Services
Current commercial services such as daycares, food trucks restaurants and On the Farm were identified as assets, along with appreciation for former businesses.
- 6 Greenspace
Greenspace and parks such as Coho Park and Pat Goode Park were identified as valuable assets for recreation
- 6 Equestrian Property
The presence of a large property at the southeast side of the plan area, which current is utilized to house horses, was identified as an asset for its rural character and appeal to children and those passing by.
- 5 Habitat
Greenspace, parks and forest were identified as wildlife habitat for terrestrial and aquatic species.
- 5 Churches
The churches were identified as assets, given their role in hosting childcare, community groups and concerts.

Potential Improvements

Several common themes were identified regarding potential improvements in the neighbourhood. The following list identifies those themes and the number of pins that were included related to those themes.

- 27 Intersections
Several intersections were identified as congested, frightening, confusing or dangerous. These include:
 - Garibaldi Way and Tantalus Road;
 - Garibaldi Way and Highway 99;
 - Garibaldi Way and Diamond Road/Skyline Drive;
 - Diamond Head Road and Mamquam Road;
 - Mamquam Road and Highway 99; and
 - Garibaldi and Mamquam Road.

17 Sidewalks, Pedestrian Options

Potential improvements to pedestrian opportunities were identified by several participants. These include:

- sidewalks throughout the Garibaldi Estates;
- sidewalks connecting to bus routes and parking areas;
- connections to Coho and Garibaldi Springs park;
- connections to Garibaldi Village commercial area from Garibaldi Way;
- along Diamond Head Road;
- along Mamquam Road;
- along Garibaldi Way;
- along Read Cr; and
- along Diamond Rd.

10 Parking and Congestion

Parking issues were identified as a challenge that needs to be addressed in the following locations:

- intersection at Diamond Head Rd and Mamquam Rd near On the Farm;
- Parkway Rd, associated with people accessing Pat Goode Park and Coho Park;
- parking on the bike lane near Garibaldi way and Read Cr;
- Diamond Rd; and
- Tantalus Rd south of Garibaldi Way next to several restaurants.

5 Speeding

Speeding along Garibaldi Way was identified as a safety concern for pedestrians and children accessing school and buses. Traffic calming measures were requested.

4 Infrastructure

Several potential improvements to municipal infrastructure were highlighted:

- expansion of the wastewater treatment facility; and
- expansion of Brennan Park

3 Road Network

Suggestions were made to improve the road network:

- make Tantalus Rd one-way south of Garibaldi Way;
- address safety and traffic issues associated with the use of Glenalder as a through road; and
- address impacts on Highway 99 which is at capacity due to the tourism activity.

3 Bike Lanes

Respondents identified locations for improvements to bike lanes including a request for a separated, protected bikeway and better crossing along Mamquam Road

- 2 Recreation Amenities
Potential improvements to recreation amenities at Pat Goode Park were identified including structures geared to older kids, a pump track, a dog park, a spray park and improved parking.
- 2 Commercial Services
Additional commercial services such as a movie theater were identified as potential improvements.
- 9 Outside Plan Area
A number of potential improvements were identified regarding areas outside the plan area including:
- create a road connection between Tantalus road and the Garibaldi Highlands;
 - create a public access trail along the north side of the golf course;
 - support a small grocery store and restaurant at the University to reduce traffic into the Garibaldi Estates;
 - reduce the size of the golf course to build infill housing;
 - address impacts of visitation to natural spaces such as the Mamquam River by ensuring everyone has a backyard; and
 - improve the safety of a public access road from the golf course along Mamquam Road to the University.

Housing Diversity

Several common themes were identified regarding potential housing diversity in the neighbourhood. The following list identifies those themes and the number of pins that were included related to those themes.

- 24 Single Family with Suites and Accessory Dwelling Units
A number of respondents identified locations where the supported housing diversity was limited to single family homes along with secondary suites and accessory dwelling units. A number of these pins were placed by a few individuals in many areas across the neighbourhood. A number of other pins were placed on the properties in the area around Read Cres and Read Pl, particularly focused on the larger parcels which range from 0.3-15 ha. The pins indicated opposition to mixed densities, townhouses and apartments in these areas. Some of these pins indicated support for subdivision of these parcels into single family parcels in line with the larger parcels that exist in the southern half of the neighbourhood, or smaller parcels similar to those in the northern half of the neighbourhood.
- 20 Infill Outside Plan Area
Several respondents identified areas outside the Garibaldi Estates plan area as appropriate for infill development and missing middle housing forms. These areas included:

- Quest University area;
- Garibaldi Springs;
- the golf course; and
- 40480 Tantalus Road (Uptown).

Comments included support for smaller, more affordable options rather than very large single-family homes, and structures 1-3 stories high that blended with the neighbourhood such as duplexes, triplexes and cottages. Townhouses were both supported and opposed.

13 Mixed Use Buildings

Several respondents indicated support for mixed use buildings that included commercial space, typically retail at grade, along with apartments. A number of these comments indicated a desire to retain lower heights such as 3 or 4 stories. Areas that were identified as suitable for these mixed use buildings included:

- the southern portion of Diamond Head Road, in particular the properties that backed onto the Garibaldi Village commercial area;
- the Independent grocery store parcel;
- the Baptist Church parcel; and
- properties between Garibaldi Way and Diamond Road, and between Tantalus Road and Diamond Head Road. This area currently is occupied by older buildings including several 1 story commercial buildings accommodating several restaurants, several multiple unit housing forms and a 2-story mixed use building.

10 Infill Larger Parcels

Several respondents indicated support for infill that includes more diverse housing forms at higher density or mixed densities within the following areas:

- larger parcels in the area around Read Cres which range from 0.3-15 ha; and
- properties along Garibaldi Way north of Mamquam Rd.

Vision & Ideas

Community members were asked to share their vision and ideas for the Garibaldi Estates neighbourhood using an Ideas tool on the LetsTalkSquamish platform. Specifically, they were asked to complete the following:

“We'd like to hear your vision and ideas for the future of the Garibaldi Estates as a healthy, resilient, connected, engaged and livable neighbourhood. Question: In 2040 the Garibaldi Estates will be _____.”

Participants

Thirty-three individuals contributed 125 ideas and comments to this activity. Note that several respondents made multiple comments.

Ideas

Comments related to a future vision addressed a number of themes. The following list identifies those themes and the number of times these themes were mentioned by respondents.

29 Preserve Existing Character and Avoid Infill

Many of the comments added by participants identified a desire for the neighbourhood to retain its existing character into the future and were unsupportive of infill. These comments reflected the following:

- desire to preserve the status quo and maintain a less busy, quieter atmosphere;
- desire to restrict change to incremental increases in density;
- desire to maintain the current infill trajectory which supports accessory dwelling units and secondary suites;
- concern that density increases will chase existing residents from their homes;
- recognition of the current low density land use as unique and important to preserve; and
- concern that infill will bring more people to the community which will increase traffic and increase our impact on climate change given that public transit, cycling and walking to destinations are not currently popular or practical options in our community.

15 Food Production

A number of comments were received related to a desire to maintain or strengthen food production activities in the neighbourhood. These comments reflected the following:

- the yards and gardens are a desirable feature of existing homes;
- Bylaw 211 should be retained to preserve the existing large lot sizes which provides arable land, noted as a rare commodity in Squamish;

- the existing larger lot sizes provide opportunities for food production which aligns with the Squamish Food Policy Charter and OCP goals, objectives and policies pertaining to healthy and resilient food systems;
- food production in the neighbourhood currently supplies families, friends and neighbours and provides an opportunity to collaborate with local groups to address food insecurity;
- micro farming and farm stands supported by large parcels in the neighbourhood supports climate change goals;
- infill that includes green roofs may provide opportunities to address concerns related to food production;
- incentives and regulations could help increase food production on existing parcels; and
- infill development could impact the habitat of pollinators.

9 Traffic and Parking

Several comments were provided which reflected concerns that increased vehicles in the neighbourhood associated with infill development would have a negative impact. Specific concerns include the following:

- areas in the neighbourhood are already perceived as problematic from a traffic perspective and would be expected to get worse with additional infill development;
- new infill housing would be occupied by commuters to the lower mainland which would contribute to additional traffic issues;
- multi-family housing is associated with negative impacts from increased street parking. Any multi-family housing supported by infill should be accompanied by sufficient off-street parking;
- congestion at intersections with Highway 99 is currently problematic and is expected to get worse; and
- parking that is allotted to multi-family housing is often taken up with storage due to recreational activities which results in vehicles and trailers overloading street parking.

9 Preserve Veterans' Land Act Bylaw 211, 1966

A number of respondents provided comments that Bylaw 211 should be preserved, and the historic character associated with this bylaw provides a unique character that contributes to housing diversity in the community. The VLA lands were identified as providing the opportunity for food production which is aligned with existing OCP policies. Respondents felt that if Bylaw 211 was repealed, the large lot sizes it maintains would be lost.

7 Housing Society

Participants indicated that a housing society, similar in function to the Whistler Housing Authority should be established to support the affordable housing needs of Squamish. Such an entity should address both non-market ownership options for local employees as well as rental housing options. Participants

indicated that the higher proportion of multi-family housing in Whistler may have been possible due to the work of the Whistler Housing Authority. Development projects in Squamish should contribute units to a housing society.

7 Housing Affordability

Several contributors felt development that would be enabled by neighbourhood infill in the Garibaldi Estates would be expensive and should not be considered 'affordable housing'. Some participants indicated that densification leads to higher housing prices relative to incomes and increases the cost of living. Some felt new development projects would be purchased by residents of the lower mainland who can afford the higher prices. Contributors stated that infill was not a solution to affordability challenges.

5 Process Concerns

Several respondents highlighted concerns with the Garibaldi Estates Neighbourhood Planning Process. These concerns included the following:

- the OCP is frequently referenced as the driving motivation for the planning process without recognition that it can be changed;
- questions posed on LetsTalkSquamish do not provide an option to respond to the answers provided by staff;
- information provided about proportions of housing forms in other communities lacks context regarding the nature of those housing units; and
- District staff appear focused on adding density in Squamish too quickly.

4 Improve Pedestrian and Cycling Connectivity

Participants identified improved pedestrian and cycling infrastructure as part of a vision for the future of the neighbourhood. Specific suggestions included:

- improve connectivity for people using footpaths;
- improve utility of cycling lanes by addressing parking in these lanes.
- improve cycling safety which is currently impacted by vehicle speed and congestion in some intersections;
- ensure adequate pedestrian and cycling paths are added in conjunction with additional growth;
- improve pedestrian access to Garibaldi Village Commercial area from the residential area to the east; and
- improve pedestrian safety and connections within the Garibaldi Village Commercial area.

4 Infrastructure and Local Services

Several participants noted that municipal infrastructure, including recreation facilities, potable water, wastewater treatment and landfill capacity is not available to support additional growth from infill. Other community services available in town such as childcare and family doctors are also insufficient to support growth.

Future Vision/Policy Ideas

Several respondents provided individual ideas on policy considerations that could be incorporated into a future vision of the Garibaldi Estates. These include:

- an express bus should be established between Garibaldi Village commercial area and Downtown;
- a sheltered area should be established near the commercial area where teens have a place to hang out;
- rental housing and non-market housing should be prioritized as part of future developments in the Garibaldi Estates; and
- additional parks and amenities should be established through redevelopment.

Appendix 1 - Promotional Materials

The following materials were used to promote engagement in Stage 2 of the Garibaldi Estates Neighbourhood Planning Process.

Squamish Chief Ad

Dec 9, 2021

GARIBALDI ESTATES NEIGHBOURHOOD PLAN

Thank you to everyone who has contributed to date with their input, ideas and questions about the Garibaldi Estates Neighbourhood Plan. The Fall 2021 engagement period has now closed.

The District is reviewing all input and will share what we heard with the community and with Council in the New Year.

The District will also work to create additional ways to have conversations between residents, Council, and staff in 2022. Updated information will be shared in the coming weeks.

You can stay up to date with the Garibaldi Estates Neighbourhood Planning Process at:

 letstalksquamish.ca/garibaldi-estates-plan

District of Squamish eNews (2100+ recipients): October –December

WHAT'S ON AT LET'S TALK SQUAMISH



Council discussions on the proposed 2022-2026 Five Year Financial Plan are underway. Council and staff are working hard to meet our community's needs today while planning for the Squamish of tomorrow.

[Join the Conversation](#)



We want to hear from Squamish residents to create a plan that is a good fit for the neighbourhood, improves the liveability of the area, and supports larger community goals outlined in the OCP.

[Join the Conversation](#)


Facebook Advertisements Promoted the engagement platform in October 2021.

District of Squamish
October 18 · 🌐

What do you love about #GaribaldiEstates? What type of housing diversity or neighbourhood improvements would you like to see, and where? A new Garibaldi Estates Neighbourhood plan will ensure future development is in line with both the vision of residents, and the #Squamish 2040 Official Community Plan (OCP).

Help us better understand your neighbourhood needs as we collectively develop a shared vision for Garibaldi Estates over the next 20 years.

Get involved: letstalksquish.ca/garibaldi-estates-plan



LETSTALKSQUAMISH.CA

Garibaldi Estates Neighbourhood Plan
The District of Squamish is developing a neighbo...

[Learn more](#)

District of Squamish
October 15 · 🌐


📢 Event Reminder! Next week the District of #Squamish will be hosting four open houses in relation to the Garibaldi Estates Neighbourhood Plan. The goal for the neighbourhood plan is to develop a vision for the future of the Garibaldi Estates over the next 20 years as private properties change ownership and development pressures rise to account for affordability.

Be part of this visioning to ensure your voice is part of the plan. The plan aims to support a diversity of housing options, employment space, transportation, and community amenities.

Upcoming Open Houses:

- Garibaldi Estates Neighbourhood Plan Open House: In-person
- When: Monday, October 18 from 6:30 to 7:30 p.m. AND 8 to 9 p.m.
- Where: Squamish Baptist Church, 2262 Read Crescent.
- Garibaldi Estates Neighbourhood Plan Open House: Online
- When: Wednesday, October 20 from 3 to 4:30 p.m. AND 7 to 8:30 p.m.
- Where: Online.


Registration is required for all events. Visit <https://letstalksquish.ca/garibaldi-estates-plan> for details and registration.



LETSTALKSQUAMISH.CA

Garibaldi Estates Neighbourhood Plan
The District of Squamish is developing a neighbourhood plan for t...

District of Squamish created an online event.
October 13 · 🌐



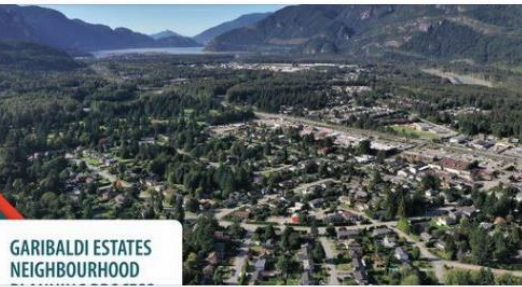
GARIBALDI ESTATES NEIGHBOURHOOD

WED, OCT 20
Garibaldi Estates Neighbourhood Plan Online Open House - 7 p.m.

12 people interested

[Interested](#)

District of Squamish created an online event.
October 13 · 🌐



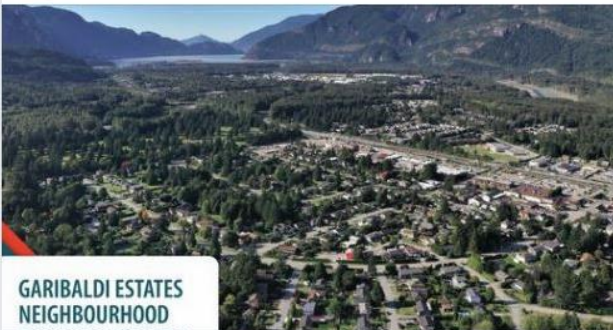
GARIBALDI ESTATES NEIGHBOURHOOD

WED, OCT 20
Garibaldi Estates Neighbourhood Plan Online Open House - 3 p.m.

1 person went

[Interested](#)

District of Squamish created an event.
October 13 · 🌐



GARIBALDI ESTATES NEIGHBOURHOOD

MON, OCT 18
Garibaldi Estates Neighbourhood Plan In-person Open House
Squamish

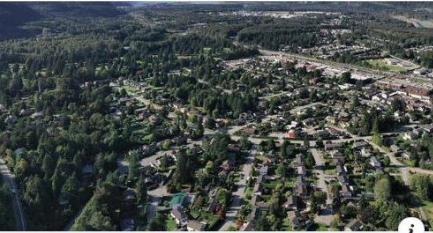
[Interested](#)

District of Squamish
October 8 · 🌐

We want to hear from you as we plan for the future of the Garibaldi Estates over the next 20 years.

Visit Let's Talk #Squamish and let us know how you use the area, what you love, what could be improved, and how the Garibaldi Estates can support a diversity of housing options, employment space, transportation, and community amenities in the future.

Join the discussion now at letstalksquish.ca/garibaldi-estates-plan and... [See more](#)



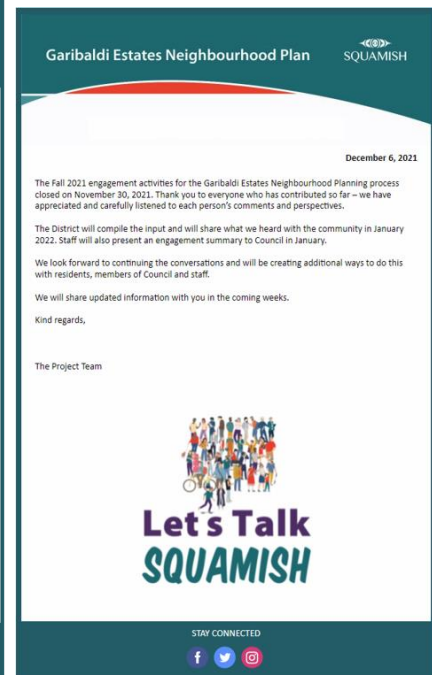
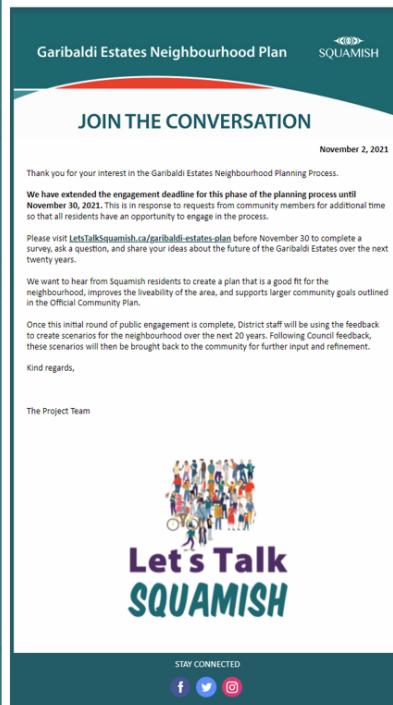
LETSTALKSQUAMISH.CA

Garibaldi Estates Neighbourhood Plan
The District of Squamish is developing a neighbourhood plan for t...

Project List Emails

The following emails were sent to 292 stakeholders who had registered on LetsTalkSquamish or who had subscribed to updates on the Garibaldi Estates Neighbourhood Planning Process project page.

These emails were sent on October 7, November 2, and December 6, 2021.



Postcard Mail Out

A postcard was sent to all addresses located in the Garibaldi Estates neighbourhood and the surrounding area in November 2021 to promote engagement in the planning process through the LetsTalkSquamish platform. The area is identified approximately by the dark blue polygon in the map below, however the boundaries are not exact as the actual boundaries were required to align with postal delivery routes. The postcard was delivered to an estimated 4560 properties.

What is your vision

for the future of the Garibaldi Estates over the next twenty years?

The District of Squamish is in the early stages of a neighbourhood planning process for the Garibaldi Estates. Your vision and ideas will help decide how the neighbourhood could evolve over the next decades.

We want to create a plan that

- Is a good fit for the neighbourhood
- Improves the liveability of the area
- Supports the goals in Squamish's Official Community Plan (OCP).

Our town is growing. We need to consider the types of housing available, access to shops and services, and how we move around Squamish. As properties change ownership, we need a plan to guide any decisions about new development proposals in the next decades.

With your input, we can be sure that the Garibaldi Estates evolves in a way that aligns with the vision of residents, while supporting the goals in the OCP.

Learn more and tell us what you think by November 30 at LetsTalkSquamish.ca/garibaldi-estates-plan

An Invitation from the District of Squamish

Let's Talk Squamish is your space to ask questions, share ideas and provide feedback on the projects that impact you. New projects will be added regularly. Register today at LetsTalkSquamish.ca



Let's Talk SQUAMISH

HOW TO REGISTER

1. Click Register. Found in the top right corner of your computer or the top right drop-down menu on a phone or tablet.
2. Choose a username. This will appear when you share a comment or question.
3. Enter your email address.
4. Create a password.
5. Tell us what neighbourhood you live in and what year you were born. This helps us understand a little about who we are engaging with.
6. Click Register.



Visit LetsTalkSquamish.ca



Visit LetsTalkSquamish.ca



Area of postcard delivery

Notification Letters



To promote the launch of the LetsTalkSquamish platform and the in-person and online open houses, notification letters were mailed to all landowners in the plan area on October 8 using the address registered with the Land Title Office and hand delivered to all properties in the plan area on October 13.

This included mailing notification to approximately 455 addresses and hand delivering to approximately 400 physical addresses.

Engagement Promotion - Digital Outreach

The following groups were contacted early in the Stage 2 engagement process (October 12, 2021) to encourage broad community engagement in the planning process. Each group was provided with promotional content linking to LetsTalkSquamish which could be shared with group members. The groups listed below were contacted via email unless they name is preceded by FB, in which case they were contacted using Facebook Messenger.

Squamish Tenants

- FB: Squamish Housing Rentals for Locals
- FB: Squamish Renters
- FB: Squamish Area Rentals

Business Community

- Chamber of Commerce
- Business Network International
- Toursim Squamish
- Squamish Downtown BIA

Neighbourhood Residents

- FB: Garibaldi Highlands & Estates Neighbourhood Forum

Builders/Developers

- UDI

Outdoor Recreation

- Squamish Trail Society
- Squamish Off Road Cycle Association

Community Services

- Sea to Sky Community Services
- Howe Sound Women's Society

Sikh Community

- Squamish Sikh Society
- Immigrant Services Society of BC - Squamish

Filipino Community

- FB: Squamish Christian Fellowship
- FB: Squamish Filipino Community
- Immigrant Services Society of BC - Squamish

Identity Diversity

- Pride Squamish

Arts Groups

- Squamish Arts Council
- VISUALS, Squamish Valley Artists' Society

Faith Groups

- Squamish Baptist Church
- St. John the Divine Anglican Church

Neighbourhood Facebook Groups

- FB: Garibaldi Highlands & Estates Neighbourhood Forum
- FB: Thunderbird Creek Neighbourhood Garibaldi Highlands, BC
- FB: Tobermory Way (Squamish) Neighbourhood Page
- FB: Squamish Aqua Neighbourhood
- FB: Willow Park Neighbourhood Association
- FB: Cheekye/Paradise /Squamish Valley Community Boards
- FB: Tantalus Crossing Community
- FB: Valleycliffe Neighbourhood forum
- FB: The Maples/Kingfisher (The OG Raven Woods)

Multifamily Developments Facebook Groups

- FB: Breeze Community Squamish
- FB: Arbourwoods Community
- FB: Eaglewind Squamish

- FB: Amblepath Community
- FB: Jumar Squamish Residents
- FB: Seven Peaks Owners + Residents
- FB: Crumpit Woods Residents
- FB: Soleil at Coastal Village Residents
- FB: Parkhouse Community Forum

Appendix 2 – Emails & Website Comments Received

Summary

A number of comments were submitted to the District of Squamish from community members regarding the Garibaldi Estates Neighbourhood Planning Process during Stage 2 or the process. Emails or messages that were sent to Council, or that were submitted via the project webpage, are included below. Comments in these 26 messages include:

- concern about potential changes to the character of the neighbourhood;
- opposition to infill in the Garibaldi Estates beyond what is supported in current zoning;
- frustration with the neighbourhood planning process, the October open house events, the housing survey, and the lack of consideration for an option that maintains current zoning;
- concern regarding potential impacts to food production;
- concern regarding the possibility of multi-family development in existing single family properties;
- concern about traffic impacts from infill development;
- concern about community infrastructure;
- concern about growth in Squamish;
- concern about the impacts of development speculation;
- skepticism regarding the benefits of infill on housing affordability;
- support for the rezoning process outlined in the project page; and
- support for moderate density in the Estates only once existing traffic issues are addressed.

In additions, staff received several private emails that did not appear to be intended for public release and are therefore not included in the emails below. Several of the above themes are repeated in these emails along with an email expressing concern that the petition submitted to the District on August 25, 2021 does not represent the perspective of the resident, and that they are supportive of the planning process and the intention to enable neighbourhood infill in the Garibaldi Estates.

July 5, 2021

I am against the idea of rezoning the Garibaldi Estate area. I am not against change. Let the home owner's in the area vote in a referendum on it. If it pass's then go ahead and rezone. The real estate firm's from Vancouver are leaving letters with the wording sounding like the rezone has gone through. I have a legal suite in my house and I have room for a lane way house. I am for this kind of densification. It preserves the areas character. I know that this area is coveted by builders because it is easy to build here. Please give the affected home owners a chance to vote on it.

Regards

L Alvernini

July 7, 2021

Hi Jeremy

I am unable to leave a comment on that web page. I have talked to a wide grouping of home owners in the district. They are very displeased with the scope and direction that this council has embarked on. The planning department is somewhat confused as to what the taxpayers of Squamish want to have done in the way of development. This council continually refuse's the Chema proposal's. There is a potential for many single family homes which are in demand since the pandemic happened and people suddenly realized that living in a small condo with no yard is very depressing. A higher density can be created by using zero lot lines. I feel as do a lot of people and I am talking about a wide demographic that the only way to reign this in is to vote this council out.

Best Regards

Lorenzo Alvernini

August 5, 2021

Hi there,

I was wondering if there is a way i can specifically vote to support the rezoning for the garibaldi estates area as listed here: <https://squamish.ca/yourgovernment/projects-and-initiatives/garibaldi-estates-neighbourhood-planning-process/>

Thanks,

Gerko

August 6, 2021

To all members. I have been asked for support by a growing large group:

What you people are doing by allowing uncontrolled 'infilling' in Garibaldi Estates and potentially other areas is, reprehensible, unfair, uncaring, and will be, undemocratic.

Shame on those who 'opened the door' on this.

You will find that this is not the will of the people very soon. There should be, and can be, single family house neighbourhoods in every town.

Allow any new condo and townhouse development on new properly designated land...which there is still plenty.

Please do not follow and even foster such a sleazy concept. I remain aghast at this folly.

Even though I still say, respectfully, Dave Colwell, Garibaldi Highlands; I expect any Council to behave properly in such matters. Rescind the Bylaw concerned in this matter ASAP.

Dave Colwell

August 6, 2021

To all members.

My name is Tim Schaufele and I am writing in strong opposition to the district entering into the Garibaldi Estates neighbourhood Planning Process.

I have lived in this neighborhood for over 10 years because of its tranquil setting, its safe streets for children, and its peace and quiet. We bought a single family home here with the notion that the community would continue to be a quiet residence where one could retire in peace.

I have seen the mess that this council, and the ones before, have made of our downtown core. People who moved here to escape and enjoy the outdoor nature of this town have now moved away because of your push for density.

There are many of us in this town that moved here to get out of the high density of the city. We have the right to invest our money into single family home neighbourhoods and be ensured that they will stay that way for generations to come.

I am deeply disappointed in the district starting this process. Homes in my community have already been contacted by developers hoping to 'assemble land' for townhouses and condos. A house in our neighbourhood sold for over three million dollars in anticipation of this motion to repeal the VLA land act.

My neighbourhood is not an opportunity to infill. It is reprehensible and undemocratic what you are doing to our community and I urge you to stop the process immediately. This is not the will of the people in Garibaldi Estates.

Tim Schaufele

Garibaldi Estates Resident

August 6, 2021

Hello District of Squamish,

I am a resident and home owner in the Estates on Kalodon Rd (in the VLA). I have read your neighbourhood plan introduction that you have posted on your website. Unfortunately, I find it rather difficult to clearly understand. I see terms like "infill development", "additional density through redevelopment of the Garibaldi Estates" and discussion about "housing forms and densities". As you may be aware, the residents of our area are very concerned about losing our peaceful neighbourhood to developers and condos.

I am hoping that you can clarify for me just what is possible with the development of a "neighbourhood plan" for the Garibaldi Estates. Here are my BIG questions:

1. Can our RS-1 zoning be amended to allow for townhouses and/or apartments/condos?

2. What is the highest level of density that is possible with this “neighbourhood planning” process?

3. Is it possible that our neighbourhood could be changed to something other than residential zoning?

This is a topic causing considerable stress amongst my neighbours, so I look forward to your reply. I can also be reached by telephone at **Sev -Severed** .

Thank you for your time.

Kathy Cormack

August 7, 2021

Dear Squamish council,

I understand the need for densification in our town, but I am concerned that some of the plans are going a little bit too far. The VLA lots in the Garibaldi Estates are some of the most beautiful pieces of land in this town. The neighborhood has been well established for many years with some of the most amazing gardens in town. I personally know and benefit from many of the gardens in the Garibaldi Estates. I swap produce with these neighbours and trade garden fruits and vegetables for watering services and house sitting. It would be devastating to lose this neighborhood to developers.

And how can the bylaws change just for development and money? What about the people who actually live here, have they been given an opportunity to speak about changing the bylaw? I am very disappointed in how council has approached this questionable change to a bylaw. It feels as though council is catering to developers for the money and trying to keep it quiet to the people living in the area. This is not how democracy works and there is value in neighborhoods and communities that can be so easily destroyed by developers flashing their big bank accounts. Please consider the neighborhood in question, hear what the people have to say, the land is more than just money. The citizens deserve to be heard!

Sincerely,

Meghan Kindree

Lifelong Squamish resident

August 9, 2021

Meghan Kindree

This is destroying a beautiful neighborhood where residents chose to live many years ago based on the land being flat for agricultural purposes. The development will destroy this and the people’s way of living. How can a process include adoption? Sounds like a done deal when you haven’t even heard from the public yet!! Alarming and disappointing. You will be hearing from me further!

August 9, 2021

Donald Patrick & Lynda Patrick

Yes.. large large civic lots have a purpose ... Condo high density does not allow families to develop can attest to Condo to Single family as have experienced both can you even immagin a family with kids living in confined spaces as Condo/Townhouse trying to appease neighbours. You should not have a say unless have the experience. 4000 sq ft is the minimum lot size.

August 10, 2021

Dear District of Squamish Council & Mayor Karen Elliot,

I am writing to express my opposition to the prospect of infilling the Garibaldi Estates. I moved to **Severed** in Squamish in 2013 after having spent 10+ years living in Vancouver's West End. We were already spending all our weekends in Squamish as avid rock climbers and dreamed of being able to own a home in a piece of paradise. We have loved living on Read Crescent for the last 8 years. All homes are surrounded by trees and gardens. We regularly have bears, racoons, coyotes and bobcats roaming through our yards. We are friends with our neighbours, we know the names of their children and their pets. We look out for each other, and we all care about the future of the place we call home.

As mentioned above, I lived in the West End of Vancouver for over 10 years so I am very familiar with high density neighbourhoods and I want to make it clear that I do not have an outright opposition to them. I support high density living and agree that new developments should primarily focus on higher density arrangements. However, I think it is extremely unfair to densify a neighbourhood where most of the homeowners are opposed to densification. People should have the choice to live in a high-density neighbourhood by buying or renting in an area developed from the outset for that purpose. It should not be forced upon those who chose to live in a single-family neighbourhood.

Squamish has recently allowed the development of several higher density neighbourhoods: Sea to Sky, Sky Ridge, Seven Peaks and Garibaldi Springs. All developments were built (or will be built) on vacant land. No existing homeowners were forced to live in a significantly different neighbourhood from the one in which they bought into. I understand that it might not be reasonable to allow a single-family home to remain on 1+ acres of land and would happily support the rezoning into more commonly size single family lots but the idea of seeing a massive influx of residents living in townhomes or condos would drastically change the character of a neighbourhood that it's current residence are opposed to.

Aside from the consequences of the proposed infill to the Garibaldi Estate residents, in recent years, the number of residents moving to Squamish has increased dramatically because of new developments. I have estimated the total new units related to the developments outlined above to be ~1,500 (please correct me if I am wrong) and in reading the OCP, there are several other developments actively being pursued (Oceanfront, Waterfront, University, Loggers East).

What is less clear in the OCP is how the DOS will grow community infrastructure to help support this growth. With all these developments under consideration, is it necessary or sustainable to drastically infill Garibaldi Estates? In recent years, traffic congestion at intersections has worsened, finding a family GP is near impossible, getting appointments at the hospital for labs or radiology is difficult, roads are often in a state of disrepair, water lines have burst, day care spots are limited, and a significant number of residents are still commuting to the city for work because high paying jobs are still limited in Squamish. If the DOS cannot actively resolve these issues (to name a few) while supporting development in Squamish, then it seems unreasonable and unnecessary to be contemplating even more development opportunities at this time.

Thank you for taking the time to read this letter. I look forward to your feedback and comments on any of the concerns that I have expressed here.

Kim Fussell

Garibaldi Estates Resident

August 11, 2021

Leave the Estates as they are! Let the undeveloped land be the land you use for your vision of turning Squamish into Surrey.

Loree Hinde

August 11, 2021

It is okay to say no. Ya know?

Growth for growths sake is the m.o. of a cancer cell. Can we just press pause on more development.

Let the community catch its breath.

Just because developers are putting pressure doesn't mean you have to acquiesce.

Please leave well enough alone.

In the end we can't eat money, we can't breathe money.

Please just stop. Take a long deep breath in. Let a long sigh out.

It's okay to say no.

For the sake of this community, the environment, the planet. Can we just slow down?

Thanks for reading this.

Kristy

August 11, 2021

Pretty sure the residents opinions or desires for the neighbourhood will fall on deaf ears as always. Way must your change established neighbourhoods. Not May people are happy with the direction the DOS is taking with the redesign of Squamish. Density is not the only way to go.

Pennie Boyd

August 12, 2021

In all this, people who live in the Garibaldi Estates (many for many decades) are concerned that uncontrolled 'infilling ' could destroy the beneficial nature of the community therein. In my and their opinion there is nothing wrong with having a permanent and traditional existing R1 designation. There are many areas in our valley where Condos and large block s of Town houses can be developed. Please let us keep it that way. In the VLA areas division of a property could happen but ONLY for the building single family dwelling as has happened over the years. Flattening houses to build multifamily dwellings should not happen.

David Colwell

August 16, 2021

Dear District of Squamish Planning & Squamish Council;

As an engaged and interested community member, I am familiar with the upcoming Garibaldi Estates Neighbourhood Plan process and have been following updates closely. I actively participated in the Loggers Lane East Neighbourhood Plan community engagement, and consider myself generally well-informed on the presented timeline and stages . Unfortunately, I do not find reassurance in an apparent conflict between the information and the messaging available and I write in the hope that you can offer some clarity and peace of mind that aspects of the Garibaldi Estates Neighbourhood Plan are not predetermined.

In a recent reply to a friend's inquiry, A District of Squamish planner suggests that the planning department supports a range of housing forms such as duplexes, triplexes, fourplexes, row-housing and townhouses in the area. No mention is made of single family homes, accessory dwelling units or secondary suites, the status quo for the RS1A zoned /Veterans Land Act lots, and options which offer room for growth and infill.

Prior to this, at a pre-application meeting with DOS Planning, the owner of a property on Diamond Head Road made inquiries about possible development opportunities. At that meeting, DOS planning suggested that with a neighbourhood plan in place and appropriate zoning changes, the property may be suitable for 7-10 townhomes depending on the design. I understand that for privacy reasons, you are unable to comment on any discussions until an application has been made--but details have become public knowledge via London Pacific.

The level of specificity with respect to design and housing forms discussed in that meeting suggests that DOS Planning has already given considerable thought to future scenarios and

housing forms that they wish to see in the current RS1A zoning area. It would be irresponsible of the planning department to offer this as a suggestion to a potential applicant if there was not already a preliminary plan, and a relatively clear and confident idea of what housing forms will be encouraged, and where, in a new neighbourhood plan.

This has taken place before any community engagement phase of the Garibaldi Estates Neighbourhood Plan has begun, and seems to me to contradict the messaging being offered by the District of Squamish regarding the timeline, process, and the stated DOS messaging to developer inquiries. I trust that you and the DOS are aware of the optics, and the presumably very busy position that London Pacific has put you in months before the planned future neighbourhood scenarios presentations or draft plan.

I would ask that the planning department share with the community what future scenarios have been envisioned for the Garibaldi Estates Neighbourhood Plan, particularly regarding the density and housing forms envisioned for the RS1A zoning area. Do all proposed future scenarios include townhouses on Diamond Head Road? If these discussions are already taking place with developers, it seems in keeping with the spirit of fair and open government that the community at large should be privy to the same information, and on the same timeline.

If no such work has yet been undertaken, as is suggested by the Garibaldi Estates Neighbourhood Plan timeline, can you confirm that no drafts, maps, future scenarios, &c. exist that lay out a preliminary vision for development of any or all RS1A lots with respect to density and housing forms?

This would go a long way to reassuring me, and the public, that the community engagement process is an authentic and meaningful undertaking that both hears and listens to the voice of the community. I look forward to hearing from you on this important matter and to the continued conversation and engagement over the coming months.

Sincerely,

Devin Singh Biln

August 25, 2021

To Squamish Council:

London Pacific has recently delivered letters to residents in the Garibaldi Estates that states, “We at London Pacific are currently engaging several of your neighbours with the goal of supporting growth and density in the Garibaldi Estates Neighbourhood Plan.”

This comes on the heels of a numbered company 1191381B.C. LTD. Recently purchasing three adjoining, fully developed properties with beautiful homes, ([Severed Section 22](#)), with the likely intention of demolishing the homes to redevelop.

To add fuel to the fire a Realtor on Facebook recently wrote, “Once council places this idea “rezoning for densification” in the public domain the outcome is inevitable and there is a fine line between making a deal and waiting too long”.

Our Council and the Planning Department have unwittingly created an upsetting and alarming speculative frenzy with their densification initiative for the Garibaldi Estates. The Land Speculators don't live here, are not vested in the community, do not volunteer to coach our children's soccer or belong to the volunteer fire department, their only goal is to turn a profit. In doing so they will drive up prices, increase our taxes and in turn, destroy our neighbourhood. It also seems very foolish to direct the Planning Department to spend time, effort and taxpayers money on a neighbourhood rezoning initiative that the neighbourhood doesn't want. Unfortunately, no one from the District has bothered to ask.

Can Council assure the Residents of Garibaldi Estates that the recommendation by the Planning Department to rescind Bylaw 211,1966, which restricts the subdivision of the VLA lots, has not been pre-determined and that the Garibaldi Estates Resident will have the opportunity to determine how our neighbourhood evolves.

Paul Kindree/ on behalf of Garibaldi Estates Residents

September 2, 2021

"We wish to provide a letter on behalf of Garibaldi Estates Residents and accompanying petition directly to Council members. We understand that the original submission, addressed to Squamish Council, has been referred to Planning Department staff. Please find attached the petition letter which was circulated, Names and addresses of petition supporters and comments from Petitioners. Thank you.

September 8, 2021

Yes.. large large civic lots have a purpose ... Condo high density does not allow families to develop can attest to Condo to Single family as have experienced both can you even imagine a family with kids living in confined spaces as Condo/Townhouse trying to appease neighbours. You should not have a say unless have the experience. 4000 sq ft is the minimum lot size.

Donald Patrick & Lynda Patrick

September 16, 2021

I am writing to you again. I received a reply to my last email that implied public engagement for the Garibaldi Estates Neighborhood project would be underway this fall. I have yet to see any evidence of public engagement for this project. When exactly will this be taking place?

I have many concerns about this project. Traffic is a huge one. The intersections connecting to the highway are already beyond capacity-I can show you a video if you'd like to see how insanely busy it is. The construction at the moment obviously is compounding the issue at present, but even on a regular basis it is scary out there.

Building high density housing does not make housing affordable. Unfortunately we live in a community that no longer has affordable housing. Most of the people I grew up with here were forced to leave in order to own a house. I am well aware that my child will never be able to afford an apartment, let alone a house, in my hometown. For someone whose family has called Squamish it's hometown going on 5 generations now-that breaks my heart. The only potential solution to creating affordable housing is to adopt a plan similar to Whistler's housing authority.

Squamish has been a bedroom community since the Olympic highway upgrade and that will never be changed, no matter what kind of housing you build or how many bike paths you plan. Adding commercial space to the housing developments will not provide enough employment to change our status from a bedroom community-that is simply an outcome of the highway upgrade that we must adjust for.

I look forward to public engagement on this project. When will this be taking place? Will council indeed hear the public out? In reality, how much weight will public opinion carry?

Thank you for reading.

Sincerely,

Meghan Kindree

October 11, 2021

Hello Jessie and others,

I have heard from 3 of my neighbours now who have not received any emails or any other form of contact regarding our first meeting.

This is not right. Why isn't the district going door to door with the letter so that every stake holder here can be involved or at least be aware of what's going on.

We all deserve that at least!

Thank you very much

Amy Bourget

October 17, 2021

We are against densification in Garibaldi estates. We are in favor of single family homes. We live on **Severed Section**

nina a tappin

October 18, 2021

It was a wilding disappointing "open house". It was not an open house. Please do not call this an open house. It was an infomercial about how to use your survey platform.

Garibaldi Estates Resident

November 18, 2021

Hello

Please join us for our town hall meeting next Wednesday night at HSS gymnasium. Flyer with the details is attached. Proof of vaccination and ID will be checked at the door.

Hope to see you there.

April Lowe on behalf of neighbours of Garibaldi Estates.

November 25, 2021

To all of you:

I went to the "Town Hall Meeting". I gave a short opinion (not very eloquently!).

I sincerely thank those of you who were there, but sadly none of you spoke. I also realize that Mayor Elliott could not attend for family reasons and I understand.

However, I, and so many of us, were very disappointed that there were no staff there. After all they seem to really NOW control the whole show using the 'Baton' which you have passed to them in the form of the OCP!

This 'Baton' they have now taken upon themselves to interpret beyond reasonable boundaries.

There is an analogy: A mother duck lays an egg outside her nest and this egg is hatched by others. The baby duck becomes imprinted by them and becomes under their power to behave as they wish.

OVA is a three letter word as so is OCP (albeit an acronym)

Respectfully, as a caring citizen of Squamish, our great town.

Dave Colwell

November 26, 2021

Hello Council Members

I would like to thank councillors, John French, Armand Hurford, Tim Pettingill and Eric Anderson for attending our recent Town Hall Meeting. I am unsure if the remaining councillors and Mayor were able to join via the YouTube link but thank you all very much for your interest in our community and for listening to our concerns.

We had between 80 and 100 people in the physical space on Wednesday night and it has been reported that an additional 417 have watched it online. Thanks to the wonder of technology, that number continues to climb. It is very evident that the people of Squamish appreciate this type of format. I am very happy to report that the meeting design that we created allowed

residents to share their thoughts in a very safe environment. Denise laid the protocols out at the beginning of the event and did an excellent job moderating the speakers and the flow of the meeting.

We hope that we have had an impact on your plan moving forward. As has been evident over the past several months this is very close to our hearts and an issue that we are not going to abandon. Growth management will be the focus at the election next year.

Again, thanks for listening.

April

November 29, 2021

I just recently finished watching your taped presentation on the infill of Garibaldi Highlands. It was well presented and one was able to follow the logical progression on the Garibaldi Estates infill (proposed) plan was achieved.

However, I believe the logic of how we got to this infill plan is part of the problem.

The original community plan which was started in 2016 didn't want any more encroachment on undeveloped lands. People felt the undeveloped lands adjacent to Squamish was a major feature of Squamish. I agree fully. But from that statement I find the idea of drawing a boundary around Squamish and saying no more expansion a bit unreasonable, unattainable, and unsustainable. This boundary of development is one of the founding statements that is leading to the infill strategy in the estates.

Where I am struggling is, the development boundary being placed around Squamish is somewhat arbitrary and leads/causes other consequences. Some of which are;

- Affordable housing is a problem in Squamish. Allot of that issue is well beyond the town's ability to impact. However, as people move to Squamish and new land is not opened the cost of the present land increases. Increasing density will not ultimately solve the affordability problem. It will lead to higher \$/sq foot per dwelling. More people crammed into smaller living spaces. Not increasing the boundary around Squamish will have a negative impact on affordability in Squamish. I think this impact might be larger than people realize.
- You mention other communities are wrestling with increasing infill to help accommodate the increase in people coming to their communities. Do these other communities have places to expand or are they confined?
- Ultimately the boundary around Squamish will have to be expanded one day. More and more people are moving to this community. Saying it will not expand seems naïve. Preventing it from expanding creates problems now and in the future.

I have hiked and cycled in behind Squamish for decades, there is no shortage of trails. We have room for both development and continued access to the forests.

I understand that community plans take great effort and are difficult to satisfy all. I am not convinced that all participants in the plan or community members fully understand the

implications of preventing expansion. It is one of those ideas that sounded great at the time but the results are not what people ultimately wanted.

Squamish will need to expand its base and open new lands. The rate of opening for development can be debated. Drawing a line around Squamish and preventing development beyond that line will only increase land values making Squamish affordability an even bigger issue and direct Squamish into controversial directions.

Regards,

Stephen Sutherland

Squamish Resident

August 25, 2021

To Squamish Council:

London Pacific has recently delivered letters to residents in the Garibaldi Estates that states, "We at London Pacific are currently engaging several of your neighbours with the goal of supporting growth and density in the Garibaldi Estates Neighbourhood Plan."

This comes on the heels of a numbered company 1191381B.C. LTD. recently purchasing three adjoining, fully developed properties with beautiful homes, (2190, 2220 & 2246 Read Crescent), with the likely intention of demolishing the homes to redevelop.

To add fuel to the fire a Realtor on Facebook recently wrote, "Once council places this idea "rezoning for densification" in the public domain the outcome is inevitable and there is a fine line between making a deal and waiting too long".

Our

Council and the Planning Department have unwittingly created an upsetting and alarming speculative frenzy with their densification initiative for the Garibaldi Estates.

The Land Speculators don't live here, are not vested in the community, do not volunteer to coach our children's soccer or belong to the volunteer fire department, their only goal is to turn a profit. In doing so they will drive up prices, increase our taxes and in turn, destroy our neighbourhood.!!It also seems very foolish to direct the Planning Department to spend time, effort and taxpayers money on a neighbourhood rezoning initiative that the neighbourhood doesn't want. Unfortunately, no one from the District has bothered to ask.

Can Council assure the Residents of Garibaldi Estates that the recommendation by the Planning Department to rescind Bylaw 211,1966, which restricts the subdivision of the VLA lots, has not been pre-determined and that the Garibaldi Estates Resident will have the opportunity to determine how our neighbourhood evolves.

Paul Kindree/ on behalf of Garibaldi Estates Residents



Garibaldi Way

Petition Names and Addresses

Petition is sorted by those who live in Garibaldi Estates and supporters from other neighbourhoods

Timestamp	NAME:	Civic Address
7/27/2021 16:35:15	John Hawkings	40450 Cheakamus Pl
8/5/2021 12:31:28	Richard Drechsler	40433 cheakamus Pl
8/5/2021 12:31:28	Richard Drechsler	40433 cheakamus pl
7/15/2021 13:14:35	Kaitlin Egyed	40409 Cheakamus Way
7/24/2021 12:48:50	Nelson Winterburn	40404 Cheakamus Way
7/16/2021 5:06:39	Trevor Benson	2041 Cheakamus Way
8/8/2021 7:21:34	Katie McIntyre	2044 Cheakamus Way
8/21/2021 3:00:58	Erica Egyed	Box 3645
07/22/2021	Bev Fenton	40275 Diamond Head
7/16/2021 11:49:14	Don Patrick	40119 Diamond Head Road
7/15/2021 12:39:01	Jacqueline Allan	40332 Diamond Head Road
7/15/2021 16:56:49	Jamie Falkins	40332 Diamond Head Road
7/15/2021 23:15:27	Jill Dunnigan	40202 Diamond Head
8/4/2021 20:01:24	Kimberley Willsie	40327 Diamond Head Road
07/22/2021	Lyle Fenton	40275 Diamond Head
7/31/2021 22:43:55	Patrick wilson	40190 diamond head rd
8/5/2021 9:15:25	Robert McEwen	40327 Diamondhead Road
7/23/2021 8:02:44	Virginia Dick	40274 Diamond Head Road
8/5/2021 19:30:06	Catherine Wilson	40190 Diamond Head Road
8/6/2021 20:50:35	Brenda	40114 diamondhead
8/7/2021 8:44:28	Manouane Deschenes	40271 Diamond Head road
8/7/2021 15:34:44	Andrea Symons	40227 Diamond Head Road
8/9/2021 11:23:44	Kaila	40166 Diamond Head Rd
8/18/2021 20:32:48	Alexandre Popy	3 - 40327 Diamond Head Road
8/1/2021 15:45:52	Anneke Rotmeyer	1917 Diamond Road Garibaldi Highlands V0N1T0
07/22/2021	Darlene Elchuck	2000 Diamond Road

7/18/2021 13:10:03	Laurie Knopp	2045 Diamond Road
07/21/2021	Joanne Calverley	40274 Diuamond Way
7/19/2021 19:36:44	A.J. Barlas	40337 Garibaldi Crescent
7/24/2021 21:34:38	Canada	40315 Garibaldi Cr.B1718
7/19/2021 18:35:52	Elana Barlas	40337 Garibaldi Cres
8/5/2021 9:21:04	Sarah Sanche	40315 Garibaldi Cres
8/11/2021 12:45:11	Nelson Dow	40349 garibaldi cr
7/15/2021 13:43:46	Alexandria Bland	40290 Garibaldi Way
7/24/2021 16:09:32	Amy Bourget	40169 Garibaldi Way
8/2/2021 7:38:40	Ashleigh Askew	40327 Garibaldi way
7/30/2021 10:03:06	Daniela Harbin	40334 Garibaldi way
07/21/2021	Gioia Irwin	40119 Garibaldi Way
7/26/2021 5:29:31	Helen Howarth	40239 Garibaldi Way
7/26/2021 8:17:37	J Jerry Jhuty	40211 Garibaldi Way
7/15/2021 13:04:58	Janet Kindree	40260 Garibaldi Way
7/25/2021 9:17:11	Janice Brown	1941 Garibaldi Way
8/1/2021 19:06:11	Jaz Eyre	40347 Garibaldi way
8/1/2021 12:05:28	Jeremy Blumel	40320 Garibaldi Way
7/15/2021 19:41:59	Katrina Lowe	40133 Garibaldi Way
07/21/2021	Lisa Costain	40253 Garibaldi Way
7/30/2021 3:38:06	Maria Shemko	40119 Garibaldi way
07/27/2021	Patrick Conliffe	40119 Garibaldi Way
7/15/2021 11:43:53	Paul Kindree	40260 Garibaldi Way
07/21/2021	Sally Grzesik	40277 Garibaldi Way
7/24/2021 14:33:35	Sukhdev Grewal	40157 Garibaldi Way
7/22/2021 18:35:18	Tony Howarth	40239 Garibaldi Way
7/16/2021 7:39:31	William Lowe	40133 Garibaldi way
8/6/2021 15:12:44	Lisa McGowan	40272 Garibaldi Way
8/6/2021 22:04:06	Dawn Lecky	40182 Garibaldi Way
8/8/2021 19:10:42	John mowatt	2025 Garibaldi Way
7/26/2021 8:27:03	Kyle Lonsdale	228-1951 Garibaldi Way
7/30/2021 18:19:02	Dawn Lecky	40182 Garibaldi Way

8/6/2021 13:17:26	Bill Rizun	40244 Garibaldi Way
8/8/2021 20:49:57	Diana Geller	40244 Garibaldi Way
7/23/2021 14:11:45	Hannah Rizun	40244 Garibaldi Way
8/10/2021 7:42:34	Ted prior	40182 Garibaldi way
8/10/2021 10:29:28	Elana Mowatt	2025 Garibaldi Way
08/11/2021	Bill Rizun	40244 Garibaldi Way
08/11/2021	Diana Geller	40244 Garibaldi Way
08/11/2021	Hannah Rizun	40244 Garibaldi Way
07/21/2021	Feet Banks	Hood Road, Garibaldi Lowlands
7/15/2021 21:54:50	Satoko Harrison	40366 Hood Road
7/29/2021 20:38:16	Lise-Anne Beyries	40346 Hood rd
7/20/2021 21:53:26	Christine Jacques	40345 Hood Rd
7/28/2021 15:26:13	Alison Harwood	40225 Kalodon Road
7/15/2021 21:09:13	Carl Ingraham	40264 Kalodon Rd
7/16/2021 17:36:17	Cindy Neilson	40214 Kalodon Road
7/28/2021 11:07:31	David Keeler	40222 Kalodon Rd.
7/23/2021 16:33:43	Devinder Singh Biln	40214 Kalodon
8/1/2021 10:08:20	Fran Wilson	40240 Kalodon
7/24/2021 13:16:49	Francine Erickson	40258 Kalodon
7/29/2021 20:38:12	Grace Christensen	40192 kaladon road
8/5/2021 4:32:05	Grant Wilson	40240 Kalodon Rd
07/21/2021	Joel Harwood	40225 Kalodon Road
7/24/2021 12:14:45	Judith McQuinn	40257 Kalodon rd
7/24/2021 12:58:39	lawrence Alvernini	40130 Kalodon Road
7/23/2021 13:09:42	Li-hua Keeler	40222 Kalodon Rd.
8/5/2021 14:26:30	Mairi Blair	40114 Kalodon Rd
8/6/2021 17:58:13	Manjit Toor	40268 Kalodon Rd
8/7/2021 20:36:54	Ron Sander	40142 Kalodon
7/24/2021 20:22:56	Sandra Ellis	40205 Kalodon Road
7/23/2021 21:22:29	Norman Peter Blair	40114 Kalodon Rd
7/22/2021 17:06:46	Michael Roblin	40141 Kalodon Road
8/5/2021 6:42:03	Ray Christensen	40192 Kalodone Road

7/24/2021 23:01:53	Jeff Paulson	1830 Mamquam Rd #201
7/15/2021 13:09:05	Jenn Scharf	104-2323 Mamquam Road
7/23/2021 7:32:22	Leah Dawn Primeau	16-1800 Mamquam
08/03/2021	Morgan	2121 mamquam rd.
7/30/2021	Sharon Vreeken	1949 Mamquam Road
7/30/2021	Stephanie Sidwell	2401 Mamquam Road
08/03/2021	April Howells	4-2401 Mamquam Road
08/03/2021	Wes Brulotte	1052 Jay Cres
7/28/2021 9:59:03	Ben Enskintis	40494 Park Crescent
08/03/2021	C BB	40343 Park Crescent
08/03/2021	Chris Gielow	40474 Park Crescent
7/30/2021	Dian & Trev Cameron	40504 Park Crescent
08/03/2021	Heather Haley	40420 Park Crescent
7/24/2021 19:48:46	Jane Wong	40410 Park Cres.
7/25/2021 20:49:40	Jose Oreamuno	40421 Park Crescent
7/26/2021 11:09:45	Julie Mountyfield	40464 Park Crescent
08/03/2021	Karen MacDonald	40387 Park Crescent
8/4/2021 22:24:53	Katherine Brie Schulz	40443 Park Crescent
7/25/2021 21:28:52	leanne skrenka	40473 park cres
7/30/2021	Michele Ellis	40359 Park Crescent
7/15/2021 15:08:33	Mike Stewart	40464 Park Crescent
8/1/2021 13:45:23	Murray MacDonald	40387 Park Crescent
08/03/2021	Phil Ellis	40359 Park Crescent
08/09/2021	Rob Adams	40411 Park Crescent
8/7/2021 6:25:23	Scott Stromberg	40377 Park Crescent
8/2/2021 21:21:32	Susan Thompson	40463 Park Crescent
8/1/2021 9:18:21	Tamara Ellis	40359 Park Crescent
8/2/2021 21:15:30	Zoe Evamy	40436 Park Crescent
8/5/2021 7:12:57	Louise & Herb Klassen	40449 Park Crescent
8/5/2021 15:25:55	Connie Hudson	40453 Park Crescent

8/6/2021 10:49:16	Colin Bakker	2170 Parkway Road
8/7/2021 17:35:19	Dean Imbeau	2148 Parkway
7/19/2021 14:33:28	Donna McMurtry	2170 Parkway Rd, Garibaldi Highlands
7/19/2021 22:53:05	Pauline Lawrence	2175 Parkway Road
8/3/2021 19:32:56	Morgan McRae	2140 Parkway Rd
7/27/2021 10:14:38	Bruce scarth	2147 parkway rd
7/19/2021 22:43:35	Diana Sillery	2187 Parkway Rd Garibaldi Highlands V0N 1T0
9/1/2021 19:27:23	Lindsay Peroff	2154 parkway road
7/24/2021 21:13:07	Dale H Reimer	2242 Read Crescent
7/19/2021 7:30:09	Daniel mitchell	2250 Read Crest.
7/19/2021 8:24:38	Gavin Hume	2235 Read Cres
7/24/2021 21:45:27	Glen Howarth	2255 Read Crescent
7/22/2021 20:09:46	Katrina Carroll Foster	2250 Read Crescent
8/7/2021 10:05:27	Kimberly fussell	2245 read cres
8/7/2021 10:08:42	Marjorie Reimer	2242 Read Cres Box 1465
7/28/2021 21:28:18	Maureen Tavakoli	2242 Read Crescent
8/6/2021 10:01:09	Tim schaufele	2245 read crescent
8/5/2021 15:31:34	Wendy Howarth	2255 Read Cres, Garibaldi Highlands
8/4/2021 23:44:09	Trudie Neubert	2199 Read Crescent
7/29/2021 18:51:03	Simon Tappin	2251 read crescent
8/6/2021 8:24:54	Gavin Hume	2235 Read Crescent
8/7/2021 8:03:27	Adrianna Hume	2235 Read Crescent
8/7/2021 8:17:12	Kory Swanson	2273 Read Crescent
8/10/2021 17:53:57	Nina Tappin	2251 read Cres V0N1T0
8/11/2021 11:56:33	Nina Reeder	2180 Read Crescent
08/03/2021	Gavin Hume	2235 Read Crescent
08/03/2021	Adrianna Hume	2235 Read Crescent
08/03/2021	Kory Swanson	2273 Read Crescent
8/13/2021 8:22:42	Trudie Neubert	2199 Read Crescent

8/9/0202	Gerard osborne	2283 read place
08/09/2021	Colette osborne	I 2283 read place Garibaldi eststea
8/9/2021 15:06:58	Michelle Fairhurst	2115 Ridgeway Cres
8/9/2021 19:48:46	Michael Morgan	2114 Ridgeway Crescent
08/03/2021	Skylar Lovell	2120 Ridgeway Crescent
8/12/2021 17:41:01	Karen Hope	2126 Ridgeway crescent
8/19/2021 15:16:58	Eric Green	2111 Ridgeway Crescent, Squamish
8/26/2021 15:54:55	David Wilson	2121 Ridgeway Crescent
08/03/2021	Christopher Friesen	2190 Skyline Drive
08/03/2021	Kevin Pickard	40282 Skyline dr, Garibaldi Highlands, BC, V0N1T0
08/11/2021	David Houghton	2173 skyline dr.
08/11/2021	Suzanne Baker	2240 skyline drive
08/11/2021	Mathew Bergeron	2178 skyline drive
8/29/2021 12:38:48	No	2184 skyline drive
FRIENDS OF GARIBALDI ESTATES		
7/29/2021 22:54:45	Alexandra shemko	2168 skyline drive, garibaldi estates
8/5/2021 12:12:18	Alison Colwell	40332 Kintyre Drive Garibaldi Highlands
7/24/2021 17:31:50	Allison Clarke	40 40653 tantalus road
8/3/2021 8:23:56	Amanda Barrington- Foote	4008 South Valley dr
7/16/2021 22:38:42	Angie proctor	40205 kintyre drive
7/23/2021 12:15:38	Anne Bracey	40750 Tantalus Road
7/28/2021 22:55:10	Ashley service	3398 beach ave, Roberts creek, bc
8/1/2021 18:53:53	Bev Blackett	#14 1200 Edgewater DR
7/15/2021 18:24:07	Brittany Carter	40182 Kintyre Drive

7/16/2021 19:08:20	Canada	41522, Rae Rd.
7/24/2021 14:44:29	Carlotta Liechti	40188 Kintyre Drive Garibaldi Highlands
7/19/2021 10:18:38	Carrie Freeman	1005 Torbet Place, garibaldi highlands
7/29/2021 11:57:36	Carrie Freitag	642 Lower Cres. Britannia Beach
7/19/2021 13:47:09	Catherine Malette	40523 Highlands way N
8/1/2021 19:44:29	Chantell Howard-Wearn	2554 Jura Cr.
8/1/2021 17:03:43	Chris Jenkins	1018 Windsor Place
7/17/2021 8:43:31	Claire	2541 Orkney way
7/16/2021 19:08:02	corey astill	1005 pia road
7/25/2021 7:36:39	Cynthia Patton	223-41105 Tantalus Road
7/16/2021 6:44:34	Damien Kelly	40355 Kintyre Dr.
7/28/2021 11:13:53	Damien Kelly	40355 Kintyre Dr.
7/22/2021 19:36:40	Dan Bukowsky	40115 the crescent garibaldi highlands
7/19/2021 9:21:13	Dave Colwell	40332 Kintyre Drive
7/24/2021 13:35:10	David Lassmann	11-1500 Judd Road
7/15/2021 21:20:52	David Norona	2543 Montrose Way
7/25/2021 4:25:52	David Sweeney	41236 Tanralus Road, Squamish
7/29/2021 8:32:52	Deirdre Taylor	#127 20875 80 Avenue, Langley BC V2Y 0B2
7/18/2021 22:18:05	Delle Booth	1018 Windsor Place
8/3/2021 13:45:09	Diana Gunstone	1709 Vista Cr
7/18/2021 18:11:48	Dona Newell	41387 Tantalus
7/29/2021 22:38:52	Eden Imbeau	40162 Kintyre Dr
7/31/2021 17:48:33	Elisabeth Corbet	2018 Pia Road
7/23/2021 6:18:32	Elise couture - venekamp	1010 sunrise place
8/1/2021 9:37:55	Elizabeth Lynn	2659 Rhum and Eigg dr
8/1/2021 15:08:30	Elke Neumeister	40504 Perth Drive, Garibaldi Highlands

8/5/2021 8:32:56	Eric Barry	41311 meadow
7/15/2021 12:45:06	Fran Booth	40202 kintyre drive
7/23/2021 18:24:54	Francine Lessard	1246 Depot rd
7/15/2021 14:14:34	Geoff Waterson	1018 Regency Place
7/24/2021 12:51:49	Harjinder sangha	38001 5th avenue, squamish,bc
8/2/2021 6:46:35	Heather Dalglish	41260 Rockridge Place
7/24/2021 13:47:15	Jackie McBride	38286 Northridge Drive
7/24/2021 12:30:43	Jane	41530 Grant Road
7/24/2021 12:47:20	Janet Eckstein	1119 enterprise way
7/24/2021 12:48:04	Janis Humphrey	40211 Kintyre Dr
7/24/2021 17:50:53	Jarret Babuin	1058 Edgewater Cr
8/5/2021 4:40:47	Jen Smith	1000 Wenda place
7/26/2021 11:18:47	Jesse Farsang	1800 Cedar Drive, Squamish, BC, V8B0X6
7/15/2021 13:08:44	Jessica Rumm	40437 Tantalus Road
7/22/2021 21:34:00	Joanna Newell	40324 Aristotle Drive, Squamish, BC, V8B 0V5
7/24/2021 22:24:26	Jocelyn Liechti	40188 Kintyre Drive
8/1/2021 23:45:31	Jody Vukonic	12367 Nikola street Pitt meadows bc V3Y2K9
7/25/2021 19:02:32	John LeRoux	38068 Fourth Ave
7/31/2021 11:05:20	Jonathan Staples	2304 Greenwood way
7/25/2021 8:48:35	Josianne Berube	32-39769 Government Rd
8/1/2021 16:34:25	Judy Crowston	41590 Cottonwood Road
7/24/2021 12:11:36	Julia Bresalier	PO Box 3664
7/30/2021 10:57:19	Justin Smith	3307 E 58 Ave Vancouver
7/24/2021 22:25:33	Kathy Jarvis	2542 Montrose Way, Garibaldi Highlands BC
7/15/2021 13:03:12	Katrina	40157 government rd
7/31/2021 7:52:14	Katrina Doherty	40016 Plateau Drive
8/4/2021 17:11:43	Kelsey Cochrane	Former resident of 40321 Skyline Drive
7/17/2021 17:46:53	Kelsey roberge	41549 cottonwood rd

7/30/2021 16:52:48	Kerri-Ann Lowe	46568 First Ave
7/20/2021 9:54:51	Kevin	40202 Kintyre drive
7/24/2021 18:41:28	Kimberly	4619 Eagle Bay Road
7/21/2021 14:51:55	Kip shortreed	41316 kingswood rd
8/1/2021 20:56:01	Kristen Pilote	4120 Brink Place
7/23/2021 19:44:24	Lana Scott	41754 Reid Rd Brackendale
8/1/2021 21:43:53	Lanaya Hoogenboo	1516 depot road
7/30/2021 14:17:30	Langis Bois	1539 Eagle Run Drive, Squamish BC
7/16/2021 15:55:04	Liane Van Raalte	40735 Thunderbird Ridge
7/29/2021 8:10:53	Linda Brownfield	1590 Pinewood Ave Agassiz BC
7/18/2021 20:56:32	Lindsay Kingston	41309 Meadow Avenue
7/30/2021 9:38:05	Lisa delwo	#5- 40781 thunderbird ridge
7/25/2021 1:30:44	Lisa Doucet	38717 Buckley avenue
7/18/2021 16:25:42	Lois Sokolan	40010 plateau drive
7/15/2021 13:20:40	Loree Hinde	1051 Gilmour Road, Gibsons (at the moment, but long time Squamish resident)
7/18/2021 23:21:24	M Merz	Thunderbird Ridge
8/5/2021 11:12:04	M. McDonald	40632 Government Road, unit 53
8/5/2021 10:17:11	Mara smith	1271 zenith rd Brackendale BC
8/5/2021 11:53:43	Marcus Monopoli	2543 Nairn Way
8/4/2021 20:08:34	Mat Barry	39549 loggers lane
7/19/2021 12:14:26	Matthew Smith	40523 Highlands Way N
7/20/2021 9:37:03	Meghan Kindree	40450 Braemar Drive
7/19/2021 14:23:40	Melissa Rayfield	863 Quinn Place
7/25/2021 16:56:49	Michael Adams	38561, Sky Pilot Dr
8/1/2021 10:46:32	Michael Erickson	2548 Lomond Way, Garibaldi Highlands
7/24/2021 13:52:50	Michael Kanka	2543 Lomond Way, Garibaldi Highlands
8/4/2021 22:32:41	Nancy McCartney	1320 Oak Place

8/4/2021 19:00:07	Natasha	38322 chestnut ave squamish bc v8b 0w7
7/22/2021 14:44:17	Natasha Heslop	1006Lanark Place, Garibaldi Highlands
8/1/2021 20:10:36	Nicole	40502 thunderbird ridge
8/4/2021 19:50:05	norm mccartney	6196 lone butte horse lake rd. lone butte bc
8/4/2021 22:09:35	Norman Dacanay	2401 Mamquam Road
7/16/2021 12:16:41	Pam Kozdrowski	29 - 41050 Tantalus Road
7/24/2021 17:22:44	Paula Andreeff	41531 Brennan Road
7/25/2021 8:57:31	Pauline Ambrose	1467 Maple Place
7/24/2021 14:08:54	Peter Pearson	40437 Ayr Dr. Garibaldi Highlands.
7/24/2021 14:21:49	Peter Pearson	40437 Ayr Dr. Garibaldi Highlands.
8/4/2021 17:59:13	Peter Walsh	1003 Raven Drive
8/4/2021 21:59:11	Radka Prihodova	Garibaldi Highlands
7/24/2021 12:29:27	Raegan Huska	1534 arrowhead road Brackendale
7/18/2021 16:07:30	Randi L Olson	2573 The Boulevard
8/5/2021 8:28:48	Randi L Olson	2573 The Boulevard
8/2/2021 0:03:15	Rebecca Drew	40168 Kintyre drive, Squamish
8/1/2021 19:59:58	Robyn Walsh	38304 Guildford Drive, Squamish
7/26/2021 9:46:54	Rodney Wilson	48-1188 Wilson Crescent
7/25/2021 19:23:36	Ryan Edwards	40450 Braemar Drive
8/3/2021 18:59:37	Sasha Jesperson	40737 Perth Drive, Garibaldi Highlands
8/1/2021 19:20:18	Shaelene Raffaele	1207 Parkwood Place
7/28/2021 21:36:42	Shannon Brooks	41753 dogwood place
8/1/2021 20:29:34	Shannon Fieldhouse	41747 Honey Lane, Brackendale
7/24/2021 11:38:14	Sharon Tait	1778 Depot Road Box 2442
7/18/2021 21:51:05	Stacey spiers	1026 Finch Drive
7/20/2021 22:08:43	Stephanie Sabourin	40500 Highlands Way N

7/21/2021 8:48:20	Stephanie Sinnes	1015 Sunrise Place Garibaldi Highlands
8/5/2021 10:06:03	Susan Reid	1218 Granite Drive
7/15/2021 12:20:50	Tara Wolters	1028 Pia Road
7/29/2021 22:22:42	Teal Imbeau	40162 Kintyre
8/5/2021 9:52:59	Theodora Carroll	1026 Edgewater Cres., Squamish
7/24/2021 21:51:49	Tom Cloutier	40281 Ayr Drive
8/5/2021 0:19:49	Tuna Palm	40241 Aristotle drive
7/25/2021 21:01:58	Val kerns	2604 Rhum & Eigg drive GH
8/1/2021 20:25:10	Wendy Drenka	16-41450 Government Road
8/5/2021 12:38:48	Rob Walter	31-40750 Tantalus Rd
8/5/2021 13:14:20	Dave R Firbank Sr.	40741 Perth Dr. Garibaldi Highlands
8/5/2021 14:00:45	Nikki jobson	Brackendale, bc
8/5/2021 14:02:47	Guramrit	38277 Myrtlewood Cres
8/5/2021 15:58:14	Greta Green	1749 Magee Road
8/5/2021 16:03:30	Deena Zenyk	1008 Windsor Place, Squamish V8B0N2
8/5/2021 16:05:28	Michelle Walton	36-40022 Government Rd Garibaldi Highlands BC V0N1T0
8/5/2021 16:16:43	Christina Anderson	40209 Kintyre Dr
8/5/2021 16:24:17	Kristyn Harrington	40452 Skyline Drive
8/5/2021 17:33:00	Elise couture venekamp	1010 sunrise place
8/5/2021 17:46:37	Jesper witzke	1014 jay Cresent
8/5/2021 18:12:16	Kristy	41520 Grant Road
8/5/2021 18:14:04	Heidi Bachert	1012 Jay crescent squamish
8/5/2021 21:36:26	K. Smee	38020 4th ave Squamish
8/5/2021 22:18:52	Darlene Babcock	38865 Buckley Ave Squamish BC
8/5/2021 22:41:32	Jenna Manzanares	1011 pitlochry way
8/5/2021 23:10:21	Philippe Talbot	2-38684 Buckley ave, Squamish

8/5/2021 23:34:22	Don Moore	40457 Thunderbird Ridge, Garibaldi Highlands
8/6/2021 1:16:39	Kim	41357 kingswood road
8/6/2021 6:30:30	Shane Addis	41728 Government Road
8/6/2021 7:25:33	Marco fortin	40620 pert drive
8/6/2021 8:37:00	LisaSmith	Depot Road, Brackendale , B.C.
8/6/2021 8:57:29	Graham	1009 cypress place, brackendale
8/6/2021 9:03:15	Jessica adams	41399 tantalus road
8/6/2021 11:03:33	Peter Dennis	40617 Highlands Way North
8/6/2021 11:11:01	Alex Brown	40287 Braemar Dr.
8/6/2021 11:16:40	Sarah Drechsler	Garibaldi Highlands
8/6/2021 12:45:56	Alex Vallee	38311 chestnut ave squamish
8/6/2021 13:48:54	Janet Eckstein	1119 enterprise way
8/6/2021 14:24:04	Alex Katramadakis	40198 Kintyre Drive
8/6/2021 14:55:00	Julie paquette	1212 main street, squamish
8/6/2021 18:01:55	Alex Cairns	Regency Place
8/6/2021 19:18:48	Martine Dubuc	40174 Kintyre Dr, Garibaldi Highlands
8/6/2021 19:53:04	Mike Puchmayr	41854 Rayburn Rd., BrackendaleBC
8/6/2021 20:45:39	Jon sidwell	5-2401 Mamquam road.
8/6/2021 21:01:26	Tara Williams	39383 No Name rd
8/6/2021 21:39:34	Denice Marshall	2,-39884 Government Rd. SQUAMISH
8/7/2021 7:18:43	Linda Wright	40157 Government rd
8/7/2021 7:22:30	Sarah weinberg	14746 squamish valley Rd
8/7/2021 8:02:15	Ian Torney	41491 Brennan Road
8/7/2021 8:15:14	kimberly hulberg	41833 Faith Rd Brackendale
8/7/2021 8:26:02	Teresa Hughesman	41030 Government Rd
8/7/2021 8:36:34	Jonathan Motyka	1959 Mamquam Road
8/7/2021 9:08:43	Pennie Boyd	1157 Axen Road
8/7/2021 12:08:32	Glenn stainton	38113 hemlock ave

8/7/2021 12:29:57	Tomalene Evans	40204 Kintyre Sr
8/7/2021 12:41:25	Ann McDonough	1012 Wenda Place
8/7/2021 12:52:51	Jean-Nicholas Di Marzo	38837 Britannia Ave
8/7/2021 16:11:56	Janice MacLean	40425 Braemar Drive, Garibaldi Highlands
8/7/2021 16:23:43	Mich Grégoire	76-1821 willow crescent
8/7/2021 17:57:25	Quinn Hasenbacher	16-1204 Main St. Squamish, BC V8B0S3
8/7/2021 19:27:52	Paige Harley	38509 westway ave Squamish BC
8/7/2021 20:09:47	Julie Stockton	39920 Government Rd
8/7/2021 20:47:09	Robert Brady	38645 Westway ave
8/7/2021 21:13:24	Rasa	40157 government rd
8/7/2021 21:14:48	Raymond Gillis	39277 Falcon Crescent
8/7/2021 22:16:38	Bradley Norman	38732 britannia ave,squamish
8/7/2021 22:26:44	Gottfried Widar Skriner	38184 guilford drive
8/7/2021 22:47:44	Marcel Lanter	2598 Portree Way
8/7/2021 23:30:51	David Sweeney	41326 Tantalus Road
8/8/2021 9:33:03	dArcy	1160 edgewater dr
8/8/2021 11:17:57	Claude	9039 paradise valley
8/8/2021 14:41:27	Angela bowack	1-1200 edge water drive
8/8/2021 15:38:46	Dona Newell	41387 Tantalus Road
8/8/2021 16:04:01	Max Konyi	2970 Strangway Pl
8/8/2021 19:37:35	Sue Sweeney	2538 Lomond Way
8/8/2021 19:43:59	Austin Sweeney	2538 Lomond way
8/8/2021 20:24:08	Marc Tohir	2601 The Boulevard
8/8/2021 23:28:08	Vania	1025 Starview Pl
8/9/2021 0:20:08	steven underwood	38621 cherry dr.
8/9/2021 0:33:06	Cheryl Davies	40458 Friedel Crescent, Garibaldi Highlands
8/9/2021 7:31:03	Hanna B	39804 no name rd
8/9/2021 8:47:39	J Hoben	38054 fourth ave

8/9/2021 10:08:14	Ciara Underwood	38621 Cherry Drive
8/5/2021 21:38:59	Laura Motyma	1959 Mamquam rd
8/9/2021 15:02:44	Melanie Bitner	40192 Skyline Drive
8/9/2021 16:25:26	Dillon m	Tobermory
8/9/2021 16:42:38	Rhys kirkman	3345 descartes place
8/9/2021 16:47:41	Katy	40437 Tantalus Rd
8/9/2021 17:09:45	Malcolm MacDougall	1122 Labrador place, Victoria, bc, V8x4g7
8/9/2021 17:17:41	Megan	2970 Strangway Pl
8/9/2021 17:59:09	Tom Kranz	1068 glacier view drive
8/9/2021 18:41:28	Andrea Spiegel	40510 Highlands Way North
8/9/2021 19:16:34	Nicole thibert	123 my road
8/9/2021 22:20:15	ryan beggs	#8 - 1038 Finch Dr
8/10/2021 7:19:49	Anthony Degelman	38574 Skypilot Drive
8/10/2021 11:40:11	Neil Seifert	1362 Judd Rd. (Box 413)
8/10/2021 11:54:11	Kyle Stainton	38113 hemlock ave
8/10/2021 12:53:25	Will Sasges	4-39769 Government Rd
8/10/2021 17:01:00	Judy Will	1016 Windsor Pl
8/10/2021 21:05:49	Stephen Sutherland	1015 Dales Place
8/10/2021 22:29:44	Garret LaValley	41870 Birken Rd, Brackendale, BC
8/10/2021 23:25:10	Tanya Liquorish	40256 Ayr Drive, Garibaldi Highlands
8/10/2021 23:25:19	Tanya Liquorish	40256 Ayr Drive, Garibaldi Highlands
8/11/2021 8:44:39	Ron Preston	1017 Pia Rd
8/11/2021 11:57:59	Dan Udell	73-1821 Willow Crescent, Squamish, V8B 0L9
8/11/2021 21:44:24	Tanish Bhatt	38029 3 Avenue
8/14/2021 12:26:07	Anita Heidenreich	40820 Government road
8/14/2021 13:11:39	Mike Aubry	2543 Orkney Way, Squamish
8/14/2021 13:18:15	Catherine Dziny	2543 Orkney Way, Garibaldi Highlands
8/14/2021 13:45:39	Olaf Spierling	Kintyre Drive, 40235

8/14/2021 14:14:39	Robin Garland	2544 Nairn Way, Garibaldi Highlands
8/14/2021 14:28:07	Teil Aubry	2543 Orkney Way, Garibaldi Highlands
8/14/2021 14:29:35	Julia Crawford	Kintyre Drive Garibaldi Highlands
8/14/2021 17:02:23	Madeleine Ringham	38347 Hemlock
8/17/2021 21:21:22	Havill Leitch	37881 Cleveland Ave
8/19/2021 20:32:09	Rick Rosser	2033 Spruce Dr
8/20/2021 16:39:16	Anthony Wuster	41850 Birken Rd Squamish
8/22/2021 12:20:56	Tyler	1212 Main Street
8/28/2021 21:58:40	Kirsten Mulligan	2033 Spruce Drive
8/30/2021 20:00:02	Della Halvorson	41773 Government Road
9/1/2021 20:20:39	Cindy Rochetta	2591 Rhum and Eigg dr.

[See More from Eric Andersen](#)

Comments from petitioners:

Garibaldi Estates is a safe, family-friendly neighbourhood. More and more we are seeing drug use downtown Squamish as we flood the town with more residents than we have infrastructure for. We need to keep the Estates safe for our children and our residents. Densifying the neighbourhood so a few can make profits does not serve the community as a whole. We are a community who take care of one another, understand the wildlife that roam our yards and value the space we have to explore the wonderful town we call home.

I value the 'rural' feel of my neighbourhood with variety of homes on various lot sizes. I love the gardens people have created on their properties and feel this is such an important feature to have. If we allow this, we are just becoming an extension of Vancouver and the uniqueness and small town vibe and look to Squamish will diminish.

Having space for my kids to play outside and having a garden to grow food for my family

I value the ability to grow, harvest and preserve my food. I value the frogs that come through our yard each spring, the bees that nest in our lawn, the sunlight, the privacy, and the space. That was why we bought here.

The value for life style has gone down immensely since purchase of the lot and the building of our dream home we now are on a major bus routes with vehicles, pedestrians hitting the ditch , our drive way being utilized as a round-a-bout by the lost visitors to Squamish looking for a parking space that does not exist.... and the neighbour Garden Center turned community daycare and gathering place has people knocking on my door asking if our home is a restaurant ... and you ask me about time planning and definition.

We bought into our neighbourhood specifically for the larger lots, established vegetation, and privacy.

I do not reside in this neighborhood however I do not support the current councils agenda to density Squamish. It will destroy this town and needs to end. The infrastructure cannot support it. The people do not support it. I value the fact that the people in single family home areas are close, visit and have a more small town vibe. The concrete jungles of new developments are awful. Playing in the parking lot? Forget that. Growing a garden, playing in a yard, all important aspects. Thai council and mayor are giving town away while it crumbles around us and fills every nook and cranny. Stop it all. Most of the developers aren't even local.

I value in the Garibaldi Highlands Neighbourhood, that there is still areas for single family homes, that it isn't being turned into a Condo/Apartment cluster like downtown. Where is all the traffic supposed to go and travel on the 2 streets out of the Estates, it's already backing up at both lights causing issues into the other lights.

"We have build a carriage house on our property, and currently have 4 grandparents and a family of 4 living here. Densification will overfill our school (Mamquam) and make our quiet family friendly neighborhood into urban living."

Independence. My reward for past hard work and saving for the development of my R1 property in which I have lived in since 1974. A safe predictable neighbourhood.

I enjoy having a property that I can grow and tend my gardens, enjoy the surrounding mountain views—obscured only by trees—and the overall feel of the area.

The massive willow tree and other older trees, the community, space to move. We recently moved from Vancouver to get away from the density.

Quiet streets, Community feel, sharing garden produce with each other, safe to walk dogs and bike on roads

I value the quiet, friendly neighbourhood feel, and the space to pursue our interests (gardening, working in my workshop). I like that I can name just about every family on the street. We are central, which allows us to commute to work by bicycle often. The diversity of the Estates.

Garibaldi Estates is already one of Squamish's most diverse neighbourhoods, with such a wide variety of housing forms; small, standard and large single family lots, apartments, townhomes, mobile homes, and a mixture of rental and owner occupied. In addition, many of the single family homes have secondary suites and carriage homes. We moved here because we liked having the choice to live in a quiet, established neighbourhood that fit with our lifestyle and allowed us to pursue our interests. It is disheartening to feel that this could all be changed, against the wishes of most of the neighbourhood, and it is hard to feel that this is not being driven by interests other than those of the residents.

We intentionally bought our home in an established neighbourhood for the purpose of space, nature, and low density. We feel that the value of our home and lifestyle reside in these neighbourhood qualities. The Estates properties is governed by ByLaw 211 specifically to avoid subdividing these properties in 2021 and onwards. New Large beautiful lots are a thing of the past - as a community we should do absolutely everything in our power to preserve the existing ones. Townhome complexes and condos are also important but should never come at the expense of these prime locations. No developer or Squamish resident should ever feel entitled to develop these lands.

We bought in this neighbourhood almost 15 years ago, because we were told that the large properties could never be sub-divided! value the quiet on our street, our privacy, our view and being able to let our kids play out in the front yard and ride their bikes/rollerblade on our street, without traffic.

The neighbourhood has a wonderful sense of community. We know all of our neighbours. We all take pride in our very different and diverse outdoor spaces and green spaces. The area is a 'destination' place for locals and visitors to walk or bike in a non-congested, safe neighbourhood. We purchased homes twice in the neighbourhood, in fact on the same street, over the past 25 years because we love the mature gardens and green spaces.

We bought our home because it was our dream to have a large and safe space for our children to play. We love the peace and quiet of our neighbourhood, adore our neighbours who have been there for years and the fact that our kids can play on the street. This repeal of Bylaw 211 is heartbreaking. Leave the veteran's lots alone!!

The Garibaldi Estates is very unique. The large lots with a diversity of homes has made it a very desirable area of Squamish.

The lots in the VLA were originally large lots, 1/2 or whole acres. The VLA is now an older neighbourhood that has had time to grow mature shrubs and trees. Some lots have perhaps as much as 1/2 undeveloped. As a result this area provides valuable environmental values.

Privacy, quiet, sense of community, above all else space between my family and my neighbors, it's why I moved to Squamish.

I have lived in this VLA neighbourhood for over 35 years (Diamond Head, Kalodan, and Garibaldi Way). I love the community feel of the neighbourhood, as I have shared this space with the same neighbours for decades. Most of us have our own gardens and have a lot of use for our land. In recent years, we have been able to gently increase the density of the neighbourhood with secondary suites and coach houses. These small density changes (coach houses) are things that I believe most residents are ok with. There are many areas of Squamish that are seeing significant new housing units either being built, or are close to permits. As such, I do not think we need to significantly change the tone of this neighbourhood at this time. With over 1,000 housing units being constructed in Squamish, why can we not take a wait and see approach? I do not think it's worth making a quick decision on an old existing VLA neighbourhood that is very unique to the community.

This is a close knit neighborhood that is calm once you get off Mamquam and Garibaldi way. Our children play out in the streets without fear of too much traffic and our neighbours have orchards of cherries and apples trees that we are allowed to pick from. Seeing major a push for major density (i.e townhomes) would vastly alter the essence of why everyone bought here in the first place

I was raised in the garibaldi estates and value the family structure of the neighborhood where I grew up riding bikes in the streets, playing in our spacious yard with friends and family, enjoying the creek, trails and park at the end of our road. The small town, family vibe is cherished and something I hope my child will be able to enjoy as she grows up in this same neighborhood.

The Garibaldi Estates area was created to provide large lots where families had room to plant gardens and have areas for children to play. This is not an area that the council can arbitrarily decide to increase the density. The people who purchased here did so knowing they had larger properties. There are no other areas in Squamish where you are able to have larger properties and I think the council needs to abandon this initiative all together and leave the Garibaldi Estates the way it is. Council should not be catering to the developers nor looking at this area to increase density to increase their tax dollars.

Enough with density. The district needs to focus on making our current community more up to date with infrastructure and safety. Being born and raised here, I want to see a little bit of Squamish left the way it is.

There no longer seems to be interest in providing public consultation on these issues. The just do it, ram it through attitude of this Mayor and Council has become brutally obvious!

Old fashioned neighborhoods need to be preserved and protected. They are what make Squamish great. Leave it alone

I have recently moved from this neighborhood after being a resident for 15yrs. It has already seen an increase in density with suites and carriage houses etc. A community needs diversity of real estate and this one needs to remain a large lot zone for single family dwellings.

"As a Garibaldi Estate resident and tax payer, I truly believe it is my right to be informed of any decision or proposal that will involve my residence (property). We choose to live Garibaldi Estate because of the low density neighborhood. I am upset that our councils and our mayor even intent to please a developer by proposing changing the bylaw and support high density living in my neighborhood. Before you have more and more tall buildings built up in Squamish, shouldn't you (councils/ mayor) consider to improve our community infrastructure (such as pool, arena and bigger community centre) in order to accommodate all this population.

Does any councils /mayor live in Garibaldi Estate? "

Low traffic, ideal for children, minimal noise, peaceful atmosphere, large green areas, pleasant and safe walking, plenty of room for kids to play and huge potential for food crops. No hills. Mature trees. Good neighbours who look out for each other. Close access to shopping without always needing to drive.

This district council has got to go. All they think of is the almighty dollar. They have already destroyed down town , and we will not let them destroy Garibaldi Estates.

This is the neighborhood I grew up in and that my parents still live in. I refuse to let the council make this decision without thinking about the people who built these neighbourhoods from the ground up!

We bought and built on this property because of it's size -- nice big yard for kids to play on, forest in the back which creates shade on these hot days, privacy, but most of all we love our large productive vegetable garden especially now with the inflated price of food."We would not be happy to leave this place. Especially i'm very much against these large realtors buying up property to make a profit or charge high rent which makes it very difficult or impossible to afford a home or even rent. Here we get good with all our neighbors we watch out for each other- where are you going to get that in high density condos ? "

The fact that we are like family, we support each other in good times and bad , we also share the bounty from our gardens with each other , I love living in this thriving community

Large, flat, quiet lots with relatively little traffic, great 360 degree views and enough land to grow garden, as well as safe spaces to walk and bike ride. Largely this community is owner occupied properties where folks are taking pride in the up keep of the property. We have parking. We can walk to amenities. The reason we purchased in Garibaldi Estates is because it was not high density. The reason we live in Squamish is for peace and quiet. The idea of infill is heart breaking. It feels like community as a whole has lost its way and vision, not just for the Estates but for the whole community. Please stop adding more and more density. The community cannot handle much more, and turning Garibaldi Estates into a ghetto of density will not only destroy the unique character of this community it will force folks like me out of the community altogether. I want to live in a single family house with space for a work shed, yard and garden. . Please allow this option as well as mfd in Squamish. Stop the constant development that appears to be unmanaged, and is not providing enough amenity (hospital, rec centre, parks, water supply, sewage, access to lakes, parking, anything) as a result. Presently the only place I have peace is on my own lot, and development appears to be threatening even this. Our community ten or twenty years down the road will not appeal to anyone as every thing that makes it special will have been destroyed by developers who

have moved on. Councils job is to protect Squamish and listen to existing residents not facilitate a land deal for endless development.

I value that it feels like a community. It's not too crowded. It's one of the first places I've lived where I actually know all my neighbours.

While not in the estates, I feel this negatively impacts ALL Squamish neighbourhoods.

Small community (less than 20K is why we moved here 23 yrs ago) historical large lots, green space, parks, nature, veggie gardens, respectful neighbours who live and contribute in our community.

I love in valleycliffe but I have always admires the large beautiful lots in the estates. And to rezone this into townhouses and apartments would take away all of the charm and value of this neighborhood. I was born and raised in Squamish and am now raising my own family and I feel the densification of existing land is killing the old Squamish. If you want denser neighborhoods build them in New areas (cheema lands for example) do no ruin our old neighborhoods or take away green/ecologically significant areas just to make a buck. Look at the value of the land not the money you can get from it!!!

Single family houses in a quiet neighbourhood, neighbours that care and know one another. No cars lining the street, no condos, my garden and the rural feel of our neighbourhood. Most people have gardens - large and small, I don't know of any rentals and everybody takes care of their yards and houses - there are no yards that are a mess. Lastly we can see the mountains. Every town needs some density but normally density comes with a lower housing cost but not here. Not all of us want to live in dense neighbourhoods and if you look at maps the footprint of Squamish has not grown all that much over the years. It is the recreation footprint that has grown. If the DOS doesn't support single family housing they will put the small contractors out of business. The developers have all been given parking variances and now the downtown streets have turned into a parking lot for the condos funded by the taxpayers. I have to say that I don't understand this drive towards total density, I think it is dangerous and don't see the point of packing all these people into Squamish. Density is normally limited in towns. Should there be a catastrophe and Squamish need to be evacuated well good luck with that. I don't think the DOS Emergency Services has taken into consideration the tourists from here and Whistler.

Friendliness. Knowing my neighbours . Peaceful. Light traffic so I can walk my granddaughter to the store. It is a memorial to our veterans who we should all honour and respect. My father was a D day Veteran, the younger generations have no knowledge of what their lives were like. How did this topic come up, who raised it and why? It seems very Trumpian to me. We are Canadians - we don't do things this way without - we are honest brokers.

Natural beauty, single family homes with diverse gardens, wildlife, views of mountains or fields, trees/bushes, birds and pollinators, nearby park and trails. I fear that the majority of this present Council puts too much emphasis on growth, and densification along with economic expansion, regardless of what it does to the environment and natural beauty plus liveability of Squamish, and places too much power and confidence in the District's "planners", with little (or no) input from the immediate neighbourhoods involved and the wider community who see the environmental beauty of Squamish being constantly undermined by the limited views of the Planners and their cohorts. Why is there no community planning committee with diverse views, knowledge, inputs? Too much seems to be placed in the hands of the "Planners" who seem rarely to dialogue with the communities involved or the larger public. And all the emphasis by most of this Council is on more and more expansion or so-called diversification which boils down to economic expansion to the detriment of everything else.

Since 2010 occupiers of Councils, Mayors, and senior bureaucratic chairs have recklessly pushed high density developments in all areas of Squamish. This was a beautiful, quiet, and peaceful place to escape to and recoup from the mass frenzy of Vancouver, Whistler. Not anymore, housing popping up like mushrooms everywhere, various stores, businesses, restaurants the we used to frequent regularly are now out of bounds. Parking has become a pandemic down town and we require our regular services ie Doctors, Legal, Dental, Veterinary, Medical etc to expand or relocate to the Estates mall area. Mountain Biking has gone from a locals part time pastime to an invasion, many of whom are outsiders that display no consideration for locals or the neighborhood. There has been NO increase in Water Resources or Sewage Treatment facilities over that which existed before 2000. Traffic in residential neighborhoods has multiplied greatly with increasing speeds and noisy careless driving. Some kilometer long streets have seen high speed, reckless, and excessively noisy vehicles using these residential streets as play grounds. CRIME, neighborhoods are now experiencing burglaries, bullying etc that were not prevalent before. The younger age groups from 20 to 50 have not learned from the past and display an unacceptable arrogance, ignorance, sense of entitlement, and lack of cooperation towards everyone else. They're supposed, expected to know and behave better. So far we haven't seen any

evidence of that. Squamish is not a place to build a monument to yourself, and longtime residents don't wish you to.

I no longer live in the area under discussion. I'm in Brackendale but fully support this protest as it's the tip of the iceberg and must be stopped. Residents have a right to expect their neighbourhood, and area directly around their home, isn't drastically changed without consultation or approval.

"Many of us have wonderful vegetable gardens and I share my abundance of that with my neighbours and co-workers. I have recently planted 3 fruit trees along with more blueberry bushes. I believe that a town/city must offer all forms of housing from apartments, condos, townhouses, single family homes to larger farm/estate size lots (not to mention affordable housing). I find the broad statement that the era of single family homes should be behind us as concerning. There is value in single family homes and private property lots. People want them and people will pay for them (neighbours on both sides just sold). I get that the town makes more tax revenue from condos etc but people need a choice in home ownership. The decision to rezone a whole area based on a few peoples beliefs is unimaginable to me. I would like to know how many people in the community feel the same way. There are many single family communities in our community and I believe if one passes the rest will follow.

I love my neighbourhood and struggled as a single mother to buy a house with a yard for my kids and pets to love and enjoy. I love the community of my neighbourhood and the green, airy space. I love the community parks hidden around the neighbourhood. I live on one of the quieter streets and with a severe hearing impairment I need the peace and quiet that my neighbourhood offers.

I understand the need for densification in our town, but I am concerned that some of the plans are going a little bit too far. The VLA lots in the Garibaldi Estates are some of the most beautiful pieces of land in this town. The neighborhood has been well established for many years with some of the most amazing gardens in town. I personally know and benefit from many of the gardens in the Garibaldi Estates. I swap produce with these neighbours and trade garden fruits and vegetables for watering services and house sitting. It would be devastating to lose this neighborhood to developers.

And how can the bylaws change just for development and money? What about the people who actually live here, have they been given an opportunity to speak about changing the bylaw? I am very disappointed in how council has

approached this questionable change to a bylaw. It feels as though council is catering to developers for the money and trying to keep it quiet to the people living in the area. This is not how democracy works and there is value in neighborhoods and communities that can be so easily destroyed by developers flashing their big bank accounts. Please consider the neighborhood in question, hear what the people have to say, the land is more than just money. The citizens deserve to be heard!



Garibaldi Estates Neighbourhood Plan

Stage 2 Engagement Summary

January 11, 2022

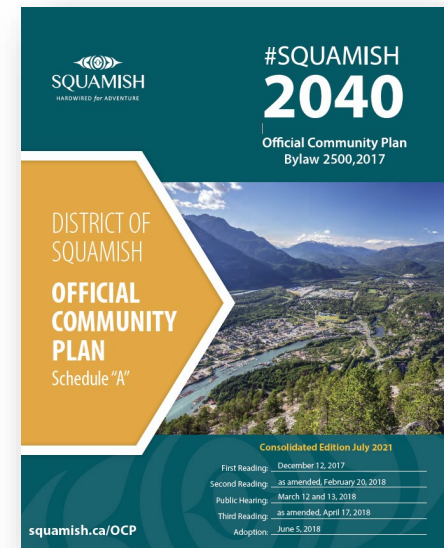
Background



- OCP policy supports Garibaldi Estates Neighbourhood Plan
- June 2021 - Council endorsed planning & engagement process
- Intent was to implement broad range of community policies including in OCP

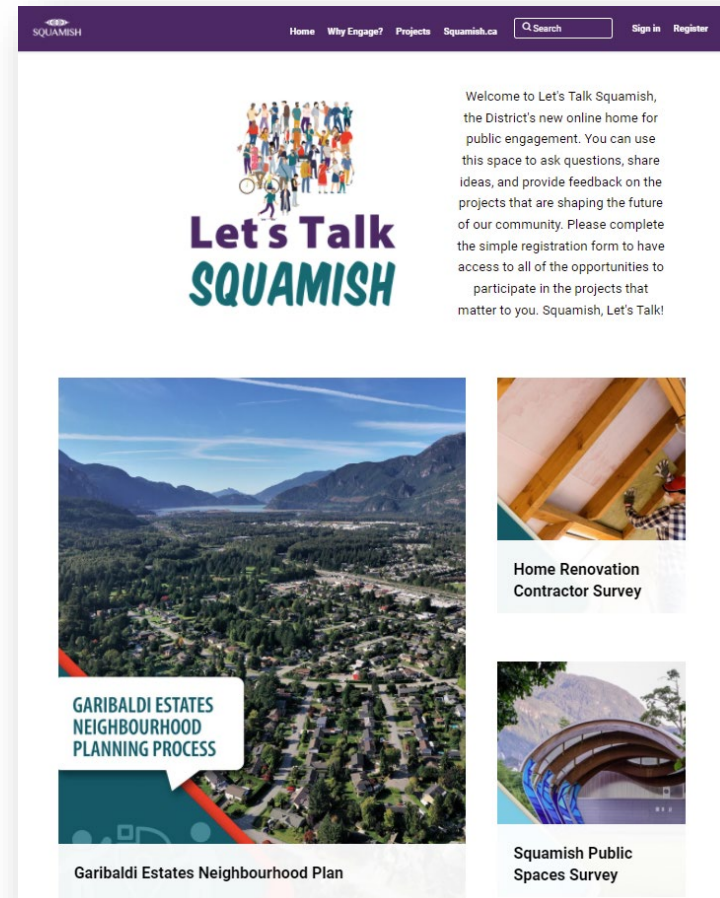
- OCP includes specific policy regarding neighbourhood planning in the Garibaldi Estates:

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



What We Did

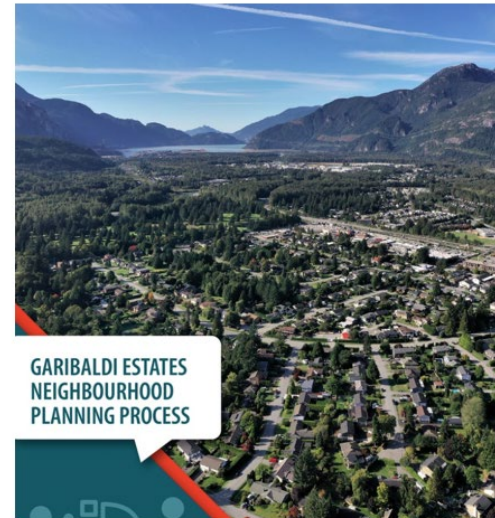
- LetsTalkSquamish
 - 633 Housing Surveys
 - 129 Transportation Surveys
 - 65 Employment Space Surveys
 - 277 Interactive Map Markers
 - 98 Questions asked
 - 60 Vision & Ideas Comments
- In Person Open Houses
 - 131 Attendees
- Virtual Open Houses
 - 68 Attendees
- Food Policy Workshop



What We Heard

Summary of Input From:

- Housing Survey
- Transportation & Amenities Survey
- Employment Space Survey
- Mark the Map
- Vision & Ideas



Stage 2 Engagement Summary

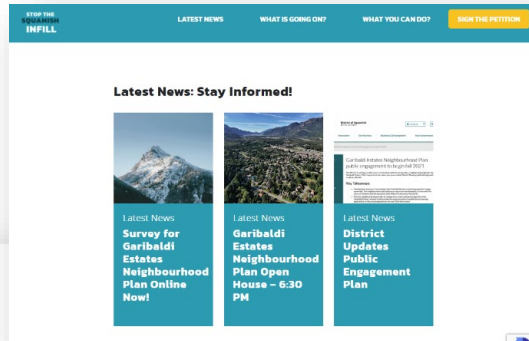
January 2022

The Garibaldi Estates Neighbourhood is a great place to live



- Character
 - Central location
 - Friendly, quiet streets
 - Access to parks
 - Trails and bike paths
 - Walkable
 - Range of housing
 - Mature Trees
 - Large properties

The Garibaldi Estates Neighbourhood Planning Process has upset many neighbourhood residents



August 25, 2021

To Squamish Council:

London Pacific has recently delivered letters to residents in the Garibaldi Estates that states, "We at London Pacific are currently engaging several of your neighbours with the goal of supporting growth and density in the Garibaldi Estates Neighbourhood Plan."

This comes on the heels of a numbered company 11913818.C. LTD. recently purchasing three adjoining, fully developed properties with beautiful homes, (2190, 2220 & 2246 Read Crescent), with the likely intention of demolishing the homes to redevelop.

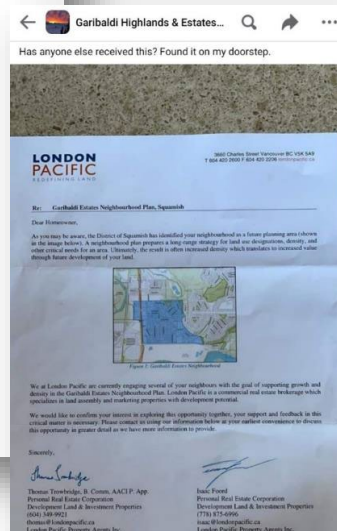
To add fuel to the fire a Realtor on Facebook recently wrote, "Once council places this idea "rezoning for densification" in the public domain the outcome is inevitable and there is a fine line between making a deal and waiting too long".

Our Council and the Planning Department have unwittingly created an upsetting and alarming speculative frenzy with their densification initiative for the Garibaldi Estates.

The Land Speculators don't live here, are not vested in the community, do not volunteer to coach our children's soccer or belong to the volunteer fire department, their only goal is to turn a profit. In doing so they will drive up prices, increase our taxes and in turn, destroy our neighbourhood. It also seems very foolish to direct the Planning Department to spend time, effort and taxpayers money on a neighbourhood rezoning initiative that the neighbourhood doesn't want. Unfortunately, no one from the District has bothered to ask.

Can Council assure the Residents of Garibaldi Estates that the recommendation by the Planning Department to rescind Bylaw 211,1966, which restricts the subdivision of the VLA lots, has not been pre-determined and that the Garibaldi Estates Resident will have the opportunity to determine how our neighbourhood evolves.

Paul Kindree/ on behalf of Garibaldi Estates Residents
Garibaldi Way



Concerns

- Outcome predetermined
- OCP process
- Project Intent
- No 'Status Quo' option
- Engagement process

Many neighbourhood residents have negative perceptions of infill development and want their neighbourhood to be left as it is



- Concern regarding potential infill
 - Loss of greenspace/trees
 - Loss of food production
 - Traffic
 - On-street parking
 - Neighbourhood character
 - Personal space
 - Inadequate infrastructure
 - Gentrification
- Catering to Lower Mainland
- Skepticism
- Leave 'as is'
- Retain VLA Bylaw

There is room for improvement in infrastructure, and in particular, transportation



- Intersection congestion and safety concerns
- Enhance:
 - Sidewalks
 - Pedestrian connections
 - Bike lanes
- Parking issues
- Vehicle Speeds
- Parks and gathering spaces
- Facilities for youth

Many key values need to be considered in developing a neighbourhood plan.



- Residents want to preserve existing character
 - Gardening and food production
 - Canopy of mature trees
- Transportation and infrastructure improvements
 - Address safety and convenience
- Parking
 - Adequate parking standards
 - Storage provisions
- Housing affordability
 - Housing entity that manages non-market rental and ownership options

There is some limited support for specific missing middle housing forms.



- Some acceptance of specific infill
- 49%-63% supported:
 - cottage clusters
 - small lot single family
 - duplexes
- Over half of renters supported:
 - triplexes
 - fee-simple row housing
 - townhouses
 - fourplexes
- Mixed use at Garibaldi Village
- Small numbers
 - SW - Mixed use
 - SE - diversity/higher densities

Process Challenges

- High level of concern and frustration
 - Petition
 - Resident organized town hall style meeting
- Introduction by speculative developer
- Perception that outcome was pre-determined



Speculation Impact on Perception

Issue with Listing:

“With a pre-application meeting having been completed for a potential development permit to allow for 7 townhouses and an additional residential component, or the plan could be changed to accommodate 10 smaller sized units.


The District of Squamish has indicated that the plan might be acceptable once the local area plan has been completed and the zoning has been established.”

- Applicant told:
 - Rezoning will not be supported prior to sub area plan
 - Staff do not know what the outcome of the plan will be

LONDONPACIFIC
REDEFINING LAND

OUR SITES ABOUT US SERVICES LAND ASSEMBLY NEWS

For Sale



INVESTMENT PROPERTY | 7-10 UNIT TOWNHOUSE DEVELOPMENT OPPORTUNITY

Lot Size
± 22,312 SQFT

Year Built
1962

Current dwelling
Single Family Home - 3 bedrooms

Development Opportunity
London Pacific is pleased to present for sale a prime development site in the heart of thriving Squamish, in the next area to be slated for development and upzoning according to the Squamish OCP and scheduling from Squamish Planning Department. Currently, the single-family home, built in 1962, rests on a parcel with a total of some 22,312 sqft, in the exclusive residential area of Garibaldi Estates. The location is within a very short walk to the Garibaldi Village shopping complex, which includes a large variety of stores from Canadian Tire and London Drugs to liquor stores, coffee shops, and more.
Set on a flat half-acre lot, this site is currently occupied by a 3 bedroom house currently rented at \$1,800 per month, giving an investor a good return on investment whilst waiting for the inevitable zone change to multi-family.
With a pre-application meeting having been completed for a potential development permit to allow for 7 townhouses and an additional residential component, or the plan could be changed to accommodate 10 smaller sized units.
The District of Squamish has indicated that the plan might be acceptable once the local area plan has been completed and the zoning has been established.

Stakeholder Group Conversations

- Small group discussions
- Hosted by community members
- Specific groups:
 - Neighbourhood residents
 - Employers and business community
 - Service providers and housing advocates
 - Squamish demographics
- Staff and Council member



Staff Recommendation

THAT Council receive the Garibaldi Estates Neighbourhood Plan Stage 2 Engagement Summary dated January 11, 2021 for information and endorse the engagement summary with the following comments:

-

AND THAT staff continue engagement with community stakeholders to better understand concerns and opportunities in the neighbourhood planning process, prior to moving on to scenario development in Stage 3 of the planning process.

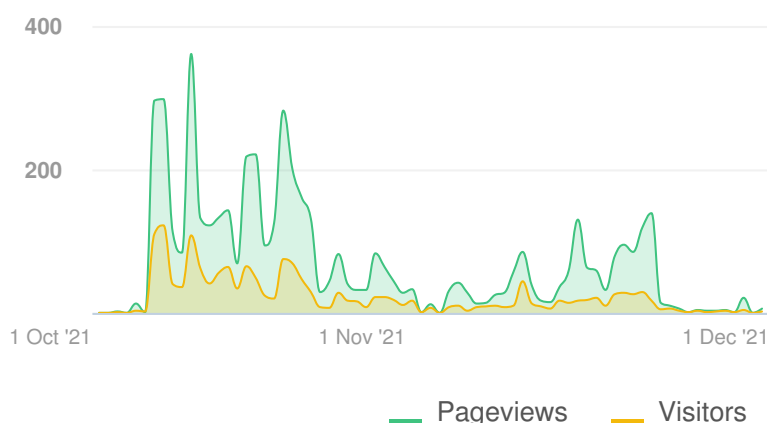
Project Report

01 October 2021 - 12 December 2021

Let's Talk Squamish Garibaldi Estates Neighbourhood Plan



Visitors Summary

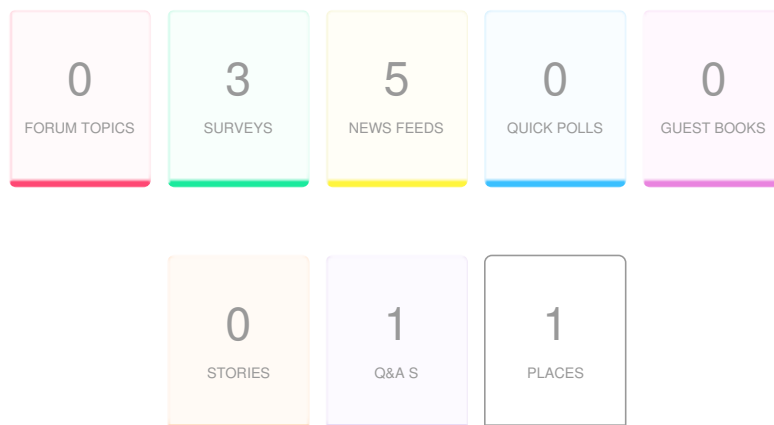


Highlights

TOTAL VISITS	MAX VISITORS PER DAY	
2.3 k	122	
NEW REGISTRATIONS		
187		
ENGAGED VISITORS	INFORMED VISITORS	AWARE VISITORS
675	1 k	1.6 k

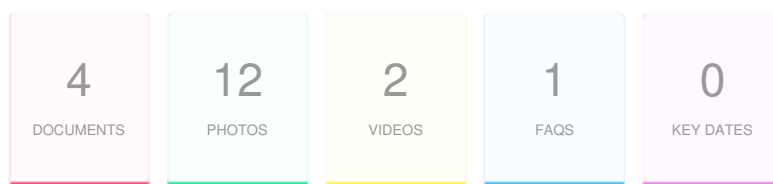
Aware Participants	1,596	Engaged Participants	675		
Aware Actions Performed	Participants	Engaged Actions Performed	Registered	Unverified	Anonymous
Visited a Project or Tool Page	1,596				
Informed Participants	1,029	Contributed on Forums	0	0	0
Informed Actions Performed	Participants	Participated in Surveys	83	0	568
Viewed a video	0	Contributed to Newsfeeds	0	0	0
Viewed a photo	221	Participated in Quick Polls	0	0	0
Downloaded a document	3	Posted on Guestbooks	0	0	0
Visited the Key Dates page	37	Contributed to Stories	0	0	0
Visited an FAQ list Page	67	Asked Questions	22	3	0
Visited Instagram Page	0	Placed Pins on Places	28	0	0
Visited Multiple Project Pages	372	Contributed to Ideas	33	0	0
Contributed to a tool (engaged)	675				

ENGAGEMENT TOOLS SUMMARY



Tool Type	Engagement Tool Name	Tool Status	Visitors	Contributors		
				Registered	Unverified	Anonymous
Newsfeed	Employment Space Background	Published	5	0	0	0
Newsfeed	Infrastructure Background	Published	5	0	0	0
Newsfeed	Transportation Background	Published	3	0	0	0
Newsfeed	Housing Background: The Missing Middle	Published	3	0	0	0
Newsfeed	Parks, Institutions, and Neighbourhood Services Background	Published	1	0	0	0
Qanda	Have a question? Ask us here.	Archived	87	22	3	0
Place	Interactive Map	Archived	93	28	0	0
Survey Tool	Garibaldi Estates Housing Survey	Archived	876	71	0	545
Survey Tool	Garibaldi Estates Transportation & Amenities Survey	Archived	141	36	0	89
Survey Tool	Garibaldi Estates Employment Space Survey	Archived	60	15	0	36
Ideas	Garibaldi Estates Neighbourhood Vision	Published	69	32	0	0

INFORMATION WIDGET SUMMARY



Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Photo	Estates Area Map.jpg	211	217
Photo	Small Lot Single Family Home	12	12
Photo	Duplex	10	10
Photo	Four-plex.jpg	8	8
Photo	Triplex	8	8
Photo	Fee Simple Rowhouse	6	6
Photo	Cottage Cluster	6	6
Photo	Multiplex	6	6
Photo	Mixed-Use Apartment	5	5
Photo	Low-Rise Apartment	5	5
Photo	Courtyard Apartment	5	5
Photo	Townhouse	4	4
Faqs	faqs	67	76
Key Dates	Key Date	37	39
Document	2031 Multi Modal Transportation Plan	1	1
Document	Garibaldi Springs Transportation Impact Assessment 7 May 2018	1	1
Document	Local Business & Job Creation.pdf	1	1
Document	Garibaldi Springs Transportation Impact Assessment Addendum July 23...	0	0

INFORMATION WIDGET SUMMARY

Widget Type	Engagement Tool Name	Visitors	Views/Downloads
Document	Garibaldi Springs Transportation Impact Assessment Addendum July 23...	0	0
Video	October 20, 2021 3PM Meeting	0	0
Video	October 20, 2021 7PM Meeting	0	0

QANDA

Have a question? Ask us here.

Visitors 87	Contributors 25	CONTRIBUTIONS 98
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Q

Amy Lyn

15 October 21

Has the district legitimately explored the option of a housing authority like that in Whistler to help with the affordable housing crisis in Squamish, before making everlasting changes to established neighborhoods?

A

Publicly Answered

Thank you, this is a great question. The District is currently working to create a housing society in Squamish. Council will discuss the housing society bylaw on November 7 and consider approval of the bylaw on December 9. We anticipate the housing society will be operational in 2022. The society will help build and manage non-market housing in Squamish. Non-market means that housing costs will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. The District will be challenged to provide land to the society, however. With limited land available, infill housing will be an important part of developing units that can be managed by the society at non-market rates. The District has also been working with developers to secure community amenity contributions (CACs) in the form of units that would be managed under a housing society. CACs can be provided by property developers as part of new developments to secure much-needed housing units that can be managed by the Society at non-market rates.

QANDA

Have a question? Ask us here.

Q**Amy Lyn**

15 October 21

Why does the neighborhood survey not give the option of keeping lots the same, or just adding one carriage house per property? This survey is misleading and has been created to give the answers that the district wants. Can you please explain why?

A**Publicly Answered**

Thank you for your question. The housing survey was created to support the Garibaldi Estates neighbourhood planning process. A key goal of this planning process is to identify appropriate opportunities for increased housing diversity within the neighbourhood. The Squamish 2040 Official Community Plan identifies Garibaldi Estates as a key location to accommodate neighbourhood infill within the District. This is due to its central location along the core transit network and highway, its role as an existing major commercial hub and its lower flood risk relative to many other areas of the community within the floodplain. While the District does need to find ways to incorporate neighbourhood infill in the Estates, what that looks like has not been pre-determined. The survey is designed to help staff develop a plan that is a good fit for the neighbourhood and improves the liveability of the area as we plan for the future of the Garibaldi Estates over the next 20 years. For every housing form, respondents have the option of indicating that they would not support the housing form anywhere within the Garibaldi Estates. As such, the survey design does not force participants to support any particular form of infill; every form of infill can be assessed individually. Neighbourhood infill and housing diversity are important within the District for many reasons: Diversity of housing forms aims to support affordability and the provision of appropriate housing for a broad range of residents. Infill aligns with the goals of more complete neighbourhoods that support community amenities, services, transit, and employment space. Infill housing helps share the cost of existing infrastructure over a greater number of taxpayers. Infill also enables the District to avoid sprawling development, in line with growth management policies established through successive OCPs. This is good for liveability, the environment and addressing climate change. Given this context, the survey has been designed to gather feedback from Squamish residents about new infill housing options that could be supported in the Garibaldi Estates in the future, which are not currently permitted.

QANDA

Have a question? Ask us here.

Q

David Wilson

17 October 21

Given that this survey is open to anyone, from anywhere, with any interest (developers, etc), how much weight is given to the opinions and interests of the locals, the people who are truly invested in this community? Why was the survey open to others, like developers, who's predominant interest is likely to make money through infill?

A

Publicly Answered

Thank you for this question. Our priority with these surveys is to hear from all Squamish residents about the future of our community. For this reason, each survey asks for demographic information including the neighbourhood you live within Squamish. We hope to hear from a broad representation of Squamish residents across our community. This includes Garibaldi Estates residents, but also those who use the Garibaldi Estates commercial areas. It's also important that any question of housing diversification considers the input from Squamish residents across the housing spectrum, and not just those within the immediate area.

Q

David Wilson

17 October 21

Is there any interest from council in keeping any single family homes with the current zoning in the Estates? If so, what percentage range is Squamish's goal?

A

Publicly Answered

Thank you, this is a great question. Existing single-family homes are important to ensure that Squamish has diverse housing options. As part of this neighbourhood plan, no single-family homes will be forced to be replaced with another housing form. Instead, the neighbourhood plan will provide property owners, both new and old, with a roadmap for the types of infill development that the Garibaldi Estates can accommodate in the future as properties change hands, and affordability and development pressures continue to mount. The District has not identified a target percentage for single family homes in our community. We do know that our current percentage is higher than other communities in the corridor. In Squamish, single-family homes make up 44% of our housing inventory. In Whistler, single-family homes account for 13% and in Pemberton single-family homes account for 30% of the housing inventory.

QANDA

Have a question? Ask us here.

Q

GHume

18 October 21

The information talks about the "missing middle" in housing types. Currently the VLR portion of Garibaldi Estates has very large lot single family homes. Presumably the next step in densifying would be more typical sized single family lots in the 5k-10k Square foot for property range. The proposed options all skip this important step that would both achieve increased density and make the south side of the neighbourhood more consistent with the North side. What is the technical planning description for the housing type that sits between the current VLR and "small lot" residential. Why is this option missing from the survey's and property type descriptions.

A

Publicly Answered

Thank you for reaching out and asking us this question. The housing form referred to in this question is the typical single unit dwelling found in RS-1 and RS-1A zones in Squamish. The Official Community Plan for Squamish identifies the need to support housing for a broader range of community residents. Single-family homes are certainly part of the housing variety in our community. However, there is already a large percentage of single-family homes in Squamish. Single-family homes currently make up 44% of the housing inventory in Squamish. This is higher than both Whistler (13%) and Pemberton (30%). There are also significant housing affordability challenges in our community. This puts the cost of housing out of reach for many current residents, as well as future generations. We can support the creation of more attainable housing forms by encouraging other forms of housing on existing large parcels in the Garibaldi Estates. Given the significant proportion of single unit dwellings that currently exist in the Garibaldi Estates, and the housing affordability challenges facing many Squamish residents, other forms of housing are more in line with the goals of the OCP than adding additional single-family homes.

QANDA

Have a question? Ask us here.

Q

GHume

18 October 21

I attended the public meeting today. While the presentation was solid the post presentation experience didn't allow for the standard Q&A I would have expected where the group could hear the questions from the community and responses from planning staff. It would seem most engagement is intended to happen through this platform which is not the same experience and requires some level of comfort with digital tools. Will there be future public engagements of a more traditional style? I believe this would enable better input from all members of the community.

A

Publicly Answered

Thank you for reaching out to us and we are glad you found the presentation valuable. The question and answer period at the October 18 event was organized to enable the maximum number of people possible to engage with staff. As such, 11 staff were available to meet with event participants at 4 separate stations based on topic areas. This reflects a commitment to ensuring the accessibility of the engagement process for all residents. District staff are happy to facilitate participation in the public engagement for those uncomfortable with using the Let's Talk Squamish platform. The surveys can be completed on hard copies available from the District of Squamish Municipal Hall. Residents can visit Municipal Hall or email planning@squamish.ca to obtain hard copies of these engagement opportunities. We recognize that this platform will not be suitable for all residents. However, overall, we believe this tool improves the accessibility of engagement processes, by offering anyone in Squamish an opportunity to participate in this process, at any time that is convenient. All questions asked are public, allowing participants to see how the community feels, interact with other residents, and learn from previous answers. We are in the early stages of this neighbourhood planning process and the open house on October 18 introduced the project and its goal. As we move forward there will be additional engagement events that we will invite the community to participate in.

QANDA

Have a question? Ask us here.

Q

dgeller

19 October 21

I am concerned that infill will negatively affect the tree canopy in Garibaldi Estates, and that this needs to be proactively managed. In addition to the traffic study, will a tree survey of the neighborhood be undertaken to identify significant trees (greater than 80 cm dia.) and replacement trees (greater than 20 cm dia.)?? See <https://squamish.ca/business-and-development/home-land-and-property-development/trees-and-soils-management/>. Although permits are required Tree Management Bylaw No. 2640, 2018, without public education and baseline data, it will be very difficult to ensure that the tree canopy isn't negatively affected by any further development and rezoning.

A

Publicly Answered

Thank you for asking this question. The question of how to maintain the existing tree canopy in the Garibaldi Estates has now been raised by a number of people in this process. Staff recognize that this is an important issue for the community and have begun an initial process of exploring tools and strategies that could be used to address the topic. The Garibaldi Estates neighbourhood planning process is an opportunity to identify an appropriate approach to the preservation of the Garibaldi Estates tree canopy.

Q

Meghank

19 October 21

Why can't the densification be limited to new housing developments (like the golf course that is currently being built on in Garibaldi Estates). Why does the rest of the neighborhood have to have its character demolished? Seems highly wasteful to tear down beautiful houses and green space.

A

Publicly Answered

Thank you for asking us this question. In 2018 the District of Squamish adopted an updated Official Community Plan (OCP) to reflect the vision and goals of Squamish residents. A major theme within the OCP is to direct growth to existing neighbourhoods to promote compact development. This preserves open space and environmentally sensitive areas. It also promotes efficiency and sustainability in the face of climate change through minimizing sprawl and creating walkable neighbourhoods. As the population of our community continues to grow, neighbourhood infill is an important way to accommodate the demand for housing while preserving the natural environment of our community. A key goal of this planning process is to identify which attributes of the Garibaldi Estates should be maintained or enhanced as well as identifying the challenges exist in the neighbourhood currently. We can then begin to identify which infill housing forms could work best in the area, where they should be located, and how they can be included while maintaining the character of the neighbourhood over the coming years.

QANDA

Have a question? Ask us here.

Q

Meghank

19 October 21

How will the district support the increasing population? Swimming lessons sold out in 1 minute this year, gymnastics in 3 minutes. Daycare takes on average 3 years to get into. There are no doctors accepting patients in the entire corridor. When will we be getting another rec center (swimming pool, gym, ice rink)?

A

Publicly Answered

Thank you for reaching out to us. Our community - as you note - is challenged in a number of areas due to the significant population growth of recent years. A community cannot grow so quickly and not encounter growing pains. This growth has not been created by Councils or District staff - it is the result of our proximity to the Lower Mainland and the lifestyle our community offers. There are several aspects to your inquiry which are addressed below.

Recreation Facilities The District is acutely aware of the need for upgrades to Brennan Park Recreation Centre. Unfortunately, Brennan Park is competing with other critical facilities for limited funds. A Real Estate and Facilities Master Plan was developed in 2019 that provides the "what, when and how" for the schedule of facilities replacements. This is the plan that is driving the ongoing analysis and driving the recommendations to Council. There is a lot to share on this topic and you can find some high level information on this at these two links below: [Facilities upgrades and replacements Frequently Asked Questions](#). [Backgrounder: Facilities deficit - how we got here](#)

Childcare In May 2020, Council endorsed the Squamish Childcare Action Plan. The Action Plan identifies high priority recommendations from a 2018-23 Needs Assessment and Strategy and includes practical next steps for advancing each recommendation. In October 2020 the plan was accepted by the Ministry of Children and Family Development. Learn more about the Squamish Childcare Action Plan [here](#).

With regards to the current neighbourhood planning process, childcare could be identified as a neighbourhood priority that could therefore be supported through a development rezoning process by securing new purpose-built facilities. Affordability of housing is another key consideration for childcare in the context of neighbourhood planning. We are well aware that childcare operators cite lack of affordable housing as a barrier to finding staff. Herein lies the conundrum we face. Enabling more diverse housing forms through expanded zoning options and securing affordable housing during the development and rezoning process could support some of the childcare issues we face.

Family Doctors Municipal actions that may support attracting doctors include ensuring we have a range of employment spaces available that would be suitable for doctors' offices, and ensuring we have appealing housing options. Both of these goals can be achieved through neighbourhood infill planning that can provide a diversity of housing and employment space.

QANDA

Have a question? Ask us here.

Q

Amy Lyn

19 October 21

If the district is considering climate through infill and transportation then why have they also not considered the effects on the climate when clearing established green space and turning it into asphalt and concrete? This last summer has shown us that green space is desperately needed to help cool the earth. This is an established neighborhood where gardens and trees are mature and help our environment. Has the district done an in depth comparison?

A

Publicly Answered

Thank you, this is a great question. Climate change is a major consideration in the neighbourhood planning process and a key factor in supporting neighbourhood infill as a growth management strategy. Neighbourhood infill limits the sprawl of our community and protects open space and environmentally sensitive areas. As we are very early in the planning process, there are no development scenarios under consideration at this time. However, many forms of infill housing (triplexes or fourplexes for example) are typically restricted to the same size as single unit dwellings and therefore would not represent an increased impact to greenspace. As well, development of the Garibaldi Estates neighbourhood plan provides the opportunity to implement some of the policies from the Community Climate Action Plan such as: Shift Beyond the Car, 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. 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. 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. Decarbonize Transportation 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.) Build better new buildings 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. 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.

QANDA

Have a question? Ask us here.

Q

Amy Lyn

19 October 21

Will the district ever slow the rate of growth in Squamish? It is clear that the community is growing faster than many things can keep up, such as certain infrastructure, recreation facilities and specifically childcare. Will the district ever stop and deal with the issues at hand before completely destroying the sense community in this town?

A

Publicly Answered

Thank you for asking us this question. It would be extremely challenging, if not impossible to halt development and prevent the population from growing. This would also bring a number of negative consequences. The natural environment surrounding our community supports an incredible lifestyle. This, combined with our proximity to the Lower Mainland, is leading to significant demand for housing now, and in the future. For many projects across Squamish, zoning is already in place. In these cases, property owners are selling properties with existing development rights to companies who have the financial resources and expertise to redevelop the property in line with zoning regulations. In other cases, developers apply to the District to rezone a property for a higher density development. Strategic planning is important in these cases. Our proximity to the Lower Mainland has driven housing prices up in our community. This puts the cost of housing out of reach for many current residents, as well as future generations. The District can support the creation of more attainable housing forms through the types of housing we permit developers to build. The approval process for new developments also allows Council to secure community amenities such as affordable housing or rental housing from developers. This is important to help fill gaps across the entire housing spectrum. Furthermore, supporting increased gentle density and mixed-use developments along the core transit network and in neighbourhood nodes is an important strategy to create a more walkable community with increased transit frequency. These changes can provide more day-to-day services and employment in existing neighbourhoods, and less reliance on single occupant vehicles. Finally, limiting housing development in Squamish would amplify the challenges of affordability that already exist, as there will be fewer homes available. This will create challenges for local businesses looking for employees, overcrowding in existing residences, and could result in a loss in diversity as fewer young families are attracted to the area. [Click here to learn more about this topic.](#)

QANDA

Have a question? Ask us here.

Q

Meghank

19 October 21

Why are you infilling a well established neighborhood when the university is all single family homes? This is also a central location.

A

Publicly Answered

Thank you for your question. The University Housing is zoned UH-1 and offers a broad range of permitted residential uses. The intention was to enable a diverse housing mix in the land around the university, as outlined in the Sea to Sky University Sub Area Plan. So far, most of the land developed has been for single unit dwellings. To address this, the District of Squamish amended the zoning for the UH-1 zone. This change removed single unit dwellings as permitted uses in all lands that did not have an active development application. This change will ensure that future development in the University Sub Area will include a broader mix of housing forms rather than large areas of single unit dwellings.

Q

Meghank

20 October 21

Is there an alternative platform for collecting public feedback? For those that are not very tech savvy?

A

Publicly Answered

This is a great question. District staff are happy to facilitate participation in the public engagement for those uncomfortable with using the Let's Talk Squamish platform. The surveys can be completed on hard copies available from the District of Squamish Municipal Hall. Residents can visit Municipal Hall or email planning@squamish.ca to obtain hard copies of these engagement opportunities.

QANDA

Have a question? Ask us here.

Q

Amy Lyn

20 October 21

How can the public see these questions and responses if they are not registered? It is the right if the community to be informed and not have to hunt down the information. Some community members are not on social media or even know how to navigate a computer. Brackendale, Garibaldi Highlands and Valleycliffe residents need to see this information as it may be the fate of their neighborhoods one day as well. Can you post all questions and answers in a special edition of the chief?

A

Publicly Answered

Hi there, and thank for this question. Public input submitted to Let's Talk Squamish is visible to anyone with internet access. People do not have to register to see the submissions of other residents. The surveys can also be completed without registration. Registration is only required to provide input for this project using the following tools: Ask a Question, Mark the Map, Vision & Ideas. We recognize that this platform will not be suitable for all residents. However, overall, we believe this tool improves the accessibility of engagement processes, by offering anyone in Squamish an opportunity to participate in this process, at any time that is convenient. District staff are happy to facilitate participation in the public engagement for those uncomfortable with using the Let's Talk Squamish platform. The surveys can be completed on hard copies available from the District of Squamish Municipal Hall. Residents can visit Municipal Hall or email planning@squamish.ca to obtain hard copies of these engagement opportunities. The registration form is short and simple and you will only need to register once to participate in the project, and any other District engagement projects in the future. Let's Talk Squamish is a way to centralize many of the questions and responses, while sharing them so that residents from across our community can see what people are asking and learn from previous responses.

Q

Patrick

20 October 21

What other neighborhoods were considered

A

Publicly Answered

Squamish's Official Community Plan, adopted in 2018, established a growth management boundary around our community. This plan favours creating infill housing opportunities in existing neighbourhoods over community sprawl into the natural areas surrounding Squamish. This preserves the surrounding environment that fuels our lifestyle, protects local wildlife, and supports measures to mitigate the impacts of climate change. With this in mind, creating a diversity of housing is something that is considered across Squamish as we look to create attainable housing for current residents, their children, and future generations. The OCP identified the Garibaldi Estates specifically as a good location for infill housing due to its central location along the core transit network and highway, its role as an existing major commercial hub and its lower flood risk relative to many other areas of the community within the floodplain.

QANDA

Have a question? Ask us here.

Q

MeghanK

20 October 21

In your presentation you talk a lot about housing diversity, well what about the diversity to live on a property that is large enough to grow food for your family and keep chickens and fruit trees? Food production is a very meaningful part of life to many living in this area and they chose to live there for this reason. You will be forcing them out if you allow rezoning of the land. And a 10'x2' community garden plot is not enough land to grow food for a family!!

A

Publicly Answered

Thank you for your question and comments. Housing diversity is about having a variety of housing options available for Squamish residents. The lots you are referring to in this question certainly play a role in having diverse housing options available in our community. Your comments about the importance of growing food, keeping chickens, and having fruit trees is valuable feedback as part of this neighbourhood planning process. Residents of the Garibaldi Estates will not be forced to develop their properties. Residents who live in single-family homes can retain their existing zoning and maintain their home in its current condition for as long as they like. This planning process is to identify which attributes of the Garibaldi Estates should be maintained or enhanced, as well as identifying any challenges that may exist in the neighbourhood currently. We can then begin to identify which infill housing forms could work best in the area, where they should be located, and how they can be included while maintaining the character of the neighbourhood over the coming years.

QANDA

Have a question? Ask us here.

Q

Roverdevin

21 October 21

Given that views and community context changes, and much HAS changed in the past 5 years, what is the balance of consideration that will be given to this neighborhood-specific engagement phase of the OCP vs. the more general 2017 OCP engagement in determining the future of Garibaldi Estates? Would it make more sense to consider the engagement received in the current context as opposed to repeatedly referring back to an earlier iteration of the same process?

A

Publicly Answered

Thank you for your question. Many of the themes identified in the Official Community Plan process continue to be significant issues for the District of Squamish. In fact, a number of objectives are relevant to the Garibaldi Estates Neighbourhood Planning Process are just as relevant today as when the OPC was developed, or more so. These issues include the need for diverse housing and good local jobs and the importance of addressing climate change. With these in mind, the OCP continues to provide important direction for neighbourhood planning in our community. However, the intention of a neighbourhood plan is to provide the community with an opportunity for additional, focused consideration. This will look at both the current context, as well as possible future scenarios for the evolution of the area over time. Development of the plan will be informed by both the broader community vision identified in the OCP, and other District of Squamish plans, along with input from community members that are engaged in the current planning process. Decision making on how to balance these inputs will evolve over a process that includes multiple stages of: Staff consideration of community goals, District policies, and identified opportunities; Community consideration and feedback; and Council consideration and direction.

QANDA

Have a question? Ask us here.

Q

Roverdevin

21 October 21

Has the DOS staff or council heard significant concerns from the community about the pace of growth, and how it is being managed under the Official Community Plan? According to the Official Community Plan, the plan is meant to be reviewed every 5-10 years. We are coming up on 5 years now. DOS planning recently stated that 5% of the population participated in the 2017 OCP engagement process. Given the changing contexts, particularly the rapid pace of growth in recent years, would it not be prudent to begin this review process sooner rather than later?

A

Publicly Answered

Thanks for asking us this question. Our community is challenged in a number of areas due to population growth in recent years. While staff are aware of concerns about the pace of growth in our community, staff are also aware of concerns about housing and employment challenges in Squamish. Balancing these concerns is a difficult process that involves trade-offs. District staff continue to seek a balance between the many pressures in Squamish surrounding development land use policies and regulations. With regards to the OCP, the process began with a goal to engage 5% of the Squamish population. This was identified by an expert in the field of engagement as an ambitious target that could be achievable with significant effort. The District utilized a broad range of engagement strategies throughout the OCP which resulted in an estimated 4000 unique engagements out of the population at the time of 19,893 including individual community members, community groups, businesses, sector representatives and land owners. More detail about the OCP engagement process can be found here: <https://spark.adobe.com/page/PZmv0oin79rUK/A> a comprehensive update of an OCP can be a resource intensive process for a community; consequently it is not uncommon for OCPs to be utilized by municipalities for 5 to 10 years. However, OCPs are considered 'living documents' and can be modified at any time through the adoption of amending bylaws. The decision about when to review and update an Official Community Plan is at the discretion of Council.

QANDA

Have a question? Ask us here.

Q

Roverdevin

21 October 21

The Loggers East Neighborhood Plan was completed using a very similar timeline and process. Did the residents of that neighborhood express any concerns or misgivings about the engagement process and surveys? Did they, on the whole, feel the process was fair and transparent? Very specifically, did council or staff discuss at any point specific challenges with the community engagement process for the Loggers Lane East Neighborhood Plan, and were any recommendations generated for future neighborhood planning processes? If so, what were those recommendations, and how were they addressed for the current process?

A

Publicly Answered

Thank you for your question. During the Loggers East Neighbourhood Planning Process we did not hear much concern with the transparency of the engagement process. After the Loggers East Neighbourhood Planning Process concluded, on April 13th, staff hosted a Council discussion on what went well and what needed improvement in the future in terms of community engagement. Here is a link to the memo, which has recommendations for the future planning process that was the basis of that discussion: [In the District's view, one of the main shortcomings of the Plan was that most of the feedback we received was from either property owners or residents of the immediate area. While we observed good representation of the greater community early in the engagement process, as we got deeper into the planning process we heard mainly from the people owning or living in the immediate area. The objective of current neighbourhood planning processes is to make sure that we reach the area residents as well as the broader community. It's important that any question of housing diversification considers the input from Squamish residents across the housing spectrum, and not just those within the immediate area.](#)

QANDA

Have a question? Ask us here.

Q

Roverdevin

21 October 21

At the Open House held on 18 October, and the online open house on 20 October, reference was made to three traffic studies done for various developments over the past years. Can you please make available all traffic studies, (reports, engineer reports regarding traffic/road infrastructure, etc.) completed for the DOS for the area that is currently being considered for the Neighborhood Plan between 1990 and present time. They could be ideally linked to this page, or information on how to find them online or at Municipal Hall could suffice.

A

Publicly Answered

Thank you for this question. Links for the relevant traffic studies completed for the Garibaldi Estates as well as a District-wide transportation study, are provided below. This includes the Garibaldi Springs Traffic Impact Assessment and the 2031 Multi-Modal Transportation Plan. Our engineering staff are not aware of any other major traffic reports for this area that are available. In addition, the Ministry of Transportation and Infrastructure is in the process of conducting a Squamish-specific corridor. That study will be made available on this platform once publicly available. Garibaldi Springs Transportation Impact Assessment 7 May 2018 ([Click Here](#)) Garibaldi Springs Transportation Impact Assessment Addendum July 23, 2018 ([Click Here](#)) 2031 Multi Modal Transportation Plan ([Click Here](#))

QANDA

Have a question? Ask us here.

Q

GHume

21 October 21

What is the process to amend the OCP. Many of the answers below all point back to this plan as the driver of increased density within existing neighbourhoods. Additionally the density increases being proposed are step changes not incremental. In the Garibaldi Estates neighbourhood the option of densifying from VLR to RS1 which could offer a substantial increased density perhaps 5X on some of the larger lots. It would seem a density increase of that magnitude in a 20 year planning horizon still isn't enough. A small expansion of the boundary with a focus on very high density housing in the expanded area would perhaps allow a more reasonable rate of change in densification to existing neighbourhoods. What are the steps needed to amend the OCP?

A

Publicly Answered

Thank you for your question. So far no land use options have been proposed for the Garibaldi Estates; at this point the District is soliciting feedback from the community on housing forms that may be considered for scenarios in a future stage of the planning process. Without a land use scenario proposed, it is not possible to evaluate what increase of density might be expected in the future. With regards to boundary expansion, a key policy decision in the OCP process was to focus on infill development rather than outward expansion of the community's development footprint. Given that the OCP was adopted relatively recently and that growth management was a key topic of discussion in that planning process, the current intention is to accommodate expected community growth within the growth management boundary. The decision about when to review and update an Official Community Plan is at the discretion of Council. A comprehensive update of an OCP can be a resource intensive process for a community; consequently it is not uncommon for OCPs to be utilized by municipalities for 5 to 10 years. However, OCPs are considered 'living documents' and can be modified at any time through the adoption of amending bylaws. These amendments typically are used to change land use designations for specific properties, add new policies, or modify or add development permit areas. Both adoption of a new OCP and amendments to an existing OCP must follow a process outlined in the Local Government Act. This process includes consultation requirements and a bylaw adoption process that includes readings and a public hearing.

QANDA

Have a question? Ask us here.

Q

GHume

21 October 21

In response to one of my earlier questions you referenced the following data to justify the need for more density in Squamish. Specifically "Single-family homes currently make up 44% of the housing inventory in Squamish. This is higher than both Whistler (13%) and Pemberton (30%)". Using Whistler given it's resort nature as an example seems to be an apples to oranges comparison. What is the % of single family homes found in our other neighbouring communities specifically: Britannia Beach, Furry Creek, Lions Bay, West Vancouver and North Vancouver. Benchmarking only against Whistler and Pemberton does not seem to provide a complete picture of comparable communities.

A

Publicly Answered

Thank you for your question. As you note, there are many factors which make every community unique and any comparison between Squamish and neighbouring municipalities should be considered in that light. The Squamish OCP does not include an identified target percentage for any form of housing. Neighbouring examples from Whistler and Pemberton are provided for context and perspective and not as suggestions for outcomes in our community. The Squamish OCP includes policy which encourages a greater variety of housing forms and blended densities that are scaled to fit within traditional single-unit neighbourhoods. Ultimately the mix of housing will reflect what is appropriate for our community; a major goal of neighborhood planning processes is to inform that decision making.

Q

GHume

21 October 21

What would be the increase in density between the current VLR zoning and the next step up in density which I believe is RS-1 and RS-1A. I believe the VLR zoning allows for a minimum of 1/2 acre lots. What is the smallest lot size allowed with the RS-1 and RS-1A. When comparing the smallest RS1 / RS1A zoning what factor as a multiple would this allow as increased density.

A

Publicly Answered

The VLA lands are currently zoned RS-1A which mirrors the size land use regulations of the RS-1 zone. The minimum lot size for RS-1 is 690 sq m. The current VLA lot sizes range considerably; however, many are between 0.16 and 0.20 ha in size. However, given the configuration of the current lots, the existing structures, and their relation to the road network, it is unlikely that a land use scenario would be practical where a significant number of lots could be configured to the 690 sq m minimum.

QANDA

Have a question? Ask us here.

Q

GHume

21 October 21

If the VLR lands were to be rezoned would the district planners intend to rezone the entire area to a single new designation or could it be split into several perhaps 3-5 different zonings? Would a strategy like that development could be controlled more discretely. Specifically thinking of a situation where the the areas closest to shopping and allow more density and as you go east into the neighbourhood the density allowed decreases with each block. Could something like this prevent a high density development being dropped into the middle of the neighbourhood which seems like a likely outcome of a single zoning. e.g. deep in the neighbourhood may be convenient land that a developers manage to assemble. What is the view of the planning department of that type of zoning strategy.

A

Publicly Answered

Thank you, this is a great question. No land use scenarios have been developed for the Garibaldi Estates yet. This means that there we do not know yet how the VLA lots could be zoned. However, while this process is aiming to find opportunities for infill housing in the Garibaldi Estates, it also aims to improve the liveability of the area and maintain the existing character of the neighbourhood. As we continue with this planning process and consider input from the community, it is certainly possible that there could be multiple zonings for the VLA lots.

QANDA

Have a question? Ask us here.

Q

mairi

21 October 21

do you seriously believe that densifying Garibaldi Estates is going to provide affordable housing for employees or present community members? Infrastructure needs to be in place before Squamish grows any more and money would be better spent on employee housing. The Community meeting billed as "Join the Conversation" refused to provide a 2 way conversation with all the participants able to address a panel. It was divided into groups to avoid that happening plus not enough time was allowed for such an important meeting We got a lecture not a conversation. We were told that "we are listening to you" then demanded a member of the audience sit down that he could not ask a question in front of everyone there. We were told that nothing had been decided before a 5 stage detailed plan was outlined. Why a farse the meeting was.

A

Publicly Answered

Hi there, we're sorry to hear you were disappointed with the meeting. The question and answer period at the October 18 event was organized to enable the maximum number of people possible to engage with staff. As such, 11 staff were available to meet with event participants at 4 separate stations based on topic areas. This reflects our commitment to ensuring the accessibility of the engagement process for all residents. We appreciate you reaching out to ask us a question on this platform. As mentioned in a few answers on this page so far, population growth has challenged our community in a number of ways in recent years. A community cannot grow so quickly and not encounter growing pains. It would be extremely challenging, if not impossible to halt development and prevent the population from growing. This means that we need to prepare for growth and create solutions that will work for our community. The District is aware of infrastructure needs in Squamish. A Real Estate and Facilities Master Plan was developed in 2019 that provides the "what, when and how" for the schedule of facilities replacements. This is the plan that is driving ongoing analysis and driving the recommendations to Council. There is a lot to share on this topic and you can find some high-level information on this at these two links below: [Facilities upgrades and replacements](#) [Frequently Asked Questions](#). Background: Facilities deficit - how we got here Background: Infrastructure In terms of housing affordability, infill housing can support attainable homes for Squamish residents in a number of ways. This includes creating a variety of housing forms so that there are more attainable housing options available in Squamish. In general, multi-unit residential, such as missing middle housing forms, are more affordable than detached single-unit housing. This is due to characteristics such as shared physical structures, shared land, and smaller dwelling unit. In addition, through infill, the District is also working with Developers to secure community amenity contributions (CACs) in the form of units in new developments that would be managed at non-market rates. The District is currently working to create a housing society in Squamish. Council will discuss the housing society bylaw on November 7 and consider approval of the bylaw on December 9. We anticipate the housing society will be operational in 2022. The society will help build and manage non-market housing in Squamish. Non-market means that housing costs will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. Multifamily infill development represents a key opportunity for the District to secure non-market housing units that can be managed by the housing society.

QANDA

Have a question? Ask us here.

Q

GHume

21 October 21

In response to an earlier question there was a portion of the response that talks about car use: "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." This seems to manifest in less garage and parking space. A unique aspect of our community is the access to outdoor recreation that many in our community enjoy. Many people enjoy the outdoors with the aid bikes, Snowmobiles, skis, climbing gear, windsports etc... this gear takes space to store and requires vehicles to transport. Do the district planners consider this aspect of our community when reducing parking spaces. As an example the vast majority of two car garages I see in town have one car and a lot of toys. The second car is on the street. Does the district consider this aspect of our community when implementing the policy I highlighted. Is it realistic to apply the same planning assumptions as used in Vancouver as an example.

A

Publicly Answered

Thank you for this question. As a community with outdoor recreation on our doorstep, there are certainly lots of toys and storage needs in Squamish. Different forms of housing offer different options for both storage and parking. A key aspect of housing diversity is having different options available for Squamish residents. While a reduction of parking spaces was noted in the Community Climate Action Plan as a climate change mitigation strategy, the approach has not been identified as a primary consideration in the Garibaldi Neighbourhood Planning Process. Instead, the planning process is intended to identify characteristics of the neighbourhood that should be maintained, while also identifying things that can be improved as we explore options for accommodating infill housing forms. Understanding parking needs and the role of transportation in the neighbourhood is an important part of this planning process. As land use scenarios are considered at Stage 3 of the process the community will have an opportunity to provide input on parking requirements. With that in mind, there are opportunities in this neighbourhood planning process to support transportation alternatives for Squamish residents. While some outdoor recreation opportunities require travel in a personal vehicle, we can reduce reliance on personal vehicles in our daily travels in a number of ways: By having more people living in our existing neighbourhoods, especially along core transit networks, we can improve our transit services and create transit options that work for more people. As well, by having more people living near commercial areas, we can reduce our need to drive to complete some of the errands we do on a daily basis. If we can create new employment spaces in Squamish, fewer people will need to commute and will be able to rely on public transit, bikes, or walking to get to work most days.

QANDA

Have a question? Ask us here.

Q

kwillsie

21 October 21

At what point does it make sense to re-visit the OCP if the objectives, visions and initiatives proposed within the plan no longer align with community members' values and the reality of Squamish today? I understand the OCP was adopted on June 5th, 2018. In just over 3 years, Squamish has seen plenty of change since the OCP's inception. As others have highlighted, this town can barely support the population it currently has... Will this document be subject to review periodically? To ensure that the objectives, vision, and initiatives stay relevant and continue to serve the best interests of our community at present time?

A

Publicly Answered

Thank you for reaching out with this question. As you note, consistent growth in recent years has led to increased pressure on community resources. As mentioned in previous answers, it would be extremely challenging, if not impossible to, to prevent further community growth. Consequently, we need to prepare for growth and create solutions that will work for our community. The OCP is a long-term vision for the next 40 years of our community that helps us to plan and manage the future of Squamish as it evolves. The decision about when to review and update an Official Community Plan is at the discretion of Council. A comprehensive update of an OCP can be a resource intensive process for a community; consequently it is not uncommon for OCPs to be utilized by municipalities for 5 to 10 years. However, OCPs are considered 'living documents' and can be modified at any time through the adoption of amending bylaws. These amendments typically are used to change land use designations for specific properties, add new policies, or modify or add development permit areas. Both adoption of a new OCP and amendments to an existing OCP must follow a process outlined in the Local Government Act. This process includes consultation requirements and a bylaw adoption process that includes readings and a public hearing.

QANDA

Have a question? Ask us here.

Q

kwillsie

21 October 21

In the Garibaldi Estates Open House, and, in some of the answers provided in this forum, you have explicitly stated that at "we are very early in the planning process, there are no development scenarios under consideration at this time". It was also expressed that the outcome of the Garibaldi Estates development plan will largely result from the opinions and feedback of its community members. Yet, in the Open House Q&A portion of the evening, when asked if there is any possibility that the Garibaldi Estates would not result in infill, Mayor Karen Elliott stated, point blank, "no". I am seeing and hearing two conflicting narratives; one of which is saying 'we are open to listening to you and nothing has been predetermined', the other, 'the writing is on the wall'. Add to this the pressure of developers, who have already begun to solicit interest in supporting growth and density in the Garibaldi Estates while bylaw 211 (VLA) is very much still in effect. How can community members reconcile these conflicting words and actions? How can we move forward and engage meaningfully with city council when trust has been damaged?

A

Publicly Answered

Thank you for reaching out. You are correct, development pressure is already increasing in the Garibaldi Estates. This is what makes this neighbourhood planning process so important. District staff have received enquiries about applications from developers for properties in the Garibaldi Estates already. Staff have asked developers to wait until the neighbourhood planning process is complete so we know what types of infill is supported in the Garibaldi Estates. A key goal of this planning process is to identify which attributes of the Garibaldi Estates should be maintained or enhanced as well as identifying the challenges that exist in the neighbourhood currently. We can then begin to identify which infill housing forms could work best in the area, where they should be located, and how they can be included while maintaining the character of the neighbourhood over the coming years. Without a plan, the District will be left to evaluate rezoning applications from developers on an individual basis. In this case, it will be difficult to maintain the character of the neighbourhood and address some of the potential improvements that may be needed in the community. In line with Squamish's Official Community Plan, we need to find ways to accommodate infill housing in the Garibaldi Estates due to its central location along the core transit network and highway, its role as an existing major commercial hub and its lower flood risk relative to many other areas of the community within the floodplain. However, what this infill looks like has not been predetermined. As you mention, there are no development scenarios under consideration. The neighbourhood planning process, which will be informed by input for the community, will determine the types of infill that could be accommodated in the future.

QANDA

Have a question? Ask us here.

Q

Paul Kindree

22 October 21

In the open house presentation we were told that the decision process would include the concerns of the neighbourhood, the community and council. What set of criteria and values will be used in the decision making process and how much weight will be assigned to each of them?

A

Publicly Answered

Thanks for the question. As noted in the presentation, the Garibaldi Estates Neighbourhood Planning Process will be informed by input from the neighbourhood and the community. The engagement that will be conducted over multiple stages will be an important component of the process. This input will be integrated with a broad range of District policies, including those found in the Official Community Plan, the Community Climate Action Plan, the Integrated Flood Hazard Management Plan and others. Decision making on how to balance this broad range of objectives will follow an iterative five stage discovery process that cycles through the following components: Staff consideration of community goals, District policies, and identified opportunities; Community consideration and feedback; and Council consideration and direction.

Q

Concerned Resident of Garibaldi
Estates East

22 October 21

Will the DOS be repealing Bylaw 211 which restricts subdivision of parcels known as the Veteran's Land Act or VLA Lands?

A

Publicly Answered

Thank you for your question. One objective of a neighbourhood planning process is to develop a vision for the future of a neighbourhood that is compatible with goals, objectives and policies included in the Official Community Plan. The OCP includes the following specific policy related to 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. This policy reflects the possibility of increased land use flexibility if 'District of Squamish V.L.A. Subdivision Bylaw 211, 1966' is repealed. Increased land use flexibility supports diverse housing forms such as missing middle housing. Consequently, it is likely the neighbourhood plan will include a recommendation to repeal 'District of Squamish V.L.A. Subdivision Bylaw 211, 1966'.

QANDA

Have a question? Ask us here.

Q

22 October

Concerned Resident of Garibaldi Estates East

Can you please explain why the survey asks for age and income? Why is this relevant?

A

Publicly Answered

Thank you for the question. Our priority with these surveys is to hear from all Squamish residents about the future of our community. For this reason, each survey asks for demographic information including the neighbourhood you live within Squamish, as well as age and household income. This helps to correlate responses to the income and age level of the people responding. This helps us ensure we hear from a broad representation of Squamish residents which includes Garibaldi Estates residents, but also those who use the Garibaldi Estates commercial areas. It's also important that any question of housing diversification considers the input from Squamish residents across the housing spectrum, and not just those within the immediate area.

Q

22 October

Concerned Resident of Garibaldi Estates East

Can you please explain what the process is after input regarding planning for Garibaldi Estates is closed on Nov 15?

A

Publicly Answered

Once all public input has been received for during this first stage of engagement, the input will be analyzed and compiled in an engagement summary report. This report will be presented to Council by staff at a Committee of the Whole meeting, likely at the start of 2023. Council will provide feedback on the engagement summary which will inform staff work in the next stage, at which time potential future land use scenarios will be developed for the Garibaldi Estates neighborhood. These scenarios will be presented back to the community for input.

QANDA

Have a question? Ask us here.

Q

Meghank

22 October 21

How can we continue the conversation when there is no opportunity to reply to the answers provided. I feel some of my questions have been inadequately answered. How do I continue the conversation or am I simply being silenced?

A

Publicly Answered

We appreciate you asking questions on this platform. All questions and answers are public once they have been responded to by District staff. This means that everyone can see the history of what has been asked and the answers that have been provided. We are doing our best to respond to questions in a timely manner with detailed information and are committed to answering all questions. We encourage you to continue the conversation by asking follow up questions here.

Q

Meghank

22 October 21

Will developers be held accountable to set aside a percentage of new units for the housing authority? If so, what percentage?

A

Publicly Answered

Thank you for this question. As mentioned in previous answers, the District is currently working to create a housing society in Squamish. Council will discuss the housing society bylaw on November 7 and consider approval of the bylaw on December 9. We anticipate the housing society will be operational in 2022. The society will help build and manage non-market housing in Squamish. Non-market means that housing costs will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. The District has already been working with developers to secure community amenity contributions (CACs) in the form of units that are already secured for non-market rental under housing agreements. In the future, housing units provided by developers as CACs represent an opportunity to secure much-needed housing units that can be managed by the Society at non-market rates. CACs are offered voluntarily by developers and are considered on an individual basis; however, CACs are assessed against the District Community Amenity Contribution policy which includes contribution targets. The CAC policy is updated by Council as needed to reflect changing community needs and expectation and market conditions.

QANDA

Have a question? Ask us here.

Q

A

22 October 21

You mentioned in a previous post that the District is not responsible for our rapid growth, but rather our proximity to the Lower Mainland and the lifestyle our community offers. I would agree one hundred percent. What I don't agree with however is that the District feels an obligation to accommodate such rapid growth. If we are experiencing such significant growing pains, at what point do we say pump the brakes? Can we not work to address these real issues that are literally forcing people to leave the community rather than worrying about people who may choose to move here? Should the priority not be the people who are deeply invested with the community now?

A

Publicly Answered

Thank you for this question. It would be extremely challenging, if not impossible to halt development and prevent the population from growing. This would also bring a number of negative consequences. For many projects across Squamish, zoning is already in place. In these cases, property owners are selling properties with existing development rights to companies who have the financial resources and expertise to redevelop the property in line with zoning regulations. In other cases, developers apply to the District to rezone a property for a higher density development. Strategic planning is important in these cases. Our proximity to the Lower Mainland has driven housing prices up in our community. This puts the cost of housing out of reach for many current residents, as well as future generations. The District can support the creation of more attainable housing forms through the types of housing we permit developers to build. The approval process for new developments also allows Council to secure community amenities such as affordable housing units or rental housing from developers. This is important to help fill gaps across the entire housing spectrum. Furthermore, supporting increased gentle density and mixed-use developments along the core transit network and in neighbourhood nodes is an important strategy to create a more walkable community with increased transit frequency. These changes can provide more day-to-day services and employment in existing neighbourhoods, and less reliance on single occupant vehicles. Finally, housing affordability is an important issue in Squamish. Limiting housing development in Squamish would amplify the challenges of affordability that already exist, as there will be fewer homes available. This will create challenges for local businesses looking for employees, overcrowding in existing residences, and could result in a loss in diversity as fewer young families are attracted to the area. There is more info available on this topic at this link.

QANDA

Have a question? Ask us here.

Q**A**

22 October 21

At the open house, Matt Gunn emphasized the fact that nothing was set in stone and that the community engagement process would guide the decisions being made. When asked whether leaving the Estates as is was still an option should that be what most members of the community wanted, another DOS member said yes. The mayor however said otherwise. She said that leaving the Estates in its current state is not going to happen. This is why people are upset. We feel like our opinions don't matter when it comes to development because we are receiving mixed messages. Can you please address this? If there is an overwhelming majority says we don't support infilling this area, will it be left alone?

A

Publicly Answered

Thank you for the question. In line with Squamish's Official Community Plan, we need to find ways to accommodate infill housing in the Garibaldi Estates as we look to include more housing diversity and missing middle housing forms in our community. This will support the creation of more attainable housing forms for all residents of Squamish, their children, and future generations. The Garibaldi Estates was identified as an area that can support infill housing due to its central location along the core transit network and highway, its role as an existing major commercial hub and its lower flood risk relative to many other areas of the community within the floodplain. However, what this infill looks like has not been predetermined. There are no development scenarios under consideration. The neighbourhood planning process, which will be informed by input from the community, will determine the types of infill that could be accommodated in the future, where those types of infill could be accommodated, and what aspects of the Garibaldi Estates should be maintained or enhanced in order to preserve the neighbourhood character.

QANDA

Have a question? Ask us here.

Q**A**

22 October 21

While I can respect the need for a document like the OCP, was there ever any plan to revisit it periodically (e.g. every 5 years)? Although there was public engagement at the time, that engagement represented a very small percentage of the population and Squamish has changed dramatically since. Any time a development comes into question, the OCP tends to defend it. Might it be time to revisit the OCP? Given the backlash from the community about rapid growth, it appears as though the OCP is not serving our current needs.

A**Publicly Answered**

The OCP is a long-term vision for the next 20 years of our community that helps us to plan and manage the future of Squamish as it evolves. The decision about when to review and update an Official Community Plan is at the discretion of Council. It would be extremely challenging, if not impossible to halt development and prevent the population from growing. This would bring about a number of negative consequences. [Click here to learn more about this topic.](#) The OCP provides a road map to plan for Squamish's growth so we can create solutions that work for our community. A comprehensive update of an OCP can be a resource intensive process for a community; consequently it is not uncommon for OCPs to be utilized by municipalities for 5 to 10 years. However, OCPs are considered 'living documents' and can be modified at any time through the adoption of amending bylaws. These amendments typically are used to change land use designations for specific properties, add new policies, or modify or add development permit areas. Both adoption of a new OCP and amendments to an existing OCP must follow a process outlined in the Local Government Act. This process includes consultation requirements and a bylaw adoption process that includes readings and a public hearing.

QANDA

Have a question? Ask us here.

Q

tschaufele

23 October 21

What is the process for individuals and communities to amend the OCP and remove the 'Repeal Veteran Land Act' from the community plan?

A

Publicly Answered

Thank you for contacting us with this question. Official Community Plans are 'living documents' and are expected to evolve over time to meet the needs of the community. Amendments to OCPs must meet Local Government Act requirements which include elements such as consultation, notification, Council readings and a public hearing. OCPs are typically amended in one of two ways: Council directs staff to draft a bylaw that will amend the OCP by either adding, modifying or removing policies or map schedules. A land owner submits an application to amend the land use designation for their property, or, for a larger property, to develop a neighbourhood plan, with the intention that the plan would be adopted as a schedule of the OCP. Members of the public could make an application to amend a specific policy in the OCP such as the direction to repeal Bylaw 211. However, a Council-directed, staff-led process is currently underway regarding that specific policy. Staff would likely recommend to Council that such an application not be given readings in order to allow the neighbourhood planning process to progress through all 5 stages.

Q

Concerned Resident of Garibaldi
Estates East

23 October 21

What development projects for single family homes have been approved and are pending approval? Or are all current and future developments being designed with only middle housing?

A

Publicly Answered

Thank you for this question. There are a number of applications under consideration within the District of Squamish at this time. The best source of comprehensive information on these development applications is the District of Squamish development Showcase, which can be found here: [https://squamish.ca/business-and-development/home-land-and-property-development/development-and-project-showcase/development-showcase-map/Current development applications](https://squamish.ca/business-and-development/home-land-and-property-development/development-and-project-showcase/development-showcase-map/Current%20development%20applications) encompass a range of housing forms, including both single family development and missing middle housing forms. In alignment with the District of Squamish OCP, many current applications incorporate a diverse range of housing forms which fit within the missing middle housing spectrum. However, there are applications that include single family housing. One subdivision application on Brennan Road proposed 35 single family homes. Another application, the Cheekeye Neighbourhood on Ross Road, includes 537 small and medium single family lots in addition to 678 multi family units.

QANDA

Have a question? Ask us here.

Q

GioiaIrwin

23 October 21

The Garibaldi Estates Petition has the names and address of 395 residents who have indicated they do not support rescinding Bylaw 211, 1966 and do not support infill in the Estates. Will this information be included in the final report to council at the conclusion of the District sponsored Open houses?

A

Publicly Answered

Thank you for your question. The Garibaldi Estates Petition will be included in the Stage 2 Engagement Summary.

Q

Meghank

23 October 21

How many times can you take the survey? Are developers just filling them out on repeat?

A

Publicly Answered

We monitor survey results for any activity that we deem to be suspicious. The District has used online surveys for years as a useful tool to collect community input. These surveys for the Garibaldi Estates neighbourhood planning process are a continuation of those efforts, and are now being offered on a new platform.

QANDA

Have a question? Ask us here.

Q

25 October 2021

Concerned Resident of Garibaldi Estates East

Why do you need to revoke Bylaw 211, the Bylaw that protects the incredibly rare arable land in Garibaldi Estates East from further subdivision under the Veteran's Land Act, when Garibaldi Estates East is already seeing gentle infilling happening with second single family dwellings, accessory dwelling units and carriage houses? What is the purpose and goal behind revoking this bylaw?

A

Publicly Answered

Thank you for reaching out and asking this question. One objective of a neighbourhood planning process is to develop a vision for the future of a neighbourhood that is compatible with goals, objectives and policies included in the Official Community Plan. The OCP includes the following specific policy related to 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. A key component of supporting increased housing diversity is to incorporate a broad range of housing forms beyond single family dwellings and accessory dwelling units. Repealing District of Squamish V.L.A. Subdivision Bylaw 211, 1966 will increase land use flexibility within the Garibaldi Estates, which will in turn support the creation of more diverse housing forms. In addition, the neighbourhood planning process provides an excellent opportunity to develop a vision that supports a broad range of values, including local food production. Comprehensive neighbourhood planning can facilitate the development of a holistic vision for a neighbourhood. This is difficult, or impossible, to achieve through ad hoc land use decisions that would happen in the absence of a neighbourhood plan.

Q

25 October 2021

Concerned Resident of Garibaldi Estates East

In municipal planning, what is considered an acceptable minimum level of community engagement for an Official Community Plan?

A

Publicly Answered

Thank you for your question. While there is not an identified threshold for acceptable community engagement for an OCP process, the general intent is to bring as many community members as possible into the engagement process. In order to do this, staff strive to raise the level of awareness about the process, and to provide a broad range of opportunities for public engagement. Strong public engagement was a significant focus for the 2040 Official Community Plan and many different strategies were used to bring community members into the process. A summary of the engagement process can be found here: <https://spark.adobe.com/page/PZmv0oin79rUK/> More details about 2040 OCP process can be found here: <https://squamish.ca/yourgovernment/projects-and-initiatives/completed-projects/2018-completed-projects/ocp/ocp-background/>

QANDA

Have a question? Ask us here.

Q**RS**

26 October 21

The Garibaldi Estates 'Mark the Map' has several annotations that say "missing middle", some in green space, some in residential areas. What is a 'middle' or a 'missing middle' or alternatively, what is planned to be put into a missing middle?

A**Publicly Answered**

Thank you for this question. Missing Middle is a range of multi-unit or clustered housing types. These are similar in scale to single-family homes and can help meet the growing demand for walkable urban living. Missing middle housing types include: duplexes, triplexes, fourplexes, multiplexes, townhouses, row housing, cottage clusters and courtyards apartments. These building types provide diverse housing options and support locally-serving retail and public transportation options. You can see examples of missing middle housing forms [here](#). We call them “Missing” because they have typically been illegal to build in many areas due to zoning regulations and “Middle” because they sit in the middle of a spectrum between detached single-family homes and mid-rise to high-rise apartment buildings, in terms of form and scale, as well as number of units and often, affordability. More detail about missing middle housing can be found [here](#): [Housing Background: The Missing Middle | Garibaldi Estates Neighbourhood Plan | Let's Talk Squamish \(lets.talksquamish.ca\)](#)

QANDA

Have a question? Ask us here.

Q

26 October 2021

Concerned Resident of Garibaldi Estates East

In the OCP, section 22.1 outlines the need to protect and enhance agriculture resources to support a healthy and resilient food system. Section 26.4 outlines the importance of increased neighbourhood food assets and the need to improve access to healthy and affordable food for all. The DOS OCP identifies these are key priorities for: •Community Health & Well-being • Economy & Local Jobs • Environmental Protection And under the OCP the policy mandate is to: "Support local food production and agriculture." "Increase access to healthy, affordable food...", How does revoking Bylaw 211, the Bylaw that was put into the place to protect the incredibly rare and arable land in Garibaldi Estates East from further subdivision, support that mandate?

A

Publicly Answered

Thank you. This is a great question. The OCP includes policy related to a broad range of important values for Squamish residents. Local food production is one of the values that will be considered in the Garibaldi Estates Neighbourhood Planning Process, and community input through the process will further inform the consideration of food production in the future vision for the area. Other values, such as housing diversity, local employment and transportation, will be additional key considerations in the planning process. The ultimate goal of the neighbourhood planning process is to develop a vision for the future of the neighbourhood that balances these and other values. Trade offs between some values is inevitable. The process of determining which trade offs are appropriate will encompass resident input, staff consideration and Council direction.

Q

26 October 2021

Concerned Resident of Garibaldi Estates East

Does the DOS and its Planning Department place equal value and consideration on all five the the goals - Liveability, Engagement, Resilience, Connected and Health - outlined in the OCP? Or is there different weight on certain goals?

A

Publicly Answered

Thank you for your question. All five goals outlined in the Official Community Plan are important values to be considered by Planning Department staff at the District of Squamish; the goals have not been ranked or prioritized. In addition, council has not adopted a policy that specifically identifies any particular OCP goal which is considered more important than other OCP goals. In Planning Department work, consideration of OCP goals, along with objectives and policies, is generally determined by the context of the project and is informed by a range of inputs such as Council direction, District policies, community considerations and resident input.

QANDA

Have a question? Ask us here.

Q

Concerned Resident of Garibaldi Estates East

26 October 2021

As per the OCP, has the DOS done this? "Complete an agricultural inventory to assess potential for future agriculture and agricultural area planning with the Squamish-Lillooet Regional District." - DOS OCP Exec Summary, GOAL 3 HEALTHY LIVING, Page 8. And if so: 1. How does the precious arable land of Garibaldi Estates East factor in? Productive and fruitful land that is currently protected under Bylaw 211. 2. Is there a document that outlines the inventory? 3. And has the existing agriculture value of the VLA Land been brought into consideration of this assessment?

A

Publicly Answered

Thanks for this question. Yes the BC Ministry of Agriculture conducted an Agricultural Land Use Inventory (ALUI) in the District of Squamish and in Squamish-Lillooet Regional District Electoral (SLRD) Area D in the summer of 2017. The ALUI was funded in part by District of Squamish, SLRD, and Growing Forward 2, a federal-provincial territorial initiative. The ALUI collected land use and land cover data for analysis. The report can be found here: [squamish_ead_aluireport.pdf \(slrd.bc.ca\)](https://slrd.bc.ca/squamish_ead_aluireport.pdf). The detailed maps are not yet online but we will eventually be integrating the data in our GIS system. While the ALUI was very focused on lands in the Agricultural Land Reserve (ALR), non-ALR lands were also reviewed as to the landscape and farming activity (see section 6). (In the Garibaldi Estates plan area there are no ALR lands but there is one ALR parcel just outside the plan area on Tantalus Road). In the municipality there were 11 non-ALR parcels that met the definition of 'used for farming'. They consisted of pasture lands, some vegetables and mixed fruit production and small scale livestock. In the Estates area a 3 acre parcel on Mamquam Road was identified with pasture with livestock (equine/horses). The ALUI noted generally that backyard livestock and small lot agriculture are likely under-represented in this inventory. While these activities do not significantly contribute to commercial agricultural production, they play a role in maintaining local food production skills and knowledge, and small scale activities can provide nucleus for larger market gardens and other potential contributions to the local food supply. Through the neighbourhood planning process the District will be looking at how food policies can be advanced at the neighbourhood scale and are interested in the community's inputs on this. The process will also engage with the Squamish Food Policy Council to solicit input, as was done in the recent Loggers' East neighbourhood plan.

QANDA

Have a question? Ask us here.

Q

26 October 2021

Concerned Resident of Garibaldi Estates East

“In Squamish, single-family homes make up 44% of our housing inventory. In Whistler, single-family homes account for 13% and in Pemberton single-family homes account for 30% of the housing inventory. “ Before integrating this comparison into all the info sessions last week and citing it in the Q&A on this platform was consideration given to the fact they these three communities are not at all comparable? Having lived in Pemberton and Whistler prior to Squamish, I would suggest that this is not a fair or comparable stat. Pemberton works to create a mix of housing, much of the new building projects are dense and close to the village to protect and conserve the land in the ARL (Agricultural Land Reserve) and therefore, focus is on density in the village and therefore supporting working farms and agriculture in the surrounding areas. A great deal of which are actually in SLRD. For Whistler, I wondered if that stat is a result of the hard work done over the last 20 years by the Whistler Housing Authority (WHA) to create a series of protected and affordable housing options in a stepping stone manner that facilitates the journey of residents from their first home to their forever home. That stat could also potentially include all the condos that are purposed for owner use of 56 nights per year (28 summer / 28 winter) and the remainder of the year for nightly rentals. It could also include staff housing for seasonal workers. And it definitely includes 2010 Legacy Housing. Not enough information or detail is provided to ascertain if it's a valid comparable to Squamish. But the idea of a housing authority that works in partnership with the DOS is a great suggestion. I heard this will be happening next year. I believe it could be a viable and achievable means of creating and sustaining affordable housing in a variety of housing options for current and future residents. Great news!

A

Publicly Answered

Thank you for reaching out and asking this question. As you note, there are many factors which make every community unique and any comparison between Squamish and neighbouring municipalities should be considered in that light. Neighbouring examples from Whistler and Pemberton are provided for context and perspective and not as suggestions for outcomes in our community. Ultimately the mix of housing supported in a neighbourhood plan for the Garibaldi Estates will reflect what is appropriate for our community. A major goal of neighborhood planning processes is to inform that decision making. As you note, the District is currently working to create a housing society in Squamish. Council will discuss the housing society bylaw on November 7 and consider approval of the bylaw on December 9. We anticipate the housing society will be operational in 2022. The society will help build and manage non-market housing in Squamish. Non-market means that housing costs will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. The District will be challenged to provide land to the society, however. With limited land available, infill housing will be an important part of developing units that can be managed by the society at non-market rates. The District has also been working with developers to secure community amenity contributions (CACs) in the form of units that would be managed under a housing society. CACs can be provided by property developers as part of new developments to secure much-needed housing units that can be managed by the Society at non-market rates.

QANDA

Have a question? Ask us here.

Q

Paul Kindree

27 October 21

Was a decision making Matrix used in the Loggers East Neighbourhood Planning process and can you provide that to us?

A

Publicly Answered

Thank you for your question. The Loggers East Plan was developed through a comprehensive community engagement process. Decision making reflected community input, staff consideration and Council direction. For more information about the planning process please check this link

Q

Concerned Resident of Garibaldi Estates East

27 October 21

Would the DOS consider working with Squamish Food Council and SSCS and develop a plan to acquire land currently in the VLA to save it from med-hi density infilling and create community gardens to meet the OCP Objective of “protecting and enhancing agricultural resources to support a healthy & resilient local food system.” and also meet the requirements of the OCP Policy to “support local food production and agriculture. Encourage community food hubs for activities such as education, food growing, community kitchens, and production/processing.” (see OCP Discussion Draft Section 22.1 for details) ?

A

Publicly Answered

Thank you for your question. Consideration of agricultural resources in the Estates is an excellent idea. The Garibaldi Estates Neighbourhood Planning Process provides an opportunity to develop a vision that supports a broad range of values, including resources such as food production and food hubs for activities such as education, food growing, community kitchens, and production/processing. Comprehensive neighbourhood planning provides an important opportunity to develop a vision for a neighbourhood that supports agricultural resources. This can be difficult or impossible to achieve through ad hoc land use decision making in the absence of a neighbourhood plan.

Q

Kiana

27 October 21

Make affordable family housing. Co-op's are a great solution.

A

Publicly Answered

Thank you for your comment. Please consider adding this to the 'Share Your Vision & Ideas' tool so that others may provide comments on your idea.

QANDA

Have a question? Ask us here.

Q

Whowarth

27 October 21

The engagement deadline is coming up on Nov. 15, yet I am continuing to talk to people who have no idea that this is even taking place. Have you advertised this forum anywhere else besides social media? I was sent the link to this page by a neighbour and have since passed it on to others, but it seems like a lot of people are still in the dark. How are you going to ensure that everyone has the chance to share their visions and ideas, if people are unaware that this page exists?

A

Publicly Answered

Thank you for your question. We have extended the engagement deadline to November 30th. This is in response to requests for additional time in order to ensure all community members have an opportunity to engage in the process. So far our outreach has included newspaper ads, direct mail to neighbourhood residents, hand delivery to neighbourhood residents, social media posts and including details the District's email newsletter. Staff will continue to promote the engagement process through both traditional media and our online media channels to ensure people are aware of this process and have the opportunity to participate.

Q

Meghank

28 October 21

If developers purchase an acre of VLA land and put townhouses or apartments on it, will they be building to the 6ft limit to the edge of the property creating shade over well established gardens, trees, and berry farms?

A

Publicly Answered

Thank you for your question. At this time, no proposed changes to future land use scenarios for the Garibaldi Estates have been established. This means that it is not possible to speculate about possible land uses that might be supported or the associated zoning regulations such as height and setbacks. At this current stage, staff are soliciting input from the community regarding the future vision for the neighbourhood. This includes housing forms, transportation, community amenities and employment space. Following this stage, a summary of the engagement received will be presented to Council for feedback and direction. In the next phase of the planning process several future land use scenarios will be developed; these scenarios will be presented to the public for consideration and feedback at that time.

QANDA

Have a question? Ask us here.

Q

Meghank

28 October 21

You say that “Residents of the Garibaldi Estates will not be forced to develop their properties. Residents who live in single-family homes can retain their existing zoning and maintain their home in its current condition for as long as they like.” But with an apartment building next door, they will be chased off their land. The noise pollution, the extra shade, the extra vehicles and traffic, parking issues.... All new problems to chase them away. How can we ensure that we are n’t chasing long time residents from their retirement homes that they worked their whole lives to build?

A

Publicly Answered

Thank you for asking this question. The impacts from redevelopment are important to consider in the neighbourhood planning process. Specifically you note noise pollution, shading, traffic and parking issues as potential challenges of neighbourhood infill. These are the types of concerns the neighbourhood planning process is intended to identify. With these in mind, we are able to highlight the values that must be considered in a future vision for the neighbourhood. Then we can identify infill opportunities that align with this vision while also supporting diverse housing, employment space and, transportation alternatives. While the District needs to find ways to incorporate neighbourhood infill in the Estates, what that looks like has not been pre-determined. Instead, staff will work with residents to develop a plan that is a good fit for the neighbourhood and improves the livability of the area.

QANDA

Have a question? Ask us here.

Q

Meghank

28 October 21

You say that suitable housing and office space would be helpful in recruiting more childcare staff and doctors to the community. The family doctors struggle to cover their overhead because office space is too expensive. And million dollar townhomes are not “affordable” housing for anyone making minimum wage. I believe this is where we need the housing authority to step in. My question thus remains inadequately answered. How do we address the problems of childcare waitlists over 3 years long and no doctors available in the corridor? Will office space be rent controlled? Will childcare space be rent controlled?

A

Publicly Answered

Thank you for your question. With regards to the housing authority, the District is currently working to create a housing society in Squamish. We anticipate the housing society will be operational in 2022. The society will help build and manage non-market housing in Squamish. Non-market means that housing costs will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. The District will be challenged to provide land to the society, however. With limited land available, infill housing will be an important part of developing units that can be managed by the society at non-market rates. The District has also been working with developers to secure community amenity contributions (CACs) in the form of units that would be managed under a housing society. CACs can be provided by property developers as part of new developments to secure much-needed housing units that can be managed by the Society at non-market rates. With regards to creating affordable employment space for businesses such as doctors' offices, there are restrictions on assistance to business provided by municipalities under the Local Government Act. The District of Squamish is not permitted to provide preferential treatment to one business over another. Consequently, there are no current efforts under way to create non-market employment space. The District of Squamish is very aware that commercial and industrial space has become unaffordable for many sectors, not just in Squamish, but across the Lower Mainland. This reflects the reality that there are currently few employment space options and vacancy rates are low, which pushes prices up. One of the most important strategies to address this issue is to support the development of additional employment space supply in order to meet the significant existing demand. While new builds may be expensive initially, these spaces contribute to more affordable employment space options over time. Neighbourhood infill in central locations that supports mixed use buildings is an important opportunity for increasing employment space in our community. In addition, the District of Squamish is involved in a number of research projects that will inform decision making regarding employment space. The intent is to support development of appropriate employment space that meets the needs of our business community. Currently staff are working on establishing of employment space policy recommendations intended to address existing supply limitations and inform future employment space development. Examples of previous employment space research projects are listed below. More information about these projects can be found at <https://squamish.ca/business-and-development/economic-development/employment-space-research/employment-lands-inventory-and-model-space-needs-for-business-employment-space-viability-analysis>. The affordability and long-term stability of childcare spaces in the community is an important part of improving childcare access overall, as identified in the Squamish Childcare Action Plan. When rezoning for childcare space, the District is securing dedicated space through the

zoning regulation, land development agreements and covenants and is progressively working to embed specific terms that the space be fit out for licensable space and leased at nominal rates to non-profit operators for childcare use. We don't have the same legislative rent control tools as we do for affordable housing, but are very focused on setting terms and conditions to ensure new space is well designed, adequately sized and offered at affordable rates. In the forthcoming update to the Community Amenity Contribution (CAC) Policy, childcare amenity guidelines will be a central focus and best practices will be embedded. For more information on childcare action planning and resources please see www.squamish.ca/childcare.

QANDA

Have a question? Ask us here.

Q

Meghank

28 October 21

Can we have more time for public engagement, it is taking up to a week to hear answers for our questions and then we have follow up questions on top of that.

A

Publicly Answered

Thank you. We have extended the engagement deadline to November 30th. This is in response to requests for additional time in order to ensure all community members have an opportunity to engage in the process. We are doing our best to respond to questions in a timely manner with detailed information and are committed to answering all questions. We encourage you to continue the conversation by asking follow up questions here.

QANDA

Have a question? Ask us here.

Q

Meghank

28 October 21

Single family homes make up 44% of housing inventory in Squamish 13% Whistler and 30% Pemberton. It is not fair to compare us to Whistler as they are a resort town. For most people owning a property in Whistler is not a primary residence and therefore they do not want to be worried about yard work or gardening. Although the mayor may dislike yard work, there are many people that find gardening to be physically, psychologically, and mentally very beneficial to their health. If new developments focus on denser housing options, will we be able to achieve the same percentage as Pemberton without tearing up established trees, established gardens, established neighbourhoods, and established lives? What percentage are other communities neighbouring Vancouver? ie Maple Ridge, Abbotsford?

A

Publicly Answered

Thank you for your question. There are many factors which make every community unique and any comparison between Squamish and neighbouring municipalities should be considered in that light. The Squamish OCP does not include an identified target percentage for any form of housing. Neighbouring examples from Whistler and Pemberton are provided for context and perspective and not as suggestions for outcomes in our community. As you note, dwelling units in Whistler are used in a variety of different ways. One way to look at the comparison that may better address your question is to restrict the comparison of census data to 'private dwellings occupied by usual resident'. This restricts the comparison to private dwelling in which a person or a group of persons is permanently residing, or whose usual residents are temporarily absent on the census date. The figures for corridor communities are provided below, along with the additional communities you noted.

City	# Total Occupied Private Dwellings	% Single Detached
Squamish	7,574	38.544.7%
Whistler	4,610	13.35529.4%
Pemberton	965	31.532.6%
Vancouver	283,915	41.33014.6%
Maple Ridge	30,265	16.82555.6%
Abbotsford	49,040	19.54039.8%

The Squamish OCP includes policy which encourages a greater variety of housing forms and blended densities that are scaled to fit within traditional single-unit neighbourhoods. Ultimately the mix of housing will reflect what is appropriate for our community; a major goal of neighborhood planning processes is to inform that decision making.

QANDA

Have a question? Ask us here.

Q

tschaufele

28 October 21

How many people engaged in the Official Community Plan? How many people engaged at each stage and how many single engagements (single person across the entire process) took part in the process?

A

Publicly Answered

Thank you for reaching out with this question. The OCP planning process began with a goal to engage 5% of the Squamish population. This was identified by an expert in the field of engagement as an ambitious target that could be achievable with significant effort. The District utilized a broad range of engagement strategies throughout the OCP which resulted in an estimated 4000 unique engagements out of the population at the time of 19,893. This included individual community members, community groups, businesses, sector representatives and land owners. Given the diversity and nature of engagement opportunities, it was not possible to track engagement by individuals across the entire process. Several different engagement strategies were used through each stage of the process, details about the engagement process can be found at this page: <https://squamish.ca/yourgovernment/projects-and-initiatives/completed-projects/2018-completed-projects/ocp/ocp-background/> The specific details about how many people were engaged in each stage can be found in the "Who Participated" section of each of the following engagement summaries: Phase 1 Engagement Summary Report Phase 2 Engagement Summary Report Phase 3 Engagement Summary Report More detail about the OCP engagement process can be found here: <https://spark.adobe.com/page/PZmv0oin79rUK/>

QANDA

Have a question? Ask us here.

Q

tschaufele

28 October 21

Where can I find the application to amend the OCP on the District website?

A

Publicly Answered

Thank you for this question. Information about an application to amend the OCP can be found here:<https://squamish.ca/business-and-development/home-land-and-property-development/land-development-applications/official-community-plan/>The application form to amend the OCP can be found here:<https://squamish.ca/assets/Planning-forms/7d082a9c73/LD-Application-Form-July-2019.pdf>The development application check list can be found here:<https://squamish.ca/assets/Planning-forms/LD-Document-Checklist-Updated.pdf>More details about about development applications in general can be found here:<https://squamish.ca/business-and-development/home-land-and-property-development/application-guides-and-forms/>

Q

tschaufele

28 October 21

The current process, in my opinion, lacks transparency and appears to be already decided by the Mayor. How will you ensure ethical planning in this process and what does that like to you as a planner?

A

Publicly Answered

Thank you. Staff have structured the Garibaldi Estates planning process to provide transparency for community members as we work to identify an appropriate vision for the future of the neighbourhood. While the District does need to find ways to incorporate neighbourhood infill in the Estates, what that looks like has not been pre-determined. Several strategies are being used to ensure the process is transparent and ethical. As noted, the outcome of the process is not pre-determined. The final plan will be a result of the work completed throughout the planning process. The process has been structured to allow multiple rounds of public consideration and input as the plan is developed. Community members can stay informed and provide input through a multi-stage process. A range of engagement activities will be used to ensure a broad spectrum of perspectives from a diverse range of community members is considered. Examples include in person and online open houses. The Let's Talk Squamish online platform allows all community members to keep informed about the project and the response of other community members in a flexible manner that can be accessed 24/7. Input received from the community will be included in engagement summary reports that will be available online for all community members to review. Staff are confident that the planning process provides a transparent, ethical opportunity for the community to establish a vision for the future of the Garibaldi Estates.

QANDA

Have a question? Ask us here.

Q

Concerned Resident of Garibaldi Estates East

28 October 21

What is the current ability for gentle infilling of the VLA Land of Garibaldi Estates East? Does it currently allow for a secondary home and does it currently allow infilling of missing middle housing options like accessory dwelling units and detached additional dwelling units ie. suites, carriage houses & tiny homes? If so, does this not already accommodate phased growth in existing developed areas and support higher residential densities as well as the Urban Containment Boundary (UCB) management tactic as per GOAL 2 Livability in the DOS OCP, albeit at a slower pace than high density would offer?

A

Publicly Answered

Thank you for your question. The currently zoning in the VLA land of the Garibaldi Estates is RS-1A. This zoning supports single unit dwellings, secondary suites and accessory dwelling units. These housing forms are important components of housing diversity in the District of Squamish. Specifically, secondary suites and accessory dwelling units provide rental dwelling units within our community. There is no intent to remove these permitted uses from properties in the Garibaldi Estates as part of the planning process. If individuals wish to retain a single family home with rental suites, they will be permitted to do so. However, a major objective of the OCP is to provide increased options for housing diversity beyond those that are currently available. One reason for this objective is to address the significant housing challenges our community is facing. Expanding the permitted residential uses in the Garibaldi Estates would allow the creation of additional housing supply over the coming decades. An example would be to permit duplexes, triplexes or fourplexes, which can provide more attainable ownership options than comparable single family homes within a building that is the same size. Such an outcome would support efforts to address the existing local and regional housing supply shortage this is contributing to our housing affordability challenges.

Q

Roverdevin

01 November 21

What is the current population density of the area described in the Garibaldi Estates Neighborhood plan? Has the area calculation been corrected to exclude lands not designated "residential neighborhoods" (golf course, Commercial lands, etc)? I would also like to see links to the current population density data information, maps the DOS is working with. Thank you!

A

Publicly Answered

Thank you for your question. Staff are working on detailed analysis of existing densities within the Estates for consideration during the development of scenarios during the next stage of the planning process. This information will be made available to community members through Let's Talk Squamish at that time.

QANDA

Have a question? Ask us here.

Q

feetbanks

02 November 21

These Traffic Study links you posted in one of the previous questions don't seem to work for me. Can you Check them and repost? Or is it somehow my issue? thx Garibaldi Springs Transportation Impact Assessment 7 May 2018(External link) Garibaldi Springs Transportation Impact Assessment Addendum July 23, 2018(External link) 2031 Multi Modal Transportation Plan

A

Publicly Answered

Thank you for bringing this issue with the traffic study links to our attention. We have updated the links in the previous answer. We have also provided the links below for easy access. Please let us know if you have any further questions. Garibaldi Springs Transportation Impact Assessment 7 May 2018 ([Click Here](#))Garibaldi Springs Transportation Impact Assessment Addendum July 23, 2018 ([Click Here](#))2031 Multi Modal Transportation Plan ([Click Here](#))

QANDA

Have a question? Ask us here.



feetbanks

02 November 21

From the District's perspective, please define "Affordable" housing? IE: how much should a person pay for an "affordable" one-bedroom, two bedroom, and three bedroom unit? Then please explain how building out the Estates in any capacity is going to provide a home for, let's say for example a single parent with one kid. How much of the recent development downtown do you consider "affordable"? Is the idea that if we blow out the Estates it will make the trailer park more affordable? How? What measures are in place to ensure that whoever develops doesn't simply gouge the market like what is happening in every single other part of town? Are there bylaws in place to force developers to provide actual affordable housing in order to get permission to build whatever cash-grab project they've pitched to you under the guise of building a stronger community? So many questions...



Publicly Answered

Thank you for your questions. Given that there are several, they will be answered individually below. From the District's perspective, please define "Affordable" housing? IE: how much should a person pay for an "affordable" one-bedroom, two bedroom, and three bedroom unit? The District of Squamish definition for affordable housing is outlined in the Perpetually Affordable Housing (PAH) Policy (2020). In this policy, affordable housing means housing where 30% or less of a household's before-tax income is spent on housing costs, as defined by the Canada Mortgage and Housing Corporation (CMHC). When considered in relation to affordable housing units acquired through development contributions, this definition requires that affordable rental housing be between 80% and 90% of median market rents, determined from local rental rate reviews. The Perpetually Affordable Housing Policy targets homes that are intended for households with a range between 80% and 120% of local median income, and provides rental rates for bachelor suites through to 3 bedroom homes. The minimum sizes required are the same as those required under BC Housing standards. Then please explain how building out the Estates in any capacity is going to provide a home for, let's say for example a single parent with one kid. There are a couple ways neighbourhood infill can support housing affordability. First, the creation of new housing supply reduces demand on less expensive, existing housing stock from buyers that can and will choose to purchase newer, more expensive units. As new market housing is built, higher-income buyers purchase these units, taking pressure off older housing stock which becomes more accessible to buyers with fewer financial resources. Second, the ongoing addition of multi-family adds inventory to the market. Continued development of multi-family housing forms is important to ensure a supply of more accessible housing options in the future. While this does not provide significant housing affordability in the short term, it is necessary to address local and regional housing needs for first time home buyers, local business employees, and future generations. The key dynamic here is that housing values change over time. Understandably, when a new home is constructed, it tends to be expensive; in part due to the appeal of new construction, combined with the cost of utilizing new materials and appliances. However, over time the value of a dwelling depreciates towards a lower price tier as the structure ages. The supply of this older housing makes an important contribution to both moderate- and lower-priced housing affordability. For young families looking to enter the housing market in Squamish, older multifamily homes are an important, less expensive option when compared to single family homes. Together these mechanisms are referred to in the planning profession as the process of "filtering" which is considered one of the primary mechanisms by which the housing market provides affordable supply. The validity of this concept is supported by academic research (LAO, Upjohn Institute, UCLA, NHMC). Another option to support diverse and affordable housing is through a non-market housing model.

using organization similar to the Whistler Housing Authority. This represents an important opportunity. The District is currently working towards the creation of a Squamish housing society. It is anticipated that the housing society will be operational sometime in 2022. The society will help build and manage non-market housing, which will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. Infill will play an important role in this project, as the District will be challenged to provide land to the housing society. Without new developments that can contribute a proportion of units to the society for management, it will be very difficult to create substantial new non-market housing in our community. Fortunately, this process has already begun. In recent years, while the community has been experiencing significant growth, the District has been working with developers to secure community amenity contributions (CACs) in the form of affordable housing units that may be managed under the housing society. Infill within the Garibaldi Estates could be an important option to secure additional units for the housing society. How much of the recent development downtown do you consider "affordable"? This question is a good one and worth exploring however it is not a question we have data readily available with which to answer. Is the idea that if we blow out the Estates it will make the trailer parks more affordable? How? What measures are in place to ensure that whoever develops doesn't simply gouge the market like what is happening in every single other part of town? New housing will be priced to reflect market conditions. However, as discussed above, the addition of new housing supply has a positive affect on housing prices through the process of filtering. Are there bylaws in place to force developers to provide actual affordable housing in order to get permission to build whatever cash-grab project they've pitched to you under the guise of building a stronger community? As mentioned above, the District has been working with developers to secure community amenity contributions (CACs) in the form of affordable housing units that may be managed under the housing society. Negotiations for amenity contributions in new development projects are guided by the Community Amenity Contribution Policy. This policy is periodically updated by the District in response to community expectations, Council priorities and market conditions.

QANDA

Have a question? Ask us here.

Q

Francinee

02 November 21

One of the reasons that the District is giving for infill is the need for affordable housing. When the supply and demand for affordable housing is comprised by the high cost of land and then bidding wars how is the District going to guarantee that the new buildings will be affordable. The market is governed by supply and demand as well as the cost to build the buildings. New places will not be affordable but will be compatible to the market in the area.

A

Publicly Answered

Thank you for reaching out with your question. Missing Middle neighbourhood infill, such as duplexes, triplexes, fourplexes, townhomes, row houses and multi-use buildings can support diverse and affordable housing in number of ways. Housing affordability is influenced by many external factors beyond the control of local governments. One important way that municipalities are able to exert influence over is supply; increasing supply is one of the tools our community can use to address the housing challenge. Infill is a way to provide new supply options within existing Squamish neighbourhoods, without sprawling into adjacent undeveloped land. There are a couple ways neighbourhood infill can support housing affordability. First, the creation of new housing supply reduces demand on less expensive, existing housing stock from buyers that can and will choose to purchase newer, more expensive units. As new market housing is built, higher-income buyers purchase these units, taking pressure off older housing stock which becomes more accessible to buyers with fewer financial resources. Second, the ongoing addition of multi-family adds inventory to the market. Continued development of multi-family housing forms is important to ensure a supply of more accessible housing options in the future. While this does not provide significant housing affordability in the short term, it is necessary to address local and regional housing needs for first time home buyers, local business employees, and future generations. The key dynamic here is that housing values change over time. Understandably, when a new home is constructed, it tends to be expensive; in part due to the appeal of new construction, combined with the cost of utilizing new materials and appliances. However, over time the value of a dwelling depreciates towards a lower price tier as the structure ages. The supply of this older housing makes an important contribution to both moderate- and lower-priced housing affordability. For young families looking to enter the housing market in Squamish, older multifamily homes are an important, less expensive option when compared to single family homes. Together these mechanisms are referred to in the planning profession as the process of "filtering" which is considered one of the primary mechanisms by which the housing market provides affordable supply. The validity of this concept is supported by academic research (LAO, Upjohn Institute, UCLA, NHMC). Another option to support diverse and affordable housing is through a non-market housing organization similar to the Whistler Housing Authority. This represents an important opportunity. The District is currently working towards the creation of a Squamish housing society. It is anticipated that the housing society will be operational sometime in 2022. The society will help build and manage non-market housing, which will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. Infill will play an important role in this project, as the District will be challenged to provide land to the housing society. Without new developments that can contrib

ute a proportion of units to the society for management, it will be very difficult to create substantial new non-market housing in our community. Fortunately, this process has already begun. In recent years, while the community has been experiencing significant growth, the District has been working with developers to secure community amenity contributions (CACs) in the form of affordable housing units that may be managed under the housing society. Infill within the Garibaldi Estates could be an important option to secure additional units for the housing society.

QANDA

Have a question? Ask us here.

Q

brizun

02 November 21

How will the tree canopy of these largely treed lots be replaced so our heat dome issue is not made worse and have even worse water restrictions?

A

Publicly Answered

Thank you for asking this question. The question of how to maintain the existing tree canopy in the Garibaldi Estates has now been raised by a number of people in this process. Staff recognize that this is an important issue for the community and have begun an initial process of exploring tools and strategies that could be used to address the topic. The Garibaldi Estates neighbourhood planning process is an opportunity to identify an appropriate approach to the preservation of the Garibaldi Estates tree canopy.

Q

Concerned Resident of Garibaldi
Estates East

03 November 21

Has any research been done on the Keystone and Indicator Species that will be affected by the inevitable aggressive infilling that will ensue if Bylaw 211, 1966, the Bylaw that protects the incredibly productive and arable land in Garibaldi Estates East from further subdivision, is revoked? For example, the keystone species in my yard includes a very large Mason Bee Colony, which is a native pollinator and is 120 times more effective than a honey bee. I am sure others could provide equally important examples.

A

Publicly Answered

Thank you for your question. At this time no development scenarios have been proposed and it is not possible to determine if habitat for keystone and indicators species will be impacted. Many infill options, such as duplexes, triplexes, fourplexes, and multiplexes can be built within the building envelope of a single unit dwelling, thus minimizing impact to open space on a parcel. Until we have a sense of what housing forms might be supported in the neighbourhood, it will not be possible to determine how potential future land uses could impact existing open space. Future land use scenarios will be considered in Stage 3 of the planning process following presentation of the Stage 2 engagement summary to Council.

QANDA

Have a question? Ask us here.

Q

brizun

03 November 21

All traffic from the Highlands must travel thru Garibaldi Estates and Any infill will increase to the point of chaos like the two streets that are behind the commercial zone now. Will there be a third road leading to the highway not cutting thru the estates that is planned for before they do anything that will create this obvious traffic issue. Any infill thoughts must only be talked about after the traffic funnelling question is answered. No answer means the people who are left in this beautiful area will join the growing list of people leaving because of over development.

A

Publicly Answered

Thank for asking us this question. The OCP identifies two new proposed major roads that would connect the Highlands to Tantalus Road and Highway 99. These future proposed connections are presented on Schedule F-1 of the OCP (see page 6) These connections will be made as future development in these areas come online and will help to distribute traffic going to and from the Highlands through the Estates area. As development occurs in the Highlands and Estates areas, developers will be required to undertake traffic impact assessments to determine the impact of the new development on the local (and regional) road networks. If traffic generated by any new development (or group of developments) results in unacceptable intersection performance or road capacity, these developments must determine and fund improvements to the road network to accommodate the increase in traffic, which could include these future potential road connections.

QANDA

Have a question? Ask us here.

Q**dgeller**

08 November 21

I have a question regarding the online surveys, and their validity. Given the importance DOS staff seem to give to community input (a commendable goal in my view), what controls are in place to make sure Squamish residents are the only ones responding? Are developer or non-residents answers included? If they are included, why would they be? What is in place to make sure that no-one answers more than once? The survey didn't ask for my name or address or email. Further, in a response to a MeghanK question dated 11 days ago regarding the following question: "If developer s purchase an acre of VLA land ...?", the answer [presumably from DOS staff] stated: "At this current stage, staff are soliciting input from the community regarding the future vision for the neighbourhood. This includes housing forms, transportation, community amenities and employment space. Following this stage, a summary of the engagement received will be presented to Council for feedback and direction. In the next phase of the planning process several future land use scenarios will be developed..." In summary, I am very concerned that District staff will be making important decisions based on invalid survey data, surveys that can be done multiple times by anyone, including developers.

A**Publicly Answered**

Thank you for this question. Our priority with these surveys is to hear from Squamish residents about the future of our community. For this reason, each survey asks for demographic information including the neighbourhood you live within Squamish. The surveys are open to ensure accessibility and that we hear from a broad representation of Squamish residents. This includes Garibaldi Estates residents, but also those who use the Garibaldi Estates commercial areas. It's also important that any question of housing diversification considers the input from Squamish residents across the housing spectrum, and not just those within the immediate area. We monitor survey results for any activity that we deem to be suspicious. The District has used online surveys for years as a useful tool to collect community input. These surveys for the Garibaldi Estates neighbourhood planning process are a continuation of those efforts, and are now being offered on a new platform.

QANDA

Have a question? Ask us here.

Q

dgeller

08 November 21

Has the DOS planning staff and Squamish Council explored lobbying the BC government to expand the BC Speculation Tax regions to include Squamish? This would help increase the pool of rental/housing stock in Squamish for Squamish residents, require no building, and discourage foreign buyers and speculation, possible drivers of price increases. Currently Metro Vancouver (Chilliwack to West Vancouver, but not Lion's Bay), Victoria region, Nanaimo region, and Kelowna/West Kelowna regions all have the speculation tax. In a nutshell, principal residences and rental properties are exempt. See <https://www2.gov.bc.ca/gov/content/taxes/speculation-vacancy-tax/how-tax-works/taxable-regions>

A

Publicly Answered

Thanks for asking this question. At this time the District has not pursued this option. With regards to foreign ownership, the District has conducted some limited analysis in 2021. The results suggest less than 1% of the tax roll is under foreign ownership.

Q

GHume

08 November 21

The following answer was provided in response to an earlier question about allowed minimum lot sizes. "The minimum lot size for RS-1 is 690 sq m. The current VLA lot sizes range considerably; however, many are between 0.16 and 0.20 ha in size. However, given the configuration of the current lots, the existing structures, and their relation to the road network, it is unlikely that a land use scenario would be practical where a significant number of lots could be configured to the 690 sq m minimum." However given this plan is looking at a 20 year period enabling smaller lot sizes would be the best way to increase density significantly without major changes to a long established neighbourhood. It seems quite straight forward to run a road down between some of the larger lots. What is so challenging that it is immediately dismissed. If 1/2 acre lots became 1/8 acre lots that represents a 4X increase in density. Is a 4X increase in density not considered substantial. If it isn't what increase in density is "enough" to satisfy the OCP requirements.

A

Publicly Answered

Thank you for your question and comments. This is valuable feedback as part of this process. One of the challenges with the proposed approach relates to the existing lot sizes, many of which are around 0.16 ha. This size would not allow the subdivision of a parcel into 3 RS-1 parcels, given the minimum lot size of 690 m². However, subdivision into 2 lots could be achieved. While possible over the long term, the creation of new road infrastructure between existing lots at the rear lot line would be costly relative to the creation of a single new lot for each property. An alternative approach that would create a similar increase in dwelling units, without the need for additional road infrastructure, would be to allow housing forms such as duplexes or triplexes on the same lots. Having said this, the concept of smaller single family lots is a good suggestion and is certainly worth consideration as part of this process. Thank you for your suggestion.

QANDA

Have a question? Ask us here.

Q

Cindy

08 November 21

The Squamish OCP includes policy which encourages a greater variety of housing forms and blended densities that are scaled to fit within traditional single-unit neighbourhoods. Can you provide examples of where in Squamish this has already been done and if in your opinion it has been done well or not?

A

Publicly Answered

Thank you for your question. There are numerous examples of Squamish developments within single family neighbourhoods that support housing diversity and are scaled to fit within single family neighbourhoods. Several examples include: Small lot single family (RS-3) in Dentville on Britannia Ave Small lot single family (RS-3) in Ambleside Small lot single family (RS-3) on the corner of Wilson and Buckley Small lot single family (RS-3) and carriage houses on Willow Cres Duplex (RS-2) in Highlands on Rhum and Eigg Dr Duplexes on Third Ave and Main Street downtown Duplexes with shared driveways on Government Dr near Edgewater Dr in the Northyards Elements (townhouses) next to Edgewater Dr and Cres in Northyards Rivendale (townhouses) on Brennan Rd in Brackendale.

Q

Meghan K

09 November 21

I notice the traffic counts for the Garibaldi Springs Transportation Impact Assessment 7 May 2018 and Garibaldi Springs Transportation Impact Assessment Addendum July 23, 2018 (External link) were completed twice in winter months. Is there a plan to do a traffic count in the peak of summer as well?

A

Publicly Answered

Thank you for this question. The current traffic assessment being completed is a high-level assessment. It will consider the overall changes over a 20-year timespan. It will be based on existing traffic data and models which represent current land uses. Traffic consultants can acquire traffic data for all signalized highway intersections from the Ministry of Transportation to assess summer traffic volume not only along the highway, but entering and exiting local road network via each intersection. This traffic data collected during the fall or winter traffic counts can be compared to the highway traffic data and can be adjusted, as required, to account for any significant differences in traffic patterns and volume. No land use scenarios have been determined yet. However, developers of larger projects are required to undertake traffic impact assessments prior to any projects moving forward. These would determine the impact of the new development on the local (and regional) road networks. If traffic generated by any new development (or group of developments) results in unacceptable intersection performance or road capacity, these developments must determine and fund improvements to the road network to accommodate the increase in traffic, which could include these future potential road connections.

QANDA

Have a question? Ask us here.

Q

Sarah Ellis

12 November 21

Does the District own any sites in the neighborhood that could be candidates for partnerships for non-market housing ?

A

Publicly Answered

Thank you for your question. At present, the only land within the neighbourhood owned by the District are Pat Goode Park, Coho Park, the Tantalus Fire Hall and a very small parcel at the west end of Diamond Road below the transmission lines. This limited land base within the neighbourhood provides limited land for partnering on non-market housing. However, the District is currently working to create a housing society in Squamish. It is anticipated that the housing society will be operational sometime in 2022. The society will help build and manage non-market housing, which will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. Infill will play an important role in this project, as the District will be challenged to provide land to the society. Without new developments that can contribute a proportion of units to the society for management, it will be very difficult to build a significant stock of non-market housing in our community. Fortunately, this process has already begun. In recent years, while the community has been experiencing significant growth, the District has been working with developers to secure community amenity contributions (CACs) in the form of units that may be managed under the housing society. These units will form an initial housing inventory. Future development in our community, including any infill opportunities that are identified in the Garibaldi Estates, could add to this non-market housing inventory.

Q

Meghank

17 November 21

The OCP has objectives 26.3: Inventory, PROTECT and ENHANCE the agricultural land base within Squamish and the region. Maximize agricultural land availability and access to retain and attract new farmers in the agriculture sector and DRIVE INCREASED LOCAL food production. You said it, not me! Repealing bylaw 211 is doing the exact opposite of your own OCP objectives. Please help me make sense of this?!

A

Publicly Answered

Thank you. Local food production is an important consideration in land use planning within the District of Squamish and aligns with OCP goals and objectives. Food production will be a key consideration in the Garibaldi Estates Planning Process and we appreciate you identifying this value. As we move into scenario planning for the Garibaldi Estates we will look for opportunities to support food production within the neighbourhood and the region.

QANDA

Have a question? Ask us here.

Q

18 November 2021

Concerned Resident of Garibaldi Estates East

In the OCP, Part 3, Objectives and Policies, Food Systems, (Page 147) it states: "The OCP enhances awareness and promotes policies to foster a more sustainable food system in Squamish. Through the plan, the District acknowledges its role in preserving the community's agricultural land base and creating a positive regulatory environment for food and farming. Increasing production and neighbourhood access to healthy, culturally appropriate food for all citizens helps to build greater capacity and self-sufficiency within the community. " I am thinking this is especially pertinent today as we watch, with sadness and horror, the devastation happening to the "salad / fruit bowl" of BC and the effects of climate change on that landscape via fires and floods. Not to mention our local farmers struggling with fire / floods and how that affects their food production and livestock. My question is if the DOS deems Bylaw 211, 1966 to be redundant and worthy of repeal as it no longer serves its purpose for Veterans, would it be possible to amend the bylaw or create a new one to update it to still protect Garibaldi Estates East from medium to aggressive infilling, since gentle infill is already happening; and as the land in this area is known to be prime land for backyard gardens, fruit trees / shrubs and great habitat for pollinators and other keystone / indicator species like the Pacific Tree Frog?

A

Publicly Answered

Thank you for your question. Local food production is indeed an important value to consider in land use decision making with the District of Squamish. Food production will be a key consideration in the Garibaldi Estates Planning Process. While the historical Bylaw 211, 1966 does currently limit subdivision of parcels, it is not an appropriate tool for land use planning in today's context. Within the British Columbia local government context, the appropriate tools for land use planning are Official Community Plans and Zoning Bylaws. These are the tools with which the province delegates land use planning authority to municipalities under the Local Government Act. As such, a neighbourhood plan, such as the one under development for the Garibaldi Estates, is the best tool to provide direction on where to support agriculture, combined with zoning amendments that may be recommended in the neighbourhood plan.

QANDA

Have a question? Ask us here.

Q

tschaufele

19 November 21

What are the five (I think this was said at the meeting) previous changes or amendments that have taken place on the OCP?

A

Publicly Answered

Thank you for your question. The following 13 bylaws have been adopted as amendments to the Official Community Plan: District of Squamish Official Community Plan Bylaw No. 2500, 2017, Amendment Bylaw (Oceanfront Peninsula Sub Area Plan) No. 2601, 2018 District of Squamish Official Community Plan Bylaw 2500, 2017 Amendment Bylaw (General Amendments) No. 2617, 2018 District of Squamish Official Community Plan Bylaw No. 2500, 2017, Amendment Bylaw (Quest Neighbourhood Park) No. 2624, 2018 District of Squamish Official Community Plan Bylaw No. 2500, 2017 Amendment Bylaw (General Amendments) No. 2630, 2018 District of Squamish Official Community Plan 2500, 2017 (Garibaldi Springs) Amendment Bylaw No. 2614, 2018 District of Squamish Official Community Plan 2500, 2017 Amendment Bylaw (Rental Zoning) No. 2664, 2019 District of Squamish Official Community Plan Bylaw No. 2500, 2017 Amendment Bylaw (Aspen East) No. 2740, 2020 District of Squamish Official Community Plan Bylaw No. 2500, 2017, Amendment Bylaw (1000, 1050 Laramie Rd & 1050 Depot Rd) No. 2746, 2020 District of Squamish Official Community Plan Bylaw 2500, 2017 Amendment Bylaw (C-4 Parcels) No. 2733, 2020 District of Squamish Official Community Plan Bylaw 2500, 2017 Amendment Bylaw (University Area Policy Amendments) No. 2732, 2020 District of Squamish Official Community Plan Bylaw No. 2500, 2017, Amendment Bylaw (Large Format Retail) No. 2746, 2020 District of Squamish Official Community Plan Bylaw 2500, 2017 Amendment Bylaw (RS-1 Parcels) No. 2731, 2020 District of Squamish Official Community Plan Bylaw No. 2500, 2017, Amendment Bylaw (Loggers East Neighbourhood Plan) No. 2798, 2020

Q

GHume

19 November 21

The response to a previous question around RS-1 lots 690 sq m. and a 4X increase in density that could occur as compared to current 1/2 acre lots didn't include a response to an important part of the question. The part of the question not answered was: What increase in density is "enough" to satisfy the OCP requirements? (I'm looking for an answer expressed as a multiple of current density. e.g. 2X 4X etc...)

A

Publicly Answered

Thank you for contacting us with this question. The OCP does not identify a target density for the Garibaldi Estates. It is a higher level plan that identifies broader goals, objectives and policies with some limited direction on implementation of those broader goals, objectives and policies. The role of the neighbourhood planning process is to look specifically at how to implement the OCP. The process will include working with the community to determine what densities could be appropriate in the Estates..

QANDA

Have a question? Ask us here.

Q

Meghank

22 November 21

Why have my last two question not been answered? It's been over a week.

A

Publicly Answered

We apologize for the delayed response. We are doing our best to respond in a timely manner. Some of the questions we receive require detailed information and analysis. In these cases, it can take us a little longer to pull together the information needed for an answer. We encourage you to continue asking any questions you have about this process. We are committed to answering all questions as quickly as we can. At the time of writing this response we have received over 80 questions on this site and have two outstanding questions that we are currently working on answers for.

Q

Roverdevin

23 November 21

If an individual or group facilitate individual citizens' completion of a district survey (helping deliver paper surveys, assisting seniors with technical aspects, or providing other guidance), is it the practice of the planning department to treat these data the same as data gathered through the more typical process? In other words, will individual survey results be treated differently, segregated or left out from charts and results discussion if the planning department feel they have been facilitated by others? What is past practice for situations like this?

A

Publicly Answered

Thank you for your question. The District is supportive of individual citizens helping others in order to engage in the planning process. We would not want to exclude input from people who are supported by others community members. Residents can visit Municipal Hall or email planning@squamish.ca to obtain hard copies of these engagement opportunities. The District has not heard concerns from members of the community who had help participating in previous planning processes.

QANDA

Have a question? Ask us here.

Q

Roverdevin

23 November 21

The OCP2040 process had a Citizens Advisory Committee whose role is described as follows: 'The Citizen Advisory Committee is responsible for providing insight from local residents on the engagement process, ensuring that any policy development reflects what we heard from the public, being a sounding board for the engagement process (including selection of consultants), and helping to share information and raise awareness through their networks.' Given the significant concerns expressed by residents and the community, will the district of Squamish create a similar body to help ease community concerns about process, transparency and authenticity of the Garibaldi Estates Neighborhood Plan/OCP process?

A

Publicly Answered

Thank you for this question. The District is committed to ensuring the Garibaldi Estates Neighbourhood Planning Process is transparent and authentic. While advisory committees are an option to support an engagement process, there are many other engagement options that can be used to ensure the community has the opportunity to be heard. The District is not currently considering the use of an advisory committee for the Garibaldi Estates Neighbourhood Planning Process but will look to integrate other engagement options to ensure a broad range of perspectives are represented.

Q

Concerned Resident of Garibaldi
Estates East

23 November 21

According to the DOS website the plan to allow medium to heavy infill on the VLA lands of Garibaldi Estates East is at Stage 2. At what stage of the planning process will Council vote on Bylaw 211, 1996? And how / when will we be informed?

A

Publicly Answered

Thank you for asking this question. While recommendations regarding the future of Bylaw 211, 1996 are likely to be included in the eventual Garibaldi Estates Neighbourhood Plan, there is no timeline for bringing any such motions to Council at this time. One possible scenario is that recommendations included in the Neighbourhood Plan could be brought to Council after the adoption of the neighbourhood plan in Stage 5. Another scenario is that changes regarding Bylaw 211, 1996 could be considered at the same time as the adoption of the Neighborhood Plan in Stage 5. Staff will seek direction from Council on this matter at the conclusion of Stage 4. The stages of the project are listed under the project timeline section on this project page.

QANDA

Have a question? Ask us here.

Q

Concerned Resident of Garibaldi
Estates East

23 November 2021

In July 2015, (then) Councillor Karen Elliott said the newly adopted Squamish Food Charter would help engage the community during the Official Community Plan (OCP) review in 2016 and would provide an opportunity for everyone in the community to think about food, "how and where it is grown, how it is distributed, and what we do with the waste." "It's exciting to imagine our community as a place where everyone has access to fresh, abundant local food, where people come together around food to celebrate and connect, and where farmers thrive rather than just survive." "It is an accountability tool, reminding us all of the values held by the community and further leveraging policy that supports the sustainability of the local food systems," she said. How does revoking and / or not revising Bylaw 211, 1966, a bylaw that protects the rare, productive, arable land of Garibaldi East support the Squamish Food Charter, a Charter that Mayor Elliott championed for and Council voted to adopt as a guiding document, and its Principles?

A

Publicly Answered

Thank you for this question. Development of the Garibaldi Estates Neighbourhood Plan provides an opportunity to create specific policies for the neighbourhood covering a broad range of topics, including food production. The District is currently engaged with Squamish Climate Action Network's Food Policy Council to develop specific recommendations regarding food production and the Garibaldi Estates neighbourhood. The strongest tool the District has to provide direction and support for values such as food production are the OCP and Zoning Bylaw. As such, the planning process provides an excellent opportunity to build those values into a long term vision of the neighbourhood. While Bylaw 211, 1996 does prevent subdivision for many parcels in the area, it does not provide any specific policy direction regarding how land in the Garibaldi Estates is zoned or used.

Q

dgeller

24 November 21

Further to my question re: spec/vacancy and foreign buyers taxes, I would ask why wouldn't the DOS pursue these taxes? You only mention about 1% are foreign buyers in the response. How many homes would fall under the spec and vacancy tax provisions? To me it seems like a no-brainer, in line with OCP goals to lobby the BC govt to expand the taxable regions to include Squamish. And at no cost to DOS to administer as BC government handles all of it.

A

Publicly Answered

Thank you for your question. As noted, at this time taxation powers are outside the authority of municipal government and lie with the Provincial Government. The suggestion to pursue this taxation option is appreciated. In 2016 the District submitted a letter to the Premier, the Minister responsible for housing, and the MLA for West Vancouver-Sea-to-Sky requesting that the District of Squamish be included in the Foreign Buyer's Tax. While we do not have data at this time regarding how many homes might fall under a speculation and vacancy tax provisions, this would be appropriate to gather as part of work on this topic.

QANDA

Have a question? Ask us here.

Q

24 November 2021

Concerned Resident of Garibaldi Estates East

I appreciate it must be challenging to keep up with the community engagement on this issue and that you have many questions to answer but based upon the Q&A posted by MeghanK regarding the ability of the DOS to respond to questions in a timely manner, will there be an extension on the community feedback process of Stage 2?

A

Publicly Answered

Thank you for your question. We are committed to providing a detailed response to all questions from the community about this neighbourhood planning process. The current phase of this engagement process closed on November 30, 2021. We will compile the input and will share what we heard with the community in January 2022. Staff will also present an engagement summary to Council in January. We look forward to continuing the conversations and will be creating additional ways to do this with residents, members of Council and staff going forward. Updated information will be shared on this page in the coming weeks. Please select Follow This Project on this page to subscribe for updates and to keep informed about these opportunities.

Q

26 November 2021

Concerned Resident of Garibaldi Estates East

How were the residents and owners of properties in the VLA engaged and notified that Policy 9.4.g. 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 - would be included in the Official Community Plan?

A

Publicly Answered

Thank you, we appreciate the question. The Official Community Plan process addressed a broad range of topics that touched on aspects of virtually every property in the community. As such, the engagement process was structured in a community wide fashion, with significant effort made to bring all residents into the conversation. A broad range of engagement activities and channels were used across the community. Details about the engagement process can be found here: <https://spark.adobe.com/page/PZmv0oin79rUK/>

QANDA

Have a question? Ask us here.

Q**David Wilson**

28 November 21

I've heard the argument indicating the need for more housing, and more middle housing in particular. I've also heard that Squamish has a high proportion of single family homes. What about all the other projects that are proposed, approved, currently being developed? Won't that "help" these numbers? (even though I don't think we need to compare ourselves to resort municipalities like Whistler, etc.). There are very few single family homes being built, but mostly middle to high density housing. Some, right next to the estates (Polygon). Is this accounted for? It looks like Squamish's single family home numbers will already be drastically reduced and there will be a greater variety of housing without breaking up established neighborhoods.

A**Publicly Answered**

Thank you for your question. As you have noted, in recent years there has been a focus on supporting the development of missing middle housing forms in various areas of the community where development is occurring. This is in line with our OCP policies which support housing diversity. The upcoming release of the 2021 census numbers will be an excellent opportunity to update our information about housing forms currently used by Squamish residents. For a variety of reasons such as transportation, climate change, public health and local employment, it is important to ensure this type of housing diversity can be supported across all Squamish neighbourhoods. There is an important opportunity to include more housing diversity in the Garibaldi Estates since it is located close to a major commercial centre, along the core transit network and Highway 99, has a lower flood hazard than other areas of the community.

QANDA

Have a question? Ask us here.

Q

Amy Lyn

28 November 21

With the current flooding in the province and the fact that the Garibaldi Estates (and most of Squamish's low lands) is an old river bed, will the district take a step back and reevaluate the possibilities of flooding in the area and weather it makes sense to put high density housing on this land? Many of the current properties can't get flood insurance due to location in relation to the rivers, ground water levels, etc. If high density buildings are put in and they flood will Contra ct show that the developer pays for all damages? If a high density unit (the elimination of natural vegetation to absorb storm water) is built next to an existing lot and that lot now becomes the low lying property with the storm water from t he high density unit running into it, will the district pay for all damages incurred from flooding? Chances are this existin g lot does not have flood insurance due to being on or near the flood plain.

A

Publicly Answered

Thank you for these questions and we appreciate your patience as we prepared a detailed reply. The District has eval uated flood hazards comprehensively throughout the community as part of the Integrated Flood Hazard Management Plan (IFHMP). While the Garibaldi Estates is within a designated floodplain, large areas are outside of the modelled S quamish and Mamquam River floodplains. The area has been designated as an Overland Flow Hazard Area due to th e potential of Mashiter Creek 'avulsing' (overflowing its banks). Overall, the Garibaldi Estates is considered one of the lowest hazard floodplain areas. This is illustrated in the floodplain mapping contained with the IFHMP. See Figures 2- 5, 2-6, 2-7 and 2-8 of the River Flood Risk Mitigation Options for further details:

https://squamish.ca/assets/IFHMP/09252017/0d6609c9a4/FINAL_SquamishIFHMP-RiverFloodRiskMitigationOptions-20170915.pdf With regards to developers paying for flood damages, it is a District policy that a Section 219 Restrictiv e Covenant is registered on title as part of all development applications for floodplain development. The covenant spe cifies flood mitigation requirements, indemnifies the District for any damages and notifies future owners of the flood hazards. In terms of flood damage to neighbouring properties, the District's Subdivision and Development Control Bylaw requires that Stormwater Management Plans are prepared as part of new development applications. These mitigat e the potential for new development to cause flooding issues in neighbouring areas. The District's bylaw has a numbe r of policies to mitigate this risk as well including limiting post-development stormwater runoff to pre-development flow s. This is typically achieved by incorporating methods of infiltrating and storing stormwater on-site.

QANDA

Have a question? Ask us here.

Q

Amy Lyn

28 November 21

When, where and at the cost of whom will storm drains be increased and holding tanks be installed? The Elimination of existing green space that absorbs and filters storm water will create an incredible flow that will need to be dealt with through infrastructure. The current flooding in BC should not be taken lightly!!!

A

Publicly Answered

Thank you, this is a great question. The District of Squamish has a Subdivision and Development Control Bylaw. This bylaw requires that post-development stormwater discharge be no greater than pre-development stormwater discharge. Property owners are required to ensure that onsite storage accommodates this regulation.

Q

Edenl

29 November 21

The highway is at capacity with our tourism economy in the corridor. I'm tired of learning about accidents and hearing about people that I know who have died on the highway. If the densification of Squamish has always been a plan of the OCP then how come the highway, recently updated in 2009, cannot handle the current population; and, continues to be unsafe for locals and tourists, demonstrated by accidents which regularly result in deaths. What discussions have been in place with the Ministry of Transportation regarding the sudden, and unnecessary increased density in this single neighbourhood? How will density in this neighbourhood impact traffic patterns on the highway since Squamish currently has a majority of minimum wage jobs, which we know cannot support someone to live in a new development, is increasing commuter traffic to the city a part of the development's environmental improvement plan?

A

Publicly Answered

Thank you for these questions. A traffic impact assessment is currently underway. The study is intended to assess the impacts of potential growth in the Garibaldi Estates and surrounding area over the next 20 years on the neighbourhood road network and Highway 99. The Ministry of Transportation has been engaged in the study and has provided input into the process informed by their own work assessing future traffic volume on Highway 99. Results from the study are anticipated prior to initiating the development of land use scenarios in Stage 3 of the planning process and are expected to provide important direction regarding potential impacts of infill on the road network.

QANDA

Have a question? Ask us here.

Q

Edenl

30 November 21

I have found this public engagement process to be frustrating as the end goal has already been decided rather than formed through true public consultation. At the end of the timeline in Stage 5 it has already been announced that we'll change our current neighbourhood bylaw and have a plan to support development. How is it public engagement to have a defined goal for our neighbourhood before community consultation has begun? I already feel unheard as I read community member's posts who share similar ideas as my own, and your responses leave no hint that the goal of changing the VLA bylaw will be altered. The only positive support that I've heard for the bylaw adoption and densification via infill lots is by those who are benefiting financially from future developments. I haven't heard or read of a community member who is excited to densify the neighbourhood that they're living in. Rather, questions are asked about infrastructure, quality of life, and proposed developments on vacant plots of land. In these vacant plots of land, the housing options proposed in your engagement survey could be built purposefully rather than awkwardly squeezed between existing single-family homes. To me, building a purposeful multi-family neighbourhood sounds more enjoyable to live in than one without greenspace, planned parking, or appropriate measures to keep our wildlife safe. My question is: how are community responses being used in the Garibaldi Estates Neighbourhood Planning process? And, why are identified vacant areas for development not being pursued by this current planning committee?

A

Publicly Answered

Thank you for these comments and we are sorry to hear that you have been frustrated by the process so far. The District will be creating additional ways to have conversations with residents, members of Council and staff going forward. Updated information will be shared on this page in the coming weeks. No development scenarios have been decided at this time. This neighbourhood planning process is about working with residents to determine how and where infill housing could be accommodated in the Garibaldi Estates over the next 20 years and beyond. Neighbourhood infill is important in the District for many reasons. Neighbourhood infill helps build more complete neighbourhoods to support additional community amenities, services, transit, and employment space. Infill also helps share the cost of existing infrastructure over a greater number of taxpayers. This is good for liveability, the environment and addressing climate change. As well, a diversity of housing forms supports more housing affordability in our community. Staff are exploring these ideas in more detail with residents through the neighbourhood planning process. Community input will help shape the housing forms that will be incorporated into land use scenarios during Stage 3 of the process. Community input will also help shape the policies that will direct development to preserve and enhance characteristics that are important to residents as the area evolves over the coming decades. While it is not clear what vacant lots you are referring to, if development applications come forward for these lands, those applications will be considered in relation to the same OCP goals and policies that are being considered in the development of the Garibaldi Estates Neighbourhood Plan.

QANDA

Have a question? Ask us here.

Q

Concerned Resident of Garibaldi
Estates East

30 November 2021

What steps can the community take to request a review of the OCP? And what steps can the community take to amend the the OCP?

A

Publicly Answered

Thank you for your question. The decision about when to review and update an Official Community Plan is at the discretion of Council. A typical approach for community members who would like to have the OCP reviewed, or to have specific policies in the OCP amended, would be to write to Council members and express their request. Council can direct staff to make amendments to OCP policies at any point in time. A comprehensive update of an OCP can be a resource intensive process for a community; consequently it is not uncommon for OCPs to be utilized by municipalities for 5 to 10 years. However, OCPs are considered 'living documents' and can be modified at any time through the adoption of amending bylaws. These amendments typically are used to change land use designations for specific properties, add new policies, or modify or add development permit areas. Both adoption of a new OCP and amendments to an existing OCP must follow a process outlined in the Local Government Act. This process includes consultation requirements and a bylaw adoption process that includes readings and a public hearing.

Q

Concerned Resident of Garibaldi
Estates East

30 November 2021

The Urban Containment Boundary planning tool is reviewed based upon population thresholds. Why does the OCP not have the same process?

A

Publicly Answered

Thank you for this question. We believe you are referring to the Growth Management Boundary (we do not have an Urban Containment Boundary). The Growth Management Boundary is a feature identified in the Official Community Plan Growth Management Schedule C. Population threshold policies regarding the Growth Management Boundary are included in Section 9 of the Official Community Plan. These policies are not thresholds for review of the boundary. Instead, they are thresholds that, once met, support the consideration of specific applications. An OCP update is typically initiated at the direction of Council.

QANDA

Have a question? Ask us here.

Q

tschaufele

30 November 21

It is my understanding that in the definition of infill changed from 2017 to 2021 where originally, it was used to describe vacant lots and brown sites, without mentioning filling in established lots with single family homes. Why did this change take place?

A

Publicly Answered

Thank you for this question. The intention behind infill development has been consistent during the development of the Official Community Plan and the implementation. In 2017, growth management was an important topic of discussion as part of the OCP process. During that discussion, the District produced a Growth Management Background document regarding Long-Term Development Phasing Policy Alternatives: <https://squamish.ca/assets/OCP-Review/1e9dbac4eb/Squamish2040-GM-Background-Final.pdf>. Several growth management options were presented for consideration within that document: Infill Priority: Continue to direct all new growth to existing neighbourhoods and growth areas (Oceanfront, Waterfront Landing, Downtown, University, existing neighbourhoods) until available capacity is reached (population threshold of 22,500) Infill Priority Plus: Continue to direct all new growth to existing neighbourhoods and growth areas (Oceanfront, Waterfront Landing, Downtown, University, existing neighbourhoods) until available capacity is reached (population threshold of 34,000) Limited Peripheral Expansion: Allow for some limited Sub-Area Planning and development of a small portion of Future Residential Neighbourhoods next to existing developed areas (between now and 2040) where significant community benefits can be achieved. The two infill options above are consistent with the current development of a Neighbourhood Plan for the Garibaldi Estates. Multiple policies in the OCP further support this approach such as: 12.2.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. 12.5 Support residential infill that contributes to complete, compact and livable neighbourhoods that maximize efficient use of municipal transportation systems and infrastructure.

QANDA

Have a question? Ask us here.

Q

tschaufele

30 November 21

What ethical principles are the city planners employed by the district of Squamish required to follow?

A

Publicly Answered

Thank you. Registered Professional Planners are required to follow the Planning Institute of British Columbia Code of Ethics and Professional Conduct, which can be found here: <https://www.cip-icu.ca/Files/Provincial-Codes-of-Conduct/PIBC-Code-of-Ethics.aspx>

Q

tschaufele

30 November 21

The boundary that outlines the areas of infill within the district boundaries seems somewhat arbitrary. Who created these boundaries and what process took place to determine what was in and out of this boundary?

A

Publicly Answered

Thank you for these questions. The Garibaldi Estates was specifically identified in the OCP as a suitable location for infill development due to its proximity to an existing commercial centre, its location along a core transit network and the highway, its lower flood hazard profile in comparison to many other areas of the community, its flat topography and its large parcels sizes. The boundary for this process was created with these considerations in mind.

Q

tschaufele

30 November 21

Given the planning process of Garibaldi Estates was already set in motion in the OCP and would become apart of the process, why did the authors of the OCP specifically target the VLA in the OCP? It seems that no other neighbourhood was targeted in this same way in the OCP document

A

Publicly Answered

Thank you, this is a great question. The Garibaldi Estates was specifically identified in the OCP as a suitable location for infill development due to its proximity to an existing commercial centre, its location along a core transit network and highway, its lower flood hazard profile in comparison to many other areas of the community, its flat topography and its large parcels sizes.

QANDA

Have a question? Ask us here.

Q

kfussell

30 November 21

Can you cite recent case studies where allowing developers to build and sell units has actually resulted in more affordable housing? As someone who grew up in Vancouver, the addition of condos did nothing to help make housing more affordable. Only existing co-operative housing network in Vancouver provided actual affordable housing. If I do the math on the price of land and the cost of building with a developers goal of making a profit, it seems unlikely that any new units could possibly be sold for anything that would be considered "affordable."

A

Publicly Answered

Thank you for this question. There are a couple ways neighbourhood infill can support housing affordability. First, the creation of new housing supply reduces demand on less expensive, existing housing stock from buyers that can and will choose to purchase newer, more expensive units. As new market housing is built, higher-income buyers purchase these units, taking pressure off older housing stock which becomes more accessible to buyers with fewer financial resources. Second, the ongoing addition of multi-family housing adds inventory to the market. Continued development of multi-family housing forms is important to ensure a supply of more accessible housing options in the future. While this does not provide significant housing affordability in the short term, it is necessary to address local and regional housing needs for first time home buyers, local business employees, and future generations. The key dynamic here is that housing values change over time. Understandably, when a new home is constructed, it tends to be expensive; in part due to the appeal of new construction, combined with the cost of utilizing new materials and appliances. However, over time the value of a dwelling depreciates towards a lower price tier as the structure ages. The supply of this older housing makes an important contribution to both moderate and lower-priced housing affordability. For young families looking to enter the housing market in Squamish, older multifamily homes are an important, less expensive option when compared to single family homes. Together these mechanisms are referred to in the planning profession as the process of "filtering" which is considered one of the primary mechanisms by which the housing market provides affordable supply. The validity of this concept is supported by academic research based on case studies and the examination of housing prices (LAO, Upjohn Institute, UCLA, NHMC). Another option to support diverse and affordable housing is through a non-market housing organization similar to the Whistler Housing Authority. This represents an important opportunity. The District is currently working towards the creation of a Squamish housing society. It is anticipated that the housing society will be operational sometime in 2022. The society will help build and manage non-market housing, which will not be subject to current market rates, but instead offered at rates that are more closely linked with household incomes in our community. Infill will play an important role in this project, as the District will be challenged to provide land to the housing society. Without new developments that can contribute a proportion of units to the society for management, it will be very difficult to create substantial new non-market housing in our community. Fortunately, this process has already begun. In recent years, while the community has been experiencing significant growth, the District has been working with developers to secure community amenity contributions (CACs) through rezoning in the form of below-market rental housing units that, once constructed, will contribute to more affordable housing options. Squamish examples include below-market rental units.

its in: The Plaza at Junction Park, Garibaldi Springs, Waterfront Landing, The Wilfred, and the Cheekeye Fan. Infill within the Garibaldi Estates could be an important option to secure additional market ownership units for the housing society.

ENGAGEMENT TOOL: PLACE

Interactive Map

Visitors 93		Contributors 28	CONTRIBUTIONS 277
2021-10-13 12:17:42 -0700	kayla	Easy walking and biking access to trails via Coho Park is one of the reasons I love living in the Estates. Address: 40460 Park Crescent, Squamish, British Columbia V8B 0P3, Canada	
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76141	
2021-10-13 12:18:49 -0700	kayla	This intersection is not only annoying, but super dangerous at times. Visibility & alignment are terrible. Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada	
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76144	
2021-10-13 12:18:53 -0700	kayla	This intersection is not only annoying, but super dangerous at times. Visibility & alignment are terrible. Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada	
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76145	
2021-10-17 10:45:11 -0700	David Wilson	Busy, unsafe intersection with no connecting sidewalk from Garibaldi Way to shops Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada	
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76292	
2021-10-17 10:47:03 -0700	David Wilson	Playground is great for younger kids, but another structure geared towards older kids beside the existing one will be beneficial for a wider range of kids. Address: 40430 Cheakamus Way, Squamish, British Columbia V8B 0G2, Canada	
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76293	
2021-10-17 10:50:13 -0700	David Wilson	Quite streets, with great community Address: 2160 Ridgeway Crescent, Squamish, British Columbia V8B 0G2, Canada	
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76294	
2021-10-17 11:45:18 -0700	David Wilson	Sidewalks would be an important improvement throughout the Estates, particularly on major routes like Garibaldi way to improve safety and aesthetics Address: 40327 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada	
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76296	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-18 19:46:14 -0700		Redevelopment of the older commercial buildings in this area with 3 story mixed use might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76325
Housing Diversity		
2021-10-18 19:46:33 -0700		Redevelopment of the older commercial buildings in this area with 3 story mixed use might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76326
Housing Diversity		
2021-10-18 19:46:35 -0700		Redevelopment of the older commercial buildings in this area with 3 story mixed use might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76327
Housing Diversity		
2021-10-18 19:46:38 -0700		Redevelopment of the older commercial buildings in this area with 3 story mixed use might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76328
Housing Diversity		
2021-10-18 19:47:03 -0700		Mixed use in this area 3 story or less might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76329
Housing Diversity		
2021-10-18 19:47:04 -0700		Mixed use in this area 3 story or less might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76330
Housing Diversity		
2021-10-18 19:47:38 -0700		3 story mixed use in this area of existing commercial might make sense. Address: 40340 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76331
Housing Diversity		

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-18 19:47:39 -0700	<p>3 story mixed use in this area of existing commercial might make sense. Address: 40340 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76332</p>
<p>GHume</p> <p>CATEGORY</p> <p>Housing Diversity</p>	
2021-10-18 19:47:40 -0700	<p>3 story mixed use in this area of existing commercial might make sense. Address: 40340 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76333</p>
<p>GHume</p> <p>CATEGORY</p> <p>Housing Diversity</p>	
2021-10-18 19:47:42 -0700	<p>3 story mixed use in this area of existing commercial might make sense. Address: 40340 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76334</p>
<p>GHume</p> <p>CATEGORY</p> <p>Housing Diversity</p>	
2021-10-18 19:48:22 -0700	<p>Mixed use 3 story in the area of existing commercial might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76335</p>
<p>GHume</p> <p>CATEGORY</p> <p>Housing Diversity</p>	
2021-10-18 19:48:23 -0700	<p>Mixed use 3 story in the area of existing commercial might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76336</p>
<p>GHume</p> <p>CATEGORY</p> <p>Housing Diversity</p>	
2021-10-18 19:48:24 -0700	<p>Mixed use 3 story in the area of existing commercial might make sense. Address: Lil Chef Bistro, 40365 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76337</p>
<p>GHume</p> <p>CATEGORY</p> <p>Housing Diversity</p>	
2021-10-18 19:49:37 -0700	<p>Mixed use residential 3 story might make sense. Address: Rogers, 40437 Tantalus Road, Unit 3B, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76338</p>
<p>GHume</p> <p>CATEGORY</p> <p>Housing Diversity</p>	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-18 19:50:11 -0700 GHume	3 story mixed use in this area might make sense. Address: Rogers, 40437 Tantalus Road, Unit 3B, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76339
2021-10-18 19:50:12 -0700 GHume	3 story mixed use in this area might make sense. Address: Rogers, 40437 Tantalus Road, Unit 3B, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76340
2021-10-18 19:50:14 -0700 GHume	3 story mixed use in this area might make sense. Address: Rogers, 40437 Tantalus Road, Unit 3B, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76341
2021-10-18 19:53:50 -0700 GHume	West of Diamond head road most adjacent may be most appropriate for low rise 3 stories mixed use Address: 40151 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76342
2021-10-18 19:55:50 -0700 GHume	The area between Kalodon and Read could be appropriate for more typical 5k-10k sized lots. Address: 40145 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76343
2021-10-18 19:55:52 -0700 GHume	The area between Kalodon and Read could be appropriate for more typical 5k-10k sized lots. Address: 40145 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76344
2021-10-18 19:56:56 -0700 GHume	This area could be suitable for more more typical 5k-10k square foot lot sizes Address: 2220 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76345

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-18 19:57:40 -0700 GHume	Area suitable for more typical 5-10k square foot SFH lots Address: 2199 Read Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76346
CATEGORY Housing Diversity	
2021-10-19 07:46:59 -0700 dgeller	speeding on Garibaldi Way, long straight stretch between Skyline and Mamquam Rd., need traffic calming. Concern re: left turn from Read Cres. to Gar. Way heading south. Address: 40182 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76366
CATEGORY Potential Improvements	
2021-10-19 11:57:41 -0700 Meghank	Great places Address: 2070 Diamond Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76370
CATEGORY Great Places	
2021-10-19 11:58:39 -0700 Meghank	Lovely neighborhood. Beautiful gardens, lots, houses Address: 2199 Read Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76371
CATEGORY Great Places	
2021-10-19 11:58:41 -0700 Meghank	Lovely neighborhood. Beautiful gardens, lots, houses Address: 2199 Read Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76372
CATEGORY Great Places	
2021-10-19 11:58:43 -0700 Meghank	Lovely neighborhood. Beautiful gardens, lots, houses Address: 2199 Read Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76373
CATEGORY Great Places	
2021-10-19 11:59:31 -0700 Meghank	Beautiful neighborhood Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76374
CATEGORY Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-19 11:59:33 -0700 MeghanK	Beautiful neighborhood Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76375
CATEGORY Great Places	
2021-10-19 11:59:35 -0700 MeghanK	Beautiful neighborhood Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76376
CATEGORY Great Places	
2021-10-19 12:00:12 -0700 MeghanK	Beautiful neighborhood Address: 40168 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76377
CATEGORY Great Places	
2021-10-19 12:00:14 -0700 MeghanK	Beautiful neighborhood Address: 40168 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76378
CATEGORY Great Places	
2021-10-19 12:01:03 -0700 MeghanK	Beautiful neighborhood Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76379
CATEGORY Great Places	
2021-10-19 12:01:05 -0700 MeghanK	Beautiful neighborhood Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76380
CATEGORY Great Places	
2021-10-19 12:01:06 -0700 MeghanK	Beautiful neighborhood Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76381
CATEGORY Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-19 12:17:10 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 40152 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76382
CATEGORY Great Places	
2021-10-19 12:17:22 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 40152 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76383
CATEGORY Great Places	
2021-10-19 12:17:28 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 40152 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76384
CATEGORY Great Places	
2021-10-19 12:17:59 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76385
CATEGORY Great Places	
2021-10-19 12:18:01 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76386
CATEGORY Great Places	
2021-10-19 12:18:05 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76387
CATEGORY Great Places	
2021-10-19 12:18:06 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76388
CATEGORY Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-19 12:18:08 -0700	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76389
MeghanK CATEGORY Great Places	
2021-10-19 12:18:12 -0700	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76390
MeghanK CATEGORY Great Places	
2021-10-19 12:18:19 -0700	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76391
MeghanK CATEGORY Great Places	
2021-10-19 12:18:22 -0700	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76392
MeghanK CATEGORY Great Places	
2021-10-19 12:18:23 -0700	Beautiful neighborhood, please don't destroy me!! Address: 2170 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76393
MeghanK CATEGORY Great Places	
2021-10-19 12:20:10 -0700	Beautiful neighborhood, please don't destroy me!! Address: 40155 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76394
MeghanK CATEGORY Great Places	
2021-10-19 12:20:38 -0700	Beautiful neighborhood, please don't destroy me!! Address: 40436 Cheakamus Place, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76395
MeghanK CATEGORY Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-19 12:21:00 -0700 MeghanK	Beautiful neighborhood, please don't destroy me Address: 2180 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76396
CATEGORY Great Places	
2021-10-19 12:21:33 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 2278 Read Place, Squamish, British Columbia V8B 0S6, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76397
CATEGORY Great Places	
2021-10-19 12:21:35 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 2278 Read Place, Squamish, British Columbia V8B 0S6, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76398
CATEGORY Great Places	
2021-10-19 12:22:02 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 40150 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76400
CATEGORY Great Places	
2021-10-19 12:22:43 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 40322 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76402
CATEGORY Great Places	
2021-10-19 12:23:06 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 40222 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76403
CATEGORY Great Places	
2021-10-19 12:23:07 -0700 MeghanK	Beautiful neighborhood, please don't destroy me!! Address: 40222 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76404
CATEGORY Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-19 12:23:08 -0700	Beautiful neighborhood, please don't destroy me!! Address: 40222 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76405
CATEGORY Great Places	
2021-10-20 05:36:50 -0700	Terribly dangerous intersection Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76435
CATEGORY Potential Improvements	
2021-10-20 05:37:32 -0700	Terribly dangerous intersection. Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76436
CATEGORY Potential Improvements	
2021-10-20 05:38:52 -0700	Very busy, need two left turn lanes Address: 1851 Mamquam Road, Squamish, British Columbia V8B 0H5, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76437
CATEGORY Potential Improvements	
2021-10-20 08:13:35 -0700	Left turn pullout along mamquam road Address: 2055 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76439
CATEGORY Potential Improvements	
2021-10-20 14:11:26 -0700	Proper sidewalks needed to accommodate high foot traffic from bus route and high parking volume from businesses near by. Address: 40154 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76441
CATEGORY Potential Improvements	
2021-10-20 14:20:11 -0700	Gardens and chickens that provide food for multiple families. Address: 40275 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76442
CATEGORY Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-20 20:07:03 -0700	<p>This green space is incredible. I see people stopped all the time to watch the horses Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76449</p>
<p>Meghank</p> <p>CATEGORY</p> <p>Great Places</p>	
2021-10-20 21:33:46 -0700	<p>Upgrade Trail connection for families to walk to/from Highlands to/from Coho (and future park at Garibaldi Springs) Connect communities and public spaces. Address: 40112 Skyline Place, Squamish, British Columbia V8B 0P3, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76458</p>
<p>jeff_bonnell</p> <p>CATEGORY</p> <p>Potential Improvements</p>	
2021-10-20 21:40:43 -0700	<p>Separated, protected bikeway and better crossing (N-S) to access multi use path Address: 1867 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76459</p>
<p>jeff_bonnell</p> <p>CATEGORY</p> <p>Potential Improvements</p>	
2021-10-20 21:41:41 -0700	<p>Easy access to/from estates via multi-use pathway Address: 1851 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76460</p>
<p>jeff_bonnell</p> <p>CATEGORY</p> <p>Great Places</p>	
2021-10-21 08:43:35 -0700	<p>Mature trees not found in newer neighbourhoods Address: 40239 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76463</p>
<p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	
2021-10-21 08:44:07 -0700	<p>Incredible food producing gardens here Address: 40244 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76464</p>
<p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	
2021-10-21 08:44:37 -0700	<p>Incredible food producing gardens here Address: 40214 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76465</p>
<p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	

ENGAGEMENT TOOL: PLACE

Interactive Map

<p>2021-10-21 08:44:57 -0700</p> <p>Roverdevin</p> <p>CATEGORY</p> <p>Potential Improvements</p>	<p>parking overspill nightmare</p> <p>Address: 40119 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76466</p>
<p>2021-10-21 08:45:22 -0700</p> <p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	<p>I miss the garden centre. Still, kind of a neat place.</p> <p>Address: 1861 Mamquam Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76467</p>
<p>2021-10-21 08:45:52 -0700</p> <p>Roverdevin</p> <p>CATEGORY</p> <p>Potential Improvements</p>	<p>Serious Traffic congestion problems</p> <p>Address: 1851 Mamquam Road, Squamish, British Columbia V8B 0H5, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76468</p>
<p>2021-10-21 08:46:28 -0700</p> <p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	<p>Love the horses. I miss how many horses Squamish used to have in Brackendale especially.</p> <p>Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76469</p>
<p>2021-10-21 08:47:10 -0700</p> <p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	<p>Don P. is a legend.</p> <p>Address: 40119 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76470</p>
<p>2021-10-21 08:47:38 -0700</p> <p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	<p>The best tree in Squamish</p> <p>Address: 40228 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76471</p>
<p>2021-10-21 08:48:26 -0700</p> <p>Roverdevin</p> <p>CATEGORY</p> <p>Great Places</p>	<p>Nice quiet street with natural traffic calming due to infrastructure neglect.</p> <p>Address: 40127 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76472</p>

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-21 08:49:24 -0700 Roverdevin CATEGORY Great Places	How much food did Dr Hoff's bees help produce over the years? Incredible. Address: 2227 Read Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76473
2021-10-21 08:51:27 -0700 Roverdevin CATEGORY Great Places	Mature trees. Love them. Address: 40178 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76474
2021-10-21 08:51:53 -0700 Roverdevin CATEGORY Potential Improvements	Confusing traffic nightmare Address: 1870 Diamond Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76475
2021-10-21 08:52:18 -0700 Roverdevin CATEGORY Potential Improvements	Confusing traffic nexus of insanity. Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76476
2021-10-21 09:20:47 -0700 Roverdevin CATEGORY Great Places	Great mature trees Address: 40187 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76477
2021-10-21 09:26:19 -0700 Roverdevin CATEGORY Housing Diversity	Meet density goals here Address: 2990 Huckleberry Dr, Squamish, British Columbia V8B 0R9, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76478
2021-10-21 09:26:42 -0700 Roverdevin CATEGORY Housing Diversity	Meet density goals here Address: 40348 Aristotle Drive, Squamish, British Columbia V8B 0N8, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76479

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-21 09:28:21 -0700 Roverdevin	Beautiful rural properties. Address: 1038 Finch Drive, Squamish, British Columbia V8B 0S9, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76480
2021-10-21 09:30:01 -0700 Roverdevin	Gentle infill through secondary suites, carriage homes Address: 40163 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76481
2021-10-21 09:30:10 -0700 Roverdevin	Gentle infill through secondary suites, carriage homes Address: 40178 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76482
2021-10-21 09:30:24 -0700 Roverdevin	Gentle infill through secondary suites, carriage homes Address: 40152 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76483
2021-10-21 09:30:37 -0700 Roverdevin	Gentle infill through secondary suites, carriage homes Address: 2132 Ridgeway Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76484
2021-10-21 09:30:52 -0700 Roverdevin	Gentle infill through secondary suites, carriage homes Address: 2006 Cheakamus Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76485
2021-10-21 09:35:59 -0700 Roverdevin	"Missing Middle" to fit in with existing neighbourhoods Address: 40480 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76486

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-21 09:43:44 -0700	Roverdevin	I love that there are horses here. Address: 1880 Harris Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76487
2021-10-21 09:44:58 -0700	Roverdevin	Branch 277 Legion. Great place, Great people. Address: 40194 Glenalder Place, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76488
2021-10-21 09:45:57 -0700	Roverdevin	Huge Potential for Employment lands Address: 2543 Mamquam Road, Squamish, British Columbia V8B 0J6, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76489
2021-10-21 09:47:45 -0700	Roverdevin	This road should connect to Perth & Pia/Jay to ease traffic on Highlands Way South and Skyline, Garibaldi & Mamquam Address: 2062 Dowad Drive, Squamish, British Columbia V8B 0P6, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76490
2021-10-21 09:49:01 -0700	Roverdevin	New treatment capacity will be needed Address: 39901 Government Road, Squamish, British Columbia V8B 0G5, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76491
2021-10-21 09:50:11 -0700	Roverdevin	Mature Trees Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76492
2021-10-21 09:50:45 -0700	Roverdevin	All this is part of Garibaldi Estates' diverse housing Address: 40164 Government Road, Squamish, British Columbia V8B 0G6, Canada
CATEGORY	Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76493

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-21 09:52:26 -0700	Roverdevin	Missing Middle housing to fit with neighbourhood Address: 40460 Government Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76494
2021-10-21 09:52:38 -0700	Roverdevin	Bring back the Shady Address: Shady Tree, 40456 Government Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76495
2021-10-21 09:57:53 -0700	Roverdevin	Great place for a walk Address: 2458 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76496
2021-10-21 09:58:17 -0700	Roverdevin	Great place for a walk Address: Mamquam Road, Squamish, British Columbia V8B 0V3, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76497
2021-10-21 10:00:56 -0700	Roverdevin	Needs expansion Address: Brennan Park Recreation Centre, 1009 Centennial Way, Squamish, British Columbia V8B 0V7, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76498
2021-10-21 12:11:05 -0700	Roverdevin	Glenalder is being used as a through-road, and creates traffic and pedestrian safety issues. Address: 40194 Glenalder Place, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76508
2021-10-21 13:10:33 -0700	Amy Lyn	Great place to educate children about horses and nature Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76509

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-21 22:36:27 -0700 kwillsie	Great neighbourhood! I love where I live! Address: 40327 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76545
2021-10-21 22:37:04 -0700 kwillsie	Great neighbourhood! I love where I live! Address: 40190 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76546
2021-10-21 22:38:10 -0700 kwillsie	Easy access to hiking and biking trails is one of the reasons I love where I live! Address: 40456 Park Crescent, Squamish, British Columbia V8B 0P3, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76547
2021-10-21 22:41:20 -0700 kwillsie	Busy intersection with limited parking 'overflow' options, high pedestrian traffic. Lots of hazards on a busy evening or weekend! Address: 40100 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76548
2021-10-21 22:42:20 -0700 kwillsie	I love walking around my neighbourhood and seeing so much character in every home - no two homes are alike! Address: 40195 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76549
2021-10-21 22:43:25 -0700 kwillsie	I love walking around my neighbourhood and seeing so much character in every home - no two homes are alike! Address: 40449 Park Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76550
2021-10-21 22:47:20 -0700 kwillsie	Traffic nightmare!! Very poorly planned intersection. I try to avoid as much as possible! Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76551

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-22 07:55:35 -0700	LPS	<p>Our family has owned a home on Parkway Road for over 15 years. Within the last 5 years or more, the traffic & parking situation has become out of control to the point of dangerous as many cars drive to Coho & Pat Good park and then speed off with no care that at this is a family neighborhood with children playing. At times, I am not even able to safely drive in or out of my own driveway due the excessive amount of cars parked along the street - on BOTH sides - to the point I question whether a firetruck could even make it down the street after 5pm. When was the last time that street parking was assessed on these streets? Improvement would be allowing parking only on one side or not at all. My question would be - as the traffic & parking is already dangerous on what is considered a side street (but is actually now a main street due to the parks), then how could this specific area handle any more densification?</p> <p>Address: 2155 Parkway Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76568</p>
CATEGORY	Potential Improvements	
2021-10-22 09:54:10 -0700	Roverdevin	<p>Can public access be negotiated for the North side of the golf course, as is the case for the section of trail on the south side?</p> <p>Address: 1959 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76571</p>
CATEGORY	Potential Improvements	
2021-10-22 13:24:14 -0700	Amy Lyn	<p>Beautiful property. Fruit trees provide food for local group home.</p> <p>Address: 40127 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76579</p>
CATEGORY	Great Places	
2021-10-22 13:26:14 -0700	Amy Lyn	<p>Beautiful property. Fruit trees provide food for local group home.</p> <p>Address: 40203 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76580</p>
CATEGORY	Great Places	
2021-10-22 13:29:17 -0700	Amy Lyn	<p>Mature trees provide home to small creatures and amazing learning opportunities for children.</p> <p>Address: 40239 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76581</p>
CATEGORY	Great Places	
2021-10-22 21:39:14 -0700	Amy Lyn	<p>Gardens that have educated many children about healthy eating habits and how to care for the environment.</p> <p>Address: 40275 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76592</p>
CATEGORY	Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-23 08:34:44 -0700 Paul Kindree CATEGORY Potential Improvements	<p>Very dangerous intersection, was hit by a car while riding a bike last year, she was going to turn left and suddenly turned right and crashed into me, not the first close call I've had at this spot, I'm extremely cautious travelling thru this area</p> <p>Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76600</p>
2021-10-23 08:37:31 -0700 Paul Kindree CATEGORY Potential Improvements	<p>Speeding, most traffic traveling at speeds much greater than the posted 50 kph. require speed bumps</p> <p>Address: 40244 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76601</p>
2021-10-23 08:39:19 -0700 Paul Kindree CATEGORY Potential Improvements	<p>People parking on bike lane all the time, Bylaws seems to turn a blind eye, keeps on happening, kids on bikes, skateboards, mom with strollers have to move out into traffic lane to get around parked cars</p> <p>Address: 40211 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76602</p>
2021-10-23 08:41:42 -0700 Paul Kindree CATEGORY Potential Improvements	<p>Disastrous intersection if you are on Garibaldi way and want to turn east. With the often heavy traffic density drivers are sitting for long periods of time trying to turn left, Will only get worse if you go to 4 lanes</p> <p>Address: 40101 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76603</p>
2021-10-23 08:43:48 -0700 Paul Kindree CATEGORY Potential Improvements	<p>Complete and utter traffic failure on multiple occasions during the week. Traffic often backed up past Diamond Head Road, having to wait 3 sometimes 4 lights to get thru intersection.</p> <p>Address: 1851 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76604</p>
2021-10-23 08:47:16 -0700 Paul Kindree CATEGORY Potential Improvements	<p>Parking issues, with the addition of secondary suites and cars parking on both sides of the streets it has essentially turned Diamond Road into a one way street, put up no parking signs on the north side of the road, make all cars park on the south side.</p> <p>Address: 2052 Diamond Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76605</p>
2021-10-23 09:05:09 -0700 tschaufele CATEGORY Great Places	<p>Love the quiet Street and low traffic area. Beautiful green space. Low density and historical feel</p> <p>Address: 2242 Read Crescent, Squamish, British Columbia V8B 0S6, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76606</p>

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-23 09:06:09 -0700	tschaufele	Quiet place to walk dogs on the street and not worry about high traffic. great views of mountains, Address: 2190 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76607
2021-10-23 09:06:48 -0700	tschaufele	Beautiful Coho park. We need to keep this green space Address: 40460 Park Crescent, Squamish, British Columbia V8B 0P3, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76608
2021-10-23 09:07:15 -0700	tschaufele	Low traffic road; quiet and tranquil Address: 2147 Parkway Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76609
2021-10-23 09:07:54 -0700	tschaufele	Terrible intersection. Already too busy for all the children around here. Address: 40308 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76610
2021-10-23 10:22:35 -0700	Concerned Resident of Garibaldi Estates East	This section of Diamond head Road already suffers from congestion and parking issues due to failure in planning. Address: 40102 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76611
2021-10-23 10:25:35 -0700	Concerned Resident of Garibaldi Estates East	There used to be a big swath of trees between the houses on Kalodon and Diamond Head. Almost all are gone as people have added a second home or carriage home to their properties. Address: 40169 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76612
2021-10-23 10:29:02 -0700	Concerned Resident of Garibaldi Estates East	My vegetable garden that feeds my family and friends. No need for parking or extra transit for me to grab a head of lettuce for dinner. Address: 40202 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76613

ENGAGEMENT TOOL: PLACE

Interactive Map

<p>2021-10-23 10:31:59 -0700</p> <p>Concerned Resident of Garibaldi Estates East</p> <p>CATEGORY Great Places</p>	<p>Mature fruit trees that were plants decades ago. They provide food for my family and friends.</p> <p>Address: 40202 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76614</p>
<p>2021-10-23 10:32:34 -0700</p> <p>Concerned Resident of Garibaldi Estates East</p> <p>CATEGORY Great Places</p>	<p>Mature trees.</p> <p>Address: 40195 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76615</p>
<p>2021-10-23 10:33:24 -0700</p> <p>Concerned Resident of Garibaldi Estates East</p> <p>CATEGORY Great Places</p>	<p>Berry bushes that provide food for my family and friends. A sustainable and reliable food source.</p> <p>Address: 40202 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76616</p>
<p>2021-10-23 13:37:47 -0700</p> <p>Amy Lyn</p> <p>CATEGORY Great Places</p>	<p>Amazing daycare, great use of an old church rather than tearing it down and building new.</p> <p>Address: 2120 Diamond Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76621</p>
<p>2021-10-23 13:40:52 -0700</p> <p>Amy Lyn</p> <p>CATEGORY Great Places</p>	<p>Amazing childcare within this church, great use of unused space on week days.</p> <p>Address: 2262 Read Crescent, Squamish, British Columbia V8B 0L1, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76622</p>
<p>2021-10-23 13:43:23 -0700</p> <p>Amy Lyn</p> <p>CATEGORY Great Places</p>	<p>Multiple groups use this church, including educational programs for children. Great use of space. The vicarage attached houses multiple tenants.</p> <p>Address: 1930 Diamond Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76623</p>
<p>2021-10-23 17:00:33 -0700</p> <p>GHume</p> <p>CATEGORY Great Places</p>	<p>Important mature forest</p> <p>Address: 2227 Read Crescent, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76624</p>

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-23 17:01:41 -0700		Notable wildlife due to the relatively dense forest canopy. Address: 2227 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76625
Great Places		
2021-10-23 17:02:53 -0700		Congested intersection Address: 1851 Mamquam Road, Squamish, British Columbia V8B 0H5, Canada
GHume		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76626
Potential Improvements		
2021-10-23 19:38:47 -0700		Great place for higher density and affordable housing. Beneficial for students and employees of the university and would cut down on traffic up and down the hill. It may also cut down on some vehicles driving their bicycles to the trail heads in that area. Address: 3340 Descartes Place, Squamish, British Columbia V8B 0N8, Canada
Amy Lyn		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76627
Housing Diversity		
2021-10-23 19:40:53 -0700		A small grocery store and restaurant/pub would cut down on traffic up and down the hill . Very beneficial for all Garibaldi Highlands residents. Address: 3051 University Boulevard, Squamish, British Columbia V8B 0N8, Canada
Amy Lyn		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76628
Potential Improvements		
2021-10-23 19:41:49 -0700		Huge vegetable gardens. old and well established fruit trees. Raspberry farm. Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
MeghanK		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76629
Great Places		
2021-10-23 19:43:42 -0700		Housing diversity is already taking place in this green space. Townhomes and apartment complexes I believe Address: 2100 Newport Ridge Drive, Squamish, British Columbia V8B 0P3, Canada
MeghanK		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76630
Housing Diversity		
2021-10-23 22:50:03 -0700		What is the plan for this space? Address: 40440 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada
Concerned Resident of Garibaldi Estates East		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76631
Housing Diversity		

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-24 13:09:06 -0700 aamilburn	Young kids ride bikes, play street hockey and basketball Address: 40339 Park Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76651
2021-10-24 13:16:52 -0700 aamilburn	Good location for higher density housing 1-3 stories high to blend in with community; cottages, four plex, but not townhouses Address: 2212 Skyline Drive, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76652
2021-10-24 13:21:38 -0700 aamilburn	Make this portion of Tantalus Rd. a one-way street Address: 40381 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76653
2021-10-24 13:24:34 -0700 aamilburn	Could be another potential area for greater density Address: 2121 Mamquam Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76654
2021-10-24 19:42:46 -0700 Meghank	Missing middle? Address: 3080 Starview Place, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76665
2021-10-24 19:43:28 -0700 Meghank	Missing middle Address: 40468 Government Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76666
2021-10-24 19:44:42 -0700 Meghank	3storey mixed use Address: Extra Foods, 1900 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76667

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-24 19:45:40 -0700 MeghanK	Gradual infill through secondary suites and carriage homes Address: 40237 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76669
CATEGORY Housing Diversity	
2021-10-24 19:46:49 -0700 MeghanK	Gradual infill through secondary suites and carriage homes Address: 40141 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76670
CATEGORY Housing Diversity	
2021-10-24 19:47:20 -0700 MeghanK	Gradual infill through secondary suites and carriage homes Address: 40152 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76671
CATEGORY Housing Diversity	
2021-10-24 19:47:49 -0700 MeghanK	Gradual infill through secondary suites and carriage homes Address: 40260 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76672
CATEGORY Housing Diversity	
2021-10-24 19:48:21 -0700 MeghanK	Gradual infill through secondary suites and carriage homes Address: 2155 Parkway Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76674
CATEGORY Housing Diversity	
2021-10-24 19:49:44 -0700 MeghanK	Missing middle already being added to green space Address: 41050 Tantalus Road, Squamish, British Columbia V8B 0P6, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76675
CATEGORY Housing Diversity	
2021-10-24 19:50:29 -0700 MeghanK	Missing middle already being added to green space Address: 41050 Tantalus Road, Squamish, British Columbia V8B 0P6, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76676
CATEGORY Housing Diversity	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-24 19:50:56 -0700 MeghanK	Missing middle already being added to green space Address: Norman Rudy's, Squamish, British Columbia V8B 0P2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76677
2021-10-24 19:51:26 -0700 MeghanK	Missing middle already being added to green space Address: 40750 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76678
2021-10-24 19:52:33 -0700 MeghanK	Missing middle Address: 40178 Bills Place, Squamish, British Columbia V8B 0S6, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76679
2021-10-24 19:56:12 -0700 MeghanK	Should never have been built on land donated for recreational purposes!!! Address: 1000 Finch Drive, Squamish, British Columbia V8B 0V7, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76680
2021-10-25 12:21:10 -0700 Amy Lyn	Used for local concerts and noted by outside users groups for the amazing acoustics. Address: 40285 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76706
2021-10-25 22:13:52 -0700 David Wilson	A quiet street that is relatively safe for kids to play hockey, bike, scooter, or socialize with neighbors on. Many yards have excellent gardens, providing quality food, and the opportunity to teach younger generations important life skills. Safe back yards for kids to explore, play, and learn how to work in. Mature trees and gardens increasing biodiversity. Green spaces large enough to enjoy with neighbors and friends. Our yard has become a hang out place for families and kids. Private outdoor spaces where kids are contained but still free to explore is very valuable. These are a few of the many reasons why this area is awesome it would be a loss for the community to lose places like this. Address: 2121 Ridgeway Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76710
2021-10-26 11:38:14 -0700 bliseanne	Could be a walking path between properties to help with the lack of pedestrian safety to access London Drugs and Independent Mall from Garibaldi Way Address: 2026 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76756

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-26 11:43:39 -0700 bliseanne	Any chance we could reduce the size of the golf course by just enough to build a row of townhouses along Mamquam rd? Address: 2055 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76757
2021-10-26 11:46:36 -0700 bliseanne	Good location for mixed-used buildings, so long as they remain under 4 storeys, to retain consistency with neighbourhood heights and mountain views Address: 40351 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76758
2021-10-26 11:50:47 -0700 bliseanne	Additional stop sign to reduce the speeding on this stretch Address: 40363 Garibaldi Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76759
2021-10-27 20:56:26 -0700 David Wilson	This seems like a decent option for for missing middle housing instead of in established neighborhoods. Address: 40480 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76874
2021-10-27 20:59:09 -0700 David Wilson	This area is only just outside of the artificially drawn line designating the Estates community. Isn't a lot of "middle housing" already slated for this location? Address: 2110 Newport Ridge Drive, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76875
2021-10-28 17:19:04 -0700 diamondhead	Already noted by someone, but needs to be emphasized, this should have been dual left turn 10 years ago. Address: 1851 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76943
2021-10-28 17:21:05 -0700 diamondhead	This road could use a sidewalk from end to end on the west side. Address: 40187 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76944

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-10-28 18:28:07 -0700	tschaufele	Strongly disagree that this is suitable for 'higher density housing 1-3 stories high to blend in with community': This would not blend in with current surroundings nor would it match the current feel of the neighbourhood. Address: 2212 Skyline Drive, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-76951
CATEGORY	Housing Diversity	
2021-11-01 22:12:32 -0700	Cindy	This garden feeds my family Address: 40214 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77111
CATEGORY	Great Places	
2021-11-01 22:17:37 -0700	Cindy	Mature trees are a key part of the character of this neighbourhood. Address: 40222 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77112
CATEGORY	Great Places	
2021-11-01 22:19:15 -0700	Cindy	This street is quiet enough and free enough of street parked cars for young kids to ride bikes and play in front yards safely. Address: 40214 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77113
CATEGORY	Great Places	
2021-11-01 22:20:57 -0700	Cindy	Access to trails. Something for everyone here. Address: 40460 Park Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77114
CATEGORY	Great Places	
2021-11-01 22:25:13 -0700	Cindy	Public access, accessible trail along Mamquam here to connect the bike path to the West and dyke trail to the East Address: 2101 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77115
CATEGORY	Potential Improvements	
2021-11-01 22:26:16 -0700	Cindy	Love having horses in the neighbourhood Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77116
CATEGORY	Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-01 22:27:28 -0700	Cindy	Great daycare with mostly outdoor space Address: 2310 Read Place, Squamish, British Columbia V8B 0S6, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77117
Great Places		
2021-11-01 22:29:21 -0700	Cindy	Nice little access trail Address: 2193 Skyline Drive, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77118
Great Places		
2021-11-01 22:31:10 -0700	Cindy	Good playground for young kids Address: 40473 Park Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77119
Great Places		
2021-11-01 22:31:53 -0700	Cindy	Great blackberry patch Address: 40514 Park Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77120
Great Places		
2021-11-01 22:34:22 -0700	Cindy	This area is parking challenged Address: 1867 Mamquam Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77121
Potential Improvements		
2021-11-01 22:35:47 -0700	Cindy	Good bike/multiuse path Address: Sea-to-Sky Highway, Squamish, British Columbia V8B 0H8, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77122
Great Places		
2021-11-01 22:57:31 -0700	Cindy	This section by the gas station needs to be improved for walking. Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77123
Potential Improvements		

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-01 22:59:06 -0700 Cindy	Need a sidewalk and/or a wider shoulder and no street parking for safer walking. Address: 40274 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77124
2021-11-01 23:01:25 -0700 Cindy	Currently unsafe to walk on Diamond Head with kids due to the street parking disaster. Address: 40150 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77125
2021-11-01 23:09:03 -0700 Cindy	Getting from the Liquor store complex to the Boston Pizza complex on foot feels awkward and at times dangerous. Address: 40198 Glenalder Place, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77126
2021-11-01 23:10:09 -0700 Cindy	Many food producing gardens in the whole estates neighbourhood. Address: 40152 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77127
2021-11-01 23:13:21 -0700 Cindy	Many great locally owned businesses. Address: On The Farm Country Market, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77128
2021-11-01 23:15:03 -0700 Cindy	Overpass is a good option when travelling on foot with kids. Address: Sea-to-Sky Highway, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77129
2021-11-01 23:19:21 -0700 Cindy	Nice walking trails. Address: 1980 Centennial Way, Squamish, British Columbia V8B 0H8, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77130

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-01 23:23:19 -0700	Cindy	Could develop small lot SFH here, leave a green way with a walking trail and buffer for existing homes. Traffic problems on Garibaldi Way must be fixed first Address: 1949 Cheakamus Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77131
2021-11-01 23:28:35 -0700	Cindy	Needs a bike lane Address: 2323 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77132
2021-11-01 23:29:59 -0700	Cindy	Highlands Way to Diamond head needs a sidewalk AND a bike lane. Address: 1959 Mamquam Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77133
2021-11-02 10:04:19 -0700	Daler	R1 lots which allow for carriage houses or secondary suites Address: 2230 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77195
2021-11-02 10:13:39 -0700	Daler	This is our back yard please don't develop it into condos etc. Address: 2220 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77209
2021-11-02 10:16:27 -0700	Daler	with this property gone to development we will be left with almost zero green space. Address: 2246 Read Crescent, Squamish, British Columbia V8B 0L1, Canada
CATEGORY	Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77213
2021-11-02 10:23:37 -0700	Daler	If this property is developed we will be entirely surrounded by condos or whatever is allowed Address: 2230 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY	Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77216

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-02 10:25:51 -0700	Daler	please dont devalue our property by making it a property surrounded by development. Address: 2242 Read Crescent, Squamish, British Columbia V8B 0L1, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77217
Housing Diversity		
2021-11-02 10:34:31 -0700	Daler	please don't vote to rescind bylaw 212. That VLA bylaw protects everyone from development. Address: 40103 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77218
Great Places		
2021-11-03 10:49:13 -0700	Francinee	Awesome place to have a family. I have a park in my back yard that my kids and the neighbours kids have use greatly. Also have a large vegetable garden that produces for two families Address: 40258 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77328
Great Places		
2021-11-08 22:45:48 -0800	Cindy	Let's talk about this land use before tearing into existing neighbourhoods that people love. Address: 2055 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-77724
Housing Diversity		
2021-11-17 21:47:08 -0800	Cwilson9	It would be great to have a little pumptrack for the kids on the side of the trail with the playground, since its not as used for dogs. I think a fenced in off leash dog park could be a good idea for the other side. Parking is not totally conducive in this area, but I think Squamish needs a spray park somewhere that is protected from the wind! I have spent so much time in this park and so many fond memories! Address: 40430 Cheakamus Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78301
Potential Improvements		
2021-11-17 21:48:58 -0800	Cwilson9	This is a wonderful community hub! Lots of reasons to go there with the whole family and I always run into people I know here. I love this concept with the sitting and play areas in the middle with stores and food places surrounding. Address: 1861 Mamquam Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78302
Great Places		
2021-11-17 21:51:17 -0800	Cwilson9	I wish we still had a movie theatre! Address: Dollarama, 40198 Glenalder Pl, Garibaldi Village Shopping Centre, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78303
Potential Improvements		

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-17 21:53:10 -0800 Cwilson9	I really enjoy all the food trucks that set up here...even though it's not ideal to eat next to the highway with no greenscaping in between! Address: Sea-to-Sky Highway, Squamish, British Columbia V8B 0H5, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78304
2021-11-19 10:59:17 -0800 tschaufefe	Young kids playing and riding bikes. Please don't make be busy! Address: 2251 Read Crescent, Squamish, British Columbia V8B 0L1, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78430
2021-11-19 11:00:10 -0800 tschaufefe	Valuable quiet street away from the hustle and bustle. A place for people to find quiet. Please don't change me Address: 2251 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78432
2021-11-23 13:37:26 -0800 Michel	will there be proper sidewalks and cycling lanes added to ensure children don't have to walk in the middles of the road Address: 2191 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78662
2021-11-23 13:40:18 -0800 Michel	there are homes on acreage's would be nice not to see monster houses for the rich, and d smaller affordable options that can be enjoyed by young families Address: 2235 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78663
2021-11-23 13:41:22 -0800 Michel	new roads and services would be great to make things safer for pedestrians Address: Highlands Way South, Squamish, British Columbia V8B 0L1, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78664
2021-11-23 13:43:46 -0800 Michel	add the density to the large lots and use the smaller lots for multi so that they still look like single family houses Address: 40128 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78665

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-23 13:51:27 -0800 Michel	lower densities on smaller existing lots and larger densities on larger lots that can take the homes so that smaller lots are not all getting consolidated together Address: 40244 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78668
2021-11-23 13:52:57 -0800 Michel	there are only 10 families currently living in all this area Address: 2199 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78669
2021-11-23 13:56:55 -0800 Michel	more neighborhood commercial would be great in a smaller scale Address: 2262 Read Crescent, Squamish, British Columbia V8B 0L1, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78670
2021-11-26 10:28:01 -0800 RobB	When there is such a shortage of townhouses in squamish and other places to live how are these huge lots fair? Address: 2121 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78936
2021-11-26 10:29:52 -0800 RobB	this whole area would be a better community if there were more people instead of 1 family on such a huge lot Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78937
2021-11-26 10:31:36 -0800 RobB	how is the district going to pay for upgraded services if density doesn't increase? Address: 40108 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-78938
2021-11-28 13:39:30 -0800 BeautifulBC	would be great to have affordable housing options to allow everyone to enjoy what Squamish has to offer. Address: 2190 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79011

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-28 13:43:29 -0800		Nice to have mixed density in the area. Address: 2254 Read Crescent, Squamish, British Columbia V8B 0L1, Canada
BeautifulBC		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79012
Housing Diversity		
2021-11-28 15:10:48 -0800		With the new Polygon units being built (300+) the left turn will get plugged. might need two left turn lanes Address: 1901 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
Cyclist		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79014
Potential Improvements		
2021-11-28 15:13:12 -0800		terrible intersection. It is only going to get worse with the 300+ Units Polygon is building . I don't have a good recommendation other than hire traffic experts to review. Address: 1902 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
Cyclist		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79015
Potential Improvements		
2021-11-28 15:15:31 -0800		exiting entering tantalus road is difficult certain time of day. I can remember 2 deaths over years at this location. Polygon subdivision will add more congestion. Can't imagine what infill will do. Need experts to review Tantalus way to the highway on Garibaldi way . Address: 40381 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada
Cyclist		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79016
Potential Improvements		
2021-11-28 15:16:23 -0800		need two left turning lanes. Address: 1851 Mamquam Road, Squamish, British Columbia V8B 0H5, Canada
Cyclist		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79017
Potential Improvements		
2021-11-28 15:18:53 -0800		Great place to add duplexes, triplexes, narrow lots houses etc. Perfect spot to apply the infill strategy without significantly impacting present home owners. Address: 40480 Tantalus Rd, Squamish, British Columbia V8B 0G2, Canada
Cyclist		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79018
Housing Diversity		
2021-11-28 15:20:56 -0800		overpass position is great. School connection. Address: 1860 Diamond Road, Squamish, British Columbia V8B 0G2, Canada
Cyclist		
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79019
Great Places		

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-28 15:22:43 -0800	Cyclist	Great neighbourhood. I love the single family housing. Don't need to destroy it. Address: 40197 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79020
Great Places		
2021-11-29 22:17:11 -0800	Edenl	I learned how to roller blade on this street because the lack of traffic made it safe to do so. Adding developments for the sake of density would make this unsafe for children. Address: 2190 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79089
Great Places		
2021-11-29 22:19:27 -0800	Edenl	Parkway is already filled with cars from locals and people out of town coming to ride. With an increased density in the neighbourhood this problem will become worse on every street near a trailhead. People are busy, they drive to trail heads, they ride, they drive home. Increasing the density in this neighbourhood will not change people's habits. Address: 2187 Parkway Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79090
Great Places		
2021-11-29 22:21:50 -0800	Edenl	This park is a favourite for dog walkers and children. Please keep the green spaces abundant for the generations to come. Address: 40444 Cheakamus Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79091
Great Places		
2021-11-29 22:24:36 -0800	Edenl	This is one of the most dangerous intersections in all of Squamish. There is traffic coming in for a break from Whistler, people from Vancouver getting groceries for a weekend away, and locals trying to get home or to Glenalder Place. Increasing the density of the neighbourhood will simply increase the collisions at this intersection. Address: Royal LePage, 3-1900 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79092
Potential Improvements		
2021-11-29 22:27:31 -0800	Edenl	The highway is at capacity with our tourism economy in the corridor. What discussions have been in place with the Ministry of Transportation regarding the sudden, and unnecessary increased density in this single neighbourhood, and how it will impact traffic patterns on the highway? Address: 1779 Sea-to-Sky Highway, Squamish, British Columbia V8B 0H5, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79093
Potential Improvements		
2021-11-29 22:30:51 -0800	Edenl	The rivers in town are now being littered by locals enjoying campfires. Many young people don't have a backyard because they are living in apartment buildings downtown. Everyone deserves the opportunity to meet with friends over an evening fire. But at what cost are these natural spaces being ruined due to our already dense community that is n't able to provide a backyard space to the residents? Address: 2458 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada
CATEGORY		http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79094
Potential Improvements		

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-30 15:41:54 -0800 CaylanO	A good area for commercial space at grade. Address: 40154 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79235
2021-11-30 15:43:05 -0800 CaylanO	Commercial at grade would help encourage walking in the neighbourhood. Address: 40228 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79236
2021-11-30 15:44:34 -0800 CaylanO	Underground parking should be considered to reduce the number of cars on the street. Address: 40202 Diamond Head Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79237
2021-11-30 15:45:02 -0800 CaylanO	Great location for infill. Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79238
2021-11-30 15:47:32 -0800 CaylanO	Great location for both commercial and apartments. Apartments are already in the area on the way to the golf course. Address: 2301 Mamquam Road, Squamish, British Columbia V8B 0L1, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79239
2021-11-30 15:48:54 -0800 CaylanO	Fruit trees attract lots of bears. Address: 2230 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79240
2021-11-30 15:50:13 -0800 CaylanO	Adding sidewalks will make the whole area more walkable. Address: 2180 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79241

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-30 15:50:46 -0800 CaylanO	Adding sidewalks will make the whole area more walkable. Address: 2030 Diamond Road, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79242
CATEGORY Potential Improvements	
2021-11-30 19:07:28 -0800 tschaufele	Strongly against apartments and three story condos and townhouses in this area! Would be better suited for neighbourhood as single family lots Address: 2163 Mamquam Road, Squamish, British Columbia V8B 0S6, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79256
CATEGORY Housing Diversity	
2021-11-30 19:08:23 -0800 tschaufele	Strongly against condos and apartments in this area. Goes against the character of the neighbourhood. Lots subdivided once and single family homes makes more sense Address: 2190 Read Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79257
CATEGORY Housing Diversity	
2021-11-30 19:08:59 -0800 tschaufele	Strongly against townhouses and apartments in this area. Better suited for single family homes Address: 2191 Read Crescent, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79258
CATEGORY Housing Diversity	
2021-11-30 19:09:45 -0800 tschaufele	Strongly against apartments and condos and townhouses in this area. Better suited for single family homes Address: 2274 Read Place, Squamish, British Columbia V8B 0S6, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79259
CATEGORY Housing Diversity	
2021-11-30 19:10:59 -0800 tschaufele	Strongly against condos, townhouses and apartments in this area. better suited for single family home lots Address: 2212 Skyline Drive, Squamish, British Columbia V8B 0G2, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79260
CATEGORY Housing Diversity	
2021-11-30 19:12:30 -0800 tschaufele	One of the best parks in town. Address: 40464 Park Crescent, Squamish, British Columbia V8B 0P3, Canada http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79261
CATEGORY Great Places	

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-30 19:13:55 -0800 tschaufele	Strongly against mixed density here. quite street that fits character of neighbourhood. Better suited for continued single family home lots and carriage homes Address: 2254 Read Crescent, Squamish, British Columbia V8B 0L1, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79262
2021-11-30 19:24:26 -0800 kfussell	Coho park has an extensive network of trails and is rich with wildlife. In the summer, we report western toad sightings and in the fall watch salmon spawning Address: 40122 Skyline Place, Squamish, British Columbia V8B 0P3, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79264
2021-11-30 19:26:05 -0800 kfussell	Amazing bird watching at these lakes (although recently totally disturbed by construction). Address: 40474 Park Crescent, Squamish, British Columbia V8B 0P3, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79265
2021-11-30 19:26:59 -0800 kfussell	Just a terrible intersection when you have to get in and out of the mall or gas station Address: 1901 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79266
2021-11-30 19:27:36 -0800 kfussell	Should be sidewalks down mamquam road Address: 1855 Mamquam Road, Squamish, British Columbia V8B 0H5, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79267
2021-11-30 19:29:37 -0800 kfussell	Never any parking Address: 40359 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79268
2021-11-30 19:30:18 -0800 kfussell	Very busy and a very scary intersection. People rip down Skyline and barely stop at Garibaldi Way Address: 2120 Diamond Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79269

ENGAGEMENT TOOL: PLACE

Interactive Map

2021-11-30 19:32:54 -0800 kfussell	The abundance of greenery and forests on this lot has brought birds and other wildlife into this area. Address: 2199 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79270
2021-11-30 19:35:05 -0800 kfussell	Strongly opposed to infill options that would dramatically reduce the number of trees on this lot (or any others). Might be suitable for single family homes with lots sizes of roughly 8k with consideration for maintenance of green spaces Address: 2227 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79271
2021-11-30 19:36:06 -0800 kfussell	Light infill of single family homes with suites and carriage houses with lots large enough to maintain the character of the neighborhood (i.e. 8-10K sq. feet) Address: 2190 Read Crescent, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Housing Diversity	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79272
2021-11-30 22:49:47 -0800 Swarburton	One of the last remaining stands for large evergreen trees in the whole area. Address: 40178 Kalodon Road, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Great Places	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79284
2021-11-30 22:52:51 -0800 Swarburton	The straight stretch of Garibaldi Way is like a race track - cars consistently going 80+ km/hr from both directions using it as a shortcut to the Highlands/Highway. Already lost a beloved pet to someone that didn't even bother to stop, horrifying it could easily be a child with how many cars park on the shoulder of the road. Address: 40203 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79285
2021-11-30 22:54:34 -0800 Swarburton	Serious traffic calming/roundabout or lights need to be installed here. Terrible intersection with many children crossing for school and buses. Address: 40308 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79286
2021-11-30 23:02:36 -0800 Swarburton	We need to talk about why infill is being pushed on a resistant established neighborhood when there is a golf course here on land owned by the DoS. This is not park land (many kids aren't allowed to play on it), but a private club on highly valuable, flat land as clear of flooding as any other property in the East Estates. Golf courses are also a proven environmental nightmare for water use, chemical fertilizers and strict control of natural flora and fauna. I'm not saying it has to go, but what if it was reduced to 9 holes, and half of the 145 acres developed in a master planned, super eco community. This MUST be discussed. Address: 1959 Mamquam Road, Squamish, British Columbia V8B 0H8, Canada
CATEGORY Potential Improvements	http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79287

ENGAGEMENT TOOL: PLACE

Interactive Map

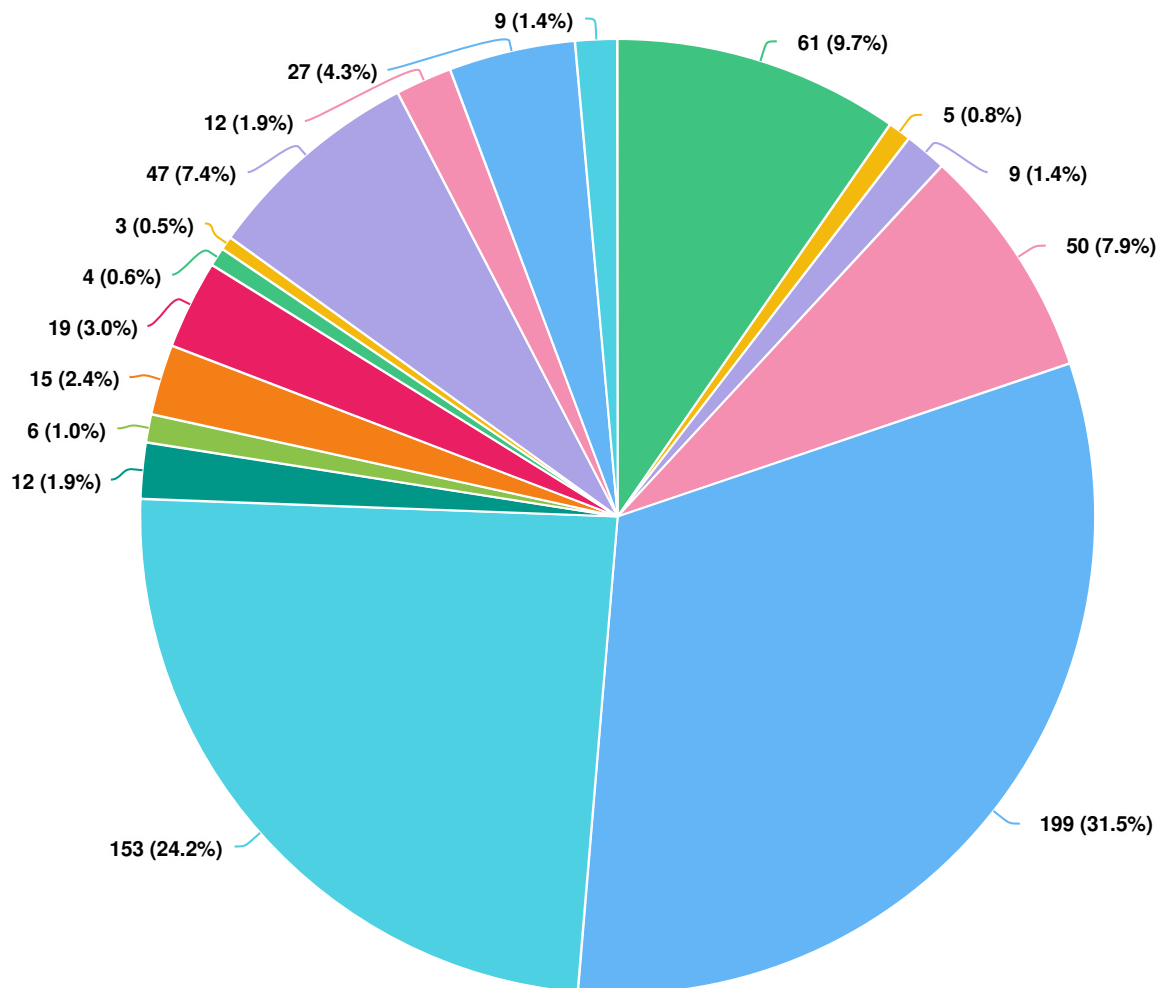
2021-11-30 23:03:54 -0800	<p>Parking is terrible. Address: 40359 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79288</p>
<p>Swarburton</p> <p>CATEGORY</p> <p>Potential Improvements</p>	
2021-11-30 23:07:31 -0800	<p>Because of current access points to the west for Independant and 711, lights will only cause a huge amount of backup/congestion. This whole intersection needs to be overhauled and that may require the expropriation of land for the greater good. This is only going to get worse. Address: 40381 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79289</p>
<p>Swarburton</p> <p>CATEGORY</p> <p>Potential Improvements</p>	
2021-11-30 23:10:09 -0800	<p>This and the property to the east would be ideal for a master planned community with a diversity of housing options and a lot of green space as would be required to protect riparian areas. Address: 40440 Tantalus Road, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79290</p>
<p>Swarburton</p> <p>CATEGORY</p> <p>Housing Diversity</p>	
2021-11-30 23:14:39 -0800	<p>Cannot put townhouses or bigger into these large lot areas without destroying the neighborhood. Any density beyond carriage homes, secondary suites or duplexes need to be in specifically master planned areas with significant consideration to impacts on existing residences. Address: 40179 Garibaldi Way, Squamish, British Columbia V8B 0G2, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79291</p>
<p>Swarburton</p> <p>CATEGORY</p> <p>Great Places</p>	
2021-11-30 23:59:26 -0800	<p>New, safe public access road should be attained and developed to replace this existing section of Mamquam Rd Address: 2585 Mamquam Road, Squamish, British Columbia V8B 0H4, Canada</p> <p>http://letstalksquamish.ca/garibaldi-estates-plan/maps/interactive-map?reporting=true#marker-79292</p>
<p>Swarburton</p> <p>CATEGORY</p> <p>Potential Improvements</p>	

ENGAGEMENT TOOL: SURVEY TOOL

Garibaldi Estates Housing Survey

Visitors 876	Contributors 616	CONTRIBUTIONS 633
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What neighbourhood do you currently live in?



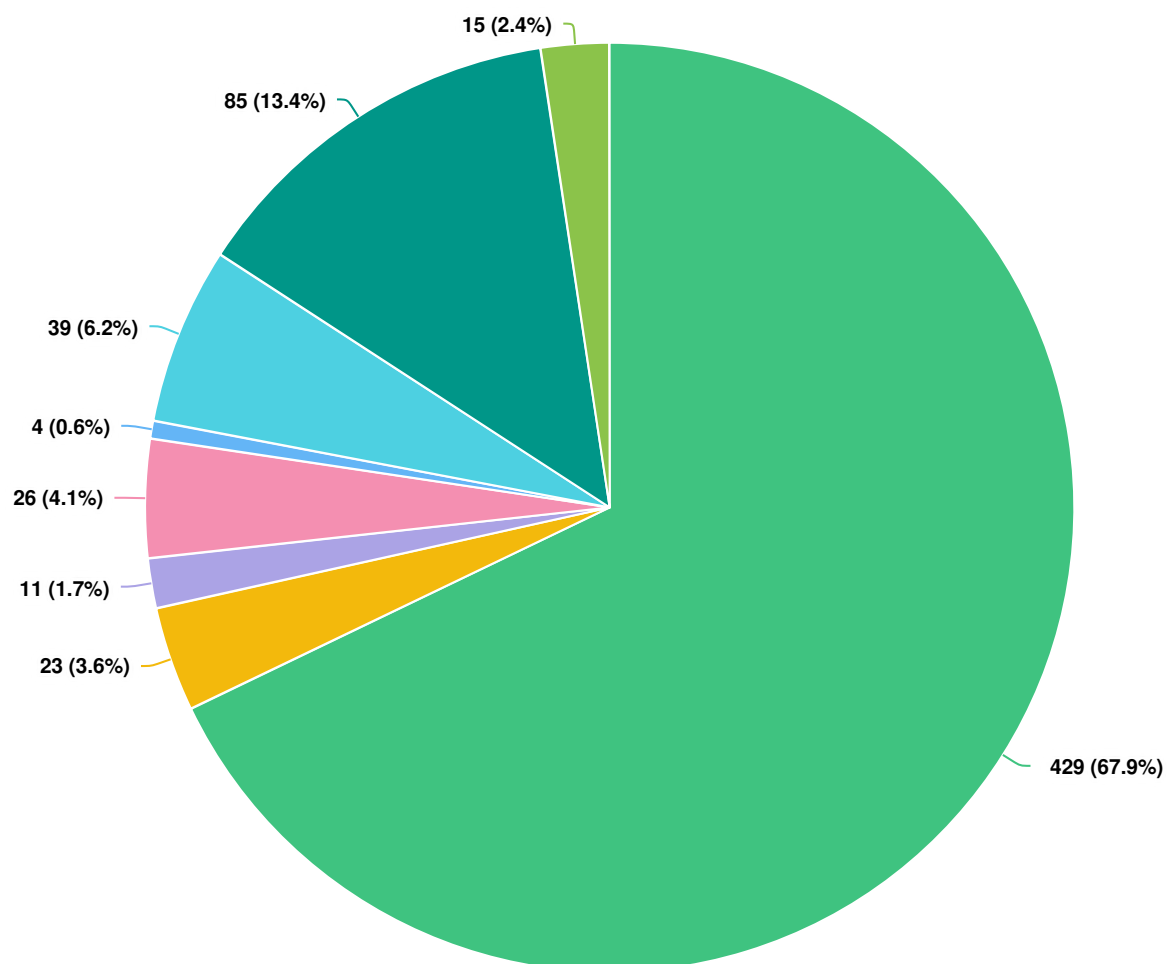
Question options

- Brackendale
- Crumpit Woods
- Dentville (South of Business Park)
- Downtown
- Garibaldi Estates (between Garibaldi Way and Mamquam Road)
- Garibaldi Highlands
- Hospital Hill
- Loggers Lane East
- Northyards (North of Business Park)
- Mamquam (West of Highway 99, North of Mamquam River)
- Sea and Sky
- Skylodge
- Tantalus Road North of Garibaldi Way (including Dowad Drive area)
- University Heights
- Valleycliffe
- Other (please specify)

Optional question (631 response(s), 2 skipped)

Question type: Radio Button Question

What type of residence to you currently live in?



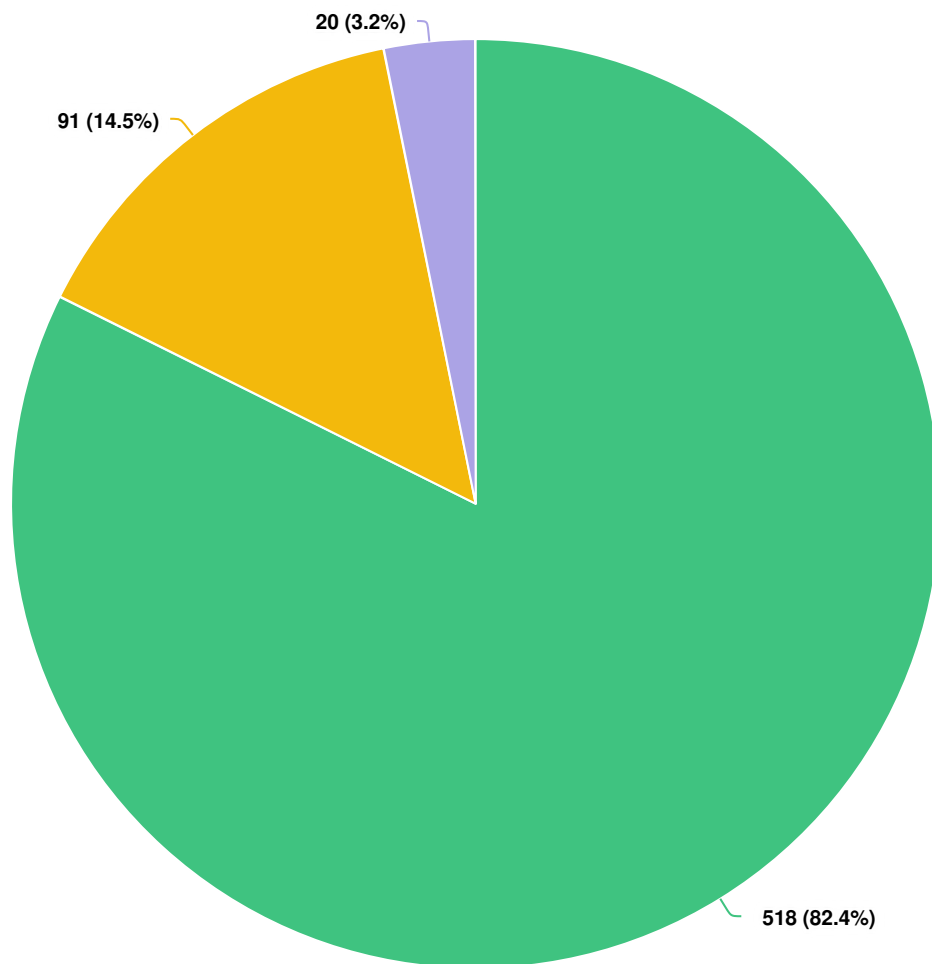
Question options

- Single Family Home
- Secondary Suite
- Accessory Dwelling Unit (Carriage House)
- Duplex
- Triplex/Fourplex
- Apartment
- Townhouse
- Other (please specify)

Optional question (632 response(s), 1 skipped)

Question type: Radio Button Question

Are you satisfied with your current housing situation?



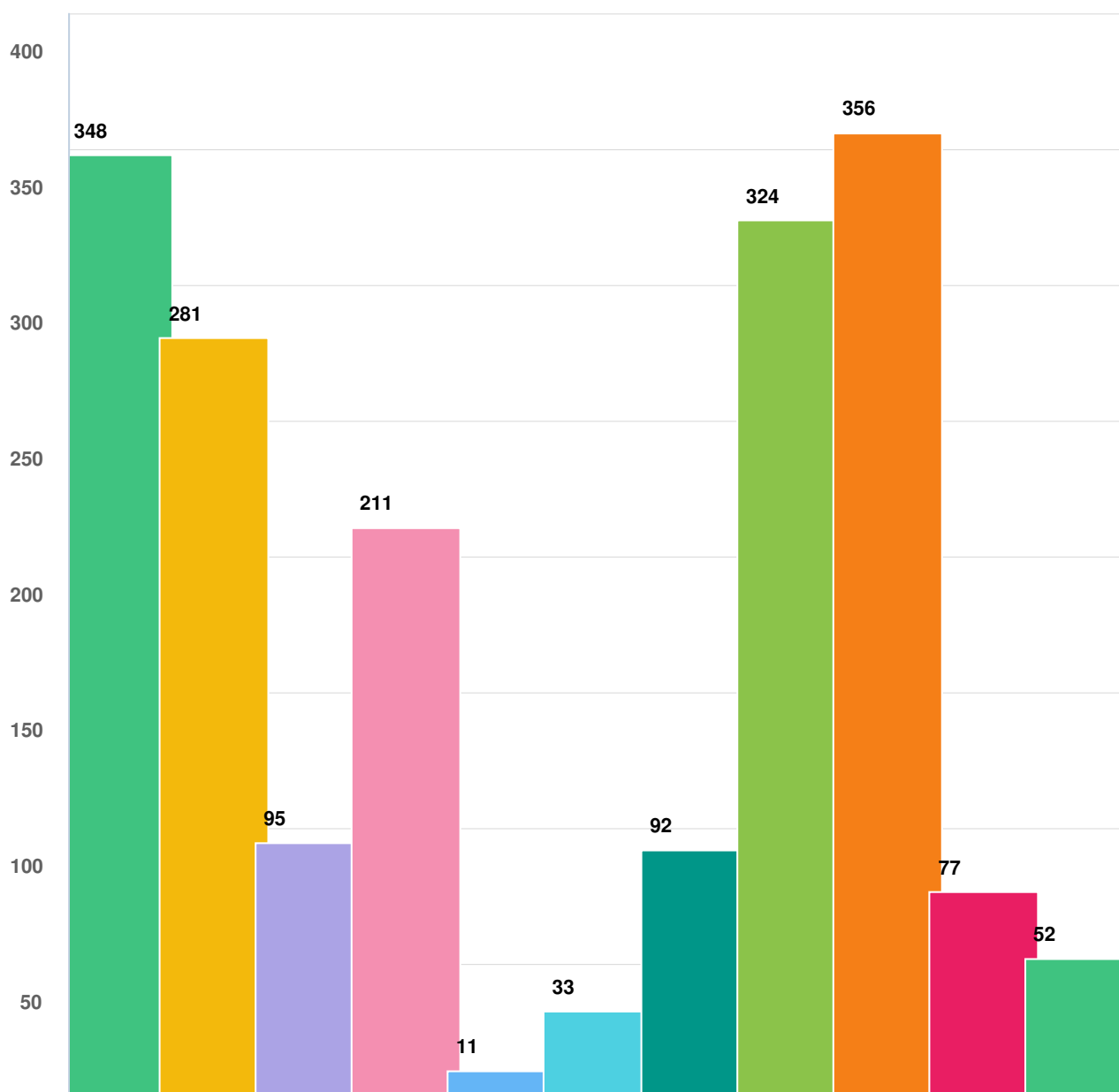
Question options

☒ Yes ☐ No ☐ Other (please specify)

Optional question (629 response(s), 4 skipped)

Question type: Radio Button Question

Do you have any particular housing needs that concern you?



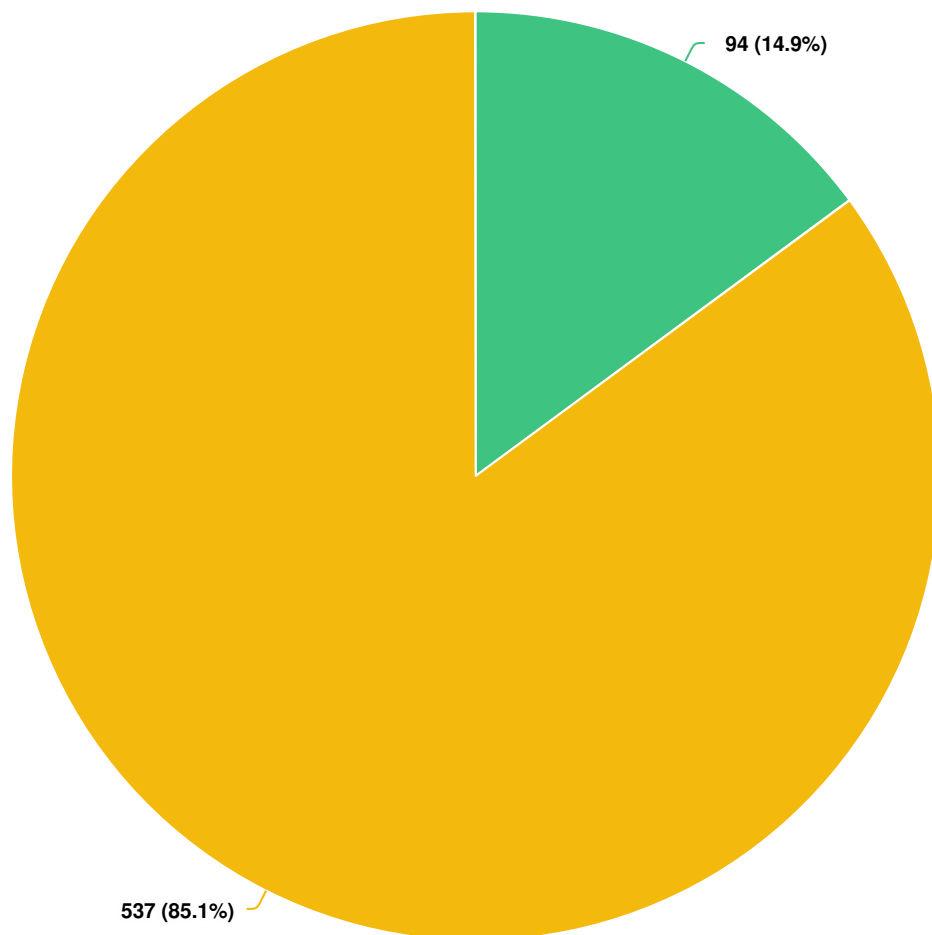
Question options

- I would like to remain in the community as I age
- I am concerned with housing affordability and cost of living
- I have a growing family and need more space
- I want to age in place in my home
- I have mobility and accessibility issues
- I am unable to keep up with the cost of maintaining my residence
- I would like better access to services and amenities
- I am concerned about traffic in the area
- I do not want the character of my neighbourhood to change
- I would like better access to frequent transit
- Other (please specify)

Optional question (621 response(s), 12 skipped)

Question type: Checkbox Question

Do you currently rent or own your residence?



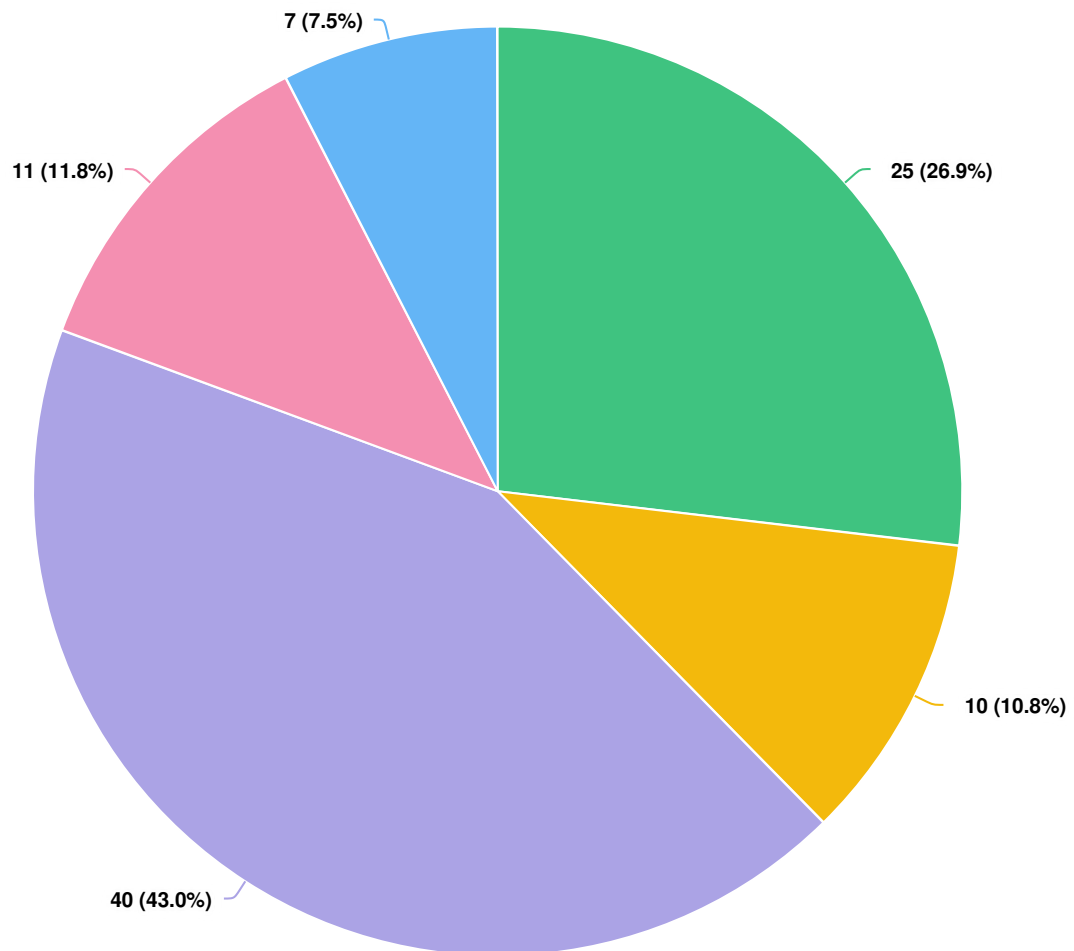
Question options

☐ Rent ☐ Own

Optional question (631 response(s), 2 skipped)

Question type: Radio Button Question

Within the next 2 years, are you considering :



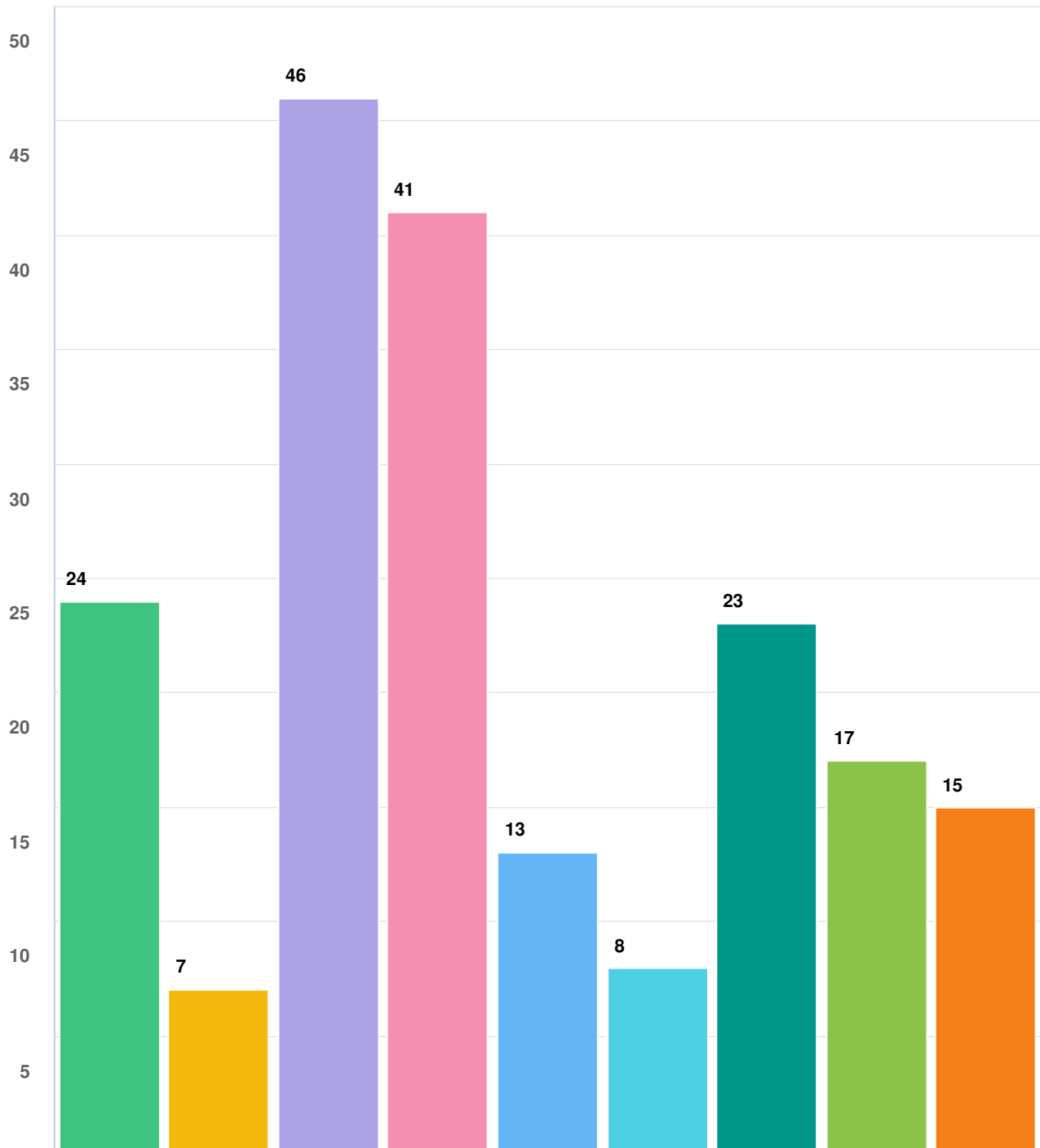
Question options

- Remaining in the same rental unit
- Moving to a new rental unit in Squamish better suited to my needs
- Purchasing a home in Squamish
- Moving to a different community
- Other (please specify)

Optional question (93 response(s), 540 skipped)

Question type: Radio Button Question

What features would you like to see in your next home?



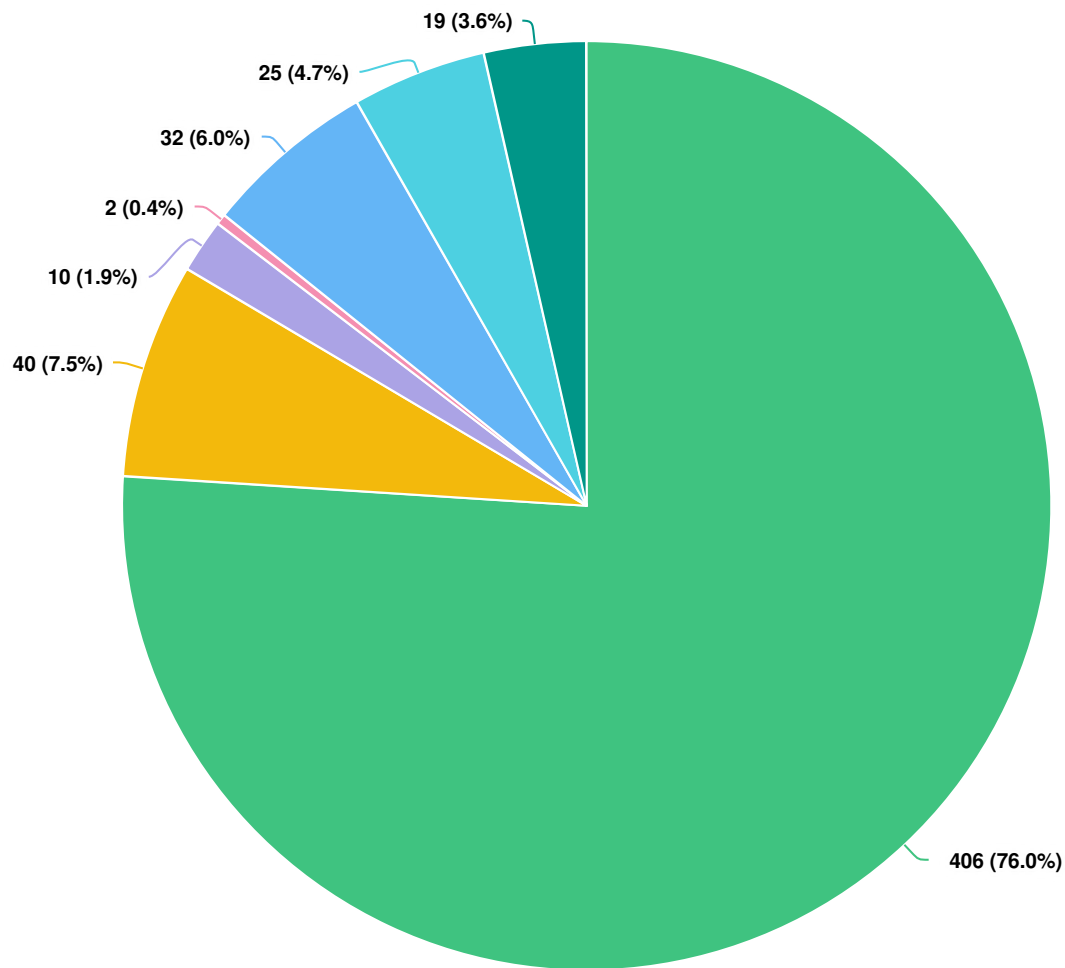
Question options

- A larger home
 ● A smaller home
 ● A garage
 ● A private yard
 ● A larger property
 ● A smaller property
- Schools, shopping or services within walking distance
 ● Better public transit
 ● Other (please specify)

Optional question (67 response(s), 566 skipped)

Question type: Checkbox Question

Within the next 2 years, are you considering:



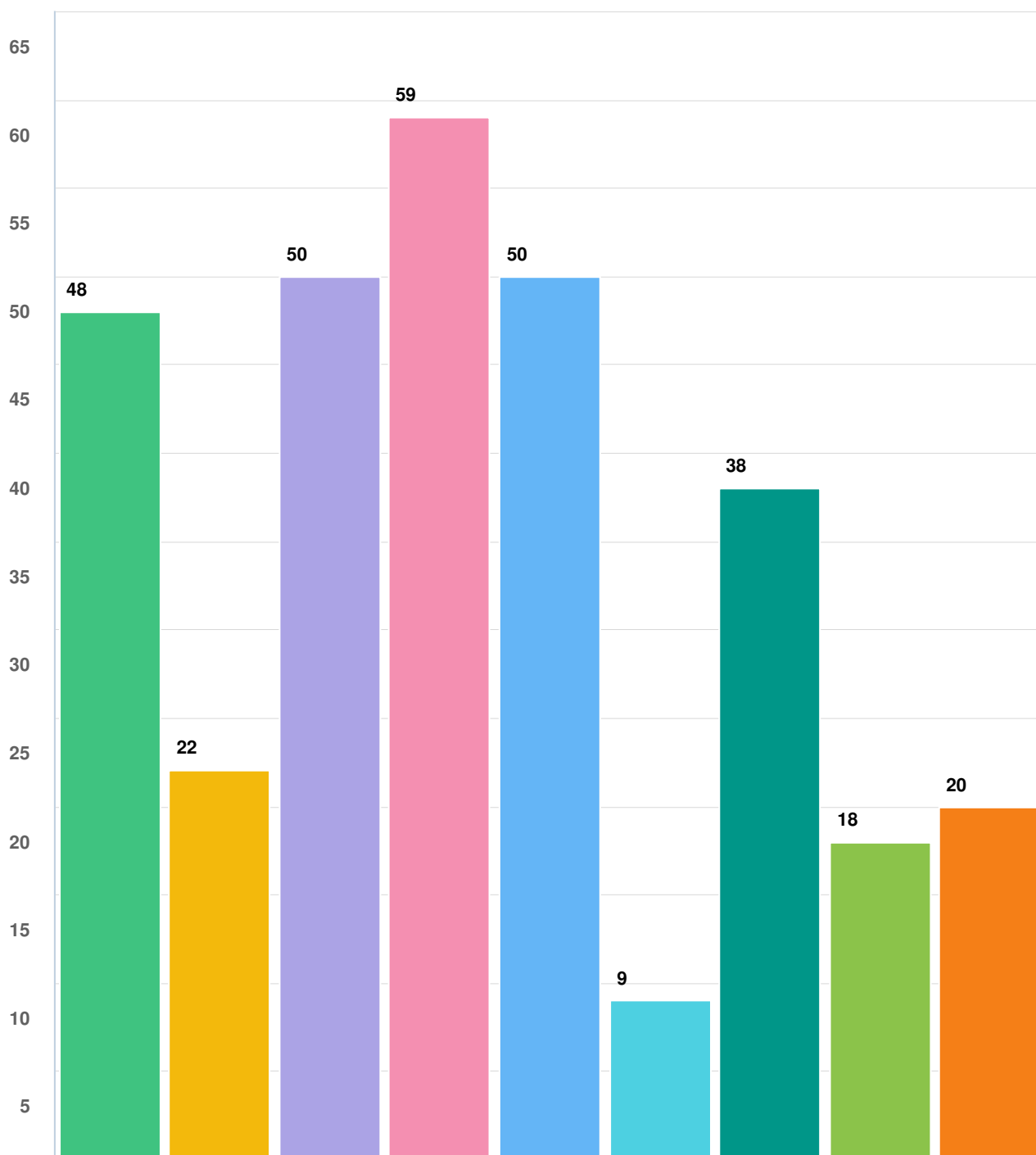
Question options

- Remaining in my current home
- Purchasing a larger home in Squamish better suited to my needs
- Purchasing a smaller home in Squamish better suited to my needs
- Selling my home and renting in Squamish
- Selling my home and moving to another community
- Adding a suite or carriage house to my existing home
- Rezoning to allow for higher density

Optional question (534 response(s), 99 skipped)

Question type: Radio Button Question

What features would you like to see in your next home?



Question options

- A larger home
 ● A smaller home
 ● A garage
 ● A private yard
 ● A larger property
 ● A smaller property
- Schools, shopping or services within walking distance
 ● Better public transit
 ● Other

Optional question (124 response(s), 509 skipped)

Question type: Checkbox Question

Small Lot Single FamilyA single family dwelling (house) built on of a parcel of land that is smaller in size than a typical single family homes. In Squamish, small lot single family zoning has a minimum parcel size that is 1/3 of the typical single...



Optional question (619 response(s), 14 skipped)

Question type: Likert Question

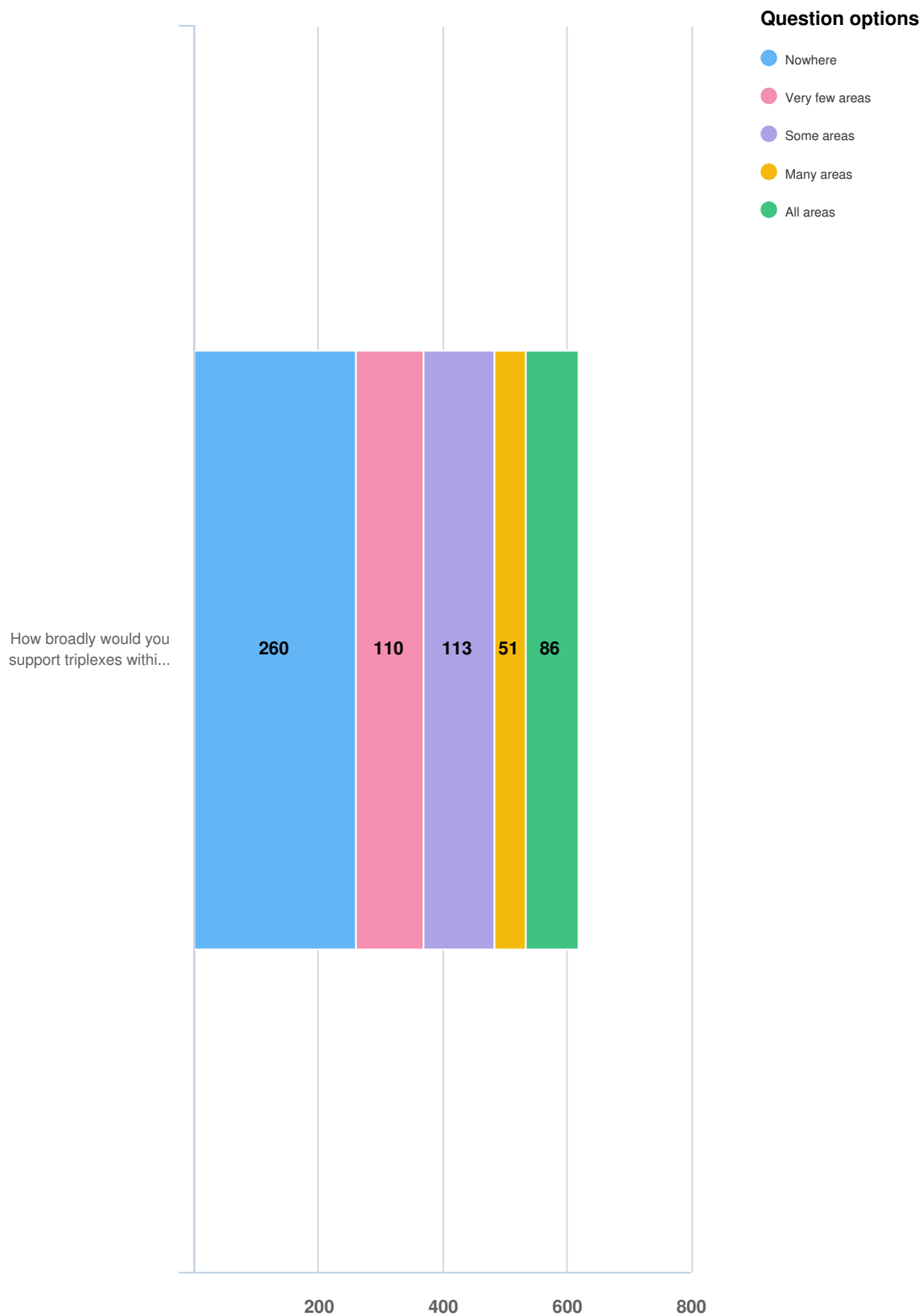
DuplexA building which must meet the same size restrictions as a single family dwelling but which contains two separate dwelling units. The dwelling units are often placed side-by-side with a common wall; however, they can also be built front-to-ba...



Optional question (619 response(s), 14 skipped)

Question type: Likert Question

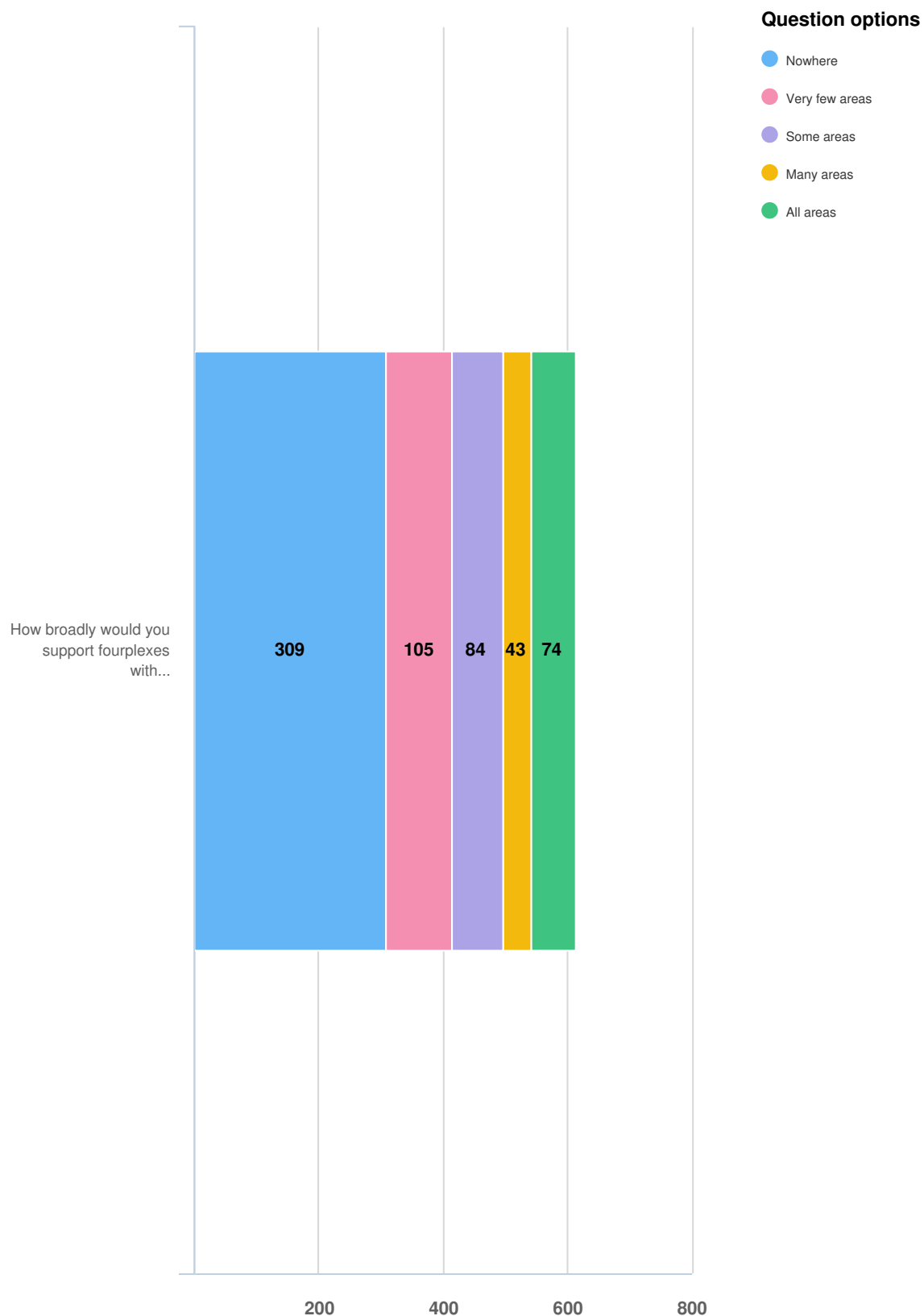
TriplexA building which must meet the same size restrictions as a single family home but which contains three dwelling units. The dwelling units can be located side-by-side or may have elements stacked on top of each other. Side-by-side units each ...



Optional question (620 response(s), 13 skipped)

Question type: Likert Question

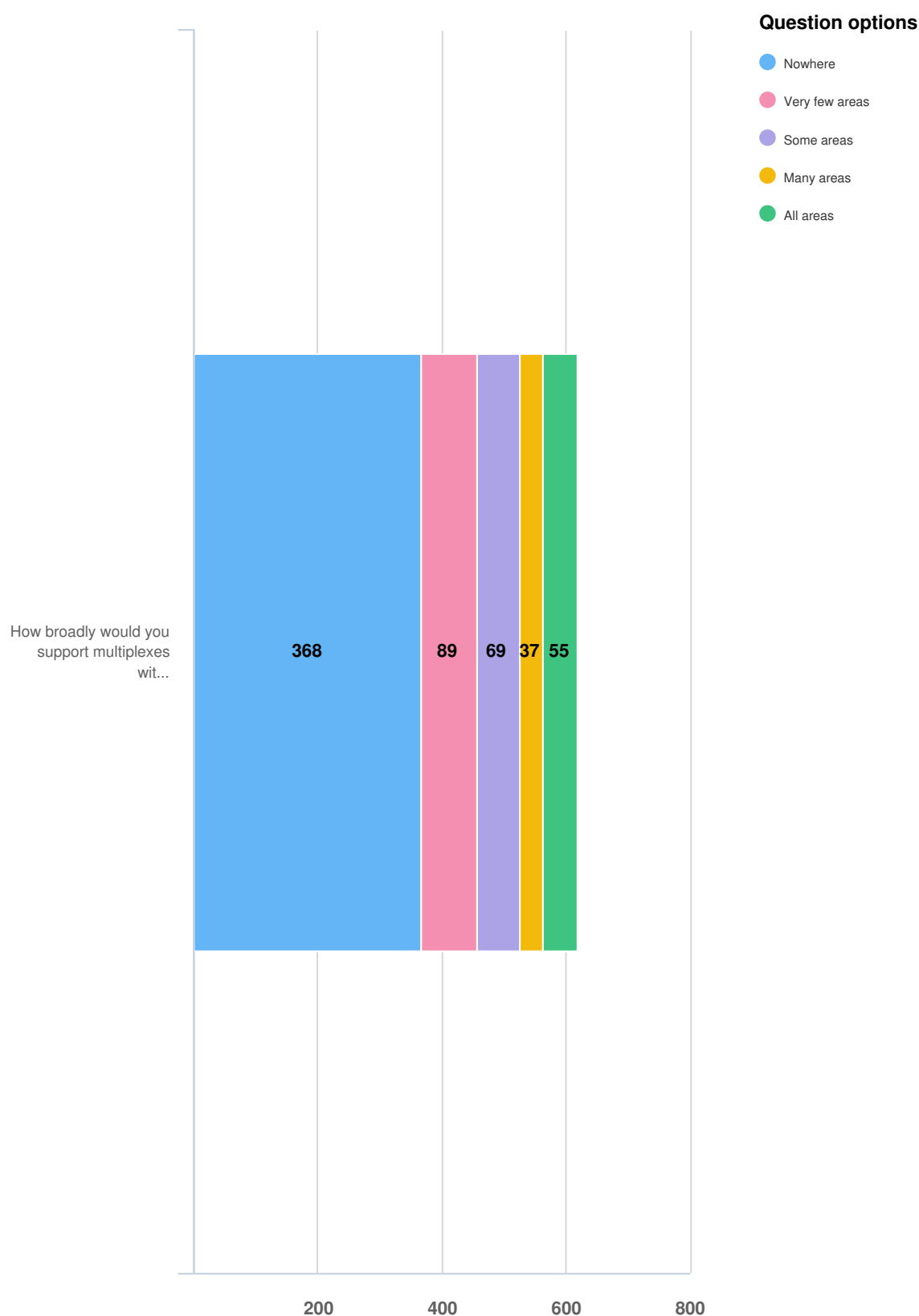
FourplexA 2-3 story building with four dwelling units, typically arranged with two units on the ground floor and two units above, with shared or individual entries from the street. This housing type can have the appearance of a large-sized single-u...



Optional question (615 response(s), 18 skipped)

Question type: Likert Question

MultiplexA 2 to 3-story building containing between 5 and 12 dwelling units arranged side-by-side and/or stacked, typically with a shared entry from the street. This type can range in appearance from a large single-unit dwelling to a small townhouse...



Optional question (618 response(s), 15 skipped)

Question type: Likert Question

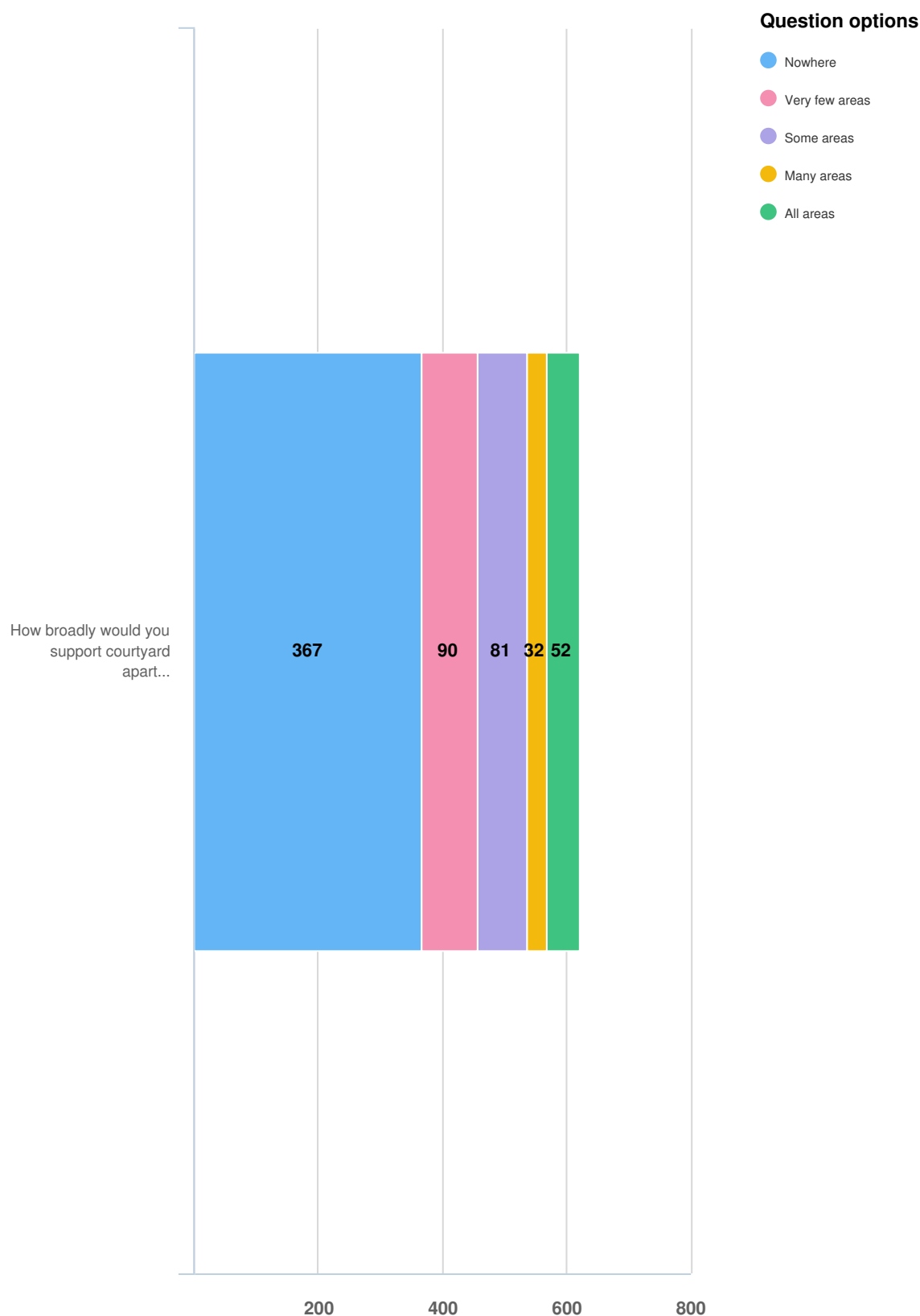
Cottage ClusterA group of small, 1- to 1.5-story buildings arranged around a shared courtyard visible from the street. The shared courtyard is an important community-enhancing element and unit entrances generally lead to the courtyard which replace...



Optional question (620 response(s), 13 skipped)

Question type: Likert Question

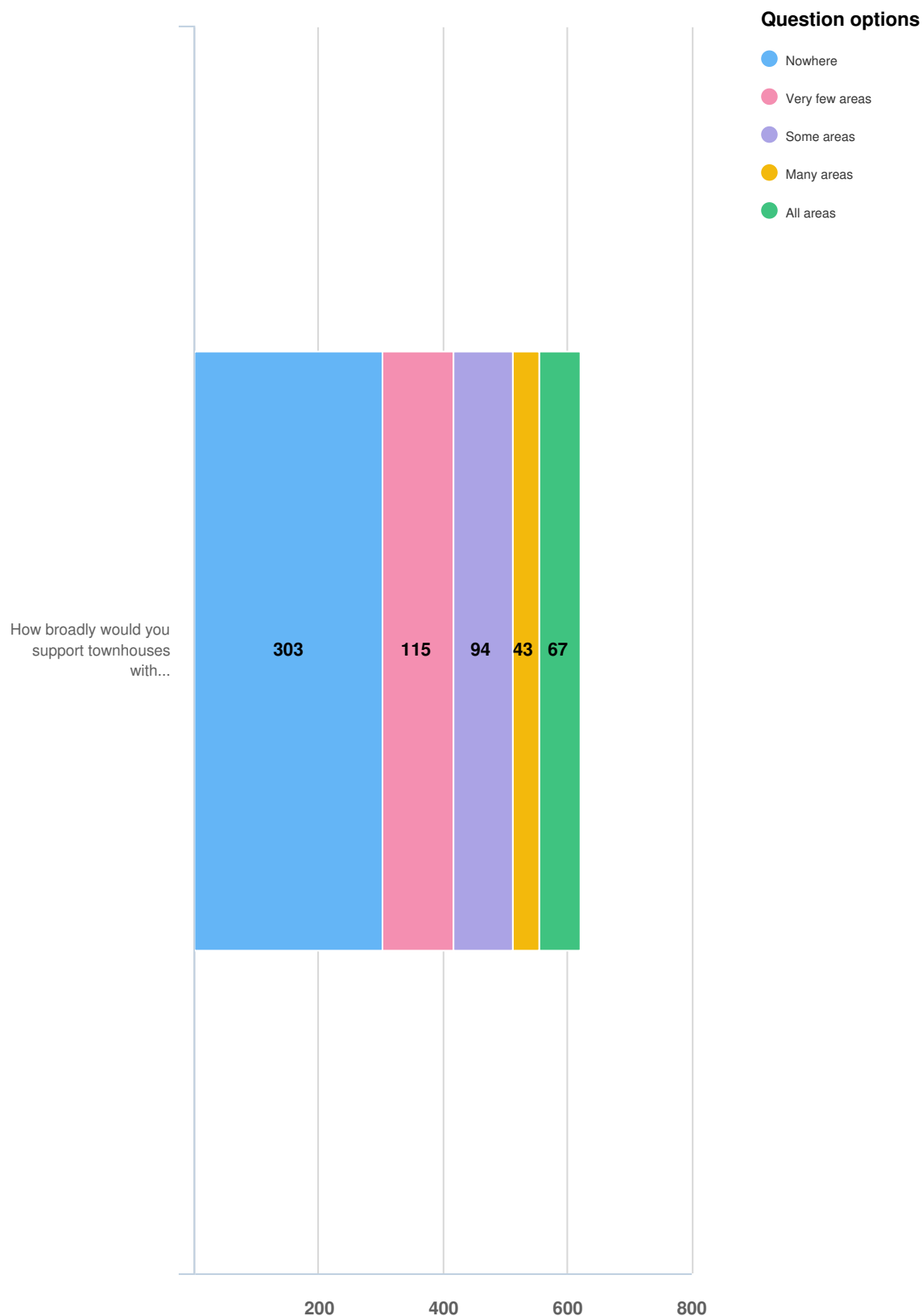
Courtyard ApartmentA medium sized, 2- to 3.5-story building consisting of multiple side-by-side and/or stacked dwelling units oriented around a courtyard or series of courtyards. The courtyard replaces the function of a rear yard and is generally o...



Optional question (622 response(s), 11 skipped)

Question type: Likert Question

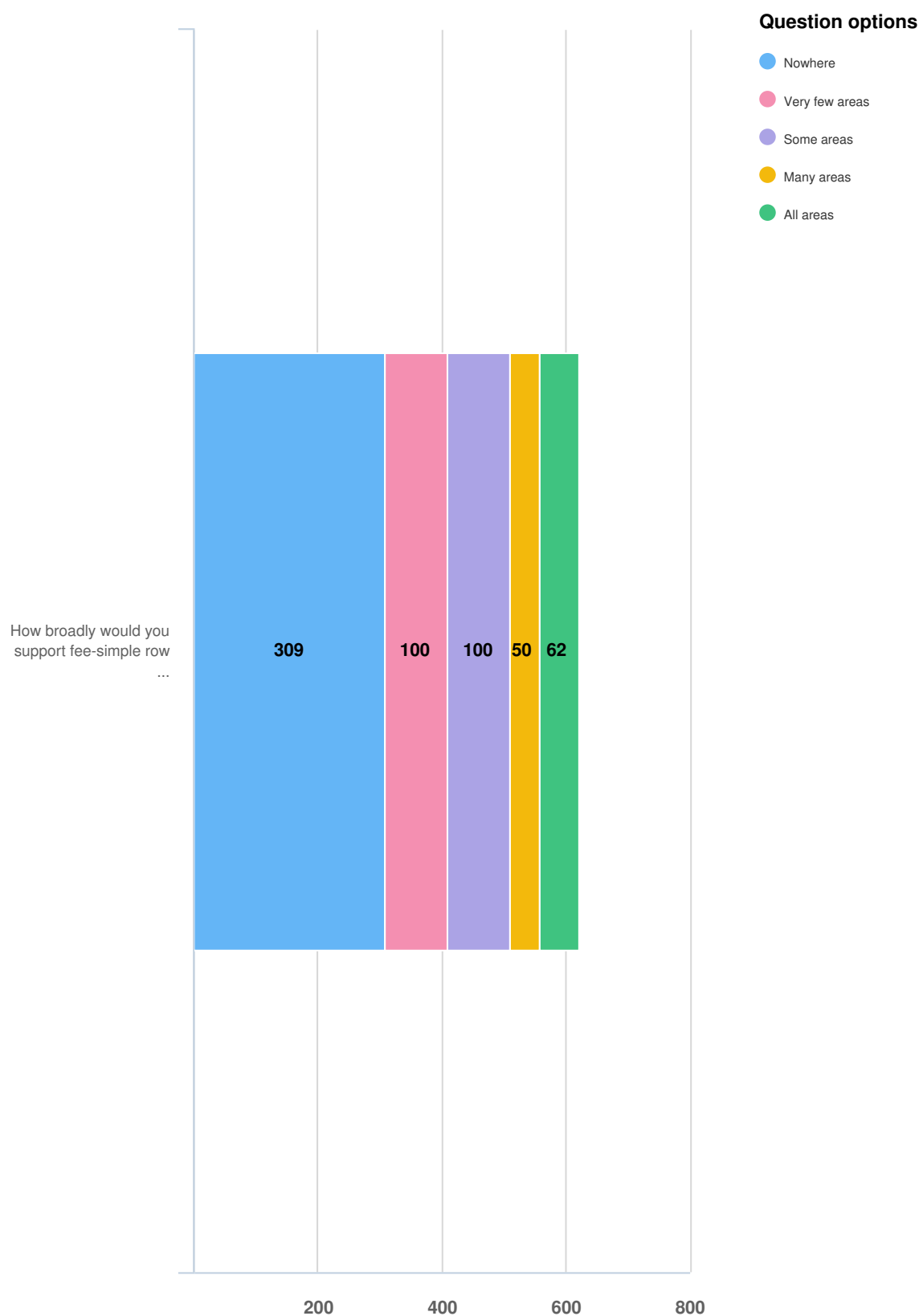
TownhouseA series or cluster of two or more individual dwelling units, attached either vertically or horizontally, where individual access to each unit is from the finished grade of the lot. Entries often face a street or shared outdoor space, whic...



Optional question (622 response(s), 11 skipped)

Question type: Likert Question

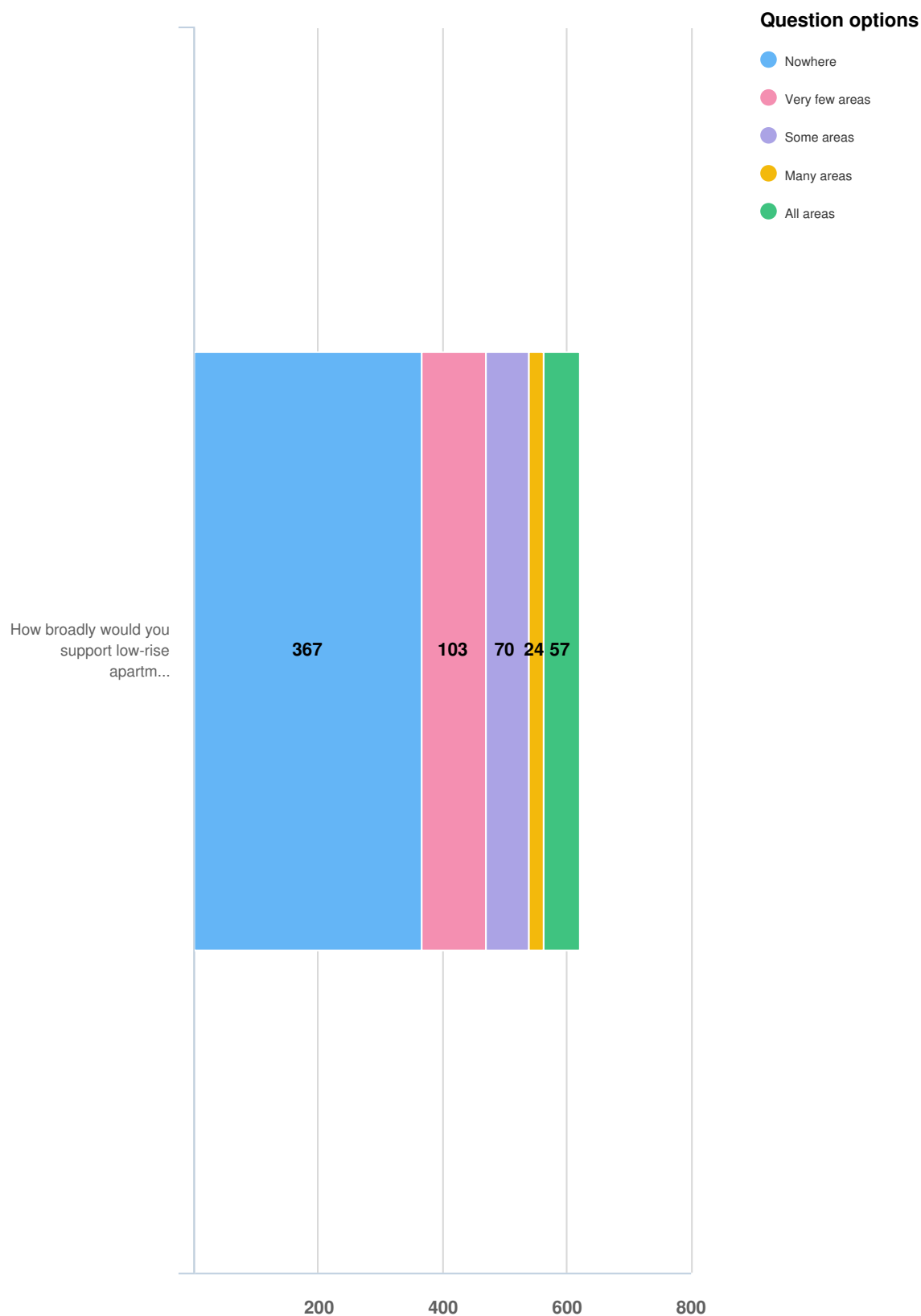
Fee-Simple Row HouseA townhouse style of development with a specific difference in the ownership structure. In a fee-simple row house, there is nothing that is owned by a condo association. The owners own their building and the land under and around...



Optional question (621 response(s), 12 skipped)

Question type: Likert Question

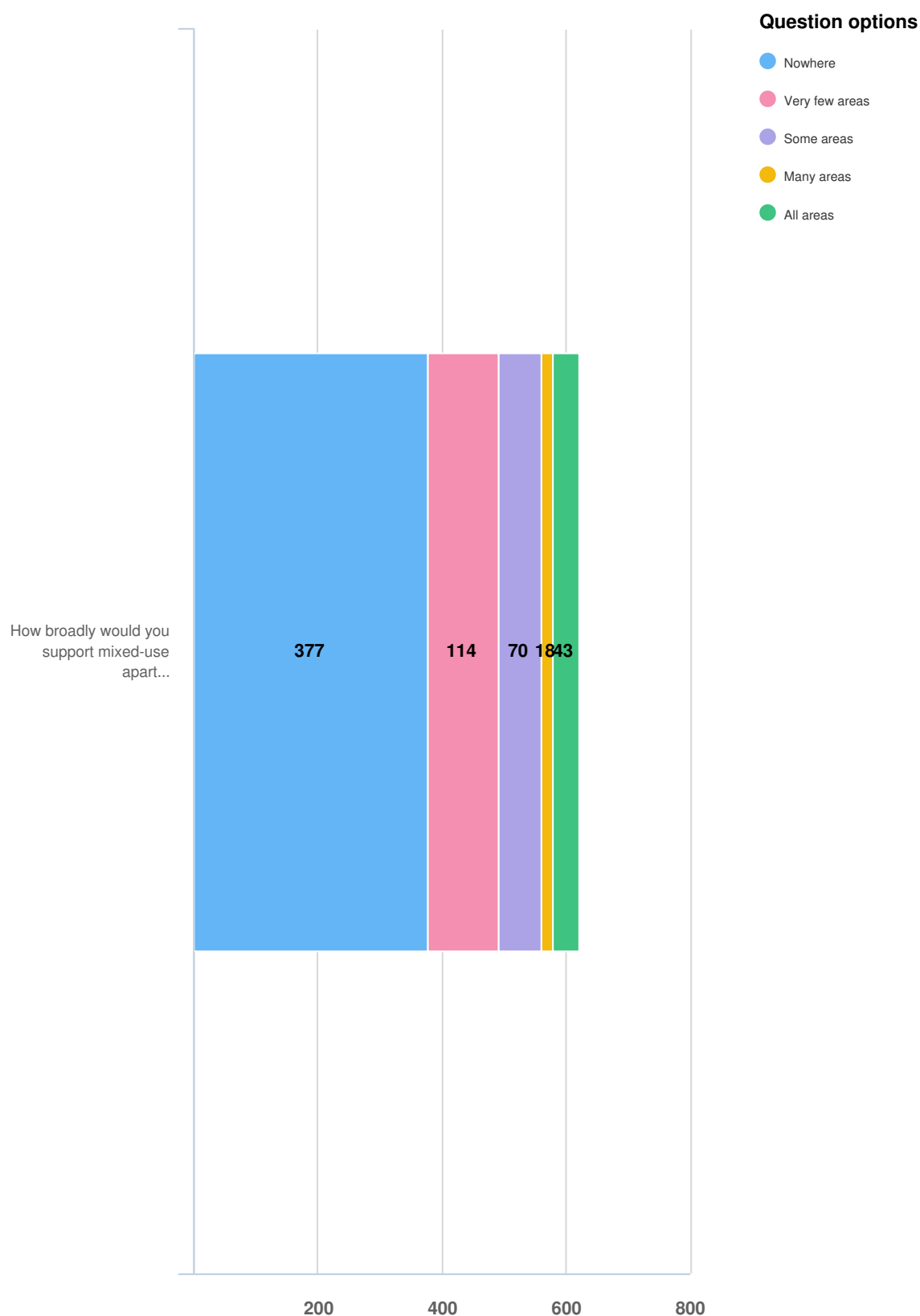
Low-Rise Apartment A medium sized, 3-4 story building consisting of apartments, generally accessed from an inner lobby and hallway system. Shared outdoor space must be incorporated into the design. Parking may be located in a ground floor or undergr...



Optional question (621 response(s), 12 skipped)

Question type: Likert Question

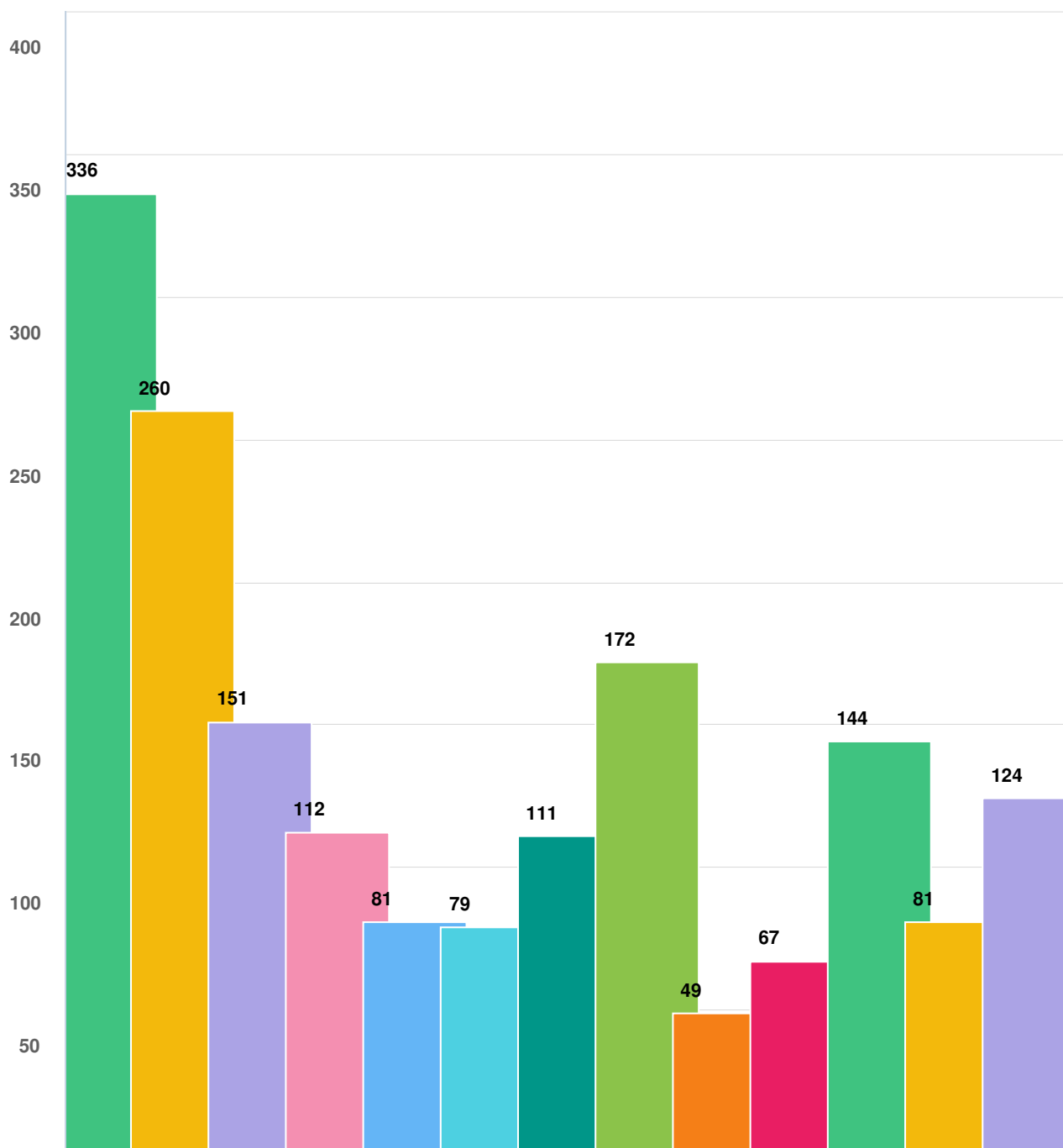
Mixed Use Apartment A medium-sized, 3-5-story building consisting of dwelling units above a ground floor space that can accommodate a range of commercial use. The commercial space and residential units typically have separate street entrances. The C...



Optional question (622 response(s), 11 skipped)

Question type: Likert Question

What type of neighbourhood infill would you support in the Garibaldi Estates north area? This area is currently limited to single-unit dwellings with suites or carriage houses.



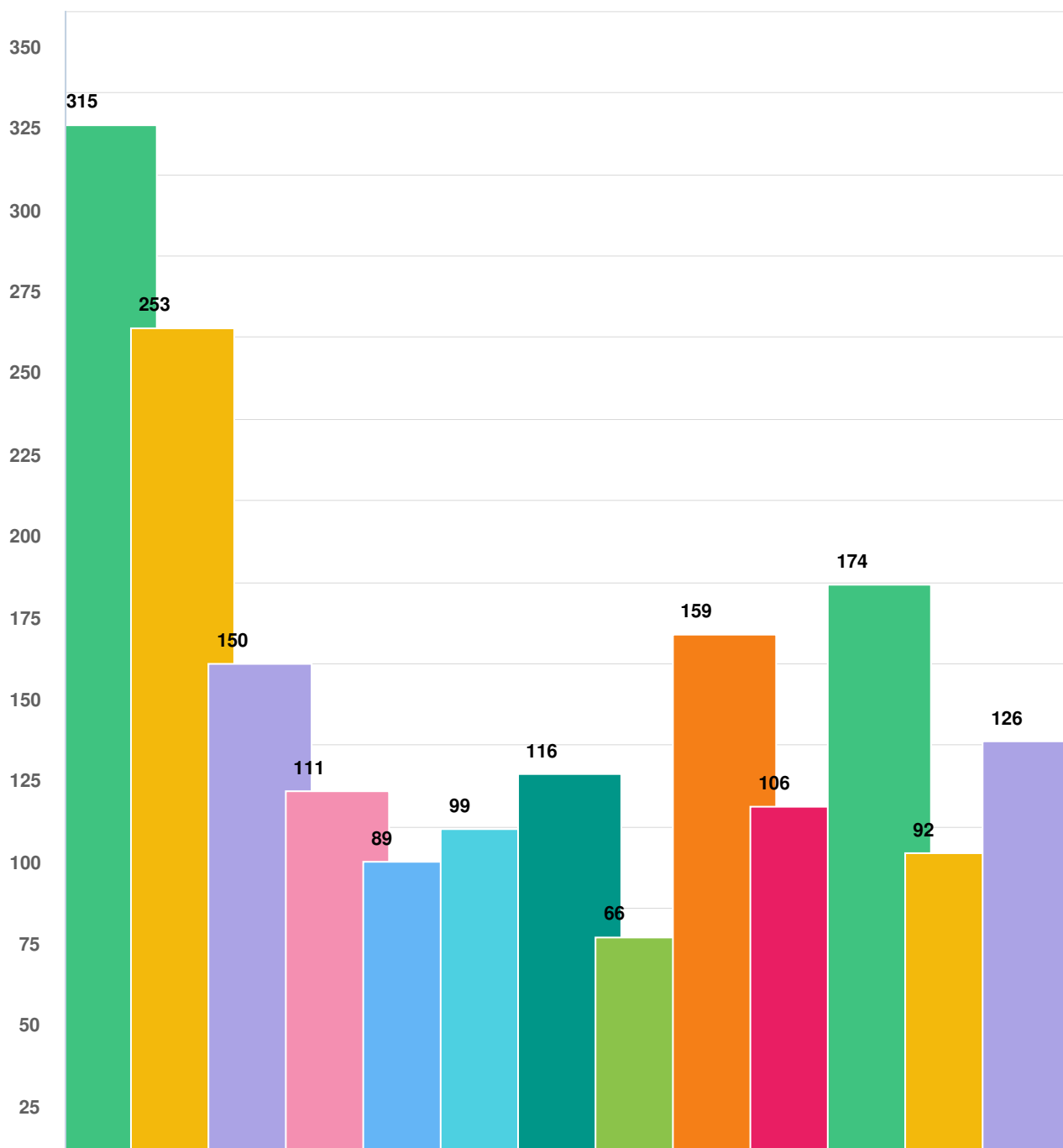
Question options

- Other (please specify) Low-rise apartment Townhouse Mixed-use apartment Commercial (retail/office)
- Cottage cluster Fee-simple row housing Courtyard apartment Multiplex Fourplex Triplex
- Duplex Small lot single family home

Optional question (556 response(s), 77 skipped)

Question type: Checkbox Question

What type of neighbourhood infill would you support in the Garibaldi Estates south area? This area is currently limited to single-unit dwellings with suites or carriage houses.



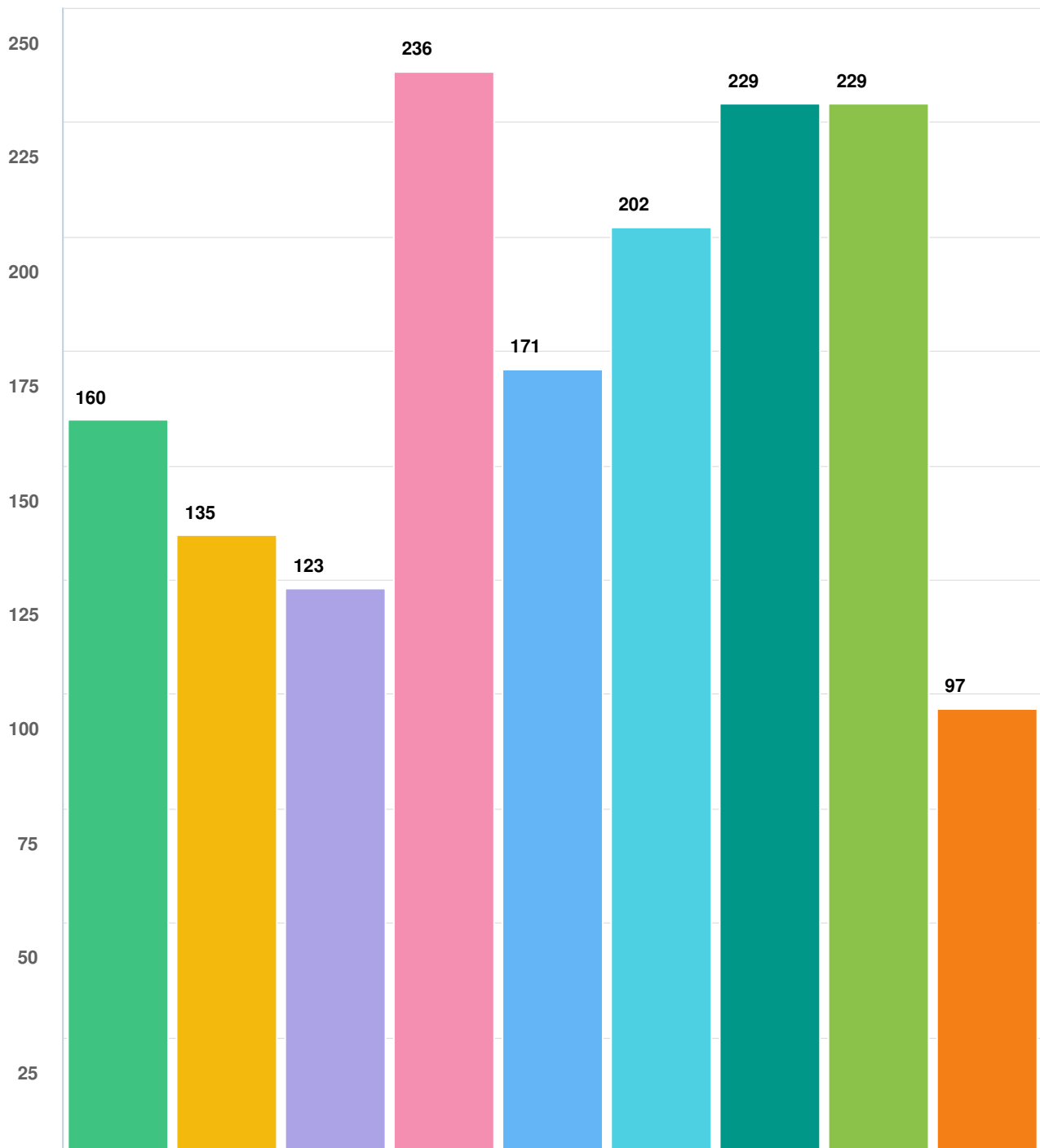
Question options

- Other (please specify)
 Mixed-use apartment
 Cottage cluster
 Low-rise apartment
 Townhouse
- Commercial (retail/office)
 Fee-simple row housing
 Courtyard apartment
 Multiplex
 Fourplex
- Triplex
 Duplex
 Small lot single family home

Optional question (560 response(s), 73 skipped)

Question type: Checkbox Question

What type of development would you support in the Tantalus Road area between Diamond Road and Cheakamus Way? This area currently supports a range of commercial business, and multifamily housing such as duplexes, triplexes and apartments.



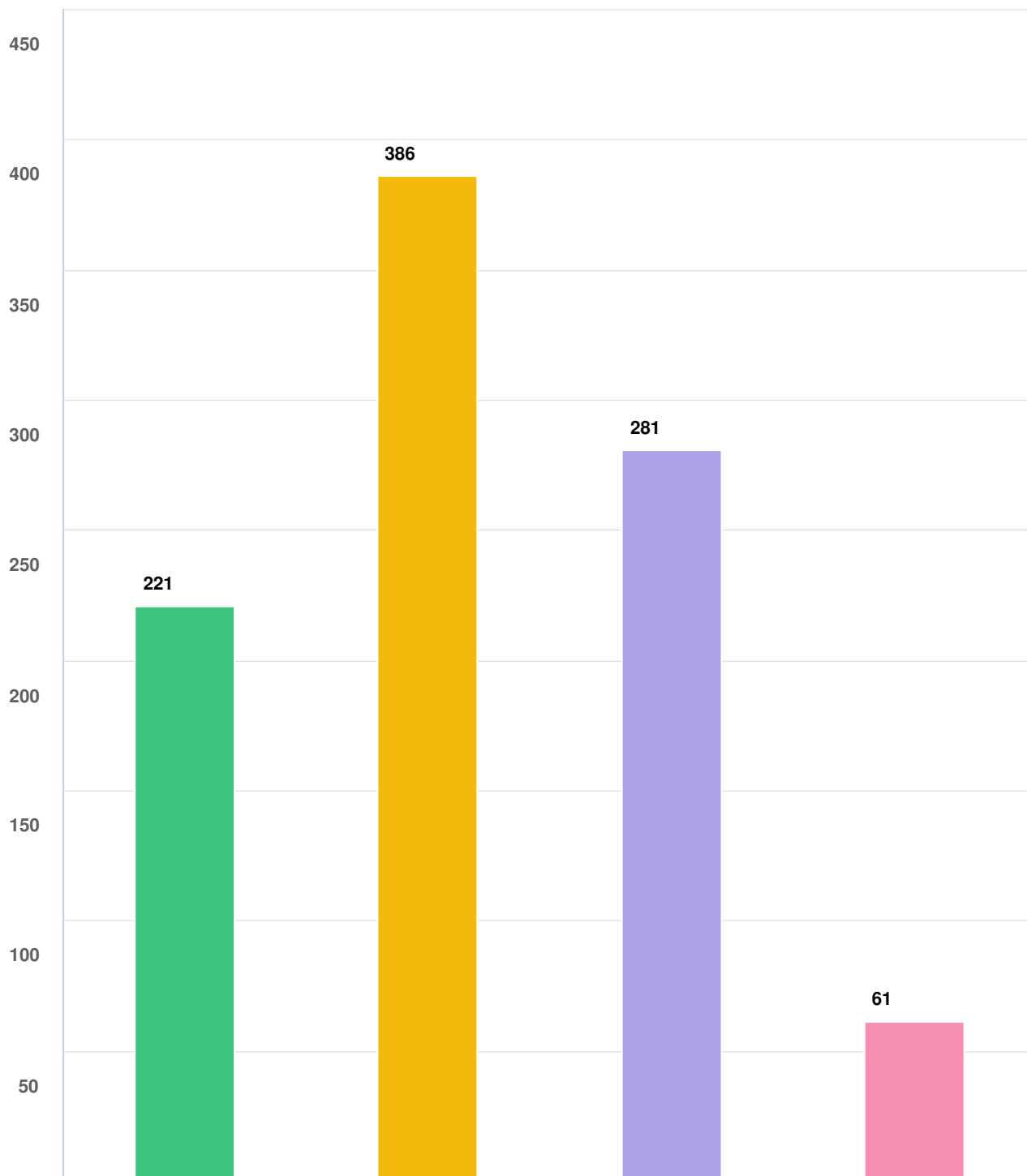
Question options

- Other (please specify)
 ● Commercial (retail/office)
 ● Mixed-Use Apartment
 ● Low-rise apartment
- Fee-simple row housing
 ● Townhouse
 ● Multiplex
 ● Fourplex
 ● Triplex

Optional question (560 response(s), 73 skipped)

Question type: Checkbox Question

What type of development would you support in the Garibaldi Village commercial area along Highway 99? This area currently supports a range of retail business and office space, but does not include any residential units. (Note: flood hazard creates ...



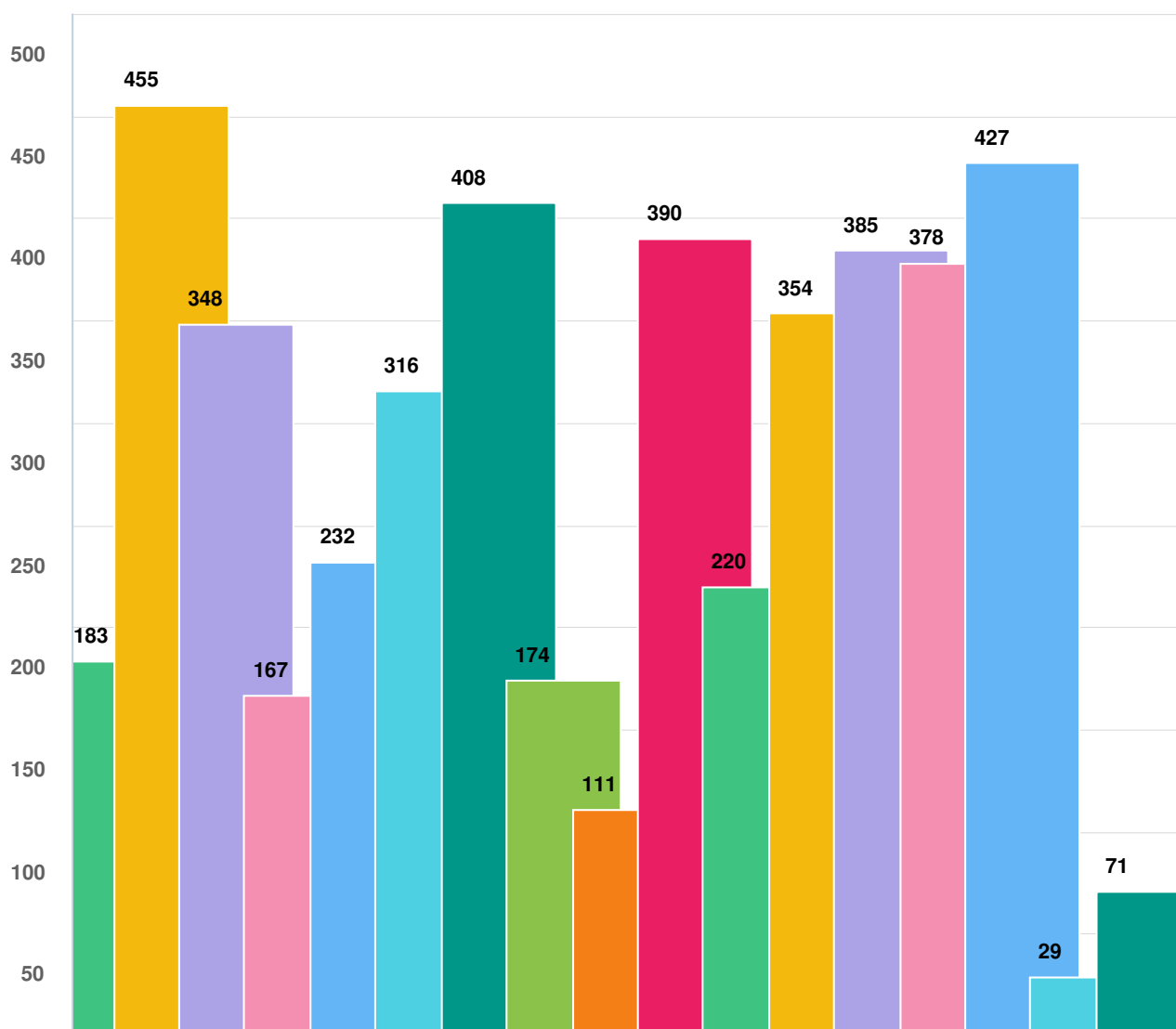
Question options

☐ Other (please specify)
 ☐ Mixed-use apartment
 ☐ Commercial (retail/office)
 ☐ Retail Only

Optional question (592 response(s), 41 skipped)

Question type: Checkbox Question

What potential aspect of neighbourhood infill development concerns you?



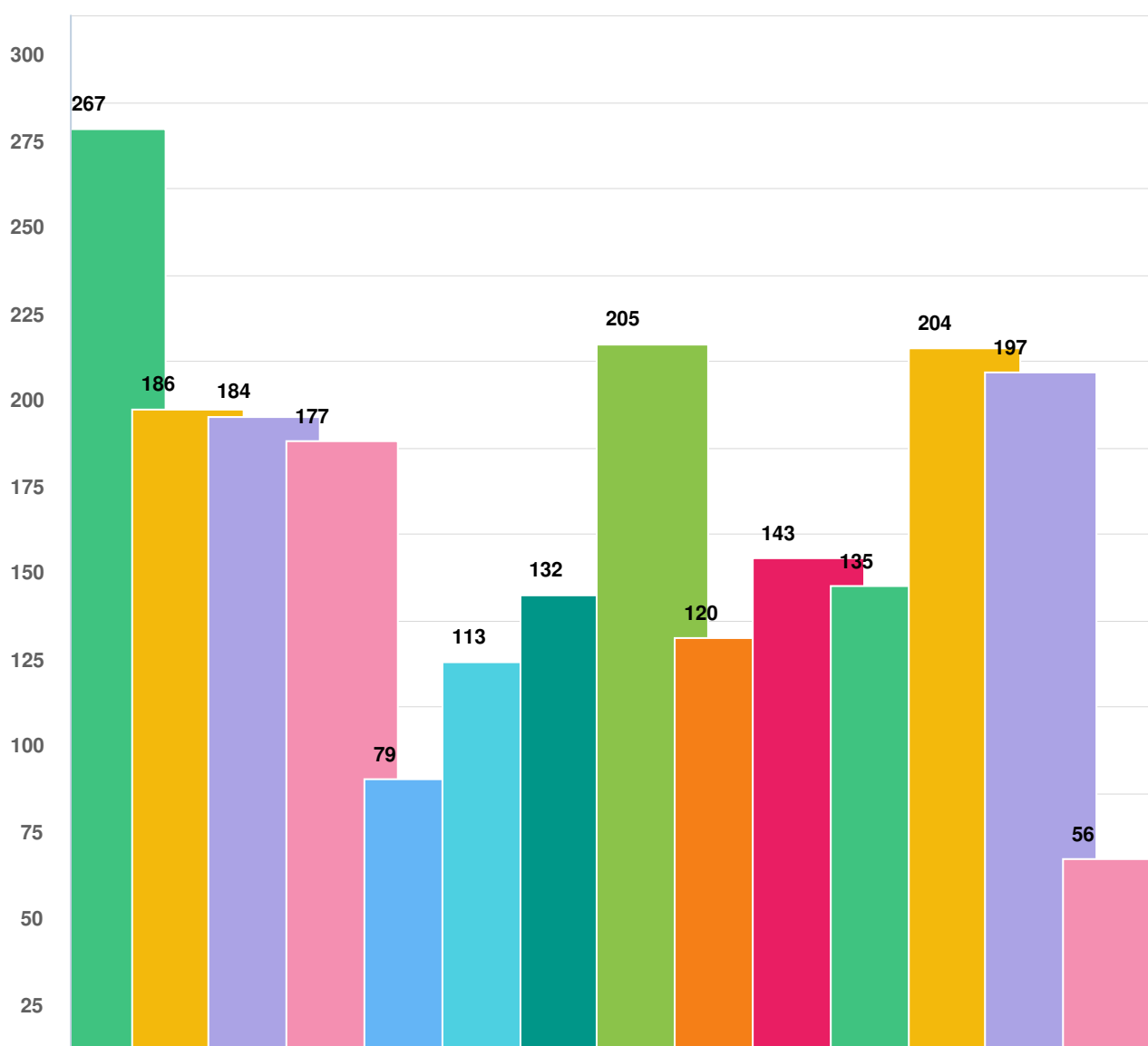
Question options

- Other (please specify)
- None
- Additional residents will create additional traffic
- Additional residents will reduce available on-street parking
- Provincial infrastructure (schools, health care) will not be adequate
- Municipal infrastructure (sewer, water) will not be adequate
- Construction will cause disruption and impacts
- Personal space will be impacted (noise, light, privacy)
- New homes with modern designs will not have the same look or feel as existing homes
- New homes will be built on lots that are narrower or smaller than neighbouring lots
- Negative impacts to neighbourhood character
- New homes will be too close together
- New homes will be too tall
- New homes will be too large
- Existing viable homes will be demolished
- Green space and tree canopy will be lost
- Neighborhoods become less affordable

Optional question (633 response(s), 0 skipped)

Question type: Checkbox Question

What potential benefits of neighbourhood infill development do you appreciate?



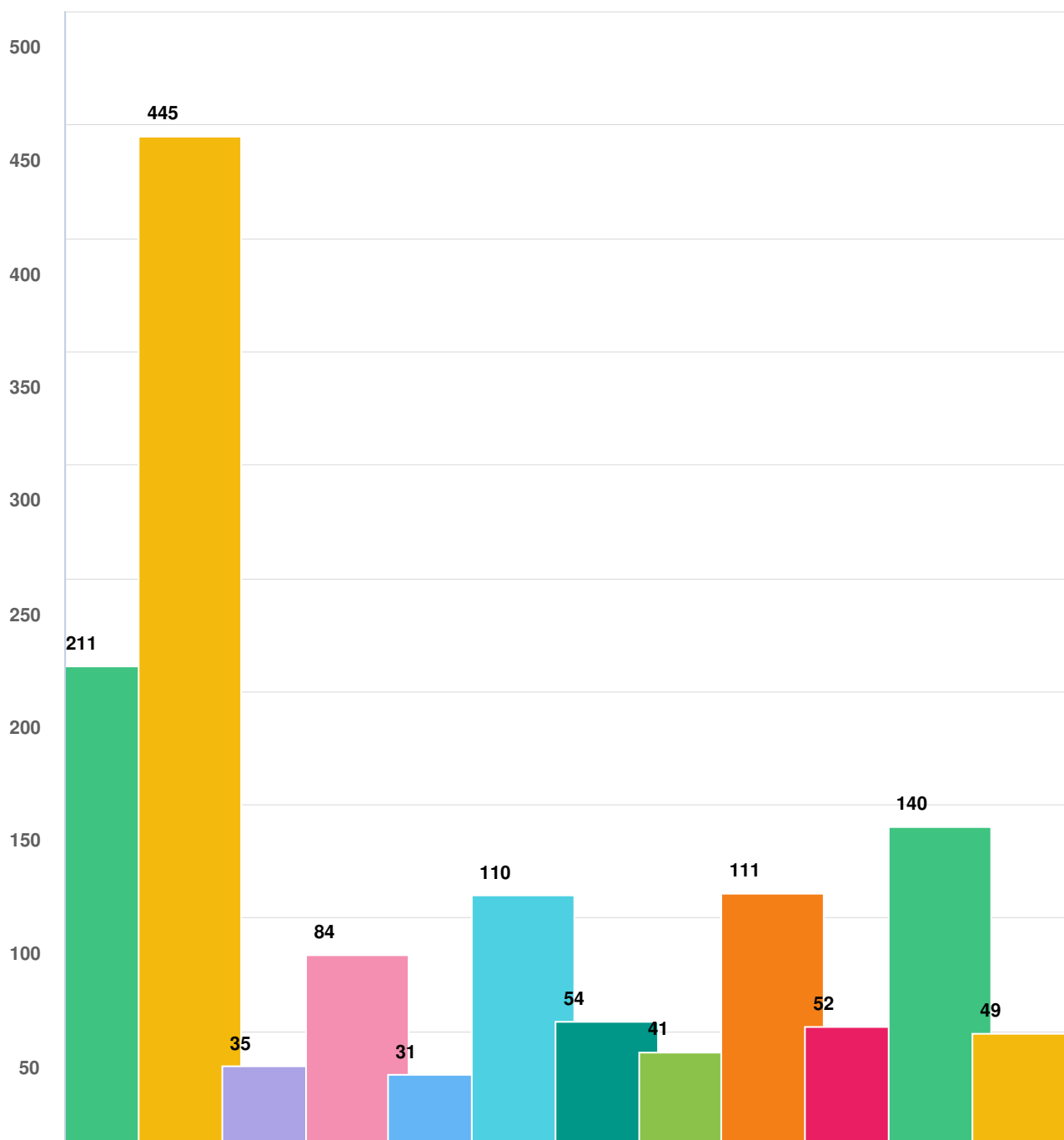
Question options

- Other (please specify)
 ● None
 ● Supports road and sidewalk upgrades through redevelopment
- Provides contributions to affordable housing through rezoning processes
- Supports the creation of public spaces such as parks through rezonings
- Reduces per capita greenhouse gas emissions for housing and transportation
- Supports walkability (i.e. pedestrian friendly, feels safe and convenient to walk to destination)
- Supports more frequent public transit
 ● Increases access to day-to-day services
 ● Enhances neighbourhood character
- More efficient use of land
 ● Improves housing affordability
- Alleviates sprawling development pressure on surrounding greenspace areas
 ● Provides more housing options

Optional question (607 response(s), 26 skipped)

Question type: Checkbox Question

What type of residence would you be interested in inhabiting in the future?



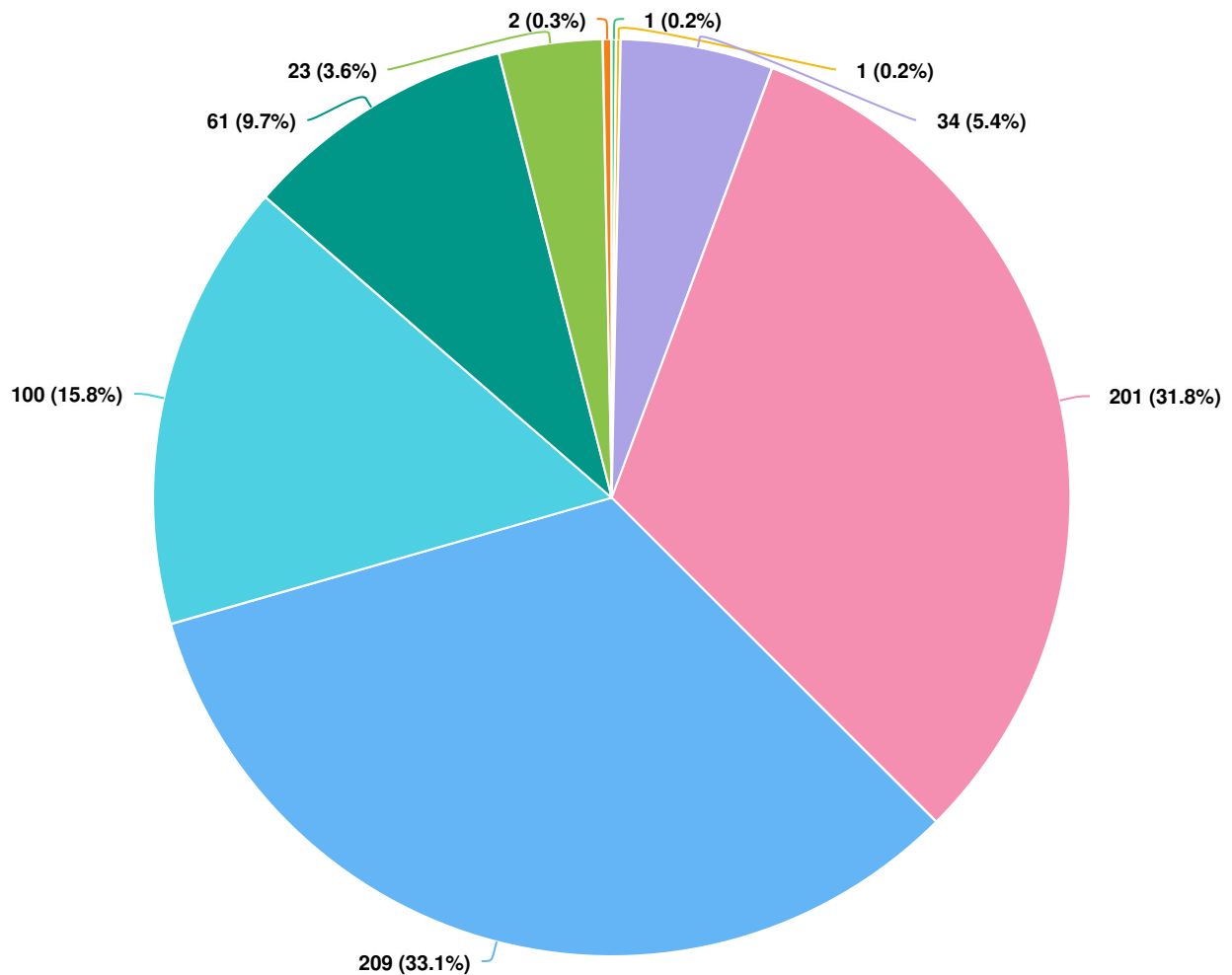
Question options

- Courtyard Apartment
 ● Cottage cluster
 ● Low Rise Apartment / Mixed Use Apartment
 ● Townhouse
 ● Fourplex
- Triplex
 ● Duplex
 ● Multiplex
 ● Accessory Dwelling Unit (Carriage House)
 ● Secondary Suite
- Single Family Home
 ● Small lot single family

Optional question (601 response(s), 32 skipped)

Question type: Checkbox Question

What is your age?



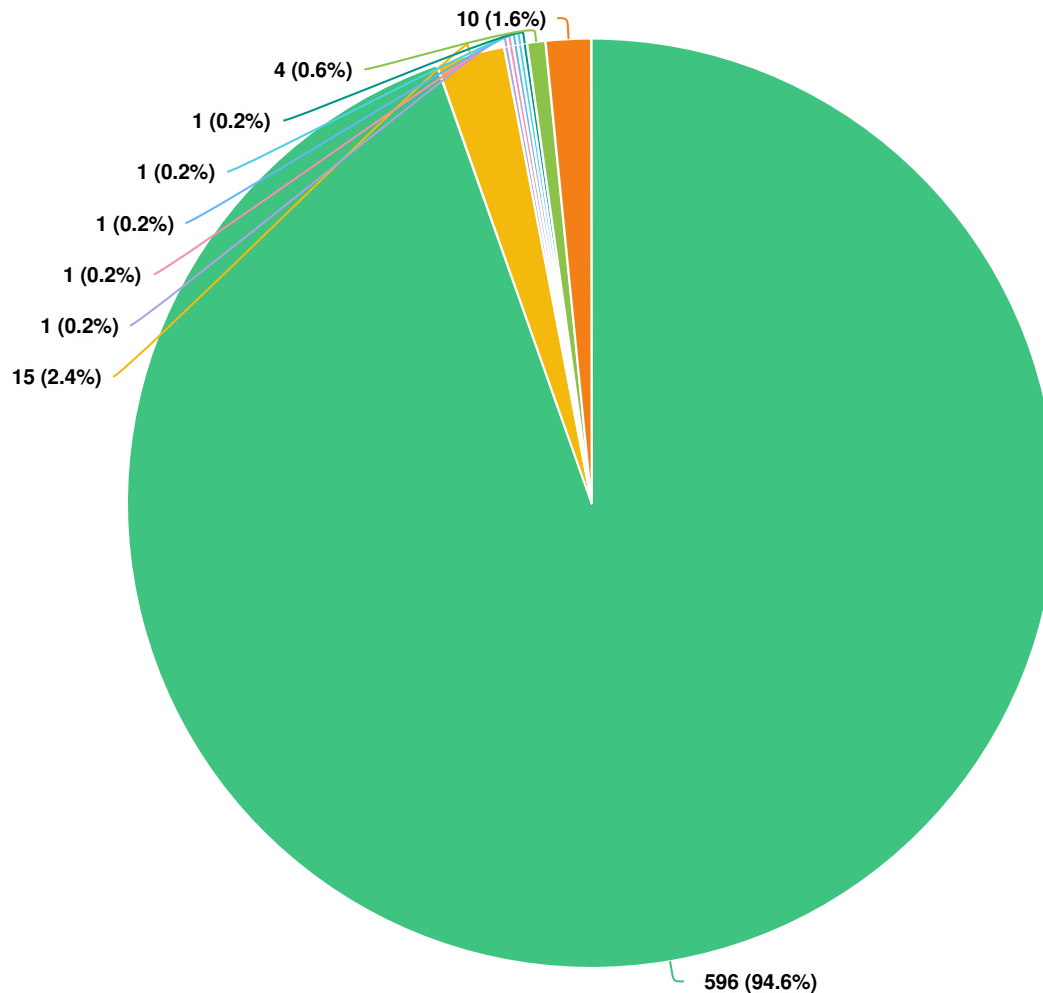
Question options

● 80 or older
 ● 70-79
 ● 60-69
 ● 50-59
 ● 40-49
 ● 30-39
 ● 21-29
 ● 18-20
 ● 17 or younger

Optional question (632 response(s), 1 skipped)

Question type: Radio Button Question

What language is most often spoken in your home?



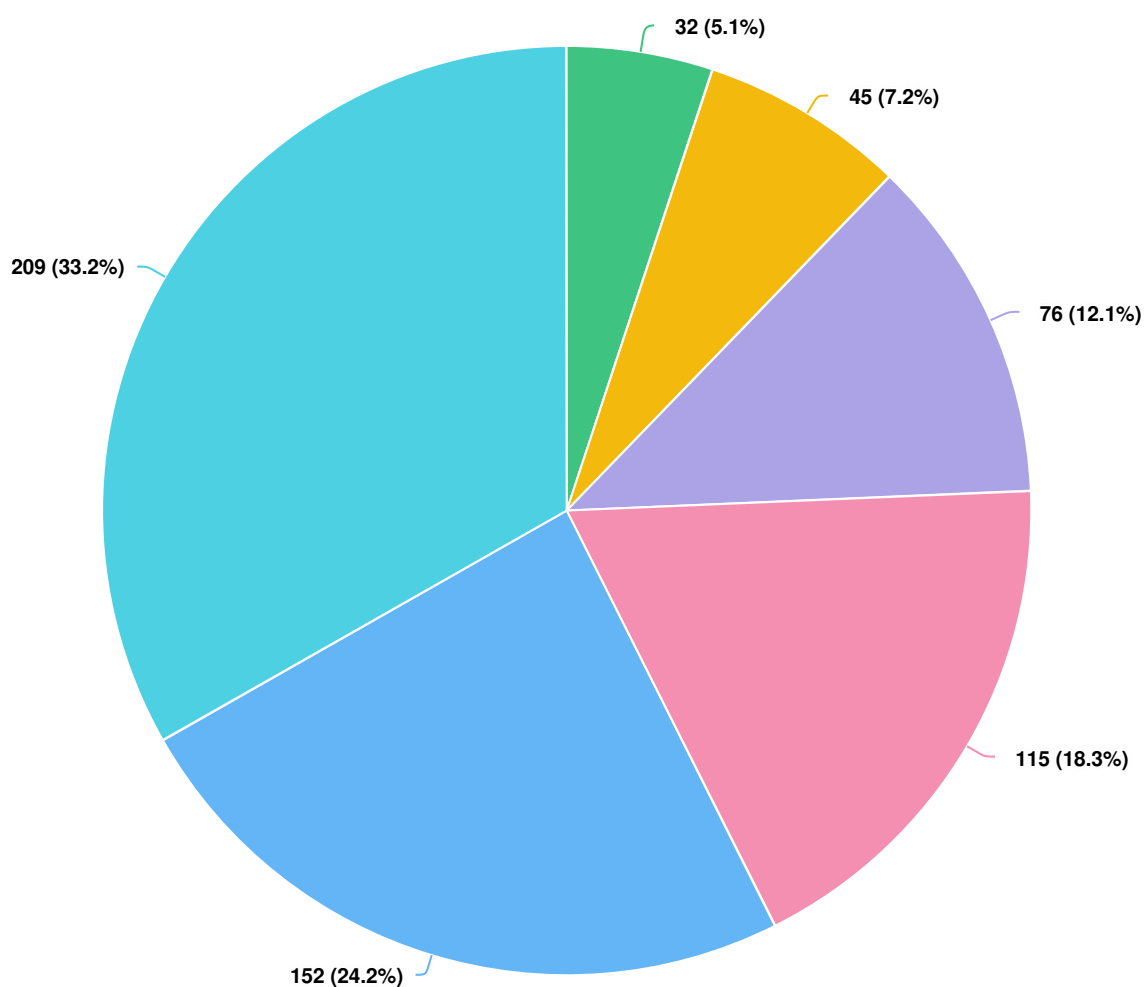
Question options

- Other (please specify) Punjabi Spanish German Chinese Language Tagalog
- Aboriginal Language French English

Optional question (630 response(s), 3 skipped)

Question type: Radio Button Question

How long have you been living in Squamish?



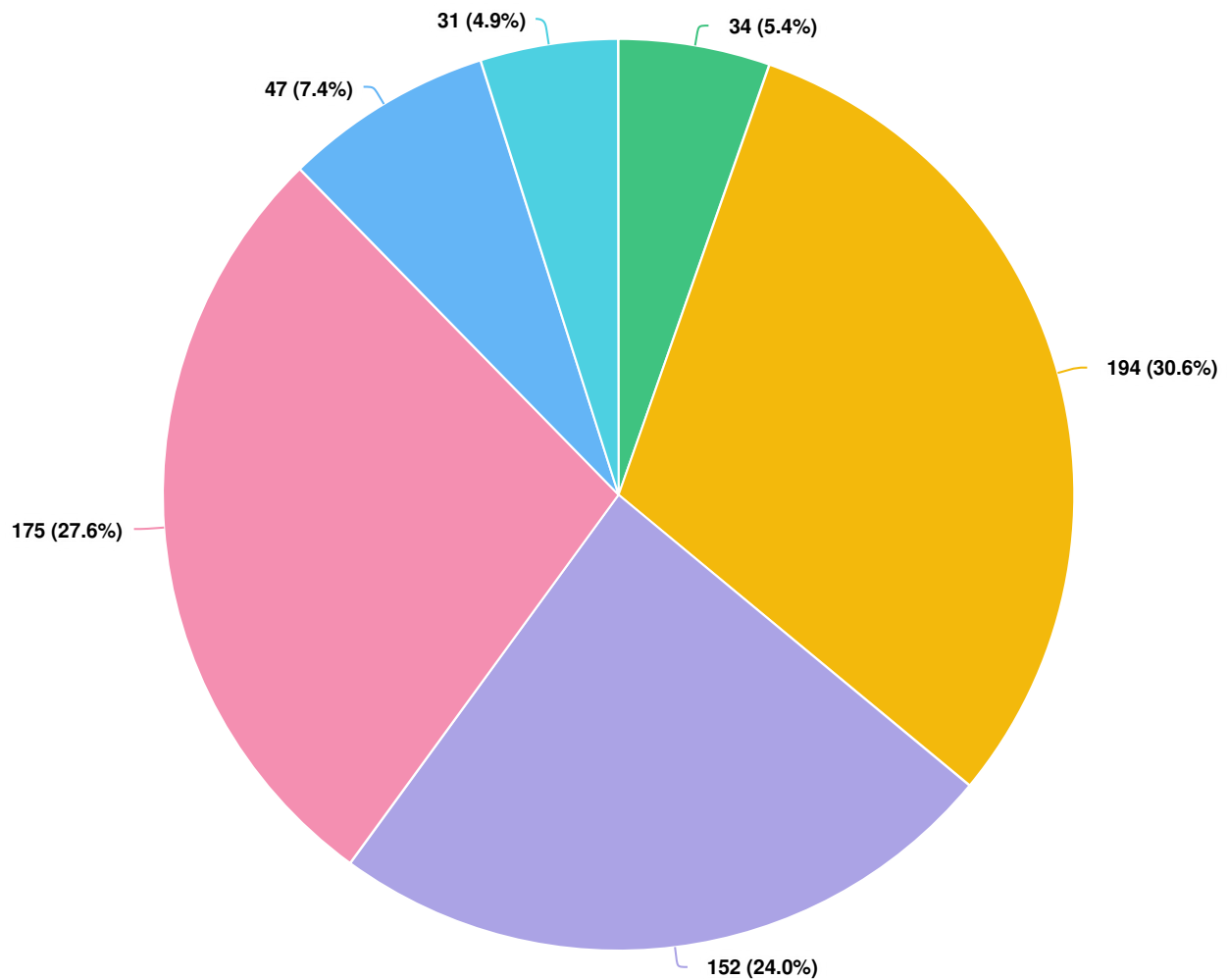
Question options

☐ 21 or more years ☐ 11 - 20 years ☐ 6 - 10 years ☐ 3 - 5 years ☐ 1 - 2 years ☐ Less than 1 year

Optional question (629 response(s), 4 skipped)

Question type: Radio Button Question

How many people live in your household?



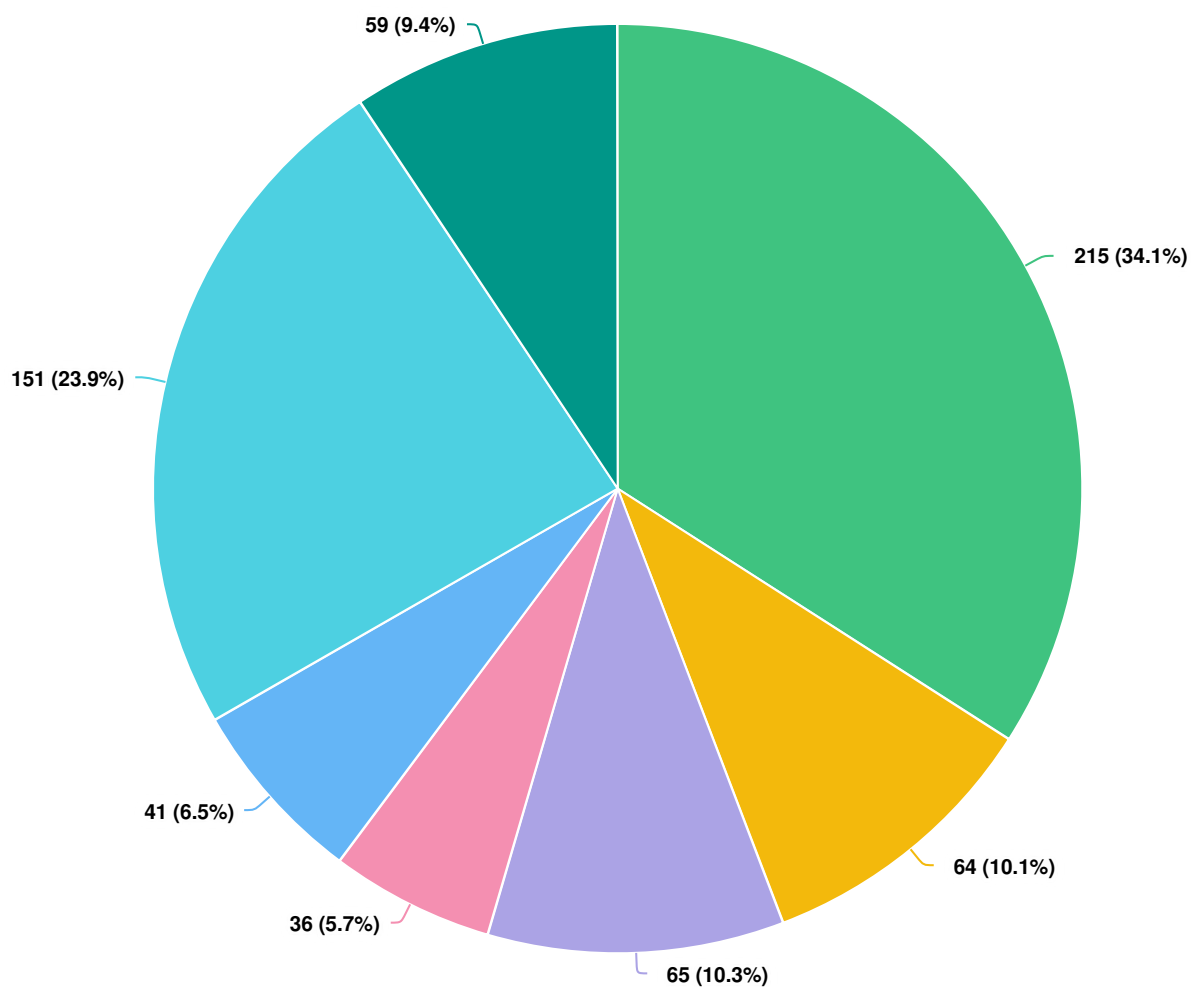
Question options

☐ 6 or more persons ☐ 5 persons ☐ 4 persons ☐ 3 persons ☐ 2 persons ☐ 1 person

Optional question (633 response(s), 0 skipped)

Question type: Radio Button Question

Currently, where do you go for work?



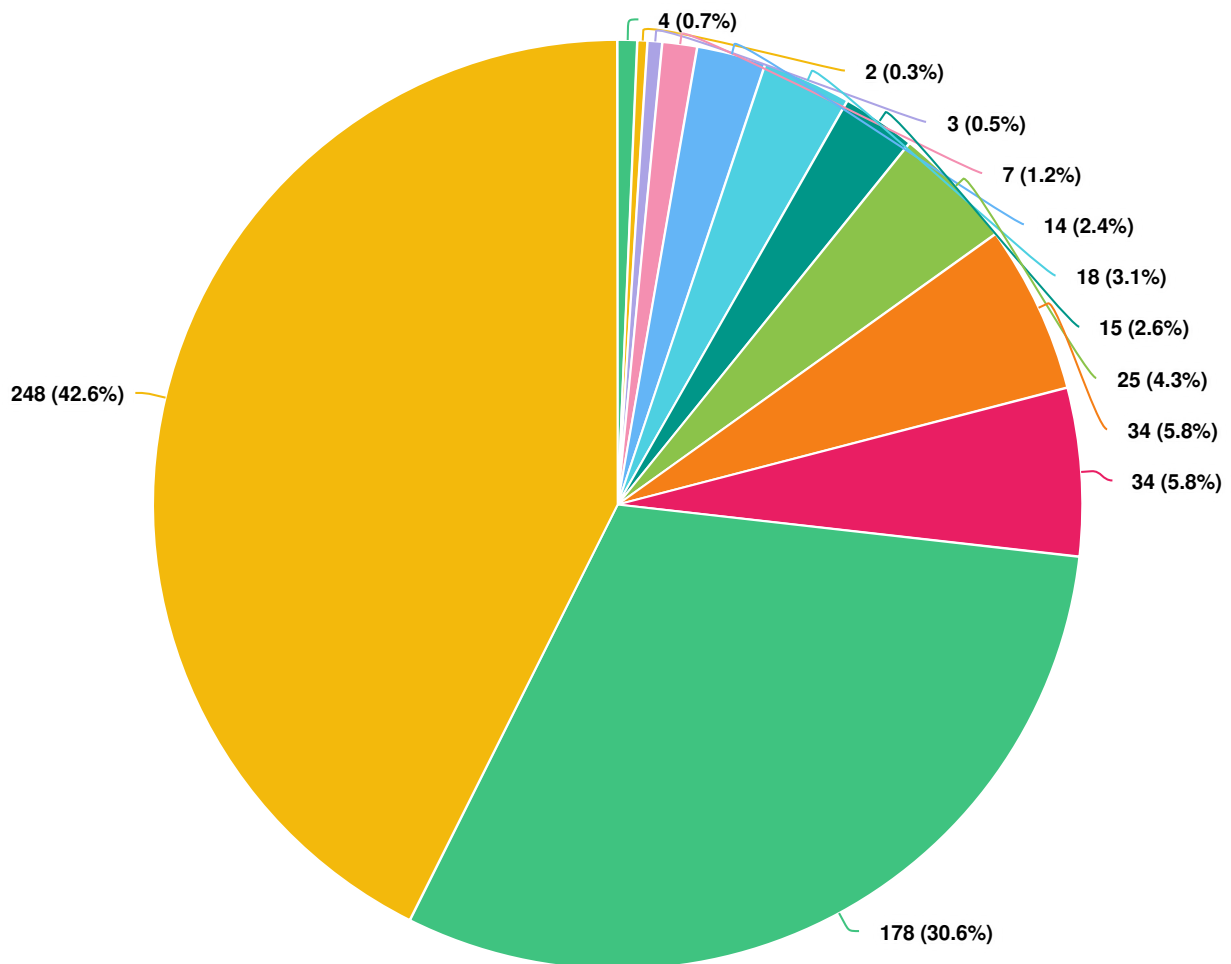
Question options

- Other (please specify) ● I work mostly from home
- I split my time fairly evenly between my home office and a local Squamish company ● N/A: I'm currently not working
- I split my time fairly evenly between my home office and commuting to a company in the Lower Mainland or Whistler
- I work mostly on-site at a company in the Lower Mainland or Whistler ● I work mostly on-site at a local Squamish company

Optional question (631 response(s), 2 skipped)

Question type: Radio Button Question

How much total combined before tax money did all members of your household earn in 2020?



Question options

- \$150,000 and over
- \$100,000 - \$149,000
- \$90,000 - \$99,999
- \$80,000 - \$89,999
- \$70,000 - \$79,999
- \$60,000 - \$69,999
- \$50,000 - \$59,999
- \$40,000 - \$49,999
- \$30,000 - \$39,999
- \$20,000 - \$29,999
- \$10,000 - \$19,999
- \$0 - \$9,999

Optional question (582 response(s), 51 skipped)

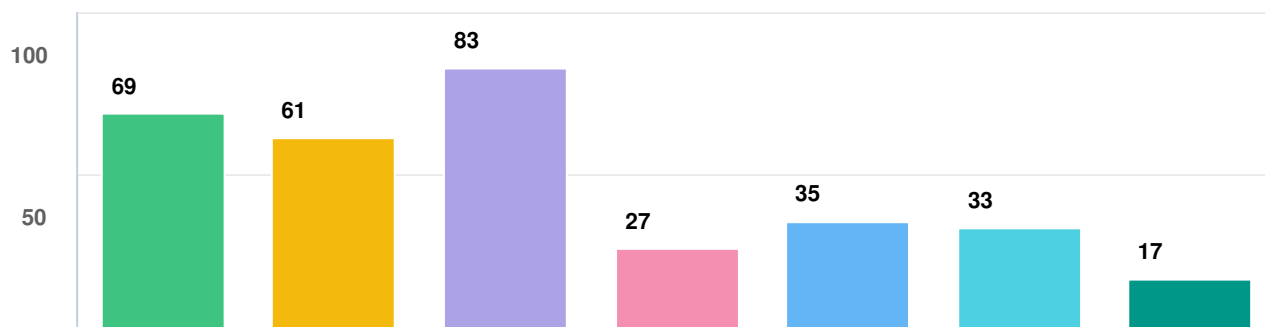
Question type: Radio Button Question

ENGAGEMENT TOOL: SURVEY TOOL

Garibaldi Estates Transportation & Amenities Survey

Visitors 141	Contributors 125	CONTRIBUTIONS 129
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When you consider getting around Garibaldi Estates by vehicle, what do you consider the biggest challenges?



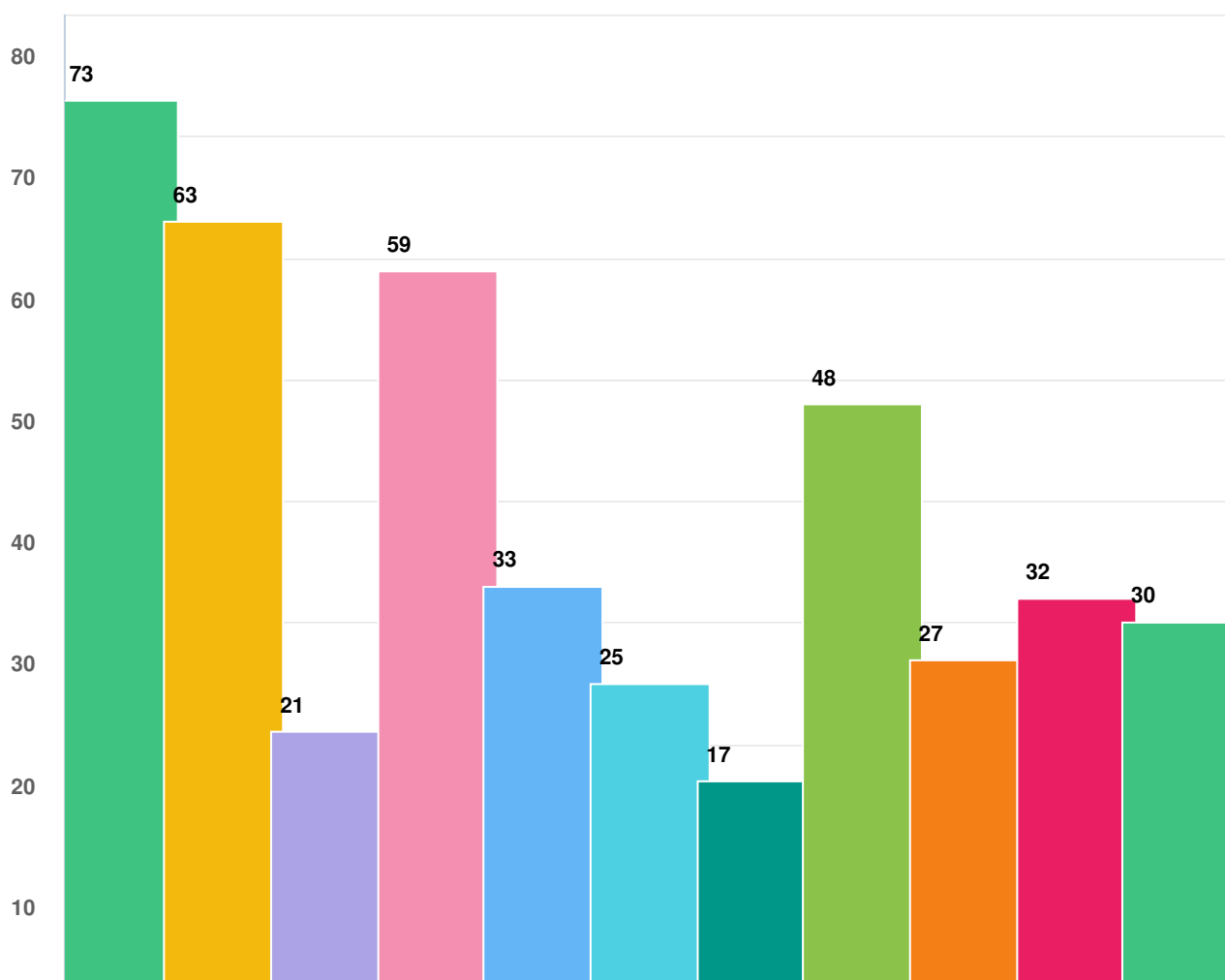
Question options

- Other (please specify)
- Limited on-street parking opportunities in residential areas
- Lack of parking at commercial destinations
- Congestion on side streets
- Garibaldi Way/Tantalus Road intersection congestion or issues
- Highway 99/Garibaldi Way intersection congestion or issues
- Highway 99/Mamquam Road intersection congestion or issues

Optional question (127 response(s), 2 skipped)

Question type: Checkbox Question

When you consider getting around Garibaldi Estates, what would make you more likely to travel by foot or by bicycle?



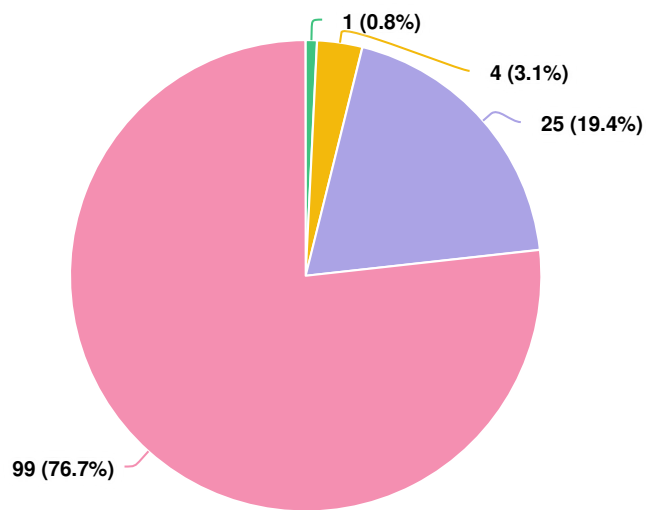
Question options

- Other (please specify) ● Better pedestrian route traveling through existing commercial areas
- Better landscaping / beautification ● Traffic calming to reduce vehicle speeds
- More vibrant streets with mixed use buildings and stores at ground level
- Direct routes cutting through the centre of long residential blocks ● Additional street lighting
- Improved pedestrian safety at major intersections ● More crosswalks ● More/better bike lanes and routes
- More/better sidewalks

Optional question (121 response(s), 8 skipped)

Question type: Checkbox Question

On average, how often do you ride the bus in Squamish?



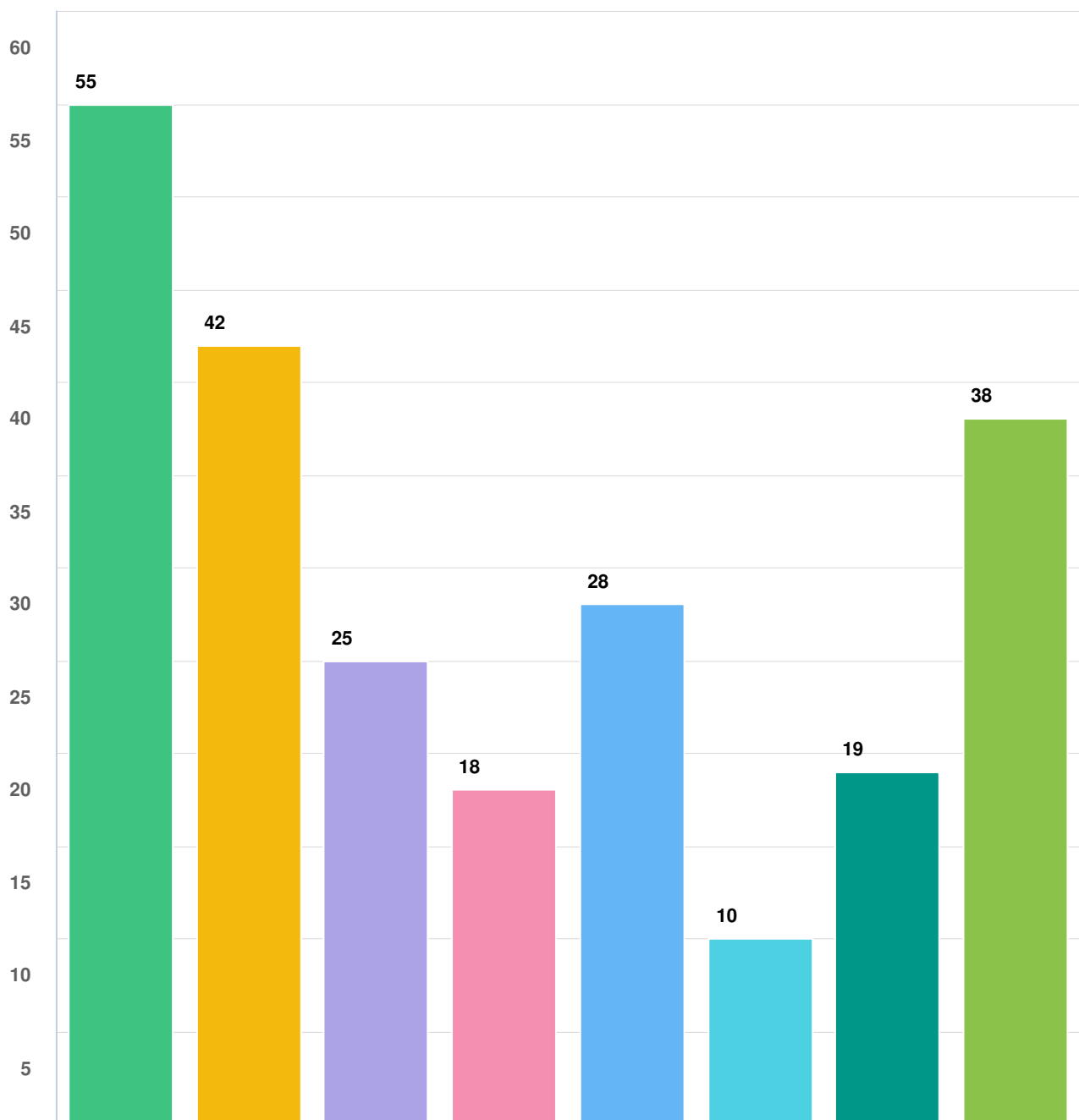
Question options

☐ I do not use the bus ☐ A few times a year ☐ A few times a month ☐ 5+ days a week

Optional question (129 response(s), 0 skipped)

Question type: Radio Button Question

When you consider getting around Squamish, what would make you more likely to travel by bus?



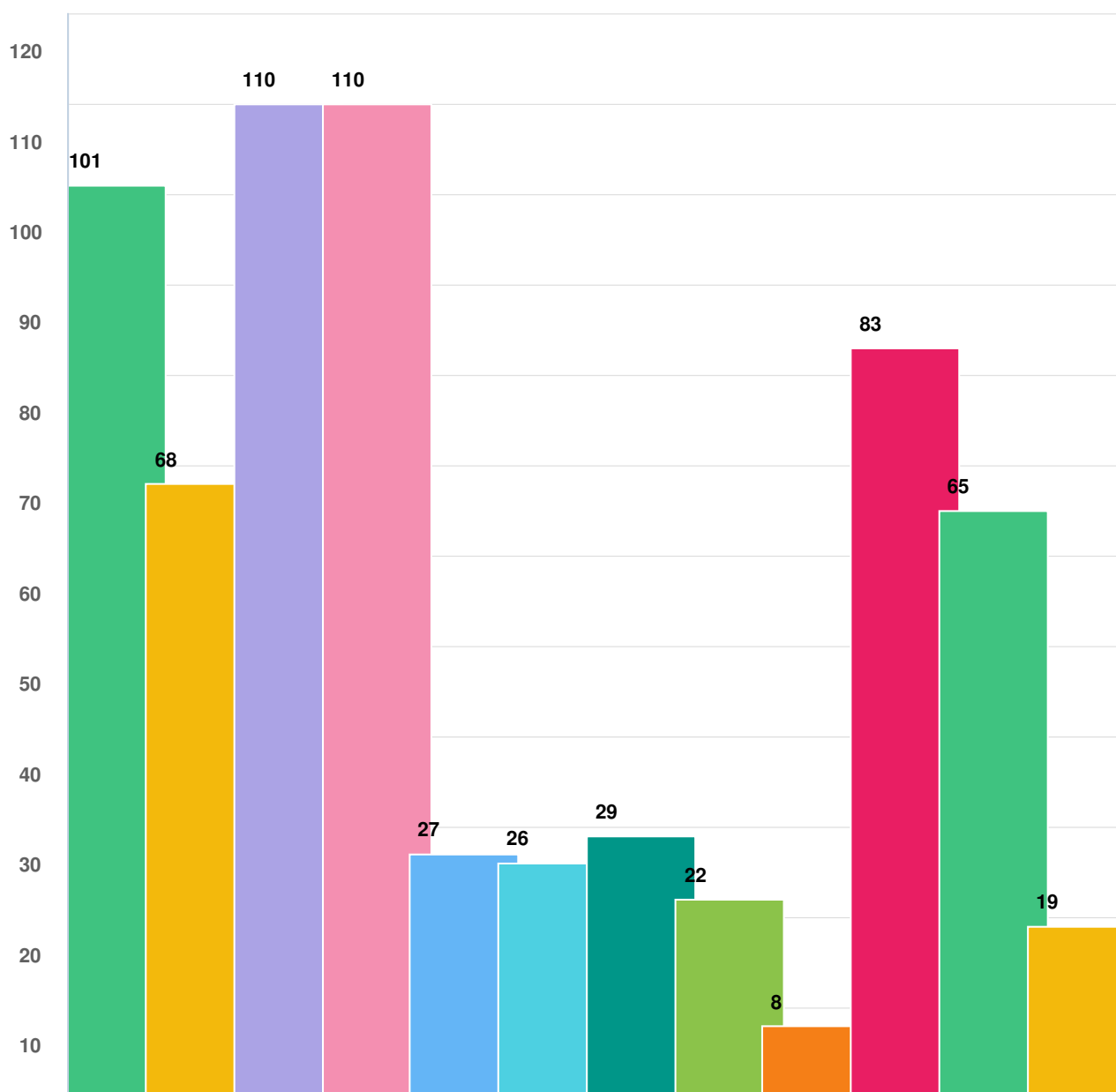
Question options

- Other (please specify)
 ● More convenient options to purchase fares
 ● Better online tools to support transit use
- Better transit facilities such as shelters and schedules at stops
 ● More reliable bus service (bus shows up on time)
- Improved transit schedule that better aligns with my work/school schedule
- Bus routes that are better aligned with where I need to go.
 ● More frequent bus service

Optional question (105 response(s), 24 skipped)

Question type: Checkbox Question

What existing features or amenities of the Garibaldi Estates neighbourhood do you value?



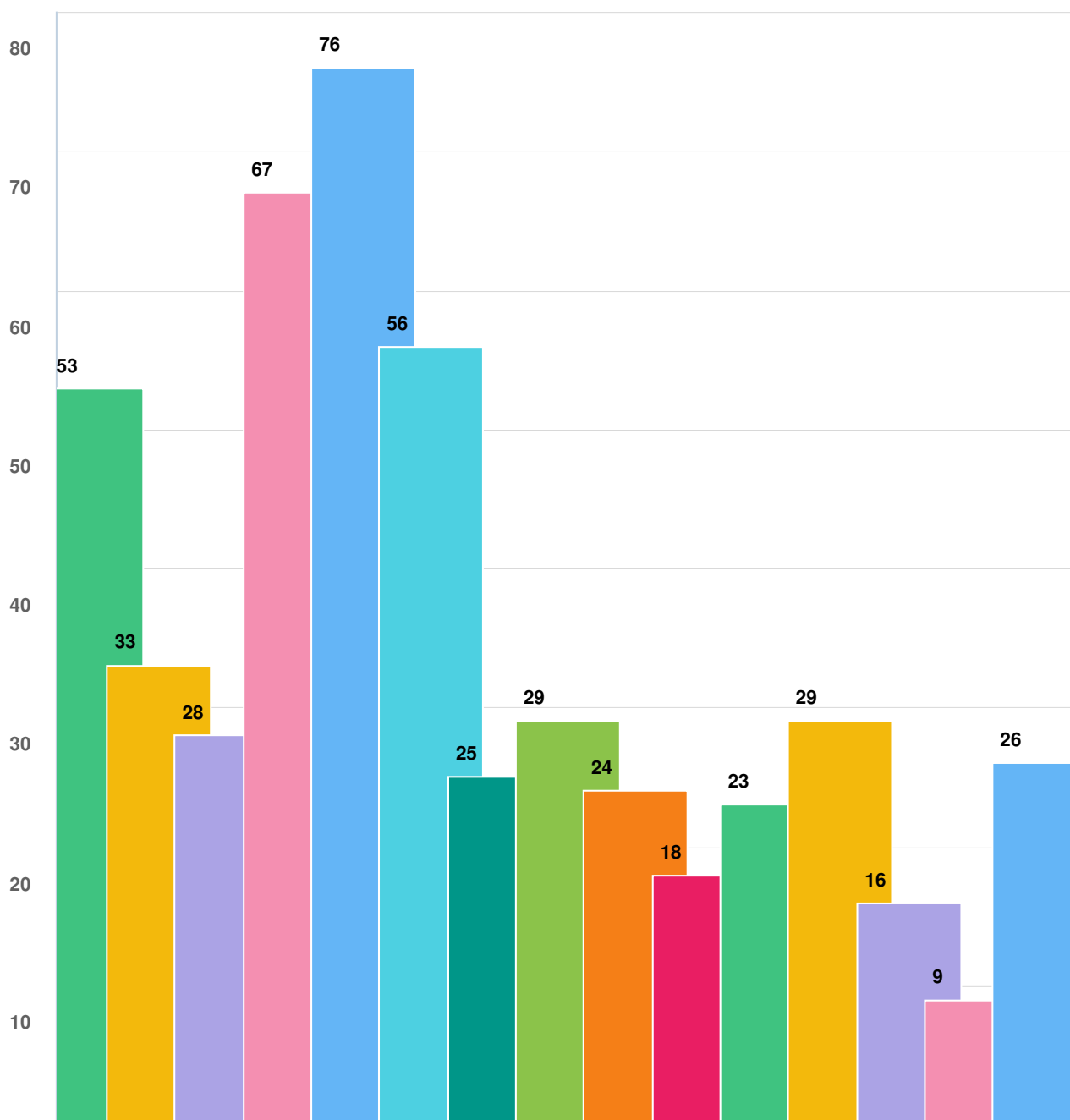
Question options

- Other (please specify)
 ● Central location with easy access to other Squamish neighbourhoods
- Connectivity to bike paths
 ● Employment opportunities in the Paco Road industrial area
- Employment opportunities within walking distance at Garibaldi Village
 ● Proximity to Squamish Valley Golf & Country Club
- Industrial services, e.g., automotive repair, at Paco Road
 ● Proximity to Mamquam Elementary
- Trails along the Mamquam River
 ● Coho Park environmental values and trails
 ● Pat Goode Park fields and playground
- Commercial services at Garibaldi Village

Optional question (127 response(s), 2 skipped)

Question type: Checkbox Question

What new or expanded features or amenities would you like to see in the Garibaldi Estates neighbourhood?



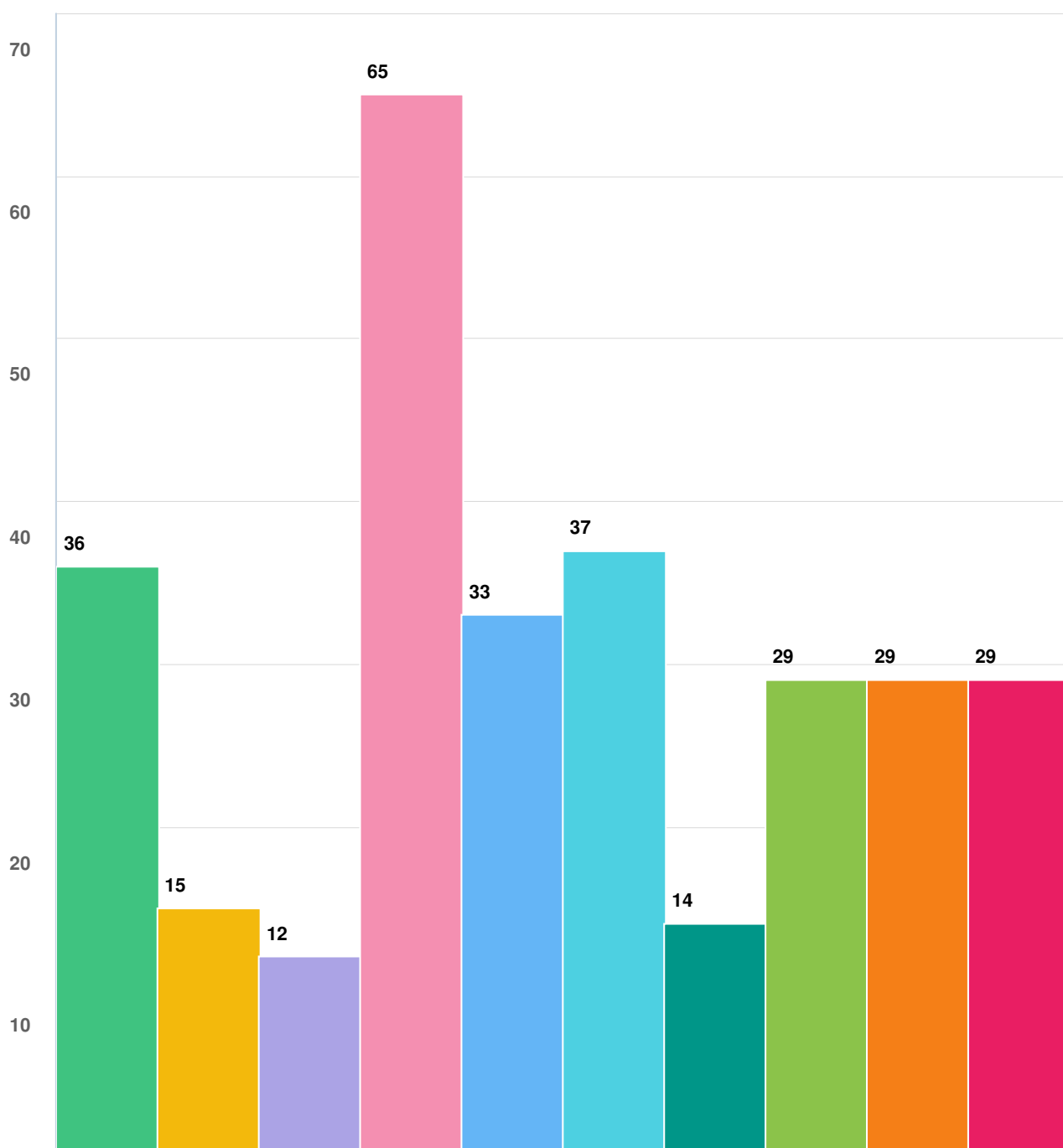
Question options

- Other (please specify)
 ● Additional employment opportunities in the Paco Road industrial area
- Additional employment opportunities at Garibaldi Village
 ● Tennis courts / basketball courts / sports fields
- Health care services
 ● Professional services
 ● Retail or commercial services
 ● Child care options
- Parking spaces
 ● Bike lanes
 ● Side walks
 ● Trails
 ● Library
 ● Playground
 ● Public park

Optional question (127 response(s), 2 skipped)

Question type: Checkbox Question

What day-to-day shops or services would you appreciate having expanded access to in the Garibaldi Estates commercial area?



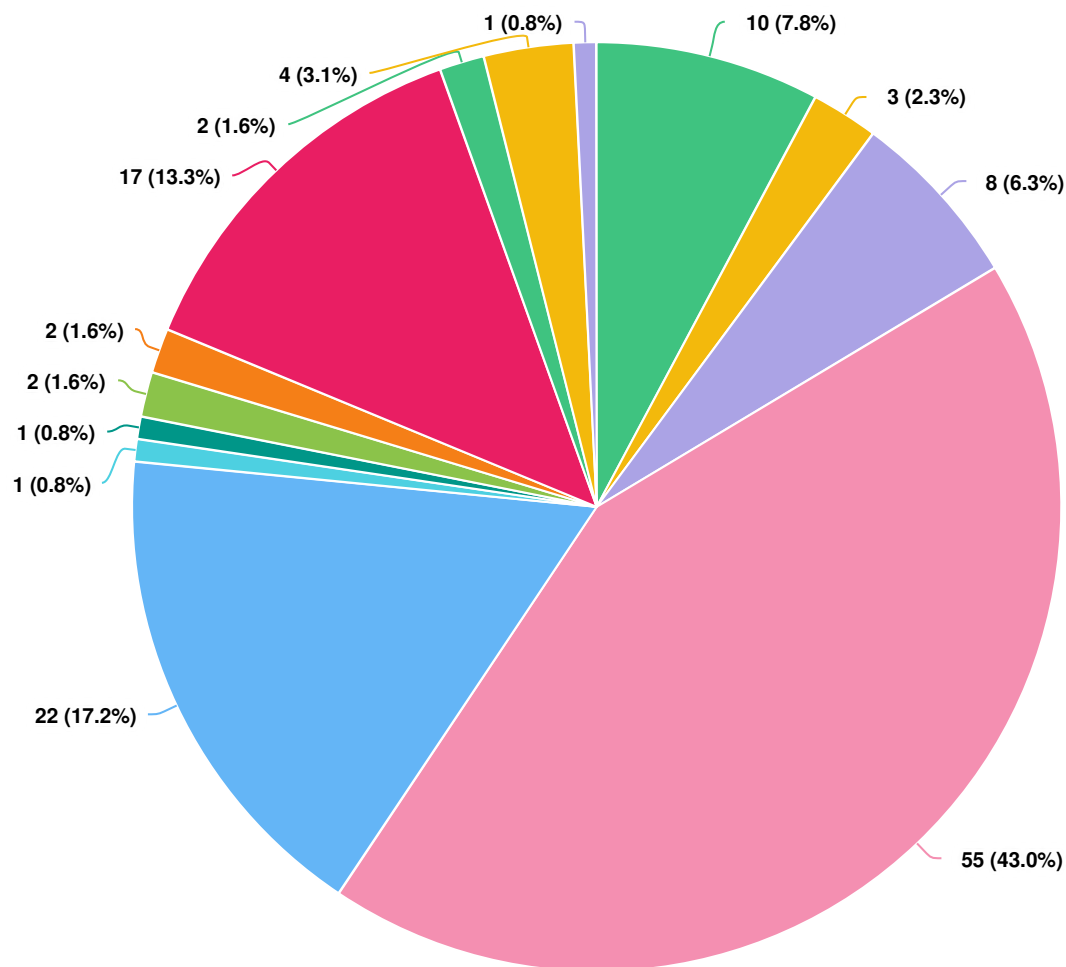
Question options

- Other (Please specify)
 ● Child care
 ● Health care services, e.g., physiotherapist, message therapist, chiropractor.
- Professional services (e.g. lawyer, accountant)
 ● Grocery store
 ● Specialty retail stores
 ● Restaurants/cafes/pubs
- Fitness facilities
 ● Dentist's office
 ● Doctor's office

Optional question (108 response(s), 21 skipped)

Question type: Checkbox Question

What neighbourhood do you currently live in?



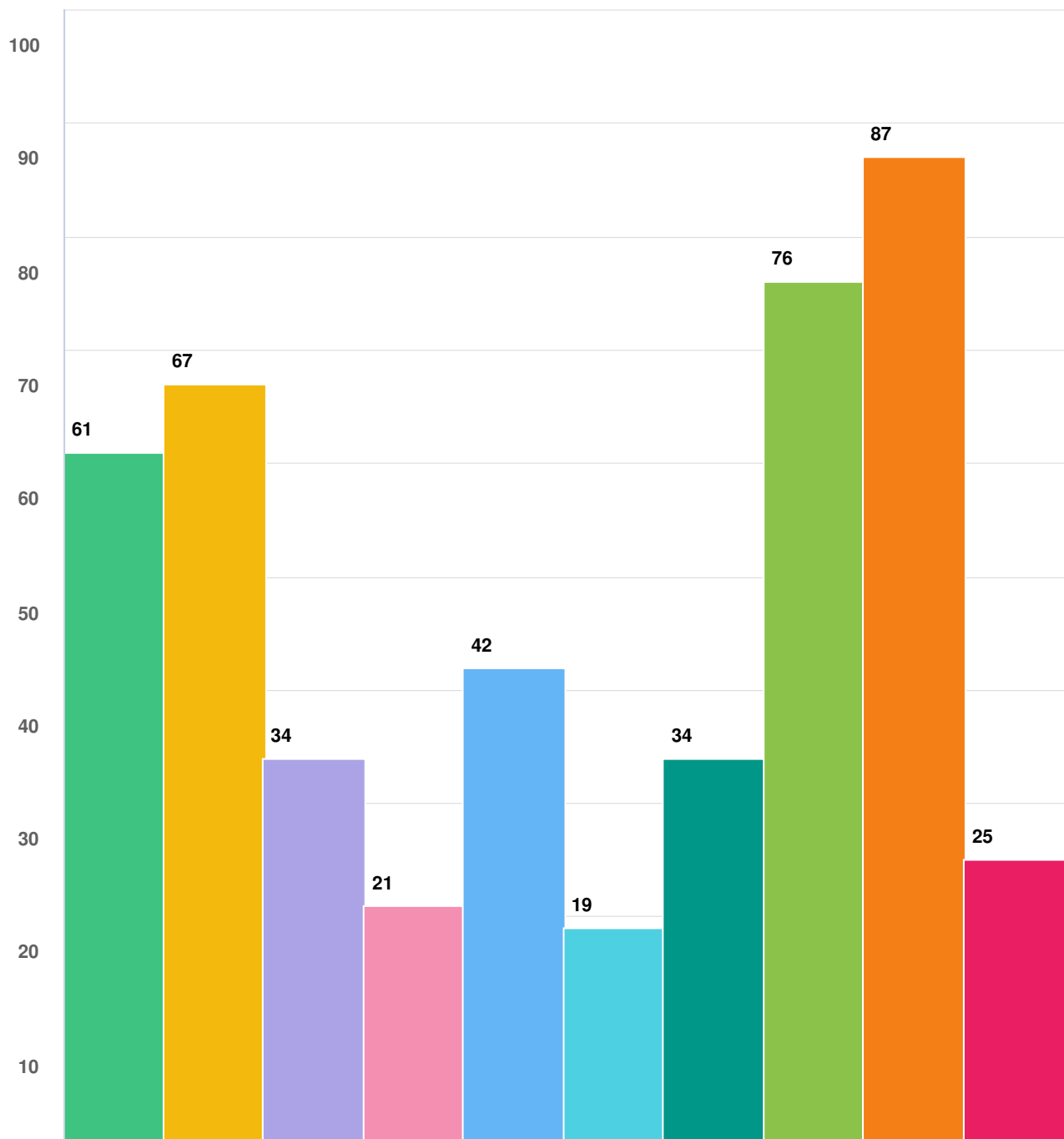
Question options

- Other (please specify)
 Valleycliffe
 University Heights
- Tantalus Road North of Garibaldi Way (including Dowad Drive area)
 Skyridge
- Mamquam (West of Highway 99, North of Mamquam River)
 Northyards (North of Business Park)
 Hospital Hill
- Garibaldi Highlands
 Garibaldi Estates (between Garibaldi Way and Mamquam Road)
 Downtown
- Dentville (South of Business Park)
 Brackendale

Optional question (128 response(s), 1 skipped)

Question type: Radio Button Question

What are the main reasons you choose to live in your neighbourhood? (check all that apply)



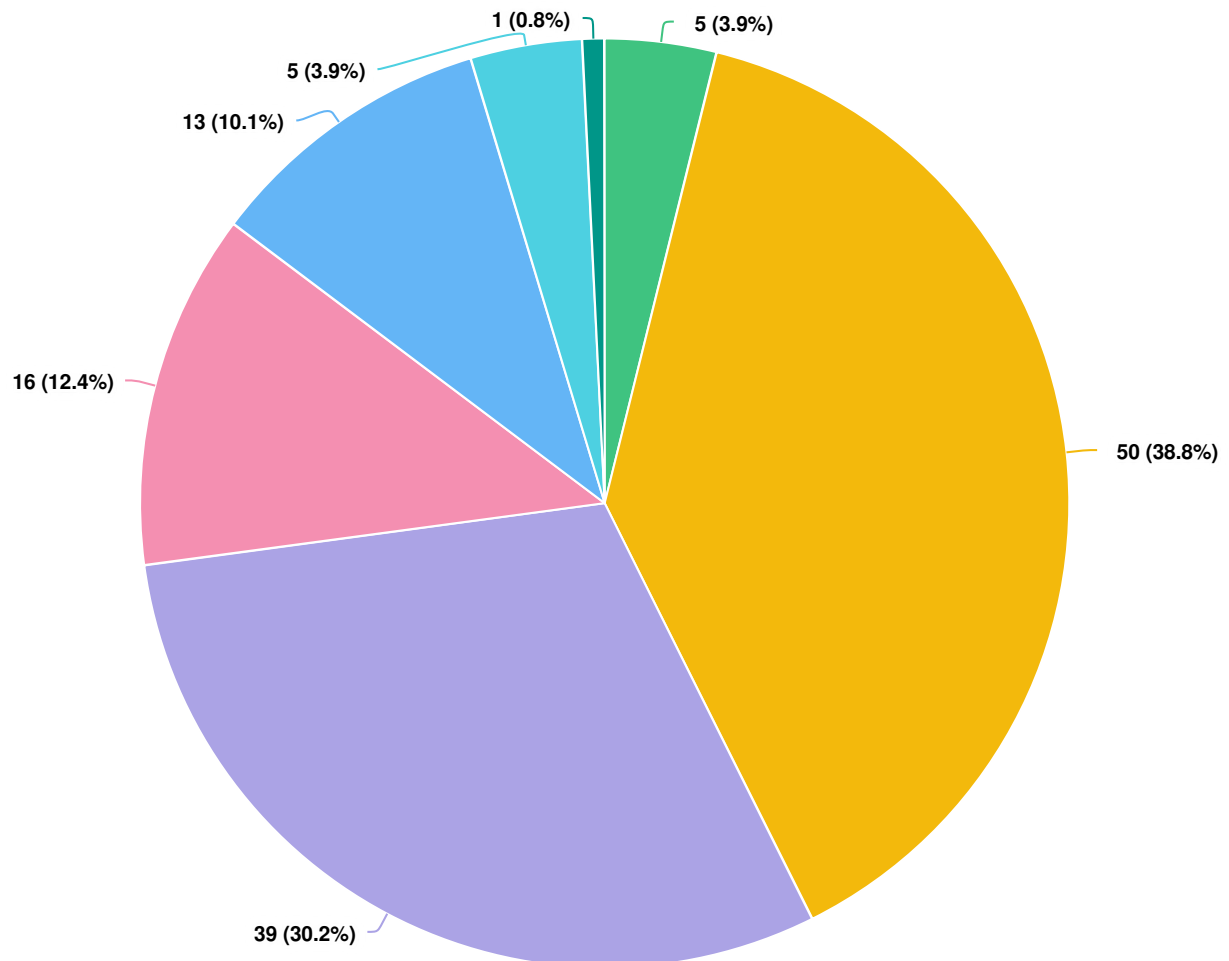
Question options

- Other (please specify)
 ● Neighbourhood character
 ● Access to recreation
 ● Access to the Highway 99
- Access to public services/facilities
 ● Access to commercial services
 ● Housing affordability
 ● Housing availability
- Large lot size
 ● Central location

Optional question (129 response(s), 0 skipped)

Question type: Checkbox Question

What is your age?



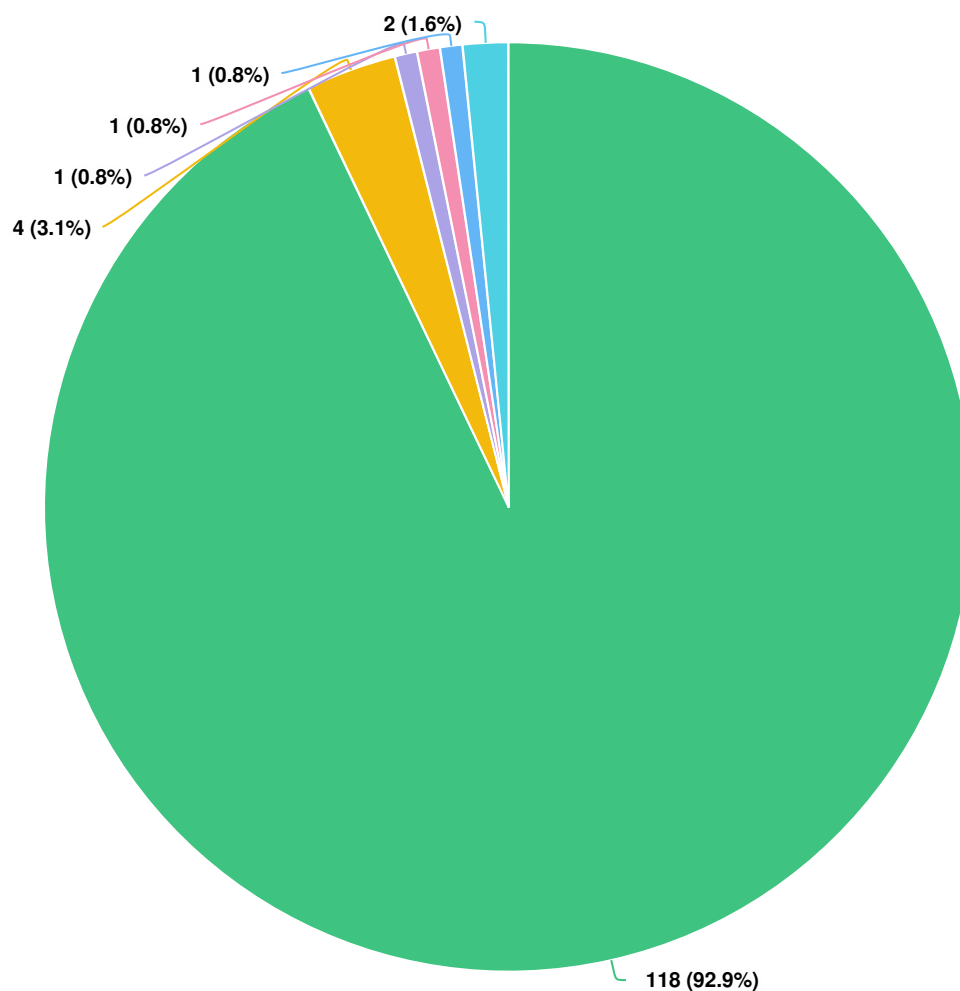
Question options

80 or older 70-79 60-69 50-59 40-49 30-39 21-29

Optional question (129 response(s), 0 skipped)

Question type: Radio Button Question

What language is most often spoken in your home?



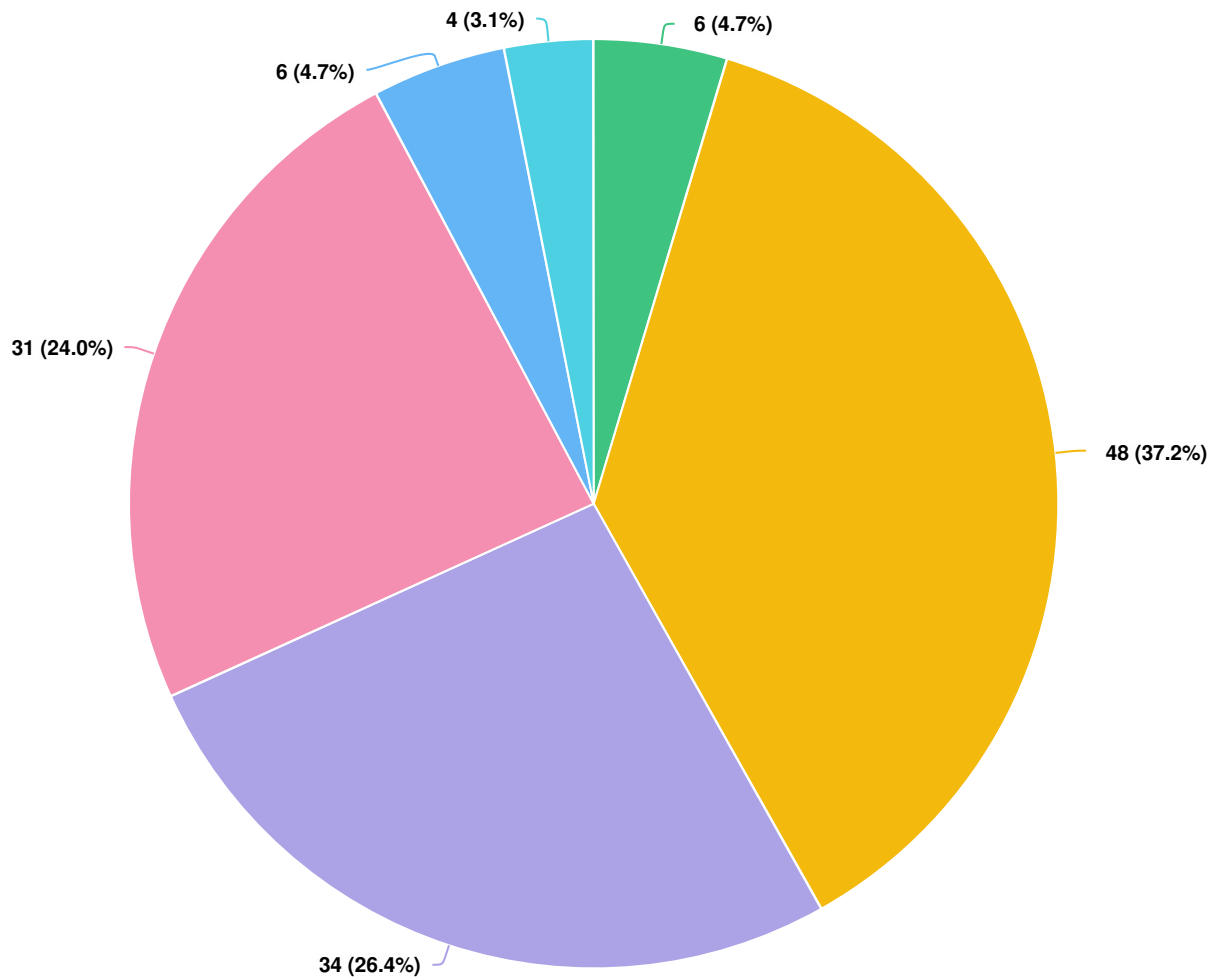
Question options

☐ Other (please specify)
 ☐ Spanish
 ☐ German
 ☐ Slavic Language
 ☐ French
 ☒ English

Optional question (127 response(s), 2 skipped)

Question type: Radio Button Question

How many people live in your household?



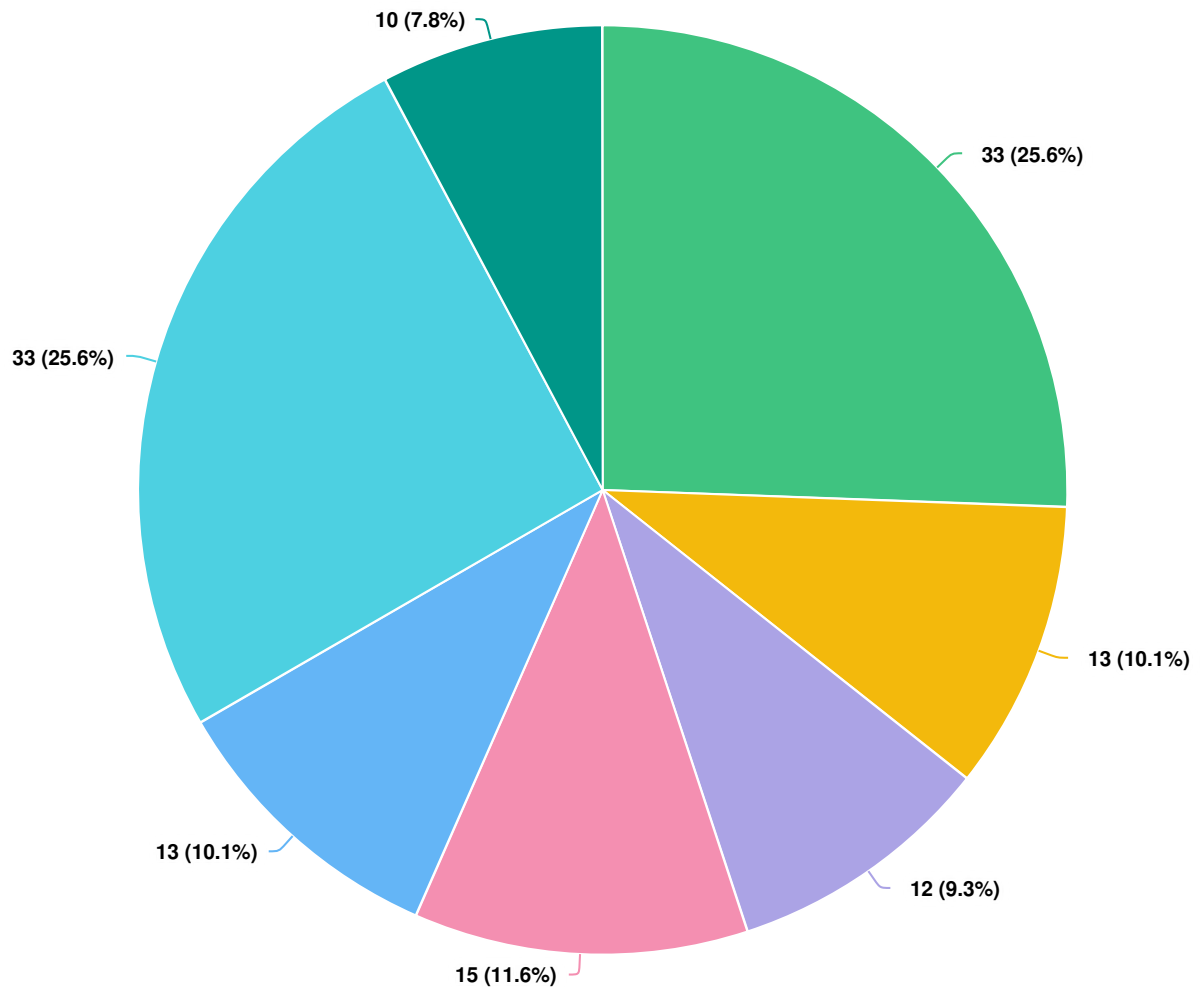
Question options

6 or more persons 5 persons 4 persons 3 persons 2 persons 1 person

Optional question (129 response(s), 0 skipped)

Question type: Radio Button Question

Currently, where do you go for work?



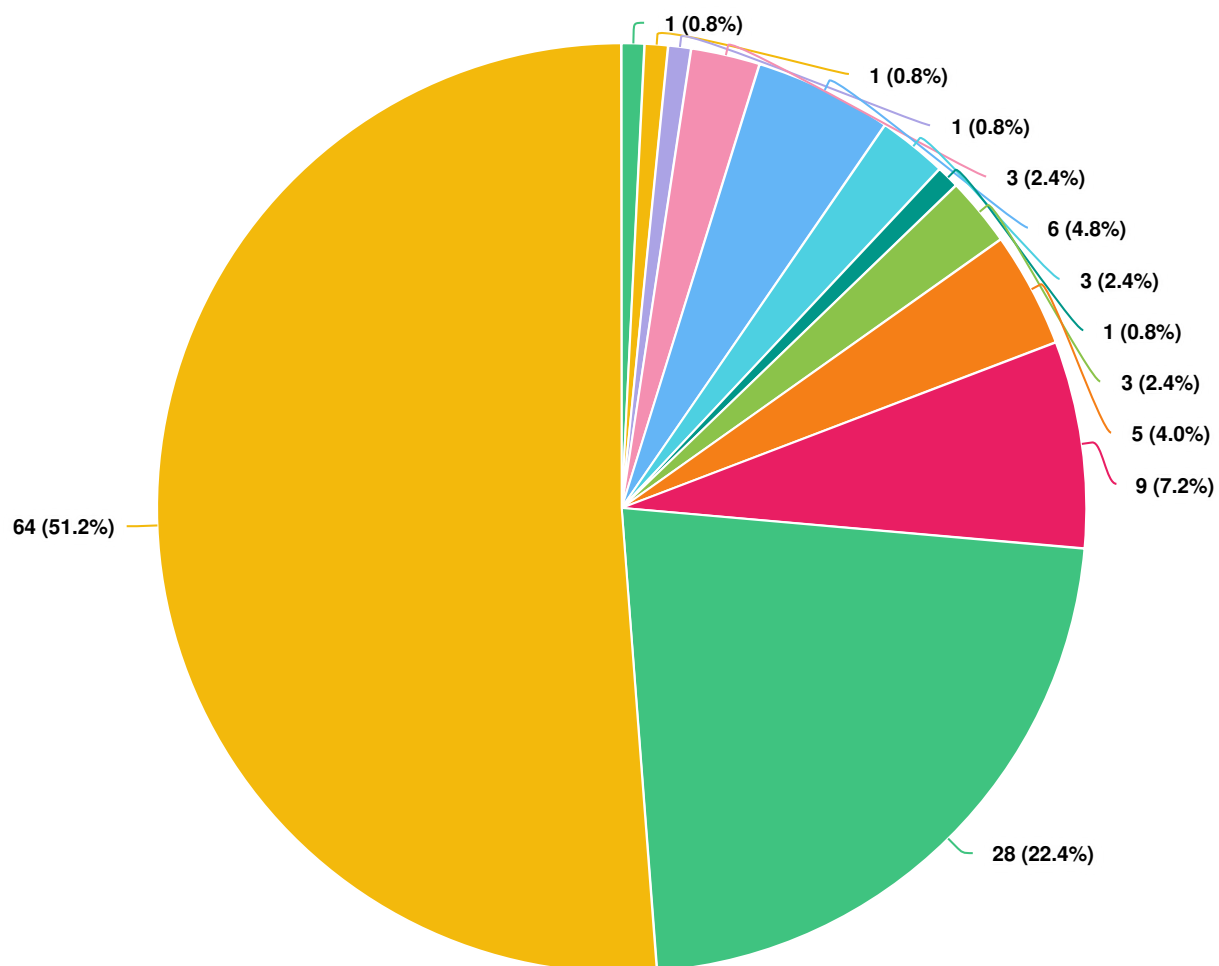
Question options

- Other (please specify) ● I work mostly from home ● N/A: I'm currently not working
- I split my time fairly evenly between my home office and commuting to a company in the Lower Mainland or Whistler
- I split my time fairly evenly between my home office and a local Squamish company
- I work mostly on-site at a company in the Lower Mainland or Whistler ● I work mostly on-site at a local Squamish company

Optional question (129 response(s), 0 skipped)

Question type: Radio Button Question

How much total combined before tax money did all members of your household earn in 2020?



Question options

- \$150,000 and over
- \$100,000 - \$149,000
- \$90,000 - \$99,999
- \$80,000 - \$89,999
- \$70,000 - \$79,999
- \$60,000 - \$69,999
- \$50,000 - \$59,999
- \$40,000 - \$49,999
- \$30,000 - \$39,999
- \$20,000 - \$29,999
- \$10,000 - \$19,999
- \$0 - \$9,999

Optional question (125 response(s), 4 skipped)

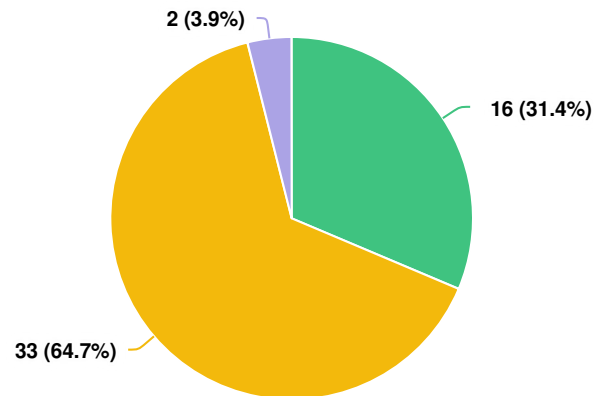
Question type: Radio Button Question

ENGAGEMENT TOOL: SURVEY TOOL

Garibaldi Estates Employment Space Survey

Visitors 60	Contributors 51	CONTRIBUTIONS 52
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Do you own or operate a business located within Squamish?



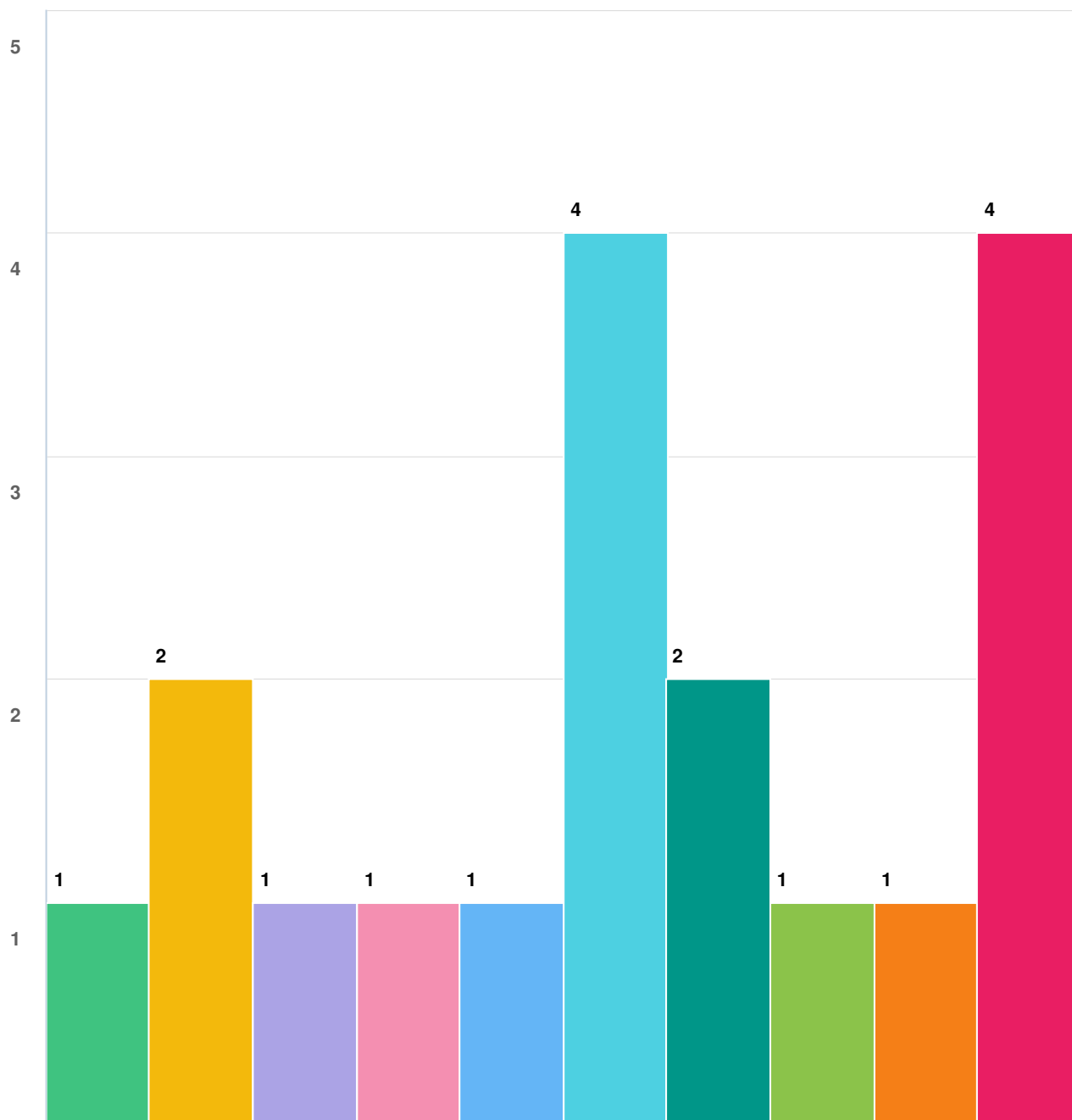
Question options

☐ Other (please specify)
 ☐ No
 ☐ Yes

Optional question (51 response(s), 1 skipped)

Question type: Radio Button Question

Which of the following best describe your primary type of business?



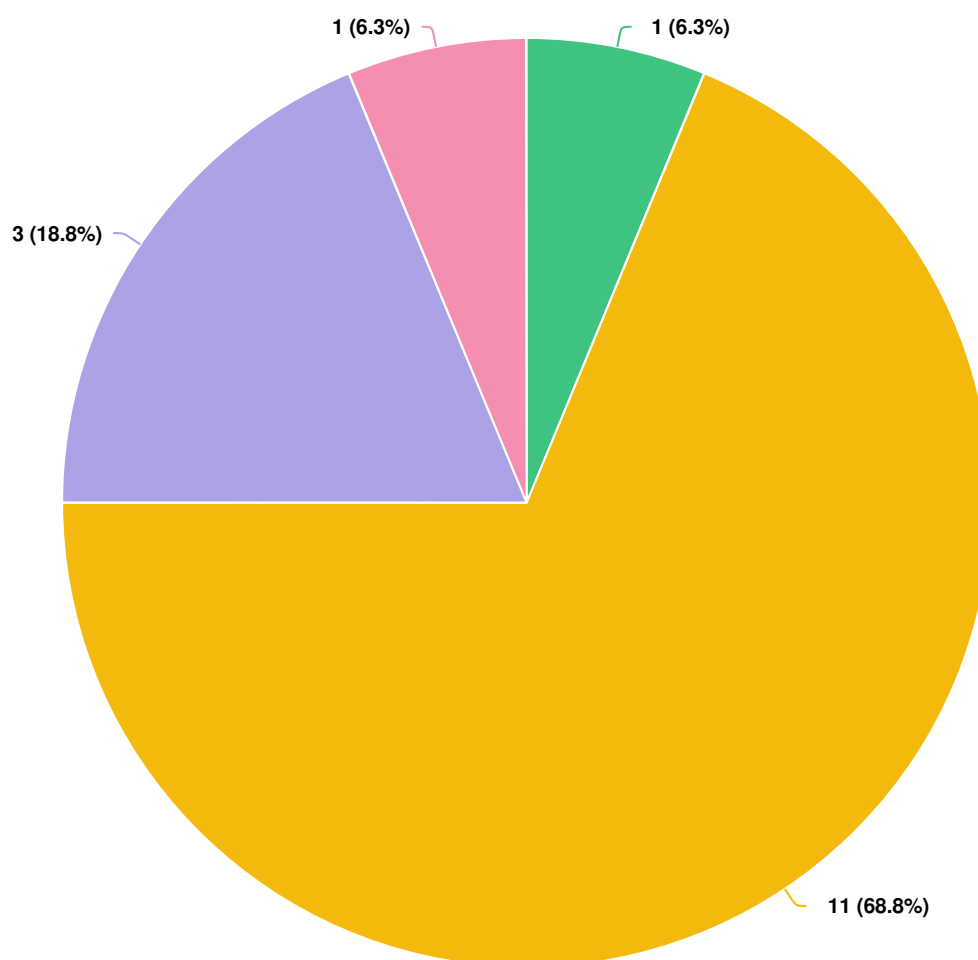
Question options

- Other (please specify)
 ● Transportation and/or warehousing
 ● Health care or social services
 ● Education
- Professional, scientific or technical services
- Creative industries business (e.g. media, film, art, marketing, culture-based business)
 ● Green building and construction
- Performance apparel design / sports product design
 ● Tourism product / service provider
 ● Retail Store

Optional question (16 response(s), 36 skipped)

Question type: Checkbox Question

How many full-time equivalent employees does your business have currently? (If your business is seasonal, what is your average annual number of employees.)



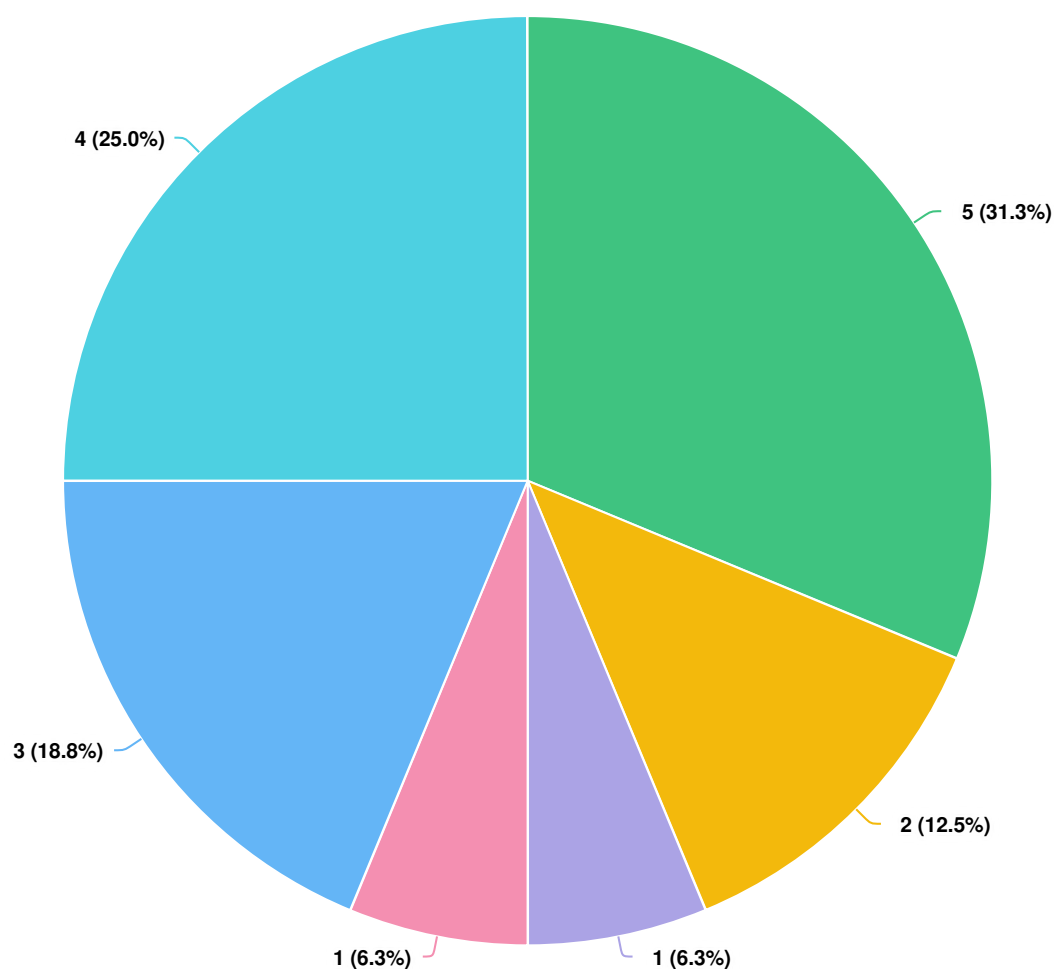
Question options

50-99 5-9 1-4 0

Optional question (16 response(s), 36 skipped)

Question type: Radio Button Question

Where is your business located?



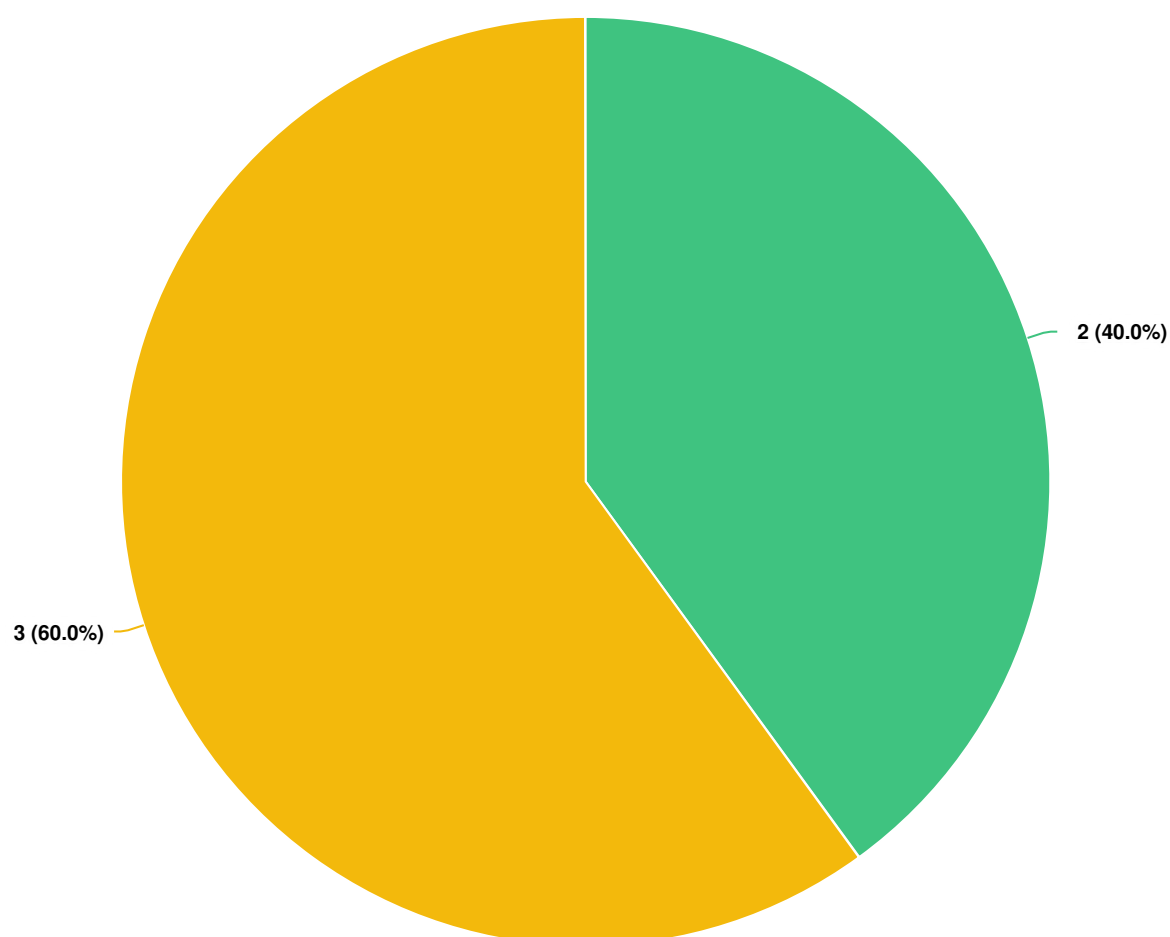
Question options

- Other (please specify)
- Downtown Squamish
- Squamish Business Park
- Garibaldi Highlands
- Tantalus Road North of Garibaldi Way (including Dowad Drive area)
- Garibaldi Estates (between Garibaldi Way and Mamquam Road)

Optional question (16 response(s), 36 skipped)

Question type: Radio Button Question

Where specifically in the Garibaldi Estates is your business located?



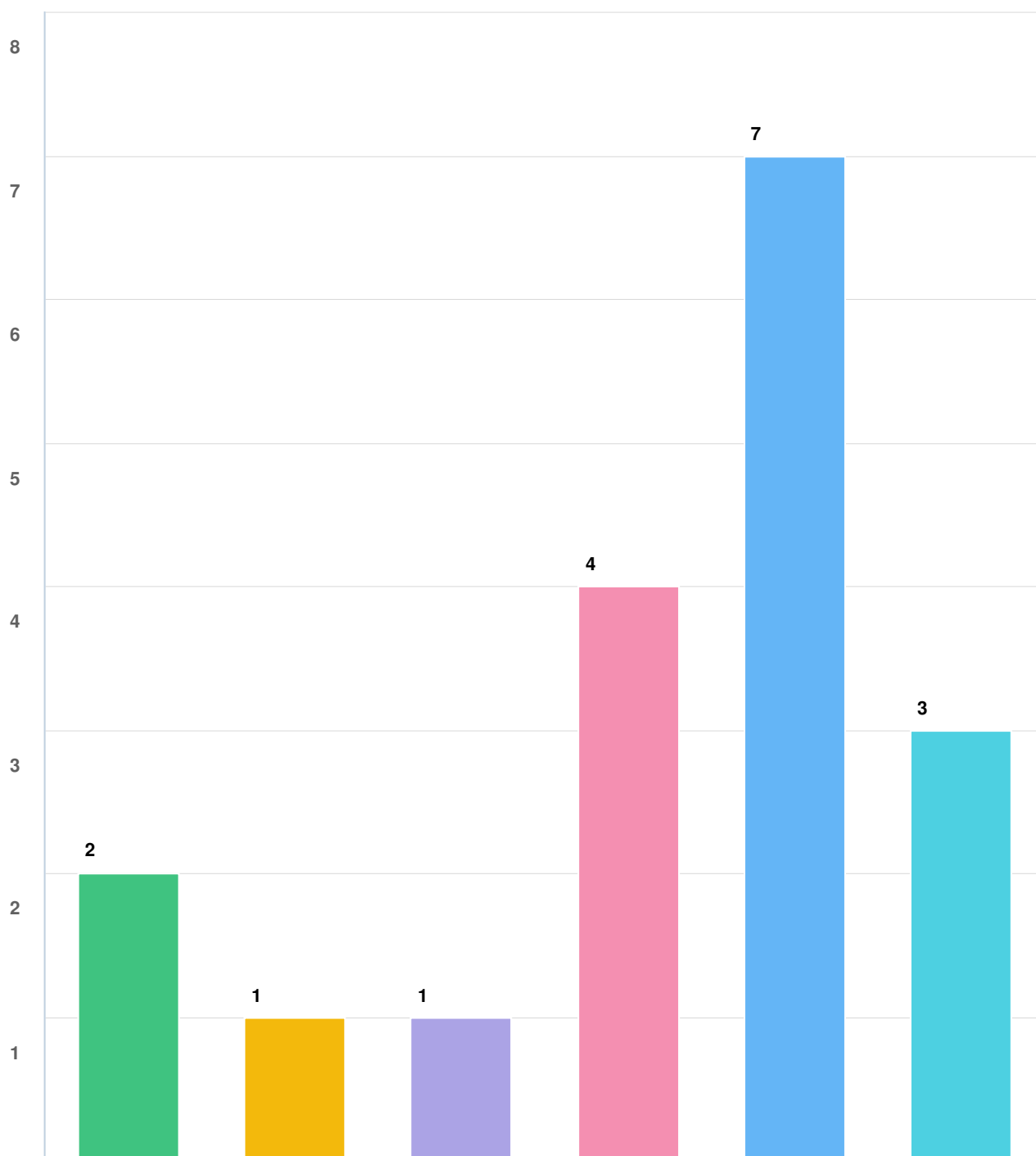
Question options

- ☐ Other (please specify) ☐ Fronting Highway 99

Optional question (5 response(s), 47 skipped)

Question type: Radio Button Question

What would be the ideal type of employment space for your business?



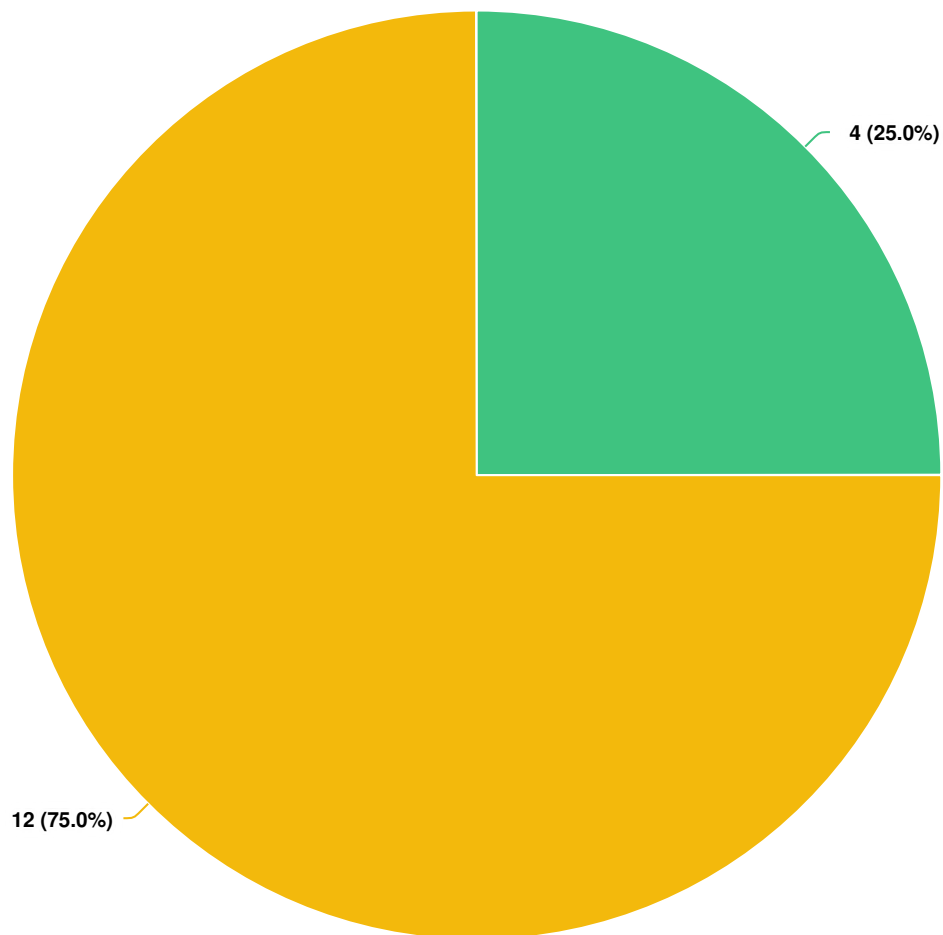
Question options

- Other (please specify)
- Home office
- Industrial
- Office (2nd story or above)
- Office (at ground level)
- Retail (at ground level)

Optional question (16 response(s), 36 skipped)

Question type: Checkbox Question

Currently, does your business face any challenges related to employment space?



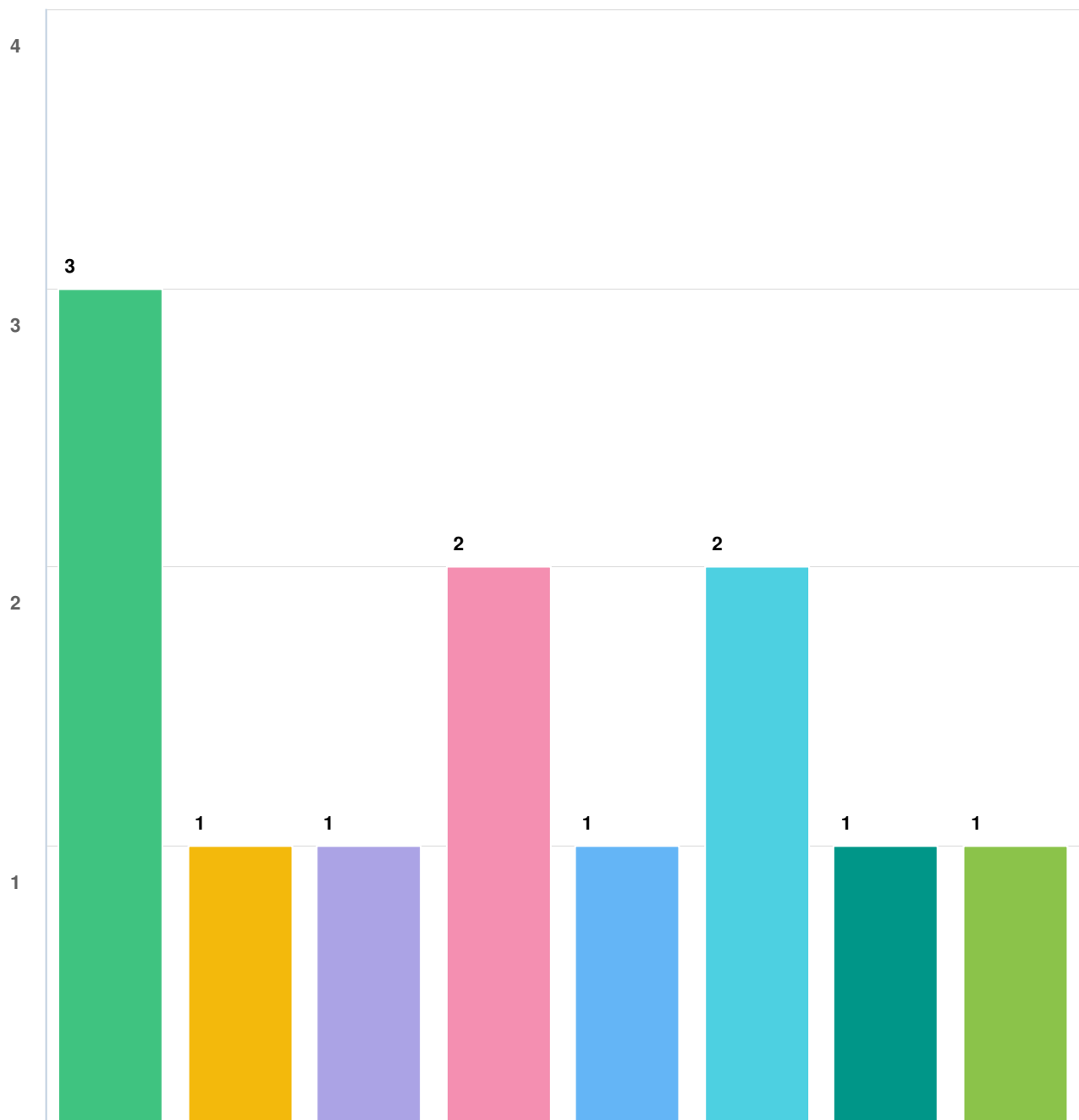
Question options

☐ No ☐ Yes

Optional question (16 response(s), 36 skipped)

Question type: Radio Button Question

What challenges related to employment space does your business face?



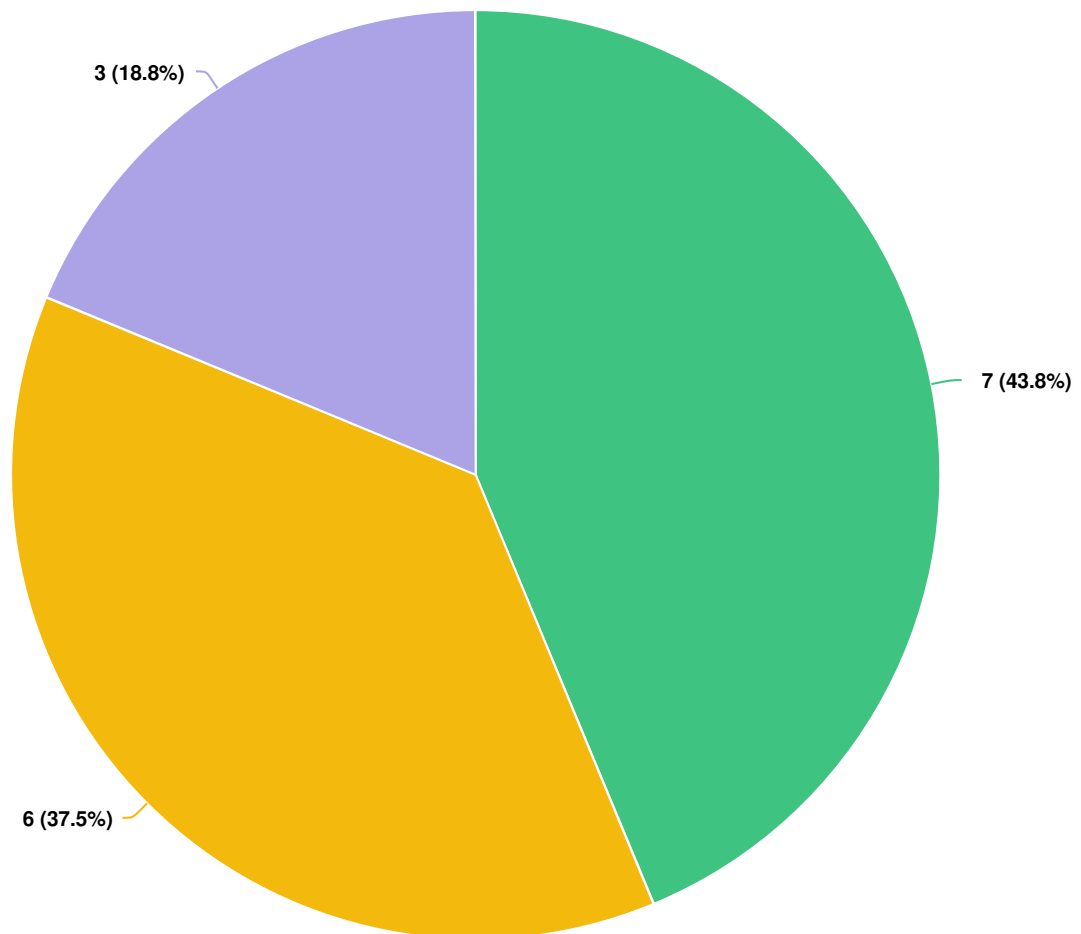
Question options

- Other (please specify)
 ● Lack of ownership options
 ● Lack of parking space
- Lack of nearby amenities to support employee work experience
- Lack of flexibility in zoning and building design to allow adaption and growth in current space
 ● The current space is too small
- Lack of suitable employment space inventory
 ● Lease rates and sales prices are too expensive

Optional question (4 response(s), 48 skipped)

Question type: Checkbox Question

To what extent, if at all, is recruiting and retaining employees a challenge? Is it...



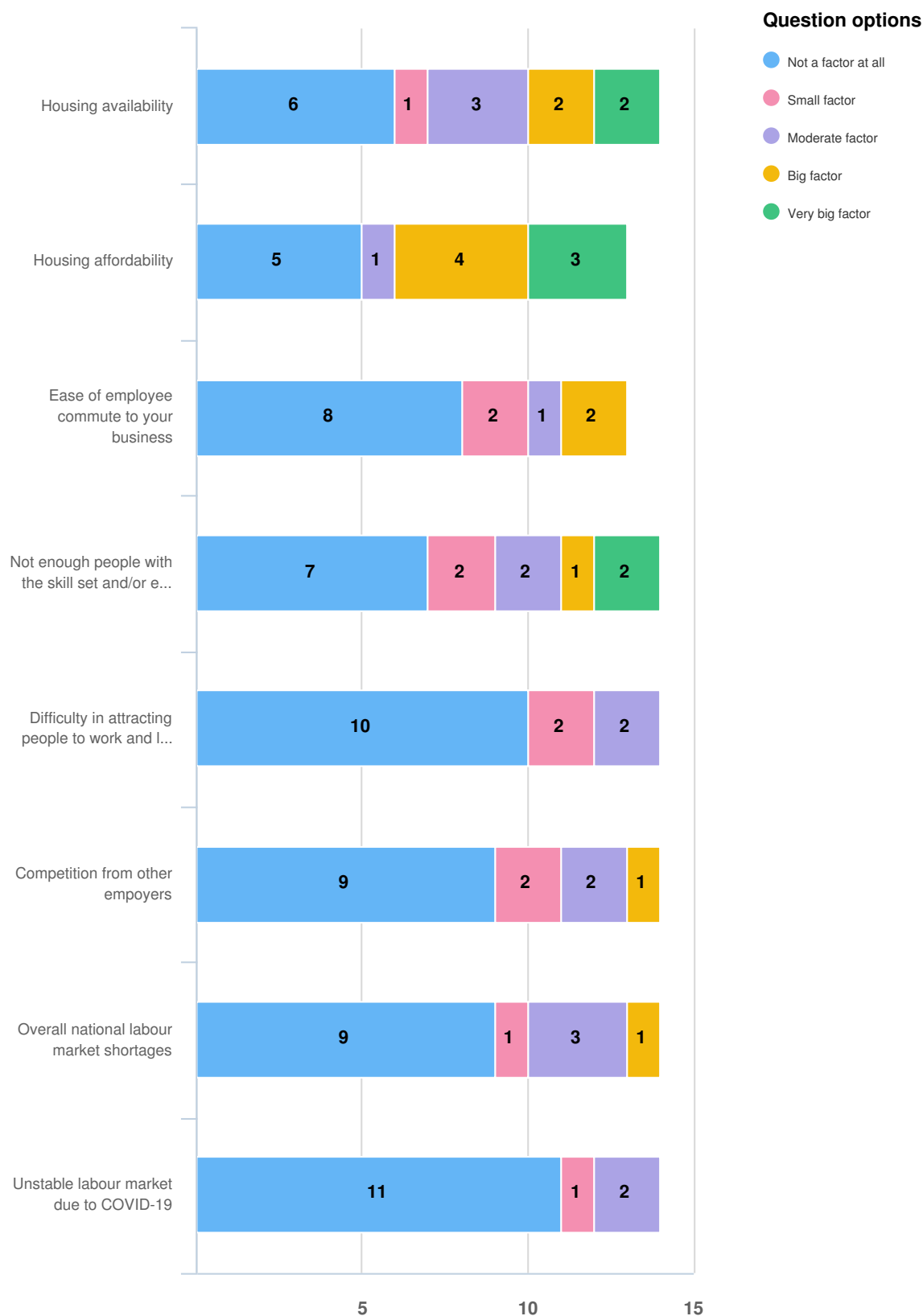
Question options

- ☐ The most difficult challenge we face ☐ A minor challenge ☐ Not a challenge

Optional question (16 response(s), 36 skipped)

Question type: Radio Button Question

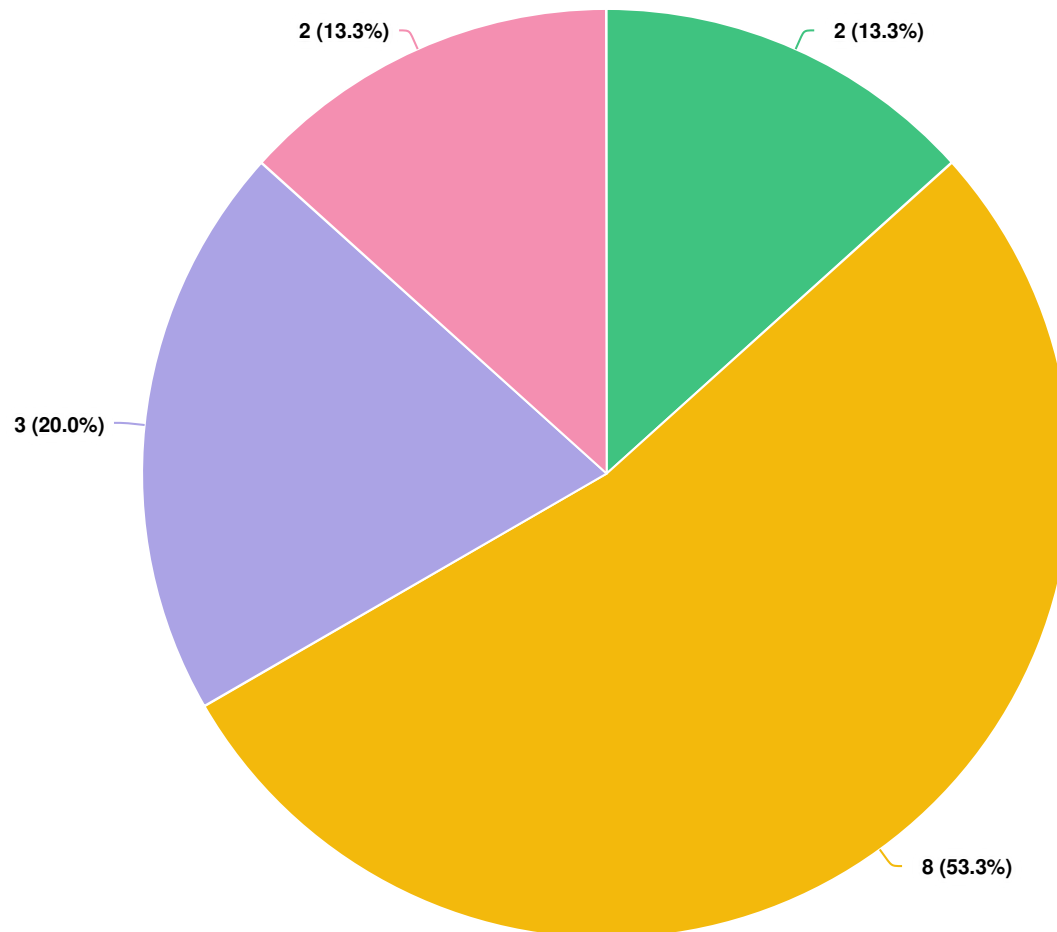
How much do you think the following factors affect the availability of workers for your business?



Optional question (15 response(s), 37 skipped)

Question type: Likert Question

If an appropriate new or existing space was available, how desirable would the Garibaldi Estates be for your business?



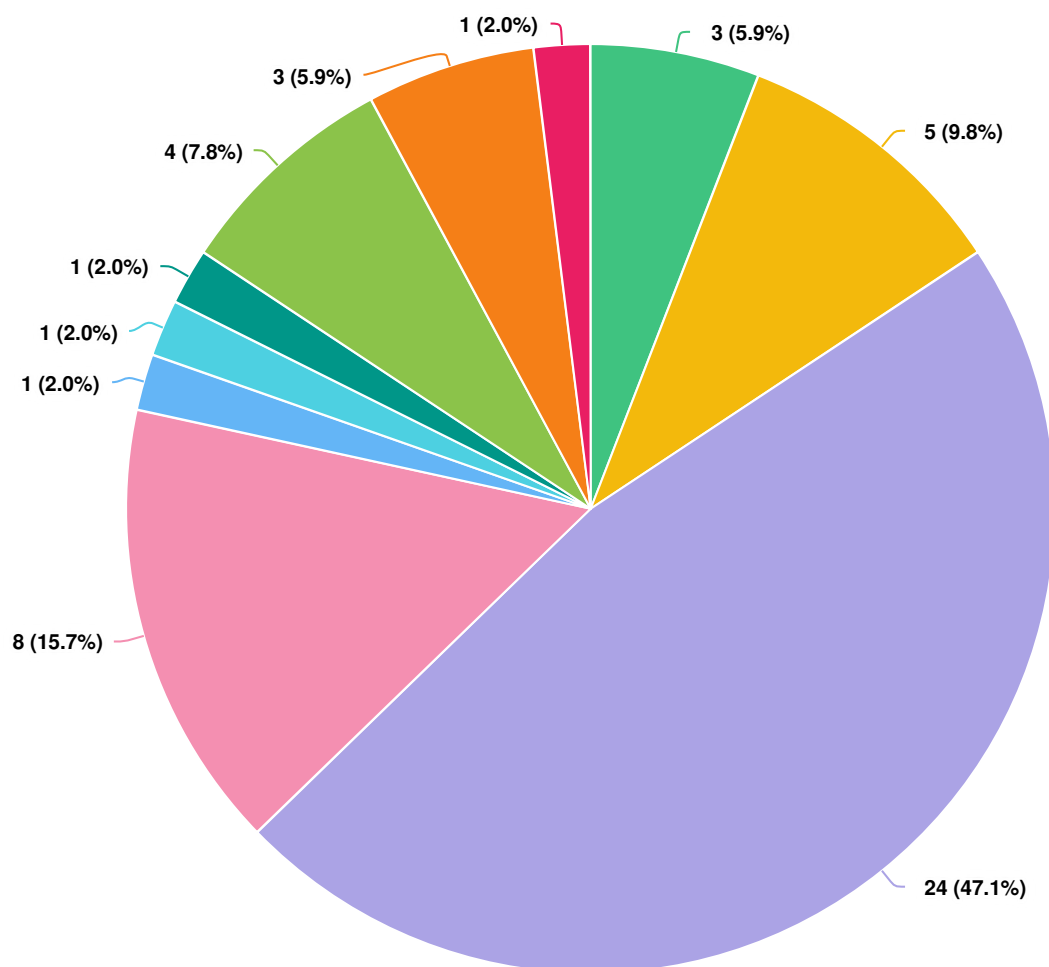
Question options

☐ Very undesirable ☐ Undesirable ☐ Neither desirable nor undesirable ☐ Very desirable

Optional question (15 response(s), 37 skipped)

Question type: Radio Button Question

What neighbourhood do you currently live in?



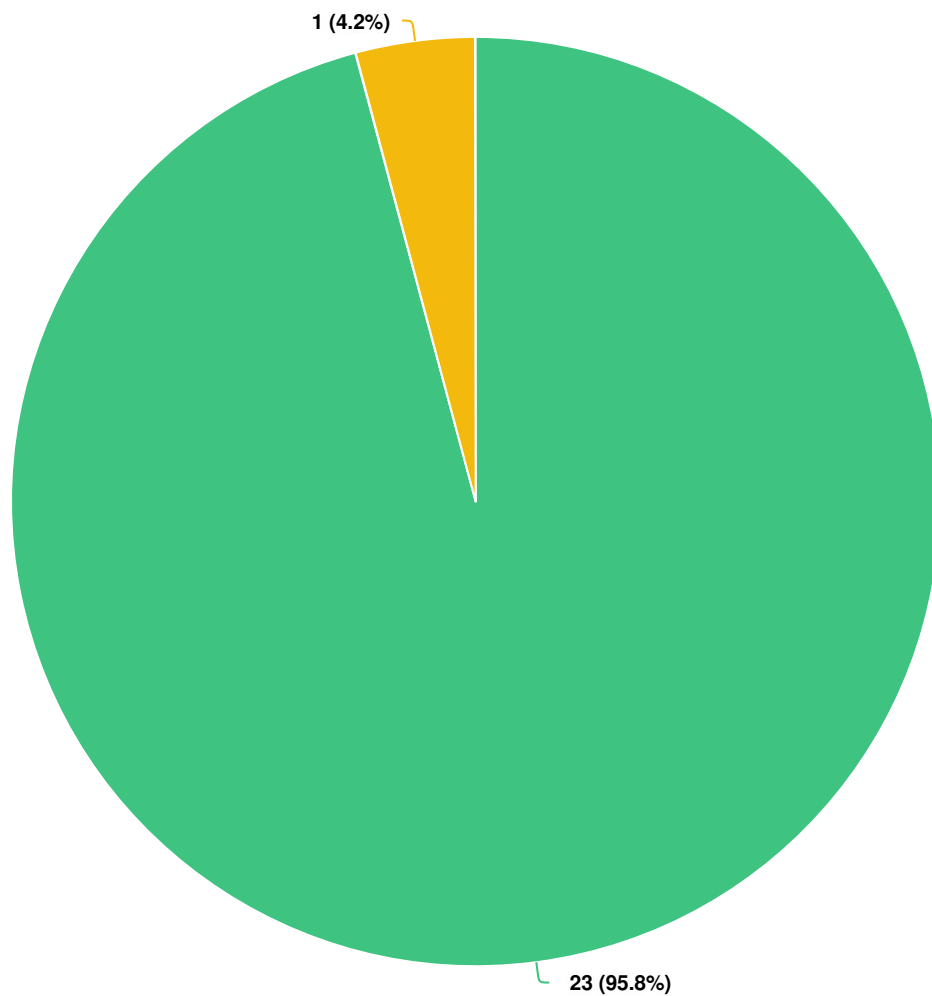
Question options

- Other (please specify)
 ● Valleycliffe
 ● Tantalus Road North of Garibaldi Way (including Dowad Drive area)
- Skyridge
 ● Mamquam (West of Highway 99, North of Mamquam River)
 ● Hospital Hill
 ● Garibaldi Highlands
- Garibaldi Estates (between Garibaldi Way and Mamquam Road)
 ● Downtown
 ● Brackendale

Optional question (51 response(s), 1 skipped)

Question type: Radio Button Question

What type of residence to you currently live in?



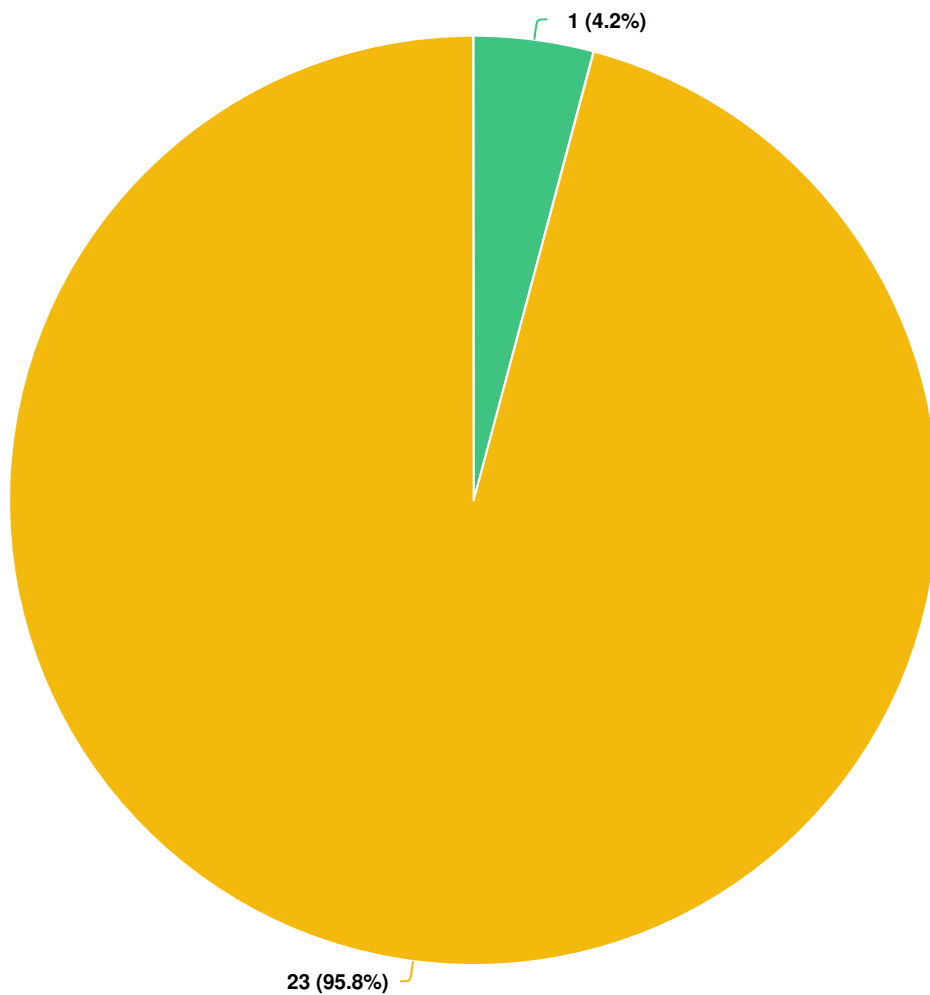
Question options

- Triplex/Fourplex
- Single Family Home

Optional question (24 response(s), 28 skipped)

Question type: Radio Button Question

Do you currently rent or own your residence?



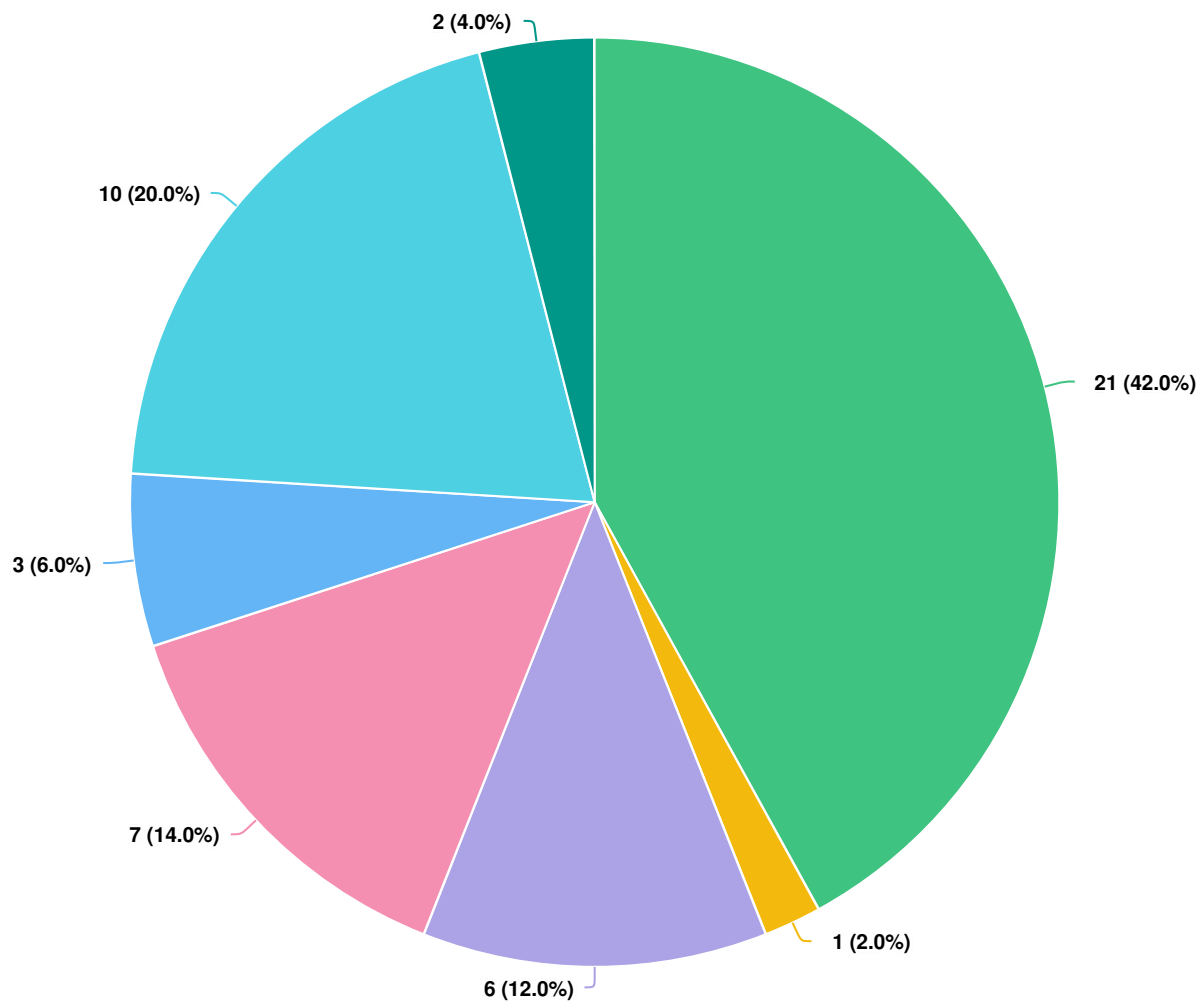
Question options

● Own ● Rent

Optional question (24 response(s), 28 skipped)

Question type: Radio Button Question

Currently, where do you go for work?



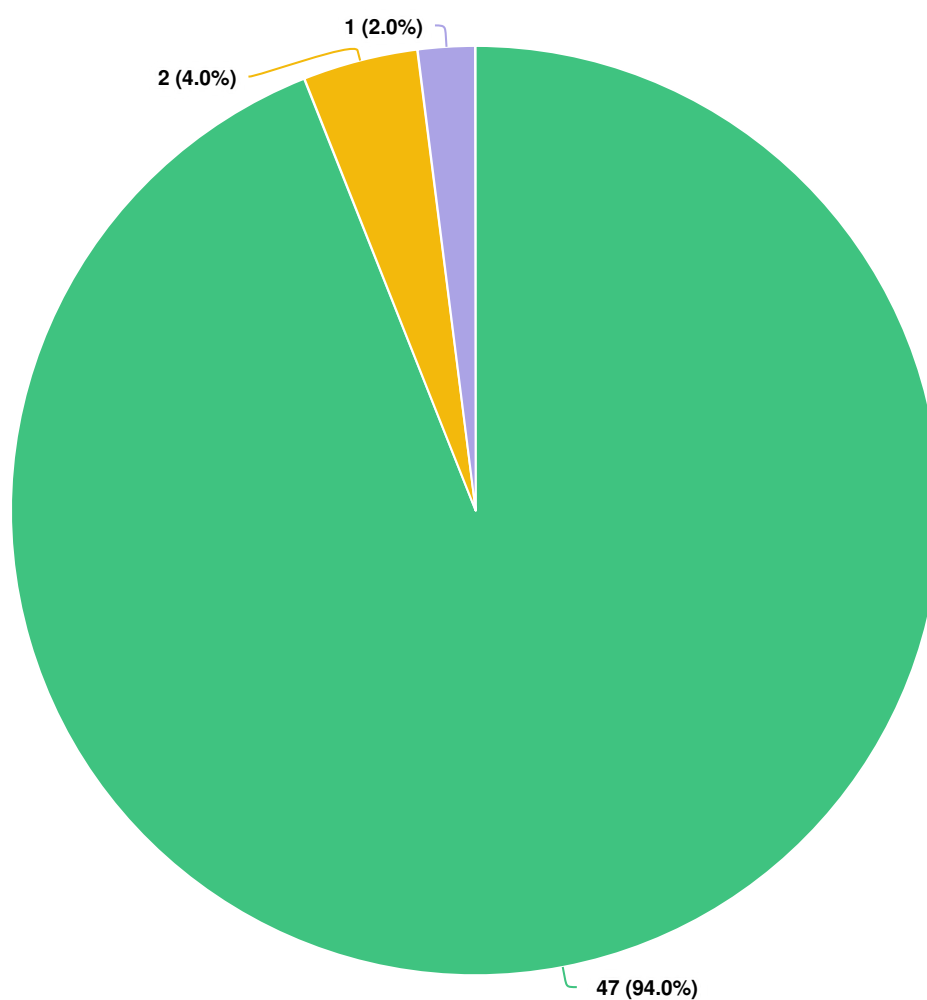
Question options

- Other (please specify) ● I work mostly from home ● N/A: I'm currently not working
- I split my time fairly evenly between my home office and commuting to a company in the Lower Mainland or Whistler
- I split my time fairly evenly between my home office and a local Squamish company
- I work mostly on-site at a company in the Lower Mainland or Whistler ● I work mostly on-site at a local Squamish company

Optional question (50 response(s), 2 skipped)

Question type: Radio Button Question

What language is most often spoken in your home?



Question options

☐ Other (please specify) ☐ French ☒ English

Optional question (50 response(s), 2 skipped)

Question type: Radio Button Question

IDEAS

Garibaldi Estates Neighbourhood Vision

Visitors 69		Contributors 33	CONTRIBUTIONS 125
08 October 21	Anastasia		<p>More connectivity to commercial hub for bikes and pedestrians</p> <p>Even though Garibaldi Estate is so close to a commercial hub, you need to go all the way around to get to the plaza from either Mamquam rd, or Diamond rd, or Garibaldi way . And even once you are there to get to actual stores are challenging, there is no pedestrian path from for example Garibaldi way and Independent, or when going from Tantalus bike shop to Boston Pizza a pedestrian crossing dumps you in the middle of a parking lot. The whole hub was designed as a car destination and very unfriendly and inconvenient for locals to quickly run with your toddler in a stroller to buy a jug of milk. It would be really great to incorporate this commercial hub into Garibaldi Estate neighborhood, and make it more pleasant to go to by any form of transportation or by foot.</p>
	VOTES 7		
18 October 21	2120 Diamond Road		<p>I support of Mix use medium density housing for this area. Garibaldi Estates is close to all amenities the area demands higher density</p> <p>Medium Density Mixed use housing is ideal for the area.</p>
	VOTES 2		
19 October 21	MeghanK		<p>I do not support infill in this long established neighborhood. Save it for areas of new development.</p> <p>The lots, yards, gardens, houses are beautiful and the inhabitants chose to live here for a reason. Don't chase them out of town to invite more vancouverites to live here and commute to the city for work. It is not a green initiative. You are tearing down established homes, you are inviting more commuter traffic, you are destroying green spaces, you are worsening already problematic traffic areas, our rec center cannot handle more densification, not our childcare, not our healthcare services. Everyone is bursting at the seams as it is. Please find ways to support the population that is already here before you create even more problems.</p>
	VOTES 6		

IDEAS

Garibaldi Estates Neighbourhood Vision

20 October 21	Sqresident		
		VOTES	2
			<p>I do best when I can see what is being considered.</p> <p>Take a close look at Mamquam between the highway and Government Rd.</p> <p>This area was filled in gradually with a wide range of housing options and a park was preserved. It did not destroy the neighbourhood character. This is not suitable for every space in the Estates but it shows what could be thoughtfully built without resorting to extremes. It needs more trees and landscaping but once the current infrastructure is completed, it shows one way to deal with increasing population which might work well here.</p>
21 October 21	tschaufele		
		VOTES	8
			<p>I do not support the repeal of the VLA in Garibaldi Estates.</p> <p>This is a historic neighbourhood in Squamish that gave its original feel on being close to nature and having space to breathe and enjoy the small town feel we want in our lives. The VLA already allows lots to be divided once and I believe this is enough infill opportunity for this area.</p>
21 October 21	MeghanK		
		VOTES	3
			<p>How can we continue the conversation, when there is no option to reply to the answers to our questions?</p> <p>You say that suitable housing and office space would be helpful in recruiting more child care staff and doctors to the community. The family doctors struggle to cover their overhead because office space is too expensive. And million dollar townhomes are not "affordable" housing for anyone making minimum wage. I believe this is where we need the housing authority to step in. My question thus remains inadequately answered. How do we address the problems of childcare waitlists over 3 years long and no doctors available in the corridor?</p>
21 October 21	mairi		
		VOTES	2
			<p>employee housing along the lines of Whistler</p> <p>Council could look into building rental accommodation at reasonable rate for local employees similar to Whistler</p>
21 October 21	mairi		
		VOTES	3
			<p>infill</p> <p>infill in Garibaldi Estates will not add affordable housing, it will provide more accommodation for the influx from Vancouver</p>
24 October 21	MeghanK		
		VOTES	2
			<p>Gentle infill through secondary suites and carriage homes</p> <p>Infilling these lots with medium density will be chasing long time residents from their homes. They may not be physically removed from their homes, but once that bylaw is changed and a few people cash out with developers the entire neighborhood will be forever changed. The vast majority of these residents do not want this as can be seen by the community petition that was completed. Changing the neighborhood the way the mayor and planners envision will be equivalent to serving up eviction notices to these residents.</p>

IDEAS

Garibaldi Estates Neighbourhood Vision

<div>26 October 21</div> <div>Concerned Resident of Garibaldi Estates East</div> <div>VOTES 1</div>	<p>To continue to protect the fertile & arable land from med-heavy infilling & keep allowing the infilling that is already happening on VLA.</p> <p>Revise or Replace Bylaw 211 to continue to protect VLA land from development. If the VLA Bylaw is considered outdated and irrelevant, revise or replace it with a bylaw that continues to protect the VLA land, which is land of very scarce commodity and once developed would be impossible to reclaim. The OCP has a goal of HEALTH - that in not just theory should be equal to that of Liveability-, which incorporates a multitude of Policies that acknowledge the paramount need for healthy, resilient, reliable, affordable, accessible food sources and security. It also claims to value urban agriculture and "protecting environmentally valuable resources including food systems".</p>
<div>26 October 21</div> <div>Concerned Resident of Garibaldi Estates East</div> <div>VOTES 1</div>	<p>Amend the OCP to remove the Policy 9.4.g. ii</p> <p>The OCP has been amended 5 times since 2018. I suggest amending the OCP so Policy 9.4.g. reads : As part of a Garibaldi Estates neighbourhood sub area planning process: i. provide opportunities for increased housing diversity and density</p>
<div>27 October 21</div> <div>Concerned Resident of Garibaldi Estates East</div> <div>VOTES 4</div>	<p>Have the DOS purchase any VLA lots that become available for sale to create community gardens to support and protect local food sources.</p> <p>Work with Squamish Food Council and SSCS and develop a plan to acquire land currently in the VLA to save it from medium to high density infilling and create community gardens to meet the OCP Objective of "protecting and enhancing agricultural resources to support a healthy & resilient local food system." It would also meet the requirements of the OCP Policy to "support local food production and agriculture. Encourage community food hubs for activities such as education, food growing, community kitchens, and production/processing." (see OCP Discussion Draft Section 22.1 for details). Thirdly, it would support the Squamish Food Charter. A charter that was originally created through collaboration with 40 different groups and adopted by Squamish CAN in 2012. There could also be a collaboration with SSCS and Helping Hands could provide food for community kitchens and for those facing food insecurity. It could also be used for education for SD 48 and SD93 (the Francophone school district) and various community groups. Once this land is subject to more intensive and heavy development, those opportunities are lost forever.</p>
<div>28 October 21</div> <div>MeghanK</div> <div>VOTES 2</div>	<p>Halt all new development until the housing authority is established and perhaps a staff housing society as well</p> <p>You say, "In terms of housing affordability, infill housing can support attainable homes for Squamish residents in a number of ways. This includes creating a variety of housing forms so that there are more attainable housing options available in Squamish. In general, multi-unit residential, such as missing middle housing forms, are more affordable than a detached single-unit housing. This is due to characteristics such as shared physical structures, shared land, and smaller dwelling unit." I'm glad you say more affordable, because they still aren't affordable! You continue, "In addition, through infill, the District is also working with Developers to secure community amenity contributions (CACs) in the form of units in new developments that would be managed at non-market rates. " Do not lose out on this opportunity like you lost out on the opportunity to create diverse housing in Crumpit Woods and the University. Developers will be making huge profits here, make them contribute to our community this way!!</p>

IDEAS

Garibaldi Estates Neighbourhood Vision

29 October 21		
Grace M		
	VOTES	
	3	<p>I do not support infill on these historic lands</p> <p>I am really concerned with the idea of infill development in the Garibaldi Estates area. I believe the land should be preserved to encourage micro farming, which was the intent on of VLA in the first place for veterans of the war to grow their own food on the fertile soil. Now, we can use this to the benefit of the atmosphere and to meet the demand of customers who want to buy locally sourced farmed goods -eggs, veggies, honey, etc. The zoning bylaw should be amended to further encourage micro-farming and farm-stands -which would add a great new element to this neighbourhood and pull CO2 from the atmosphere. This may not have been trendy in past decade but it's becoming very popular now around the world to offset our CO2 imprint. Not only that, recent evidence shows micro farming provides a healthy income for the farm owner/family. We could go as far as creating an annual Garibaldi Estates micro farm festival out of this idea to celebrate urban farming. The Slow Food Cycle in Pemberton is a huge success. Evidence from the Wharton school of business highlights: 'One solution to reducing emissions involves the expansion and promotion of urban agriculture. The most direct ways in which to decrease the emissions from land use and supply chain are to use less land to grow crops and bring food production closer to the people purchasing the food. Moving more farms within urban centers accomplishes these two goals simultaneously. One study estimated that if urban agriculture were implemented in a 51.15 square kilometer area in Seoul, South Korea, roughly 8 percent of the total metropolitan land area, CO2 emissions could be decreased by 11.67 million kg a year: the equivalent of planting 20 square kilometers of 20-year-old pine forest.' -https://riskcenter.wharton.upenn.edu/studentclimaterisksolutions/scaling-up-urban-agriculture-2/ Hop Creek and Nutrient Dense appear to be hugely successful. And, the property just south of Eagle Run with the lavender and sheep really adds character to that area. Many studies show micro farming can turn a big profit. There is a new generation between the ages of 20-40 who want to roll up their sleeves and get back to basics. Allow this land to become working land for micro-farming. Turning over the land to developers will really change the character of this neighbourhood into something with a lot less character. People are flocking from the city to get away from densification because they like what Squamish has to offer now. If we erase this character, we will lose what is pulling people here in the first place and we will lose residents who have called Squamish home for generations. 'Densification has other costs, too. It leads to higher housing prices relative to incomes, increasing city-dwellers' cost of living. It is fashionable to criticize the choices made by those of us who drive cars and live in the suburbs, but fashion should not be confused with facts. Densification, for all its current popularity, is not all it's cracked up to be.' --Michel Kelly-Gagnon is president of the Montreal Economic Institute</p>
30 October 21		
pblair		
	VOTES	
	1	<p>I appreciate there will be some infill but better egress from Garibaldi Estates is needed as there is excess congestion at 99 and Mamquam</p>
30 October 21		
pblair		
	VOTES	
	0	<p>The Seasons at Glacierview is an example of bad planning. Cars are parked all along Glacierview on both sides narrowing the street.</p>

IDEAS

Garibaldi Estates Neighbourhood Vision

02 November 21 Amy Lyn	VOTES 2	<p>I do not support infill in established neighborhoods in Squamish. This will not help solve our climate issues.</p> <p>In a time when we know that climate is an issue and the pandemic has also shown, having space to grow food locally is essential. Eliminating prime land where families grow food to share with their extended families, friends and neighbors is a step in the wrong direction. These gardens help cut down on the emissions caused by the supply chain, they are homes to other creatures that help our environment and they provide learning opportunities so children can grow up having the skills to make the right food choices. The VLA lots should have no more than one carriage house (gentle infill) per lot. The rest of the property should be preserved for mature trees and gardens.</p>
02 November 21 Amy Lyn	VOTES 3	<p>Lots (houses) being sold should be used more creatively to help our housing and childcare crisis, not sold to developers for profit.</p> <p>Many of the lots within the Estates would be amazing opportunities for childcare facilities to be established. This would provide a healthy, natural space for children to learn. If existing houses were updated and provided living space above for employees it would help with the housing issue, and we know that these tenants are working locally, contributing to easing the childcare crisis and helping our local economy. This would also cut back on demolishing buildings that are perfectly fine, keeping materials out of the landfill. On these properties children would have an opportunity to learn about the environment and gain the skills to grow food and be conscious of their choices. This could be a generational solution to a massive climate problem. Infill is not the answer to affordable housing and our childcare crisis. Let's be a little more creative!!!</p>
02 November 21 Daler	VOTES 2	<p>Do not repeal the VLA</p> <p>We live at 2242 Read Crescent. We purchased the property and built a very nice carriage house. This was all under existing zoning. Now the neighbors to the south and the neighbors directly over the fence to the west have both sold their property to the same numbered company. I don't know for sure but it looks like a land assembly to me and it is on 2 sides of our property. Also the same numbered company owns the property adjacent to the west of the land already assembled on Read Crescent. Just 100 meters away the neighbor sold to another developer who has purchased the Hoff property, and another property on the north end of the Hoff property which provides access from skyline way all the way through to Read Crescent. All this may seem speculative and far from reality to you but from my back porch it looks like condo and townhouses as far as I can see. If I was younger I would have time to build another house but I'm 64. I just want to live in quiet. Don't destroy the lovely green space in favor of more condos.</p>
02 November 21 pblair	VOTES 0	<p>Bus loop Glenalder St area and a loop downtown with express bus service between. North buses go to north loop, south buses to town loop.</p> <p>With express buses between the loop we can access downtown easily without cars.</p>

IDEAS

Garibaldi Estates Neighbourhood Vision

02 November 21		
Sqresident		
	VOTES	0
	<p>Something needed in this neighbourhood is some sheltered places for teens to hang out. It doesn't have to be elaborate but a sheltered spot.</p> <p>There is already a tent area where some adults sit with outdoor chairs. Teens need this too. There may be spaces near the Highway and the mall area for this.</p>	
08 November 21		
GHume		
	VOTES	2
	<p>Manage change in an incremental manner in established neighbourhoods. Allow some boundary growth to enable high density buildings.</p> <p>I would like to see only incremental density changes in existing neighbourhoods across Squamish especially in a relatively short 20 year planning timeline. To enable new housing types allow limited expansion of the OCP boundary with a focus on high density housing types in any expanded area to minimize servicing cost. This would allow us to maintain the character of established neighbourhoods while still creating more housing diversity and supply. Generally we are not short of land. The OCP has created artificial scarcity.</p>	
12 November 21		
Longtime Resident		
	VOTES	2
	<p>A Tale of 3 Cities. Squamish past, present and future. This comment will deal with the past, the present and future to follow</p> <p>Prior to the Highway upgrade and the 2010 Olympics, Squamish was a 12,000+ industrial based town. After the Olympics, we began to see high rates of growth. The downtown area saw many condo and townhouse complexes constructed. They were mainly built from property line to property line with no green space. Parking requirements were too low and now the downtown area has a parking problem. (Bailey, Cleavland, 2nd & 3rd Streets. Traffic is starting to be congested which has been made worse by the closure of the gravel road between Bailer and Spit Road. The JUMAR building was constructed very close to Squamish Elementary School. The traffic congestion is terrible at 9am and 3pm. The congestion at Mamquam Road and Garibaldi Way is rapidly getting worse and congestion on the Highway on Sunday afternoons from Whistler traffic heading South is also terrible. If one was to rate the town on livability I would have to say that it has decreased dramatically over the past 10 years. I would rate the growth that we have had at a C- at the past. It is always prudent to look in the rear view mirror to ensure that past errors are not repeated in the future.</p>	

IDEAS

Garibaldi Estates Neighbourhood Vision

<div>12 November 21</div> <div>Longtime Resident</div> <div>VOTES</div> <div>1</div>	<p>A Tale of 3 Cities Present. The past discussed my views of the past 10 years. This will discuss the present</p> <p>We are now at 22,000 people and growing at a very fast rate. There is a proposal for a residential/commercial building along Bailey. The cars from the existing residences that currently park there will be displaced to where? The proposal for behind Nestors allows for 1.22 parking spaces /unit. I think we all know that this will be nowhere near adequate. It is nice to imagine that people are going to give up their cars and ride transit, but the demographic they are attracting is not the group that are going to be giving up cars. A comment was made at the Open House that 81% of the workers in Squamish. My, and others anecdotal evidence is that this number is much higher than the real number. I would like to see the data that supports this statement. Another statement made said that people living in condos and townhouses have a better health outcome than those living in single family situations. Everybody I have discussed this with (including 3 Doctors) finds that comment hard to believe. Again, could we see the study that validates that comment. Studies from UBC show that areas with trees and greenery have a substantial lower maximum temperature than areas that are building, concrete and asphalt. The climate change initiative should be looking for ways to preserve green spaces, such as Garibaldi Estates, rather than converting them to the concrete, asphalt model. We still seem to be stuck in the past and we are not being consistent with our Climate Change goals. Traffic is getting worse with each new resident that comes to town. We may become public transit people in the future but we are not there yet. Saying it doesn't make it so. Report card for the present. Still at C-</p>
<div>12 November 21</div> <div>Longtime Resident</div> <div>VOTES</div> <div>1</div>	<p>Tale of 3 Cities Future. I have given my thoughts on the past and present and now we are looking to the future</p> <p>2030 is approaching and Squamish is over 30,000 people and climbing. Traffic has become more congested as there are 30-50% more vehicles on the roads. The number of computers has increased because the jobs created in the new commercial buildings are not the well-paying positions that have been wished for. In the summer of 2021 we went to Stage 2 water rationing in June and were raised to Stage 3 for a period in July. The 30% or more people require 30% or more water. Is there a plan, and if so what is it? The sewage treatment plant will require 30% or more capacity. Is that planned? The Open House showed the landfill volumes decreasing as we move into the future. We do have a good recycle program, however many people put the wrong items into the bins contaminating the entire load. Better education on recycling is required, but I don't believe the landfill volume will decrease with population increase. Our facilities in 2021 were past capacity. Long wait lists for children's swimming lessons are being faced. Where are the new soccer fields, pool and ice rink going to be located. As we densify, what has happened to the wildlife corridors? We have the chance to make the future better than the past or the present. Planning has to be based on reality, not on dreams. We seem to be destroying the reason that people want to live in Squamish, the access to the nature and recreation</p>
<div>12 November 21</div> <div>Sarah Ellis</div> <div>VOTES</div> <div>3</div>	<p>A mix of housing types, including townhouses and apartments (especially rental); more parks; and better pedestrian and bike access</p> <p>This neighborhood is well located near amenities and green space, and could be a wonderful home to many more residents by creating more housing in a variety of forms. Prioritize opportunities for rental + non-market housing. It would be great for the area to be more accessible to and by bike, and to have more parks and amenities (where can you go for a picnic right now in this neighborhood??). And more sidewalks please!</p>

IDEAS

Garibaldi Estates Neighbourhood Vision

21 November 21		
MeghanK		
	VOTES	
	0	<p>Fed up with the way you answer our questions like the OCP is written in stone</p> <p>“As a ‘living plan’, the OCP is reviewed and updated at least every five years.” This statement is copy pasted from the OCP. It’s going on 6 years now!! You continue to reference this like there is no way to amend it and yet you contradict yourself saying the OCP is a living document! 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. You claim over 80% of residents work locally in the online meeting, but your OCP clearly states that number is 62% You have an OCP goal: protecting environmentally valuable resources including food systems Repealing Bylaw 211 is in direct contradiction to this goal. Your OCP community vision tree:(I’m having problems with these) Safe: feeling threatened by developers Sustainable values/lifestyle: a sustainable way of living is being swept aside Small town feel: lost with each new apartment complex going up, already been chased out of downtown Local: we’re trying to tell you our food is as local as it comes, but we’re not feeling heard Balanced growth: our community needs are not keeping up to our growth, not even close Inclusive : again feel as though this sustainable way of living is being swept aside Food and farming: apparently not as important as making money from developers Engagement: this process has not felt open or inclusive. I have yet to feel as though anyone but my neighbours are listening to me. Partnerships: with who? My neighbours certainly, but the district and elected officials certainly not. Not yet anyways Bedroom community: yes, on this we agree and the more young families from Vancouver we attract, the more this will continue Affordable: ha! Seriously? Ha! “The OCP bylaw, however, does not commit Council, nor local or regional partners, to proceed with specific projects identified in the Plan.” This statement is copy pasted from the OCP. You don’t have to do this just because there is a suggestion for it in the OCP. The OCP is full of contradictions like this. I could spend an entire weekend outlining them all but I doubt anyone will listen. I think it’s time the OCP is redone altogether or at minimum amended to preserve bylaw 211. We need to support local food production, not run it out of town. It’s in contradiction to our climate action plan.</p>
22 November 21		
April Lowe		
	VOTES	
	1	<p>Keep Garibaldi Estates as a Legacy Neighbourhood</p> <ul style="list-style-type: none"> • <p>The lands in Garibaldi Estates are currently protected under the Veterans Land Act. Current council members see this as an outdated bylaw. We need to protect this land as it adds to the diversity of housing and properties currently available to residents of Squamish. In addition, it was the protection of these lands that prompted residents to purchase in this area.</p>

IDEAS

Garibaldi Estates Neighbourhood Vision

22 November 21	
Adriana	
VOTES	1
	<p>Is the optimal density the highest density? Increasing density should result in projects that are a good fit for a neighbourhood.</p> <p>I understand that neighbourhood change is a constant in most towns in BC, especially coastal communities close to larger metropolitan areas. In an established neighbourhood such as Garibaldi Estates, my vision for the right density involves a neighbourhood densification project where:</p> <ul style="list-style-type: none"> • The growth in Garibaldi Estates reflects the design character of the existing neighbourhood, example homes with coach houses over a garage, even in locations without a lane; homes that have a basement suite and a coach house; duplexes. • There must be off-street parking, pedestrian and bike paths. If multi unit growth is to occur, it should: • Occur from the highway/commercial area and spread incrementally, and does not 'burst' into neighbourhood streets many blocks from the highway; • Be designed in such a way that does not look like cloning (use of different materials and paying attention to location and design of entryways). • Reflect the character and height of adjacent properties (example new townhouse construction shouldn't tower over the older single family properties.) • The landscaping should be designed to create privacy from the street and adjacent properties.
29 November 21	
BillPaton	
VOTES	0
	<h3>Green roofs</h3> <p>With growth there are great opportunities for innovation that can CONTRIBUTE to the improvement to the neighbourhood. One idea that might address some of the concerns of vegetable growing, trees and cooling is green roofs. They look beautiful and address many of the concerns of residents listed here. Unfortunately I couldn't upload an image but search for "green roof" online and you will see lots of amazing examples.</p>

IDEAS

Garibaldi Estates Neighbourhood Vision

30 November 21

Swarburton

VOTES

0

OCP should be reviewed as we are no longer living in the same world we were 5 years ago when the public engagement was done

There are many ways to increase our 'green' and address our housing crisis: 1) Squamish should have had a Whistler style housing authority over a decade ago, when many of us already saw the need coming. 2) Building \$700k 1 bdrm condos and \$1 mil plus townhouses will NOT make housing more affordable for our residents. It will only make developers richer and bring in more people from elsewhere that our amenities, transportation and infrastructure cannot support. When a school vice principal and a union longshoreman cannot afford to buy a house even with a large downpayment, we have left the realm of market housing providing for the next generation of Squamish's own. 3) Increasing density in a valley with only one route of in/out access at this stage of the world climate crisis is irresponsible. We are at risk of tsunami level flooding, landslides, and the failing Barrier creating torrent river destruction that could ALL be triggered by a single earthquake which could happen AT ANY MOMENT. Not only is there the basics of egress and emergency access, but we have to consider any form of food security that might be salvagable. While I will acknowledge that many lots in the Estates are currently underutilized for food production, incentives and regulations could be established to vastly improve the output of this well drained, relatively sun-filled growing zone. Tax breaks or a centralized farming service for underused land could push us toward being self sufficient. 4) Single family homes and the like are built by Squamish general contractors, trades and suppliers, while multi-family developments are almost always owned/run by out of town, big city developers. This means the profits are not retained in our community, and often local trades and suppliers are underbid by Lower Mainland trades. This is a massive loss to the economic cycle of our community, as money retained locally is used to fuel all forms of other local business. 5) While I don't mean to threaten or alienate any SVGCC members and supporters, how can Planning and Council not be considering the golf course lands for development if all the other reasoning that has been stated is valid? Only a very limited and shrinking demographic utilizes the 145 acres of prime flat, highway-adjacent land. It is not 'park' or greenspace in a typical sense because my kids are not allowed to play on it. If the goal is really to increase the density drastically in the neighborhood there is no logical reason this should not be considered. Even if 9 holes remained, that is still over 70 acres available for a master planned, super eco Net-Zero, highly liveable community that doesn't destroy any part of the long-established neighborhood beside it. 6) I want to note that I am not opposed to all density in the Estates but I feel it needs to be done in a very well thought out manner that considers the existing residents and the investment we have made in this neighborhood. The type of infill that has occurred in the Buckley/Wilson Crescent neighborhood is tragic for existing residents and quite frankly just looks wrong. There is a better way to condense density to several key hubs close to commercial downtown and directly east of the highway.

Chetandeep Kaur

Subject: FW: Council Meeting today / Stage 2 Neighbourhood Plan Summary

From: Jill Dunnigan <jill@extremelycanadian.com>

Sent: Tuesday, January 11, 2022 7:35:30 AM

To: Council <Council@squamish.ca>

Subject: Council Meeting today / Stage 2 Neighbourhood Plan Summary

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Last night I received the DoS email regarding todays meeting and the link to Stage 2 Neighbourhood Plan Summary.

The data in the summary speaks for itself. All 296 pages of it. Even with the crazy short notice provided I was happy to read the report and I will attend the meeting today.

I hope that Squamish Council will respect the process and the data. Listen to residents of Squamish and not waste more time and money by extending Stage 2.

People have spoken and the data is there to back it up.

Best Regards

Jill



Jill Dunnigan / Owner

jill@extremelycanadian.com

Extremely Canadian

+1 604 938 9656 / Mobile [REDACTED]

Garibaldi Estates Neighbourhood Planning Process

The Garibaldi Estates Residents do not support the extension of the the Garibaldi Estates Planning process, Stage 2. The Planning Department set out the Terms, Conditions and Timeline of the Neighbourhood Planning process and although, as Residents, we did not feel this process was unbiased, fair or transparent, we respectfully followed the schedule and format and participated with good intent.

It comes as a shock that the Planning Department should request “*additional time for a deeper level of in-person engagement*” and vaguely suggest some groups were “*not significantly represented.*” I think what they really meant to say is that they don’t like the results.

The Planning Department has acquired enormous amounts of data, from their Open House meetings, their “LetsTalkSquamish” engagement platform, Resident’s Petition and Resident’s Townhall meeting. The message from Residents is LOUD & CLEAR.

The suggestion to extend and create small group discussions is precisely what concerned Residents at the DOS Open houses and is what caused Residents to lose trust in the process. It also begs the question, what possible knowledge could they expect to gain that they don’t already have?

Creating small groups would potentially allow the DOS to cherry pick persons, groups or businesses with opinions that support rescinding Bylaw 211 and densification further eroding the trust in the Planning process.

If the DOS grants an extension and spends another \$30,000.00 and still don’t get the results they want, what then? Enough is enough, the Planning Department has done their due diligence, you have the results, let’s move along.

Sincerely

Paul Kindree



Garibaldi Estates Neighbourhood Plan

Context and Visioning Open House

September, 2021

Introduction

Planning Staff

- Matt Gunn
- Jessie Fletcher
- Jonas Velaniskis
- Aja Philip
- Kerry Hamilton
- Bryan Daly
- Vrish Prahalad

Engineering Staff

- Dave Marrow
- Dora Gunn

Economic Development Staff

- Kate Mulligan
- Alicia Woodside

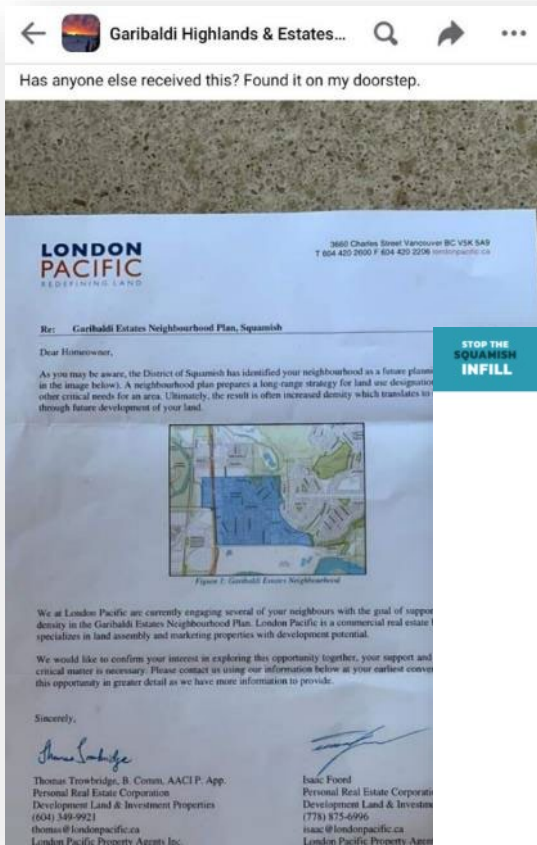
Thank You

Squamish Baptist Church for hosting this meeting

Acknowledgment

We acknowledge that we are meeting on, and in regards to, the unceded traditional territories of the Squamish Nation, ƛwɁwú7mesh Úxwumixw and Tsleil-Waututh Nation, əlilwətaʔ.

Community Concern



STOP THE SQUAMISH INFILL

LATEST NEWS **WHAT IS GOING ON?** **WHAT YOU CAN DO?** **SIGN THE PETITION**

Latest News: Stay Informed!

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August 25, 2021

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This comes on the heels of a numbered company 1191381B.C. LTD. recently purchasing three adjoining, fully developed properties with beautiful homes, (2190, 2220 & 2246 Read Crescent), with the likely intention of demolishing the homes to redevelop.

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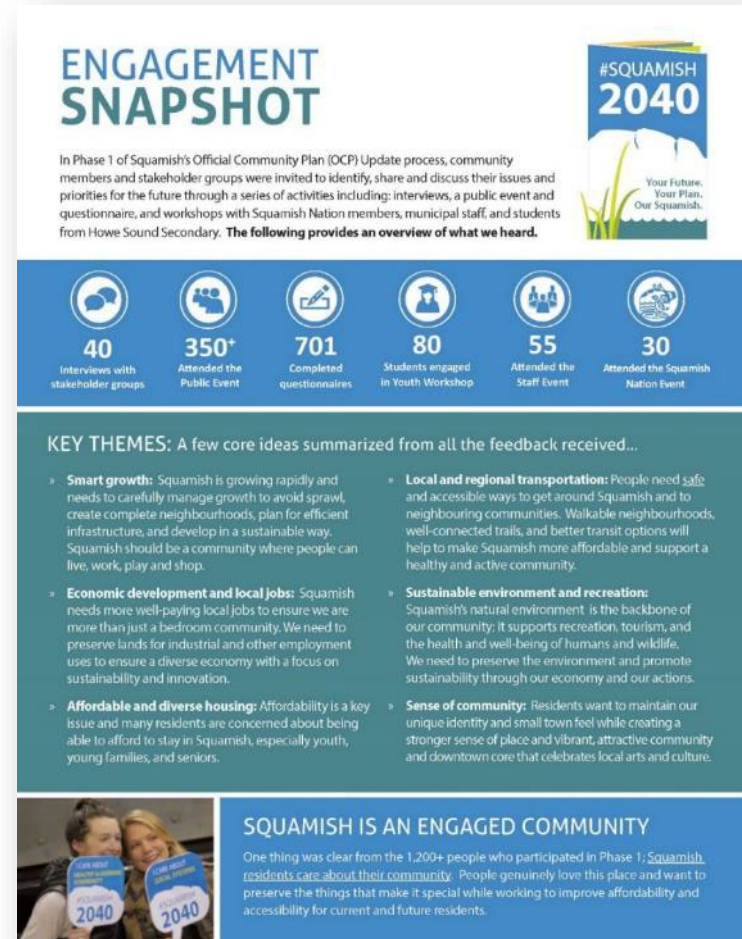
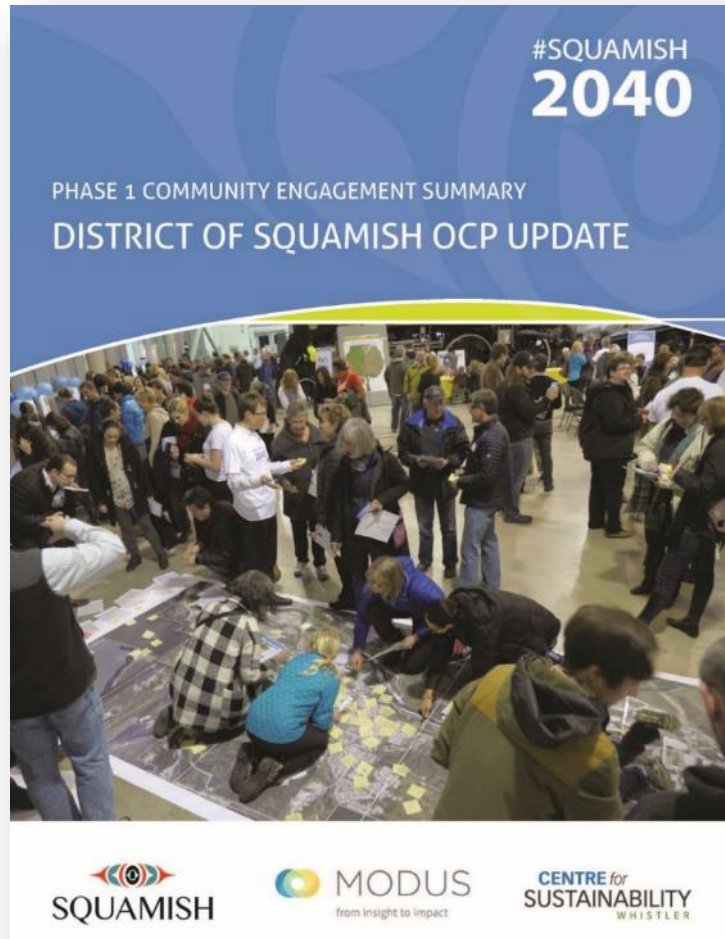
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here, are not vested in the community, do not is soccer or belong to the volunteer fire department, In doing so they will drive up prices, increase our neighbourhood. It also seems very foolish to direct the time, effort and taxpayers money on a neighbourhood ourhood doesn't want. Unfortunately, no one from the

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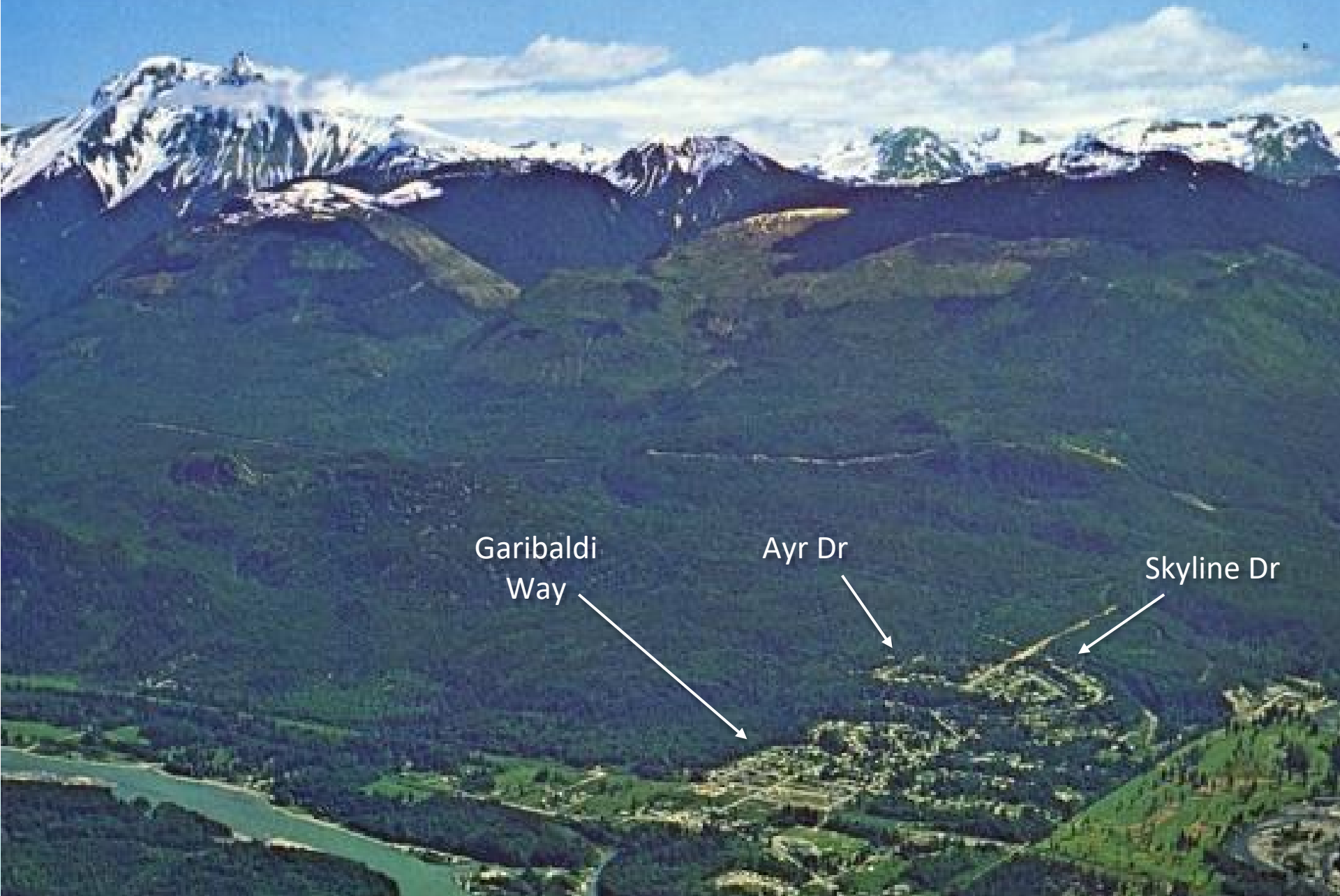
Garibaldi Estates Residents

Official Community Plan

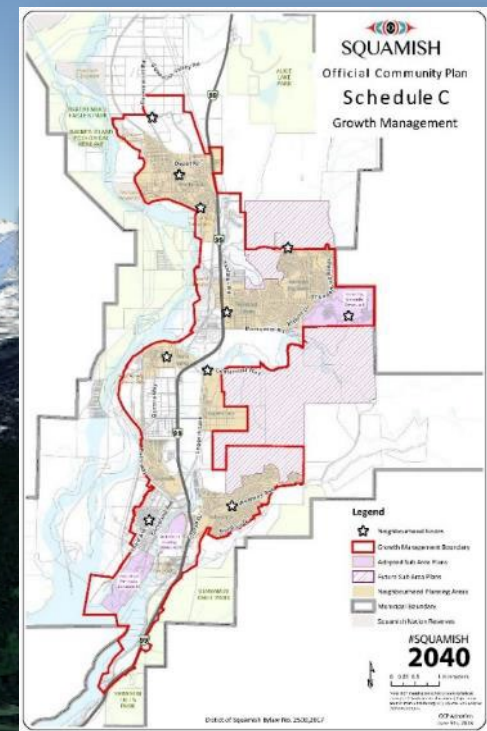
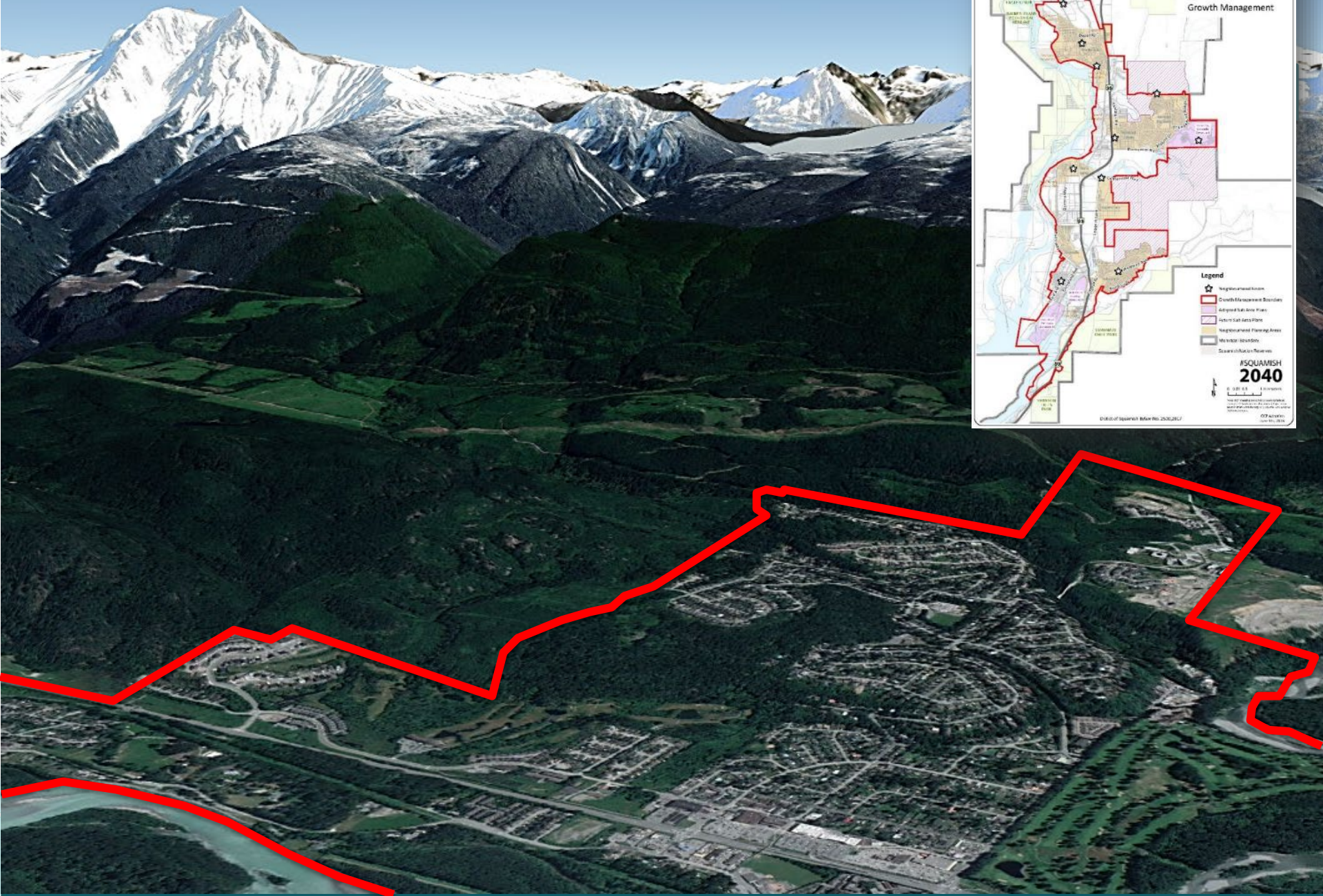


Vision, Goals, Objective, Policies

Garibaldi Estates and Garibaldi Highlands 1971



Growth Management



Good Local Jobs



**Growing local jobs requires
increased employment space and
more diverse housing**

Housing

Diverse + Affordable Housing

12

With a local housing market increasingly connected to Metro Vancouver, Squamish housing costs have continued to rise. A growing affordability gap disproportionately affects low to moderate-income residents and vulnerable populations, and can exacerbate issues such as poverty and food insecurity, with particular concern for children and youth in core affected groups. Housing also impacts the community's ability to attract and retain employees to sustain a vibrant economy.

More than a third of Sq homeowners and over Squamish renters spend more than 30% of their total tax household income on housing.

Housing is considered affordable when 30 percent or less of a household's gross income goes towards paying for housing costs. More than a third of Squamish homeowners and over half of Squamish renters spend more than 30% of their total before-tax household income on housing (considered unaffordable), putting them in core housing need.

While progress has been made in expanding secondary suite options, few secured affordable or purpose-built rental units have been constructed over the last decade. There are very few to no rental vacancies. Greater coordinated action is needed to substantively address affordability across the entire housing continuum and to ensure affordable housing creation goes hand-in-hand with growth. The housing continuum ranges from non-market temporary housing (emergency shelter) through transitional and supportive housing, to independent subsidized and affordable rental, and permanent market rental and ownership housing (Figure 12-1). The District will work with community partners on a 'Housing First' approach to resolve homelessness in Squamish.

This OCP builds on the Squamish Affordable Housing Framework (2014) and advances final policy recommendations of the Squamish Housing Task Force (2014), and the Squamish Integrated Housing Solutions Group (2017). The plan contributes to an overall vision for a diverse mix of affordable housing in the District, to be expedited and achieved through local housing programs and partnerships. Direct District action is primarily focused on the affordable rental and modest market sector of the local housing continuum, while facilitating and supporting partnerships for the creation of non-market supportive housing by local housing organizations and agencies.

District of Squamish Official Community Plan Bylaw 2500, 2017 "Schedule A"



Figure 12-1. Squamish Housing Continuum

Housing diversity is needed to accommodate a range of needs and life stages. Currently the local housing stock is predominantly made up of single detached homes, although its overall proportion has decreased since 2001, and the proportion of attached housing (duplex, townhomes and apartments) is on the rise. The District's relatively young, working-age population, and the number of households with children, is driving the need for family-friendly housing. Multigenerational and senior housing options are also needed, as well as flexible housing forms that can accommodate live-work options where appropriate. The District seeks to achieve a greater range of medium-density housing forms to address what is known as the 'missing middle' (Figure 12-2).



Figure 12-2 Missing Middle Housing Forms [www.missingmiddlehousing.org]

INCLUSIVE HOUSING MIX + DIVERSITY

12.1 Objectives

- Provide a range and mix of housing options for residents of all ages, incomes and abilities.
- Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options within each development and neighbourhood.

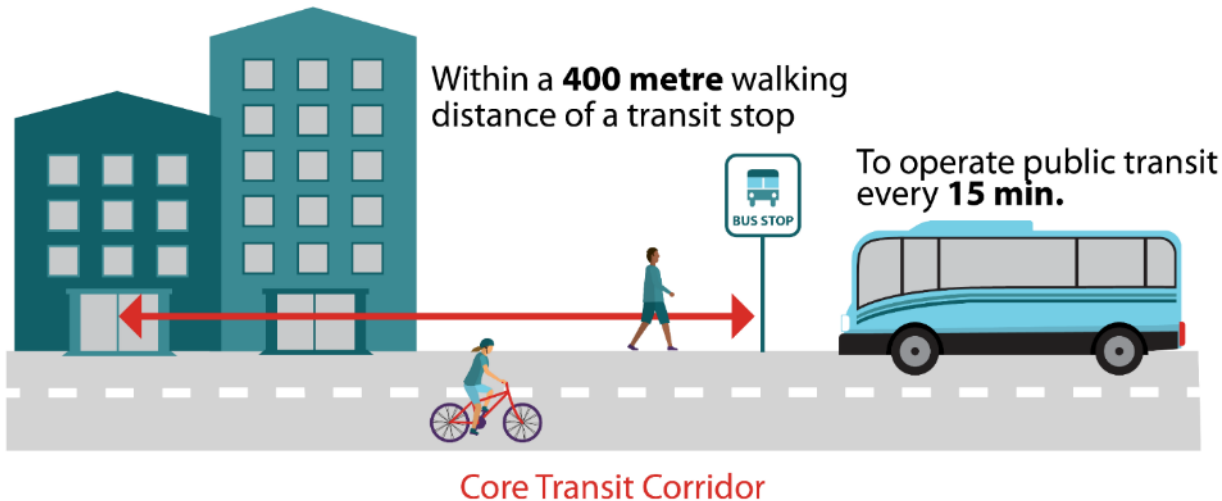
District of Squamish Official Community Plan Bylaw 2500, 2017 "Schedule A"

- Critical issue
- Many factors
- Support increases supply
- Restrictive zoning
 - Major contributor to supply shortage
- Key available strategy
 - Increase supply through diversity

Transportation

Building Faster, More Efficient Public Transportation

We need **3,500**
people and jobs per 1 km²



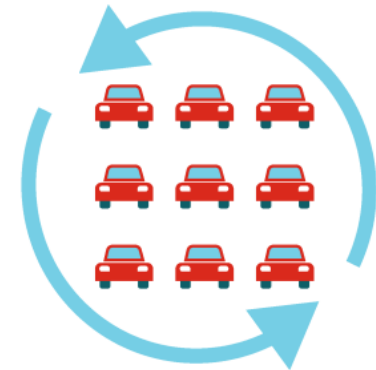
- Walkable neighbourhoods & effective transit
 - Benefits
- Challenges in small town
 - Strategic
- Opportunity to increase appeal
 - 15 minute service
 - Core Transit Network
- 3,500 people/or jobs/km²
 - **HIGHER = better**

Community Climate Action Plan

BIG MOVES



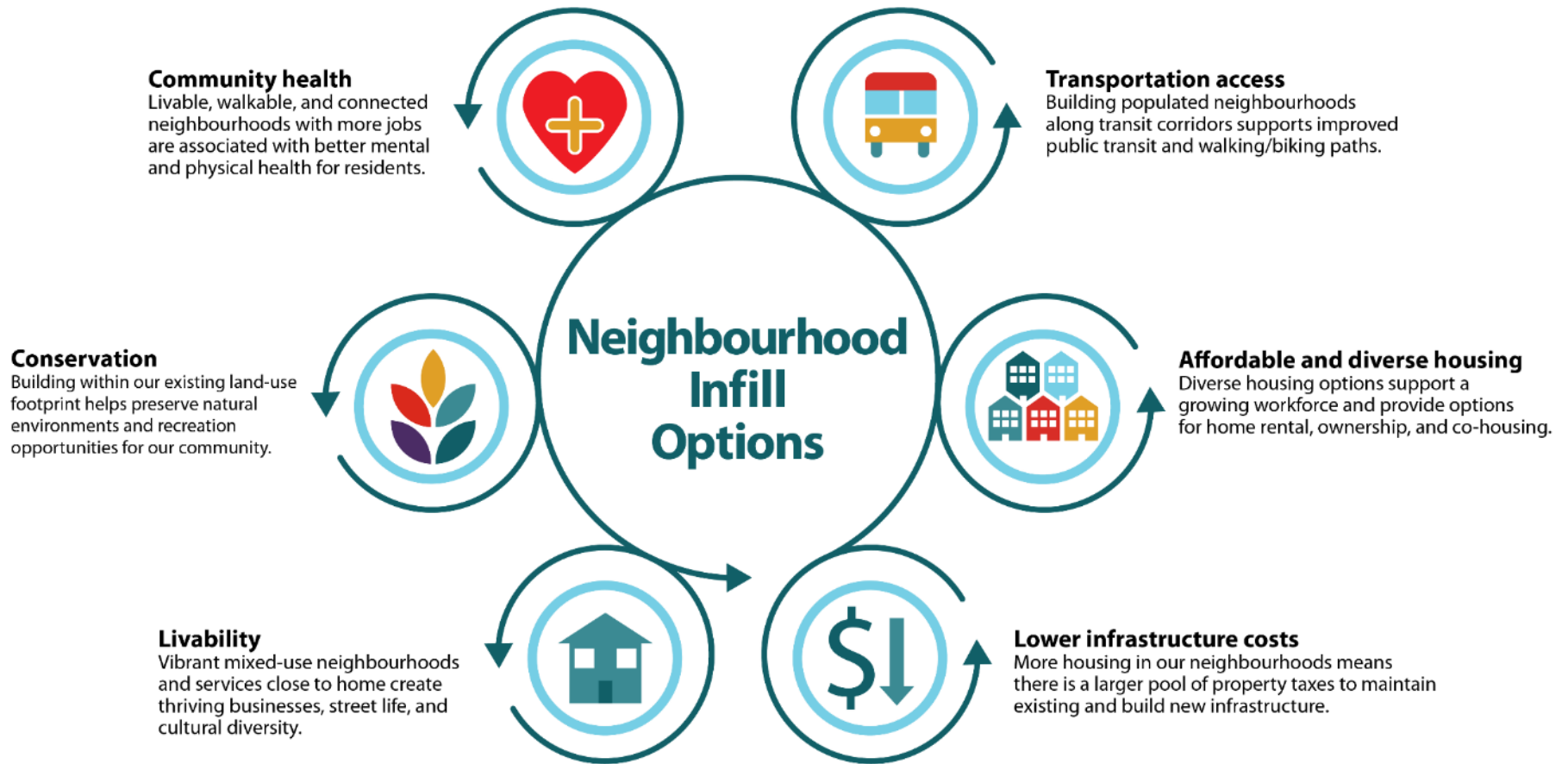
GOAL: Reduce our emissions by
38,300 Tonnes CO₂e per year
by 2030



Equivalent to:
2.3 million round trips
from Squamish to Vancouver.

- Climate Crisis
- Improve urban form
 - Compact communities that enable active transportation and transit
- Infill development along the core transit network,
 - Housing forms such as plexes and row housing

Neighbourhood Infill



Alternative (Sprawl) -> Not supported

Garibaldi Estates



OCP Direction

- Central Location
- Core Transit Network
- Highway
- Established Commercial Hub
- Topography/Flood Hazard
- Large Parcels

What is Infill? Missing Middle



Accessory Dwelling Unit



Small Lot Single Family



Duplex



Triplex



Cottage Conversion



Fourplex/Multiplex



Townhouse/Fee Simple



Low Rise Apartment



Mixed Use Apartment

Project Timeline

✓ Spring - Summer 2021: Project Initiation (Stage 1)

- Project kick-off, initial research, and presentation to Council

○ Fall 2021: Engagement Kick-Off (Stage 2)

- Initial open houses and online engagement launched

○ Winter - Spring 2022: Future Neighbourhood Scenarios (Stage 3)

- Open houses and online engagement on future neighbourhood scenarios

○ Spring 2022 – Winter 2023: Proposed Land Use and Policy Plan (Stage 4)

- Open houses and online engagement regarding the draft land use and policy plan

○ Winter - Spring 2023: Bylaw Adoption (Stage 5)

- Public hearing process and bylaw adoption

Planning Process

Current Stage

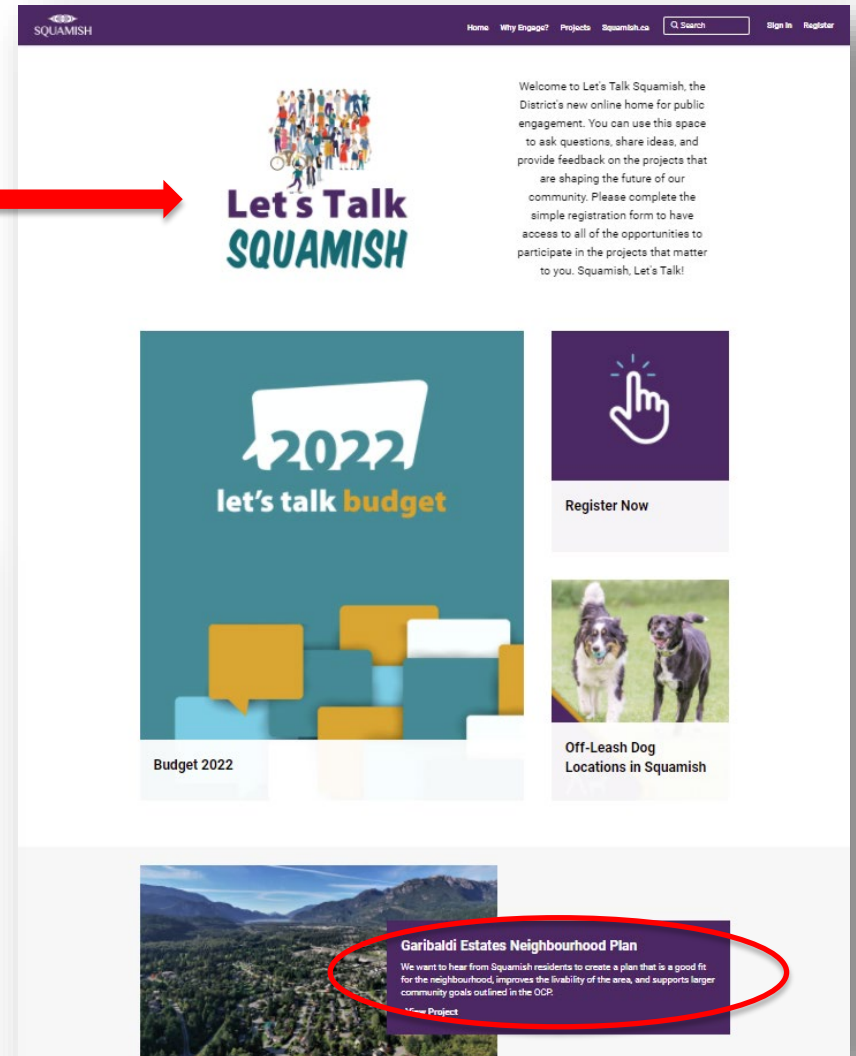
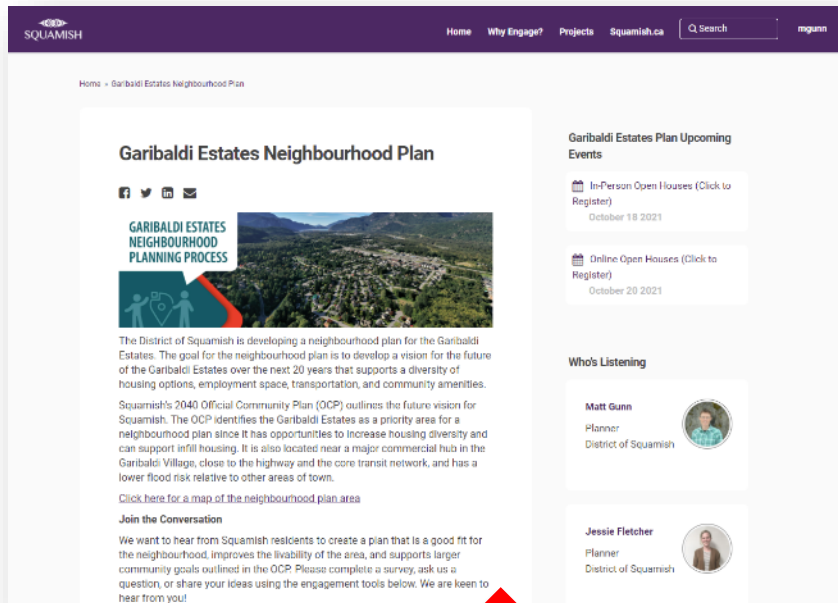
Background Research (Traffic)

Engagement

- Open Houses
- Survey
- Visioning
- Asset Mapping

Summary to Council
(January 2022)

LetsTalkSquamish.ca



Garibaldi Estates Neighbourhood Plan



GARIBALDI ESTATES NEIGHBOURHOOD PLANNING PROCESS



The District of Squamish is developing a neighbourhood plan for the Garibaldi Estates. The goal for the neighbourhood plan is to develop a vision for the future of the Garibaldi Estates over the next 20 years that supports a diversity of housing options, employment space, transportation, and community amenities.

Squamish's 2040 Official Community Plan (OCP) outlines the future vision for Squamish. The OCP identifies the Garibaldi Estates as a priority area for a neighbourhood plan since it has opportunities to increase housing diversity and can support infill housing. It is also located near a major commercial hub in the Garibaldi Village, close to the highway and the core transit network, and has a lower flood risk relative to other areas of town.

[Click here for a map of the neighbourhood plan area](#)

Join the Conversation

We want to hear from Squamish residents to create a plan that is a good fit for the neighbourhood, improves the livability of the area, and supports larger community goals outlined in the OCP. Please complete a survey, ask us a question, or share your ideas using the engagement tools below. We are keen to hear from you!

Join an Open House: Monday, October 18 or Wednesday, October 20

Capacity is limited at the in-person events. To register for one of the upcoming open houses follow the links below:

- In-person Open House: [Monday, October 18, 6:30-7:30 p.m.](#)
- In-person Open House: [Monday, October 18, 8-9 p.m.](#)
- Online Open House: [Wednesday, October 20, 3-4:30 p.m.](#)
- Online Open House: [Wednesday, October 20, 7-8:30 p.m.](#)

[Take a Survey](#)
[Ask a Question](#)
[Mark the Map](#)
[Share Your Vision & Ideas](#)
[Background Information](#)

Garibaldi Estates Housing Survey

We want to hear from you about what types of neighbourhood infill housing types could be considered in the Garibaldi Estates in the future.

[REGISTER](#)
[for Let's Talk Squamish](#)

Garibaldi Estates Plan Upcoming Events

 In-Person Open Houses (Click to Register)
October 18 2021

 Online Open Houses (Click to Register)
October 20 2021

Who's Listening

Matt Gunn

Planner
District of Squamish



Jessie Fletcher

Planner
District of Squamish



STAY INFORMED

Subscribe for project updates

[SUBSCRIBE](#)

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Garibaldi Estates Housing Survey

We want to hear from you about what types of neighbourhood infill housing types could be considered in the Garibaldi Estates in the future.

[TAKE SURVEY](#)

Garibaldi Estates Transportation & Amenities Survey

We want to hear from you about the future of transportation, amenities, and services in the Garibaldi Estates.

[TAKE SURVEY](#)

Garibaldi Estates Employment Space Survey

We want to hear from business owners in Squamish about employment space in our community.

[TAKE SURVEY](#)

Garibaldi Estates Housing Survey

Survey starts

Finish

All fields marked with an asterisk (*) are required.

Neighbourhood Infill Housing Styles

Many different housing styles could be supported through neighbourhood infill in the Garibaldi Estates area. Please let us know how appropriate you think the following housing styles are as infill options for the Garibaldi Estates neighbourhood in the coming decades.

6. Small Lot Single Family

A single family dwelling (house) built on of a parcel of land that is smaller in size than a typical single family homes. In Squamish, small lot single family zoning has a minimum parcel size that is 1/3 of the typical single family zone and a minimum width that is half the typical single family zone. Some examples of areas in Squamish with this type of housing include Hospital Hill and Amblespath.



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.*

[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)

Have a question? Ask us here.

Do you have a question about this project? Please ask us here.

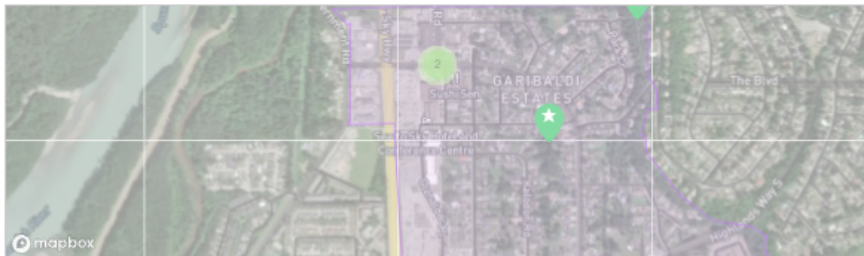
- Your question will be public once we have answered it. We may respond privately if your question contains personal information.
- Questions that do not contribute to a safe and respectful space for others, or are unrelated to this topic, will not be answered. Please review our [moderation policy](#).

☐ I agree to the [Terms of Use](#) and [Privacy Policy](#) for using Engagement HQ



Interactive Map

25 days



We want to know how you see your current neighbourhood. This map highlights the boundary for the Garibaldi Estates Neighbourhood Plan.

Click on the map and then click 'Add Pin' (from the menu on the left). Drag the pins onto the map to indicate the following:

Great Places: *What areas do you love?*

- For example: parks and recreation areas, bike paths, shops or restaurants, street trees.

Potential Improvements: *What could be better?*

- For example: upgrades to roads, sidewalks or bike lanes, transit improvements, new shops and services, new parks, playgrounds or community gardens.

Housing Diversity: *Where is neighbourhood infill suitable?*

- Examples of additional housing diversity could include:
 - small lot single family;
 - duplex, triplex, fourplex, multiplex;
 - cottage clusters, courtyard apartment;
 - townhouse, fee-simple row housing;
 - low-rise apartments or mixed use building.
- Learn more about these housing examples on the [Housing Background page](#).

Don't forget to provide details in the comments; tell us why you added the pins you did!

- Your ideas will be public once they have been reviewed.
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GO TO MAP

Great Places

- What areas to you love?

Potential Improvements

- What could be better?

Housing Diversity

- Where is neighbourhood infill suitable?

+

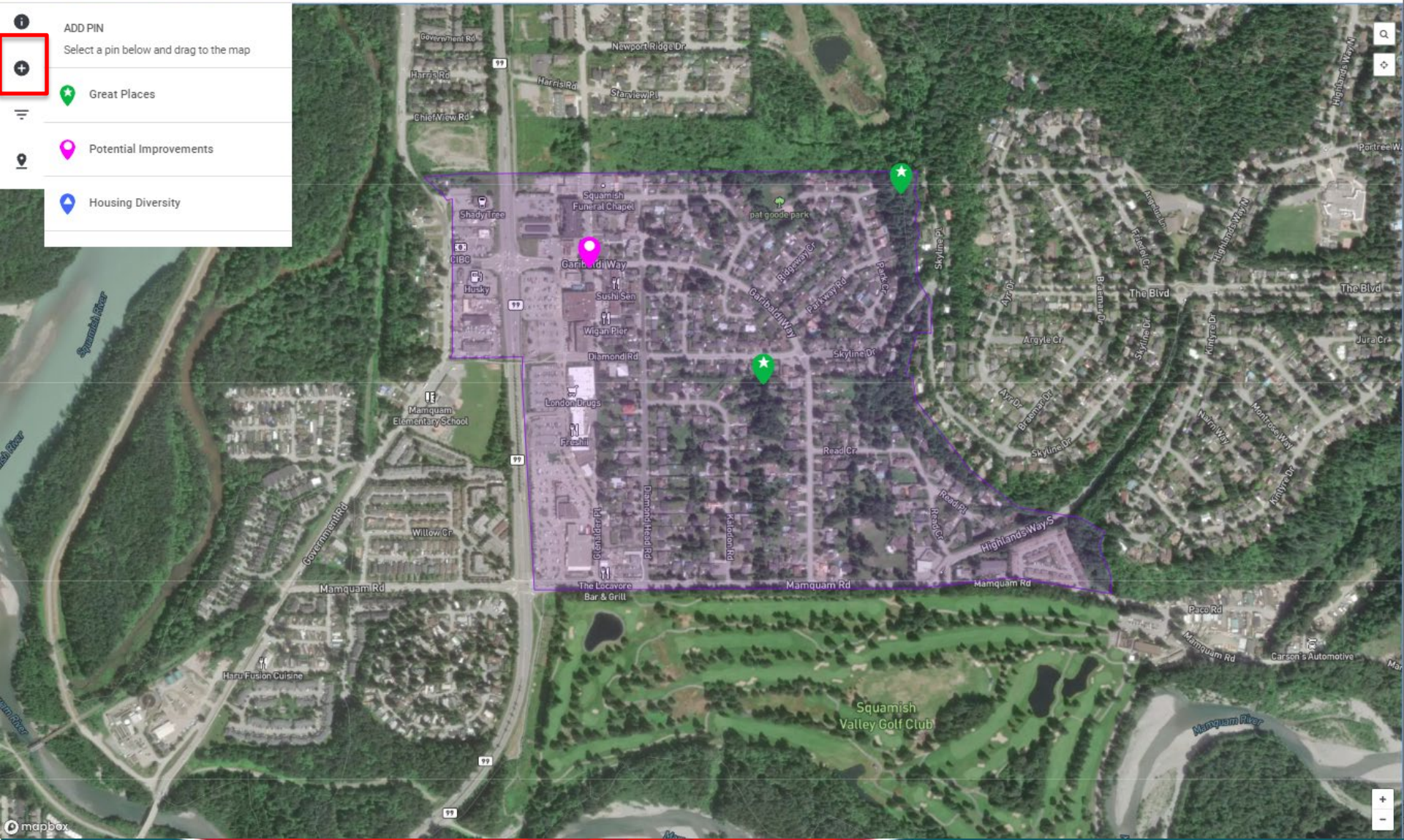
ADD PIN

Select a pin below and drag to the map

Great Places

Potential Improvements

Housing Diversity



[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)

Garibaldi Estates Neighbourhood Vision

16 days ago

We'd like to hear your vision and ideas for the future of the Garibaldi Estates as a healthy, resilient, connected, engaged and liveable neighbourhood. **Question: In 2040 the Garibaldi Estates will be _____ .**

- Your ideas will be public once they have been reviewed.
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- Please share your thoughts with comments or images.

The deadline for submissions to this activity in Stage 2 of the process is November 4th, 2021.



Add your idea



Anastasia

9 days ago

More connectivity to commercial hub for bikes and pedestrians

Even though Garibaldi Estate is so close to a commercial hub, you need to go all the way around to get to the plaza from either Mamourah rd. or Diamond

0 Comment

1

[View All Ideas](#)

Examples:

- How will you get around?
- Where will you complete day to day tasks?
- Where will you meet your friends and neighbours?
- Where will kids meet to play?

Must be registered



SQUAMISH

Garibaldi Estates Neighbourhood Vision

01

IDEA

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Search for ideas

Sort by [Discover...](#)

Preview



mgunn

Now

Improve Sidewalks

Better sidewalks would improve safety and walkability



mgunn

Now

Improve Sidewalks

17/140

Better sidewalks would improve safety and walkability



UPLOAD IMAGE

ADD IDEA

CANCEL

[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)

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0 Comment

1

[View All Ideas](#)

- Ideas for comments regarding the neighbourhood
- Respond to others
- Transparent and interactive

TRY IT TONIGHT

LetsTalkSquamish.ca



SQUAMISH

Stage 2 Input

- LetsTalkSquamish.ca
- Private email – mgunn@squamish.ca
- Deadline: November 15th
- Online Workshop: Wednesday, Oct 20

Question & Answer

- Four stations
 - Housing
 - Transportation
 - Employment Space
 - Neighbourhood Amenities & Process
- Hard Copy Surveys
- Hard Copy Vision & Ideas
- LetsTalkSquamish.ca
 - iPad
- Close at 7:30



Garibaldi Estates Neighbourhood Plan

Context and Visioning Open House

October, 2021

Housekeeping

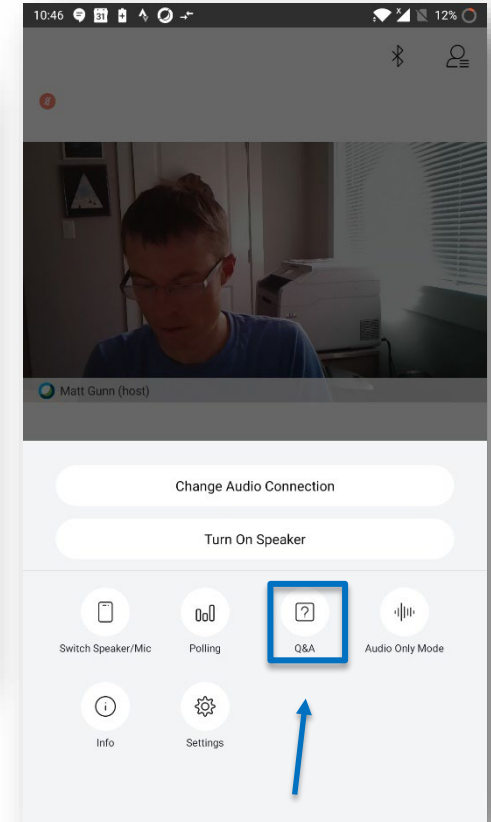
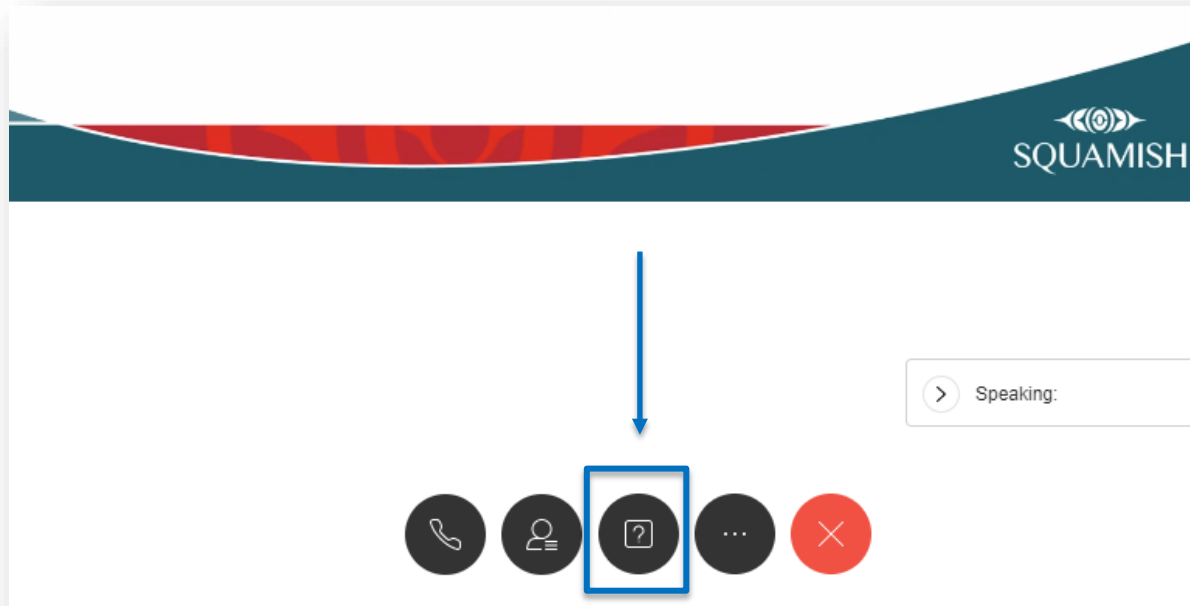
Participants' video and audio set to muted

Technical Support

Email: aphilp@squamish.ca

Call: 604-781-5015

Using the Q&A Feature



1. Click on the button that has the ? (question mark) icon
2. On the Q&A menu, select "**All Panelists**" to submit your question
3. Type Question and Press Entre

Agenda & Introduction

- OCP Context
- LetsTalkSquamish
- Process
- Question & Answer

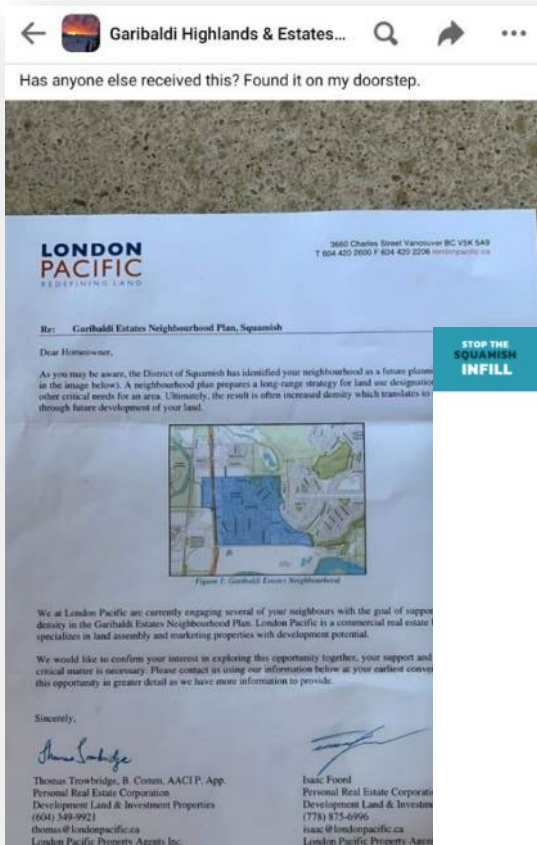
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Community Concern



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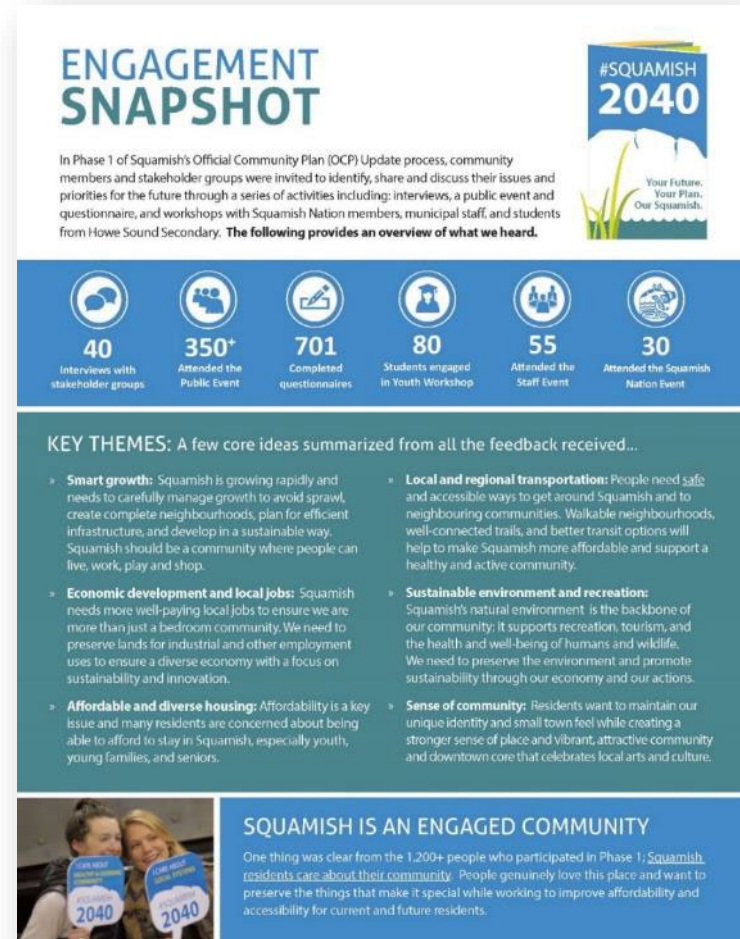
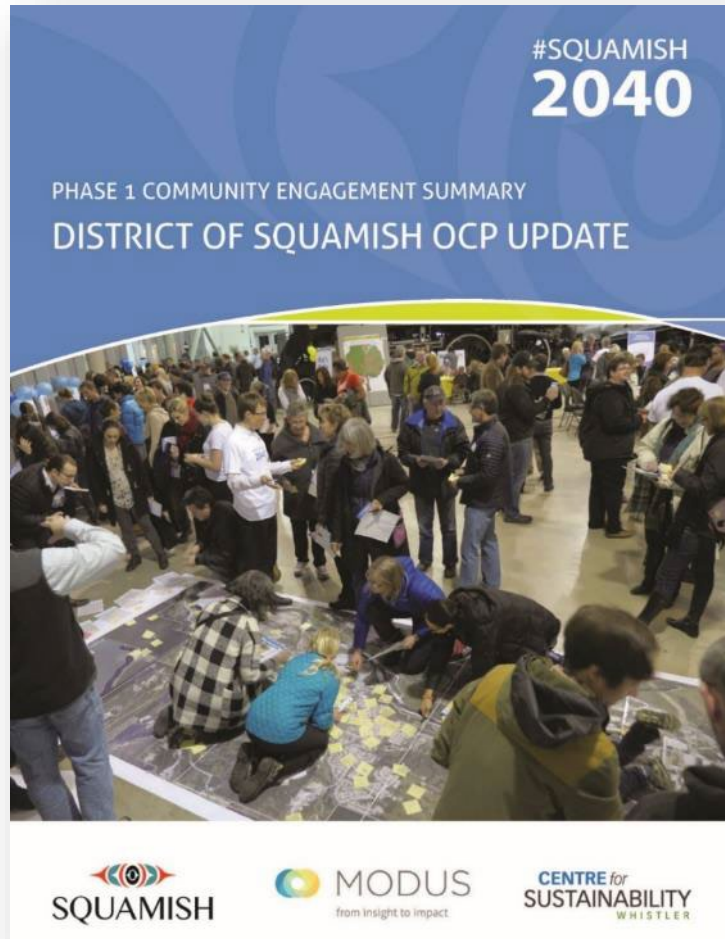
Garibaldi Estates Residents

Technical Support

Email: aphilp@squamish.ca

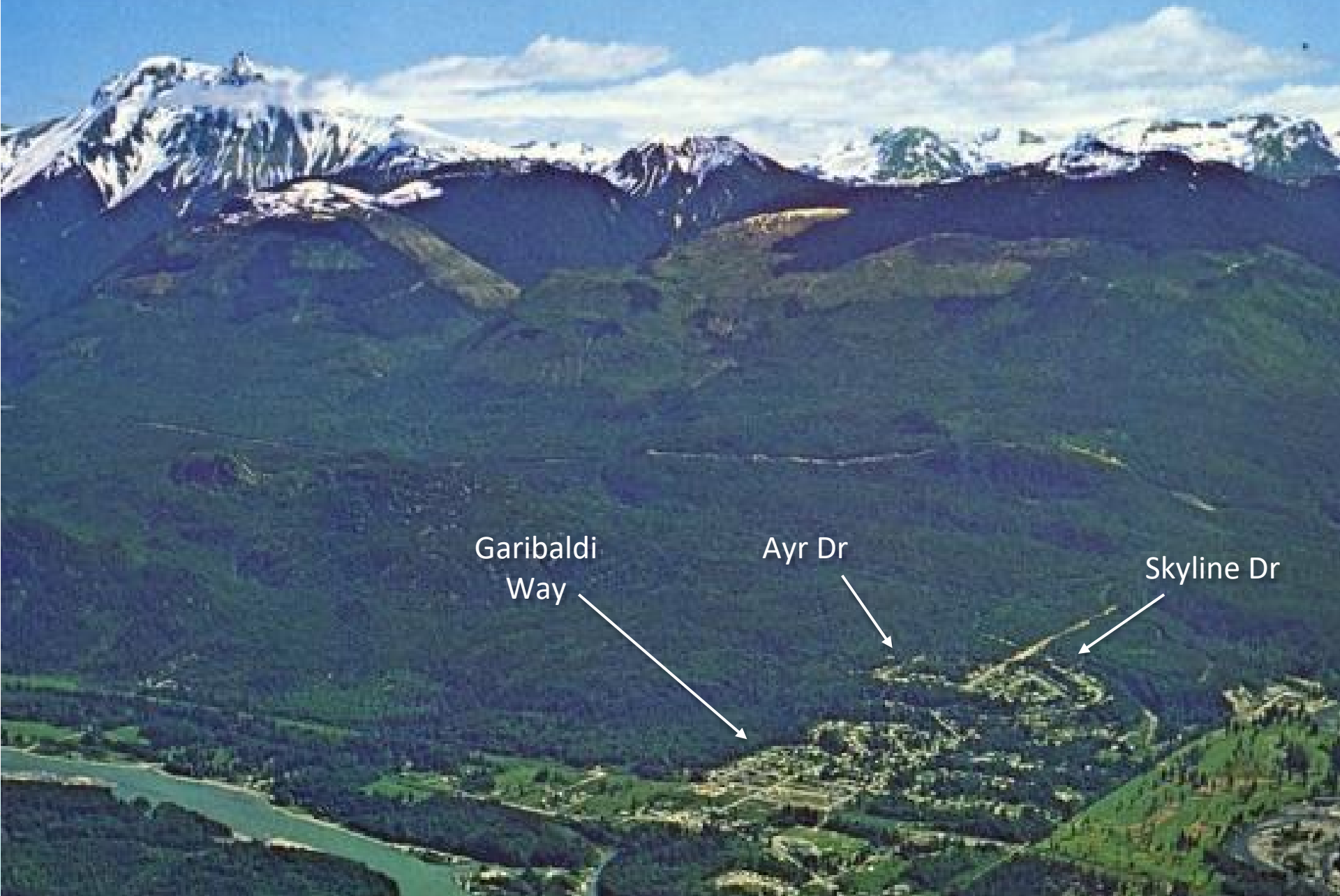
Call: 604-815-5096

Official Community Plan

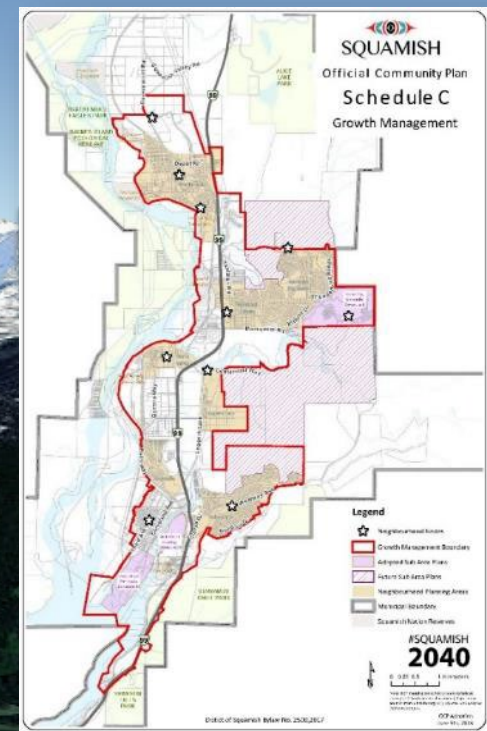
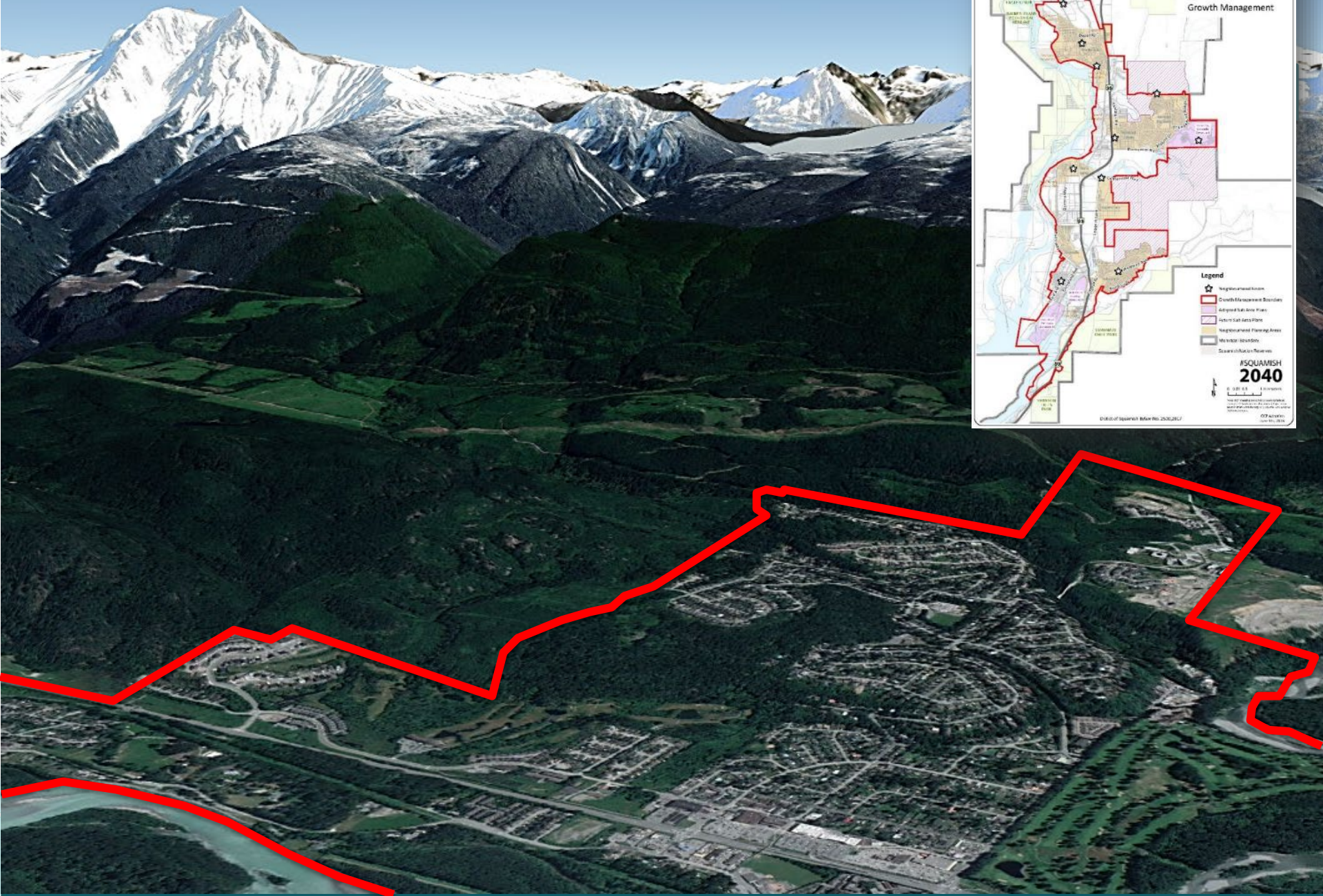


Vision, Goals, Objective, Policies

Garibaldi Estates and Garibaldi Highlands 1971



Growth Management



Good Local Jobs



**Growing local jobs requires
increased employment space and
more diverse housing**

Housing

Diverse + Affordable Housing

12

With a local housing market increasingly connected to Metro Vancouver, Squamish housing costs have continued to rise. A growing affordability gap disproportionately affects low to moderate-income residents and vulnerable populations, and can exacerbate issues such as poverty and food insecurity, with particular concern for children and youth in core affected groups. Housing also impacts the community's ability to attract and retain employees to sustain a vibrant economy.

More than a third of Squamish homeowners and over 30% of their total tax household income

Housing is considered affordable when 30 percent or less of a household's gross income goes towards paying for housing costs. More than a third of Squamish homeowners and over half of Squamish renters spend more than 30% of their total before-tax household income on housing (considered unaffordable), putting them in core housing need.

While progress has been made in expanding secondary suite options, few secured affordable or purpose-built rental units have been constructed over the last decade. There are very few to no rental vacancies. Greater coordinated action is needed to substantively address affordability across the entire housing continuum and to ensure affordable housing creation goes hand-in-hand with growth. The housing continuum ranges from non-market temporary housing (emergency shelter) through transitional and supportive housing, to independent subsidized and affordable rental, and permanent market rental and ownership housing (Figure 12-1). The District will work with community partners on a 'Housing First' approach to resolve homelessness in Squamish.

This OCP builds on the Squamish Affordable Housing Framework (2014) and advances final policy recommendations of the Squamish Housing Task Force (2014), and the Squamish Integrated Housing Solutions Group (2017). The plan contributes to an overall vision for a diverse mix of affordable housing in the District, to be expedited and achieved through local housing programs and partnerships. Direct District action is primarily focused on the affordable rental and modest market sector of the local housing continuum, while facilitating and supporting partnerships for the creation of non-market supportive housing by local housing organizations and agencies.

District of Squamish Official Community Plan Bylaw 2500, 2017 "Schedule A"



Figure 12-1. Squamish Housing Continuum

Housing diversity is needed to accommodate a range of needs and life stages. Currently the local housing stock is predominantly made up of single detached homes, although its overall proportion has decreased since 2001, and the proportion of attached housing (duplex, townhomes and apartments) is on the rise. The District's relatively young, working-age population, and the number of households with children, is driving the need for family-friendly housing. Multigenerational and senior housing options are also needed, as well as flexible housing forms that can accommodate live-work options where appropriate. The District seeks to achieve a greater range of medium-density housing forms to address what is known as the 'missing middle' (Figure 12-2).



Figure 12-2 Missing Middle Housing Forms [www.missingmiddlehousing.org]

INCLUSIVE HOUSING MIX + DIVERSITY

12.1 Objectives

- Provide a range and mix of housing options for residents of all ages, incomes and abilities.
- Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options within each development and neighbourhood.

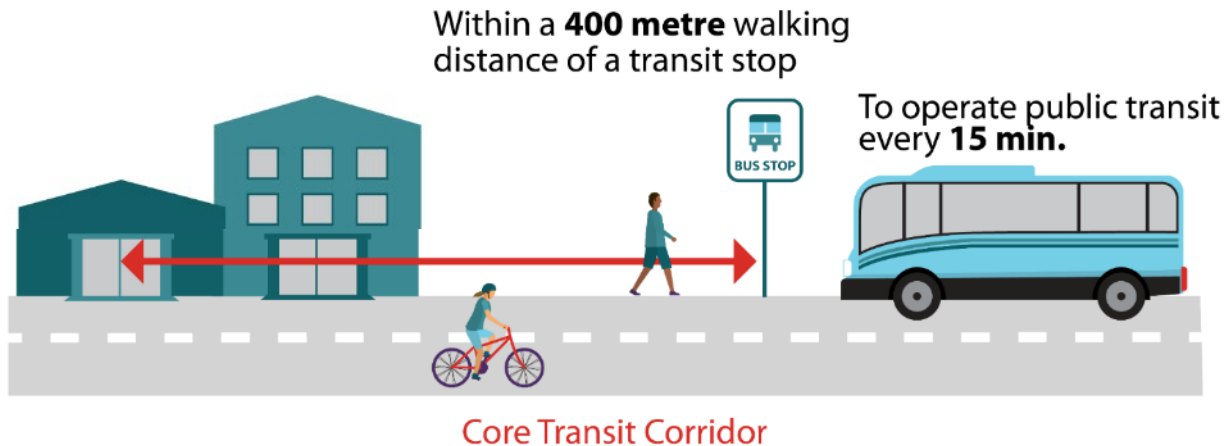
District of Squamish Official Community Plan Bylaw 2500, 2017 "Schedule A"

- Critical issue
- Many factors
- Support increases supply
- Restrictive zoning
 - Major contributor to supply shortage
- Key available strategy
 - Increase supply through diversity

Transportation

Building Faster, More Efficient Public Transportation

We need **3,500**
people and jobs per 1km²



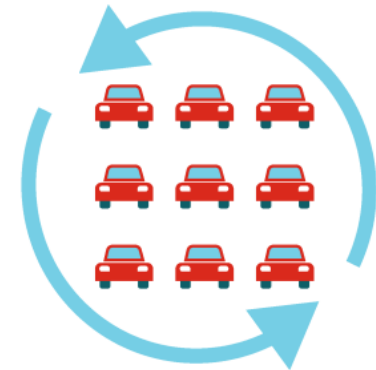
- Walkable neighbourhoods & effective transit
 - Benefits
- Challenges in small town
 - Strategic
- Opportunity to increase appeal
 - 15 minute service
 - Core Transit Network
 - Minimum 3,500 people/or jobs/km²

Community Climate Action Plan

BIG MOVES



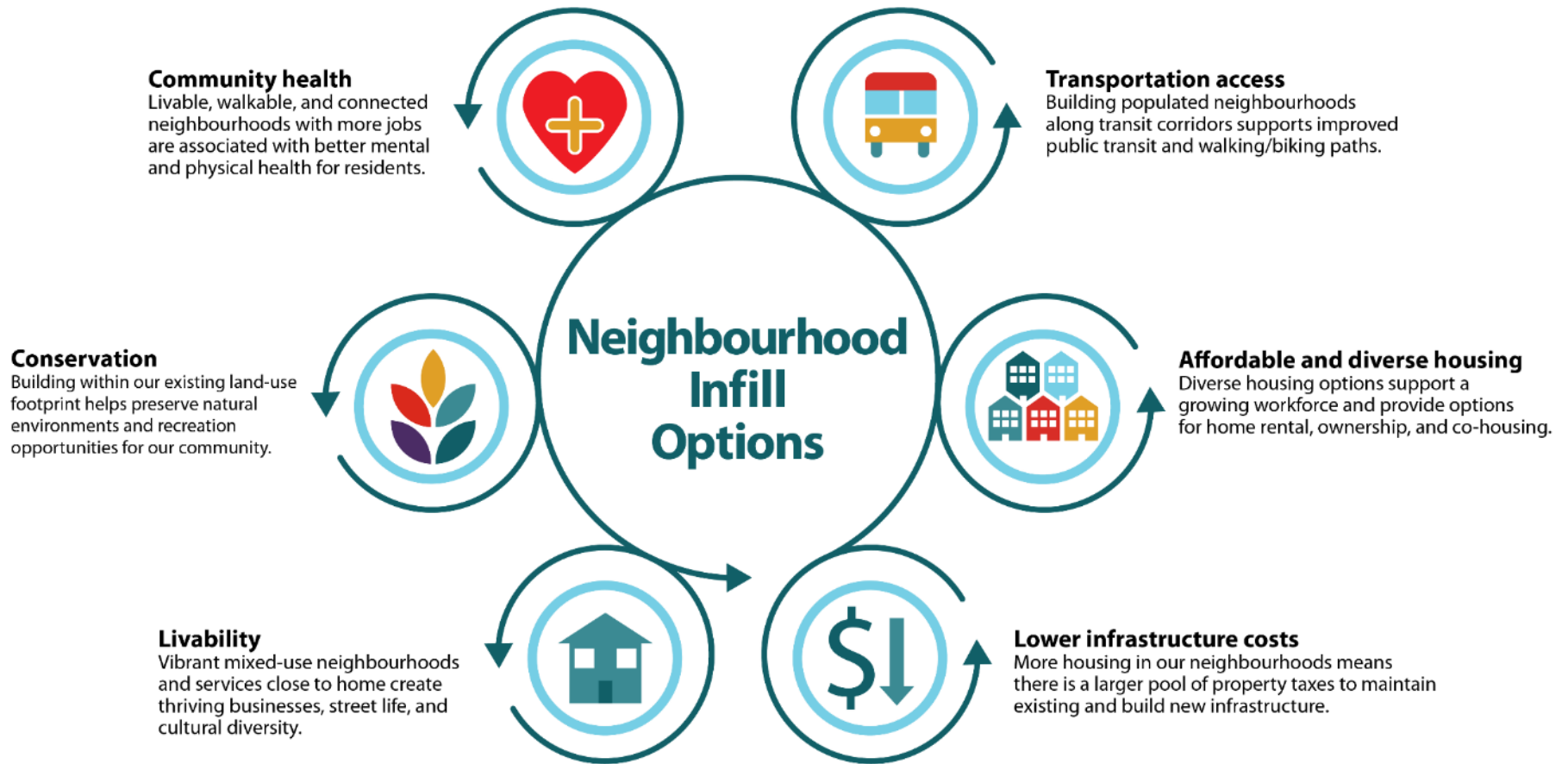
GOAL: Reduce our emissions by
38,300 Tonnes CO₂e per year
by 2030



Equivalent to:
2.3 million round trips
from Squamish to Vancouver.

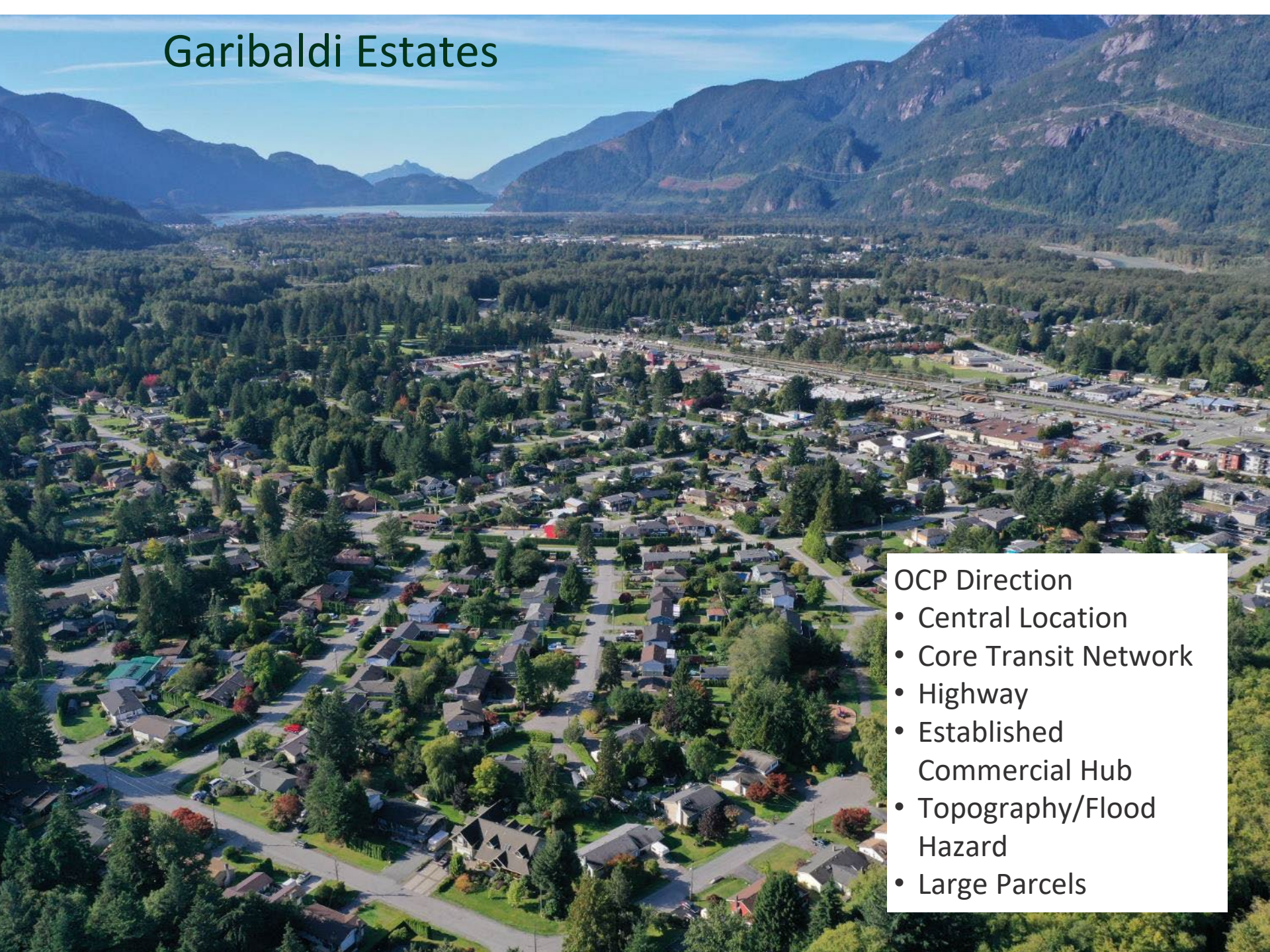
- Climate Crisis
- Improve urban form
 - Compact communities that enable active transportation and transit
- Infill development along the core transit network,
 - Housing forms such as plexes and row housing

Neighbourhood Infill



Alternative (Sprawl) -> Not supported

Garibaldi Estates



OCP Direction

- Central Location
- Core Transit Network
- Highway
- Established Commercial Hub
- Topography/Flood Hazard
- Large Parcels

What is Infill? Missing Middle



Accessory Dwelling Unit



Small Lot Single Family



Duplex



Triplex



Cottage Conversion



Fourplex/Multiplex



Townhouse/Feeder Simple



Low Rise Apartment



Mixed Use Apartment

Project Timeline

✓ Spring - Summer 2021: Project Initiation (Stage 1)

- Project kick-off, initial research, and presentation to Council

○ Fall 2021: Engagement Kick-Off (Stage 2)

- Initial open houses and online engagement launched

○ Winter - Spring 2022: Future Neighbourhood Scenarios (Stage 3)

- Open houses and online engagement on future neighbourhood scenarios

○ Spring 2022 – Winter 2023: Proposed Land Use and Policy Plan (Stage 4)

- Open houses and online engagement regarding the draft land use and policy plan

○ Winter - Spring 2023: Bylaw Adoption (Stage 5)

- Public hearing process and bylaw adoption

Planning Process

Current Stage

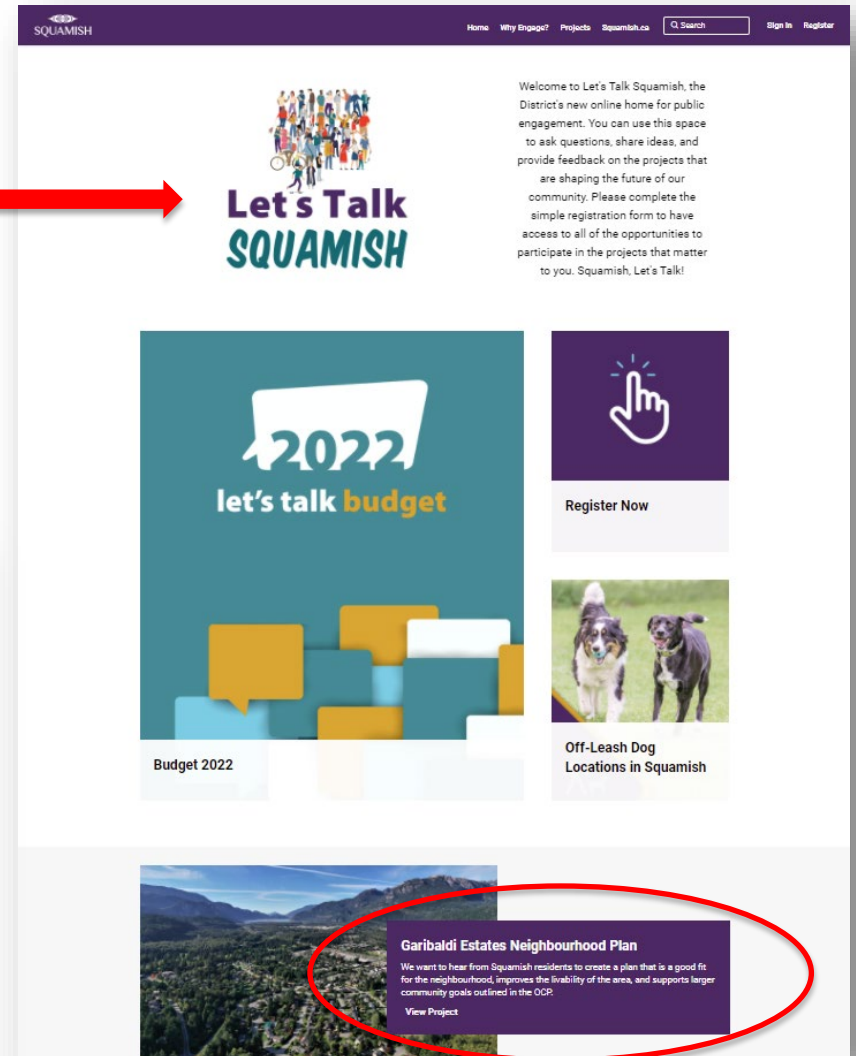
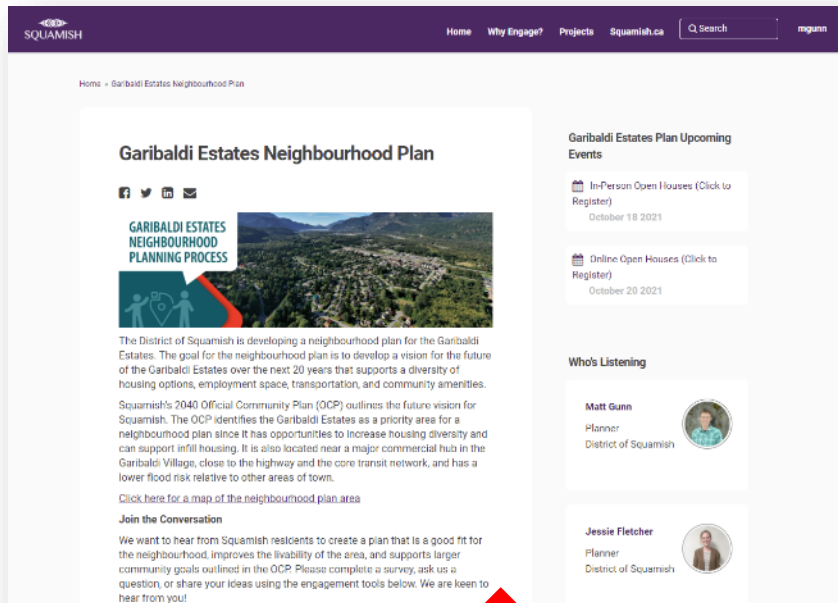
Background Research (Traffic)

Engagement

- Open Houses
- Survey
- Visioning
- Asset Mapping

Summary to Council
(January 2022)

LetsTalkSquamish.ca



Garibaldi Estates Neighbourhood Plan



GARIBALDI ESTATES NEIGHBOURHOOD PLANNING PROCESS



The District of Squamish is developing a neighbourhood plan for the Garibaldi Estates. The goal for the neighbourhood plan is to develop a vision for the future of the Garibaldi Estates over the next 20 years that supports a diversity of housing options, employment space, transportation, and community amenities.

Squamish's 2040 Official Community Plan (OCP) outlines the future vision for Squamish. The OCP identifies the Garibaldi Estates as a priority area for a neighbourhood plan since it has opportunities to increase housing diversity and can support infill housing. It is also located near a major commercial hub in the Garibaldi Village, close to the highway and the core transit network, and has a lower flood risk relative to other areas of town.

[Click here for a map of the neighbourhood plan area](#)

Join the Conversation

We want to hear from Squamish residents to create a plan that is a good fit for the neighbourhood, improves the livability of the area, and supports larger community goals outlined in the OCP. Please complete a survey, ask us a question, or share your ideas using the engagement tools below. We are keen to hear from you!

Join an Open House: Monday, October 18 or Wednesday, October 20

Capacity is limited at the in-person events. To register for one of the upcoming open houses follow the links below:

- In-person Open House: [Monday, October 18, 6:30-7:30 p.m.](#)
- In-person Open House: [Monday, October 18, 8-9 p.m.](#)
- Online Open House: [Wednesday, October 20, 3-4:30 p.m.](#)
- Online Open House: [Wednesday, October 20, 7-8:30 p.m.](#)

[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)

Garibaldi Estates Housing Survey

We want to hear from you about what types of neighbourhood infill housing types could be considered in the Garibaldi Estates in the future.

[REGISTER](#) for Let's Talk Squamish

Garibaldi Estates Plan Upcoming Events

In-Person Open Houses (Click to Register)
October 18 2021

Online Open Houses (Click to Register)
October 20 2021

Who's Listening

Matt Gunn

Planner
District of Squamish

**Jessie Fletcher**

Planner
District of Squamish



STAY INFORMED

Subscribe for project updates

[SUBSCRIBE](#)

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[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)

Garibaldi Estates Housing Survey

We want to hear from you about what types of neighbourhood infill housing types could be considered in the Garibaldi Estates in the future.

[TAKE SURVEY](#)

Garibaldi Estates Transportation & Amenities Survey

We want to hear from you about the future of transportation, amenities, and services in the Garibaldi Estates.

[TAKE SURVEY](#)

Garibaldi Estates Employment Space Survey

We want to hear from business owners in Squamish about employment space in our community.

[TAKE SURVEY](#)

Garibaldi Estates Housing Survey

Survey starts

Finish

All fields marked with an asterisk (*) are required.

Neighbourhood Infill Housing Styles

Many different housing styles could be supported through neighbourhood infill in the Garibaldi Estates area. Please let us know how appropriate you think the following housing styles are as infill options for the Garibaldi Estates neighbourhood in the coming decades.

6. Small Lot Single Family

A single family dwelling (house) built on of a parcel of land that is smaller in size than a typical single family homes. In Squamish, small lot single family zoning has a minimum parcel size that is 1/3 of the typical single family zone and a minimum width that is half the typical single family zone. Some examples of areas in Squamish with this type of housing include Hospital Hill and Amblespath.



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.*

[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)

Have a question? Ask us here.

Do you have a question about this project? Please ask us here.

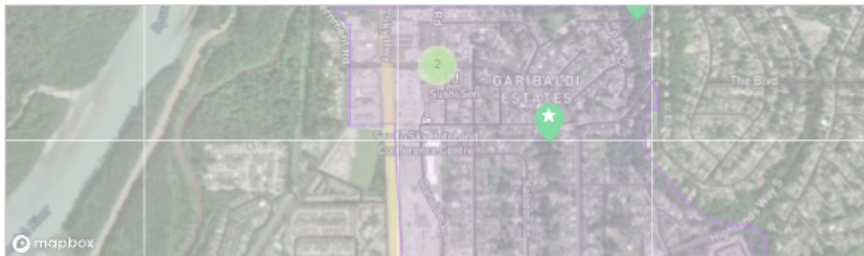
- Your question will be public once we have answered it. We may respond privately if your question contains personal information.
- Questions that do not contribute to a safe and respectful space for others, or are unrelated to this topic, will not be answered. Please review our [moderation policy](#).

☐ I agree to the [Terms of Use](#) and [Privacy Policy](#) for using Engagement HQ



Interactive Map

25 days



We want to know how you see your current neighbourhood. This map highlights the boundary for the Garibaldi Estates Neighbourhood Plan.

Click on the map and then click 'Add Pin' (from the menu on the left). Drag the pins onto the map to indicate the following:

Great Places: *What areas do you love?*

- For example: parks and recreation areas, bike paths, shops or restaurants, street trees.

Potential Improvements: *What could be better?*

- For example: upgrades to roads, sidewalks or bike lanes, transit improvements, new shops and services, new parks, playgrounds or community gardens.

Housing Diversity: *Where is neighbourhood infill suitable?*

- Examples of additional housing diversity could include:
 - small lot single family;
 - duplex, triplex, fourplex, multiplex;
 - cottage clusters, courtyard apartment;
 - townhouse, fee-simple row housing;
 - low-rise apartments or mixed use building.
- Learn more about these housing examples on the [Housing Background page](#).

Don't forget to provide details in the comments; tell us why you added the pins you did!

- Your ideas will be public once they have been reviewed.
 - Ideas that do not contribute to a safe and respectful space for others, or are unrelated to this topic, will not be posted.
- Please review our [moderation policy](#)

GO TO MAP

Great Places


- What areas to you love?

Potential Improvements

- What could be better?


Housing Diversity

- Where is neighbourhood infill suitable?




ADD PIN


Select a pin below and drag to the map



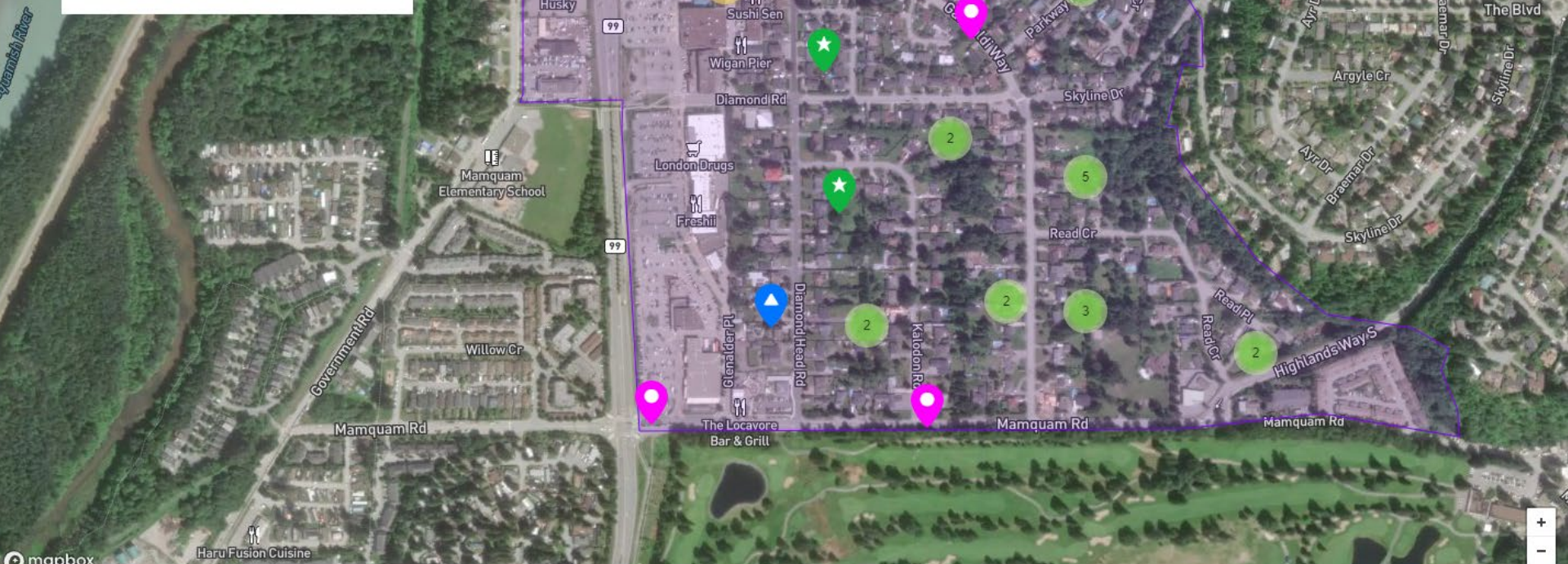
Great Places



Potential Improvements



Housing Diversity



[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)

Garibaldi Estates Neighbourhood Vision

19 days ago

We'd like to hear your vision and ideas for the future of the Garibaldi Estates as a healthy, resilient, connected, engaged and livable neighbourhood. **Question: In 2040 the Garibaldi Estates will be _____.**

- Your ideas will be public once they have been reviewed.
- Ideas that do not contribute to a safe and respectful space for others will not be posted. Please review our [moderation policy](#).
- Please share your thoughts with comments or images.

The deadline for submissions to this activity in Stage 2 of the process is November 15th, 2021.



Add your idea



Anastasia

12 days ago

More connectivity to commercial hub for bikes and pedestrians

Even though Garibaldi Estate is so close to a commercial hub, you need to go all the way around to get to the plaza from either Mamquam rd. or Diamond rd. or Garibaldi

0 Comment

3



MeghanK

1 day ago

I do not support infill in this long established neighborhood. Save it for areas of new development.

The lots, yards, gardens, houses are beautiful and the inhabitants chose to live here for a reason. Don't chase them out of

0 Comment

0



2120 Diamond Road

1 day ago

I support of Mix use medium density housing for this area. Garibaldi Estates is close to all amenities the area demands higher density

Medium Density Mixed use housing is ideal for the area.

0 Comment

1



Sqresident

about 3 hours ago

I do best when I can see what is being considered. Take a close look at Mamquam between the highway and Government Rd.

This area was filled in gradually with a wide range of housing options and a park was

0 Comment

1

[View All Ideas](#)

Examples:

- How will you get around?
- Where will you complete day to day tasks?
- Where will you meet your friends and neighbours?
- Where will kids meet to play?

Must be registered



SQUAMISH

Garibaldi Estates Neighbourhood Vision

01

IDEA

We'd like to hear your vision and ideas for the future of the Garibaldi Estates as a healthy, resilient, connected, engaged and liveable neighbourhood. **Question: In 2040 the Garibaldi Estates will be _____.**

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- Ideas that do not contribute to a safe and respectful space for others will not be posted. Please review our [moderation policy](#).
- Please share your thoughts with comments or images.

The deadline for submissions to this activity in Stage 2 of the process is November 4th, 2021.



Search for ideas

Sort by [Discover...](#)

Preview



mgunn

Now

Improve Sidewalks

Better sidewalks would improve safety and walkability



mgunn

Now

Improve Sidewalks

17/140

Better sidewalks would improve safety and walkability



UPLOAD IMAGE

ADD IDEA

CANCEL

[Take a Survey](#)[Ask a Question](#)[Mark the Map](#)[Share Your Vision & Ideas](#)[Background Information](#)


Garibaldi Estates Neighbourhood Vision



19 days ago



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
- Your ideas will be public once they have been reviewed.
- Ideas that do not contribute to a safe and respectful space for others will not be posted. Please review our [moderation policy](#).
- Please share your thoughts with comments or images.



The deadline for submissions to this activity in Stage 2 of the process is November 15th, 2021.

 Add your idea

**Anastasia**
12 days ago
More connectivity to commercial hub for bikes and pedestrians
Even though Garibaldi Estate is so close to a commercial hub, you need to go all the way around to get to the plaza from either
0 Comment 3 

**MeghanK**
1 day ago
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0 Comment 0 

**2120 Diamond Road**
1 day ago
I support of Mix use medium density housing for this area. Garibaldi Estates is close to all amenities the area demands higher density
Medium Density Mixed use housing is ideal for the area.
0 Comment 1 

**Sqresident**
about 3 hours ago
I do best when I can see what is being considered. Take a close look at Mamquam between the highway and Government Rd.
This area was filled in gradually with a wide range of housing options and a park was
0 Comment 1 

[View All Ideas](#)

- Ideas for comments regarding the neighbourhood
- Respond to others
- Transparent and interactive

TRY IT TONIGHT

LetsTalkSquamish.ca

Stage 2 Input

- LetsTalkSquamish.ca
 - Surveys
 - Ask a Question
 - Mapping
 - Vision & Ideas
- Hard copies available
- Personal Communication:
 - mgunn@squamish.ca
- Deadline: November 15th

Moderated Question Period

- Pose questions and comments through WebEx Q&A function.
- More info at LetsTalkSquamish.ca