

REPORT TO: Council
REPORT FROM: Community Planning & Sustainability
PRESENTED: May 9, 2023
SUBJECT: Garibaldi Estates Neighbourhood Plan Stage 3 Land Use Scenarios

FOR: Committee of the Whole

Recommendation:

That Council approve the following resolutions:

THAT Council receive the Garibaldi Estates Neighbourhood Plan Stage 3 Land Use Scenarios Engagement Summary dated May 9, 2023 for information and endorse the engagement summary with the following comments:

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AND THAT Staff begin work on a draft neighbourhood plan in Stage 4 of the Garibaldi Estates Neighbourhood Planning Process with the following comments:

- Include proposed guiding principles with the addition of principles focused on neighbourhood design, and infrastructure.
- For the Commercial sub area incorporate Scenario B
- For the Diamond Head North sub area incorporate Scenario C
- For the Estates North sub area incorporate Scenario C
- For the Diamond Head South sub area incorporate Scenario C
- For the Estates Centre use sub area incorporate Scenario C
- For the Estates East use sub area incorporate a hybrid of Scenarios A & B
- Incorporate Emerging Ideas as presented to the community under the following topics:
 - Transportation
 - Parks & Public Outdoor Space
 - Childcare
 - Mamquam Community Garden
 - Accessory Commercial Units
 - Tree Canopy Protection
 - Mid-Block Connections
- Explore opportunities in the Diamond Head North and South sub areas to ensure a diverse range of housing forms that deliver on critical housing priorities are financially viable, as recommended by the Squamish Community Housing Society.

1. Objective:

To provide Council with an update on the Garibaldi Estates Planning Process, including a review of the Stage 3 Engagement Summary Report, and to seek Council direction regarding proposed land uses and policies for inclusion in a draft neighbourhood plan in Stage 4.

2. **Background:**

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.

A detailed background of the Garibaldi Estates Neighbourhood Planning Process can be found in the [January 10, 2023 Garibaldi Estates Neighbourhood Plan Stage 3 Update Report to Council](#). At this meeting Staff presented an update regarding the planning process after which Council passed the following resolution:

***THAT** Council receive the Garibaldi Estates Neighbourhood Plan Stage 3 Update report dated January 10, 2023 for information.*

3. **Project Information:**

The following information is a high-level summary of recent work activities in the Garibaldi Estates Neighbourhood Planning Process and Staff recommendations for proposed land uses and policies in a draft neighbourhood plan. More detail on these matters can be found in Attachment 1 – Garibaldi Estates Land Use Scenario Project Report.

Engagement Activities

Since the January 10, 2023 Stage 3 Update Report to Council, Staff presented land use scenarios for six subareas of the Garibaldi Estates neighbourhood to the community and conducted public engagement through LetsTalkSquamish, a series of small group meetings, and an online survey. Results from those engagement activities can be found in Attachment 2 – Stage 3 Land Use Scenario Engagement Summary.

Recommendations for a Draft Neighbourhood Plan

Moving to Stage 4 of the planning process will involve development of a draft neighbourhood plan. Inclusion of the following elements are recommended based on public engagement and policy deliberation conducted in Stage 3 of the planning process.

Elements to include in a draft neighbourhood plan:

- **Guiding Principles**
Include the eight guiding principles which were well supported by survey respondents who agreed or strongly agreed with the principle. Add additional principles pertaining to neighbourhood design, and infrastructure, in response to comments received in the engagement process.
- **Land Use Scenarios**
Develop a land use plan based on the following recommended sub area scenarios which were presented to the community for consideration and feedback in Stage 3. See Attachment 3 - Garibaldi Estates Neighbourhood Plan Proposed Scenarios for details regarding the land use scenarios.
 - Commercial sub area - Scenario B
 - Diamond Head North sub area - Scenario C

- Estates North sub area - Scenario C
- Diamond Head South sub area - Scenario C
- Estates Centre use sub area - Scenario C
- Estates East use sub area - a hybrid of Scenarios A & B

Additional detail regarding these recommendations can be found in Attachment 1 - Garibaldi Estates Land Use Scenario Project Report. Adjustments to the recommended sub area scenarios will be considered based on feedback outlined in the Attachment 2 – Stage 3 Land Use Scenario Engagement Summary.

- **Emerging Ideas**

Incorporate the following emerging ideas into the draft neighbourhood plan (see Attachment 4 - Emerging Ideas for details on these ideas). In the Stage 3 survey the following items were well supported by respondents who agreed or strongly agreed with the ideas outlined under the following categories:

- Transportation
 - Active transportation network, transit hub, and Highway 99 access improvements.
- Parks & Public Outdoor Space
 - Open space improvements, a new neighbourhood park, and Pat Good Park Improvements.
 - Note: OurSquamish submitted recommendations related to placemaking (included in Attachment 2) which will inform development of these policies.
- Childcare
 - Childcare targets.
- Mamquam Community Garden
 - Public amenities on District land.
- Accessory Commercial Units
 - Walkable commercial uses on residential properties.
- Tree Canopy Protection
 - DPA guidelines and Urban Forest Management Plan.
- Mid-Block Connections
 - Enhanced east-west pedestrian connectivity.

- **Critical Housing Priorities**

Incorporate recommendations made by the Squamish Community Housing Society (SCHS) to support additional height and density for developments that deliver on critical housing priorities. These recommendations are particularly relevant to Scenario C in the Diamond Head North sub area and Scenario C in the Diamond Head South sub area. The SCHS recommends:

Additional height and density for developments that deliver on critical housing priorities, including: 100% non-market rental or co-op housing; 100% secured market rental housing; below-market units transferred to the SCHS; redevelopment

of existing rental buildings as 100% secured rental housing with a share of Perpetually Affordable Housing units to preserve existing affordability; and housing developed by or in partnership with the Squamish First Nation.

This approach has the potential to help address findings of the Squamish Housing Needs Report which identified a need of 2,460 units for low- and moderate-income households by 2021. More detail on this recommendation can be found in Attachment 1 – Garibaldi Estates Land Use Scenario Project Report.

Planning Process Timeline

The planning process is outlined below. Following the May 9, 2023 Committee of the Whole meeting, Staff will begin development of a draft neighbourhood plan in Stage 4 of the planning process, based on direction provided by Council.

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 – Jan 2022	<ul style="list-style-type: none"> • Background Research • Online Engagement (Mapping, Q&A, Vision) • Introductory Open House • Engagement Summary Council Presentation (January 2022)
Stage 3 Future Neighbourhood Scenarios	Jan 2022 – May 2023	<ul style="list-style-type: none"> • Hosted Stakeholder, Staff & Council Conversations (Feb-April 2022) • Engagement Summary Council Presentation (May 2022) • 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	May 2023 – October 2023	<ul style="list-style-type: none"> • Online Engagement • Draft Plan and Neighbourhood Land Use Open House • Engagement Summary Presentation to Council
Stage 5 Bylaw Adoption	November 2023 – December 2023	<ul style="list-style-type: none"> • 1st & 2nd Reading • Public Hearing and 3rd Reading • Adoption

4. Implications:

a. Budget:

In the 2023 budget, \$30,000 that is allocated to neighbourhood planning will be combined with \$10,000 which was carried forward from the 2022 budget to support the Garibaldi Estates Neighbourhood Planning process. This money will be used to support engagement and communication activities, further work on identifying long term

improvements to traffic in the Garibaldi Village area and development of the Proposed Land Use and Policy Plan.

b. Organizational Impact:

Development of the Garibaldi Estates Neighbourhood Plan has required dedicated 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, GIS, Public Works, and Emergency Services. Communications continues to play an important role in the process through the development of community engagement materials.

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 recent years. This planning process represents an important strategic opportunity to implement many of these policies.

d. Bylaws:

Official Community Plan Bylaw 2500, 2017

5. Strategic Plan

Neighbourhood Connectivity and Public Spaces

The Garibaldi Estates Neighbourhood Plan process 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.

The Planet and Our Environment

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

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

6. Engagement:

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

Specific engagement activities from the current stage of the planning process, and the results of that engagement are outlined in detail in Attachment 2 - Stage 3 Land Use Scenario Engagement Summary.

7. Next Implementation Steps:

Moving forward, draft neighbourhood plan will be developed along with land uses and policies. Virtual and in person public engagement will be conducted to present information about the preferred plan to the community, and to provide opportunities for stakeholder feedback. A survey will be used to gather feedback from participants. The results of these engagement activities will be presented to Council along with the draft neighbourhood plan.

8. Attachments:

1. Project Report
2. Stage 3 Land Use Scenario Engagement Summary
3. Garibaldi Estates Neighbourhood Plan Proposed Scenarios
4. Emerging Ideas Engagement Materials

9. Alternatives to Staff Recommendation:

THAT Council receive the Garibaldi Estates Neighbourhood Plan Stage 3 Land Use Scenarios Engagement Summary dated May 9, 2023 for information and endorse the engagement summary with the following comments:

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10. Staff Review

Prepared By:

Matt Gunn, Planner

Reviewed By:

Bryan Daly, Acting Director of Community Planning

Julie Wengi, Acting General Manager of Community Planning and Sustainability

Robin Arthurs, General Manager of Corporate Services

CAO Recommendation:

That the recommendation of the Community Planning Department be approved.

Heather Boxrud, Acting CAO

Attachment 1

Garibaldi Estates Land Use Scenario Project Report

Stage 3 Overview

Following completion of the small group conversations, presentation of the engagement summary to Council and in consideration of Council feedback, staff began working on future land use scenarios, to be presented to the community in Stage 3 of the Garibaldi Estates Neighbourhood Planning Process.

For scenario development, the neighbourhood was divided into six sub areas; for each of the sub areas, 2-3 future scenarios were developed; these scenarios present options for how the Garibaldi Estates could evolve in coming years. These scenarios were presented to community members online and in booklets (see Attachment 3 - Garibaldi Estates Neighbourhood Plan Proposed Scenarios) along with proposed guiding principles and Emerging Ideas (see Attachment 4 - Emerging Ideas Engagement Materials).

Details regarding engagement activities undertaken in this stage, along with results of that engagement, can be found in Attachment 2 - Stage 3 Land Use Scenario Engagement Summary.

At the conclusion of Stage 3, guiding principles, scenarios and emerging ideas presented to the community must be assessed and individual elements identified for inclusion in a preferred neighborhood plan. The assessment of scenarios by staff reflects existing District objectives and policies. The project report is intended to outline the assessment that was conducted, and the recommendations identified.

Guiding Principles

As part of the Stage 3 land use survey, eight guiding principles were proposed. The intention of guiding principles is to set the direction and priorities that the neighbourhood plan will work to achieve. For all guiding principles, over 50% of respondents strongly agreed or agreed with the proposal.

Guiding Principles Proposed in the Stage 3 Survey

Livability

Retain and enhance the high standard of livability found in the Garibaldi Estates neighbourhood.

Housing

Provide a diverse range of housing forms and tenures suitable for a broad range of District of Squamish residents. Support the provision of attainable housing and rental options in the neighbourhood.

Connectivity

Support pedestrian and cycling connections within the neighbourhood and to adjacent areas. Improve transportation infrastructure for the safety and convenience of residents and visitors.

Employment

Preserve dedicated commercial areas as employment lands and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses.

Services and Amenities

Ensure access to day-to-day services and amenities for neighbourhood residents. Build on the role of the neighbourhood as a service hub for the broader community.

Parks, Greenspace and Public Outdoor Space

Improve and expand existing parks and outdoor public spaces to meet the needs of residents and foster a sense of community for all members. Preserve the canopy of mature trees that enhances the character of the neighbourhood and supports environmental values.

Food Production

Protect and enhance opportunities for gardening, food production and agriculture, and look for opportunities to contribute to the regional food system.

Respond to Climate Change

Reduce greenhouse gas emissions (GHGe) and eliminate non-renewable energy use associated with new growth.

Two principles received more opposition than the others. Approximately 34% and 28% of respondents disagreed or strongly disagreed with the Housing and Employment principles respectively. Opposition to the housing principle generally to focus on concerns regarding densification of the neighbourhood and opposition to the employment principle tended to focus on concerns regarding mixed use developments.

Based on input received through the survey, additional guiding principles which address neighbourhood design and infrastructure will be drafted for inclusion.

Sub Area Land Use Scenarios

Background information that informed selection of recommend sub area land use scenarios is presented in this section.

Land Use Scenarios - with Official Community Plan (OCP) and Community Climate Action Plan (CCAP) Policy

At the [June 8, 2021 Committee of the Whole meeting](#) in which the Garibaldi Estates planning process was initiated, staff presented a selection of OCP and CCAP policies which could be realized through the neighbourhood plan in Attachment 1 of that Report to Council. These policies were identified as playing a significant role in the process and in plan development.

Assessment of the proposed Stage 3 sub area land use scenarios utilize a subset of the OCP and CCAP policies presented at the June 8, 2021 Committee of the Whole meeting. These policies are considered foundational for the decision-making process and inform the staff recommendation for a preferred plan given their relationship to primary land use decision making considerations. OCP policies that are more relevant to neighborhood plan implementation or policy development, and less relevant to identifying a preferred land use scenario, have been excluded from the assessment. This review is presented as Attachment 5 - Sub Areas Policy Alignment Analysis and is intended to reflect a generalized assessment of the opportunity for each scenario to achieve or enable the intent of the OCP or CCAP policies under consideration. Each scenario was ranked 1, 2, or 3 based on the ability to address the specific policy intentions, relative to other scenarios for the same sub area. In the rankings, 1 was considered the least able to achieve or enable the intent of the policy, and 3 was the most able to achieve or enable the intent of the policy. An example of rankings includes applying a higher score under policies related to walkability and employment space for scenarios that provided increased opportunity for commercial gross floor area.

Scenarios which do not support the policy in question were excluded from ranking and were labeled with a hyphen. Rankings were cumulated into a score for each scenario, intended to reflect the opportunity for each scenario to support alignment with the range of selected policies.

Examples of key OCP policies included in the Sub Area Policy Alignment Analysis which are particularly relevant to consideration of future land uses in the neighborhood planning process include the following:

- 12.1.b. *Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options within each development and neighbourhood.*
- 12.1.a. *Through zoning amendments, allow a greater variety of housing forms and blended densities scaled to fit within traditional single-unit areas (cottages, courtyard housing, row housing, duplexes, triplexes and stacked flats, etc.), while continuing to support small-lot infill, secondary suites and detached carriage homes, where appropriate.*
- 12.1.c. *Increase the proportion and size range of attached multi-family units through rezoning and development, and sensitively integrate medium to higher density residential uses within the District.*
- 12.6.b. *Encourage greater residential densities in growth areas identified in Section 9.2.b., neighbourhood nodes generally identified on Schedule C,*

commercial and employment areas, education centres, and along transit corridors.

The results of the analysis are included in Attachment 5 - Sub Areas Policy Alignment Analysis. A summary of the results can be found in Table 1.

Garibaldi Estates Sub Area Scenario Policy Alignment Results Summary	
Commercial	
Scenario A	16
Scenario B	23
Diamond Head North	
Scenario A	12
Scenario B	20
Scenario C	29
Estates North	
Scenario A	4
Scenario B	8
Scenario C	13
Diamond Head South	
Scenario A	7
Scenario B	18
Scenario C	26
Estates Centre	
Scenario A	5
Scenario B	10
Scenario C	15
Estates East	
Scenario A	9
Scenario B	10
Scenario C	13

Table 1. Sub Area Policy Alignment Analysis

In the analysis, the scenarios which were best aligned with the selected OCP and CCAP policies were Scenario B for the Commercial sub area and C for all other sub areas. Key factors in these results were the increased housing diversity and employment space opportunities integrated into the identified scenarios.

Land Use Scenarios - Alignment with Housing Needs Report

In addition to assessing alignment with District of Squamish OCP and CCAP policies, proposed land use scenarios have been considered in relation to the April 2023 District of Squamish Housing Needs Report. Key findings from the report include the Housing Need Estimates, included in Table 2 and summarized as follows:

“To accommodate the projected change in population, additional housing units will be needed to maintain Squamish’s income and housing diversity. Under a high growth scenario, 6,840 new homes are projected to be needed by 2031; 43% of these new homes will need to accommodate families with three or more bedrooms and 24% will need to serve households earning less than \$45,000 per year.”

	Income Group					Total
	Very Low <\$19,999	Low \$20,000- \$44,999	Moderate \$45,000- \$69,999	Average \$70,000- \$104,999	High >\$105,000	
Monthly Affordable Housing Cost	\$500	\$1,125	\$1,750	\$2,625	>\$2,625	-
1-Bedroom	270	580	375	240	100	1,565 (23%)
2-Bedroom	100	425	480	550	770	2,325 (34%)
3+ Bedroom	40	110	185	330	530	1,195 (17%)
4+ Bedroom	20	95	210	340	1,090	1,755 (26%)
Total	430 (6%)	1,210 (18%)	1,250 (18%)	1,460 (21%)	2,490 (36%)	6,840

Table 2. Housing Unit Needs Estimates 2021-2031 District of Squamish

In the next 8 years 2,950 3+ bedroom units will be required under a high growth scenario. Delivering these housing options is expected to be challenging. A high-level review of current greenfield and brownfield development properties identified permitted zoning for roughly 1,400 townhouse, duplex and detached units where 3+ bedroom properties are most likely (Table 3).

Housing Form	Apartment	Townhouse	Duplex	Detached
Permitted Unit Numbers	4372	1344	20	35

Table 3. Permitted Dwelling Units by zoning for Greenfield and Brownfield Properties

This aligns with findings for the Housing needs report which identify significant shortages for land zoned to support these ground-oriented residential uses.

“There is a lack of new townhouse development in Squamish. Apart from Polygon’s new Garibaldi Springs development, there has been very limited new townhouse construction in recent years. Feedback from engagement highlighted the difficulties builders and developers are experiencing with cost escalations, supply chain issues, and labour shortages. Industry representative also indicated there is a lack of available zoned for townhouses or other ground-oriented residential uses. Additional

missing middle housing options are needed for households looking for larger units who are unable to afford the price of detached homes.”

An additional finding of the Housing Needs Report is that many families are not able to afford market rental housing rates in Squamish, with 2,460 units needed for low- and moderate-income households:

“The price of housing exceeds what most low- and moderate-income households can afford. As of February 2023, the benchmark price of an apartment in Squamish was \$579,700 and, as of October 2022, the average rent for a 1-bedroom purpose-built unit was \$1,421. These costs exceed what is attainable for many Squamish households, as reflected in the proportion of households spending more than 30% of their income on housing costs (25%).”

Together, these findings highlight a need for specific consideration of two segments in the housing spectrum at this stage of the neighbourhood planning process: ground-oriented 3+ bedroom housing suitable for families, and non-market housing for households earning less than \$45,000 per year. Opportunities to address other needs identified in the report will be available in the future.

Ground Oriented Housing

Land use scenarios for the Garibaldi Estates which are best aligned with the need for ground-oriented, family friendly housing are those that include a broad range of missing middle forms such as cottage clusters, houseplexes and townhouses. Supporting a wide range of housing forms provides increased opportunities to make meaningful additional to this needed housing supply in redevelopment scenarios. In this category, scenarios which support townhouses offer the most significant opportunity to contribute to ground oriented housing supply given the ability to provide more units in a given area. Scenarios that permit townhouses include Scenario B in Dimond Head South sub area, Scenario C in Estates Centre sub area, and Scenario B and C in Estates East sub area. For sub areas where townhouses are not proposed, scenarios with the broadest range of permitted housing forms are considered best aligned with Squamish’s housing needs; this would include Scenario C in the Estates North sub area.

Non-Market Housing

Land use scenarios for the Garibaldi Estates which are best aligned with the need for non-market housing are typically those that include apartment buildings, given that this housing form has made important contribution to non-market housing in Squamish through the District of Squamish Community Amenity Contribution Policy. However, under this policy, onsite affordable housing provision is identified as a CAC target for project of 50 or more dwelling units, and the number of units provided is proportional to the scale of the project. Consequently, larger apartment developments are important projects to support District of Squamish affordable housing needs.

The implication of this is highlighted in a submission to this process by the Squamish Community Housing Society (SCHS), which states “The growth scenarios provided in

Stage 3 of the Garibaldi Estates Neighborhood Plan do not address the need for more diverse housing options.” The submission questions whether the current proposals provide the height and density necessary to ensure diverse housing options viable, including non-market housing. To address this identified gap, and to ensure a diverse range of housing forms are financially viable, the SCHS suggests a policy of supporting additional height and density for developments that deliver on critical housing priorities.

Additional height and density for developments that deliver on critical housing priorities, including: 100% non-market rental or co-op housing; 100% secured market rental housing; below-market units transferred to the SCHS; redevelopment of existing rental buildings as 100% secured rental housing with a share of Perpetually Affordable Housing units to preserve existing affordability; and housing developed by or in partnership with the Squamish First Nation.

In addition, SCHS suggests a policy of supporting additional height and density on institutional properties.

Additional height and density for redevelopment of existing church, daycare, or other institutional sites, should they choose to redevelop, where non-market or secured market rental housing and/or childcare and community-serving space are proposed as part of the new development.”

Land use scenarios that offer the most opportunity to address more diverse non-market housing needs identified in the Housing Needs Assessment include Scenario C in Diamond Head North sub area and Scenario C in Diamond Head South sub area, provided that the recommendations of the SCHS are implemented.

Land Use Scenarios - Community Engagement Results

Details regarding input received from the community during the consideration of land use scenarios in Stage 3 can be found in Attachment 2 - Stage 3 Land Use Scenario Engagement Summary. A total of 252 people completed the survey; 43.2% resided in the Garibaldi Estates. The majority of respondents lived-in single-family homes (66.8%), owned their home (90.0%), and had a household income greater than \$100,000 (76.2%).

Responses to the questions related to sub area scenario preferences are included in Table 4. For all sub areas, excluding Estates North, the preferred Scenario was A, which generally included the lowest building heights, lowest Floor Area Ratios (density) and fewest residential land uses. For the Estates North, Scenario C was the most popular option.

For most sub areas (Commercial, Diamond Head North, Diamond Head South, and Estates Centre), the scenario with the tallest building heights, highest Floor Area Ratios (density) and most residential land uses were selected as the second most popular choice. These scenarios were relatively close seconds, all with less than a 4% difference behind the first place scenario. The exception to this pattern was the Estates East, in which a “I don’t like any of the proposed scenarios” was a close second.

Survey Question: Which scenario would you prefer to see over the next 20 years?			
Sub Area	Scenario Response	Respondents	%
Commercial	I don't like any of the scenarios	43	17.6%
	A	105	42.9%
	B	97	39.6%
Diamond Head North	I don't like any of the scenarios	62	25.1%
	A	76	30.8%
	B	39	15.8%
	C	70	28.3%
Estates North	I don't like any of the scenarios	49	20.1%
	A	65	26.6%
	B	52	21.3%
	C	78	32.0%
Diamond Head South	I don't like any of the scenarios	59	24.0%
	A	71	28.9%
	B	54	22.0%
	C	62	25.2%
Estates Centre	I don't like any of the scenarios	59	23.9%
	A	74	30.0%
	B	48	19.4%
	C	66	26.7%
Estates East	I don't like any of the scenarios	78	31.6%
	A	84	34.0%
	B	27	10.9%
	C	58	23.5%

Table 4. Sub Area Scenario Preferences.

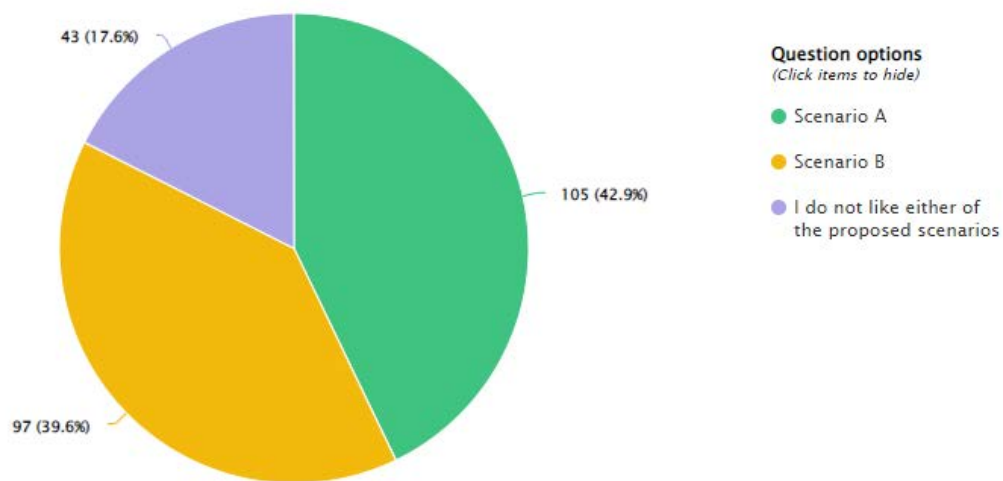
Recommended Land Use Scenarios

The following sections outline staff recommendations regarding proposed land use scenarios for the six sub areas to be integrated into a preferred neighbourhood plan.

Commercial Sub Area – Scenario B

In the Commercial sub area, the scenario most aligned with the identified OCP policies is Scenario B, which generally restricts land uses to retail and office uses up to 4 stories in height. This assessment reflects the concentration of commercial services in a neighbourhood node, the opportunity for walkable access for more day-to-day services, and increased local employment opportunities. While input from stakeholders has

identified challenges with economic viability of multi-story office in the current market, preserving these employment space opportunities for the future is a considered a prudent approach. An alternative approach that permits mixed use residential buildings are likely to have higher economic viability in the current market; however, the residential land uses would be expected to displace any chance of office uses for the foreseeable future and preclude land uses with higher employment density. This approach aligns with the intent of policy included in the [Squamish Employment Space Principles](#), which highlights the benefit of supporting dedicated office buildings above ground floor retails uses and protecting these sites from viability challenges associated with permitting residential uses. Under Scenario B, the Garibaldi Estates can provide additional long-term opportunities for these uses in addition to Downtown and Oceanfront.



Which scenario would you prefer to see as the Commercial sub area evolves over the next 20 years or more?

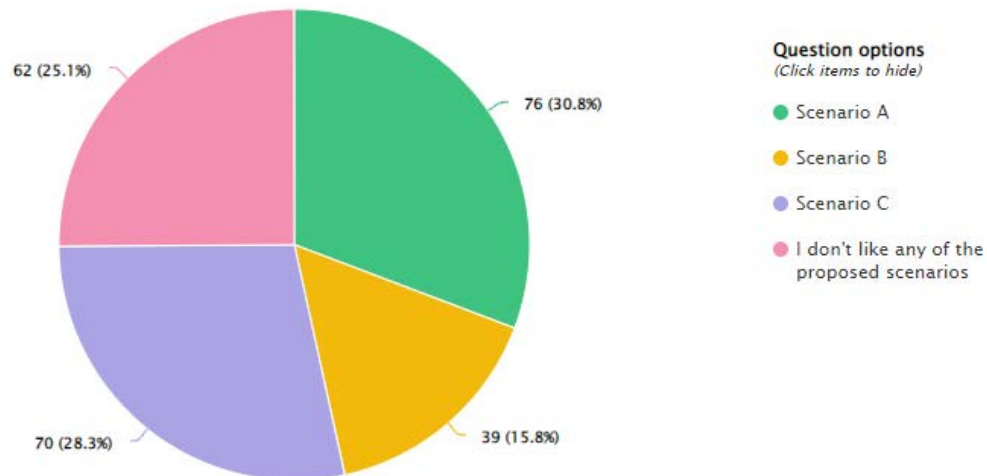
Scenario B was the second choice among survey respondents after Scenario A; however, only 3.3% separated the two choices. In developing the preferred plan, the following options can be considered to address community input received during engagement:

- Included the properties 40437 and 40439 Tantalus Road in the Diamond Head North sub area given the residential use present in the Spectacle Apartments building.
- Considered an increase of maximum heights for commercial properties on the west side of Highway 99 to 5 stories to provide increased opportunities for financial viability of 100% employment space development, in recognition of constraints that impact these properties.

Diamond Head North Sub Area – Scenario C

In the Diamond Head North sub area, the scenario most aligned with the identified OCP policies is Scenario C, which permits mixed use buildings 3-5 stories in height at densities between 1.7 and 2.0 FAR. This assessment reflects the largest amount of gross floor area available for retail employment uses and the most built space available for

apartment units. Additional retail employment space offers a concentration of commercial services in a neighbourhood node, the opportunity for walkable access to more day-to-day services, and increased local employment opportunities. Additional built space for apartments units aligns with OCP policy by offering more opportunity for diverse housing forms while increasing the proportion of attached multi-family units. In addition, implementing recommendations by the Squamish Community Housing Society to permit additional height and density for developments that deliver on critical housing priorities will support a more diverse and included mix of housing forms.



Which scenario would you prefer to see as the Diamond Head North sub area evolves over the next 20 years or more?

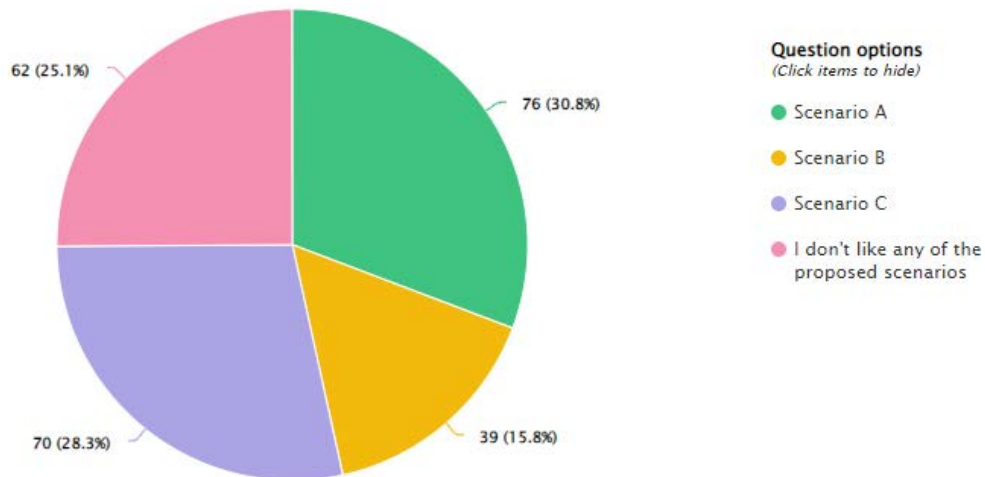
Scenario C was the second choice among survey respondents after Scenario A; however, only 2.5% separated the two choices. In developing the preferred plan, the following options can be considered to address community input received during engagement:

- Include existing permitted residential uses such as triplexes.
- Consider expanding the eastern sub area boundary to the east to include properties on the east side of Black Tusk Way

Estates North Sub Area – Scenario C

In the Estates North sub area, the scenario most aligned with the identified OCP policies is Scenario C, which permits single family, small lot single family, duplex, triplex and cottage clusters. This assessment reflects the broader range of missing middle housing forms, scaled to fit within traditional single-family areas.

Scenario C demonstrates the best alignment with findings from the Housing Needs Assessment given the increased range of permitted ground oriented, family friendly housing forms; however, it is unlikely that Scenario C will provide any notable opportunity for non-market housing.



Which scenario would you prefer to see as the Diamond Head North sub area evolves over the next 20 years or more?

Scenario C was the most popular choice among survey respondents. In developing the preferred plan, the following options can be considered to address community input received during engagement:

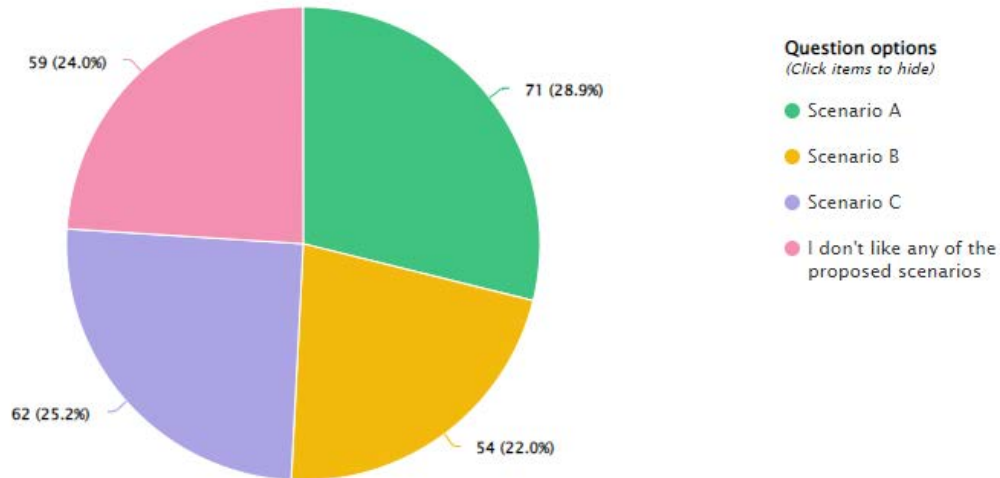
- Consider expanding the western sub area boundary to the east to include properties on the east side of Black Tusk Way
- Recommend changes to the cottage cluster zoning to support viability of tiny house developments in the Estates North.

Diamond Head South Sub Area – Scenario C

In the Diamond Head South sub area, the scenario most aligned with the identified OCP policies is Scenario C, which permits mixed use retail and apartment buildings in addition to existing single-family homes. This assessment reflects the inclusion of significant gross floor area for retail employment uses and significant built space available for apartment units. Additional retail employment space offers a concentration of commercial services in a neighbourhood node, the opportunity for walkable access to day-to-day services, and increased local employment opportunities. Scenario B supports a broad range of housing forms including small lot single family, houseplexes, cottage clusters, townhouses and mixed-use commercial corner, and is consequently well aligned with missing middle housing forms. However, Scenario C supports a broader area of mixed-use apartments, which aligns with OCP policy by encouraging greater residential densities in neighbourhood nodes along transit corridors, while increase the proportion of attached multi-family units. If Scenario C is implementing along with recommendations by the Squamish Community Housing Society to permit additional height and density for developments that deliver on critical housing priorities, this option will support a more diverse and included mix of housing forms.

The Housing Needs Report identifies a significant need for non-market housing. Within the Garibaldi Estates, Scenario C within the Diamond Head South area represents the best opportunity for achieving non-market housing, provided the recommendations of

the Squamish Community Housing Society are incorporated into the plan; consequently Scenario C is the best aligned for this sub area.



Which scenario would you prefer to see as the Diamond Head South sub area evolves over the next 20 years or more?

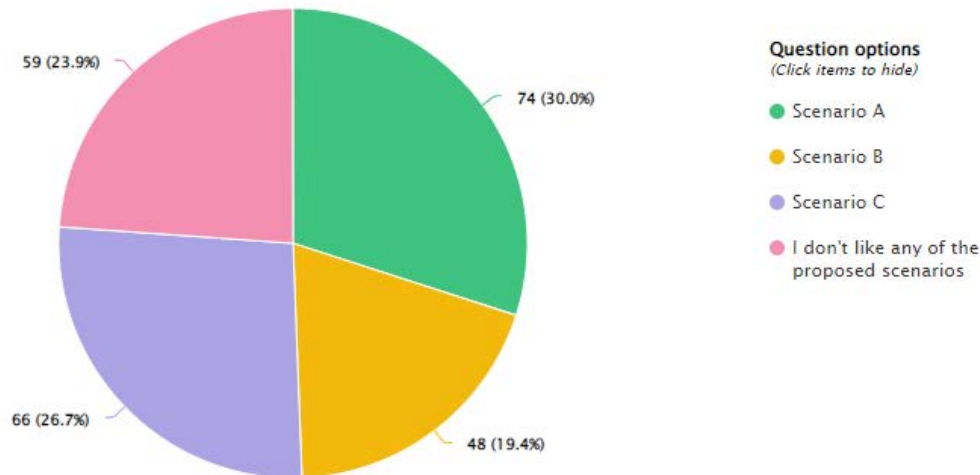
Scenario C was the second choice among survey respondents after Scenario A; however, only 3.7% separated the two choices. In developing the preferred plan, the following options can be considered to address community input received during engagement:

- Include a broader range of residential land uses from Scenario B within Scenario C to increase choices and housing diversity. However, this could compromise the ability to achieve an attractive pedestrian realm along Diamond Head Road.
- Acquire a laneway between Garibaldi Village and Diamond Head Road.
- Utilize setbacks and landscaping guidelines to mitigate impacts to neighbours.
- Utilize upper story setbacks along Diamond Head Road to improve the character of the pedestrian realm.

Estates Centre Sub Area – Scenario C

In the Estates Centre sub area, the scenario most aligned with the identified OCP policies is Scenario C, which permits single family, small lot single family, duplex, triplex, cottage clusters, consolidated subdivisions and consolidated townhouses. This assessment reflects the broader range of missing middle housing forms, scaled to fit within traditional single-family areas.

Scenario C demonstrates the best alignment with findings from the Housing Needs Assessment given the increased range of permitted ground oriented, family friendly housing forms; however, it is unlikely that Scenario C will provide any notable opportunity for non-market housing.



Which scenario would you prefer to see as the Estates Centre sub area evolves over the next 20 years or more?

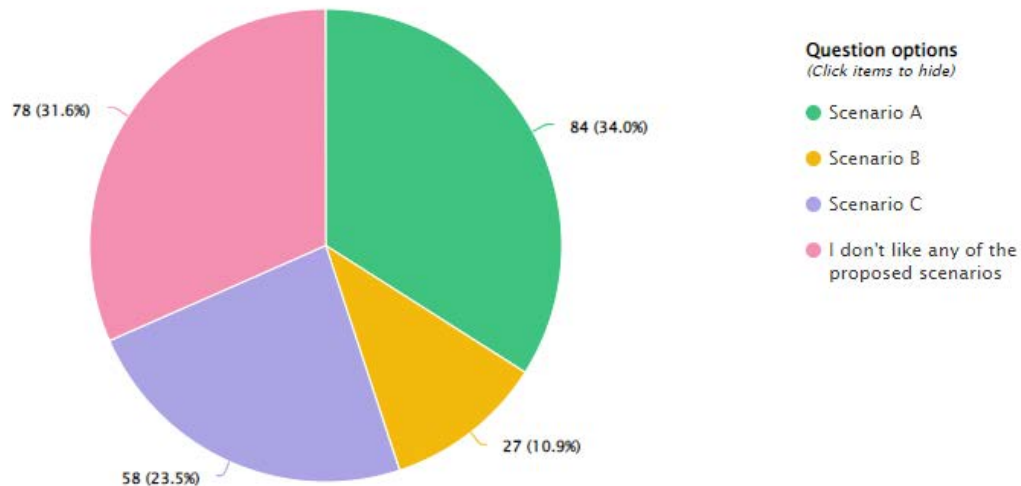
Scenario C was the second choice among survey respondents after Scenario A; however, only 3.3% separated the two choices. In developing the preferred plan, the following options can be considered to address community input received during engagement:

- Utilize setbacks and landscaping guidelines to mitigate impacts to neighbours.
- Utilize streets as boundaries between different permitted land uses to provide separation from larger structures.
- Increase the viability of consolidated townhouse land uses by supporting consolidation of properties into parcels larger than 0.5 ha, with an upper range of 0.7-1.0 ha.

Estates East Sub Area – Scenario A & B Hybrid

In the Estates East sub area, the scenario most aligned with the identified OCP policies is Scenario C. This scenario permits single family, small lot single family, duplex and triplex uses on small lots; on lots over 0.3 ha stacked townhouses, 10.7 m in height at a density of 1.0 FAR, are permitted with a 30% dedicated to open space, park or agriculture. This assessment reflects the broadest range of missing middle land uses which contribute to a diverse mix of housing forms. In addition, Scenario C aligns with policy suggestions intended to support agriculture that were provided by the Squamish Food Policy Council.

Scenario C also demonstrates the best alignment with findings from the Housing Needs Assessment given the increased range of permitted ground oriented, family friendly housing forms; however, it is unlikely that Scenario C will provide any notable opportunity for non-market housing as currently envisioned.



Which scenario would you prefer to see as the Estates East sub area evolves over the next 20 years or more?

Scenario C was the third choice among survey respondents, falling 10.5% behind Scenario A and 8.1% behind 'I don't like any of the proposed scenarios'.

A proposed approach to balance various perspectives for this sub area is the following hybrid of Scenario A and B:

- Supported land uses on lots less than 0.3 ha would include: single family, small lot single family, duplex and triplex.
- Supported land uses on lots 0.3 ha or larger would include:
 - Subdivision to support single family, small lot single family, duplex, triplex and cottage cluster; or
 - Townhouse at 0.8 FAR and 10.7 m height, provided either:
 - 30% of land is dedicated to agriculture/greenspace/park, or
 - the project provides affordable housing in line with percentages included in the District of Squamish Community Amenity Policy.

In developing the preferred plan, the following options could be considered to address community input received during engagement:

- Utilize DPA guidelines and setbacks to mitigate the impact of townhouse development on adjacent properties.
- Limit townhouse land use to properties currently over 0.3 ha to prevent consolidation and more significant changes to character across the sub area.
- Consider including properties along the west side of Garibaldi Way in the Estates East sub area.

Emerging Ideas

As part of the Stage 3, 10. 'Emerging Ideas' were proposed as themes to consider. These emerging ideas reflect public input received earlier in the planning process, as well as District policies such as the Official Community Plan.

Proposed Ideas

The Emerging Ideas presented to the community for feedback are listed below:

Transportation

- Proposed active transportation network.
- Establish a transit exchange within the Garibaldi Village commercial hub near the Highway 99, Mamquam Road intersection.
- Support and advocate for improvements to Highway 99 to address present and future congestion, as identified in the Garibaldi Estates Transportation Study.

Parks and Public Open Space

- Develop high-quality public open space throughout the Garibaldi Estates. Open space can be located on District of Squamish-owned land, along multi-modal paths, on boulevards and front set-back areas, and on or near trails and natural areas, and in parks. Consider the following features:
 - Pocket parks, parklets and corner plazas.
 - Public park spaces created through multi-family developments.
 - Seating in a variety of locations including sheltered/shaded areas, patios, and transit stops.
 - Landscaping, planters and murals.
 - Community gardens.
 - Public washroom.
 - All-weather covered spaces.
 - Bike shelters.
 - Public art (pedestrian infrastructure, lit gathering spaces, Indigenous works).
- Establish a new Neighbourhood Park in the southwest corner of the Garibaldi Estates Neighbourhood.
- Enhance Pat Goode Park by adding some of the following amenities:
 - A covered space that can be used year-round.
 - Additional benches and seating areas.
 - Elements that are intended for older kids (ie. pump track, spray park, etc.)

- Elements for mature residents such as a fitness circuit, chess tables or picnic areas.
- Improved parking.

Childcare

- Establish childcare targets for the Garibaldi Estates neighbourhood based on expected land uses. Encourage creation of these childcare spaces through new development as community amenity contributions or using a density bonus structure.

Regional Food Hub

- Incentivize the creation of a regional farm hub/commissary kitchen/market in the Garibaldi Estates using tools such as a density bonus or community amenity contributions.

Mamquam Community Garden

- Develop District of Squamish-owned land along the north side of Mamquam Road as a neighbourhood park incorporating a multi use path, food gardens and public amenities.

Accessory Commercial Units

- Support Accessory Commercial Units within existing Garibaldi Estates neighbourhood residential zones to increase access to walkable services.

Tree Canopy Retention

- Update Development Permit Area Guidelines to strengthen protection of mature trees during development applications.
- Develop an Urban Forest Management Plan for the District of Squamish.

Mid-Block Connections

- Encourage the creation of mid-block connections to establish east-west pedestrian cut-throughs between Garibaldi Way (near Read Cres) and the Garibaldi Village commercial area.

Cohousing

- Support rezoning applications for cohousing projects with limited increases to building height and density.

Community Engagement Results

Based on results of the survey, the following emerging ideas were well supported by respondents who agreed or strongly agreed with the proposals:

- Transportation

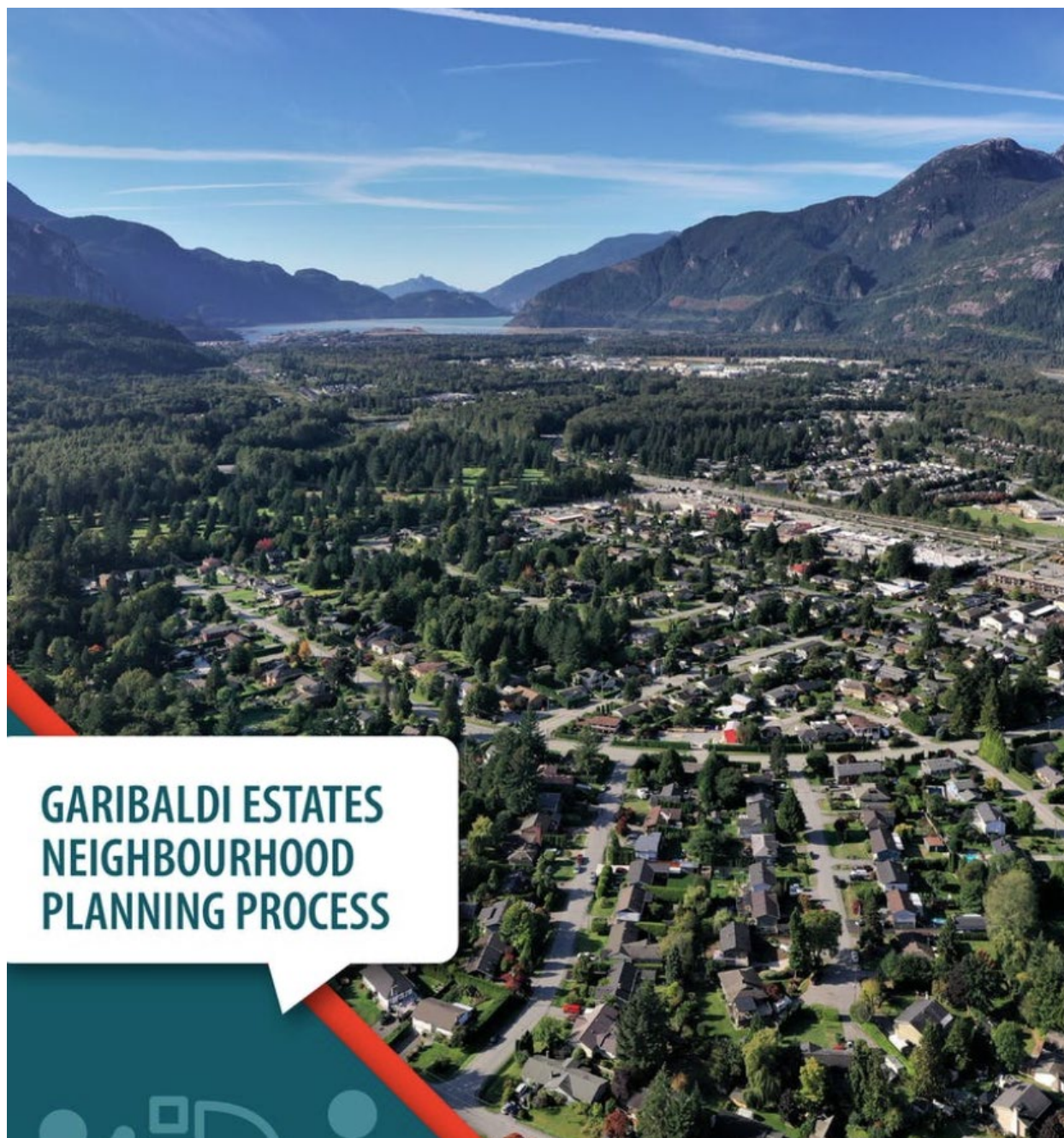
- Almost all transportation ideas were supported by 69-84% of respondents.
- These ideas were supported by 69-79% of respondents.
- Parks & Public Outdoor Space
 - Note: OurSquamish submitted recommendations related to placemaking (included in Attachment 2) which will inform development of these policies.
- Childcare
 - This idea was supported by 57% of respondents.
- Mamquam Community Garden
 - This idea was supported by 55% of respondents.
- Accessory Commercial Units
 - This idea was supported by 55% of respondents.
- Tree Canopy Protection
 - These ideas were supported by 77-83% of respondents.
- Mid-Block Connections
 - This idea was supported by 58% of respondents.

Staff recommend incorporating these emerging ideas into the draft neighbourhood plan given that they received the were most supported by respondents. These ideas would provide strong concepts from which to draft plan policies.

Emerging Ideas which for which fewer respondents agreed or strongly agreed with included:

- Regional Farm Hub
Incentivizing the creation of a regional farm hub/commissary kitchen/market in the Garibaldi Estates was supported by 43.8% of respondents who either agreed or strongly agreeing with idea.
- Cohousing
Supporting rezoning applications for cohousing projects with limited increases to building height and density was supported by 41.8% of respondents who either agreed or strongly agreeing with idea.

At this time staff do not recommend incorporating these policies into a draft plan. However, should the community express additional support for these ideas during Stage 4 engagement it would be possible to integrate them into the plan at that time.



Stage 3 Land Use Scenario Engagement Summary

May 2023

The Garibaldi Estates Neighbourhood is located within the unceded traditional territories of the Squamish Nation, Sk̓wx̓wú7mesh Úxwumixw.

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ENGAGEMENT SNAPSHOT

The following summary provide an overview of input received during consideration of Land Use Scenarios in Stage 3 of the Garibaldi Estates Neighbourhood Planning Process.

Key Themes

- **A majority of participants in Stage 3 feel the neighbourhood should remain at its current density or see limited increase in the future.** Participants expressed mistrust in the planning process and feel that the proposed scenarios do not reflect input the neighbourhood has provided in earlier stages. Participants believe development will have negative impacts on issues such as neighbourhood character, environmental values, transportation, parking, infrastructure, and amenities. Participants believe additional housing diversity will not have a positive impact on the housing challenges facing the community.
- **Some participants in Stage 3 feel increased housing diversity within the Garibaldi Estates represents the right vision for the future.** Participants expressed support for increased density to provide housing needed by community members. Participants believe affordability is a significant issue in the community and see multi-family housing as an opportunity to provide more attainable housing. Rental housing and non-market affordable housing are considered important amenities to pursue through redevelopment. Participants were in favour of smaller footprint dwellings close to amenities.
- **The majority of survey participants expresses support for the proposed guiding principles.** Principles included: Livability; Housing; Connectivity; Employment; Services and Amenities; Parks, Greenspace and Public Outdoor Space; Food Production; and Respond to Climate Change. Two principles received less support than the others. Lower support for the Housing principle generally to focus on concerns regarding densification of the neighbourhood and lower support to the Employment principle tended to focus on concerns regarding mixed use developments.
- **Survey participants favored proposed land use scenarios that included the least diverse housing options and lowest heights; however, for almost all sub area, the scenario with the most housing diversity was a close second.** For most sub areas (Commercial, Diamond Head North, Diamond Head South, Estates Centre and Estates East) the preferred Scenario was A, which generally included the lowest building heights, lowest Floor Area Ratios (density) and fewest residential land uses. In Estates North, Scenario C, which included the most housing diversity, was the most popular scenario. For most sub areas (Commercial, Diamond Head North, Diamond Head South, and Estates Centre), the scenarios with the tallest building heights, highest Floor Area Ratios (density) and most residential land uses were close seconds, all with less than a 4% difference behind the first-place scenario. Exception to this pattern was the Estates East, in where “I don’t like any of the proposed scenarios” was the close second; for other sub areas, this option was generally the third most popular choice.
- **Survey participants were supportive of most Emerging Ideas proposed in Stage 3.** Emerging ideas that were well supported included the following categories: Transportation; Parks & Public Outdoor Space; Childcare; Mamquam Community Garden; Accessory Commercial Units; Tree Canopy Protection; and Mid-Block Connections. Between 57% and 84% of respondents agreed or strongly agreed with these proposed ideas.

INTRODUCTION

This document is intended to provide an overview of community engagement conducted during the second half of Stage 3 of the Garibaldi Estates Neighbourhood Planning Process in which the community considered land use scenarios.

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.*

At the January 11, 2022 Committee of the Whole, Staff provided a summary of Stage 2 feedback received as part of the Garibaldi Estates Neighbourhood Planning process. The presentation included a summary of feedback received and key themes, and the impact of development speculation on the perception of the neighbourhood planning process. Staff recommended that additional stakeholder group conversations in Stage 3 be conducted. Council adopted 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:

- *Desire for some rendering or visualization to be integrated during the process*
- *Desire for careful attention to staff follow up, and strong community and neighbourhood focus*
- *That the 'discussion guide' be trialed to ensure usefulness, before roll out for community participation*
- *Ensure that conversations feel safe for community members and that all engagement is very transparent moving forward;*

AND THAT staff engage at the beginning of Stage 3 with Garibaldi Estates residents and 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.

Staff hosted a number of meetings with community stakeholders and at the May 10, 2022 Committee of the Whole, staff provided a summary of results, which can be found in the Stage 3 Small Group Conversations Engagement Summary. Some of the themes identified included:

- Housing affordability and limited housing supply in Squamish is causing significant challenges for businesses and critical services to attract and retain employees.
- Finding opportunities for additional non-market housing opportunities in the community was highlighted by advocates and tenants.
- Some community residents, including youth and seniors, have concern regarding the impact growth and infill will have on the character of the neighbourhood.
- Some community residents expressed strong opposition to infill, large apartments, lot consolidation and parking reductions and did not feel infill would support affordability.
- Some community residents expressed support for more diverse and affordable housing supply, and the opportunities that could accompany expanded housing options.
- Youth and seniors highlighted the importance of transit.

Council subsequently passed the following resolution:

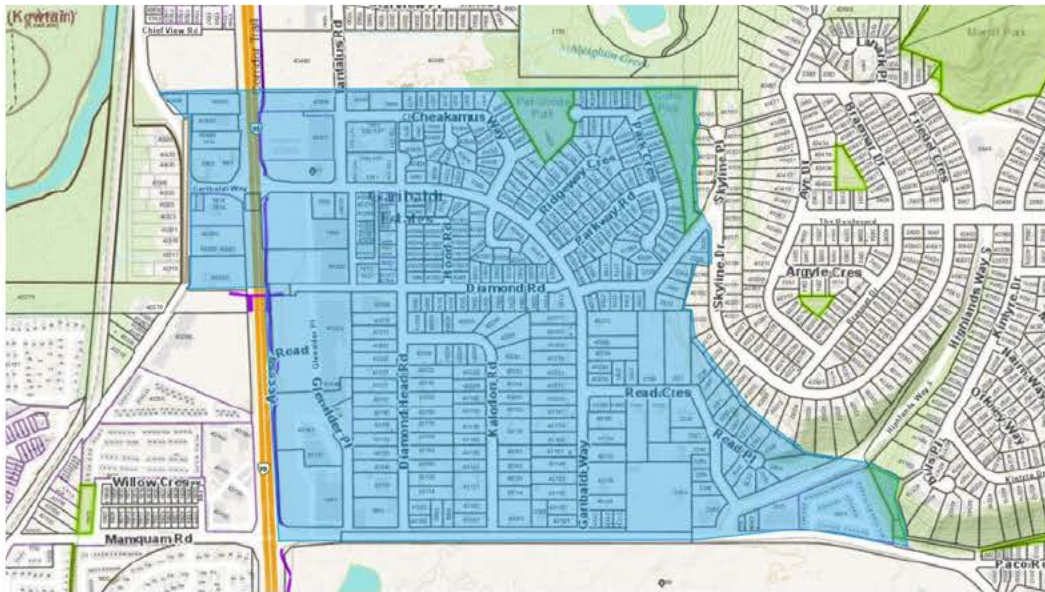
THAT the District of Squamish receive the Garibaldi Estates Neighbourhood Plan Stage 3 Small Group Conversations Engagement Summary dated May 10, 2022, for information and endorse the engagement summary with the following comments:

- *Important to balance employment and housing densities within neighbourhoods and community*
- *Consider supporting accessory commercial units with neighbourhood*
- *Need for a gathering/meeting place, and quality shared spaces in the neighbourhood*
- *Ensure walkability and permeability, alternative transportation network, support mode shift*
- *Expansion of housing must be accompanied by expansion of childcare*
- *Housing in the neighbourhood should support all stages of life*
- *Support housing diversity, affordability, and attainability for the neighbourhood*
- *Include housing options that are not stratified.*
- *Use visuals to support stakeholder understanding and response to proposed scenarios*
- *Consider potential transportation challenges, possible solutions, and ensure development contributes to funding appropriate upgrades*
- *Recognize current food production and supportive of policy recommendations of Food Policy Council*
- *Support tiny homes and accessory dwelling units*
- *Careful consideration required for heights and compatibility with additional housing forms.*
- *Consider distinction between community goals and neighbourhood goals*
- *Consideration for options to offset the increase in green-house gas emissions with increase in density*
- *More options for multi-family units should be explored*
- *Consider policy on lot consolidation*
- *Include rental tenancy protection for current tenants of redevelopment*

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

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.



Garibaldi Estates Neighbourhood Plan Area

Planning Process

The Garibaldi Estates Neighbourhood Planning Process is outlined below.

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 – Jan 2022	<ul style="list-style-type: none"> Background Research Online Engagement (Mapping, Q&A, Vision) Introductory Open House Engagement Summary Council Presentation (January 2022)
Stage 3 Future Neighbourhood Scenarios	Jan 2022 – May 2023	<ul style="list-style-type: none"> Hosted Stakeholder, Staff & Council Conversations (Feb-April 2022) Engagement Summary Council Presentation (May 2022) 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	May 2023 – October 2023	<ul style="list-style-type: none"> Online Engagement Draft Plan and Neighbourhood Land Use Open House Engagement Summary Presentation to Council
Stage 5 Bylaw Adoption	November 2023 – December 2023	<ul style="list-style-type: none"> 1st & 2nd Reading Public Hearing and 3rd Reading Adoption

WHAT WE DID

Engagement Activities

At the outset of this stage of the planning process, staff developed future land use scenarios for the Garibaldi Estates Neighbourhood. For scenario development, the neighbourhood was divided into six sub areas; for each of the sub areas, 2-3 future scenarios were developed; these scenarios present options for how the Garibaldi Estates could evolve in coming years.

Public engagement regarding land use scenarios was initiated on February 14, 2023 via a press release and an email to subscribers of the LetTalkSquamish Garibaldi Estates Neighbourhood Planning Process page. The email solicited sign up for attendees at small group meetings to discuss the land use scenarios and promoted online engagement tools.

Primary engagement activities in this stage revolving around the land use scenarios and emerging ideas included:

- presentation of sub area land use scenarios on LetsTalkSquamish and in booklets;
- small group conversations regarding the proposed land use scenarios and emerging ideas; and
- a survey regarding proposed guiding principles, the land use scenarios, and emerging ideas

Details regarding land use scenarios presented to the community can be found in the 'Garibaldi Estates Neighbourhood Plan Proposed Scenarios'. Detail regarding emerging ideas presented to the community can be found in 'Emerging Ideas Engagement Materials'.

A series of small group meetings were scheduled beginning February 27, 2023. Participants were invited to sign up to any 1 meeting. District staff members attended and facilitated the meetings. All meetings were also attended by the mayor and representatives of Council..

Small Group Conversations that were held are identified in the table below:

Date	Location	Attendees
February 27, 2023	Mamquam Elementary	17
March 1, 2023	Brennan Park	15
March 3, 2023	Mamquam Elementary	19
March 2, 2023	Mamquam Elementary	17
March 6, 2023	Mamquam Elementary	19
March 8, 2023	Mamquam Elementary	14
March 9, 2023	Virtual	14
Total		114

Stage 3 Land Use Scenarios Small Group Meetings

Small Group Conversations Format

The intended discussion format for the meetings was to provide an opportunity for questions and discussion regarding land use scenarios and emerging ideas. Staff brought prepared notes regarding these items to present, along with a list of questions. Despite this intention, meetings participants generally expressed a desire to proceed straight to a format of questions and comments. This held true across all meetings which took similar formats of facilitated discussion. Staff members recorded notes at the meeting; following the meeting the notes were summarized into themes and these were circulated to attendees to ensure accuracy and completeness. Requested amendments to the meeting minutes were made and circulated back to the attendees who had requested changes.

The themes summarized from the small group conversations are included in “What We Heard” section of this engagement summary. These themes are drawn together in the “Engagement Snapshot”.

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. First Nations have been kept up to date on progress in the planning process via email and an online referral system. At this time Tsleil-Waututh Nation has not provided input into the process.

Early in the process, Squamish Nation staff provided feedback that an Archaeological Overview Assessment should be completed for the area. District staff have completed this study, which has been provided to Squamish Nation Staff.

Squamish Nation Staff requested a meeting with District of Squamish staff regarding the neighbourhood planning process in March 2023, the meeting was held in April. At that meeting the Squamish Nation suggested the District arrange a meeting at Totem Hall for Squamish Nation members to engage in multiple District initiatives including the Estates project. Staff have begun internal discussion related to this request.

In addition, Squamish Nation members suggested opportunities for reconciliation that could be considered through the planning process. These include the following:

- Representation regarding the historical use of the area by First Nations.
- Cultural signage related to place names, indigenous plant and animal species, and First Nations use of plants.
- Support for services in the Estate that are missing in the northern half of community which residents of reserves may want to access.

Staff intend to integrate these suggestions into the planning process and policy development.

Our Squamish

In December 2022, OurSquamish provided input into the Garibaldi Estates Planning Process regarding placemaking and activating public spaces, for use in the next phase of the planning process. Their submission, which is included in Appendix 2 of this document, includes policy recommendations related to the following topics:

- Right of Way along Mamquam Road and area SW of Read Crescent
 - Include separated bike lanes and sidewalks, activate the area,
- Current and Future Active Transportation Network
- General Placemaking Ideas for Garibaldi Estates and Relationship to Density/Form of Development and Use
 - Mixed-use areas:
 - Green Spaces
 - Environmental considerations
 - Arts and Culture
 - Throughfares

This submission helped inform aspects of the Transportation and Parks and Open Space Emerging Ideas presented in Stage 3 and will be integrated further during development of policies in the draft plan. Staff intend to continue engaging with OurSquamish during Stage 4.

Squamish Community Housing Society

In April, 2023 the Squamish Community Housing Society (SCHS) provided input into the Garibaldi Estates Planning Process regarding the delivery of housing in Squamish to support a diverse and vibrant population. Their submission, which is included in Appendix 2 of this document, followed two meetings between staff and the SCHS to discuss the proposed land use scenarios and their relationship to housing diversity.

Items raised by the SCHS include the following:

- Squamish needs an adequate and diverse supply of housing, including in the Garibaldi Estates.
- More housing options must be part of the Garibaldi Estates Neighborhood Plan. The SCHS notes “The growth scenarios provided in Stage 3 of the Garibaldi Estates Neighborhood Plan do not address the need for more diverse housing options” and “the SCHS would like to see policies in the Plan that provide the additional height and density needed for a diverse range of housing options to be financially viable.”
- The Garibaldi Estates Neighborhood Plan should contribute toward Reconciliation with the Squamish First Nation

This submission has informed recommendations included in the May 9, 2023 staff report and will continue to inform development of the draft neighbourhood plan. Staff have expressed interest in continued engagement with the SCHS during Stage 4.

Garibaldi Estates Transportation Study Stage 2

In Stage 1 of the Garibaldi Estates Planning Process, the District retained ISL Engineering to provide a transportation study for the Garibaldi Estates neighbourhood and surrounding

developments. A transportation model was used to forecast future traffic in the 2040 horizon year, taking future land use development and the trips generated from all the above areas into account. The future conditions analysis identifies population thresholds that trigger major transportation infrastructure upgrades based on projected growth.

As part of Stage 3 of the planning process the District retained ISL to undertake a second transportation study for the Garibaldi Estates neighbourhood and surrounding area. The focus of this study is a more detailed analysis of potential future road/intersection/driveway access improvements for the Garibaldi Village Commercial area and surrounding area, including highway access points. If this area develops with increased residential and commercial density, the District will need to ensure that the adjacent street network and parking lot access points will function effectively. This analysis will help the District plan for potential long-term changes to the local street network in this smaller study area to address future growth. The study is currently underway.

WHAT WE HEARD

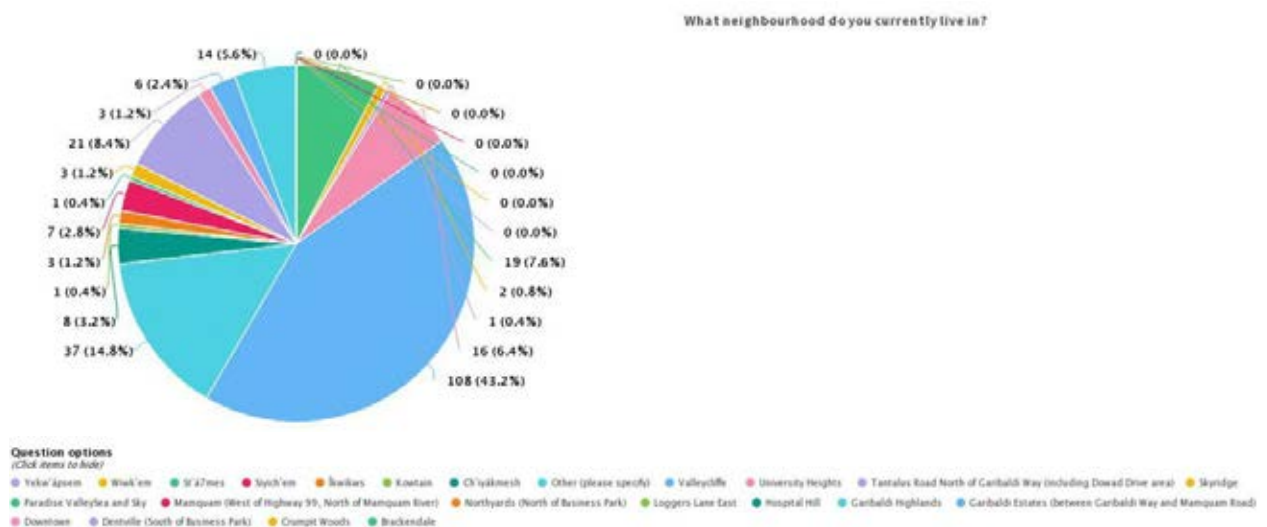
LAND USE SCENARIOS SURVEY

The following information describes results from a land use scenario survey.

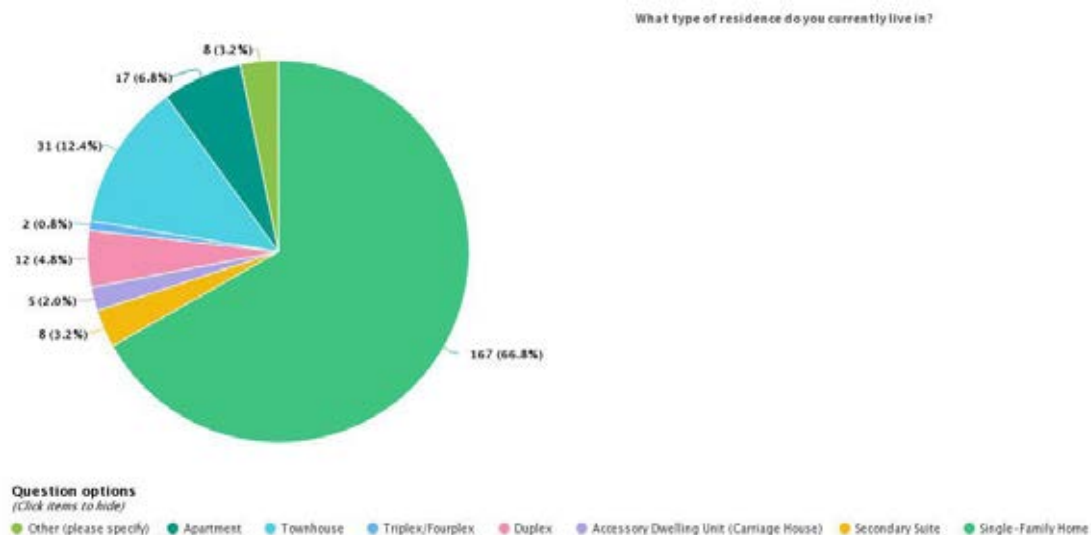
Survey Participant Demographics

The survey was completed 252 times.

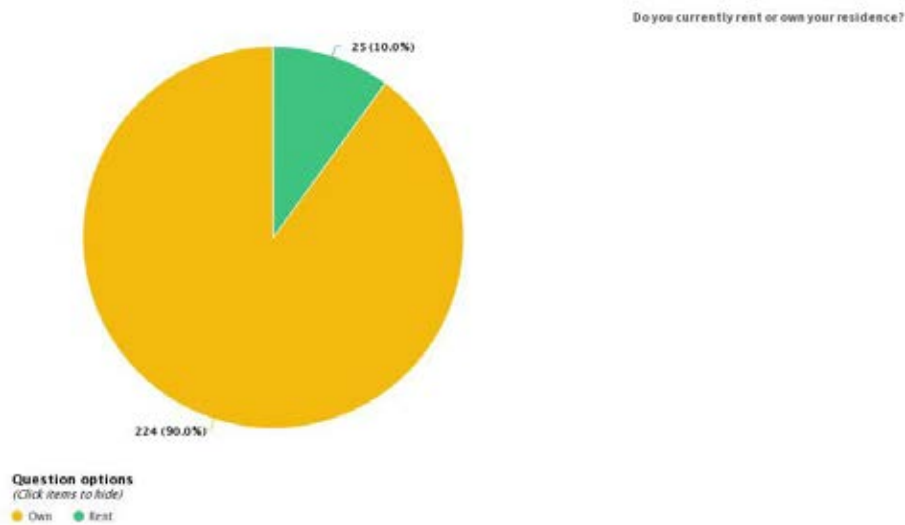
- Survey participants came from a range of Squamish neighbourhoods. The largest proportion were from Garibaldi Estates (43.2%), the second largest proportion was from the Garibaldi Highlands (14.8%). 8.4% of respondents were from Tantalus Road North of Garibaldi Way, Brackendale made up 7.6% of respondents and Downtown made up 6.4%.



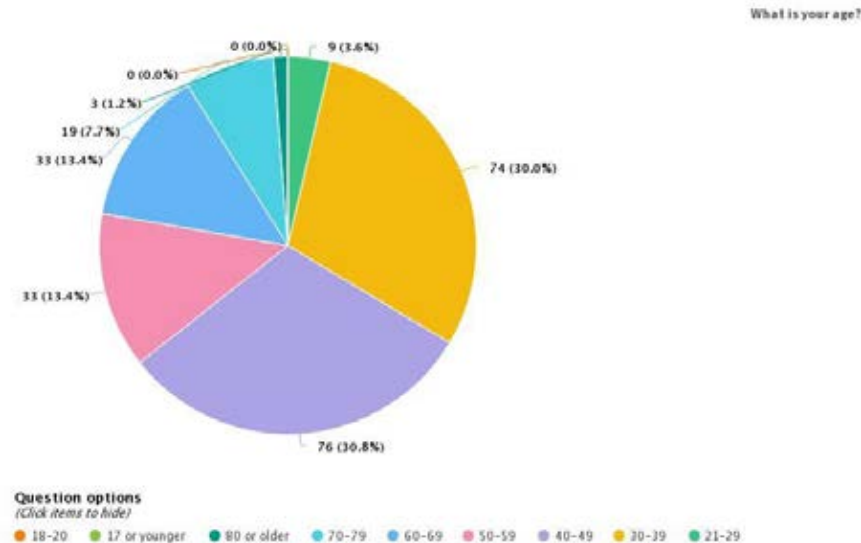
- Single family home occupants made up 66.8% of respondents. The next largest proportions were townhouse residents at 12.4% and apartment residents at 6.8%.



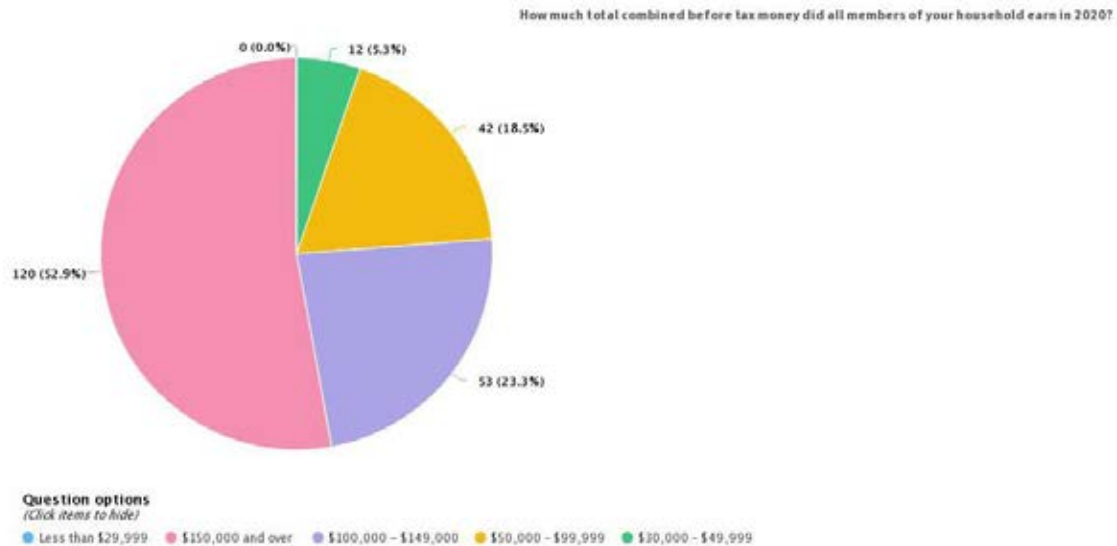
- Survey participants overwhelmingly owned their homes at 90.0%, in comparison to 10.0% that rented.



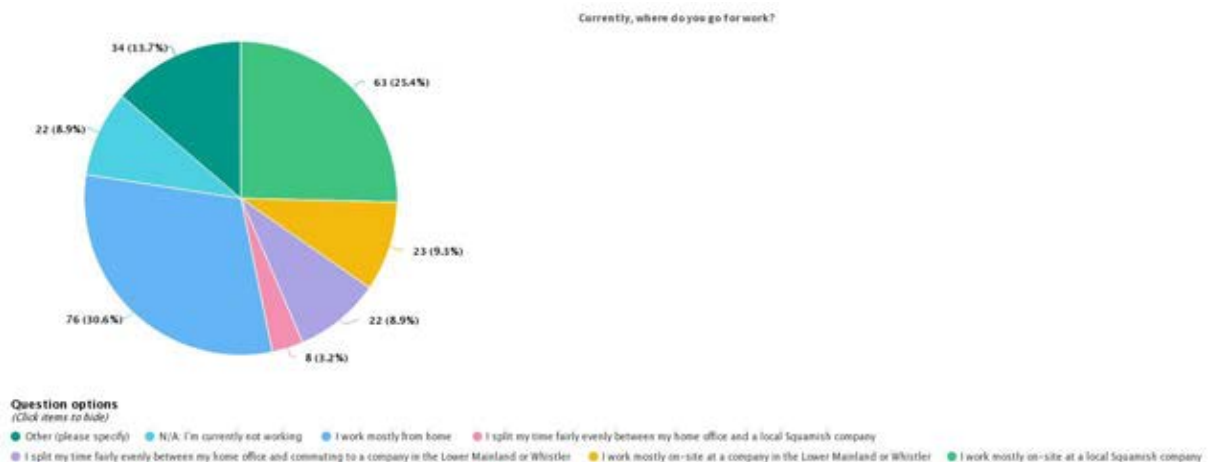
- Roughly one third of survey respondents were age 40-49 (30.8%), 30-39 made up another third (30.0%), 50-59 were tied with 70-79 at 13.4%. Younger community members were not well represented. Only 3.6% were age 21-29 and no participants were 20 or younger.



- The household income of most participants was quite high with 52.9% coming from households with incomes over \$150,000, 23.3% from households with incomes between \$100,000-\$149,00 and 18.5% from households with incomes between \$50,000 and \$99,000.



- Many participants worked in Squamish: 30.6% worked mostly from home, 25.4% worked mostly onsite at a local Squamish company. 9.3% worked mostly onsite at a company in the Lower Mainland or Whistler. 8.9% of people were currently not working and another 8.9% split their time fairly evenly between a home office and commuting to a company in the Lower Mainland or Whistler.

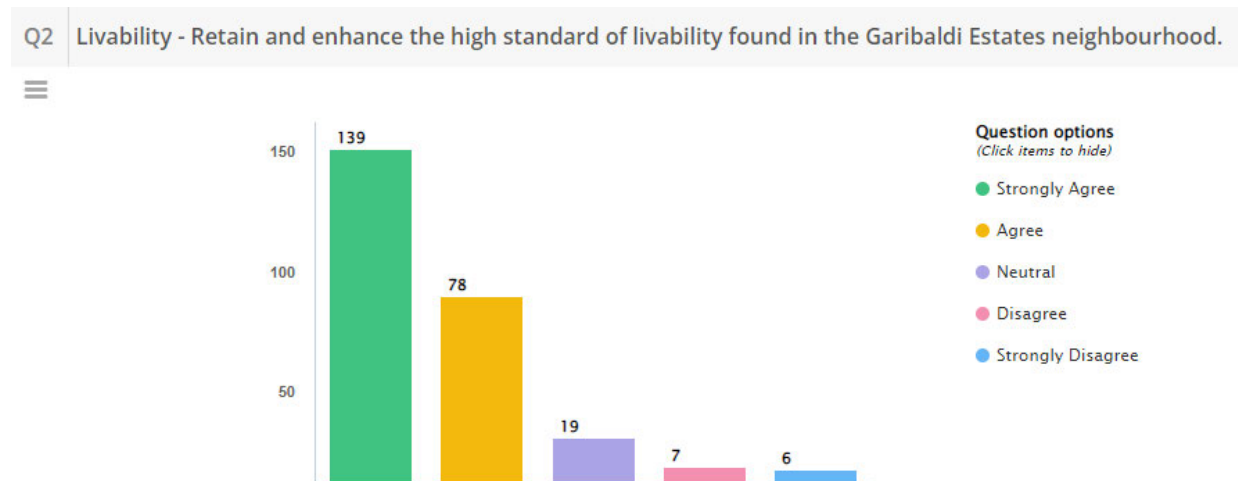


Guiding Principles

Proposed guiding principles for the Garibaldi Estates Neighbourhood Plan were presented to survey respondents. Development of the guiding principles was informed by community input provided earlier in the neighbourhood planning process. The intention of guiding principles is to set the direction and priorities that the neighbourhood plan will work to achieve.

Overall, the majority of respondents strongly agreed or agreed with most of the proposed guiding. Results of these questions are provided below.

Livability



Strong support was received for a guiding principle related to livability.

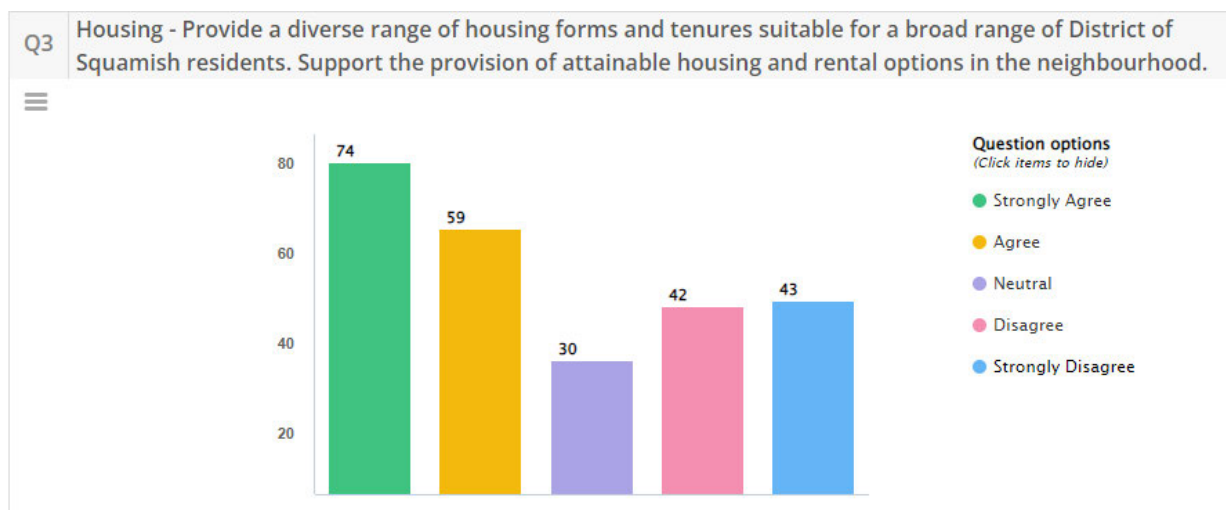
Twelve participants commented on Livability. Most comments indicated the term was too broad, not well defined and open to interpretation.

Employment

Eight participants commented on Employment. Themes included the following.

- Disagreement with integrating commercial into existing areas through mixed use (4)
- The neighbourhood has enough commercial and does not need more. (1)
- The neighbourhood does not need to serve a broader area (1)
- Support for mixed use retail and residential in the Commercial sub area. (1)
- Desire for commercial to be owned by multiple owners rather than leased. (1)

Housing

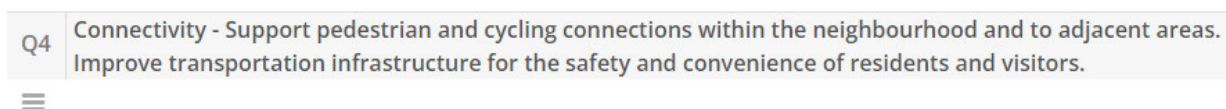


While the guiding principle related to housing was supported by the majority of respondents, it was opposed by more respondents than many other principles. In comments, opposition to the housing principle tended to focus on concerns regarding densification of the neighbourhood.

Comments on housing included the following.

- Increasing the number of housing units should explicitly part of the principle. (3)
- Housing diversity should not impact exiting neighbourhoods or homes (2)
- Rental housing and affordable housing should be incentivised (2)
- Mixed use has decreased social cohesion. (1)
- Concern around impacts of providing attainable housing. (1)
- A focus on truly affordable housing for those in need. (1)

Connectivity



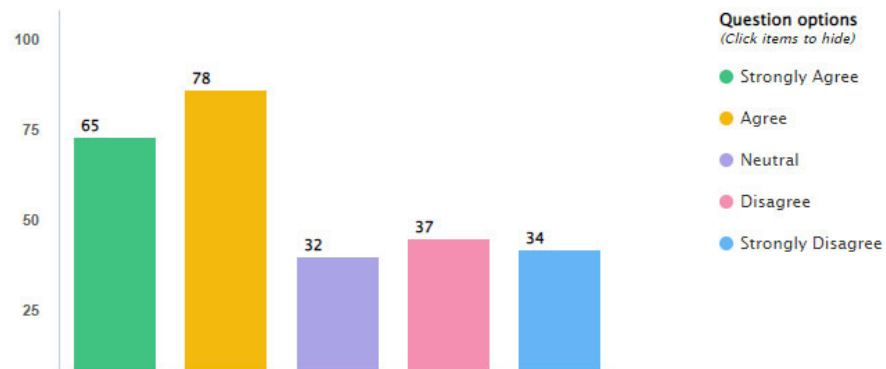
Strong support was received for a guiding principle related to connectivity.

Comments on Connectivity included the following.

- Support for additional active transportation route. (3)
- Questions or skepticism about how connectivity would be accomplished. (3)
- The Estates already has good connectivity. (2)

Employment

Q5 Employment – Preserve dedicated commercial areas as employment lands and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses.

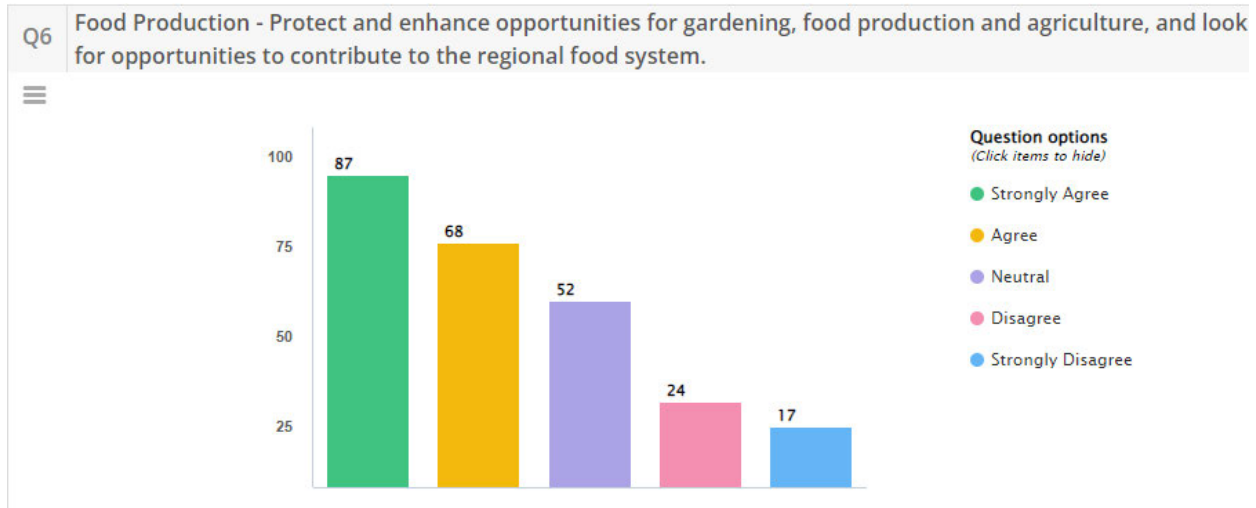


While the guiding principle related to employment was supported by the majority of respondents, it was opposed by more respondents than many other principles. In comments, opposition to the employment principle tended to focus on concerns regarding mixed use developments.

Comments on Employment included the following.

- Disagreement with integrating commercial into existing areas through mixed use (4)
- The neighbourhood has enough commercial and does not need more. (1)
- The neighbourhood does not need to serve a broader area (1)
- Support for mixed use retail and residential in the Commercial sub area. (1)
- Desire for commercial to be owned by multiple owners rather than leased. (1)

Food Production

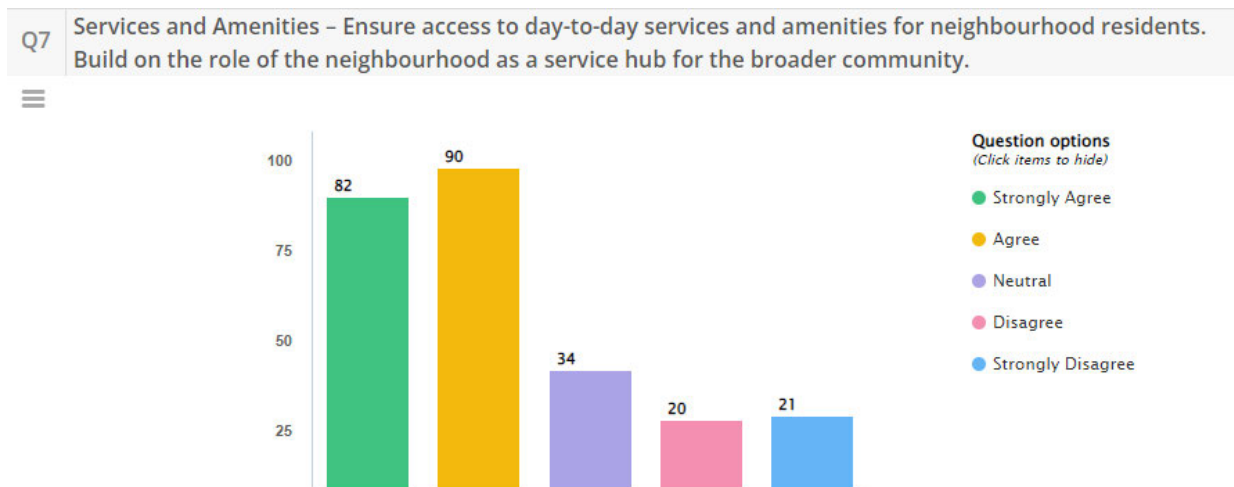


Strong support was received for a guiding principle related to food production.

Comments on Food Production included the following.

- Agriculture may not be suitable for urban areas and or may be able to be integrated while still increasing housing diversity. (5)
- Food production was already occurring and would be negatively impacted by proposed infill. (3)
- Support for a farm hub. (1)

Services and Amenities



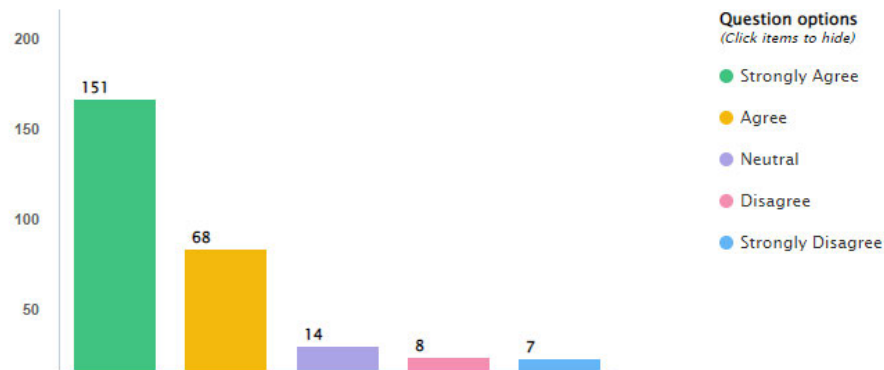
Strong support was received for a guiding principle related to services and amenities. In comments, some opposition was expressed related to acting as a service hub for the broader community.

Comments on Services and Amenities included the following.

- Core services such as health and childcare are critical. (1)
- Current services are appropriate. (1)
- The Estates should not attract more people. (1)
- Other areas should provide services. (1)
- Services should be located in walkable areas close to residential density (1)

Parks, Greenspace and Public Outdoor Space

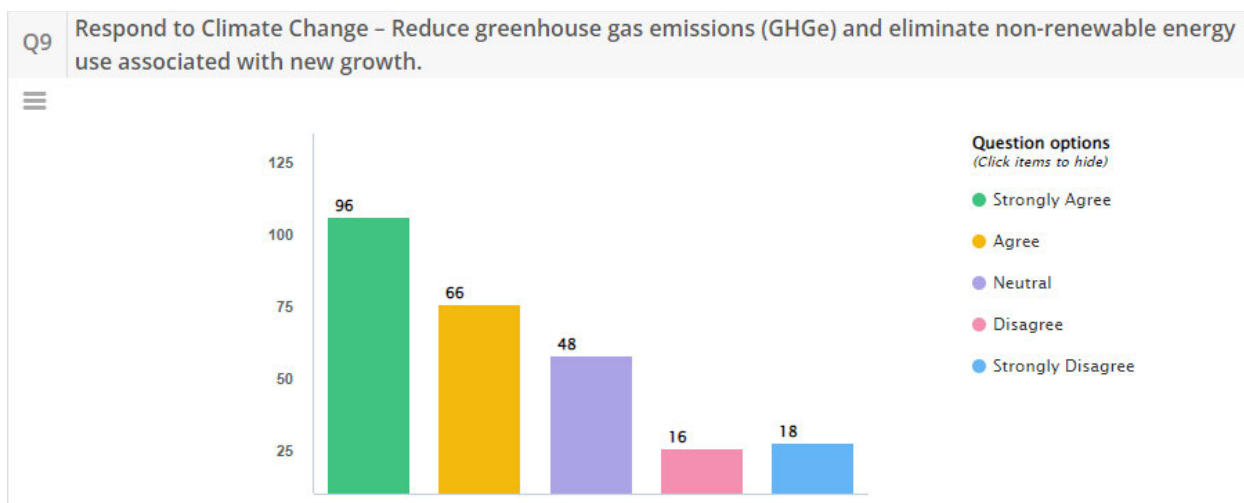
Q8 Parks, Greenspace and Public Outdoor Space – Improve and expand existing parks and outdoor public spaces to meet the needs of residents and foster a sense of community for all members. Preserve the canopy of mature trees that enhances the character of the neighbourhood and supports environmental values.



Strong support was received for a guiding principle related to parks, greenspace and public outdoor space.

Comments on Parks, Greenspace and Public Outdoor Space included the following.

- Include language about protecting wildlife and tree canopy. (3)
- Density negatively impacts greenspace. (3)
- Greenspace along Mamquam Road is not desirable. (2)
- Protection of greenspace in urban areas should compromise housing supply. (2)
- Private greenspace is important, not everyone enjoys public greenspace. (1)
- Support preservation of the tree canopy (1)
- Additional recreation facilities (1)
- Provide community garden and neighbourhood she (1)
- Focus on outdoor spaces that are not parks (pedestrian walkway along shots and services, public play area for children (1)



Strong support was received for a guiding principle related to climate change.

Comments on Climate Change included the following.

- The inability of local government to impact GHG emissions (2)
- Disagreement with restricting gas applicants. (1)
- The connection between climate and environmental areas. (1)
- The impacts of demolition from new development. (1)
- support for density to lower GHG emissions. (1)
- The necessity of ongoing automobile use. (1)

Questions related to Guiding Principles Survey Questions

Several comments were made by participants in relation to Guiding Principles survey questions.

Eight participants indicated they had mistrust in the process and highlighted concerns with transparency, context, interpretation, and intent of the guiding principles.

Seven participants indicated that the guiding principles were too vague.

Twenty-one participants expressed concern regarding survey design and the inclusion of multiple concepts in some of the emerging ideas, and not having the opportunity to agree with part and disagree with another part. Ideas that were frequently identified included the following:

- Employment, specifically the element of integrating additional opportunities through mixed use was problematic.
- Food Production, specifically the element of contributing to the regional food system was problematic.
- Service and Amenities, specifically, building on the role of the neighbourhood as a service hub for the broader community was problematic.
- Climate change - specifically eliminating non-renewable energy use was problematic.

Three respondents expressed general support of the proposed guiding principles.

Additional Suggested Principles

Several other concepts were suggested as appropriate guiding principles to include:

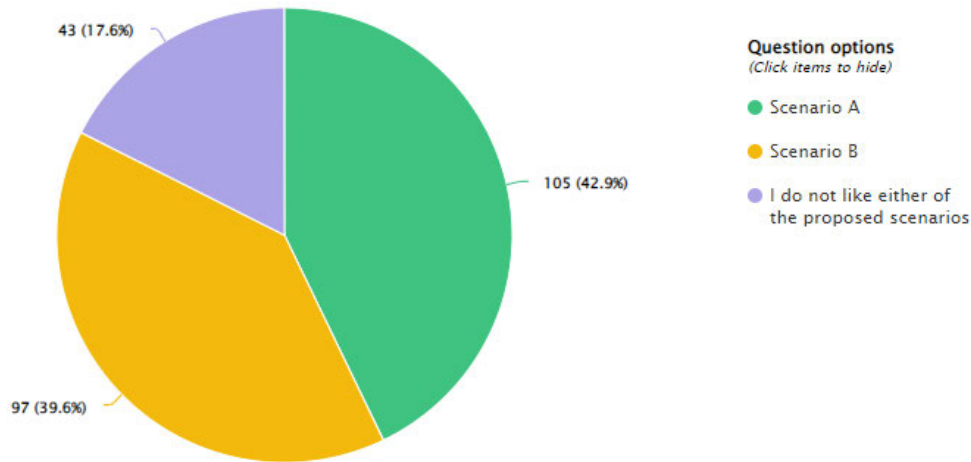
- Leave the neighbourhood as it is. Preserve the existing land uses and character. (32)
- Parking. Ensure sufficient parking is available. (8)
- Infrastructure. Address the ability to address current and future needs of the neighbourhood; including serving, education, health care, recreation. (8)
- Neighbourhood design. A including architectural character; zoning regulations to ensure compatibility such as story setbacks, maximum heights along streets, articulation in massing; provisions to limit impact on neighbours, ensuring open space on private property. (8)
- Traffic. Address traffic and congestion in the neighbourhood; consider traffic calming and address access to highway 99. (6)
- Solar access. Protect access to solar exposure. (4)
- Smartgrowth. Provide housing near walkable transportation, amenities, and services (3)
- Childcare and education options. (2)
- Health, Consider air pollution from congestion. (1)
- Hazard Management. Address overland water management. (1)
- Sustainability. Ensure economic, social and environmental sustainability, (1)

Land Use Scenarios

To explore possible future land uses for the Garibaldi Estates, six sub areas were created. For each of the sub areas, two or three future land use scenarios were developed. The land use scenarios build on each other through the addition of new housing forms, additional height, and/or density.

Land Use Scenario: Commercial

For the Commercial sub area Scenarios A and B received relatively close levels of support; Scenario A had the most support at 42.9%



Which scenario would you prefer to see as the Commercial sub area evolves over the next 20 years or more?

Comments related to the Commercial sub area scenarios included the following:

- Impacts of building height are a concern (13)
- Keep the area as it currently is. (9)
- Buildings should be permitted to be higher (7)
- Ensure adequate parking is provided. (7)
- Residential should be considered. (5)
- More parking is needed. (4)
- Encourage more landscaping. (3)
- Increase the density or height beyond proposed scenarios. (3)
- Both scenarios are too dense or too high (3)
- More office would be good. Could include medical/space. (3)
- Office may not be needed. (3)
- Traffic impacts need to be considered/are a concern. (3)
- Improve the pedestrian experience. (3)
- Pedestrian safety needs to be improved. (2)
- Parking needs to be redesigned. (2)
- Reduce the parking. (2)

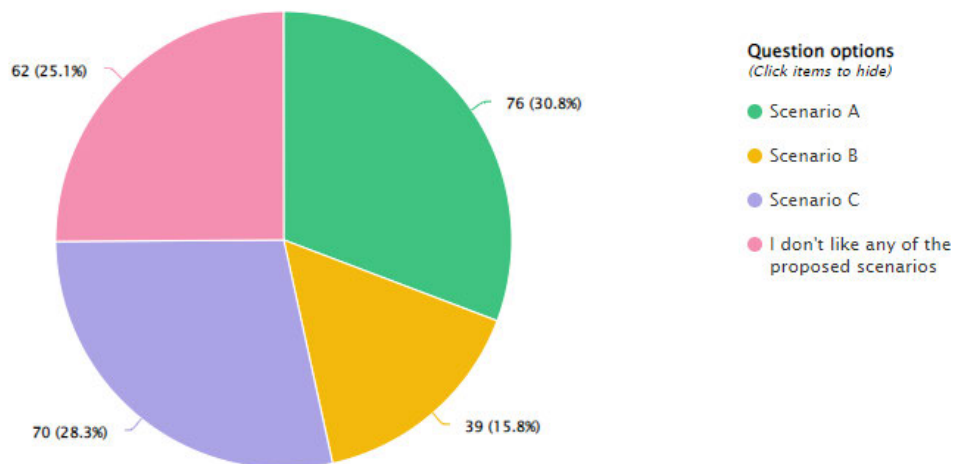
- Additional commercial is supported. (2)
- Active transportation connectivity and safety need to be improved. (1)
- More common space should be provided. (1)
- Density should be here rather than the existing residential area. (1)
- Design should consider address massing and setbacks, view preservation and aesthetics. (2)
- Commercial should be provided in the highlands. (1)
- Increase setbacks from Highway on west side. (1)
- Participants are concerned with complexity or lack of transparency with the process. (4)
- Consider the impact on school. (1)
- Transit should be improved. (1)

Participants who did not like any of the proposed scenarios provided the following reasons:

- There isn't demand or need for the proposed amount of commercial space. (11)
- The area should be left as it currently is. (8)
- Traffic will be a problem. (6)
- There is mistrust in the process. (4)
- The proposal is not clear. (3)
- The area should include residential uses. (3)
- The parking areas are too large. (2)
- The proposed buildings are too tall. (2)
- The proposed scenarios will result in a bad outcome. (2)
- Permitted uses should be more flexible than retail and office. (1)
- Scenarios should be based on projected office space needs. (1)

Land Use Scenario: Diamond Head North

For the Diamond Head North sub area Scenario A received the most support at 30.8%. Scenario B received the second most support at 29.3%.



Which scenario would you prefer to see as the Diamond Head North sub area evolves over the next 20 years or more?

Comments related to the Diamond Head North sub area scenarios included the following:

- Leave the area as is. (10)
- This area is suitable for higher density. (9)
- Concerns regarding parking including must provide enough, should be underground, resident only on streets, no private garages. (8)
- Traffic impacts must be addressed. (8)
- Limit height to avoid impact on neighbours. (7)
- Density increases are not appropriate here. (6)
- Design guidelines and regulations are necessary improve the aesthetics and limit the impact on adjacent properties. (5)
- Open should be provided. (3)
- Higher buildings (as high as 6 stories) would be appropriate. (3)
- Ensure adequate active transportation options. (2)
- Private and public amenities must be provided. (2)
- Higher density in this area is appropriate. (2)
- The proposed land uses are inappropriate. (2)
- Reduce parking. (2)
- Density should go elsewhere. (1)
- Density targets should be provided.
- The sub area boundary should be expanded to include areas to the east. (1)
- Higher buildings are appropriate on Tantalus Road and Gariblaid Garden Courts, lower elsewhere. (1)
- Mixed use is not appropriate. (1)
- Survey is too complex. (1)
- Tenants' protection must be provided. (1)
- The church use must be maintained. (1)
- Prioritize rental. (1)
- Address Garibaldi Way sight lines. (1)
- Maintain mature trees. (1)
- Maintain views. (1)

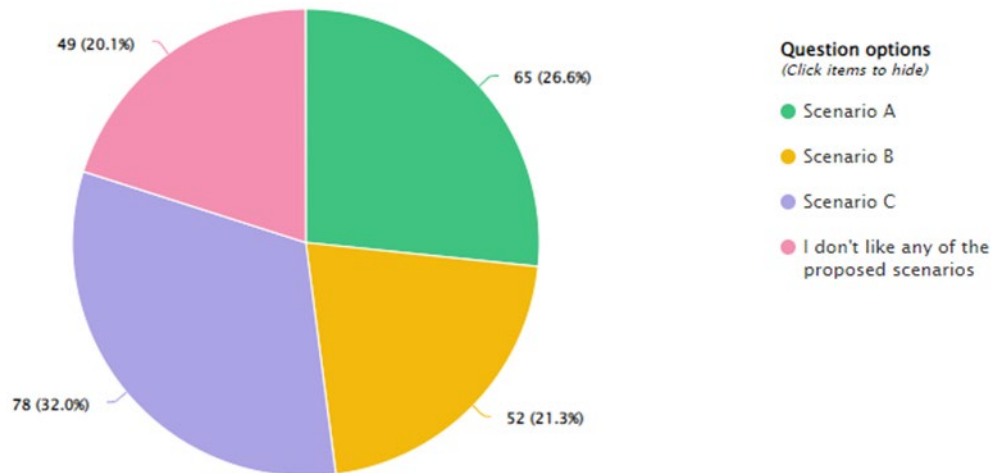
Participants who did not like any of the proposed scenarios provided the following reasons:

- Leave the area as is. (18)
- Traffic implications. (6)
- The proposed scenarios, their implications or intentions are not clear. (4)
- The scenarios are too dense. (4)
- Proposed land use or scenarios are inappropriate. (4)
- Mixed use should not be allowed. (2)
- Views will be impacted. (2)
- Buildings are too high. (2)
- Density should be increased to enable commercial viability. (1)
- The density is too high. (1)

- Existing affordable housing will be displaced. (1)
- 4-6 storey heights should be proposed. (1)
- Higher density here should allow lower density elsewhere. (1)
- The eastern side of this sub area should match Diamond Head South. (1)
- Mixed use should be limited to the west side. (1)
- Housing will not be affordable. (1)
- Better transitions should be proposed moving from commercial to single family area. (1)
- The area will be unsafe for active transportation. (1)

Land Use Scenario: Estates North

For the Estates North sub area Scenario C received the most support at 32.8%. Scenario A received the second most support at 26.6%.



Which scenario would you prefer to see as the Estates North sub area evolves over the next 20 years or more?

Comments related to the Estates North sub area scenarios included the following:

- Leave the area as is. (20)
- Increased density is appropriate for the area. (7)
- Adequate parking and storage need to be provided. (7)
- Increased housing diversity is appropriate. (6)
- Triplexes or cottages are not appropriate. (3)
- Density should be stepped moving from Diamond Head North to Estates North. The division along Diamond Head Road is inappropriate. (2)
- Proposed housing will not be affordable. (2)
- Density should be directed elsewhere. (2)
- Riparian areas and wildlife should be protected. (2)
- Heights should be limited or reduced. (2)
- Density should be limited or reduced. (2)

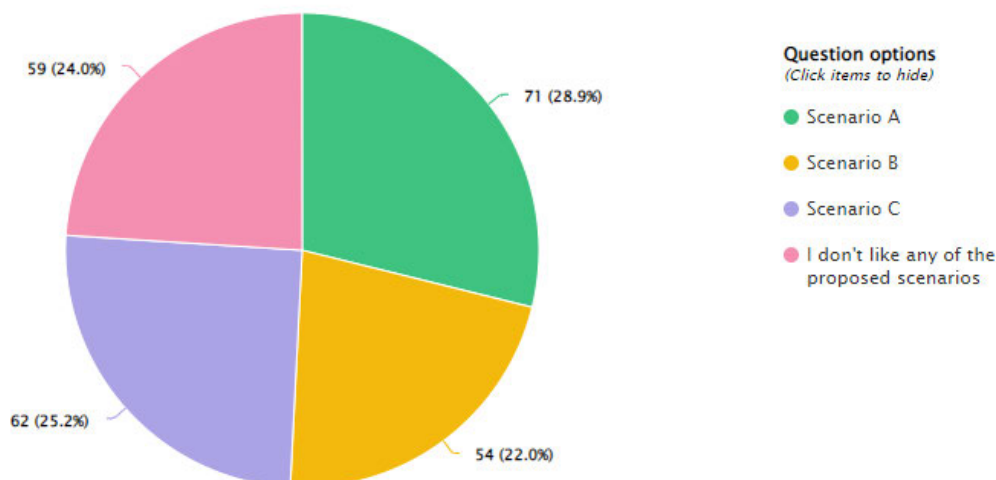
- Proposed scenarios are appropriate. (2)
- Retail would be appropriate. (2)
- Mobile homes should be allowed. (1)
- Land uses should match Estates Centre and Estates East. (1)
- Density metrics should be provided. (1)
- Some land uses are appropriate, given lot configuration. (1)
- Redevelopment is likely not feasible. (1)
- Open space, greenspace, parks will be required. (1)
- Good connectivity is important. (1)
- Increased property setback and greenspace should be used. (1)
- The survey is too complex. (1)
- One plan should be proposed rather than sub areas. (1)

Participants who did not like any of the proposed scenarios provided the following reasons:

- Leave the area as is. (17)
- Single family should be preserved. (6)
- Traffic impacts will be a problem. (4)
- Higher densities should be proposed. (4)
- Proposals will impact riparian and wildlife. (2)
- Proposed densities are inappropriate. (2)
- Information on dwelling unit projections should be provided. (1)
- Duplex should be the maximum density. (1)
- Infrastructure is not appropriate for the proposed scenarios. (1)
- The proposals will not help affordability. (1)

Land Use Scenario: Diamond Head South

For the Diamond Head South sub area Scenario A received the most support at 28.9%. Scenario C received the second most support at 25.5%.



Which scenario would you prefer to see as the Diamond Head South sub area evolves over the next 20 years or more?

Comments related to the Diamond Head South sub area scenarios included the following:

- Higher densities are appropriate in this area. (8)
- Leave the area as is. (8)
- Traffic will be a problem. (6)
- Ensure adequate parking. (5)
- Densities should be limited here. (2)
- Existing lot coverage should be maintained. (1)
- The survey is challenging. (4)
- Retail uses are not desirable. (4)
- Retail uses are appropriate. (4)
- Heights should be limited. (4)
- The proposed scenarios are inappropriate. (4)
- Proposed walkable commercial is desirable. (3)
- Heights and densities should be extended to Diamond Head North. (3)
- Design guidelines and regulations should be used to break up massing, improve the aesthetics. (3)
- Townhouses are desirable. (2)
- Better active transportation routes are required. (2)
- Scenarios B and C should be combined. (2)
- A community meeting hub is important. (1)
- Enable commercial access from a land behind Garibaldi Village. (1)
- Density and amenities should be located on Mamquam. (1)
- Density targets should be established. (1)
- Growth should be directed elsewhere. (1)
- Increased housing diversity should be supported. (2)
- Environment should be preserved. (1)

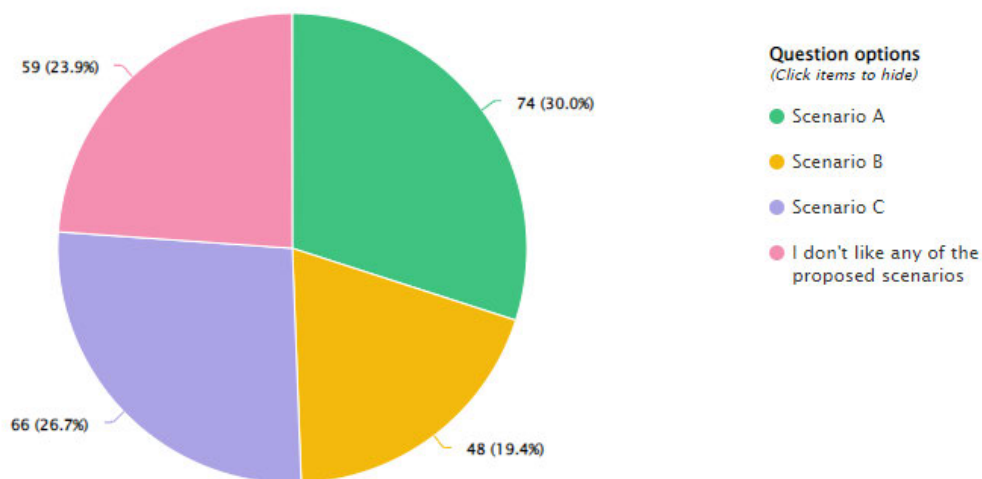
- Safety for active transportation is a concern. (1)
- Single family use should be preserved. (1)
- Preserve views. (1)

Participants who did not like any of the proposed scenarios provided the following reasons:

- The east and west side should be treated differently.
- Leave the area as is. (18)
- Too much density. (7)
- Single family uses should be preserved. (4)
- Traffic will become more problematic. (3)
- Cottage clusters are not desirable. (3)
- The proposals will impact safety. (2)
- Growth should be directed elsewhere. (1)
- More density would be appropriate. (1)
- Triplex are not desirable. (1)
- Parking will become more problematic. (1)
- Sun is required for gardens. (1)

Land Use Scenario: Estates Centre

For the Estates Centre sub area Scenario A received the most support at 30.0%. Scenario C received the second most support at 26.7%.



Which scenario would you prefer to see as the Estates Centre sub area evolves over the next 20 years or more?

Comments related to the Estates Centre sub area scenarios included the following:

- Leave the area as is. (14)
- The sub area boundaries should be adjusted, such as the east side should be included in Estates East, or the Estates East and North should be more aligned. (6)

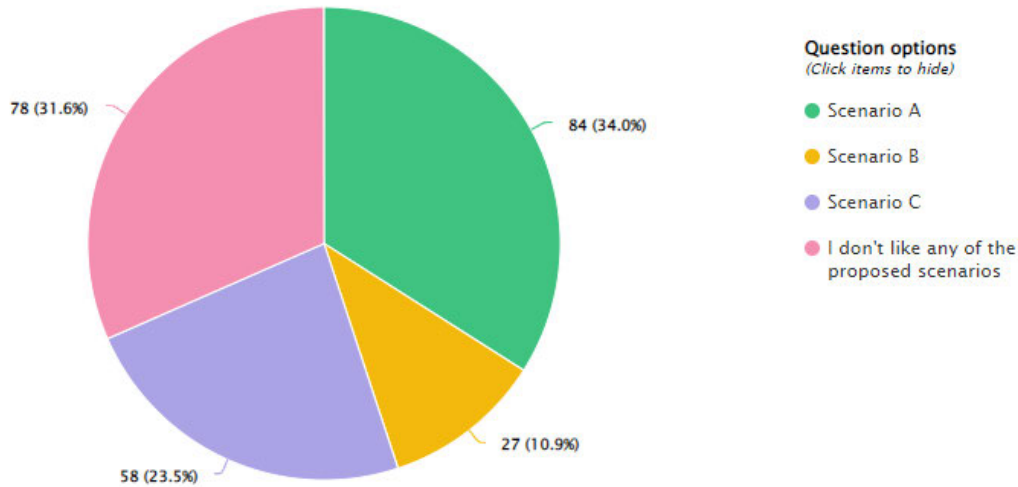
- Housing diversity is appropriate for this area. (5)
- Traffic impacts will be problematic. (4)
- Densities should be low. (4)
- Cottage clusters are desirable. (3)
- Provide sufficient parking. (3)
- Design guidelines and regulations should be used to break up massing, minimize impacts, improve aesthetics. (3)
- Densities should be higher. (2)
- Heights should be limited. (2)
- Some limited housing diversity is appropriate. (2)
- Some retail would be appropriate. (2)
- Existing FAR and lot coverage should be maintained. (2)
- Ensure open space. (2)
- The plan should address connectivity and open space amenities. (1)
- Cottage clusters are not desirable. (1)
- Density should be directed elsewhere. (1)
- Density targets should be used. (1)
- Environmental protection is important. (1)
- The area is subject to geotechnical concerns. (1)
- Higher densities should be proposed. (1)
- Infrastructure is inadequate. (1)
- Participants who did not like any of the proposed scenarios provided the following reasons:
- The survey is too complicated. (1)
- Retail is inappropriate. (1)
- Increase FAR for small lot single family. (1)

Participants who did not like any of the proposed scenarios provided the following reasons:

- Leave the area as is. (24)
- Single family use should be preserved. (7)
- The proposed scenarios are too dense. (3)
- Traffic will be problematic. (3)
- Higher densities should be proposed. (2)
- Kalodon and Garibaldi Way should be treated differently. (1)
- Density should be directed elsewhere. (1)
- Scenario A would be ok if small lot single family was removed. (1)
- Infrastructure issues are not addressed. (1)
- Parking will be an issue. (1)
- The scenarios do not reflect input. (1)
- The scenarios do not reflect a plan. (1)

Land Use Scenario: Estates East

For the Estates East sub area Scenario A received the most support at 34.0%. 'I don't like any of the proposed scenarios' received the second most support at 31.6%.



Which scenario would you prefer to see as the Estates East sub area evolves over the next 20 years or more?

Comments related to the Estates East sub area scenarios included the following:

- Scenarios should propose lower densities. (10)
- The planning process has been flawed; the survey is too complicated, the scenarios do not reflect input, visuals are inadequate, diversity in area is not represented. (10)
- Higher densities should be proposed. (9)
- Leave the areas as is. (8)
- Adequate parking and storage must be provided. (7)
- Traffic will be problematic. (5)
- Maintaining space for agriculture is important. (4)
- Design guidelines and regulations (setbacks) should be used to minimize impacts on neighbouring properties. (4)
- Public open space or greenspace must be considered. (3)
- Retail uses would be appropriate. (3)
- Heights should be limited. (3)
- Agriculture land dedication is not appropriate. (2)
- Density should be directed elsewhere. (2)
- Apartments would be appropriate. (2)
- Increased density in this area is appropriate. (2)
- Tree canopy preservation is important. (2)
- Density targets should be used. (2)
- Some housing diversity is appropriate. Limits consolidation to ensure diversity. (2)
- Protect agriculture. (1)
- A large parcel for recreational facilities should be secured. (1)
- The sub area should be more aligned with Estates East and North. (1)

- Single family use should be preserved. (1)
- Small lot and cottage cluster should be included in Scenario A. (1)
- The scenarios are a good balance. (1)
- Townhouses would be appropriate. (1)
- Triplexes are not desirable. (1)

Participants who did not like any of the proposed scenarios provided the following reasons:

- Leave the area as is. (28)
- The scenarios propose too much density. Some uses are not appropriate. (11)
- Traffic and parking will be problematic. (8)
- Proposals will impact wildlife and tree canopy. (5)
- Single family use should be preserved. (4)
- Agriculture dedication requirements are not reasonable. (2)
- The proposals are unacceptable. (2)
- Increased densities would be appropriate. (2)
- Cottage clusters are not desirable. (2)
- The process intention is flawed. (2)
- Some retail would be appropriate. (2)
- Agriculture potential should be retained. (1)
- Boundaries are not appropriate. (1)
- Cottages and townhouses are inappropriate for the areas. (1)
- Density should be directed elsewhere. (1)
- Density targets should be used. (1)
- Buffers should be provided adjacent to townhouses. (1)
- Property assemble should be limited. (1)
- The area should be used for open space. (1)
- The visuals are not realistic. (1)

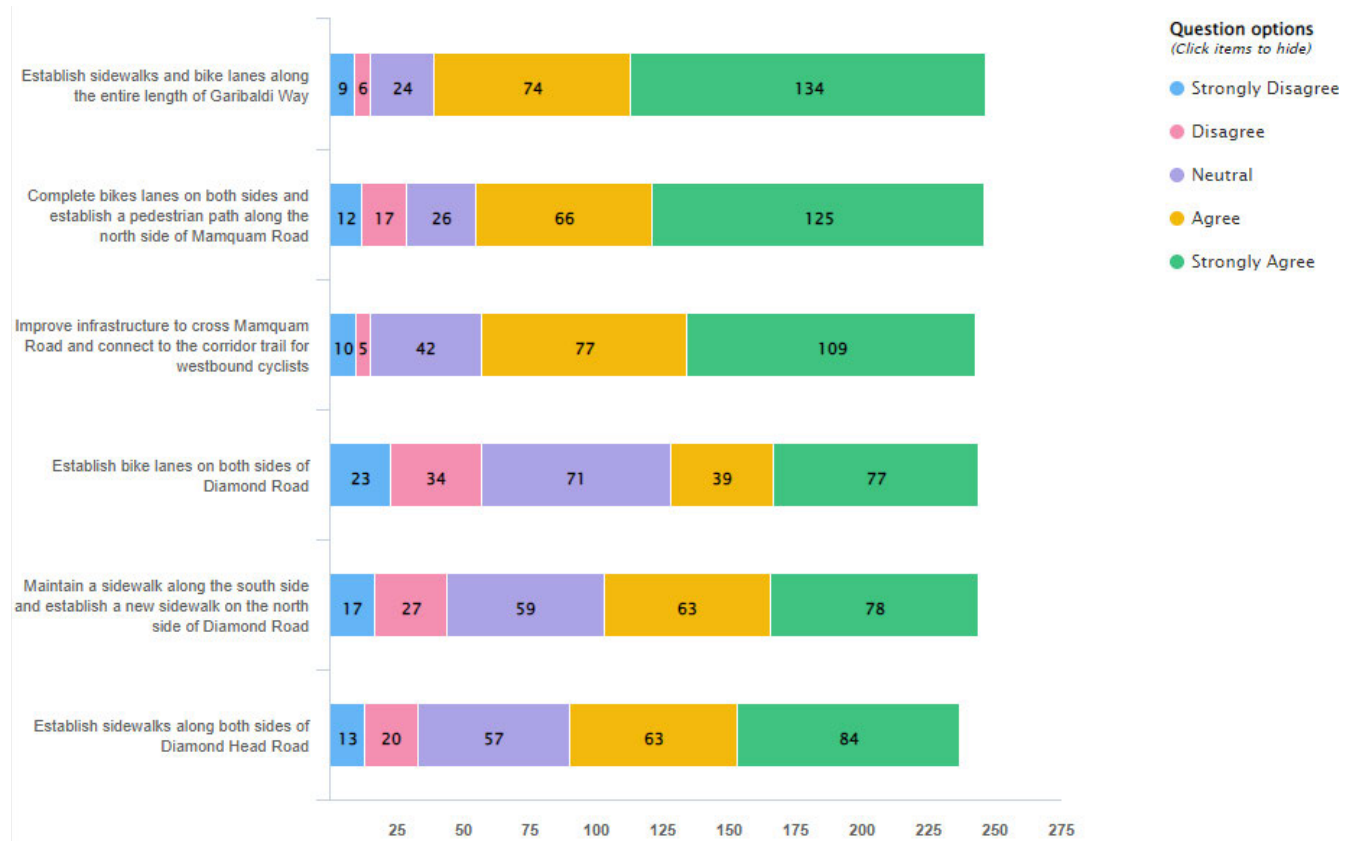
Emerging Ideas

As part of the Stage 3, 10. 'Emerging Ideas' were proposed as themes to consider. These emerging ideas reflect public input received earlier in the planning process, as well as District policies such as the Official Community Plan.

Emerging Ideas: Transportation

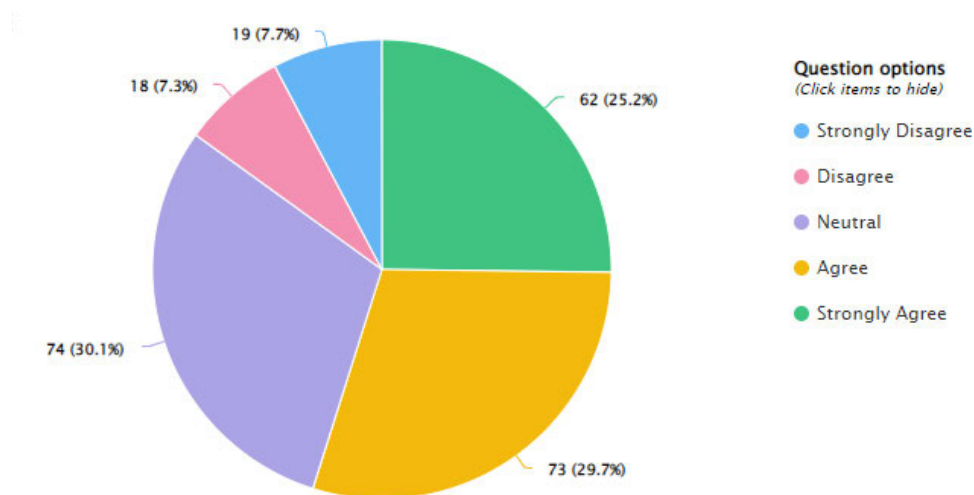
Proposed active transportation improvements generally received strong support from survey participants. Exceptions include establishing bike lands on both sides and a sidewalk on the north side of Diamond Road. Comments generally noted concern with amount of space available on Diamond Road and whether these improvements were necessary.

Let us know whether you agree or disagree with the proposed emerging ideas.



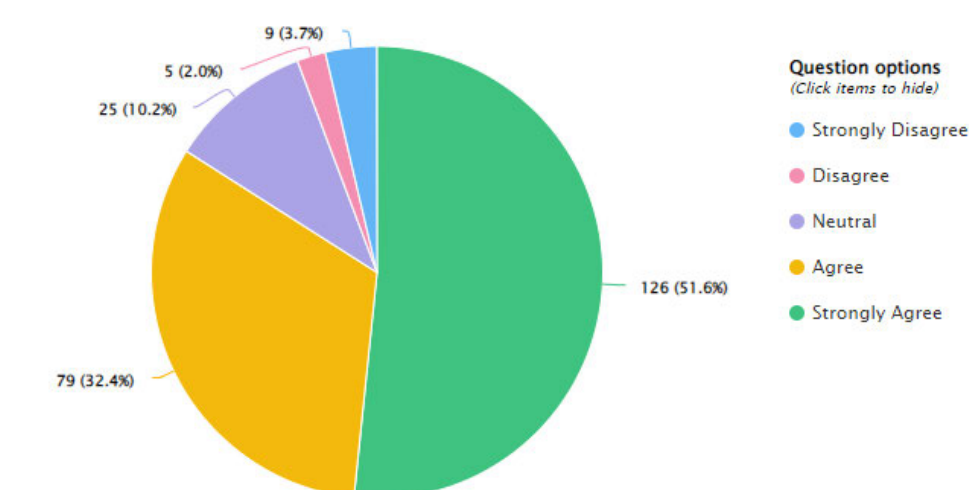
A proposed transit exchange within the Garibaldi Village commercial was supported by a majority of participants with 54.9% of respondents either agreeing or strongly agreeing with idea.

Establish a transit exchange within the Garibaldi Village commercial hub near the Highway 99, Mamquam Road intersection.



Advocating for improvements to Highway 99 as identified in the Garibaldi Estates Transportation Study received strong support with 84.0% of respondents either agreeing or strongly agreeing with idea.

Support and advocate for improvements to Highway 99 to address present and future congestion, as identified in the Garibaldi Estates Transportation Study.



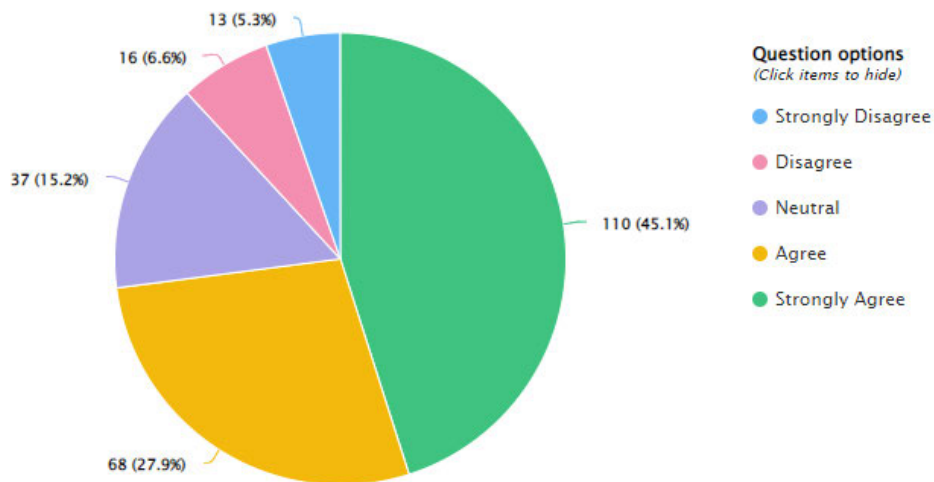
Emerging Ideas: Parks & Public Outdoor Space

Develop high-quality public open space throughout the Garibaldi Estates received strong support with 73.0% of respondents either agreeing or strongly agreeing with idea.

Develop high-quality public open space throughout the Garibaldi Estates. Open space can be located on District of Squamish-owned land, along multi-modal paths, on boulevards and front set-back areas, and on or near trails and natural areas, and in parks.

Consider the following features:

- Pocket parks, parklets and corner plazas.
- Public park spaces created through multi-family developments.
- Seating in a variety of locations including sheltered/shaded areas, patios, and transit stops.
- Landscaping, planters and murals.
- Community gardens.
- Public washroom.
- All-weather covered spaces.
- Bike shelters.
- Public art (pedestrian infrastructure, lit gathering spaces, Indigenous works).

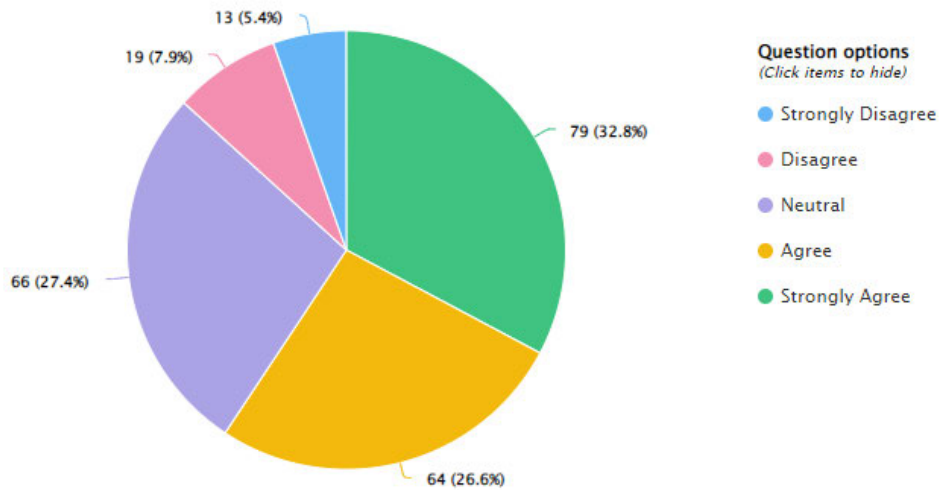


Comments included:

- Gathering space should be a priority. (1)
- Greenspace is important for health. (1)

Establishing a new Neighbourhood Park in the southwest corner of the Garibaldi Estates Neighbourhood received strong support with 79.4% of respondents either agreeing or strongly agreeing with idea.

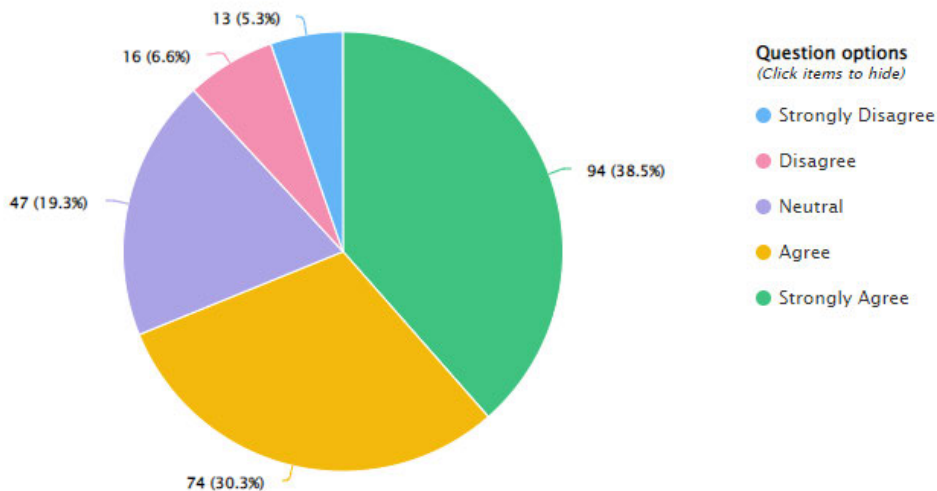
Establish a new Neighbourhood Park in the southwest corner of the Garibaldi Estates Neighbourhood.



Enhancements to Pat Goode Park received strong support with 68.8% of respondents either agreeing or strongly agreeing with idea.

Enhance Pat Goode Park by adding some of the following amenities:

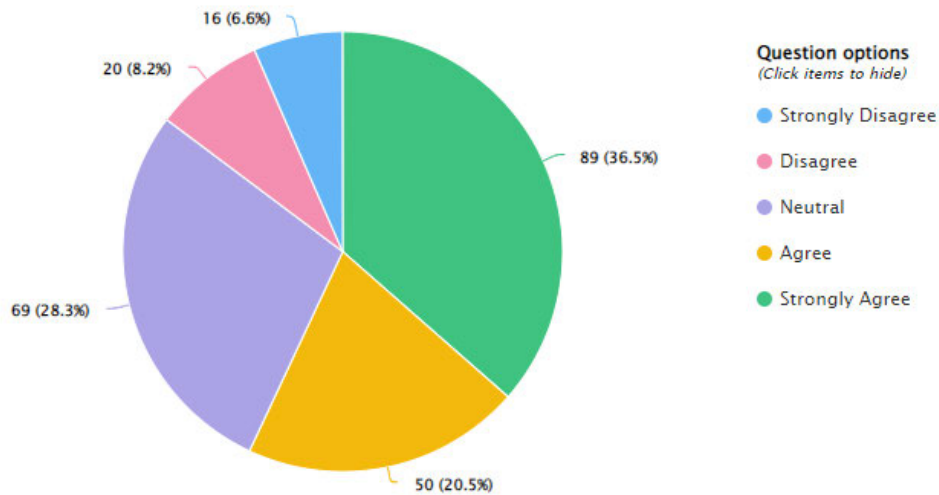
- A covered space that can be used year-round.
- Additional benches and seating areas.
- Elements that are intended for older kids (ie. pump track, spray park, etc.)
- Elements for mature residents such as a fitness circuit, chess tables or picnic areas.
- Improved parking.



Emerging Ideas: Childcare

Establishing childcare targets for the Garibaldi Estates neighbourhood based on expected land uses was supported by a majority of participants with 57.0% of respondents either agreeing or strongly agreeing with idea.

Establish childcare targets for the Garibaldi Estates neighbourhood based on expected land uses. Encourage creation of these childcare spaces through new development as community amenity contributions or using a density bonus structure.



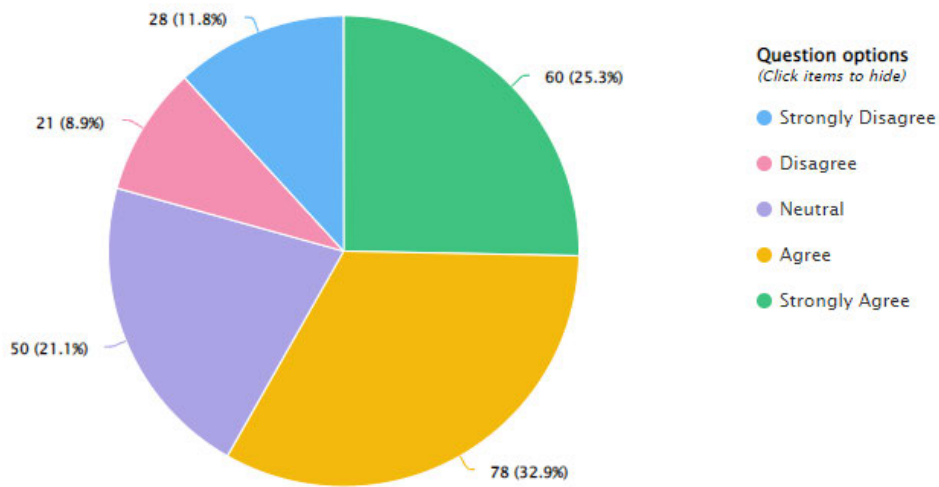
Comments included:

- Childcare is desperately needed. (1)
- Creating childcare for current residents is supported but not as a density bonus for associated with development. (1)
- Childcare should be located where parents work; or parents should provide their own childcare. (1)
- Childcare should be located near parks or coupled with schools. (2)

Emerging Ideas: Mamquam Community Garden

Developing land along the north side of Mamquam Road as a neighbourhood park was supported by a majority of participants with 58.2% of respondents either agreeing or strongly agreeing with idea.

Develop District of Squamish-owned land along the north side of Mamquam Road as a neighbourhood park incorporating a multi use path, food gardens and public amenities.



Comments included:

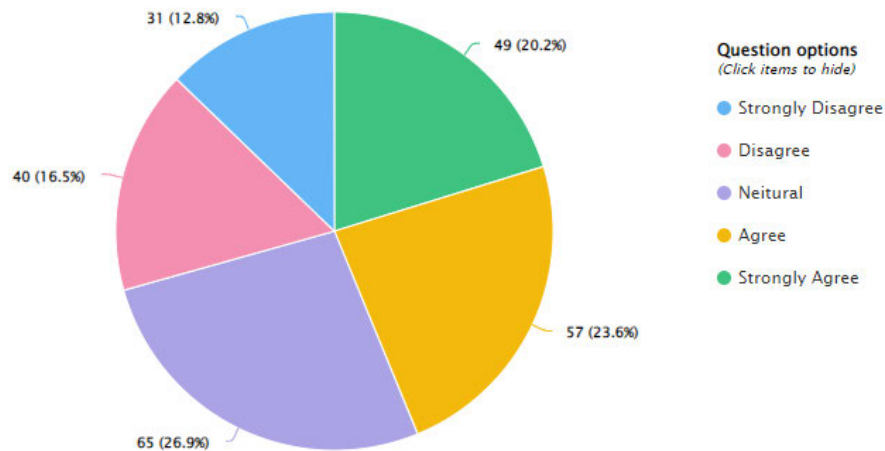
- A community garden along a busy road is a bad idea, it is an inappropriate location and poor alignment for gardens. (6)
- The Mamquam public land should be used active transportation. (2)
- This proposal is appealing but shouldn't come at the expense of dense mixed use development with additional housing. (1)

Emerging Ideas: Regional Farm Hub

Incentivizing the creation of a regional farm hub/commissary kitchen/market in the Garibaldi Estates was supported by 43.8% of respondents who either agreed or strongly agreeing with idea. In contrast 29.3% of respondents either disagreed or strongly disagreed with the idea. A neutral opinion was the most popular choice selection for this question at 26.9%.

Comments related to a Regional Farm Hub included support for the concept, but for some respondents, a reluctance to provide density to support the concept, skepticism in the viability of the concept, or confusion about how a density bonus could incentivize the outcome.

Incentivize the creation of a regional farm hub/commissary kitchen/market in the Garibaldi Estates using tools such as a density bonus or community amenity contributions.



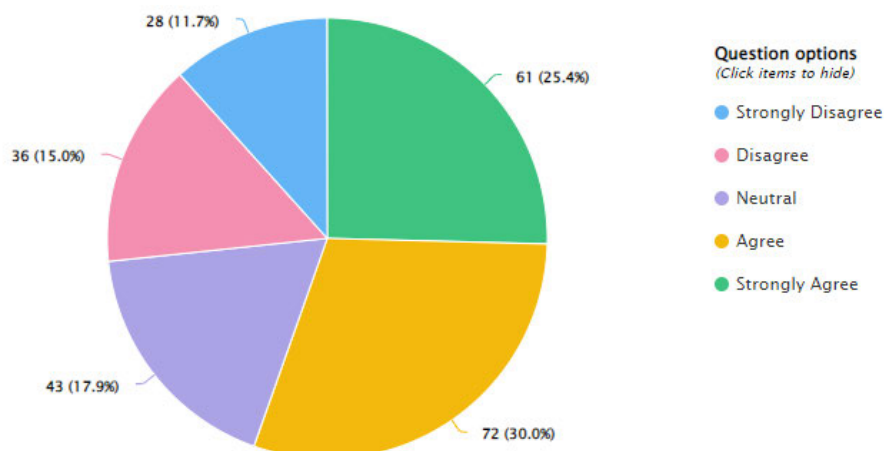
Comments included:

- Skeptical that it would be more than a hobby. (1)
- Uncertain how a density bonus would work. (1)
- Uncertain about what is proposed. (1)
- A good idea with well managed. (1)
- Should be mandatory, not a bonus. (1)
- The District should not be taking on these projects and putting the cost on one neighborhood. (1)

Emerging Ideas: Accessory Commercial Units

Supporting Accessory Commercial Units within existing Garibaldi Estates neighbourhood residential zones was supported by a majority of participants with 55.4% of respondents either agreeing or strongly agreeing with idea.

Support Accessory Commercial Units within existing Garibaldi Estates neighbourhood residential zones to increase access to walkable services.



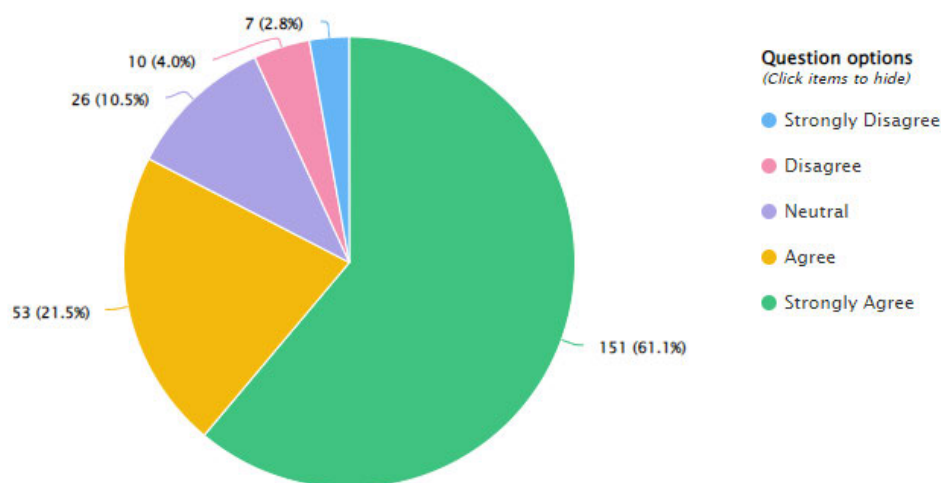
Comments included:

- Desirable for the Estates and other areas. (1)
- Each application should be carefully considered. (1)
- The small scale is not feasible and should be expanded. (1)

Emerging Ideas: Tree Canopy Retention

Updating Development Permit Area Guidelines to strengthen protection of mature trees received strong support with 82.6% of respondents either agreeing or strongly agreeing with idea.

Update Development Permit Area Guidelines to strengthen protection of mature trees during development applications.

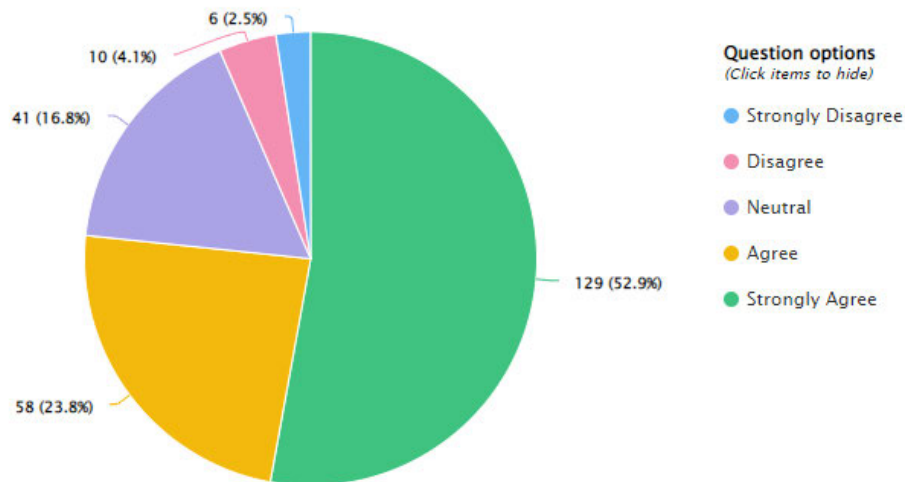


Comments included:

- Tree canopy retention is critical. (2)
- DPAs to protect trees should be updated immediately. (1)
- Developers will retain trees where possible, otherwise trees can be replanted. (1)
- DPA guidelines may not be effective and may add complexity. (1)
- Create incentives to add more trees. (1)
- This proposal is appealing but shouldn't come at the expense of dense mixed use development with additional housing. (1)

Developing an Urban Forest Management Plan for the District of Squamish received strong support with 76.7% of respondents either agreeing or strongly agreeing with idea.

Develop an Urban Forest Management Plan for the District of Squamish.



Comments included:

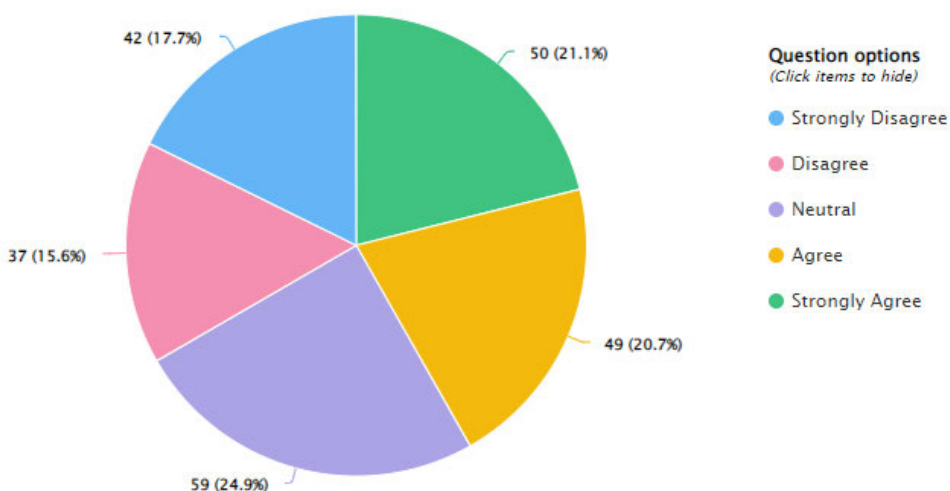
- This approach may be more effective than a Development Permit Area. (1)

Emerging Ideas: Cohousing

Supporting rezoning applications for cohousing projects with limited increases to building height and density was supported by 41.8% of respondents who either agreed or strongly agreeing with idea. In contrast 33.3% of respondents either disagreed or strongly disagreed with the idea. A neutral opinion was the most popular choice selection for this question at 24.9%.

Comments related to cohousing included support for the concept, but reluctance to provide density and height bonuses to support the concept.

Support rezoning applications for cohousing projects with limited increases to building height and density.



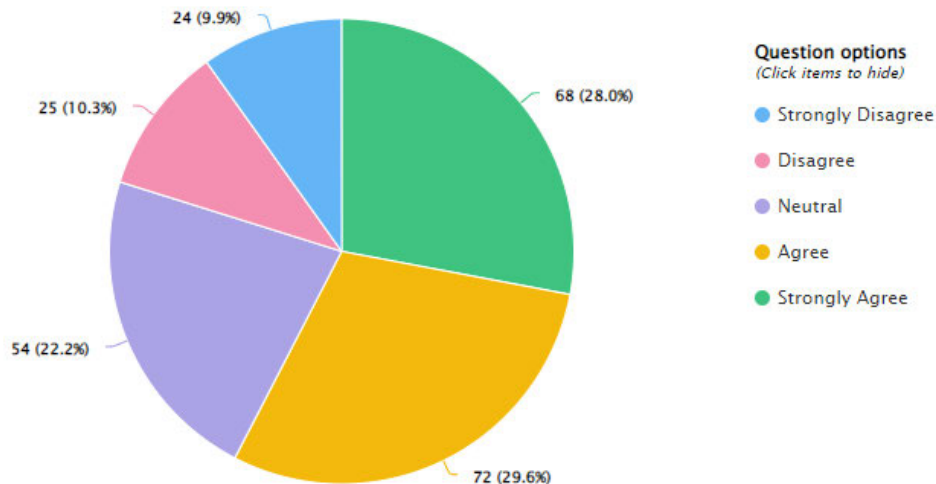
Comments included:

- Limited increases to height and density is vague; projects should meet existing zoning. (2)
- Cohousing is not needed to create community. (1)
- Incentives are not needed, let the market decide if this is a good idea. (1)
- This proposal is appealing but shouldn't come at the expense of dense mixed use development with additional housing. (1)

Emerging Ideas: Mid-Block Connections

Encouraging the creation of mid-block connections was supported by a majority of participants with 57.6% of respondents either agreeing or strongly agreeing with idea.

Encourage the creation of mid-block connections to establish east-west pedestrian cut-throughs between Garibaldi Way (near Read Cres) and the Garibaldi Village commercial area.



Comments included:

- There are already connections. This is not needed. (1)
- Connections should be well lit. (1)
- Connections contemplated are on private land and not appropriate. (1)
- These are desirable but difficult on existing private land. (1)

Other Emerging Ideas

In the survey, participants proposed several other potential emerging ideas:

- Density Targets – Provide expected outcomes of land use scenarios, and assess carrying capacity.
- Vision and Design – Consider the architecture and character of the built environment; ensure there is a strong vision for the future of the neighbourhood.
- Existing Character – Preserve the current large lot character of the Garibaldi Estates; leave the area as it is.

- Golf Course – Consider residential uses on the golf course.
- Walkability – Improve walkability with sidewalks, trails, benches, connections to bus exchanges.
- Affordable Housing – support affordable housing with additional height or density for projects that provide critical housing.
- Infrastructure and Amenities – Ensure the neighbourhood is serviced by appropriate infrastructure and has access to appropriate amenities.
- Storage – Ensure units are built with secure storage for equipment, so that people park in their garage.
- Trails – Protect trails that contribute to the Squamish brand.
- Housing Forms – Retain access to single family homes, enable tiny homes, allow apartments in all zones, allow denser and taller buildings on collector roads.

LAND USE SCENARIOS SMALL GROUP CONVERSATIONS

Small Group Conversation Program

As part of Stage 3 Land Use Scenario Considerations, seven small group meetings with a total of 114 participants were held to provide community members an opportunity to meet with staff, ask questions about the land use scenarios and emerging ideas, and provide feedback.

Date	Location	Attendees
February 27, 2023	Mamquam Elementary	17
March 1, 2023	Brennan Park	15
March 3, 2023	Mamquam Elementary	19
March 2, 2023	Mamquam Elementary	17
March 6, 2023	Mamquam Elementary	19
March 8, 2023	Mamquam Elementary	14
March 9, 2023	Virtual	14
Total		114

Stage 3 Land Use Scenarios Small Group Meetings

Small Group Conversation Summary

The following review of themes and ideas discussed in the small group meetings is intended to highlight the various perspectives and ideas raised during these discussions. This list is intended to be a reasonably comprehensive list of topics discussed to ensure understanding of the breadth of perspectives represented. The list is not intended to quantify the frequency with which ideas were discussed, given qualitative nature of the engagement activity. Different perspectives were expressed during meetings and some themes identified below are contradictory.

Garibaldi Estates Neighbourhood Planning Process

Participants raised a number of criticisms related to the planning process.

- There is mistrust in the planning process, including the intention and being the project.
- The process is not transparent.
- Segmenting the neighbourhood pits individuals against each other.
- The process is not democratic.
- Small group meetings don't enable focused conversations about specific areas and do not satisfy the desire for a town hall.
- The land use scenarios do not reflect the input provided in previous engagement stages.
- The engagement process is onerous; the land use scenario survey is too cumbersome.
- Everyone should be able to participate in the process; youth are not being adequately engaged.
- A citizen group of neighbourhood residents should provide direction on future land uses.
- The process is creating negative impacts on the sense of community; people feel pressure to sell properties.
- There is concern that boundary lines should not follow property lines or should not follow roads.

- There is concern regarding the extent that the planning process engagement will have on the preferred neighbourhood plan.

Some participants expressed support for the process.

- There was appreciation for the process the District is engaged in.

Neighbourhood Density

Many participants felt the neighbourhood should remain at current density or see very limited increase in the future.

- Densification of the neighbourhood will have a very negative impact the existing character; an outcome like Downtown is not desirable.
- The neighbourhood should retain a low density and only gradual, incremental change should be allowed.
- Density targets should be established for the future of the neighborhood.
- Density should be kept low due to the existing flood hazard.
- It would be better to build new density in other undeveloped areas of the community rather than sacrifice the Garibaldi Estates.

Other participants felt increased housing density and diversity were appropriate.

- Increased density should be considered to provide needed additional housing on a smaller footprint.
- Housing diversity is important and preferable to expensive single-family homes.
- Increased density provides more opportunities for living close to amenities and is preferable to sprawling development.

Housing Affordability

Some participants did not support changing land use to address housing affordability.

- Affordability does not improve through densification and is not a justification for new housing forms in the Garibaldi Estates.
- There is not enough land to provide the supply of housing necessary to achieve affordability.
- Requirements for affordable housing increases the cost of market housing.

Other participants felt increased housing diversity was important to address affordability.

- Affordability is a significant issue in the community, multi family housing supports affordability and is a reason for new housing forms in the Garibaldi Estates.
- Planning should consider housing needs; future generations need to be considered.
- The proposed scenarios may not support viable affordable housing.
- Rental housing targets should be considered.
- Affordable housing is an amenity that may offers greater benefit than amenities such as agricultural space.
- Tenancy protection should be addressed through the redevelopment process.

Infrastructure

Participants expressed concern regarding District infrastructure.

- The existing infrastructure is not adequate for current population.
- Infrastructure issues in the community need to be fixed before there is more growth.
- Schools and hospitals do not have enough capacity to support growth.

Transportation & Parking

Transportation was identified as a concern for participants.

- Traffic congestion is currently an issue in the neighbourhood.
- Key roads do not have insufficient capacity.
- Additional access to the highway is required.
- The highway can not accommodate more growth.
- A transit exchange in the Estates is important to accommodate future growth.

Parking issues were another significant a concern for participants.

- There are current issues with street parking on some roads such as Diamond Head South.
- There is a District wide problem with parking.
- New developments do not provide enough parking.
- Inadequate storage space in new developments results in more cars parked on the street.
- Renters in suites aren't provided off street parking by landlords and end up creating parking issues on streets.

Housing Forms and Design Characteristics

A number of ideas were shared regarding specific housing forms.

- Cottage clusters are a desirable housing form and an appropriate density.
- Small lot single family are a food option for aging in place and should be allowed across the plan area.
- Triplexes could be a desirable housing form provided the design was sensitive to neighbours.
- Secondary suites and ADUs are a good housing form for the neighbourhood and support housing affordability.
- Single family homes are very desirable and should be retained.
- Housing forms that support aging in place are important.

Several ideas were shared regarding design characteristics and zoning regulations.

- Building heights in some of the proposed scenarios are too tall; shade will impact existing properties and impact gardening.
- There should be no 6 story buildings.
- Limiting size of buildings could prevent very large single-family homes.
- Minimum setbacks and frontage requirements should be used to minimize impacts on the existing properties.

- Taller buildings should be considered in the Estates and can be integrated while maintain existing character.
- Greenspace is important and needs to be incorporated into housing design. This could include rooftop gardens.

Emerging Ideas

Participants had comments related to some of the Emerging Ideas.

- Maintaining the existing character of the neighbourhood should be one of the emerging ideas.
- Connectivity and walkability are very important aspects of the neighborhood.
- Greenspace is important and should be activated.
- Food production in the neighbourhood is important to residents.
- It is important to consider childcare in the planning process. Childcare is an amenity that may offers greater benefit than amenities such as agricultural space.
- Locating childcare facilities near parks is desirable.
- Adequate amenities need to be delivered through the development process.

Specific Sub Area Comments

The Commercial sub area was the focus of several comments.

- The Spectacle building should be in a different sub area.
- Adequate parking should be provided.
- Mixed use commercial may not be viable.

The Diamond Head North sub area was the focus of several comments.

- Exiting housing forms such as triplex should be permitted in future scenarios.
- Individual area should be considered independently.

The Estates North sub area was the focus of several comments.

- The boundary location should be along streets, not along back yards where large buildings could impact existing homes.
- Large walls of new buildings should be set back form exiting homes.
- More housing forms should be considered.
- Questions were raised about the different land use options on the two sides of Diamond Head Road.

The Diamond Head South sub area was the focus of several comments.

- Scenario C represents too much change.
- The amount of density will have a negative impact on traffic and highway access.

The Estates Centre sub area was the focus of several comments.

- There is concern that agricultural land will be replace by housing.

- Questions were raised about the different land use options along the boundary between Estates Centre and Estates East.

The Estates East sub area was the focus of several comments.

- The proposed scenarios are not palatable to current residents, in particular the additional height and density of Options B and C.
- Participants recognize that developers own land in the Estates East and redevelopment will happen quickly.
- All scenarios, including Scenario A, represent a very significant increase in density over the current situation.
- 0.5 FAR is more appropriate than 0.8 FAR.
- Concern was raised that there will be incentive to consolidate lots to reach 0.3 ha.
- The Estates East sub area should be spit into smaller zones.
- The existing character of the Estates should be considered.
- Wildlife corridors and greenspace should be considered.
- Concern was raised about new road depicted in visualizations.

The golf course was the focus of several comments.

- The public should be informed about potential for changes in land use on the golf course.
- The golf course has the potential to community space.
- Infill on the golf course is an alternative to infill in an existing neighbourhood.

Meeting 1 Summary

Date: Feb. 27, 2023, 6:30 PM

Location: Mamquam Elementary

Meeting Attendees

- 17 Participants

Council in Attendance:

- Mayor Armand Hurford
- Councillor Chris Pettingill
- Councillor Jenna Stoner

Staff in Attendance:

- Jonas Velaniskis – Director of Planning
- Matt Gunn – Planner
- Bryan Daly – Planner
- Samuel Fordham – Public Engagement Specialist
- Julie Wengi – Acting General Manager of Community, Planning & Sustainability

General Comments

- Segmenting the Estates into subareas for the scenarios pits individuals against each other.
- Density targets for the community and the neighbourhood should be provided; the number of people expected is important to inform the appropriate housing.
 - There has been previous discussion about a union of housing forms and associated densities.
- Building in the floodplain is not a good idea.
- The neighbourhood is already built up. Existing residents don't want additional density. There are concerns about infrastructure with additional development.
- There are challenges with affordability and staffing shortages. Adding density won't increase affordability.
- There is concern about the democratic process and if the plan will go ahead if the existing residents are all opposed.
- There is concern that no scenario proposed reflects current land uses.
- Increased densities should be considered as part of a planning process to address housing issues; if the District does not act the province will make the decision for the municipality.
- Redevelopment is associated with significant demolition waste.

Commercial Scenario

- There is concern about the viability of mixed-use commercial space.
- Adequate parking must be provided for residential and commercial uses.
- Other neighbourhoods are very underrepresented with commercial space.

Diamond Head South Area

- Scenario C is a very dramatic change and hard to stomach.
- A question was raised about why density is required, and why a density cap isn't proposed.
 - Staff response - intent of process is to focus on housing forms and highlighted why estates is appropriate for increased density.
- There is concern that the potential impacts of traffic from additional density.
- Questions were raised about proposed upgrades to the highway access points, whether MOTI is open to these options, and what the expected timing of those upgrades are.
 - Staff response - Staff provided background on transportation study and discussion with MoTI.

Estates North

- A question was raised about the whether lot consolidation for dense housing forms was possible.
 - Staff clarified lot consolidation was not proposed.
- A question was raised about why this scenario did not support as many housing forms as other scenarios.
 - Staff response – proposed housing forms reflects smaller lot character.
- There is concern about the boundary locations for the Estates North. The Boundary should be along streets as opposed to back yards as it would provide greater separation between buildings of different heights.
- There is concern related to walls of new buildings not having adequate setbacks from existing homes. The plan should consider ways to reduce massing of buildings.
- There is concern that about adequate parking and gear storage. Example mentioned of Willow Village where two car garages are often 50% used for gear and toy storage resulting in very limited street parking.
- Current parking regulations for secondary suites aren't high enough.
- Comment that is unrealistic to think residents will not own multiple vehicles per dwelling. Follow up comment on unreliability of transit with recent strike as a case study.
- A question was raised about how to address tenancy protection during redevelopment process.
 - Staff response – residential tenancy zoning has been applied but tenant relocation is challenging with proposed densities.

Estates Centre

- There is concern about replacing agricultural land with housing.

Estates East

- A question was raised regarding the different treatment of Estates East in comparison to other subareas, specific concern around the extra story allowed in scenario B, related to the food policy recommendations.
 - Staff response – larger lot sizes and alignment with Food Policy Council recommendations
- A question was raised about new roads depicted in visualizations with a specific concern about a new through road from Mamquam.

- Question on whether new through road depicted could be cul-de-sac with access only from Mamquam
 - Staff noted depictions are not reflective of expected outcome, only height, density and land use.
- There is concern regarding the additional storey permitted in Scenario B and C. This does not create a cohesive neighbourhood plan as it would result in dense 3 story buildings deep in the neighbourhood inconsistent with the North and Centre proposals.
- A suggestion was made that the District purchases property for farming as opposed to developers providing it via incentives of extra density.
- There is concern that the options are not palatable.
- Comment that even the least dense scenario rendering depicts 10X density increase as compared to current usage on larger properties (Staff noted current properties are not built out to max density allowed under current regulations)
- Comment that the change will occur very quickly in the estates East as it is well known in the community that developers have already purchased many of the larger properties.
- There is concern that, given demand, it is not possible to create enough supply to achieve affordability.
- Greenspace for wildlife should be considered during the planning process.
- A question was raised regarding how much impact community engagement will have on the plan, and if there a predetermined outcome.
 - Staff noted the outcome is not predetermined.
 - Councillors noted the challenges of balancing all the considerations and all of the residents in community.
- The opinion of existing residents should hold more weight than others in the community, given how personal it is.
- The golf course could be redeveloped for uses such as housing as an alternative to infill in the existing neighbourhoods as it is similarly near services.
- A question was raised regarding why this neighbourhood needs a plan considering there are multiple brand new neighbourhoods currently being developed with smart growth principles.
 - Staff response – to provide housing diversity in the community.
- Wildlife corridors should be considered.
- A question was raised regarding negotiations with developers.
 - Staff outlined that a CAC policy guides negotiations. Policy is being updated. Some project have existing development rights and would not provide CACs.

Meeting 2 Summary

Date: March 1, 2023, 1:00 PM

Location: Brennan Park

Meeting Attendees:

- 15 Attendees

Council in Attendance:

- Armand Hurford
- Lauren Greenlaw

Staff in Attendance:

- Matt Gunn – Planner
- Trevor Witt - Planner
- Julie Wengi – Acting General Manager of Community, Planning & Sustainability

Comments from Participants

Comments included below represent individual points made, not a consensus from the group.

- The process will destroy parts of Squamish that haven't been destroyed and that the Estates will not be what it once was.
- The Estates is losing the sense of community fostered over the past.
- A question was raised as to why the Estates neighbourhood needs to further develop. In fact, the previous engagement summaries do NOT support scenario's B & C. The Neighbourhood was very clear in Stage 2 & 2.5 about what they don't want to see, which was high density multi-story scenarios, and yet this is precisely what scenario's B & C are presenting. The stage 2.0 summary was very clear regarding what the neighbourhood didn't want to see, stage 2.5 summary language was not as clear or quantitative, but it was still clear that the neighbourhood didn't want to see, scenario's B & C.
 - Staff response – change will occur over time and the neighbourhood planning process is intended to guide that change in line with community goals.
- The quiet will disappear.
- Further development will result in not having the ability to give back beyond human needs – the Estates is a unique area.
- The neighbourhood is being densified solely for the reason we need more housing.
- It is unfair that the rules are being changed after the residents have followed the rules in the past.
- Residents are concerned about cramming more development into an existing neighbourhood.
- Residents feel their feedback not being heard.
- A question was raised about the connection between previous meetings and this meeting.
 - Staff response – input from previous meetings was included in the engagement summary and informed development of scenarios which are proposed in current stage.

- A question was made about the process of neighbourhood planning.
 - Staff described the planning process.
- A question as to why this should be densified rather than sprawling.
 - Why is this not happening in the highlands or golf course?
- A question was raised as to why neighbourhood planning isn't occurring throughout all of Squamish? For example, the Highlands?
 - Staff response – The OCP identifies neighbourhood that are a priority for neighbourhood planning. Several characteristics make the Estates an important location for this process (close to commercial, on transportation routes, lower flood hazard characteristics, etc.).
- A question was raised about the maximum square footage on a lot?
 - Staff response – FAR is used instead of maximum square footage.
- A question was raised as to what creates or defines the missing middle?
 - Staff provided feedback on the housing forms that make up the missing middle.
- The highway can not accommodate more growth.
- The Estates should not be developed due to flood hazard, as with Brackendale.
- The rationale for increased density is not justified, including “pressure from Vancouver” the “estates is easy to build on”, “not enough housing for doctors and teachers”, “previous councils have squandered our money” and “provincial government pressure”
- A question was raised about whether there are density targets.
 - Staff response – density targets have not been used in previous Squamish neighbourhood plans for developed areas.
- Residents are concerned that staff are telling them how they should be using their property, when they believe they are using it holistically. Attendee believe staff indicated properties weren't being used efficiently. Attendees consider that they are using it very efficiently, and are not living on the land, they are trying to live with the land.
- A question was raised about what sustainable density would be and how that relates to density targets.
 - Staff response – the neighbourhood planning process is focused on housing forms; density targets are intended for greenfield development to ensure development supports servicing costs.
- A concern was raised that within Diamond Head North, individual areas are not considered independently in the scenarios. Diamond Head North was an area where scenario A may be appropriate.
- Because the Garibaldi Highlands has no convenience store, everyone has to drive down the hill and back up again for the “milk run.” This is not aligned with sustainability and walkability.
- A question was raised regarding whether a neighbour sold their lot and wanted to build small lot single family, would they need to subdivide?
 - Staff response – generally small lots require subdivision of existing single-family properties.
- A question was raised regarding what a duplex would look like.
 - Staff described the duplex housing form.
- A question was raised regarding whether people could give input about each scenario.
 - Staff response – input is encouraged, including through LetsTalkSquamish

- Residents would like density targets.
- A question was raised regarding how FAR relates to the density of people living in a development.
 - Staff provided an overview of how FAR relates to housing forms.
- A question was raised regarding whether height was calculated based on natural grade or FCL.
 - Staff response – height is from natural grade.
- A concern was raised that large buildings on adjacent properties would create shade and impact the ability to have a garden based.
- A question was raised about the permitting cost and development fee to rezone into these scenarios.
 - Staff response – there are many variables to consider; this will depend on the land uses supported and how they are implemented.
- A question was raised about when this project will be done.
 - Staff response – expected completion is the end year or early 2024.
- A question was raised about veteran land act and what the interaction would be with their properties.
 - Staff response – this depends on land uses supported. Changes to VLA may or may not be required depending on the outcome of the process.
- A question was raised about why these forms of meetings are happening rather than a town hall meeting.
 - Staff response – smaller groups provide more opportunity for participation.

Additional items noted by participants following distribution of minutes

- There is a lack of housing in the industrial park place which is a large area of the valley bottom of town. There are only 58 people who live there. Why aren't we putting residents in this massive area?
- If the concern is that future owners of residential properties in the Estates will build large single-family homes that only house a few people then why has a reduction in FAR not been proposed?

Meeting 3 Summary

Date: March 1, 2023 6:30 PM
Location: Mamquam Elementary School

Meeting Attendees

- 19 Participants

Council in Attendance:

- Mayor Armand Hurford
- Councillor John French
- Councillor Andrew Hamilton

Staff in Attendance:

- Matt Gunn – Planner
- Bryan Daly – Planner
- Julie Wengi – Acting General Manager of Community, Planning & Sustainability

Comments by Attendees

Comments included below represent individual points made, not a consensus from the group.

- Redevelopment and increased density are inevitable. It needs to be controlled to avoid a result like Skyridge-sterile and austere with multiple large houses on small lots without amenities.
- Emerging Ideas are excellent and, if all were implemented, it would result in a good neighbourhood.
- A group of citizens from the Estates should be involved in any discussions regarding re-zoning or further development plans.
- It would be appropriate to start with Scenario A and moving forward over time.
- The walkability of the neighbourhood is something the residents hold in high regard.
- Scenarios may need to evolve over time to ensure the best outcomes for the neighbourhood and ensure amenities are secured over time.
- Some other neighbourhoods lack amenities, this would be a negative outcome in the Estates. A citizen liaison committee could support ensuring adequate amenities are being delivered through development.
- A question was raised regarding which streets delineate the boundaries of the sub areas shown on the map.
 - Staff response – boundaries are identified in the booklet map. Some are on roads, some on property lines. Boundaries can be shifted based on input.
- A question was raised regarding the rationale for the northern boundary of the neighbourhood planning area.
 - Staff response – The parcel to the north was the subject of a development application. Further north, characteristics of the properties are less aligned with the plan area.
- A question was raised regarding what is driving the neighbourhood planning process.

- Staff response – OCP policy identifies areas for neighbourhood planning to implement OCP objectives such as housing diversity.
- There is frustration regarding proposed scenarios and boundary locations. The process does not feel transparent, and the sub areas are not appropriate.
- Concern was expressed that maintaining the existing neighbourhood character was not identified as an emerging idea. The process does not seem fair to the existing residents who expect the neighbourhood to remain the same.
- A 0.5 FAR is more appropriate than 0.8 in the Garibaldi East sub area.
- The boundaries aren't appropriate and the boundary for Garibaldi East should be modified and broken up into smaller areas.
- An existing triplex on Diamond Head isn't shown as an allowable use in the Diamond Head North area; triplex should be included as a permitted use in the Diamond Head North area scenarios, given that it is an existing use. It is triggering to not see your house in future scenarios.
- Developers are pressuring existing residents to sell.
- Concern was expressed around parking. Parking is currently an issue and will get worse with additional density. The plan should consider providing additional storage space for residents to ensure garages are used for parking, or require larger garages.
- The scenarios are too dense. They will change the character of the neighbourhood. Cottage clusters or duplexes are more appropriate
- New housing forms such as townhomes and apartments would be more appropriate in a new undeveloped neighbourhood but are not appropriate in an existing neighbourhood.
- The process feels driven by the developers.
 - Mayor response - The plan is not driven by developers, instead it will provide a clear guide for anyone who wants to develop in this neighbourhood what the expectations are and gives staff and council a clear document to make decisions against and defend those decisions.
 - Councillor French Response - Either developers will create the plan for us one parcel at a time or we can lead the process.
- The District website was not accessible this afternoon.
- Counsellor French explained the difference between individual rezoning applications and a neighbourhood plan.
- A question was raised regarding the rationale for the boundary lines, particularly in the Estates Centre and Estates East.
 - Staff response – boundaries were created to reflect the character of properties.
- The Estates East area should be split into smaller zones and the scenarios should consider existing neighbourhood character. Residents aren't feeling heard in this process and the previous engagement has not been reflected in the scenarios that have been developed.
- More thought is required on the commercial area and employment space; it is unlikely that the commercial proposed will provide high paying jobs or get built out in the near term. More light commercial should be supported (office/light industrial for manufacturing and warehousing, not uses that are nuisance). Light commercial should be supported further to the east on Diamond Head Road.

Higher density appears to be missing from the proposal. Squamish has in the past approved 9 - 13 story towers in Squamish, take Sea and Sky for example in their first accepted proposal. The towers

were placed back against the rock hill/mound in a location which did not let them dominate or get in the way of views from other locations. Squamish should look for opportunities to do this in the Garibaldi Estates. With respect to preserving land for agricultural purposes, the higher density would allow for us to preserve more of the natural landscape, whether as parkland, agricultural land or as part of the naturally functioning eco-system.

- Concern was raised around building height proposed in the scenarios. Several people expressed that 6-storeys is too tall. The development along Tantalus Road just north of the plan area (Estates North Sub Area) was used as an example
- A question was raised about long-term plan for the entire community for increased density and building heights.
 - Staff response – to create such a plan, additional neighbourhood planning processes would be required.
- Shade from taller buildings will impact existing buildings in the neighbourhood.
- A comment was made regarding appreciation for the process. The process should consider the existing residents of Squamish and providing housing options that existing residents support and can afford.
- Housing options that allow aging in place and affordability are appropriate. Small lot single family would be ideal.
- Concern was expressed regarding the potential outcome of existing zoning where redevelopment could result in large expensive homes. Land use scenarios that allow for increased housing forms that individuals could achieve is better than land assembly and larger developments.
- Support was expressed for affordability and childcare.
- Lynn Valley is a good example for infill development that maintains the existing neighbourhood character. Allow for slightly higher buildings, but the housing forms are consistent.
- Food production in the neighbourhood is important. There is a history of food production in the neighbourhood that should be preserved. More sustainable food production is important due to lack of food security.
- The plan needs to consider setting aside or requiring an appropriate amount of greenspace. Greenspace needing to be activated and appropriate.
- Any infill development should include appropriate setbacks. Access and impact on neighbouring properties needs to be considered.
- Higher density would support food security by housing more people on a smaller footprint to preserve green space. Wildlife corridors and ecological space needs to be considered in the planning process. Higher density with a smaller footprint could also help to achieve this.
- A question was raised regarding whether requiring rooftop gardens is possible for a municipality.
 - Staff response – Rooftop gardens could be incentivized through density bonus structure.
- A question was raised regarding the number of storeys identified in the scenarios. Do these include the floodplain as a storey or are these in addition to this?
 - Staff response – Flood construction level is included in these heights and stories.
- Mamquam road has insufficient capacity with the development going on at the University. This needs to be considered in the Estates neighbourhood plan.
- A question was raised requesting the definition of a small lot.

- Staff response – generally reflective of RS-3 zoning. (Additional detail added: Minimum Lot Area 250 sq m, Minimum Lot width 9.14 m, Maximum Height 8.3 m, Max Density Lesser of 0.45 or 162.58 m² Gross Floor Area)
- Small lot single family opportunities are not available for enough of the plan area and should be allowed on larger parcels.
- The 0.3 ha threshold in the Estates East will incentivize lot consolidation; this is not desirable.
- Concerns was expressed regarding potential lot consolidation in the scenarios.
- A suggestion was made to require minimum frontages for lots.
- The process doesn't allow for discussions with neighbours at a smaller level. There should be targeted group discussions regarding specific sub areas.
- Density targets should be in the neighbourhood plan.
- The engagement process is exhausting.
- It is important for all community members to engage in planning activities because everyone is a resident of Squamish.
- It was highlighted that discussions with neighbours at a smaller level did occur earlier in the process in a prior stage. Voices are being given the opportunity to be heard in the planning process. There will not be consensus regardless of the number of folks that attend.
- A question was raised asking what the common themes were from other meetings.
 - Staff response – generally people have been upset and the response to proposed scenarios has been negative
- If the neighbourhood plan doesn't provide additional housing options, then an undesirable form of housing will eventually occur.
- The walkability and character of the of the neighbourhood is appreciated.
- The broader community and other people need to be considered in the plan.
- Higher density should be considered closer to the highway.
- Redevelopment will occur even if a neighbourhood plan is not completed. This could result in very large, very expensive single-family homes. Infill development opportunities should be considered; younger families are not able to afford single-family housing, so townhouses are desirable.
- Cottage clusters are a desirable housing form.
- Triplexes are a desirable housing form for aging in place, however there is a desire to be considerate of neighbours.

Meeting 4 Summary

Date: March 2, 2023, 6:30 PM

Location: Mamquam Elementary School

Meeting Attendees

- 17 Participants (not including Council and staff below)

Council in Attendance:

- Mayor Armand Hurford
- Councillor Lauren Greenlaw
- Councillor Eric Andersen

Staff in Attendance:

- Jonas Velaniskis – Director of Planning
- Matt Gunn – Planner
- Sarah McJannet - Planner
- Julie Wengi – Acting General Manager of Community, Planning & Sustainability

Comments by Attendees

Comments included below represent individual points made, not a consensus from the group.

- Question clarifying scenarios – could there be one scenario for one sub-area, and another scenario for different sub-area (mix and match)?
 - Staff response - survey is set up in this manner.
- How do you establish densities with each scenario (targets)?
 - Staff response - Approach is to look at land uses at this stage; once preferred plans in place, then plan is to extrapolate needed units and amenities. We use density targets when we look at greenfield sites (adequate housing for necessary services). In the Estates (existing neighbourhood), the infrastructure cost over time is becoming cheaper with additional density.
- Does the FAR value reflect a percentage? Difficult to understand.
 - Staff response - DOS will work to provide more clarity with imagery; visuals are only really showing density and massing and setbacks. FAR is calculated based on lot area. Rudimentary building forms are shown.
- What is maximum height in the estates centre (Kaloden Rd)?
 - Staff response - General zoning is ~30' and 2 storeys (existing).
- Comment and concern about issue with flood plain and liquefaction (sand base). Buildings are settling and sinking in this area on the floodplain as homes built on riverbed. Hydraulic supports now needed for some original homes. It is irresponsible to densify a floodplain and especially on an old river bed where many, not some of the established homes have seen extensive "sinking" due to the very unstable land. The attendee commented that they are doubtful that a developer would go to the lengths that we as homeowners went to, in order to stop this land from settling.

- Staff response - Geological studies required for safe building. DOS has not conducted geotechnical study for the planning process.
- Concern expressed about land uses that are not perceived as not possible to build.
- Where will the factors like traffic management come into the plan process and scenarios be addressed in the plan? Observation and concern about increase to traffic (Garibaldi Way and Tantalus existing issues).
- Emerging ideas for transportation: concern with existing conditions let alone increased densification scenarios. Recognition and comment that services utilized in this area are for all community and visitors/regional.
 - Staff response - Transportation study looked at possible unit development number for entire NE sector for all future development (with higher expectation of unit growth and development). Included Thunderbird Ridge, DL509/510 etc. Traffic modelling highlights challenges for specific intersections. Major upgrades that will be required are being identified and costed. Some are large and more costly upgrades; some are lower cost/easier to implement. In addition, the current road network is being assessed to optimize service and network improvements.
 - Staff response - Clarification given on interface with MOTI – a lot of issues centered around access on to highway during peak times. MOTI has looked at prelim recommendations and upgrades; there is openness to look at solutions. There will be more discussion in future.
- Comment that municipal plan process is disconnected with planning by Ministries of transportation, education, health, etc. Communities don't have control and have limited capacity to upgrade facilities that are required for growth. Example Squamish General Hospital (20 beds). Issues of quality of life and vital services. Concern for allowing increased growth but don't match with key infrastructure (e.g., expanding OR and Emergency rooms).
 - Mayor Hurford noted health master planning process was about to get underway just prior to pandemic. It is now coming alive now; Council is working with regional partners with VCH and SGH hospital board to engage and advocate for greater planning and investment in health care facilities.
 - Staff response - On education piece, DOS and SD48 continue to engage. SD48 is looking at growth and opportunities for expansion and have available lands for future growth. There is room on existing school properties to intensify and accommodate growth once student population/enrolment is reached and school portables are at capacity.
- Comment that District can only advocate for health and education facilities. On transportation however, current issues must be acknowledged and addressed. Perception of failing intersections– will they be fixed before there is any more density and growth?
 - Staff response - MOTI has identified that upgrades with Highway99 are to be looked at to improve function. These are intersections that are controlled by MOTI. MOTI is open to improvements but have not made commitments to timelines.
- Presentations at the Garibaldi Estates townhall – how can we be ready to manage the growth before assessing the transportation issues? Resident has summarized all the transportation studies over time since Olympics, but nothing has been done. Worry expressed that with proposed growth in scenarios we will not see infrastructure improvements, so then why is growth being contemplated.
 - Staff response - infrastructure Master Plans for the District contemplate growth over time and allocate resources to upgrade infrastructure. Upgrades are identified, costed, and

- integrated into Development Cost Charge bylaw to set rate to levy funding from new development and growth.
- Staff response - Why Growth? – buildings have life span; things will change in the neighbourhood and be replaced. Current zoning provides development rights; there are many underdeveloped lots; community will see maxing out of development on these lots due to land costs. With new growth, aim is to provide more housing options and diversity in housing for access and affordability.
 - Comment made about trade offs – there are many community interests. There is a lot of growth in other areas which is impacting the neighbourhood. If we go to Scenarios B, C, what incremental growth and traffic & parking will we see overall, and what is impact on the neighbourhood? Why should we force growth in the estates (established neighbourhood)?
 - Staff noted on parking, there has not been any discussion to lower parking requirements in this neighbourhood (compared to downtown).
 - Perception that people coming to Squamish now are same that did 10 years ago. Parking and design of housing development need to be well designed.
 - Staff response - Neighbourhood planning is being done before accepting individual applications; trying to establish a shared vision first to set the course for the neighbourhood.
 - Scenarios are tough to connect back with the comments made in the first rounds of feedback. Scenarios B, C do not appear to reflect community feedback.
 - Staff response – the additional scenarios allow more flexibility to meet needs of community; acknowledgement that people that are struggling for housing. Scenarios B and C try to move the dial to meet greater degree of community needs. Acknowledged there was very little support for Apartments in first rounds of engagement. There is however segment of the community that cannot afford large, detached housing/lots. Thinking about where apartment housing forms may land is important aspect of the neighbourhood plan. Townhouses are a form that many are looking for. Neighbourhood is central and accessible for transportation and increased housing forms.
 - Planning process started with missing middle – comment that just outside the neighbourhood boundary there is more missing middle housing available. Concern with boundary identification for the plan area. Question posed about parcel-by-parcel redevelopment (incremental) outside of a plan process, would community get more out of it (amenities through rezonings)?
 - Staff response - the neighbourhood plan will provide overall vision of what neighbourhood is trying to achieve, with priorities and needs. Otherwise, the community may not achieve greatest benefit with ad hoc incremental parcel by parcel redevelopment outside of a neighbourhood plan. The whole is greater than sum of its parts.
 - Question about whether we are looking for targets that establish and drive #s for hospital and education facilities? Could we get commitment letters from Province for upgrades such as highways.
 - Staff response – Local government typically can not get letters of commitment from Province on a matter such as road upgrades like this.
 - Comment about Richmond's approach to zoning – City prescribed that you could not build a single unit home unless there was an existing one that would be taken down. Richmond greenway established along former railway to Steveson with trees, berms, pathways. Understand need for density to service new infrastructure and amenities.
 - Concern raised about investor purchase and empty homes with densification.

- Mayor noted there are tools like speculation tax that will now apply to Squamish (effective Jan 2023)
 - Staff noted 2021 Census – dwellings occupied by not usual residents – Whistler has a high rate, over 50%, Squamish is very low.
- Comment about investor driven market development – however if you build rental housing it has to be occupied by residents. Is there thought about rental housing targets for this neighbourhood?
 - Staff response- this can be achieved through zoning - rental tenure zoning has been applied to several properties within the neighbourhood.
- Comment that affordable housing is key topic. Can we do more to ensure housing is affordable? There is a lot of need to in the community. Income controlled housing. Co-housing forms. It is very tough for essential service workers (teachers) who need affordable housing and they contribute to the community.
- Comment that cost of building is same for high end homes or affordable housing.
 - Staff response - there are different tools to achieve whole spectrum of housing. Housing that is new is high cost to produce. Older multi-family units are more affordable. You need to continually add multi-unit housing over the long range to ensure this housing is available for lower-income earners too. Housing and transportation costs are connected.
 - Staff response - Non-market housing to be secured through new development. In last 5 years, ~500 units of AH in Squamish have been built (attainable housing, not 'social housing'). With some of the increased densities we can achieve more AH housing.
- Question about how much affordable housing has been provided with recent developments? Redbridge, Garibaldi Springs Highline etc. What is affordable housing income threshold?
 - Staff response - Garibaldi Springs Highline, there are 20 units of AH. Eligibility for income: 80% of AMI.
 - Community Amenity Contribution policy discussed as to rezonings and ability (levers) to secure affordable housing and amenities to support growth.
- Comment respecting affordable housing apartment form – note that renters are not part of the discussion tonight. In Europe cities build small spaces. Need to build tiny homes. Cottage clusters in the scenarios are closest form to small units.
- Comment that rental rates are not affordable.
 - Staff response - constrained housing supply is a consideration which can drive prices higher.
- Question about rezonings – is there risk that higher density scenarios will hurt our ability to achieve amenities later through rezonings?
 - Staff response – Neighbourhood plan is not rezoning (lands are addressed through rezonings later)
- Question about FAR, does it include setbacks?
 - Staff response - No not directly, but visuals reflect setbacks.
- Majority of estates are single unit dwellings. Why are we not allowing each neighbourhood to be different? Diversity is good. Why can we not maintain character of this neighbourhood? Change is happening. There is high density around and happening in future units. No need to change zoning in the estates. Established gardens, bees. Why are we making the neighbourhood a city? Comment and feeling frustrated about the scenarios. What is the vision? OCP is dated and not what people want.
- Comment that there are other concerns and risks that if there is no change, we may not achieve what we want (monster homes, wiping out view and gardens).

- Comment The district of Squamish has the ability to set height and footprint restrictions within Garibaldi Estates, if the prevention of Monster Homes is the newest rationale for densification. We as private land owners hold a covenant on one of our properties. If we can do that so can the district of Squamish.
- In a conversation with past mayor Corrine Lonsdale, she indicated that it is completely within the rights of DOS to put restrictions on these lands. It has been done before.
 - Staff response - If that is what the people want then they need to indicate this through the Lets Talk Squamish survey.
- Comment there is opportunity address to what folks want through the process – smaller home/FARs.
- How many homes and units are approved for development in Squamish?
 - Staff response - 1000 units approved for construction (under development) – will take 3-4 years for these units to complete.
 - District saw peak in building permits a few years ago; permits are dropping now.
 - Many thousands of units contemplated over time – however, there is no certainty. With inflation and cost to build, this will impact the market.
- What was the 11,000 units of neighbourhood plan areas (Chief editorial)?
 - Staff response - These are not zoned units and represented rough estimate of units contemplated in various neighbourhoods/plans around the community.
- What really is the big push to do a neighbourhood plan and increase the density?
 - Staff response - Without a neighbourhood plan, we will be operating without a vision and list of opportunities and needs articulated to help support future decisions. Applications will come forward but there will be no plan to guide a response to these applications. There has been numerous inquires from parties interested in development applications within Garibaldi Estates.
- Will the VLA bylaw be changed through this process?
 - Staff response - Depending on what scenarios are supported and endorsed, it will inform what if any changes to zoning and VLA bylaw. Future implementation details will be framed and considered in the plan.
- What (how much) participation is being sought in this process?
 - Staff response - Staff are looking for maximum participation and diversity of perspectives. DOS is working hard to bring people into the process through various activities and events.
 - Mayor noted that Council will decide if they feel there is adequate participation, may refer plan back to staff where they want to see more. In first phase, there was example of slowing process down to allow for more participation and additional engagement. Council checkpoint will be to see how the engagement results reflect the inputs from the community.
- *Comment from attendee - a covenant is held on the neighbouring property stopping developers from taking any more of the footprint than is listed in the covenant. Through this covenant, they control the height of any structures on that property. If homeowners could put such a covenant on the land so could the DOS.*
 - *Staff Response - yes that could be done and if that is what the neighbourhood wanted we would need to address it in the survey.*

- *Comment from attendee - They had spoken to Corrine Lonsdale, past Mayor of Squamish, who said that this is exactly what should be done to address concerns about monster homes in the neighbourhood and that it was well within the rights of council to put height and footprint covenants on this land.*

Comment from Attendee:

These minutes do not reflect the tone of the meeting. To anyone not in attendance, it feels very much like a question answer session, when in fact it was very much a defensive session, with the neighbours in attendance very upset with the current plan.

I think that you would agree that ALL of the people in the room besides the planning team and excluding the elected officials, were in opposition to all of the scenarios in all of the zones. Many saw scenario A as the least offensive but still not what they really wanted.

I also noted that many of my comments were either watered down or left out completely.

Minutes are not to be a biased summary of the notetaker. They need to be accurate and these minutes are not. I am hearing from other neighbours that the same thing is happening with the minutes from their meeting.

I am requesting to have the minutes amended to reflect what I have added and to more accurately represent the tone of the meeting. Inclusion of words and sentences used by the neighbourhood participants will go a long way in achieving this goal.

Once the minutes have been amended I am requesting that they be resent to all of the participants.

Meeting 5 Summary

Date: March 6, 2023, 6:30 PM

Location: Mamquam Elementary School

Meeting Attendees

- Participants 19

Council in Attendance:

- Mayor Armand Hurford
- Councillor Pettingill

Staff in Attendance:

- Matt Gunn – Planner
- Kerry Hamilton – Planner
- Jonas Velaniskis – Director of Community, Planning & Sustainability
- Julie Wengi – Acting General manager of Community, Planning & Sustainability

Comments by Attendees

Comments included below represent individual points made, not a consensus from the group.

- Concern with density adding to traffic issues especially on Garibaldi Way, especially Tantalus. Question, is there anything in the works to improving that traffic congestion?
 - Staff Comment: Conducted a Traffic Study, reviewed the entire N/E section, major traffic impacts are at accesses to the highway. District has identified a number of upgrades that would resolve those issues and costed them out. Met with MOTI to see if we can address these challenges and they were supportive and open to upgrade concepts. Tantalus particularly is challenging; more specific work is being done to proactively address that particular issue.
- Concern that the entire infrastructure is not keeping up (schools, hospital, city hall), but question focused on water sewer, drainage, dike, not adequate for the population we have now let alone for what is coming.
 - Master Plans are how we upgrade utilities. Once the projects are identified then they are costed and used to update our DCC Bylaw. DCC's are a tool to acquire money from development to pay for infrastructure projects. Staff have worked with Engineering to understand if there is a best return scenario for the Garibaldi Estates. Size of pipe adds more people/density. Increasing density brings down cost of infrastructure upgrades.
- Concern for parking issue. Acknowledged that the one-way street at Tantalus is being considered. Concern for laneway houses and secondary suites, people are not parking on their property. People are parking on the street and lack of sidewalks make it unsafe. Tourists are parking in the estates to access trails in the summer. How will sidewalk, parking, signage, enforcement, be considered in this process?

- Another participant added question and concern for parking on the street. Clarification, do suites require a parking space?
- Third participant added, not just suites, what about two car families, we need space for cars. Have tried to be a one car family for a year. It didn't work.
 - Staff follow-up: Sidewalk – we do have an active transportation plan where future sidewalks will be. Survey asks the community where sidewalks should be, and we encourage feedback.
 - Staff Follow-up: Parking – There are lower standards for parking in the Downtown and a misconception that we are proposing these lower standards in the Estates. There is no plan to reduce parking standards in the Estates. There are requirements for parking spots for secondary suites on the private property, however when parking is free, people tend to over consume it and it doesn't force people to use the parking on private property. If we have problems in the future, we could explore residential parking pass, paid parking etc. to address that problem.
 - Councillor clarifying comment: street parking is sometimes seen as negative, but more parking can also help narrow streets and slow down traffic.
 - Staff Comment: Convenience factor for parking, people want space for visitors but then parking can also impact sight lines and driveway access. There are trade offs.
- Comment about the Breeze, 1 parking space per unit in apartment. Street parking now has 2hr signage and residents don't know where to park. 1 stall for 2 bedrooms not enough.
 - Staff Comment: There are trade offs for parking. Parking has a cost.
- Comment that parking is a District wide problem, and that it needs to be addressed across Squamish not just here in the Estates.
- Question, do you know how many illegal suits in the neighbourhood? Several illegal units, no parking for them. Tenants are not allowed to park in the private lots, causing issues, blocking driveways.
 - Staff comment: We know how many legal suits we have in the area, not illegal. We respond to complaints; we don't actively inspect units for compliance. Single family homes can have many people with many cars and only regulation for a single-family home parking (2 stalls). When you have duplex with suites you are required to have 6 parking stalls on your property. Chances of the stalls being used is better than keeping with existing single family that is repurposed for many users.
- Question, what is the District's relationship to SD48? How can we build density without enough space for schools?
 - Staff Comment: Staff have met with SD48, through various projects. SD 48 has lots of land, they are land rich in this area, including future land assets. They also have the option to grow on their property and build bigger schools. The challenges is budget for new buildings. As schools are provincially run with tight tax funded budgets, they don't build new building in anticipation of growth, only when growth is established. Their model is to have portables and if the portables get used consistently then they build buildings.
- Comment: I grew up in the Estates but left for school. I now can't move back to the estates, and the only way I can live in Squamish is in a cheap suite that doesn't have a parking space in Valleycliffe, its the only way I can afford to live here. There are a large amount of people missing from this discussion. My generation and the future generation of people that will be living in this area. There is a shortage of housing, we need more density in these plans, we don't want the District to make

decision based on the overrepresentation of current homeowners and not the future users. Rules and restrictions on density hurt the most vulnerable.

- Comment: I am here to represent and support affordable housing. It's what I do in my profession. Question to staff though, what does smart densification look like? Developers have too much power in the process. How do we meet all these needs? We need more housing. Squamish is changing no matter what. We can't stop construction. We are getting these mansions with lots of people living in them anyways and they are not affordable, they are not cottages. Change is happening anyways. How does our DCC Bylaw stack up against other communities? How are we using CAC to meet our needs?
 - Staff Comment: Our DCC are above average, we recently had them evaluated. Provincial mandate of DCC's can only be used if we accommodate growth, we can't get funding just for replacements.
 - Mayor Comment: We've updated the frequency to which we review the DCC. CAC - growth pays for growth.
 - Jonas Comment: CAC's are not legislatively regulated like DCCs. Municipalities have adopted CAC's unevenly across the Province. We've had a CAC Policy since 2015/16 and it's currently going through its second update. Can only obtain CAC's to a rezoning, not Building Permits. This is the money to fund other assets like parks and affordable housing. Our past zoning was relaxed, you are only starting to see more amenities now. Example of waterfront landing rental housing. Squamish CAC Policy is well above average compared to other communities in BC.
- Comment, residential designer/project manager lens – Was one of the first carriage home permits in the area. We were restricted to 500sqft even though we had a lot of land. Less area makes construction cost of a carriage house very expensive. Neighbours didn't have the same limitations years later and now have a 3-bedroom carriage home that they live in and rent out their 2 units in the main home. Some people have 10-12 people living on a one property already and they all park on the private land. When we had a carriage house, we were required to decommission our suite. We need a scenario in the estates that first incentives suites and adds coach houses. It feels like some density increases proposed are a big leap for this community and smaller steps could be taken first. Houses with suites also create affordable housing. Wants to see us encourage that housing form more. People can't afford a townhome/condo by themselves. Suites make housing ownership affordable. Also, a comments that lots should be aligned north to south for ideal sun exposure.
 - Staff Comment: Constraint for Coach House is a great example of how far the estates have come. Every density step is contentious, every increase brings concern for change. Incremental changes are what we need. ADU's are a great example of evolution through incremental process. ADU's and secondary suites are a supportable form of housing now that many people in this room would agree on. Maybe the outcome of this process could explore more ADUs?
 - Jonas Comment: There is a general concern that once this plan is approved, development would happen right away. Clarify that the transition will take 30-40yrs.
 - Staff Comment: The goal is not to constrain the choices. It's to say you can do all of this and... What is cheap is older multifamily, you need a continued input of housing to make affordable housing. We need a continual cycle of housing to address affordability.

- Public Response: What about building costs?
 - Staff Comment: We are in a big hole of housing, and we need to catch up.
- Comment: I completely agree with ADU and secondary suites. I don't ski, I don't rock climb, bike, but I appreciate the environment. My backyard is my environment. I love to garden, invite friends to the backyard, and have a safe place for my children to play. Consider the people's lively hood and views on flat low land. Lots of variety of people with accessible needs in the Estates. Can't just build up all our flat land. We need green space, but it needs to be activated with parks, put childcare near the parks. That's what I expected with a neighbourhood planning process.
 - Staff Comment: There will be change, but the purpose of this is to figure out where that change should be and what amenities are needed.
- Comment on Transportation paper. Garibaldi exchange on Canadian Tire site is critical. BC 1.4million people by 2040, we need to anticipate another 35,000 new people in Squamish 2040. Where are people going? Supportive of Option C, we need density.
- Comment from Squamish CAN member – reminded how engaged Squamish is compared to other communities. Applaud the District for this work. We are here now as owners, but who will be here in the future? We need to consider the next generation, what about the youth? These are the people influenced by the decision we make around the room today. I'm curious what affordable housing integration will look like in this policy?
 - Staff Comment: Addressing affordability one way is by adding consistent diverse housing at a variety of ages. Official affordable housing isn't market and is controlled. There is a crisis in housing, so we need all solutions. Non-market housing is a critical tool. These units don't come from single housing redevelopment, they generally are a portion of larger apartment housing. Apartments are the best opportunity to create non-market housing.
 - Jonas added: spoke to Affordable housing policy and reiterated option C is the only way to get nonmarket affordable because costs of construction are so high.
 - Mayor added this is problem across the Province and Country. This area is not targeted to resolve the larger issue. Its just a piece. CAC/Rezoning are the way to capture these.
- Comment: Know many people in the community who have bought whatever they can get, old condos and apartments, but not what they actually want because there is no green space. People want greenspace attached to their homes; we need to get more creative on options to deliver housing to give them what they want. More creative housing forms that are affordable and meet those needs, but don't have to look like a 6 storey against a single-family home.
- Comment: do you know how many people have a carriage home and suite? Many people on our street don't have one. We have a suite, and our tenants love it, we share our yard. Could you clarify in the options, does single family and duplex mean no suites and carriage home?
 - Staff Comment: clarified that carriage homes and suites would still be allowed in single family and duplex. All scenarios include existing scenarios. Different products for different needs and economics. What this plan speaks to is that homes in the estates do have a lifespan and we are trying to create options for when the single-family home does come to end of life.
 - Follow up Comment: Can duplexes have a carriage home and suite?
 - Staff Comment: Yes, only 1 ADU per duplex. Could be something we explore to do something different for estates. Parking is the key limitation to adding more units on duplex properties.

- Comment: Land is key, age in place here is important. I wanted a home where I can have a wheelchair in. I've lived in Tokyo and the west end and at this stage of my life I just really want land in my life so I can age in place.
- Comment: We live on diamond head road, seems like there are different approaches on both sides of the street.
 - Staff Comment: Survey a great tool to provide comments. We need to use streets and backyards as boundaries. When you are on that line, it feels more personal, but it's not. The plan sub areas can be modified.
- Comments, my big concern is transportation, every traffic study since 1997 says we need more access to the Hwy. Every study since 2011 says we need a second turning lane on to the Hwy on Mamquam. Concern is that we approve this plan but don't approve the access point upgrade as part of this plan.
 - Staff Comment: Hwy access is Provincial. We can't require them to upgrade, but MOTI is receptive. They are doing their own planning process.
 - Mayor: More refined planning processes like these one allows us to advocate for the change with the Province.

Meeting 6 Summary

Date: March 8, 2023, 6:30 PM

Location: Mamquam Elementary School

Meeting Attendees

- 14 Participants

Council in Attendance:

- Mayor Armand Hurford
- Councillor Chris Pettingill (First half)
- Councillor John French
- Councillor Jenna Stoner (Second half)

Staff in Attendance:

- Matt Gunn – Planner
- Philip Gibbins – Planner
- Jonas Velaniskis – Director of Planning

Comments by Attendees

Comments included below represent individual points made, not a consensus from the group.

- Question – Stage 2 feedback said that they didn't want densification in the neighbourhood. Why is it continuing?
 - Staff Response – The process considers the needs of the broader community over time and how it will change. Change will occur over time, the planning process provides the opportunity to influence what the change will be.
- Question – Concern expressed over destruction of neighbourhood through density. OCP does not say anything about going into existing neighbourhoods. As a person who lives there, it does not feel like you are listening. Process is a farce.
 - Staff Response – There has been interest in development in the neighbourhood. Staff have recommended the neighbourhood planning process be completed before supporting rezoning. Without a plan only general OCP policies will provide guidance when development proposals come forward.
- Question – What is the desire for development currently in the Estates? If carriage home opportunities are not being used now, why are we looking at additional density in the medium term?
 - Staff Response – Staff can identify legal existing suits but not illegal. Staff do not judge the take-up of suites as a consideration in the need for additional density.
 - Staff Response – Staff are not aware what scenarios are going to be supported. This has an impact on what the rezoning would look like. Nothing is happening for several years. Timeline will come in further stages. Whatever plan is adopted, realisation of the full plan is going to take decades depending on what owners want to do with their properties.

- Comment – Large parcels on Reid Crescent have already been purchased by developers – People on Reid Crescent do not want any of the scenarios. It is more people than they would want added.
 - Staff Response – Other people in the estates east hold different perspectives. The process must consider the needs of people who live there and other people elsewhere in the community. There is a need to accommodate more people in the community as we are in a housing crisis.
- Comment – Concern expressed regarding Estates East, under every scenario there is a significant increase in density.
 - Staff Response – Properties on Reid Crescent are not in the VLA and could be subdivided. Scenario A reflects that subdivision.
- Comment – Reid Crescent neighbours are not all against increase in density in the area. VLA lands were created for veterans. No veterans left. Cost of housing is very high in the Estates. Increased density would allow for diversity of housing forms. Believe in walking and riding their bike and do not support more SFD. Agree with the densification of the neighbourhood.
- Comment – The attendee purchased property in the Estates to raise family and have some space – supportive of carriage houses as increased density – Need to consider what the people who live there want and shouldn't change the neighbourhood to help with the housing crisis.
- Questions and comment – What is the density now? – What do we want that to look like? – Are we monitoring STR? – What is the reason for density other than affordability? – Have mistrust in the process. Downtown is too dense and there is no greenspace. Worried what happened downtown will happen to the Estates. Doesn't seem to be working. Younger people are not being heard and not included in process. Should have a density goal in mind.
 - Staff Response – The planning process does not reflect a density target. The process is currently presenting different types of housing and asking people what they think about them. District has provided the neighbourhoods to Stats Canada and will get census data by neighbourhood in the future.
- Question – If densification doesn't solve affordability, then why are we doing it?
 - Staff Response – Would be cautious in making that connection. There are a lot of factors going on across the community. Diverse housing forms allow for people to get into the market and without them there would be more people who could not get into the market. Smaller housing forms are not inexpensive, but they are attainable for a portion of the community. Supply is an important consideration for housing affordability and that it can be hard to see at a smaller level. Supply alone will not solve the problem; however, larger developments allows the District to gain affordable units for the community.
- Comment - Affordable housing increases the cost of market housing.
 - Staff Response - There is a cost associated but it is important to provide for those who cannot afford housing.
- Comment – Change happens slowly over time. Home builders see opportunity to add ground level supply. Squamish has been growing quickly for a long time. Opportunity to provide housing for young people. Won't be affordable for everyone. Increased density provides more housing close to amenities. More housing is beneficial for future residents.
- Comment – Housing issue is not unique to Squamish. Number one Provincial issue. Lots of research supporting multi-family housing. The world is changing.

- Question From Mayor – FAR proposed under some of the scenarios is the same as what is possible now. How do people feel about some of the smaller housing forms proposed?
 - Attendee Response - Don't have an issue with a bit of density, issues of infrastructure and transport need to be fixed first. Traffic and infrastructure are already issues. Need to work on the civil plans before the neighbourhood planning process.
- Comment – A lot of development in the highlands already happening – Need to fix the current traffic issues.
 - Staff Response – Traffic is an issue that comes up often. The District engaged a traffic engineering firm to study the northeast of Squamish which looked at all potential development at build out. The study identified the challenges and required upgrades to mitigate the issues identified. The District contacted MOTI and asked them what they thought about the study. Proposed upgrades could be possible over time. Study is available on the Lets Talk Squamish page. District is now looking at what changes could happen internal to the neighbourhood that could fix issues identified. MOTI historically has taken the approach that they want as few access points to the highway as possible. There now seems to be some receptiveness to additional access points to the highway.
- Staff comment - overview of DCCs, explain the process of planning for infrastructure upgrades and maintaining it. One of the benefits to the community is that the infrastructure costs are shared over more lots and the taxation base is larger. Asked engineering what the optimal density is to cover replacement infrastructure over time. As you add people along a stretch of infrastructure it drives the price down.
- Comment - Affordability issue – Most dense places are the most expensive – Not going to be making affordable houses in Estates. There are a lot of infrastructure issues in the community that need to be fixed first. Haven't seen many improvements to date.
 - Staff Response - The District needs better recreational facilities. Have a plan for Brennan park but it will take a lot of money. Rezoning is the way to get funds for these facilities. Policy is being updated; we are currently above average compared to other municipalities. CACs collect cash for things that don't have other funding. Allows the District to match other funding grants when they come up. The new larger developments that are coming in are bringing in the amenities we need.
 - Council Response –Examples of how CACs will be spent include splash park and upgrades to the tennis courts. Allows for affordable housing to be built. Now starting to see some of the benefits of the growth.
- Question – Why Garibaldi Estates? Why is it necessary to sacrifice Garibaldi Estates to meet the targets for the whole community. Is it fair?
 - Staff Response – Process is balancing what the neighbourhood wants with what the community needs. Change is inevitable and this is opportunity for input. There are scenarios for limited change as they have heard the hesitancy for change in the area. Not forcing people to give up what they currently have but allowing for increased housing options for the future.
- Comment – Likes the way the district is going about the process. Want to provide a European perspective – One hour drive you are in farm area. Not the same in North American context where you can drive for hours and be in suburbs. This is not desirable.

- Comment – With some amenities there are trade offs. Some offer greater benefits such as childcare and affordable housing. Agricultural space may not provide the same benefit as things like trails or childcare.
- Comment – Emerging concepts – There are conflicts between these. Don't see how they fit in with the goals of affordability. To be followed up at another time. Propose that we need to consider enough density. Maybe more rather than less.
- Question – What does the Premier think about the increase in density in Squamish specifically?
 - Council Response – Province came out with housing supply regulation which will cover all municipalities subject to the Speculation and Vacancy tax. Will require municipalities to set housing targets and follow through on them.
 - Council Response – Best way to move forward is a well thought out plan to manage the growth.
 - Council Response – The Province created municipal government, need to keep this in mind.
- Question – Why are people not directed elsewhere?
 - Staff Response - Can't tell people where to live. Individual choices will dictate where they live.
- Comment – Need to provide density numbers.
 - Staff Response – This will come later in the process when we have a preferred plan.
- Comment – Need housing for people to live in so that they can work in jobs in town. Need more affordable and diverse housing options. Housing cost will go up more if you add no density.
- Comment – New housing is expensive and will not solve the housing crisis.
 - Staff Response – To have older housing you need to add new stock which will become the older stock over time. Affordable housing can be achieved through larger more dense housing projects.
 - Council Response – Accumulation of small decisions over time move us towards affordability and better outcomes in the community.
- Comment – Commercial sub area – Spectacle building has residential in it. Should be moved into Diamond Head North.
 - Staff Response - Agree
- Comment – Untapped group of young people who have not been consulted. Reaching out on Facebook does not reach younger people.
 - Staff Response – Let us know how to know how to better engage with the community.
- Comment – Need to stay relevant to young people and find better ways to reach out and engage them.
- Comment – Young people are cynical that they can create change in the neighbourhood. Think that the consultation process could have been better. Survey is cumbersome and hard to navigate.

Meeting 7 Summary

Date: March 9, 2023, 1:00 PM

Location: Online

Meeting Attendees

- 14 Participants

Council in Attendance:

- Mayor Armand Hurford
- Councillor Eric Andersen
- Councillor Jenna Stoner

Staff in Attendance:

- Matt Gunn – Planner
- Bryan Daly – Planner
- Sam Fordham – Communication Specialist
- Carly Simmons – Community Planning Assistant

Comments by Attendees

- Attendee question regarding the densification presented in the scenarios when the public feedback was not in support of densification.
 - Staff comment – clarified that in scenario A the representation is the existing allowance in the current zoning
 - Scenario B and C Intended to support the objectives of the community through the OCP and other policies
- Attendee question regarding the impact of the recent provincial housing supply act
 - Mayor comment – this latest piece of legislation highlights the state of the housing crisis. A new tool that can be used which is not yet pointed at Squamish. Plans such as this can give us the most control over housing supply in the areas where we would like to see it.
 - Best to work within our community to determine how we achieve housing goals rather than being forced into it by the Province.
- Attendee question: Financial challenges to infrastructure that development can support locally in the Garibaldi Estates?
 - Staff comment – The District has master plans for all its infrastructure and the funds for these plans are supported through Development Cost Charges (Bylaw).
 - Replacement of existing infrastructure is always a challenge; spreading the cost of replacement across more units helps to bring down the costs over time and keeps taxes lower.
- Attendee question: What is the density proposed for the Estates and how is it spread across the different areas?

- Staff comment – the scenarios are looking at heights and sizes of buildings in addition to looking at different land uses across the six identified areas in the Garibaldi Estates.
 - The information is presented in the links, many different scenarios.
- Attendee question: does density not play a part in the scenarios? Neighbours are concerned with the massive influx of population and do not know the numbers (population) associated to the density
 - Staff comment - The process will take multiple years and if land use changes are supported it will be years before we see on the ground changes.
 - We don't typically approach these plans by determining the number of people permitted to live in the Estates. Instead planning focuses on the uses and heights that are supported in one area.
- Attendee question: Has there been research into the current state of infrastructure and things like traffic, roads, etc.
 - Staff comment – Yes. The infrastructure needs are identified in master plans that outline expected growth and the Estates needs would be upgraded to reflect potential new land uses.
 - Transportation – A consultant has worked on traffic planning, looked at northeast quadrant of the Estates, projected significant growth. Most traffic related issues are relevant to access to highway, identified upgrades and costs.
 - MOTI – presented findings of the study and acknowledged forward-thinking approach and found the changes to be appropriate but also indicated they would have other scenarios and supportive of upgrades that they would implement.
 - Internal road network – look at changes to ensure traffic works in the area, including sidewalk upgrades, active transportation routes.
- Attendee question: housing affordability in Squamish is a concern, what is the trade off for densities that support affordable housing
 - Staff comment – struggle in contemplating scenarios. Broad acknowledgement we're facing a housing crisis, and many are challenged to afford the type of housing available.
 - Tools to address – none will work individually, must use a variety of tools to address affordability. Developments we would acquire housing units at below market rates, DOS has created a Housing Society that would manage these units. Acquiring these units comes with developments that have larger number of units, typically more in apartment buildings.
 - The Estates presents an opportunity to create apartment buildings and if these buildings are larger then it increases our ability to acquire these units.
 - Many of the scenarios presented have limited apartment or none, which is more aligned with what we heard from the neighbourhood, but the consequence is that it misses the opportunity to acquire these types of units.
- Attendee question – in Scenario C of the Estates east, what do you envision there in terms of numbers?
 - Have not calculated population numbers in these scenarios, but looking at land uses and heights/sizes of buildings

- Unit numbers can be identified during development of the preferred plan to determine needs such as childcare.
- Attendee question - Cottage clusters and townhouses are not dense enough to be considered affordable housing?
 - Staff comment – contributions made to affordable housing are based on the CAC policy, which outlines DOS expectations
 - Targets and thresholds above which we acquire units or financial contributions. Smaller developments, like cottage clusters means the contribution to the housing stock is not going to be significant. What we do see is an increase in housing diversity which is also important. Inherently single-family homes are more expensive. Housing units that share land or walls, generally one would pay less for those than for single family units.
 - New housing is always expensive, typically what we see in attainable units are older multi family stock which is important to the housing stock. To obtain the older stock, we need to produce new housing stock.
 - We are currently in a deficit of this stock but hopefully over time we will see more come online.
- Attendee question - Once they are old, they will be part of the affordable housing?
 - We use the term non-market housing; these are units we would acquire through a CAC. A portion of the funds collected could be used towards attaining this type of housing.
 - Multi family housing is market housing, and more attainable when they are aging than new
- Attendee question – what are the public realm and connectivity improvements in the plan area(s)?
 - We engaged OurSquamish to which they submitted a report that we have tried to incorporate their recommendations.
 - Strip of land along Mamquam Rd that is District owned to create a multi use path and activated space, community gardens, parklets.
 - Looking for more opportunities across the neighbourhood, more work in identifying where these locations will be.
- Attendee question – In Scenario A – duplex/triplexes limited to current single family home size?
 - Intention duplex/triplex within existing single family home size, considered at same height and density of single family
 - There are some areas where additional height is proposed to allow for parking in triplexes, for example
- Attendee question – Is the Squamish Golf Course privately owned?
 - Owned and controlled by the District from provincial land that became DOS through crown grants.
 - Constraints on how the DOS uses it, range of uses allowed, park & public uses. Like Brennan Park lands which are also a part of the crown grant from the Province
 - Golf course has a lease on this land to which many years remain
 - Southern part of the land is subject to flood restrictions due to location next to river.
- Attendee comment - City of North Vancouver has seen a lot of densification; traffic is always a concern, There is a single family area that was demolished and became an entirely new

community; it provided new opportunities for parks and infrastructure upgrades, & affordable housing.

Appreciate current lot size but recognize there is capacity for more density and would like to be able to keep my home but there is plenty of space for more people. Understand the concerns for gardening, but this can also be done on small lots. In areas with larger populations, vertically engineered gardening can be encouraged, rooftops for example.

- Attendee comment – Does not like downtown; it's congested, too tight; concern that Estates plan feel similar. Downtown has gone from one thing to completely something else.
 - Staff – The plan reflects significant change, but not everyone will take advantage right away. Broader housing market have a huge influence on the pace of change. Likelihood for it all to change at once is very small.
 - Don't believe that the heights proposed in GE match the heights in downtown, land uses in most of the scenarios are not apartments.
- Mayor Hurford comment: Perhaps staff could speak to the difference in parking standards and these scenarios and legacy zoning that existed in downtown:
 - Staff comment – in downtown there is a different set of parking requirements GE. This is not the case in the rest of the community and no proposal to reduce the parking requirements in this plan.
 - Staff comment re: Legacy zoning in downtown – this is zoning that's been in place for more than 10 years – C4 is the main zoning in downtown. The development interest rose in the last 10 years significantly and what you see is a by product of the zoning that has been in place.
- Attendee comment – Frustrated and tired of fighting for a way of life that is part of core values. We've been chased from downtown and now it feels that The Estates are being targeting as the low hanging fruit, its flat land, Brackendale will be next. There are other greenfield and brownfield lands that could be used rather than destroying existing neighbourhoods.
 - Staff comment - Changes are inevitable as housing is replaced. Intent is to create an opportunity for a vision to direct where and how the development will look over time.
- Staff comment– the perception that the estates has been unchanged for a long time with little new development. In every other neighbourhood there has been a pace of change that is much higher. The reason for that, is that following the OCP this area was identified as one of these neighbourhoods that requires proper planning. Staff recognized there would be significant interest in how the lands could be used to create more homes. Staff have consistently communicated to development interest that they would not be supported prior to this planning process. There have been landowners with interest in bringing forward rezoning applications, but the District has not entertained these to ensure that a vision was in place so that the community can set the vision and goals.
- Attendee comment – I'm excited to see emerging ideas around connectivity and public spaces and better infrastructure. I'm worried about the potential lack of viability and liveability with the lack of affordable housing in the scenarios being considered.
 - Staff comment – it's an important discussion. There are significant opportunities for affordable housing units that will not be achieved with these scenarios.
- Attendee question - Do you know how long the lease on the golf course remains?
 - Staff comment – Approximately 8-9 years but can investigate this to confirm.

- Attendee comment – I’ve spoken to those that participated in the OCP process and never once felt that current neighbourhoods would be targeted.
- Attendee comment – the golf course lands are an important part of an Estates community plan. If it has potential to be in part of the community space.
 - Staff comment – the District has considered this heavily at the beginning of the process but as there is a current lease, this is something that might be an update to the neighbourhood plan in the next 8-10 years.
- Councillor comment – There are many pieces of the neighbourhood planning process, including acceptable or viable forms of housing in the area. But also I’d like to ask what we’re seeing in the emerging ideas and what are the values, what we want to see preserved in the community as things change over time?
 - Would like to see more safe walking routes
 - Staff comment – PDFs are available on these emerging ideas. One speaks to a network of sidewalks and bike lanes across the neighbourhood plan. If there are changes over time for land use, the District has the opportunity to require development to do frontage improvements. In the absence of a plan, it is difficult to determine what the specifics of these are, so the plan creates a big advantage to create these improvements.
 - Staff comment - Many properties in GE are long and run north/south orientations, getting east-west is challenging. Mid block connections could provide more direct connectivity.
- Attendee comment - Street parking on Diamond Head Rd it’s been a disaster. The no parking southbound has been an improvement. Parking is challenge, not necessarily for residents but for those accessing other services in the area.
 - Staff comment - One of the tools that can be used are restrictions on parking (hours, etc.), which haven’t been used broadly across this neighbourhood. Could be looked at and provide recommendations on applying these tools in the plan.
- Staff comment – Description of the Commercial sub area scenarios. This area has one of the only pure commercial areas in the community where for the most part doesn’t allow for residential. The Idea is to maintain the commercial, rather than mix it with residential where it could be very hard to regain back the office type uses if we entertained this. There would be a significant increase in employment space if it is built out entirely.
- Attendee question – Could you describe process and requirements for developers to pay for upgrades to infrastructure.
 - Staff comment – Outcomes of this planning process would identify priorities for where the improvements are required. Bigger projects will go into the Development Cost Charge Bylaw, which are costed out for completion and in turn, impact the DCC fees.
 - Staff comment – Everyone who gets a building permit must pay DCC fees which is how we collect money.
 - Staff comment – CAC’s – policy requiring properties that go through the rezoning process, which would be what is required for development of larger housing forms. This is where we capture CACs, including housing units (rental rate controls, tenure, or given to housing society), or cash. There is also general fund for community amenities. Traditionally spent on recreational amenities, which DOS has been collecting since 2016.

Starting to spend on things like splash pad at Brennan Park and other park improvements.

- Mayor question– Could you speak to the regulated and prescriptive nature of the DCC bylaw?
 - Staff comment – the province sets our ability for how we can collect DCC's for projects and where we can spend that money. It is just for infrastructure: water, sewer, drainage, roads & parks. Projects in the bylaw must be something that accommodates growth, it must be an improvement in capacity of the infrastructure.
- Staff comment – Description of the Diamond Head North Sub Area Scenarios– diverse forms of housing, commercial uses are also permitted here. Scenarios propose mixed use buildings from 3-5 storeys across the scenarios. The existing Church property zoning would have to maintain this type of civic use in addition to more density. More height is permitted in the current zoning for the Garibaldi Court apartments for example.
- Attendee question - Since the pandemic there has been a massive shift in how people work (remotely). When were the emerging ideas formed, and do they consider the current situation for workforce?
 - Staff comment – We're seeing more demand for hybrid workspaces; any given office space could house an increased number of employees that is quite significant and could be helpful. It's still early in the recovery from the pandemic to understand what the needs of office space will be in the future. Intent is to protect potential employment space for future needs.
- Attendee comment – I'm surprised to hear that the DOS has ownership over the golf course; the public should be informed that there is potential for changes in use on all or part of that land in the future.
- Attendee comment - Preserving industrial space also reflects our feelings on how we could preserve land to grow their own food.

Appendix 1 – Emails & Website Comments Received

Summary

A number of comments were submitted to the District of Squamish from community members and stakeholders regarding the Garibaldi Estates Neighbourhood Planning Process during the second half of Stage 3. Emails or messages that were sent to Council, or that were submitted via the project webpage, are included below. Where possible, identifying information has been removed. Comments in these messages include:

- Concerns regarding limited utilization of the plan area to address community priorities, including housing.
 - Proposed land uses do not go far enough.
 - Concern that emerging ideas propose concepts such as tree retention and dedication of land to commercial farming that would inhibit or negatively impact residential uses, or propose employment space opportunities that are not economically viable.
 - Support for increased building heights in the Diamond Head North and South.
 - Concern that proposed densities are not high enough to incentivize development and support housing and infill goals.
- Concerns regarding proposed density across the plan area.
 - Concern with impact of proposed changes, insufficient infrastructure, and staff leading Council.
 - Maintaining neighbourhood character is critical and should be an emerging idea with enhanced setbacks, DPA guidelines, maximized open space, height restrictions and traffic calming.
- Comments regarding the Commercial Sub Area
 - Request for increased height and density (26 m, 1.5 FAR) for 100% employment retail/office developments west of Highway 99 to support economic viability given existing constraints.
 - Request for mixed use retail/residential land use designation west of Highway 99 to support economic viability, enhance compatibility and provide housing stock.
- Comments regarding the Estates North Sub Area
 - Request to have properties east of Garibaldi Garden Courts, currently included in the Estates North sub area, shifted into the Diamond Head North sub area to permit higher density, multi family development along both sides of the road.
 - Concern regarding the eastern sub area boundaries for Diamond Head North running along a road where higher building heights are permitted on one side, but not on the other side.
 - Concern regarding the transition between Diamond Head North and Estates North.
 - Request to have the east west boundary between Estates North and Estates Centre run along a road rather than in a back yard to minimize impact on back yards.
 - Request to support assembly of properties on the west side of Estates North and extend Diamond Head South sub area along the east side of the Diamond Head North sub area to support 3-4 story, 1.0 FAR development, or higher density.

- Comments regarding the Estates East Sub Area
 - Request for additional permitted density
 - The plan should address housing needs for the next 20 years.
 - Estates East provides the best opportunity for higher density.
 - 30% land dedication is too high; instead it should be 10-20% with Fars for scenario c at 1.6 or higher
 - Open space should be interwoven, not consolidated in one area; communal gardens in a residential development are not desirable.
 - Request for zoning regulations that facilitates multifamily development.
 - FAR should reflect gross net area, building heights should be based off parkade slab level.
 - Landowners should have option from small lot subdivision to multifamily.
 - 30% greenspace is too high, 20% is reasonable.
 - CACs should be consistent across the neighbourhood.
 - Concern regarding 30% dedication requirement to park/agriculture/open space in Scenario B and C.
 - Central land should be used for missing middle housing. Townhouse or midrise apartments could be appropriate in this area.
 - Targeting limited properties for land dedication is not equitable.
 - New housing will be more energy efficient.
 - There are more appropriate areas for agriculture.
 - A more flexible land use approach could support rental or affordable housing.
 - Request for regulatory and policy elements
 - Maintain character of Read Cres by reducing traffic, enhancing setbacks, landscape screening, street facing housing forms that match existing character, limiting consolidation, and maximizing open space.
 - Establish specific sub area workshops during draft plan development.

Submissions

January 1, 2023

Dear Mayor and Council

My name is xxxxxxxx and I am a resident of the Garibaldi Estates. I have read the Garibaldi Estates Neighbourhood Plan Stage 3 Update that was made public on Jan. 6th, 2023 and am genuinely disappointed with district staff that this proposal is being presented to council in such an incomplete manner.

First, the plan and scenarios presented are extremely vague. They do not give any insight into which areas will be zoned for greater height and/or housing forms. I urge the council to reject the current document and ask district staff to provide COMPLETE PLANS that outline specifically which areas would be considered in each scenario and include visuals to inform the community of their intentions.

Secondly, I would ask each council member to reject the current sub areas in which district staff have used to divide our community. They have given no outline to distinguish these areas from one another,

adding more confusion, and these subareas do not provide the proper structure for development of our community. Although these sub areas were used in the initial stages of engagement, the results of the engagement no longer support division in this manner. Furthermore, it should be noted that these areas break major thoroughways (Mamquam Rd.) into three distinct areas. Surely, district staff cannot hold the notion that a property facing mamquam rd (Diamond Head South) should have the same zoning, height additions and new forms of housing as a similar property in the middle Kalodon Rd. The same could be said for Estates Center and Estates East, both of which were not used in the initial engagement of our community.

Given the amount of effort that was put into phase one and two (and 2.5) to engage with the community, I would expect that council would support providing the community with actual details that would support making informed decisions on the future of our neighbourhood. With this in mind, I ask each of you to reject the current update and ask district staff to present viable scenarios to our community with specific details on area boundaries, selected areas for each proposed change, and maps to visualize the process. I also urge the council to request DENSITY TARGETS for the current planning process so we know the goal of densification in our area.

February 28, 2023

Having grown up in a house that I now own (50 yr. time frame) < 100 m= . from the Garden Court Apartments on Cheakamus Way. The street has had significant mixed zoning very close by, Police/Fire Station(past), Funeral Home, Telus Bldg, etc. I think all properties bordering from Cheakamus Place & Way and the Garden Court Apartments lane [along with 3or 4 houses along Garibaldi Way} should have their zoneing changed to a multi-unit (comprehensive development) designation greater than triplex. Please take time to consider this suggestion.

March 7, 2023

Thanks for holding this meeting; it was helpful to listen to what others had to say.

We live near the Garibaldi Garden Courts complex. Given our close proximity to commercial, public transit, and existing high-density housing, we would like our property to be considered for inclusion in a subarea with zoning for higher density options down the road.

Thanks for taking the time to conduct the meetings - we look forward to seeing how everything unfolds.

March 7, 2023

I attended the public consultation last night and re-read the guide today.

I am writing for a couple of clarifications regarding the guide and the proposals in general.

1) On page 3 the Maximum Floor Area Ratio (FAR) would it be possible to add a FAR for 1.7 and 2.0.

2)In the Diamond Head Road North portion on page 17 it indicates that the west side of Diamond Head Road will be zoned and developed differently from the east side of the road? Is this correct? Do you know any examples of this elsewhere in Squamish? It seems to be it needs to be one or the other as it seems to allow 2 story on 1 side of the street and 4 story on the other in Scenario C?

March 9, 2023

Thank you again for yesterday's open house.

Here my more detailed comments for your consideration:

Some of the emerging ideas seem contradictory to others or unrealistic given that the DoS will not actively assess market demand and develop, but rather provide the framework for land use:

- Regional farm hub:
 - In conflict with the objectives of densification, affordable housing, renewal of municipal infrastructure, transportation as first priorities
- Employment Space:
 - Caution, existing businesses are not sustainable and many change owner and operator model regularly, i.e. the ridehub café, the sports bar
 - Heavy on the proforma and drives up residential cost, i.e. counterproductive to affordability
 - Commercial centres exist in Squamish downtown and in the industrial area along Discovery Way and Queens Way
- Accessory Commercial Units:
 - The idea of including small scale commercial into residential areas is great, but the current concept thinks on a very small scale that is not feasible with all likelihood and creates a disjointed neighbourhood plan by pushing into setbacks, expanding building volumes beyond the homogenous neighbourhood the plan envisions.
 - Instead, increase density and include commercial units on main floor. Proven concept, the profits from the residential element can support the commercial spaces, one structure serves multiple purposes.
- Tree Canopy Retention:
 - Any sensible developer would retain trees to enhance the feel of a new development if possible. Sometimes it is not possible and it is counterproductive to affordability to insist on tree retention. Plants grow quickly and if the right species are selected as new vegetation, the new trees and other plants will thrive in not too long. We live in the middle of one of the largest forests of the world and saving a tree here or there in residential neighbourhoods is not going to solve the world's problem of deforestation, it drives up land value and house prices.
- Cohousing:
 - Great idea, but leave the decision what to build to the party that builds it. A market analysis will typically determine what the market wants to ensure that a product is developed that gets accepted by the market to minimize risk.
 - If the community wants cohousing, developers will build cohousing. It is not the municipality's role to speculate what the market may want and pre-scribe it as a land-use.
 - The DoS may want to consider relying on operators of affordable housing complexes and the funding and financing agencies such as BC Housing and CMHC to determine how affordable housing is best secured and defined and

not pre-scribe a specific typology, which could become a limiting factor. If there is demand for co-housing, co-housing will get built.

Subareas:

- Commercial:
 - Given that there already are buildings with 4 storeys and existing buildings are likely not going to add a single storey or get rebuilt to increase to the new density, applying scenario B so that all properties that have no or only minor structures on them can be developed to 4 storeys makes sense.
 - While in the Commercial area, the Spectacle building is more a continuation of the Diamond Head North building typology.
- Diamond Head North:
 - As a continuation of the Spectacle building, i.e. apartment building typology, and given that an objective of the OCP is to create more affordable housing options, the area should allow for the most efficient apartment building size and height of 6 storeys.
 - Supportive of scenario C since it continues the building typology from the Spectacle building north of Garibaldi Way, allows for more efficient land use, and gets the closest to making housing more affordable.
- Estates North:
 - The most critical area of the transition to the Diamond Head North area was not addressed. Density from Diamond Head North should be stepped down in a sensible way like it is proposed for the Diamond Head South area.
 - Building typology should be the same as Estates Centre.
- Estates East:
 - 30% of commercial farming and agricultural uses are not aligned with OCP objectives of accommodating growth through infill development and the fiscally responsible extension of municipal services. What does commercial farming and agricultural use have to do in a residential area anyway? Issues of noise, dust, pesticides, etc. typically require a buffer to residential areas not the immediate inclusion of such land uses in residential areas.
 - Built form between Estates East and Estates North should be more aligned.

Overall:

- Misleading that parking is not shown.
- Cottage Cluster typology is suitable for rural or peripheral areas, not for the Garibaldi Estates. It is in conflict with the OCP objectives of Growth Management section and Affordable Housing.
- Additional housing in Estates North and Estates Central through infill development based on the proposed densities will be very slow to evolve if at all, i.e. not enough incentive. A much more effective way to improve the housing situation would be to focus on the areas Diamond Head North and Diamond Head South and along the main roads including Garibaldi Way, Diamond Head Road, Mamquam Road, and maybe even Diamond Road for more densification. This solution achieves a more harmonious neighbourhood through the careful distribution of the density, focussed and transitioned instead of scattered

throughout, and better aligns with the Transportation and Infrastructure objectives identified in the OCP.

- OCP Growth Management: If the objective is to "Promote compact infill development rather than sprawling greenfield development to make efficient use of the limited land base and existing infrastructure." the current neighbourhood plan does not achieve this plan, because the proposed densities are not sufficient to encourage significant enough infill development.
- The new plan does not go far enough. The proposed densities do not allow for profitable development for most areas and lots based on current land and improvement values. As a result, we may see some townhouse or duplex or triplex developments over time, but nothing significant enough to address the objectives of compact infill development, affordable housing, renewal of municipal infrastructure and community facilities, and transportation and the Garibaldi Estates Neighbourhood Plan misses its objectives.

Hope that helps and keep up the good work!

March 12, 2023

Get rid of the trailer park and build condos with businesses, and make this a super walkable area.

March 22, 2023

Good morning council,

I live in garibaldi estates and am concerned with the direction around density.

I do not understand why density is being considered in a family neighbourhood ahead of the services that this community desperately needs.

The improvements coming to Brennan park are welcomed, but we have yet to see the impact of the 100s of units under construction on this community. Aging infrastructure, lack of childcare, questions about schools, makes me question the priorities of the council.

It appears the district staff are driving this vs. the elected officials. This is concerning...

Every neighbour I speak with on our street (Kalodon) doesn't believe the DOS is listening to their concerns.

Are there any comments from the council on this?

Additionally, I can see the budget for the district for 2023. Tableau makes this easy - thank you. Is there a DOS balance sheet that I can review? I'm surprised there is not an easy way to review district assets and liabilities.

March 23, 2023

It has been over a year since we attended the open house for the Garibaldi Estates Neighbourhood Plan (GENP). During this time we have been patiently waiting for the next step of the process. On March 9, 2023 we attended the online meeting with a presentation and discussions of the various scenarios for the GENP.

Upon reviewing documents available on the District of Squamish website and attending the presentation we would like to provide the following general comments about the proposed GENP and the process itself:

1. We recognize that a lot of work and effort has been put into the preparation of the scenarios for the GENP by the Planning Department team and other parties involved.
2. Garibaldi Estates (GE) residents, property owners and other people connected to Squamish, had lots of opportunities to voice their opinions on various platforms, especially on the Let's talk Squamish site at several meetings organized by the District Planning Department. Many of the voices/opinions have been implemented in what is being proposed. We noticed that the Planning Department and the District representatives approach is very gentle and considerate towards the people who are against the densification and changes in general. The fact of life is that regardless how carefully one plans to implement a change and how small changes are proposed, there will always be people objecting to it no matter what.
3. We understand that there are multiple dilemmas to be resolved before a workable, sustainable, effective plan can be established. However if a change, which is unavoidable is needed now, the best way for the government and/or the municipality is to implement it, by setting local policies and regulations. The policies and regulations should provide options for the owners, who acknowledge the needs of our times, to proceed with densification of their land. The owners who wish to maintain the current land utilization can do so as long as they wish and/or own the property.
4. We are of the opinion that the policies and guidelines for land designation in proposed scenarios, should satisfy the needs for providing more housing, not just for today but 20 years from now. This will assure that in the foreseeable future another planning process for densification will not be needed in areas already densified. A lot of cities and municipalities across Canada started discussions and implementation of densification guidelines in the last several years. There is a lot of discussion around the globe on the shortage of housing and the protection of the environment and undeveloped land with consideration of the climatic changes.

The following comments are related to the proposed scenarios for the land utilization and the online meeting with the main focus on the Garibaldi Estates-East (GEE) area which is the most suitable and ready for the densification:

1. Division of the GE into sub-areas was a smart move in recognition that not the entire GE area has the same potential for the densification. The boundaries for Garibaldi Estates six sub areas for future land use scenarios were in our opinion well selected. These sub-areas: Commercial, Diamond Head North, Estates North, Diamond Head South, Estates Centre, and Estates East, have unique futures, which warrant area specific guidelines.
2. The GEE lots are either extra large or some already include apartment and townhouse developments. It is quite obvious to us that out of all the areas GEE provides the best opportunity for higher level of densification. The large lots once developed will no longer be available, for further densification. In order to create larger pieces of land in other sub-areas, one would have to pursue land assembly, typically a very difficult and costly proposition. Considering the closeness of this area to all the amenities and the major roads the density for this area, in our opinion, should be higher than it is currently proposed. The FAR could easily be increased to 1.6 for scenario B and even higher for scenario C to utilize the full potential of the land.

3. A dedication of 30% of land in scenarios B and C in **GEE only** is not fair or justified for the Owners of these properties. This requirement is discouraging from densifying these remaining large lots to their best potential. Dedication of 30 % of the land is simply too high for these relatively low floor area ratio (FAR) under scenario B and C. We believe that the land dedication, should be the same for entire area of GE and should be scaled depending on the proposed scenario. It is understandable that for scenario A with FAR remaining "as is" no land dedication is required. For scenario B depending on FAR the dedication could start from 10% for scenario B to max of 20% for scenario C, pending their FAR will be increased as proposed above.

4. We understand that the visual presentations for proposed scenarios, were only for the general idea how they could look like. Unfortunately these renderings are not the best representation for what is being proposed. Showing the sample developments only from the top view can be misleading and overwhelming for those who oppose the densification. The buildings look too massive and too close to each other. The images of proposed developments from the street level including small architecture, trees, bushes and various planters would likely be more appealing. The buildings and the green spaces should be shown interwoven rather than grouped together. The areas shown as dedicated for parks land are currently undeveloped terrain with existing trees. From our observations many of these trees are not healthy and unfortunately will have to be cut down.

5. Regarding dedicating a high percentage of land to be left as forested area or creating communal gardens on this centrally located land is in our opinion not the best way to achieve densification. Communal gardens very often are not a source of food production but end up as flower or weed gardens. For serious gardeners and food producers the opportunities should be provided in other areas. This is how this is being done in many places all over the world. Also, vertical gardening is getting more and more popular. These type of gardens will still be possible on smaller parcels of land.

We hope that the comments provided above will be considered in the next stage of the GENP preparation.

March 25, 2023

Good morning, Matt,

I recently went to a meeting regarding the proposed changes to the community plan. I live on Diamond Road in Estates North. I was surprised that the dividing line between Estates North and Estates Centre runs right through my back yard. When I questioned this at the meeting I was told that it was a question who was going to have to view the new structures built and you had to also consider the persons across the street from my backyard neighbour. Given the road in front of my neighbour's home would be spacial separation between structures built on my neighbours lot and the houses across the street I cannot understand why you would put the dividing line through my back yard so my lot would be immediately up against any new structures built on my neighbours land. This would greatly interfere with my enjoyment of my land and would in my view greatly devalue the value of my property.

Someone at the meeting suggested that if there is a change to the community plan the whole of Garibaldi Estates should be treated with the same alternatives as to zoning. And I agree with that.

Thank you very much.

March 28, 2023

Re: Garibaldi Estates Neighbourhood Plan

We write to provide input into the planning of the **Commercial Sub-Area** of the Garibaldi Estates Neighbourhood Planning Process. We own the land at 40446 Government Road, the former “Greyhound Bus Depot” property.

Geographic Area. Specifically, our comments are limited to the relatively small portion of the Commercial Sub-Area which is located North of Garibaldi Way on the west side of Highway 99. The five lots affected by this policy run from the Tim Hortons/CIBC development in the south to the Shady Tree pub in the north. This area is unique as it is designated *Limited Densification Area* in the Official Community Plan (the “OCP”). This is a result of the flood hazard in the area which has resulted in policy of maximum density of residential units of 29/hectare of *net development area*. This characteristic makes residential development both undesirable and uneconomical.

Land Use. As a result of the above, the only remaining use supported in the OCP is Commercial. It is our understanding that commercial retail and office uses are desired by the District of Squamish. However, they are also uses that are challenging for developers to create on a profitable basis.

These restrictive land use options mean that redevelopment in this area is challenging and will only occur when and if economically feasible. However, from a planning perspective, this area may provide a unique opportunity to provide employment space in an area that is well suited for it: it is served by good transportation infrastructure and is within an existing commercial node. It could also give this Commercial Sub-Area a presence and sense of place.

Built Form. The lots in this area are relatively small for a commercial development restricted to retail and office. Our property is 31,237 ft². A further challenge is that underground parking is impeded by the high-water table. We have concluded that one level of parking below the FCL is the maximum, and then only if overland flood water flows are not obstructed. Accordingly, surface parking is required.

The result is a small percentage building footprint. This necessitates increasing building heights to achieve a viable Floor Area Ratio (“FAR”). In addition, office ceiling heights are significantly higher than residential. For context, new, high-quality office developments commonly require 14-16’ floors (in order to accommodate 11-12 ft. finished ceilings with a 1 ft. mechanical services area and a 2-3 ft. structural floor assemblies). This is in contrast to residential developments will commonly have 10 ft floors (8-9 ft. finished ceilings with 1.5 ft. structural floor assemblies). This means that for a given building footprint an office development may need to be up to 50% taller than a residential development to achieve a similar level of FAR.

Vision. We have prepared a draft building proposal which is useful in visualizing a potential built form. A rendering is attached. The proposed FAR is 1.30 which, for reference, is much lower than the FAR of 2.0 allowed downtown in the C4 zone. To achieve even this modest FAR, a building with five stories above the FCL is required (this is one more story than the Spectacle building on the east side of Highway 99 which was constructed over 15 years ago). Our proposed building height is 25.30 metres.

Viability. The building we are proposing is not economically available at this time. We can provide pro forma analysis details if required. However, we believe that as economic circumstances evolve (increased commercial rents and lower interest rates) our vision could be achievable in the foreseeable future.

Summary. In summary, we request that the Garibaldi Estates Neighbourhood Plan, and the resulting zoning, be amended to permit buildings to be constructed with not less than five stories, a height of 26 metres and a FAR of 1.5.

The result can be the creation of much needed new and attractive employment space for our community which complements, rather than conflicts with, surrounding uses.



March 29, 2023

We write to provide input into the planning of the **Commercial Sub-Area** of the Garibaldi Estates Neighbourhood Planning Process. We own the properties at both 40330-50 Government Road (the "Howe Sound Equipment" property) and the land at 40310 Government Road (the "Greg Gardner GM dealership" property).

Geographic Area. Our comments are in respect of the portion of the Commercial Sub-Area which is located South of Garibaldi Way on the west side of Highway 99 (the "Subject Area"). The five lots in the Subject Area run from the Starbucks/Husky/Fortune Kitchen properties in the north to the lot south of Greg Gardner GM (currently being used as part of Mamquam Elementary school).

Current Land Uses. The properties in this area generally feature older buildings which are, however, being productively utilized. Accordingly, the properties may be relatively slow to redevelop and will only do so when there is a potential significant economic benefit.

Potential and Constraints. The location of these properties has the following features:

- Adjacent to Highway 99 so of relatively high value
- Adjacent to residential land on the west side of Government Road
- Adjacent to Mamquam Elementary School
- Linked to the east side of Highway 99 by a pedestrian overpass which makes a full complement of commercial amenities available to future residents
- On Government Road and therefore on a major transportation route (auto, bus and cycling)

Desired Re-Development Goals. We suggest that the future of this area should include retail commercial uses on the ground floor and perhaps the second floor. This would maximize the business potential for the community from Highway 99. This is also consistent with the uses in the commercial areas on the east side of Highway 99.

Floors above the retail commercial uses would best be residential. The location is excellent for high density residential given its proximity to transportation services. In particular, these properties are located on a major bus route. The pedestrian overpass over Highway 99 connects future residents to a

wide variety of services on the east side of the Highway and encourages a walkable community. Residential use is also consistent with the adjacent school to the south and residential homes to the west. Apartments could be both rental and market sale. These lands are an opportunity to provide additional much needed housing stock in a compatible area.

We understand that consideration is being given to limiting the zoning of higher floors to commercial office use. We do not see the need for, or desirability of, such zoning. We note the following:

- 1.) Compatibility. We believe that there would have to be a strong reason to place office space adjacent to residential areas and a school. Again, given the location, housing stock would seem to be a much more desirable use. There is also a risk that excess office space in Garibaldi Estates will compete with similar zoning in our Downtown core;
- 2.) Economics and Timing. As the Planning Department is aware, offices buildings are struggling at this time. So, while more employment space is desirable, it is very challenging to develop. The designation of the upper floors in the Subject Area to office use would greatly delay the redevelopment of this area. It would also not allow for realization of all the potential benefits to the community; and
- 3.) Loss of Potential Residential Development. The Subject Area is ideally positioned to provide much needed housing stock in conjunction with high value and completely compatible retail space . Designation of this space as office would eliminate this opportunity.

Summary. In summary, we request that the Garibaldi Estates Neighbourhood Plan, and the resulting zoning, be amended to permit buildings to be constructed in the Subject Area with retail uses on the lowest two floors and multi-level residential apartments above. This is the highest and best use for this area. It both maximizes the benefit to the community and is compatible with surrounding land uses.

April 3, 2023

I reviewed the Garibaldi estates plan, and have the following comments:

1. FAR should be based on the gross area net of any road dedications and allocations to green spaces/ agriculture, where applicable
2. Stories should be allowed to vary to articulate rooflines or architecture and consider how density can be placed where land is provided for amenities as parkland or agriculture
4. For common parkades, the building height should be noted as above parkade slab elevation, some may be 100% underground, and some areas due to water tables may be partially above grade, they should be treated same when it comes to height and usable height for residential units.
5. When referring to densities, parcels owners should be able to choose from the highest densities available, or opt for a lower density in the spectrum, based on site and market conditions
6. Lot sizes for single family should be reduced to encourage missing middle housing types I have seen lot sizes as low as 2000 to 2400 sf.
7. Green space/agriculture
 1. 30 percent is very high I think 20
 2. If existing tree canopies are to remain it is encouraging that it can be used as the amenity
 3. How does tree retention increase chance of fire

4. Will agriculture uses encourage bear encounters
5. If there is a dedication the FAR would be on the gross area I would assume or there is effectively a penalty. Given the FAR is the same the residual LAND needs to be built in a more costly form to place the density. This extra costs should be offset for a higher density where agriculture and green space is provided to allow for the increased costs for the construction typology, also a greater height to ensure that it can fit. I would suggest 1.2 far when underground parking is required
8. CAC, policy should be consistent through out for any land uses.
9. roads should be DCC roads to expedite development or have DCC rebates available for those paying upfront to get them in
10. Road ways should be finalized as applications come in.

April 14, 2023

Re: Garibaldi Estates Neighbourhood Plan Land Use Scenarios

I am property owner in the Garibaldi Estates and have reviewed the information available to the public on the proposed Garibaldi Estates Neighbourhood Plan. I have two questions for both Council and Staff to consider.

1. Why are you designating highly usable, centrally located land best suitable for multiple-family housing for farming?

We are dealing with both a housing crisis and a climate crisis. The obvious thing to significantly help both these issues is to increase the housing supply with sustainable multiple-family buildings in pedestrian friendly locations that are close to amenities, like the Garibaldi Estates.

2. Why are you placing the entire cost of providing these agricultural lands (arguably as high as \$7,400,000/acre) on four (4) property owners?

Below are two 2022 property sales in Squamish. One of an agricultural zoned and designated parcel in Brackendale and one of a Residential zoned and Neighbourhood Residential designated site in Dentville. The Agricultural zoned property sold for \$75,000 per acre. The residential designated site sold for over \$7,400,000 per acre. Again, why are you designating highly usable centrally located land suitable for housing for farming?

Sale 1 - 38702, 38710 & 38716 Britannia Avenue

A local home builder recently paid over \$7,429,790 per acre for this 0.64-acre assembly in Dentville. The property is designated Residential Neighbourhood and the existing RS-2 zoning permits a site coverage of 33% and a building height of approximately 30 feet (9 metres or 2.5-stores). Under these parameters, a 23,000-square foot (0.83 FSR) building can be built, which is consistent with a typical townhouse development scheme.

Sale 2 - 1050 Depot Road

Alternatively, 78.8 acres at the end of Depot Road in Brackendale sold for \$76,000 per acre. Based on these sales the opportunity cost of providing agricultural land in the Garibaldi Estates is \$7,350,000 per acre. Not a good use of resources.

I would also like to submit the following additional thoughts specific to the 30% agriculture/greenspace/park dedication for the >0.3 ha (0.741 acres) properties in the Estates East area.

1. The criteria is limited to only six (6) properties and four (4) owners.
 - 2199 Read Crescent

- 2227 Read Crescent
- 2190, 2220 & 2246 Read Crescent
- 2163 Mamquam Road

2227 Read Crescent has a heavily treed slope at the back and arguably would be able to meet the criteria by designating this area as greenspace. The remaining five (5) properties are 100% available for building new housing and arguably would be the best sites for providing missing middle housing because they are larger properties and easier to provide efficient site plans.

I count 286 single-family lots in the area. Yet the proposal to provide agriculture/greenspace /park space costs only three (3) property owners. Why is the cost not being spread throughout the neighbourhood?

2. Current zoning already permits a house, basement suite, and Carriage house (Essentially a triplex). Townhouses do not seem to be a big stretch.

3. New single-family developments in the Lower Mainland will achieve in the order of 10 units per acre. If each lot in this type of subdivision was a duplex you would potentially achieve 20 units per acre. Most townhouse projects are between 20 and 25 units per acre with a central common outdoor area.

4. A 30% agriculture/greenspace/park dedication is provided at the cost of providing 6 to 8 new homes. My opinion is that this percentage is too high and should be reduced. I do not understand the need to set such a high percentage given the proximity to the Squamish Valley Golf Course, Mamquam River, and the millions of acres of outdoor recreation land outside the Urban Growth Boundary. As I already mentioned, a new townhouse project will typically include a central common outdoor area anyways.

5. New housing in the area will be built to Step Code 4 and energy efficient. The existing housing stock is not energy efficient and uses fossil fuels. Energy-efficient homes with no gas covenants are one the best things one can do to help combat climate change.

6. New housing in the area will provide homes for families. Most new homes planned for the Squamish area are apartments. Based on the population growth between 2016 and 2021, Approximately 300+ new homes need to be built annually, a percentage of which should be the missing middle and for families.

7. Houses on ½-acre properties in the area are currently around \$2,000,000. A new 3BR townhouse would be around half that; plus you will be providing more housing options to help with the housing crisis. You would also be significantly increase the tax base in an efficient manner.

8. I understand that several owners enjoy gardening and growing food on their properties. I encourage them to continue doing that. In the same breath, I encourage the District of Squamish to designate more land for new missing middle housing.

9. Lastly, why is the community not looking at underutilized land throughout the corridor to provide commercial agricultural activities? Specific areas that come to mind include: • the Garibaldi Springs Golf Course lands recently donated by Polygon,

- the lands proposed to be donated to the District as part of the Cheekeye Fan Development in Brackendale,
- the land under the Hydro line that runs through Squamish, notably north of Depot Road and beyond,

- school grounds,
- areas in and around Brenna Park,
- areas in and around Brackendale.

Thank you for the opportunity to submit my comments and thoughts. I hope Council and staff take them into consideration.

April 14, 2023

Re: Garibaldi Estates Neighbourhood Plan

Please accept my feedback, on behalf of Polygon Homes, regarding the Draft Garibaldi Estates Neighbourhood Plan. The current draft of the plan requires properties over 0.3 hectares to dedicate 30% of land area for agricultural uses in the Estates East sub-area, and I believe this land can be better utilized. I would like to suggest replacing this policy with one that addresses the needs of the broader community and incentivizes the creation of market rental and/or non-market rental housing in return for increased density.

The 30% land allocation for agricultural use is significant, and if this land is instead utilized for housing through a density bonus program, it could allow for greater housing diversity in this neighbourhood. I have provided a table below, which outlines 2 viable scenarios that could incentive private developers to deliver market rental, or partner with affordable housing providers to deliver non-market rental units, in return for this added density.

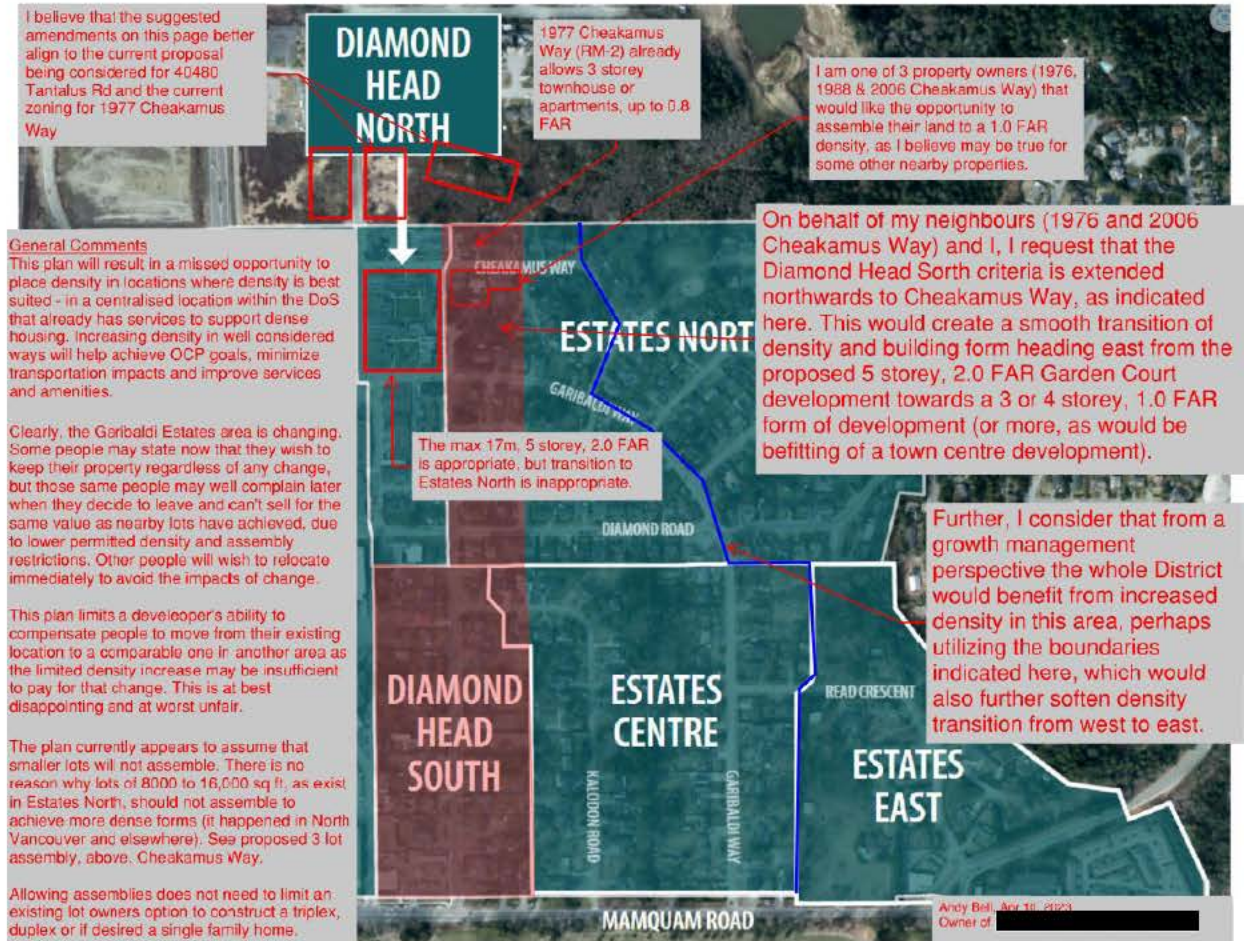
Sample 0.6 Hectare Townhome Site:

	Current Scenario (30% Dedication)	Proposed Scenario A (Density Bonus – Rental Mix)	Proposed Scenario B (Density Bonus - Non-market)
Total Units*	22	31	31
Market Townhome Units	22	25	26
Market Rental Units	0	3	0
Non-Market Rental Units	0	3	5
*Unit counts are rounded, based on 21 UPA (units per acre)			

This adjustment to the Garibaldi Estates Neighbourhood Plan would be an appropriate and timely response to the recent Housing Needs Reports, which estimates that Squamish will require nearly 7,000 new homes by 2031. I respectfully ask the District to consider removing the 30% agricultural dedication requirement in favour of a policy that allows for greater housing diversity at densities that are more in line with other locations, such as those proposed in Scenarios B and C for the Diamond Head North and Diamond Head South sub-areas for lands fronting Mamquam Road.

Thank you for your consideration.

April 12, 2023



April 18, 2023

To: the Garibaldi Estates Planning Process

Included in this document are a number of suggestions and comments that have not been addressed in the survey but I hope can be considered as part of the planning process and included in Phase3 reports.

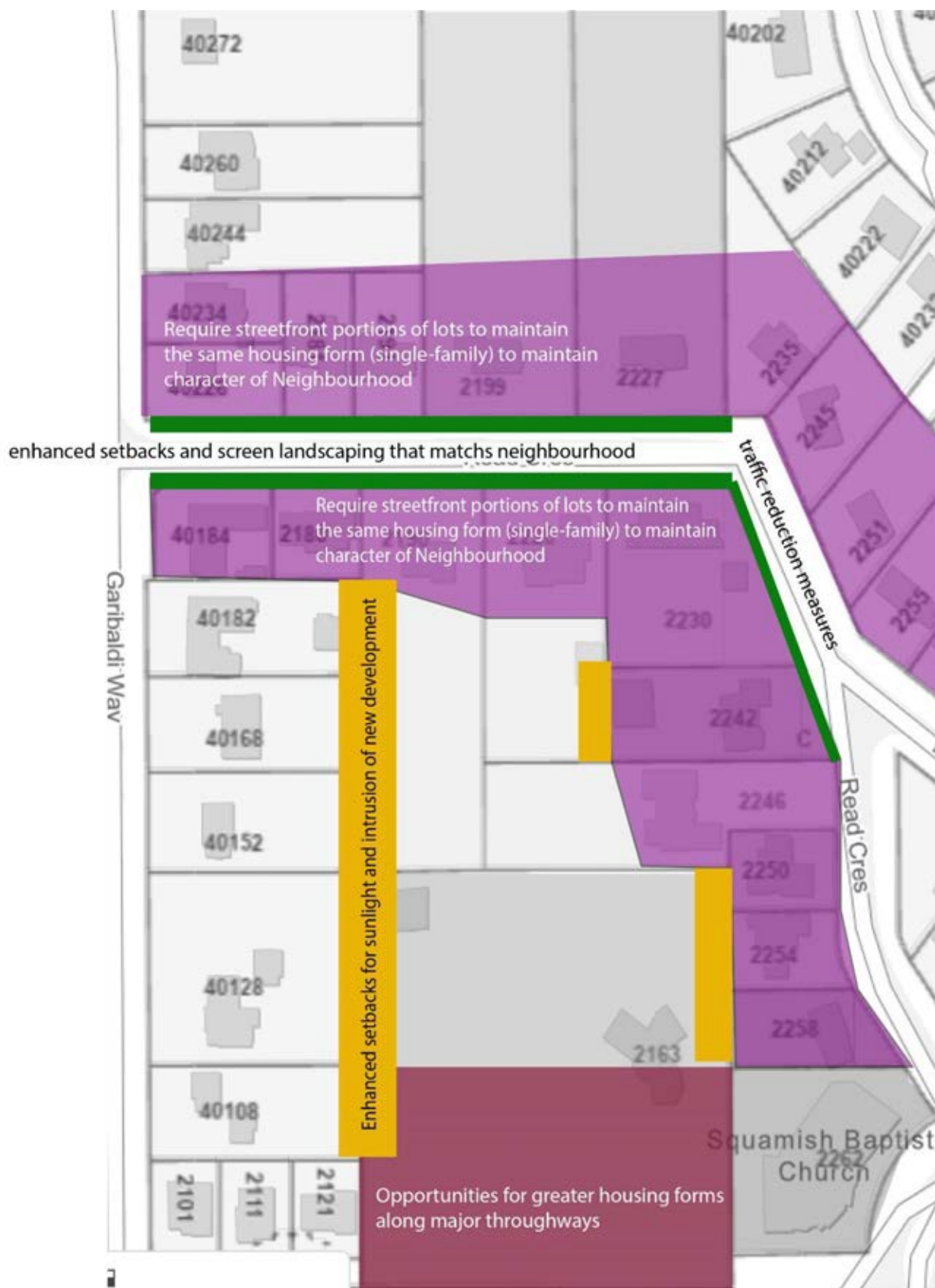
1. **Maintaining the character of the neighbourhood, in my opinion, is one of the most important ideas that came out of Phase 2 and should be better reflected in the Emerging Ideas of Phase 3.** This should be considered across all areas and may include:
 - Enhanced Setback restrictions to ensure landscape greening that maintain and match surrounding properties
 - The Elements is an example of good setbacks with screen landscaping; a bad
 - example that does not fit the character of our neighbourhood is 'The Breeze' development.
 - Developmental guidelines that ensure cohesion of developments.
 - Maximizing open spaces in development to allow public access and have these greenspaces minimize impact of new developments from existing residents and properties.
 - Height restrictions and or setbacks to decrease their impact on sunlight on adjacent properties
 - Continued 'traffic calming' measures to ensure that traffic does not increase on current, non-throughway streets

2. Specific to Read Cres. and Garibaldi East Plans

In order to ensure that we maintain the character of the neighbourhood, I believe that plans to develop the large lots in Garibaldi East and along the Read Cres corridor should include a number of zoning regulations and Development guidelines that ensure the character of the area is maintained. This includes

- Reducing the amount of traffic changes that occur along Read Cres and ensure it does not become a throughway for Garibaldi Highlands traffic.
 - Limit the amount of entrance/exits from developments onto Read Cres.
- Enhanced setback on new developments that match the current housing along Read Cres.
- Including Screen landscaping that matches the current character of the street.
- Require new developments to build single family homes or houses on the front of the properties lining Read Crescent that match the character of the neighbourhood and focusing new forms of housing in the middle and inner portion of these properties.
- Limiting the amount of properties that can be developed at one time
- Maximize open spaces away from major roads (such as Mamquam Rd. and incorporate more public access to these areas.
- Encourage multiple adjacent development sites to share open space to maximize larger spaces for public

3. After the completion of Phase 3, I would request that the district provide more opportunity to workshop specific sub-areas within the Garibaldi Estates plan that allow residents to discuss map-specific details. It is my hope that this would enhance the trust between the planning department and the neighbourhood and result in a better plan for development.



Appendix 2 – Stakeholder Policy Submissions

Two stakeholder groups, Our Squamish and the Squamish Community Housing Society, submitted policy recommendations to the planning process. Letter outlining the recommendations are included in this section.

OurSquamish Submission

December 20, 2022

Garibaldi Estates Placemaking - Feedback for DOS

Dear Matt -

Thank you for the opportunity to provide ideas for placemaking and activating public spaces into the next phase of Garibaldi Estates planning engagement. The OurSquamish Policy and Advocacy committee met and discussed several ideas related to the different aspects of the plan that you described to us in our meeting.

Area specific feedback:

DoS Right of Way along Mamquam Road and area SW of Read Crescent

OurSquamish suggests ideas that would transform the DOS right of way along Mamquam road into a complete street that is animated and safe for all users and modes. These elements could be integrated with a potential greenway/community garden in the area in collaboration with Squamish CAN, similar to the Arbutus Greenway in Vancouver:

- Bike lanes and sidewalks that are separated from each other and the street (Appendix A)
- Activate with:
 - Natural aspects, and shade
 - Accessible benches & seating, possibly integrated into small ‘pocket parks’ if feasible in the space
 - Colourful and fun aspects to crosswalks/bike lanes (i.e paint, rain activated art, creative wayfinding) (Appendix B)
- Clearly marked paths and pedestrian linkages
- Safe crossings and linkages between bike paths

OurSquamish does not have specific input at this stage on the area SW of Read Crescent, but are interested in learning more about potential options in that development and can provide additional ideas as needed.

Current and Future Active Transportation Network

OurSquamish reviewed the current and future active transportation network map and had the following feedback:

- OurSquamish strongly supports the proposed future active transportation network in the Estates, and appreciates the focus on expanded options for pedestrians and cyclists in the road network. OurSquamish suggests that where possible, bike and pedestrian networks should be separated from each other and from vehicles. Public realm improvements including street trees, landscaping, and lighting can serve the dual purposes of drawing in users and enhancing user safety.
- OurSquamish suggests including a target or policy for bike parking along the active transportation network, including covered parking suitable for e-bikes where feasible given the high usage of e-bikes in the area (i.e. users coming from the Highlands)
- OurSquamish supports the focus on pedestrian active transportation along Diamond Head Road, and suggests incorporating public realm improvements to create an activated pedestrian experience as listed below (See pictures in Appendix C)
 - Natural aspects, shade
 - Plazas and gathering spaces
 - Boulevard Gardens
 - Landscaping and bioswales
 - Road narrowing at crosswalks to slow vehicle traffic

OurSquamish noted for aspects of the active transportation network that will rely on private development for delivery, a higher density form involving lot consolidation (e.g. town or row houses, low rise residential/mixed use) would be better positioned to deliver these elements in a shorter time span compared to lower density/single lot developments.

Pedestrian linkages to commercial areas, schools, parks, trail heads, etc. should be advocated to be of highest priority for any new pedestrian/cycling infrastructure.

General Placemaking Ideas for Garibaldi Estates and Relationship to Density/Form of Development and Use

In addition to area-specific feedback requested, OurSquamish discussed general ideas for placemaking and public realm that could be incorporated into the Garibaldi Estates plan.

OurSquamish noted many of these elements would likely be best supported by a 'Missing middle' (i.e. townhouse or row house, or low-rise apartment) or higher density and/or mixed use form of development, though several elements could potentially be integrated into lower-density forms as well. Higher densities, even at the multiplex-town house level, can increase the available space in the neighbourhood for common spaces, or "third spaces".

Mixed use also naturally promotes and encourages active transportation as places to live, work, and socialize are closer together, minimizing the need for parking. This is especially true, if purposefully connected with existing MUP to Downtown and the Garibaldi Highlands.

- Mixed-use areas:
 - Pocket and corner plazas (Appendix C) to increase vibrancy and options for users in mixed-use areas

- [Accessory Commercial Units](#) (Appendix D) to add vibrancy and user mix to lower-density/residential areas
- Complete streets/15 minute cities
- Activation of DoS owned space (ie Parklet on Diamond Rd and Glenalder Pl.) - currently has a covered shelter and future seating to be installed by OurSquamish, could have additional landscaping/lighting and shelter elements to support further activation
- Ensure that sidewalks and pedestrian areas networks are wheelchair and stroller accessible
- Green Spaces (supported with all densities)
 - Boulevard Gardens (Appendix E)
 - Mini parks in roundabout (Appendix E)
 - Larger green spaces, playgrounds, etc. become easier with higher densities. Eaglewind in downtown Squamish is a great example of this.
- Environmental considerations
 - Focus on all weather spaces
 - Street trees
 - Green stormwater infrastructure (ie. Bioswales, Bioretention bulge, Rainwater tree trench, absorbent landscaping with native and pollinator friendly fauna) (Appendix F)
 - Weather protection features - covered public space areas (plazas, outside of businesses, sidewalks)
- Arts and Culture (supported with all densities)

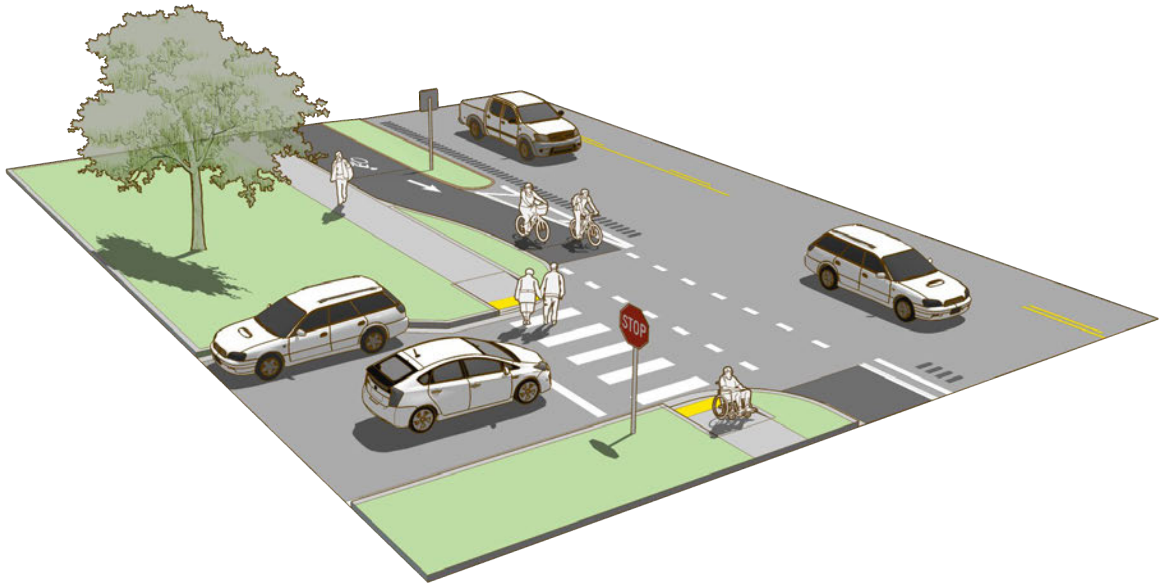
[A note on Public Art Policy: Development policies to add art to blank spaces on buildings, sidewalks, benches, etc can ensure new builds are leveraged to support art opportunities and increase vibrancy as development and growth occurs.]

 - Art on construction fences (consider as a policy option in the area) see [Midland, Ontario](#).
 - DOS incorporated art into new pedestrian infrastructure such as sidewalks
 - Rain activated stencils on pavement paths to add vibrancy during rainy season (Appendix B)
 - Indigenous and regionally relevant art pieces (ie. interactive, sculptures)
 - Light sculptures that can act as safe gathering spaces (Appendix G)
- Throughfare
 - Wayfinding
 - High visibility crosswalks, proper lighting for pedestrians, buffered bike lanes, possible barriers to bike lanes
 - Preservation of pedestrian/cycling infrastructure during development
 - This has been anecdotally found to be a concern downtown

The following appendices include images to support the ideas discussed above with commentary on the level of density and form of development and use that could enable these.

(Please note: we do not have rights to the following images. Image links are provided with each image.)

Appendix A - Bike and pedestrian paths that could be supported with any level of density



<https://altago.com/wp-content/uploads/Separated-Bike-Lane-Rendering-Alta-Planning-Design.png>

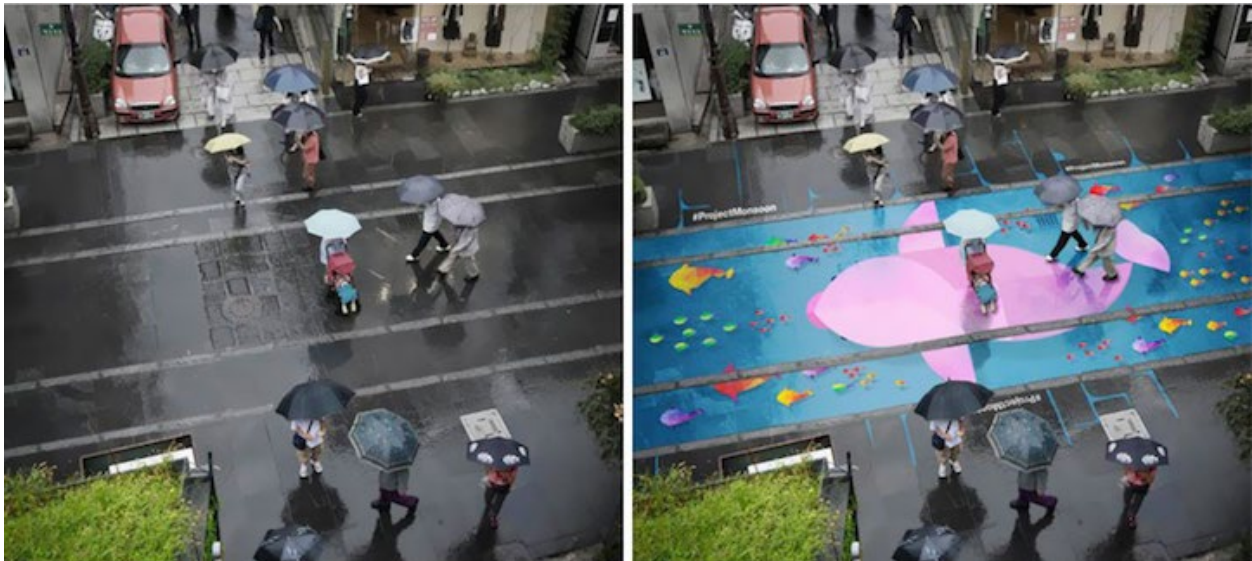


<https://altago.com/separated-bike-lanes/>



<https://www.naturespath.com/en-us/blog/woonerf-the-dutch-solution-to-city-planning/>

Appendix B - Street art that could be supported with higher density and higher traffic areas.



https://mymodernmet.com/wp/wp-content/uploads/archive/Nnqt6-GFYgCgSZtOv4XR_monsoonart1.jpg



<https://www.smithsonianmag.com/smart-news/colorful-crosswalks-take-over-streets-madrid-180960631/>

Appendix C - Plazas, parklets, activated boulevards, and mixed use zoning to be supported by mid-high density areas.

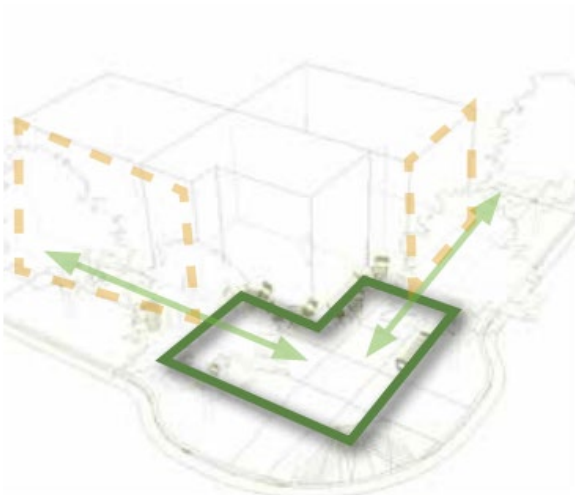


Figure 3.8.3(a): Corner Sidewalk Plaza



https://nacto.org/wp-content/themes/sink_nacto/views/design-guides/retrofit/urban-street-design-guide/images/interim-public-plazas/carousel//Philadelphia_UniversityCityDistrict_4.jpg





<https://www.cnv.org/parks-recreation-and-culture/public-spaces-and-venues/play-cnv/parklets>



<https://www.bloomberg.com/news/features/2021-05-28/we-need-more-public-space-for-teen-girls>



<https://vancouver.ca/streets-transportation/arbutus-greenway.aspx>

Appendix D - Accessory Commercial Units (ACU) are supported in low density areas with mixed use zoning



<https://www.strongtowns.org/journal/2020/8/15/accessory-commercial-units>



https://b.zmtcdn.com/data/reviews_photos/8f8/bc966786d0f1610282a54c9f540228f8.jpg?fit=around%7C200%3A200&crop=200%3A200%3B%2A%2C%2A



<https://www.fastcompany.com/90530672/with-downtowns-staying-abandoned-put-tiny-businesses-back-into-residential-neighborhoods>

Appendix E - Boulevard and traffic circle gardens supported by all density scenarios



<https://vancouver.ca/home-property-development/beautifying-your-boulevard-and-street.aspx>



<https://www.seattle.gov/transportation/projects-and-programs/programs/home-zone-program/traffic-calming>



<https://www.chicago.gov/content/dam/city/depts/cdot/trafficcircle.jpg>

Appendix F - Green stormwater infrastructure is supported by all densities



<https://www.shapeyourcity.ca/st-george-rainway>



<https://www.shapeyourcity.ca/st-george-rainway>

Appendix G - Illuminated, year-round public art spaces supported by all densities



<https://www.bloomberg.com/news/features/2021-05-28/we-need-more-public-space-for-teen-girls>



<https://www.culturefancier.com/posts/2022/2/15/winter-programming-brightening-up-winter-through-art>

Squamish Community Housing Society Submission



April 18th, 2023

To: Matt Gunn, Planner, District of Squamish
CC: Jonas Velaniskis, Director of Planning, District of Squamish
District of Squamish Mayor and Council

Dear Mr. Gunn

On behalf of the Board of Directors of the Squamish Community Housing Society (SCHS), we are writing to provide feedback on the proposed land use scenarios and emerging ideas for the Garibaldi Estates Neighborhood Plan. As Squamish community members working to deliver housing in Squamish to support a diverse and vibrant population, we believe that affordable housing needs to be part of the conversation in the Garibaldi Estates. This letter includes general comments on the Garibaldi Estates Neighborhood Plan as well as specific input on ways that the Plan can prioritize affordable housing and support Reconciliation with the Squamish First Nation.

1. Squamish needs an adequate and diverse supply of housing, including in the Garibaldi Estates

Squamish is facing high demand for housing from a growing and changing population, reflected in rising home prices and rents and low rental vacancy rates. While the impacts of growth are being felt across the community, the greatest affordability pressures and risk of displacement are falling on those with the least security and resources, including renters, key workers, and equity-seeking groups. These challenges are reflected in the most recent Housing Needs Report for Squamish, which identifies 6,840 new homes needed in the next ten years to support a vibrant population and economy and prevent the loss of diversity in our community.

Addressing housing challenges in Squamish means using every tool in our toolbox. An adequate supply of housing, especially purpose-built rental, non-market and co-op housing, and more opportunities for ownership, is a critical part of the solution. This means supporting diverse housing options everywhere in Squamish, especially areas like the Garibaldi Estates that are well-located near transit and cycling infrastructure, community amenities, and green space.

2. More housing options must be part of the Garibaldi Estates Neighborhood Plan

The growth scenarios provided in Stage 3 of the Garibaldi Estates Neighborhood Plan do not address the need for more diverse housing options. We appreciate that density is a concern for existing residents in the Garibaldi Estates and see that many of the growth scenarios reflect this concern. However, the SCHS would like to see policies in the Plan that provide the additional height and density needed for a diverse range of housing options to be financially viable.

Squamish Community Housing Society
38275 3rd Avenue, Squamish, BC

Suggested policies and directions include:

- Additional height and density for developments that deliver on critical housing priorities, including: 100% non-market rental or co-op housing; 100% secured market rental housing; below-market units transferred to the SCHS; redevelopment of existing rental buildings as 100% secured rental housing with a share of Perpetually Affordable Housing units to preserve existing affordability; and housing developed by or in partnership with the Squamish First Nation.
- Additional height and density for redevelopment of existing church, daycare, or other institutional sites, should they choose to redevelop, where non-market or secured market rental housing and/or childcare and community-serving space are proposed as part of the new development

3. The Garibaldi Estates Neighborhood Plan should contribute toward Reconciliation with the Squamish First Nation

The neighborhood currently called the Garibaldi Estates is part of the traditional and unceded territories of the Squamish First Nation. The Garibaldi Estates Neighborhood Plan offers the chance to be mindful of how we plan communities on the unceded Squamish First Nation lands. The Plan should acknowledge the nature of these lands and include direction and policies to support Reconciliation efforts.

Taken together, these proposals would help to support an adequate supply of housing for existing and future residents in Squamish. The SCHS Board thanks Staff and Council for reviewing this submission and looks forward to seeing this feedback implemented into future steps in the planning process.

Sincerely,

The SCHS Board of Directors

Kirby Brown - President
Maureen Mackell
TlatlaKwot (Christine Baker)
Scott McQuade
Laura Modray
Ashley Oakes
Cameron Cope
Sarah Ellis
Mike Van Cappelle
Jessie Abraham

Appendix 3 - Promotional Materials

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

February 10, 2023 – Council Update eNews



SQUAMISH
HARDWIRED for ADVENTURE

DISTRICTUPDATE

February 10, 2023

COMING UP AT COUNCIL

[Committee of the Whole](#)

Tuesday, February 14 at 9:30 a.m.

District staff will present the two FortisBC Temporary Use Permit applications to Council at the Committee of the Whole meeting*. Please note there will be no opportunity for the public to comment during this meeting. Seating is limited in Council Chambers and overflow seating will be available in the lobby. Interested members of the public are encouraged to watch the live stream (and video recording) at [Squamish.ca](https://www.squamish.ca). [Learn more and find out how you can provide your input.](#)

*Please note the time of 9:30 a.m. (earlier this week it was advertised the meeting was expected to occur at 9 a.m.).

[View Council Meeting Information](#)

GARIBALDI NEIGHBOURHOOD PLANNING PROCESS UPDATE



The next step of the Garibaldi Estates Neighbourhood Planning Process is set to launch on **February 14**. This will consist of a multi-week public engagement initiative by the District beginning with the release of a variety of possible land-use scenarios for the Garibaldi Estates for residents to view.

The District will also host a series of seven in-person discussions with the community to explore these possible land-use scenarios in more detail. This will be a chance for community members to speak directly with District staff about the possible land-use scenarios, ask questions, and provide feedback in a conversational setting. Residents can register for a meeting when the dates are released.

[Learn more](#)

February 14, 2023 – Email to LetsTalkSquamish Project Subscribers



February 14, 2023

Hi mgunn,

The District is moving forward with Stage 3 of the Garibaldi Estates Neighbourhood Planning Process. We are seeking your feedback on a series of possible land use scenarios for how the Garibaldi Estates could evolve over the next 20 years or more.

There are four ways you can participate in Stage 3:

1. [Review the possible land use scenarios.](#)
2. [Review the emerging ideas for the Garibaldi Estates neighbourhood.](#)
3. [Register for and attend one of seven engagement sessions to discuss the scenarios.*](#)
4. [Complete the survey to provide your feedback.](#)

*Please note, registration is required to attend a meeting to ensure we can keep groups small for productive discussions. You may only complete the survey once. If you plan to attend a meeting, please complete the survey after you have attended a meeting.

How to Navigate the Scenarios

Six sub areas have been created within the Garibaldi Estates. Each sub area has two or three land use scenarios to consider, which include a variety of housing forms, heights, and densities.

- The land use scenarios were developed based on input from the community provided earlier in the neighbourhood planning process.
- Each sub area includes a scenario with no increase in height proposed.
- Each of the land use scenarios continue to allow for single-family homes, secondary suites, and accessory dwelling units, where these are currently permitted.

Please note, a variety of images have been created to help illustrate the differences between each of the land use scenarios:

- The images are only intended to show approximate height and density of potential future land uses.
- Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.

For more details on Stage 3 and how to participate please visit: [LetsTalkSquamish.ca/garibaldi-estates-plan](https://lets-talk-squamish.ca/garibaldi-estates-plan)

Why do we need a neighbourhood plan for the Garibaldi Estates?

- The province of B.C. is anticipated to grow by 1.38 million people by the year 2041. Squamish will need to plan how it will absorb its share of that growth, especially given our close proximity to the Lower Mainland.
- BC Stats projects Squamish's growth rate to be an average of 1.7% annually through 2043. At that rate, the Squamish population would reach at least 35,000 in 20 years.
- A neighbourhood planning process is the opportunity for residents to help shape change in the Garibaldi Estates and imagine the future of the neighbourhood.
- Without a neighbourhood plan, the Garibaldi Estates will evolve over the next 20 years in a way that only addresses individual development interests, rather than a vision for the community as a whole.

We appreciate your participation and feedback as part of this process.

Kind regards,

The Project Team

February 14, 2023 – Press Release

FOR IMMEDIATE RELEASE

Community feedback invited on land use scenarios in Garibaldi Estates Neighbourhood planning process

SQUAMISH, B.C. – The District of Squamish has launched a multi-week public engagement as part of the next step in the Garibaldi Estates Neighbourhood Planning Process. The District is seeking feedback from the community on a series of possible land use scenarios for how the Garibaldi Estates could evolve over the next 20 years. With [anticipated population growth in B.C.](#) of 1.38 million by 2041, Squamish will need to plan how it will absorb its share of that growth, in particular due to its proximity to the BC Lower Mainland. [BC Stats](#) projects Squamish's growth rate to be an average of 1.7% annually through 2043, and at that rate, the Squamish population would reach at least 35,000 in 20 years. The community is invited to shape this growth through the next step of the planning process. Land use scenarios and ways to provide input are available at letstalksquamish.ca/garibaldi-estates-plan.

The community is invited to explore, discuss and provide input online and at one of seven engagement sessions between February 27 and March 9. Each meeting will discuss the same information. The smaller group size at each meeting will provide residents with direct access to staff to ask questions and discuss the proposed scenarios. Residents can register for a meeting that fits their schedule at letstalksquamish.ca/garibaldi-estates-plan.

"Change over 20 years is inevitable, and this neighbourhood planning process is the opportunity for residents to help shape that change in Garibaldi Estates and imagine the future of the neighbourhood together," says District of Squamish Mayor Armand Hurford. "This process provides the community with a voice to preserve and enhance the things they love. It is widely recognized that Squamish is a desirable location with tremendous growth pressures and the challenges that come along with that. Without a neighbourhood plan, the Garibaldi Estates would evolve in a way that only considers individual development interests, rather than a vision for the neighbourhood as a whole, shaped with the direct input of the community."

Six sub areas have been created within the Garibaldi Estates neighbourhood to explore land use scenarios in detail. Each sub area has two or three land use scenarios to consider, which include a variety of housing forms, heights, and densities. The land use scenarios were developed based on input from the community provided earlier in the neighbourhood planning process. Each sub area includes a scenario with no increase in height proposed. Each of the land use scenarios continue to allow for single-family homes, secondary suites, and accessory dwelling units, where these are currently permitted.

There are four steps residents can take to participate:

1. Review the land use scenarios (there are 2-3 for each sub area, so 17 in total).
2. Review the Emerging Ideas.
3. Register for and attend one of seven engagement sessions to discuss the scenarios.
4. Complete the survey to register your feedback by March 28.

Feedback from this stage of the process will be used to inform a draft neighbourhood plan. The draft neighbourhood plan is expected to be developed through summer 2023.

View the scenarios online (or download pdfs), register for an engagement session, and learn more at letstalksquamish.ca/garibaldi-estates-plan. Hard copies of the scenarios will be available for pickup at Brennan Park Recreation Centre, Municipal Hall and The 55 Activity Centre.

-30-

Media Contact:
District of Squamish Communications
communications@squamish.ca

February 16, 2023 – Squamish Chief Ad



**GARIBALDI ESTATES
NEIGHBOURHOOD PLAN**

WE WANT TO HEAR FROM YOU!

Complete the survey before **March 28, 2023**
to let us know what you think about:

- » Possible land use scenarios
for the Garibaldi Estates
- » Emerging ideas to consider
in the Garibaldi Estates

Learn more and take the survey at:
LetsTalkSquamish.ca/garibaldi-estates-plan



Go straight to
the survey →



March 16-28, 2023 – Social Media Ad

District of Squamish
Published by Lilly Marie Peterson · 16 March ·

We want to hear from you! 🗣️

All Squamish residents are invited to take part in the Garibaldi Estates Neighbourhood Plan Survey and help plan our future!

Change over 20 years is inevitable and creating a neighbourhood plan is the opportunity for residents to shape the future of the neighbourhood together. ➡️ Complete the survey before March 28 to let us know what you think about:

- Possible land use scenarios for the Garibaldi Estates; and
- Emerging ideas to consider in the Garibaldi Estates.

👉 Learn more at letstalksquamish.ca/garibaldi-estates-plan 👉

SQUAMISH

GARIBALDI ESTATES NEIGHBOURHOOD

WE WANT TO HEAR FROM YOU

Complete the survey before March 28, 2023
and let us know what you think about the
proposed possible land use scenarios

[LetsTalkSquamish.ca/garibaldi-estates-plan](https://letstalksquamish.ca/garibaldi-estates-plan)

0:04 / 0:10

LETSTALKSQUAMISH.CA

Take the survey today!

Learn more

March 27, 2023 – Email to LetsTalkSquamish Project Subscribers



March 27, 2023

Hi mgunn,

Thank you to everyone who has taken time to complete the Garibaldi Estates survey. We appreciate all of the feedback we've received so far.

We know the survey is detailed. We want to make sure that everyone who wants to take the survey, has a chance to complete it. So, we've **extended the survey deadline until April 14th**.

We are happy to offer assistance to anyone who would like help completing the survey.

Drop-In Survey Sessions

We're hosting two drop-in survey sessions in the neighbourhood. District staff will be there to help you complete the survey. We'll have paper copies and iPads to complete the survey on. You can drop-in any time during the two-hour session and registration is not required.

- **April 12:** 1-3 p.m. St. John the Divine Anglican Church (1930 Diamond Road)
- **April 13:** 6-8 p.m. St. John the Divine Anglican Church (1930 Diamond Road)

These sessions are to help anyone who wants assistance completing the survey. They are not open houses or information sessions.

Paper Surveys and Phone Surveys

If you would prefer not to complete the survey online, no problem! You can get a paper copy or complete the survey over the phone.

- Just email planning@squamish.ca or call 604-892-5217 (ask to speak to the planning department).
- We'll organize a way to get you a printed copy of the survey or arrange a time to complete the survey over the phone with a staff member.
- You can also call or email with any questions about the survey and staff can provide assistance.

If you know anyone who could benefit from help with the survey, please let us know.

Online Survey

[You can complete the survey online here](#) until April 14th, 2023.

All questions are optional. Feel free to answer only the questions that most interest you. While you may only complete the survey once, you can complete it over several sessions. Your responses will be saved between sessions until you hit submit.

Your feedback is important to the future of the neighbourhood and will help us develop a draft neighbourhood plan during the summer of 2023.

You can learn more about the possible land use scenarios and emerging ideas for the future of the neighbourhood at: letstalksquish.ca/garibaldi-estates-plan

Kind regards,

March 27 - April 14, 2023 – Social Media Ad



District of Squamish
Published by Lilly Marie Peterson · 27 March at 15:53 · 🌐

Survey Extended to April 14!

To ensure everyone has an opportunity to complete the Garibaldi Estates Neighbourhood Plan Survey 🗳️ we've extended the deadline for anyone who would like assistance, non-digital options, or simply extra time, and we now offer:

- ✓ Drop-In Survey Sessions;
- ✓ Paper Surveys; and
- ✓ Phone Surveys.

If you know anyone who could benefit from help with the survey, please let us know.

👉 Follow the link below to take the survey online or learn more about the different ways we can help!

**GARIBALDI ESTATES
NEIGHBOURHOOD PLAN**

**SURVEY EXTENDED
+ TO APRIL 14**


If you would like assistance with the survey
or have more questions, let us know.
We're here to help!

0:03 / 0:10

LETSTALKSQUAMISH.CA
Garibaldi Estates Neighbourhood Plan

Learn more

March 28, 2023 – Squamish Chief Ad



**GARIBALDI ESTATES
NEIGHBOURHOOD PLAN**


SURVEY EXTENDED TO APRIL 14

To ensure everyone has an opportunity to complete the survey, we've extended the deadline. We are happy to offer assistance and non-digital options to anyone who would like help or a different way to complete the survey:


- Join us for a drop-in survey session April 12 & 13 at St. John the Divine Anglican Church;
- Request a paper survey; and
- Request a phone survey.

Email planning@squamish.ca or call 604-892-5217 to request paper or phone surveys.

Visit LetsTalkSquamish.ca/garibaldi-estates-plan for more details.



Go straight to
the survey



April 11, 2023 – Email to LetsTalkSquamish Project Subscribers



April 11, 2023

Hi [PARTICIPANT_SCREEN_NAME],

Thank you to everyone who has already completed the Garibaldi Estates survey. We appreciate all of the input from the community. **The survey will close at the end of day on April 14.**

[You can complete the survey online here](#)

If you have not completed the survey yet, join us for a drop-in survey session! District staff will be available to help you complete the survey. We'll have paper copies and iPads to complete the survey on. You can drop-in any time during the two-hour session and registration is not required.

- **April 12:** 1-3 p.m. St. John the Divine Anglican Church (1930 Diamond Road)
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- You can also call or email with any questions about the survey and staff can provide assistance.

Your feedback is important to the future of the neighbourhood and will help us develop a draft neighbourhood plan during the summer of 2023.

You can learn more about the possible land use scenarios and emerging ideas for the future of the neighbourhood at: letstalksquish.ca/garibaldi-estates-plan

An aerial photograph of a mountain valley. In the background, a range of rugged mountains with patches of snow is visible under a clear blue sky. The middle ground shows a lush green valley with a river winding through it. In the foreground, a small town or village is nestled among the trees. The overall scene is bright and scenic.

Garibaldi Estates Neighbourhood Plan

Stage 3 Land Use Scenarios

May 9, 2023

Neighbourhood Plan Timeline

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 • Intergovernmental and Agency Initial Outreach
Stage 2 Neighbourhood & Community Context	July 2021 – January 2022	<ul style="list-style-type: none"> • Background Research • Online Engagement (Mapping, Q&A, Vision) • Introductory Open House • Engagement Summary Presentation to Council
Stage 3 Future Neighbourhood Scenarios	January 2022 – May 2023	<ul style="list-style-type: none"> • Hosted Stakeholder, Staff & Council Conversations • Engagement Summary Council Presentation • Scenario Development • Online Engagement (Scenario Presentation) • Future Scenarios Open House • Engagement Summary Presentation to Council
Stage 4 Proposed Land Use and Policy Plan	May 2023 – September 2023	<ul style="list-style-type: none"> • Online Engagement • Draft Plan and Neighbourhood Land Use Open House • Engagement Summary Presentation to Council
Stage 5 Bylaw Adoption	October 2023 – December 2023	<ul style="list-style-type: none"> • 1st & 2nd Reading • Public Hearing and 3rd Reading • Adoption



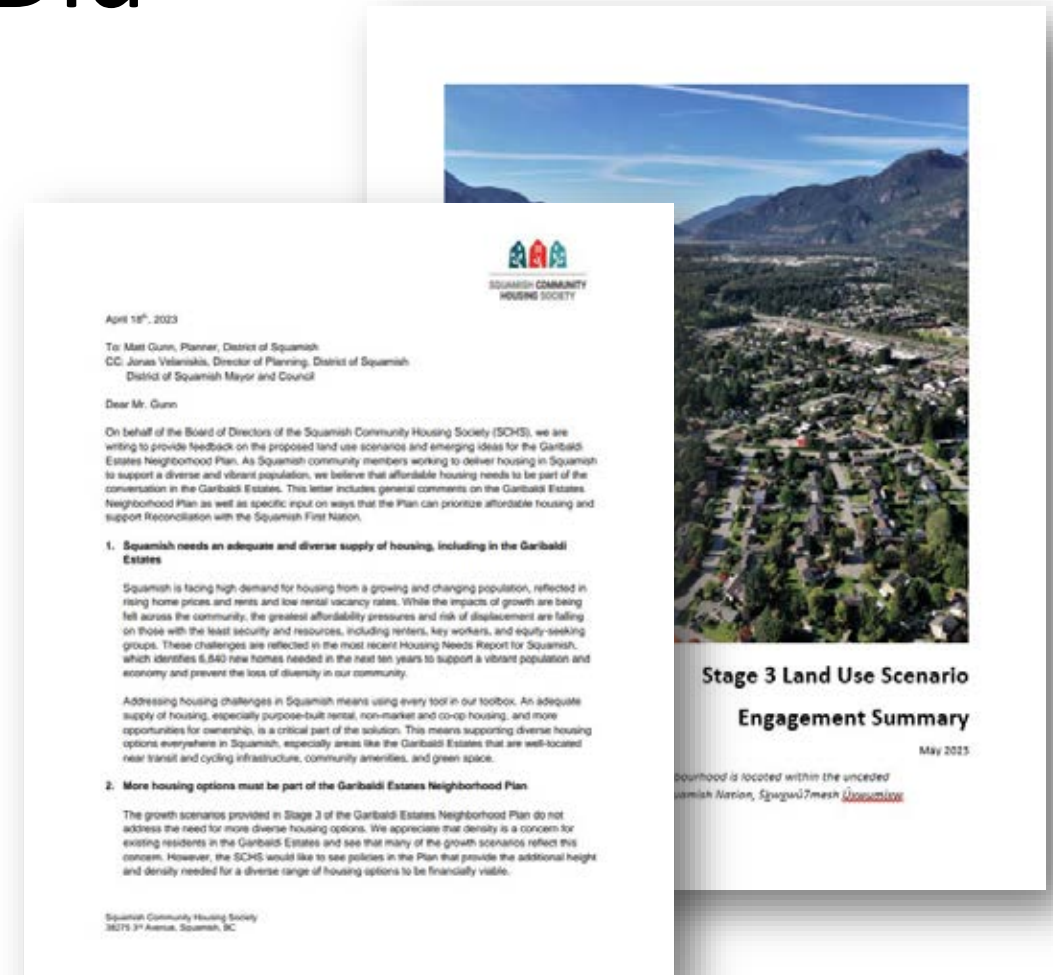
What We Did

- Materials Considered
 - Guiding Principles
 - Land Use Scenarios
 - Emerging Ideas
- Public Engagement began Feb 12023
 - Land use scenarios presented on LetsTalkSquamish and booklets
 - 7 Small Group Conversations (114 participants)
 - Survey Conducted (252 results)



What We Did

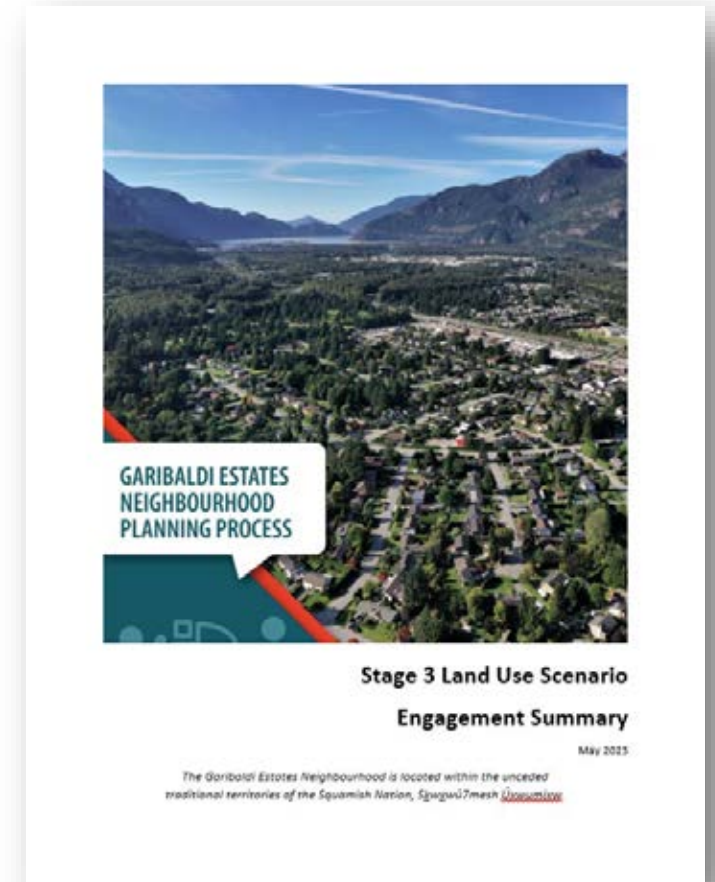
- Government to Government
 - Squamish Nation
- Organizational Input
 - Our Squamish
 - Squamish Community Housing



Engagement Summary

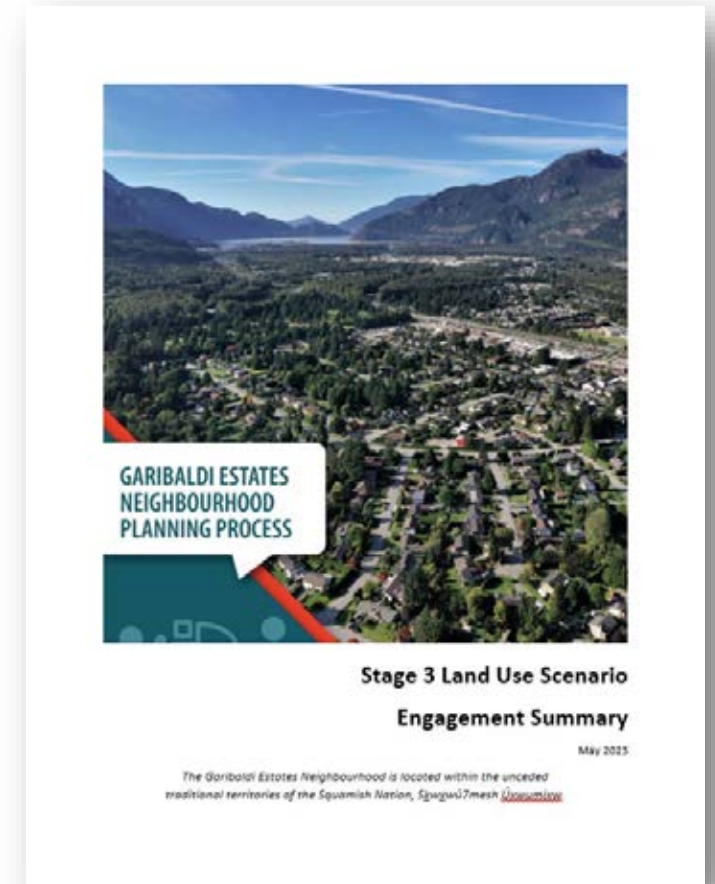
Key Themes

- A majority of participants in Stage 3
 - Neighbourhood should remain at current density or see limited increase.
- Some participants in Stage 3
 - Increased housing diversity represents the right vision
- The majority participants
 - Support for the proposed guiding principles.
- Land use scenarios favored
 - Least diverse housing options & lowest heights;
 - Scenario with most housing diversity was second.
- Support for most Emerging Ideas



Guiding Principles

- Significant support:
 - Livability
 - Housing
 - Connectivity
 - Employment
 - Services and Amenities
 - Parks, Greenspace and Public Outdoor Space
 - Food Production
 - Respond to Climate Change
- Proposed additional principles:
 - Design
 - Infrastructure



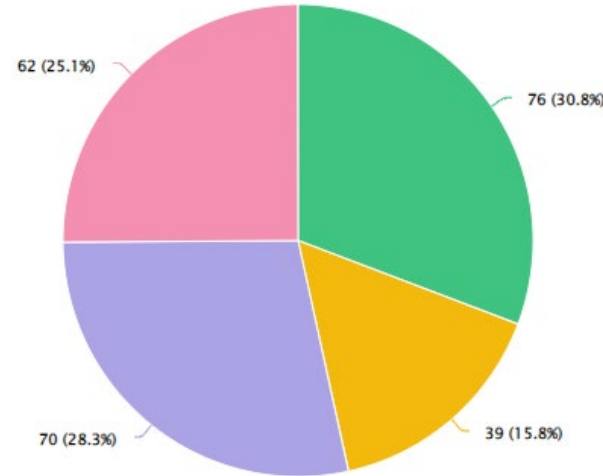
Sub Area Land Use Scenarios



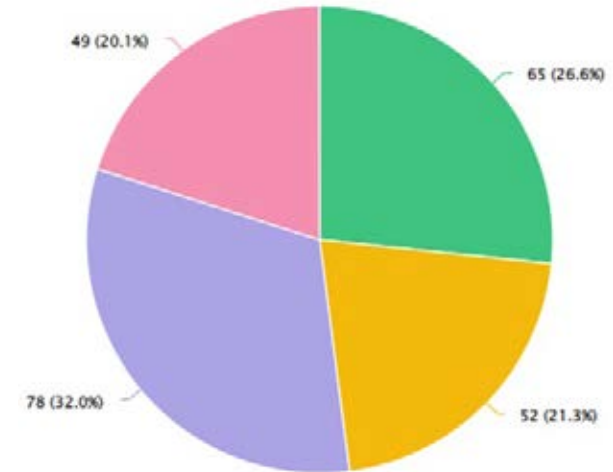
Land Use Survey Results

Question options
(Click items to hide)

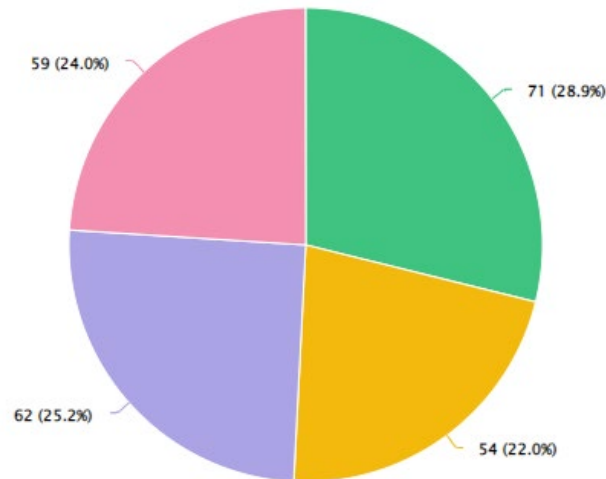
- Scenario A
- Scenario B
- Scenario C
- I don't like any of the proposed scenarios



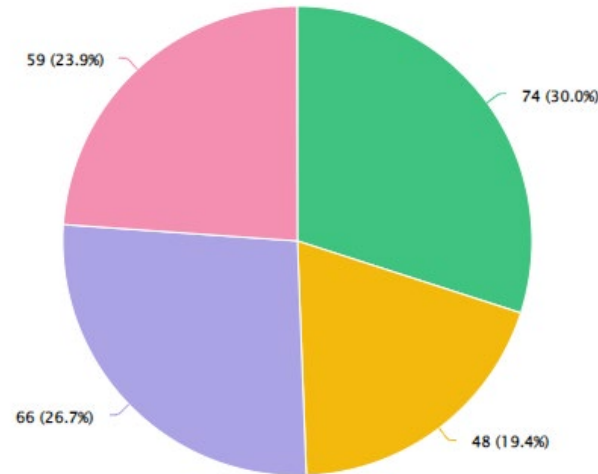
Diamond Head North



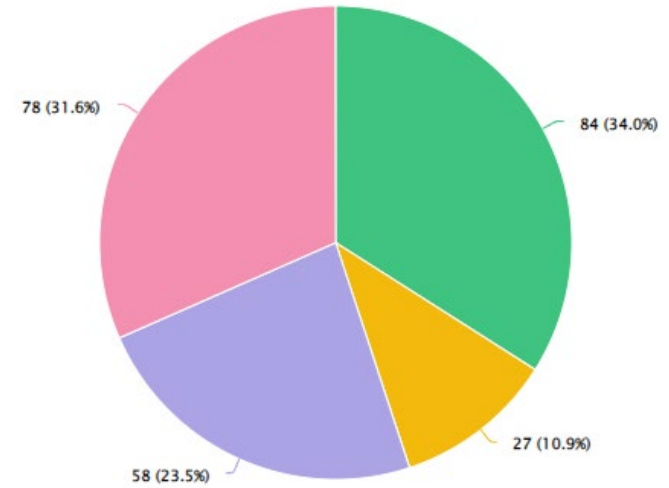
Estates North



Diamond Head South

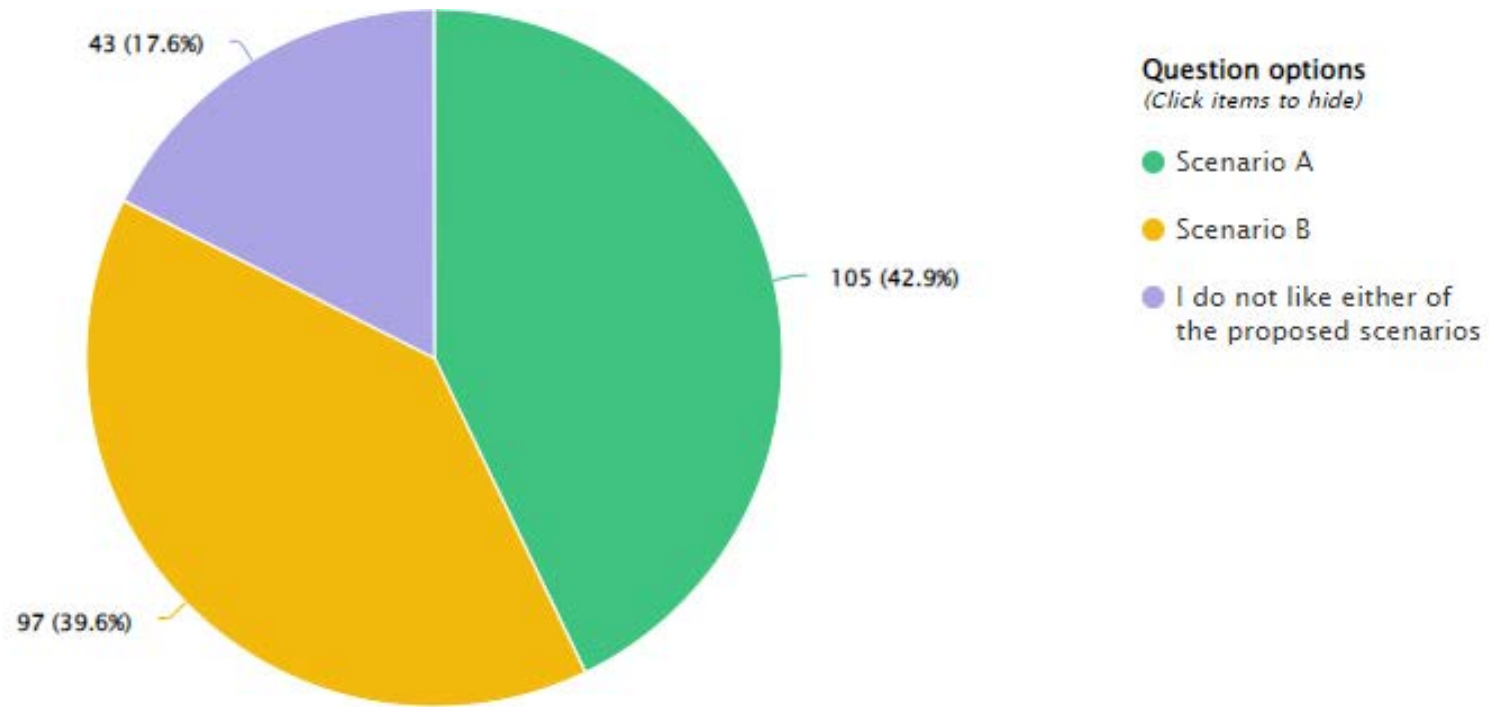


Estates Centre



Estates East

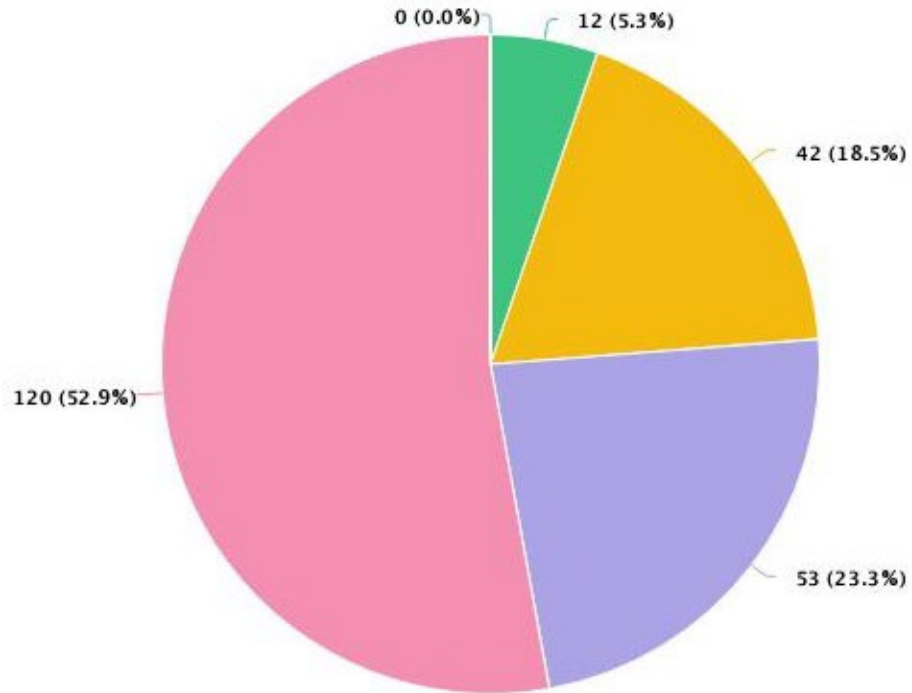
Land Use Survey Results



Commercial

Survey Demographics

Household Income

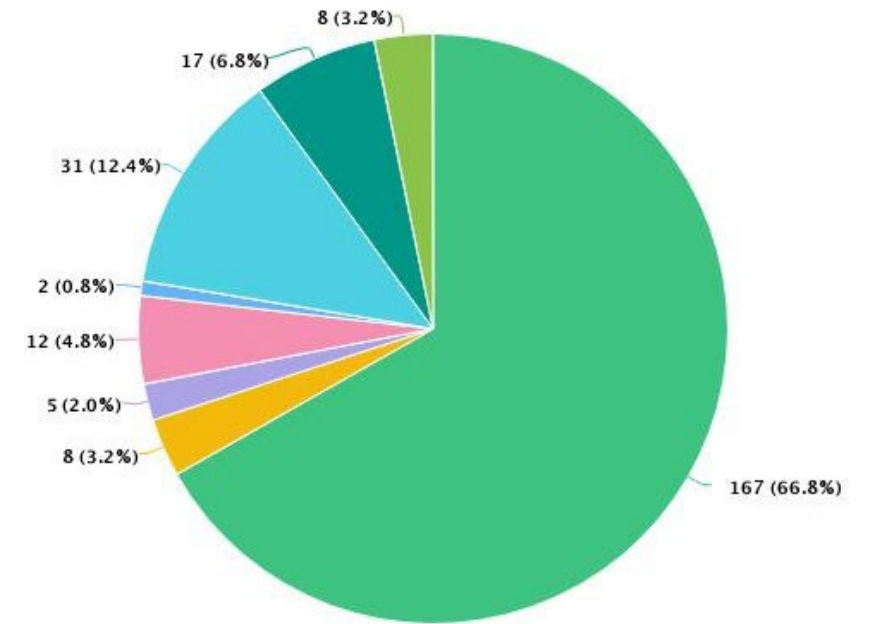


Question options
(Click items to hide)

Less than \$29,999 \$150,000 and over \$100,000 - \$149,000 \$50,000 - \$99,999 \$30,000 - \$49,999

76.2% income >\$100,000
66.8% single family home

Residence Type



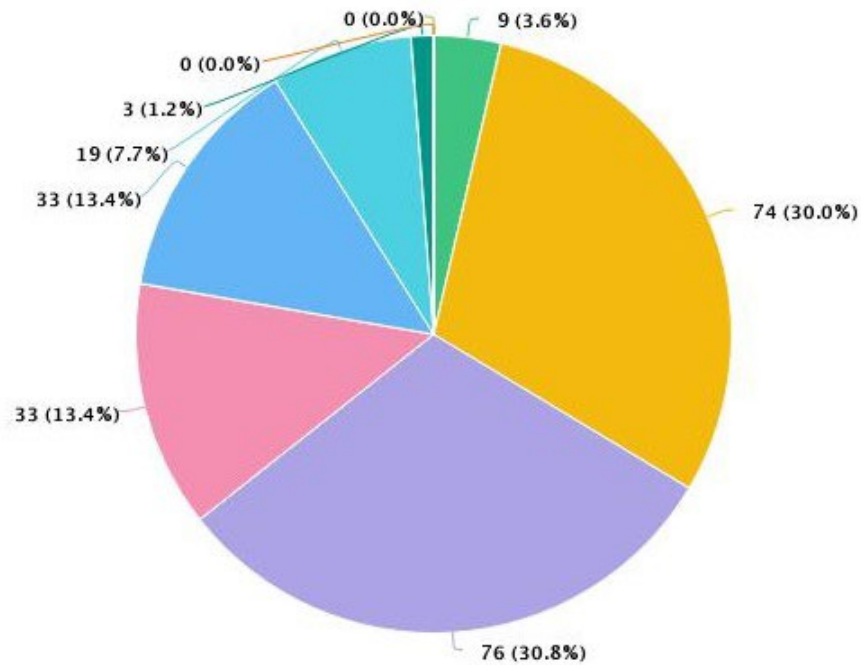
Question options
(Click items to hide)

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

Survey Demographics

Age

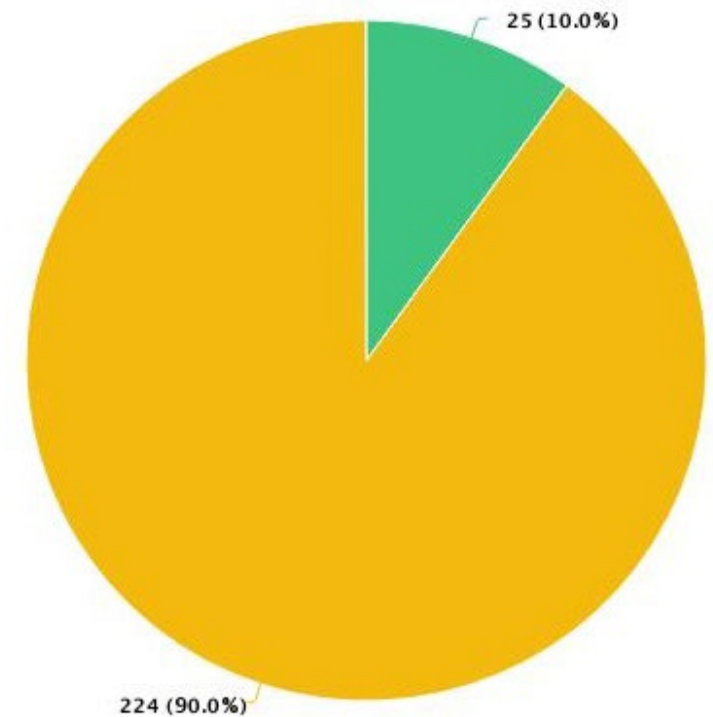
3.6% <30 years old
90% Home Owners



Question options
(Click items to hide)

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

Household Tenure

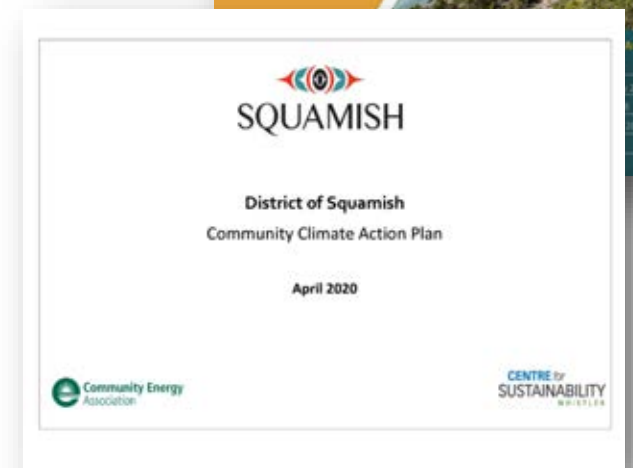
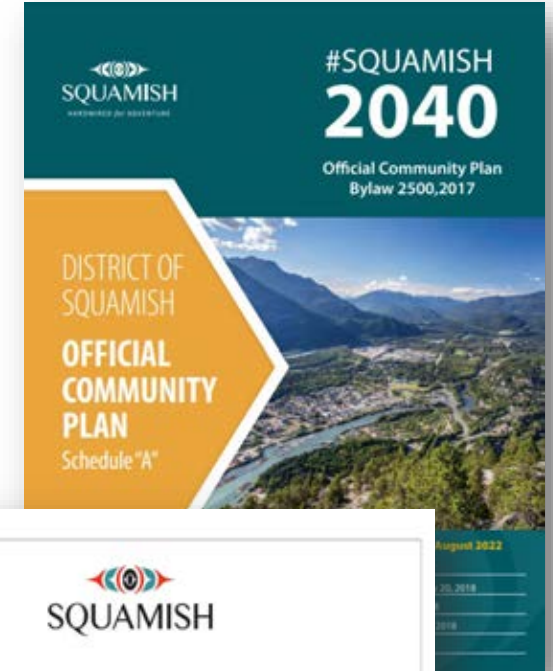


Question options
(Click items to hide)

Own Rent

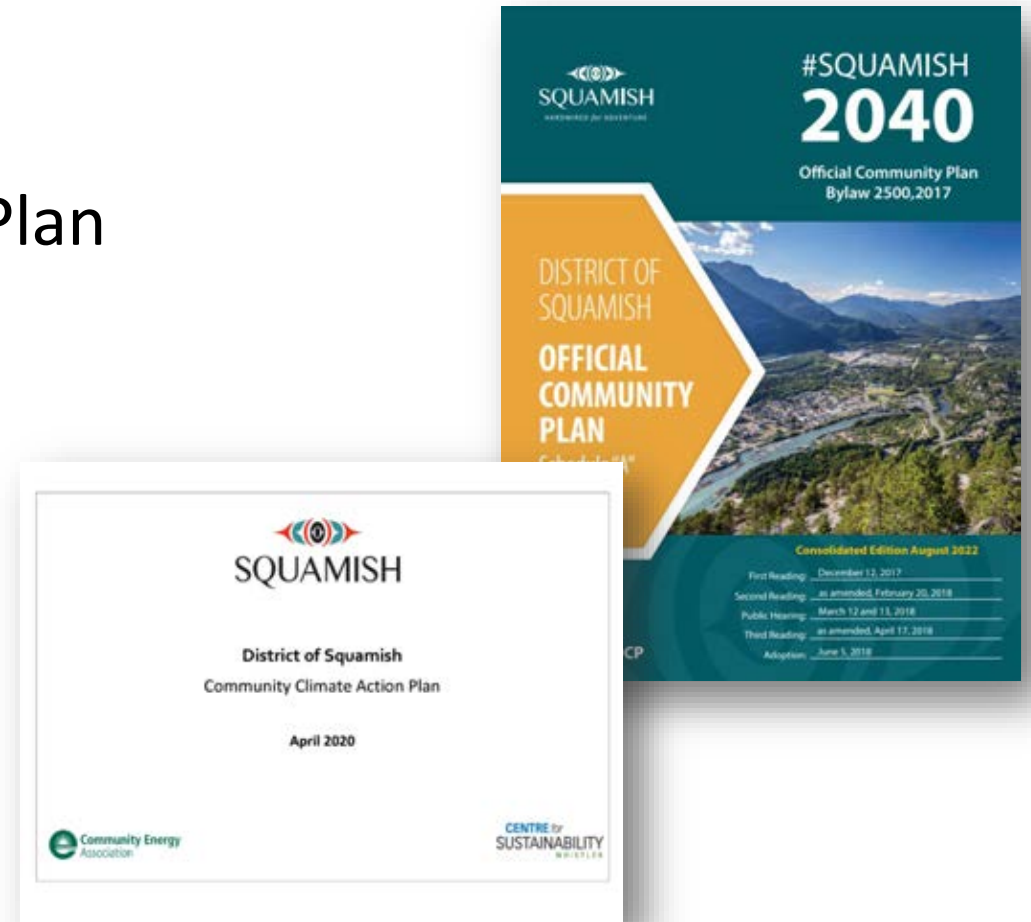
Sub Area Land Use Scenarios

- 12.1.b. *Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options within each development and neighbourhood.*
- 12.1.a. *Through zoning amendments, allow a greater variety of housing forms and blended densities scaled to fit within traditional single-unit areas (cottages, courtyard housing, row housing, duplexes, triplexes and stacked flats, etc.), while continuing to support small-lot infill, secondary suites and detached carriage homes, where appropriate.*
- 12.1.c. *Increase the proportion and size range of attached multi-family units through rezoning and development, and sensitively integrate medium to higher density residential uses within the District.*
- 12.6.b. *Encourage greater residential densities in growth areas identified in Section 9.2.b., neighbourhood nodes generally identified on Schedule C, commercial and employment areas, education centres, and along transit corridors.*



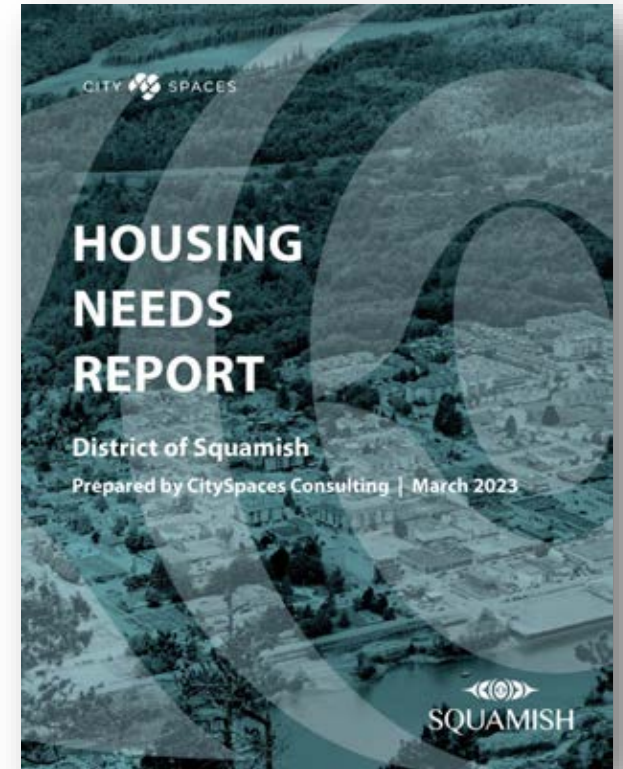
Sub Area Land Use Scenarios

- Policy Alignment
 - OCP and Community Climate Action Plan
 - Commercial Sub Area: Scenario B
 - Other Sub Areas: Scenario C



Sub Area Land Use Scenarios

- Housing Needs Report
 - 2,950 3+ bedroom units in the next 8 years
 - 2,460 units for low- and moderate-income households



Sub Area Land Use Scenarios: Townhouses



- Scenario B
 - Diamond Head South and Estates East
- Scenario C
 - Estates Centre and Estates East

Sub Area Land Use Scenarios: Apartments



- Diamond Head North
 - All scenarios
- Diamond Head South
 - Scenario C

Land Use Scenario Recommendations

COMMERCIAL SCENARIO B

Scenario B supports 4 storey commercial buildings with retail space at the ground level and 3 stories of office space above the ground floor.

The images are based on the existing building footprints and road alignments. Only the building height is changed between the two scenarios. If the buildings are redeveloped in the future, it is likely that the building design and road alignments would change.

	Scenario B	Scenario C
Permitted uses	Office	Office
Maximum height (m)	12.0 (4 stories)	12.0 (4 stories)
Maximum Density (DUs/ha)	100	100

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.

JUMP TO: [Sub area selection map](#) [Commercial Building Forms](#)

DIAMOND HEAD NORTH SCENARIO C

Scenario C supports mixed-use buildings with retail space at the ground level and apartments located above.

This scenario allows an increase beyond Scenario B in height and density (FAR) for the Garibaldi Garden Courts and for properties along Diamond Head Road and Cheakamus Way.

- Garibaldi Garden Courts: 5 Storeys, 2.0 FAR
- Diamond Head Cheakamus: 4 Storeys, 1.7 FAR
- Tantalus Road: 4 Storeys, 1.7 FAR
- Diamond Head Civic: 3 Storeys, 1.7 FAR

	Current	Scenario C
Permitted uses	Residential (apartments), Commercial (retail), Office (retail)	Residential (apartments), Commercial (retail), Office (retail)
Maximum height (m)	12.0 (4 stories)	15.0 (5 stories)
Density	100 DUs/ha	100 DUs/ha
Maximum Density (DUs/ha)	100	100

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.

JUMP TO: [Sub area selection map](#) [Diamond Head North Housing Forms](#) [Floor Area Ratio \(FAR\) Information](#)

ESTATES NORTH SCENARIO C

Scenario C allows the duplexes and small lot single family homes from Scenario A and B, but also allows two additional land uses.

The first is triplex. For triplexes the maximum density would remain the same as the existing R5-1 zoning. However, to accommodate parking in the smaller properties that are typical in this sub area, the maximum height of triplexes would be 3 stories, or 10.68 m.

The other new housing form allowed in Scenario B is cottage clusters, groups of small of small, 1- to 2 storey buildings arranged around a shared courtyard visible from the street. Cottage clusters typically feature outdoor parking rather than garages.

	Current	Scenario C
Permitted uses	Single Family Home, Townhouse, Cottage Cluster	Single Family Home, Townhouse, Cottage Cluster, Triplex
Maximum height (m)	10.68 (3 stories)	10.68 (3 stories)
Density	100 DUs/ha	100 DUs/ha
Maximum Density (DUs/ha)	100	100

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.

JUMP TO: [Sub area selection map](#) [Estates North Housing Forms](#) [Floor Area Ratio \(FAR\) Information](#)

DIAMOND HEAD SOUTH SCENARIO C

Scenario C supports mixed-use buildings along both sides of Diamond Head Road, resulting in a new area of retail shops and services along a pedestrian friendly street. Apartments would be located above the ground floor retail.

Along the east side, backing on to residential properties in the Estates Centre sub area, the maximum building height would be 3 storeys (12.2 m). Along the west side, backing into the Garibaldi Village commercial area, the maximum building height would be 4 storeys (15.8 m). Redevelopment of these properties in combination with future redevelopment of the Garibaldi Village commercial properties could provide an opportunity to re-orient the commercial properties to the Estates Centre area for improved connectivity and access.

On the east side of Diamond Head Road the maximum Floor Area Ratio (Density) would be 1.0, on the west side the maximum Floor Area Ratio would be 1.5.

	Current	Scenario C
Permitted uses	Single Family Home, Townhouse, Cottage Cluster	Single Family Home, Townhouse, Cottage Cluster, Office (retail), Apartment
Maximum height (m)	10.68 (3 stories)	15.8 (4 stories)
Density	100 DUs/ha	100 DUs/ha
Maximum Density (DUs/ha)	100	100

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.

JUMP TO: [Sub area selection map](#) [Diamond Head South Housing Forms](#) [Floor Area Ratio \(FAR\) Information](#)

ESTATES CENTRE SCENARIO C

Two additional land uses are permitted:

- Consolidated townhouse development:** 2 or 3 parcels could be combined to form a single residential development. The maximum height would be 3 storeys or 10.7 m and a maximum density of up to 0.8 Floor Area Ratio.
- Consolidated subdivision:** 2 or 3 parcels could be combined to form a single property up to 0.5 ha in size to support a residential development. These would be allowed in a different configuration to support single family homes, duplexes and triplexes. This would allow the road access needed to create new properties on the long narrow properties located in the Estates Centre.

	Current	Scenario C
Permitted uses	Single Family Home, Townhouse, Cottage Cluster	Single Family Home, Townhouse, Cottage Cluster, Consolidated townhouse development, Consolidated subdivision
Maximum height (m)	10.68 (3 stories)	10.68 (3 stories)
Density	100 DUs/ha	100 DUs/ha
Maximum Density (DUs/ha)	100	100

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.

JUMP TO: [Sub area selection map](#) [Estates Centre Housing Forms](#) [Floor Area Ratio \(FAR\) Information](#)

ESTATES EAST SCENARIO A

Scenario A allows the duplexes from Scenario B and residential properties under 0.5 ha, but also allows small lot single family homes. These would be allowed in properties that could be subdivided to allow each to have a smaller lot size of 0.5 ha. The maximum height is 10.68 m (3 stories) and the maximum Floor Area Ratio (Density) is up to 0.5. This aligns with the existing zoning for most properties currently in the residential properties under 0.5 ha. Scenario B allows residential development, however 80% of the properties should be dedicated to agriculture greenhouses in parks. These properties would have a maximum height of 3 storeys (10.68 m) and a maximum Floor Area Ratio (Density) of up to 0.5.

	Current	Scenario A
Permitted uses	Single Family Home, Townhouse, Cottage Cluster	Single Family Home, Townhouse, Cottage Cluster, Duplex, Single Family Home (small lot)
Maximum height (m)	10.68 (3 stories)	10.68 (3 stories)
Density	100 DUs/ha	100 DUs/ha
Maximum Density (DUs/ha)	100	100

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.

JUMP TO: [Sub area selection map](#) [Estates East Housing Forms](#) [Floor Area Ratio \(FAR\) Information](#)

Emerging Ideas

- Transportation
 - Active transportation network, transit hub, and Highway 99 access improvements.
- Parks & Public Outdoor Space
 - Open space improvements, a new neighbourhood park, and Pat Good Park Improvements.
- Childcare
 - Childcare targets.
- Mamquam Community Garden
 - Public amenities on District land.
- Accessory Commercial Units
 - Walkable commercial uses on residential properties.
- Tree Canopy Protection
 - DPA guidelines and Urban Forest Management Plan.
- Mid-Block Connections
 - Enhanced east-west pedestrian connectivity.

Recommendations

THAT Council receive the Garibaldi Estates Neighbourhood Plan Stage 3 Land Use Scenarios Engagement Summary dated May 9, 2023 for information and endorse the engagement summary with the following comments:

AND THAT Staff begin work on a draft neighbourhood plan in Stage 4 of the Garibaldi Estates Neighbourhood Planning Process with the following comments:

- Include proposed guiding principles with the addition of principles focused on neighbourhood design, and infrastructure.
- For the Commercial sub area incorporate Scenario B
- For the Diamond Head North sub area incorporate Scenario C
- For the Estates North sub area incorporate Scenario C
- For the Diamond Head South sub area incorporate Scenario C
- For the Estates Centre use sub area incorporate Scenario C
- For the Estates East use sub area incorporate a hybrid of Scenarios A & B
- Incorporate Emerging Ideas as presented to the community under the following topics:
 - Transportation
 - Parks & Public Outdoor Space
 - Childcare
 - Mamquam Community Garden
 - Accessory Commercial Units
 - Tree Canopy Protection
 - Mid-Block Connections
- Explore opportunities in the Diamond Head North and South sub areas to ensure a diverse range of housing forms that deliver on critical housing priorities are financially viable, as recommended by the Squamish Community Housing Society.



GARIBALDI ESTATES

NEIGHBOURHOOD PLAN PROPOSED SCENARIOS



2023

ABOUT THIS ENGAGEMENT

INTRODUCTION

Thank you for participating in the Garibaldi Estates Neighbourhood Planning Process. 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. 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 Official Community Plan (OCP).

At this step in the process future neighborhood scenarios are being presented to community members to generate discussion and feedback regarding the proposed land uses. The scenarios are intended to reflect input received from community residents through previous neighbourhood planning engagement activities, as well as the community vision for Squamish outlined in the OCP.

Feedback regarding these scenarios will be gathered from community stakeholders through an online survey and small group conversations.



The Garibaldi Estates Neighbourhood is located within the unceded traditional territories of the Squamish Nation, Skwxwú7mesh Úxwumixw.



ABOUT THE SUB-AREAS

To present possible future land-uses for Garibaldi Estates, the neighbourhood has been divided into six sub-areas. Boundaries for the sub-areas reflect parcel sizes, existing zoning, existing land uses and input received during early engagement activities. The sub-areas provide an opportunity for discussion regarding future land uses but are not fixed, they can be adjusted at a later stage based on community feedback when developing a preferred neighbourhood plan.

For each of the six sub-areas, two to three future scenarios have been developed; the scenarios build on each other through the additional of new housing forms and, where appropriate, additional height or density. These scenarios present options for how the neighbourhood could evolve in coming years.

PLANNING DEFINITIONS

LOT COVERAGE

The percentage of a total property that is covered by buildings. If a property is 500 square metres, and a one storey house that is 250 square meters is built on the property, the lot coverage would be 50%.

FLOOR AREA RATION (FAR)

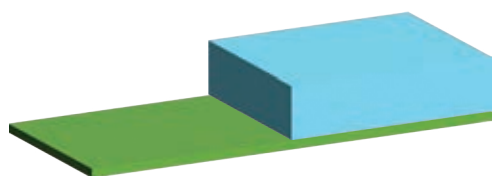
The ratio of a building's total floor area to the total area of the property on which it is constructed.

For example, if a building is subject to a FAR limit of 0.5, then the total square footage of the constructed building must be no more than half the area of the parcel itself.

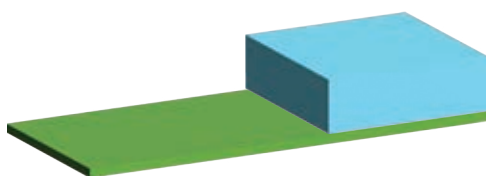
A higher ratio indicates a more dense building. The District of Squamish uses the floor area ratio to regulate density through the zoning bylaw. The illustration provides examples of FAR limits.

$$\text{Floor Area Ratio} = \frac{\text{Total Floor Area of Building}}{\text{Total Lot Area}}$$

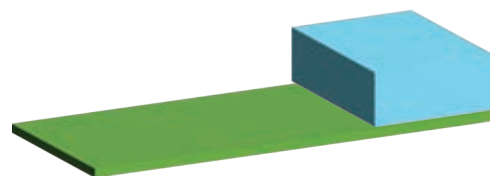
ILLUSTRATIONS OF **LOT COVERAGE**



50% Lot Coverage



40% Lot Coverage

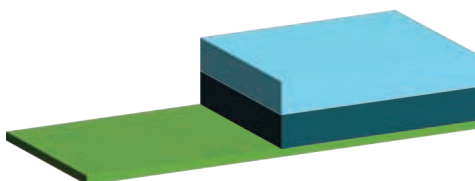


30% Lot Coverage

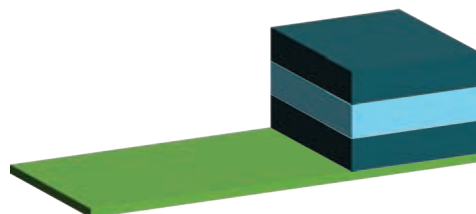
ILLUSTRATIONS OF **MAXIMUM FLOOR AREA RATIO (FAR)** **1.0 FAR**



1 Storey
(100% lot coverage)

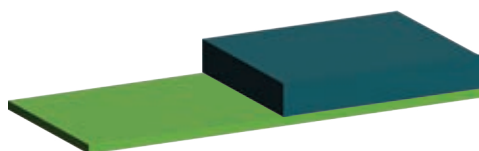


2 Storey
(50% lot coverage)

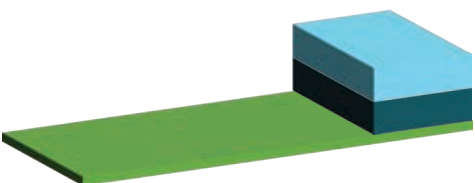


3 Storey
(33% lot coverage)

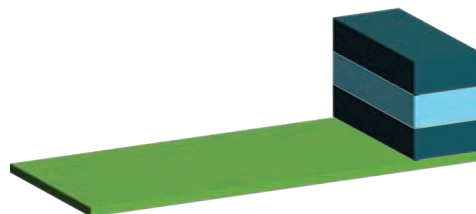
0.5 FAR



1 Storey
(50% lot coverage)



2 Storey
(25% lot coverage)



3 Storey
(17% lot coverage)

COMMERCIAL

OVERVIEW



The Commercial sub-area includes the commercial properties along Highway 99. On the east side of the highway it extends from the Tantalus Firehall to Mamquam Road. This includes the Garibaldi Village commercial area. On the west side of the highway it extends from just north of the Shady Tree to the GM dealership.

This sub-area includes retail businesses, small specialty shops, restaurants, basic services, big box stores and 2nd storey professional offices.

There is a variety of existing commercial zoning in the area, including: Local Commercial (C-1), Vehicle Fueling Station Commercial (C-2), Tourist Commercial (C-3) and Liquor Primary Establishment Commercial (C-6). There are also several properties with comprehensive development (custom) zones, such as: the Chevron Gas Station (CD-7), CIBC (CD-74), the Spectacle Building (CD-27), and Garibaldi Village from London Drugs to Canadian Tire (CD-19).

Currently, the maximum height for buildings in most of the Commercial sub-area is 3 storeys (10.68 m). There are two exceptions:

A gas station on Garibaldi Way (maximum height of 5 m),

Garibaldi Village (maximum heights between 8.5 m and 16.5 m).

Many of the properties in this sub-area also have a maximum lot coverage, generally between 33-50%. For commercially zoned properties, maximum height and maximum lot coverage are tools used to indirectly control density.

Generally, existing buildings in the commercial sub-area are far below the maximum height and densities allowed by current zoning. Limited demand for large commercial buildings and constraints such as powerlines and flood hazard have resulted in development below what is allowed in the existing zoning bylaw.

CURRENT STATE



IMPORTANT CONTEXT

- The Commercial sub-area is one of Squamish's only pure commercial areas that does not allow residential development.
- When residential uses are permitted on a property, they tend to drive the development process and displace other uses, such as office space.
- Office space typically provides a higher density of well-paid jobs.
- For these reasons, residential uses are not proposed in the Commercial sub-area to ensure future employment land for the long-term.
- The building heights proposed in Scenario A are the same as existing zoning. Scenario B allows additional building height to support additional employment opportunities.

COMMERCIAL SUMMARY

	Permitted uses	Maximum height (m)	Storeys
Current	Retail Office	10.68 (Most areas) 5.2-15 (a few properties)	3 (Most areas) 2-4 (a few properties)
Scenario A	Retail Office	10.7	2-3
Scenario B	Retail Office	13.8 (East) 15.8 (West)	4

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A & B

As part of Stage 3 of the Garibaldi Estates Neighbourhood Planning Process, two future land-use scenarios are proposed for the Commercial sub-area. These scenarios are titled A and B.

In both scenarios proposed, commercial properties will remain commercial properties. Retail space is on the ground floor and office space or other commercial space is on floors above the ground level.

The only difference between the two scenarios is the number of storeys that are allowed above ground level.

In both scenarios, there is no change from the current zoning for the vehicle fueling stations east of Highway 99 along Garibaldi Way and the Spectacle Building to the north, which is currently a 4 storey retail/apartment building.

In this sub-area, flood hazards on the west side of Highway 99 and powerlines on the east side of the highway are constraints to development. There is also variation in the configuration of lots due to these constraints. This makes it challenging to use floor area ratios and maximum lot coverage to regulate building sizes. For this reason, the number of storeys (height) is the main tool used to regulate building size in the proposed scenarios.



SCENARIO A

Scenario A supports 3 storey commercial buildings with retail space at the ground level and 2 storeys of office space above the ground floor.

There is no change in building heights from the current height that is permitted under existing zoning (10.68 m) for almost all properties in the Commercial sub-area.

The images are based on the existing building footprints and road alignments. Only the building height changes between the two scenarios. If the buildings are redeveloped in the future, it is likely that the building design and road alignment would change.

SCENARIO A BUILDING TYPE

3 Storey Mixed Retail Office Buildings

	Current	Scenario A
Permitted Uses	Retail Office	Retail Office
Maximum Height (m)	10.68 (Most areas) 5.2-15 (a few properties)	10.7
Storeys	3 (Most areas) 2-4 (a few properties)	3

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

Scenario B supports 4 storey commercial buildings with retail space at the ground level and 3 storeys of office space above the ground floor.

The images are based on the existing building footprints and road alignments. Only the building height changes between the two scenarios. If the buildings are redeveloped in the future, it is likely that the building design and road alignment would change.

SCENARIO B BUILDING TYPE

4 Storey Mixed Retail Office Buildings

	Current	Scenario B
Permitted Uses	Retail Office	Retail Office
Maximum Height (m)	10.68 (Most areas) 5.2-15 (a few properties)	13.8 (East) 15.8 (West)
Storeys	3 (Most Areas) 2-4 (a few properties)	4

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.



DIAMOND HEAD NORTH



OVERVIEW

The Diamond Head North sub-area includes properties between Tantalus Road and Diamond Head Road/Black Tusk Way. The southern edge of the sub-area includes properties along Diamond Rd. The northern edge of the sub-area includes properties along Cheakamus Way.

There are currently a broad range of land uses in this sub-area. Housing forms include house plexes (duplex, tri-plex, four-plex), townhouses, and apartments. There are some retail commercial properties that house shops and restaurants. There are also mixed-use buildings with retail and apartments, as well as a church.

This area currently includes several commercial zones and multiple-unit residential zones.

Under current zoning, the maximum height for most properties in this sub-area is 10.7 m (3 storeys). The maximum Floor Area Ratio (density) for these properties is between 0.75 and 0.8.

There are two exceptions to this:

- The Garibaldi Garden Courts apartments at 1951 Garibaldi Way. The current zoning on this property allows a maximum height of 15 m (4 storeys) and a maximum Floor Area Ratio (density) of 1.0.
- The church property along Diamond Road, which is zoned Neighbourhood Civic (P-1); this zoning has a maximum height of 10.7 m (3 storeys), but it does not have a maximum density in the zoning bylaw.

Most of the existing buildings in this sub-area are built much smaller, and less dense than the current zoning allows for.

Diamond Head North Sub-area Legend:

1. Garibaldi Garden Courts
2. Diamond Head Road
3. Tantalus Road
4. Civic (Diamond Rd)

CURRENT STATE



IMPORTANT CONTEXT

- Zoning in the Diamond Head North sub-area currently allows a range of mixed-use and multi-family buildings.
- 3 storey apartment buildings are currently permitted on most properties; commercial uses are also permitted on many of the properties.
- Mixed-use buildings, with apartments above retail, is proposed for most of the sub-area, in recognition of the current zoning for much of the sub-area.
- There is no change in height proposed in Scenario A. Up to a 1 storey increase in height and additional density is proposed in Scenarios B and C.

DIAMOND HEAD NORTH SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)
Current	Duplex (a few properties) Townhouse or Apartment Mixed Use (Tantalus Rd) Commercial (Tantalus Rd)	15 Garibaldi Garden 10.7 Diamond Head Rd 10.7 Tantalus 10.7 Civic	4 Garibaldi Garden 3 Diamond Head Rd 3 Tantalus 3 Civic	1.0 Garibaldi Garden 0.8 Diamond Head Rd 0.75 Tantalus - Civic
Scenario A	Apartments Retail Mixed Use	13.8 Garibaldi Garden 10.7 Diamond Head Rd 10.7 Tantalus 10.7 Civic	4 Garibaldi Garden 3 Diamond Head Rd 3 Tantalus 3 Civic	1.0 Garibaldi Garden 0.8 Diamond Head Rd 0.8 Tantalus 0.8 Civic
Scenario B	Apartments Retail Mixed Use	15 Garibaldi Garden 10.7 Diamond Head Rd 13.8 Tantalus 10.7 Civic	4 Garibaldi Garden 3 Diamond Head Rd 4 Tantalus 3 Civic	1.7 Garibaldi Garden 1.5 Diamond Head Rd 1.7 Tantalus 0.8 Civic
Scenario C	Apartments Retail Mixed Use	17 Garibaldi Garden 13.8 Diamond Head Rd 13.8 Tantalus 10.7 Civic	5 Garibaldi Garden 3 Diamond Head Rd 4 Tantalus 3 Civic	2.0 Garibaldi Garden 1.7 Diamond Head Rd 1.7 Tantalus 1.7 Civic

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

As part of Stage 3 in the Garibaldi Estates Neighbourhood Planning Process, three future land-use scenarios are proposed for the

Diamond Head North sub-area. These scenarios are titled A, B and C. Each of the proposed scenarios presents different land-use options for four locations within the sub-area:

- **Garibaldi Garden Court:** The apartments at 1951 Garibaldi Way
- **Diamond Head Road:** Properties along west side of Diamond Head Road between Diamond Road and Garibaldi Way, and 1949 Cheakamus Way
- **Tantalus Road:** Properties along the east side of Tantalus Road between Diamond Road and Garibaldi Way
- **Civic (Diamond Rd):** The civic zoned Anglican church property at 40285 Diamond Head.

All three scenarios support mixed-use buildings with retail space at the ground floor and apartments above for the Garibaldi Garden Courts, Diamond Head/Cheakamus, and Tantalus Road locations.

The difference between the three scenarios is the maximum proposed heights and densities (Floor Area Ratios) of buildings.

In all scenarios, the proposed land-uses for the crematorium (40440 Cheakamus Way) do not change from existing zoning.



SCENARIO A

Scenario A supports mixed-use buildings with retail space at the ground level and apartments located above.

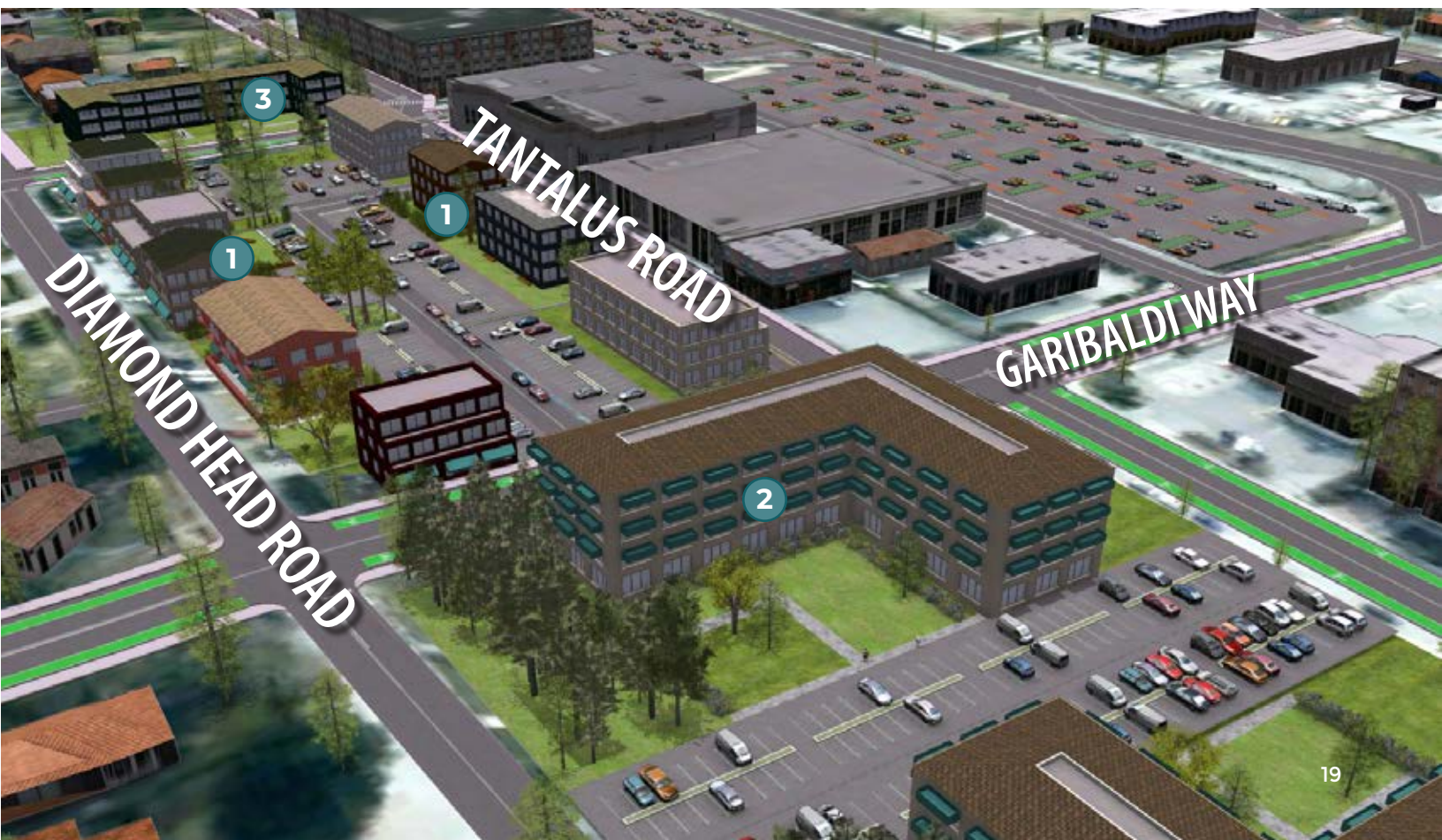
There is no change to the heights and densities (FAR) that current zoning allows on these properties.

SCENARIO A HOUSING TYPES

- 1 Mixed Use Retail/Apartment (3 Storeys)
- 2 Mixed Use Retail/Apartment (4 Storeys)
- 3 Neighbourhood Civic (3 Storeys)

	Current		Scenario A	
Permitted Uses	Duplex (a few properties) Townhouse or Apartment Mixed Use (Tantalus Rd) Commercial (Tantalus Rd)		Apartments Retail Mixed Use	
Maximum Height (m)	15	Garibaldi Garden	13.8	Garibaldi Garden
	10.7	Diamond Head Rd	10.7	Diamond Head Rd
	10.7	Tantalus	10.7	Tantalus
	10.7	Civic	10.7	Civic
Storeys	4	Garibaldi Garden	4	Garibaldi Garden
	3	Diamond Head Rd	3	Diamond Head Rd
	3	Tantalus	3	Tantalus
	3	Civic	3	Civic
Maximum Density (FAR)	1.0	Garibaldi Garden	1.0	Garibaldi Garden
	0.8	Diamond Head Rd	0.8	Diamond Head Rd
	0.75	Tantalus	0.8	Tantalus
	-	Civic	0.8	Civic

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

Scenario B supports mixed-use buildings with retail space at the ground level and apartments located above.

This scenario allows a slight increase in Floor Area Ratio (density) from current zoning for the Garibaldi Gardens, Diamond Head Road/Cheakamus Way, and Tantalus Road locations.

This scenario also allows a 1 storey height increase only in the Tantalus Road location.

There are no changes to the heights and densities (FAR) that zoning currently permits in the Diamond Head Civic location.

SCENARIO B HOUSING TYPES

- ① Mixed Use Retail/Apartment (3 Storeys)
- ② Mixed Use Retail/Apartment (4 Storeys)
- ③ Neighbourhood Civic (3 Storeys)

	Current		Scenario B	
Permitted Uses	Duplex (a few properties) Townhouse or Apartment Mixed Use (Tantalus Rd) Commercial (Tantalus Rd)		Apartments Retail Mixed Use	
Maximum Height (m)	15	Garibaldi Garden	15	Garibaldi Garden
	10.7	Diamond Head Rd	10.7	Diamond Head Rd
	10.7	Tantalus	13.8	Tantalus
	10.7	Civic	10.7	Civic
Storeys	4	Garibaldi Garden	4	Garibaldi Garden
	3	Diamond Head Rd	3	Diamond Head Rd
	3	Tantalus	4	Tantalus
	3	Civic	3	Civic
Maximum Density (FAR)	1.0	Garibaldi Garden	1.7	Garibaldi Garden
	0.8	Diamond Head Rd	1.5	Diamond Head Rd
	0.75	Tantalus	1.7	Tantalus
	-	Civic	0.8	Civic

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO C

Scenario C supports mixed-use buildings with retail space at the ground level and apartments located above.

This scenario allows an increase beyond Scenario B in height and density (FAR) for the Garibaldi Garden Courts and for properties along Diamond Head Road and Cheakamus Way.

SCENARIO C HOUSING TYPES

- 1 Mixed Use Retail/Apartment (4 Storeys)
- 2 Mixed Use Retail/Apartment (5 Storeys)
- 3 Neighbourhood Civic (3 Storeys)

	Current		Scenario C	
Permitted Uses	Duplex (a few properties) Townhouse or Apartment Mixed Use (Tantalus Rd) Commercial (Tantalus Rd)		Apartments Retail Mixed Use	
Maximum Height (m)	15 10.7 10.7 10.7	Garibaldi Garden Diamond Head Rd Tantalus Civic	17 13.8 13.8 10.7	Garibaldi Garden Diamond Head Rd Tantalus Civic
Storeys	4 3 3 3	Garibaldi Garden Diamond Head Rd Tantalus Civic	5 4 4 3	Garibaldi Garden Diamond Head Rd Tantalus Civic
Maximum Density (FAR)	1.0 0.8 0.75 -	Garibaldi Garden Diamond Head Rd Tantalus Civic	2.0 1.7 1.7 1.7	Garibaldi Garden Diamond Head Rd Tantalus Civic

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ESTATES NORTH



OVERVIEW

The **Estates North Sub-area** includes the residential properties between Black Tusk Way and Skyline Drive, starting with those along Diamond Head Road and continuing north to Cheakamus Way and Coho Park.

The area is mostly single family homes, some of which have accessory dwellings such as secondary suites.

The current zoning for this area is Residential-1A (RS-1A). The primary use that is permitted in this zone is single family homes.

The maximum height for buildings in the RS-1A zone is 9m. Due to flood construction requirements, this generally supports a 2 storey building. The maximum Floor Area Ratio is between 0.45 and 0.5. Many of the existing homes in this area are not built to the current maximum height or density.

CURRENT STATE



IMPORTANT CONTEXT

- The Estates North sub-area is made up of single family properties.
- Due to the smaller property sizes in this sub-area, a limited range of additional residential housing forms are proposed here

ESTATES NORTH SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)
Current	Single Family Home	9	2	0.45 - 0.5
Scenario A	Single Family Home Duplex	9	2	0.45 - 0.5
Scenario B	Single Family Home Duplex Small Lot Single Family	9	2	0.45 - 0.5 Single Unit/Duplex
				0.45 Small Lot Single Family
Scenario C	Single Family Home Duplex Small Lot Single Family Triplex Cottage Cluster	9 10.68 Triplex	2 3 Triplex	0.5 Single Unit/Duplex Triplex/Cottage Cluster
				0.45 Small Lot Single Family

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

As part of Stage 3 in the Garibaldi Neighbourhood Planning Process, **three scenarios for future land use are proposed** for the Estates Centre sub-area. These scenarios are titled A, B and C.

Existing use of single family homes, secondary suites, and accessory dwelling units are permitted in all scenarios.



SCENARIO A

In Scenario A the new housing form that is permitted are duplexes.

There is no change to the maximum permitted height and density from the existing RS-1 zoning. This includes a maximum height of 2 storeys (9m) and a maximum density of up to 0.5 Floor Area Ratio. The maximum building size does not change, and duplexes could not be built any larger than what is currently allowed for a single family home.

	Current	Scenario A
Permitted Uses	Single Family Home	Single Family Home Duplex
Maximum Height (m)	9	9
Storeys	2	2
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5

SCENARIO A HOUSING TYPES

- ① Single Family Home
- ② Duplex

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

Scenario B allows the duplexes from scenario A, but also allows small lot single family homes. Small lot single family homes are allowed on properties that can be subdivided into smaller properties, each with a smaller home built on it.

For small lot single family dwellings the maximum height and densities remain roughly the same as the existing RS-1 zoning. Small lot single family homes have a maximum height of 2 storeys and a maximum floor area ratio (density) of 0.45.

	Current	Scenario B	
Permitted Uses	Single Family Home	Single Family Home Duplexes Small Lot Single Family	
Maximum Height (m)	9	9	
Storeys	2	2	
Maximum Density (FAR)	0.45-0.5	0.45 - 0.5	Single Unit/Duplex
		0.45	Small Lot Single Family

SCENARIO B

HOUSING TYPES

- 1 Single Family Home
- 2 Duplex
- 3 Small Lot Single Family

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO C

Scenario C allows the duplexes and small lot single family homes from scenarios A and B, but also allows two additional land uses.

The first is triplex. For triplexes the maximum density would remain the same as the existing RS-1 zoning. However, to accommodate parking on the smaller properties that are typical in this sub-area, the maximum height of triplexes would be 3 storeys, or 10.68 m.

The other new housing form allowed in Scenario B is cottage clusters, groups of small of small, 1 to 2 storey buildings arranged around a shared courtyard visible from the street. Cottage clusters typically feature outdoor parking rather than garages.

	Current	Scenario C	
Permitted Uses	Single Family Home	Single Family Home Duplexes Small Lot Single Family Triplex Cottage Cluster	
Maximum Height (m)	9	9 10.68 Triplex	
Storeys	2	2 3 Triplex	
Maximum Density (FAR)	0.45 - 0.5	0.5	Single Unit/Duplex Triplex/Cottage Cluster
		0.45	Small Lot Single Family

SCENARIO C

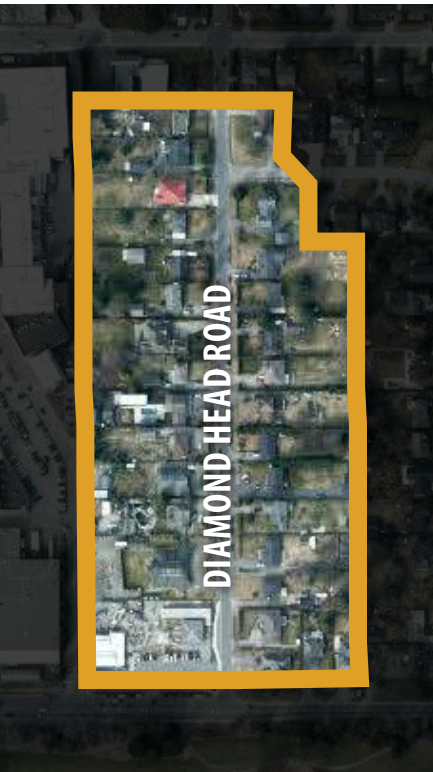
HOUSING TYPES

- 1 Single Family Home
- 2 Duplex
- 3 Small Lot Single Family
- 4 Triplex
- 5 Cottage Cluster

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.



DIAMOND HEAD SOUTH



OVERVIEW

The **Diamond Head South** Sub-area encompasses residential along Diamond Head Road between Mamquam Road and Diamond Road.

The area is mainly single family homes on large residential properties. Several properties contain accessory dwellings such as carriage houses.

A commercial property on Mamquam road contains several retail stores, a coffee shop and a restaurant.

The current zoning for this area is mostly Residential-1A or RS-1A, which primarily permits single family homes.

The maximum height for buildings in the RS-1A zone is 9 m. Due to flood construction requirements, this generally supports a 2 storey building. The maximum density (Floor Area Ratio) is between 0.45 and 0.5.

The current zoning allows for very large homes in the area due to the large property sizes, many of which are approximately 0.2 ha. On most properties in the area, houses could be around 10,000 square feet in size. Most of the existing homes in the area have a density floor area well below the current maximum and many are well below the 9 m maximum height.

CURRENT STATE



IMPORTANT CONTEXT

- The Diamond Head South sub-area is located next to a significant commercial area at Garibaldi Village.
- Large lot sizes in this sub-area could allow for additional housing forms, which are proposed in Scenario A and B.
- Diamond Head South is an area where some support for mixed-use buildings was expressed in the public engagement during Stage 2 of the planning process.
- Retail/apartment mixed-use buildings are proposed in Scenario C. The maximum height is limited to a 1 storey increase for properties that back onto residential properties.

DIAMOND HEAD SOUTH SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)
Current	Single Family Home Commercial Hub Locavore	9 9.45 Locavore	2	0.5 0.22 Commercial Property
Scenario A	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex	9 9.45 Locavore	2	0.5 0.22 Commercial Property
Scenario B	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex Consolidated Townhouses Mixed Use Commercial Corner	9 10.7 Townhouse/ Mixed Use	2 3 Townhouse/Mixed Use	0.5 0.8 Townhouse/Mixed Use
Scenario C	Single Family Home Mixed Use Retail/Apartment	12 East of Diamond Head Rd 15.6 West of Diamond Head Rd	3 East of Diamond Head Rd 4 West of Diamond Head Rd	1.0 East of Diamond Head Rd 1.6 West of Diamond Head Rd

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

Three land use scenarios are proposed for the Diamond Head South sub area. In all scenarios the existing single family home use is permitted.

In Scenario A, three new missing middle forms are permitted; however, buildings can not be any larger than what is currently allowed for a single family home.

In Scenario B, townhouses and mixed-use commercial buildings are also permitted up to 3 storeys in height.

In Scenario C the only new use permitted is 3 to 4 storey mixed use buildings with apartments above retail space.



SCENARIO A

Scenario A supports new housing forms such as duplexes, triplexes, cottage clusters, and small Lot single family dwellings.

There is no change to the maximum permitted height and density that is currently allowed. The existing RS-1 zoning currently allows a maximum height of 2 storey at 9 m and a maximum density of up to 0.5 Floor Area Ratio.

	Current	Scenario A
Permitted Uses	Single Family Home Commercial Hub (Locavore)	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex
Maximum Height (m)	9 9.45 (Locavore)	9 9.45 (Locavore)
Storeys	2	2
Maximum Density (FAR)	0.5 0.22 (Commercial Property)	0.5 0.22 (Commercial Property)

SCENARIO A HOUSING TYPES

- ① Duplex
- ② Small Lot Single Family
- ③ Cottage Cluster
- ④ Triplex

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

The first proposed land-use is a consolidated townhouse development. This is where 2 or 3 parcels could be combined to form a property of up to 0.5 hectares in size, to support a townhouse development.

The second proposed land-use is a mixed-use commercial corner building. As the name implies, this use is supported on corners and enables retail space at the ground floor and 2 storeys of apartment space above.

For both of the proposed uses, the maximum height would be 3 storey (10.7 m) and the maximum Floor Area Ratio (density) would be 0.8.

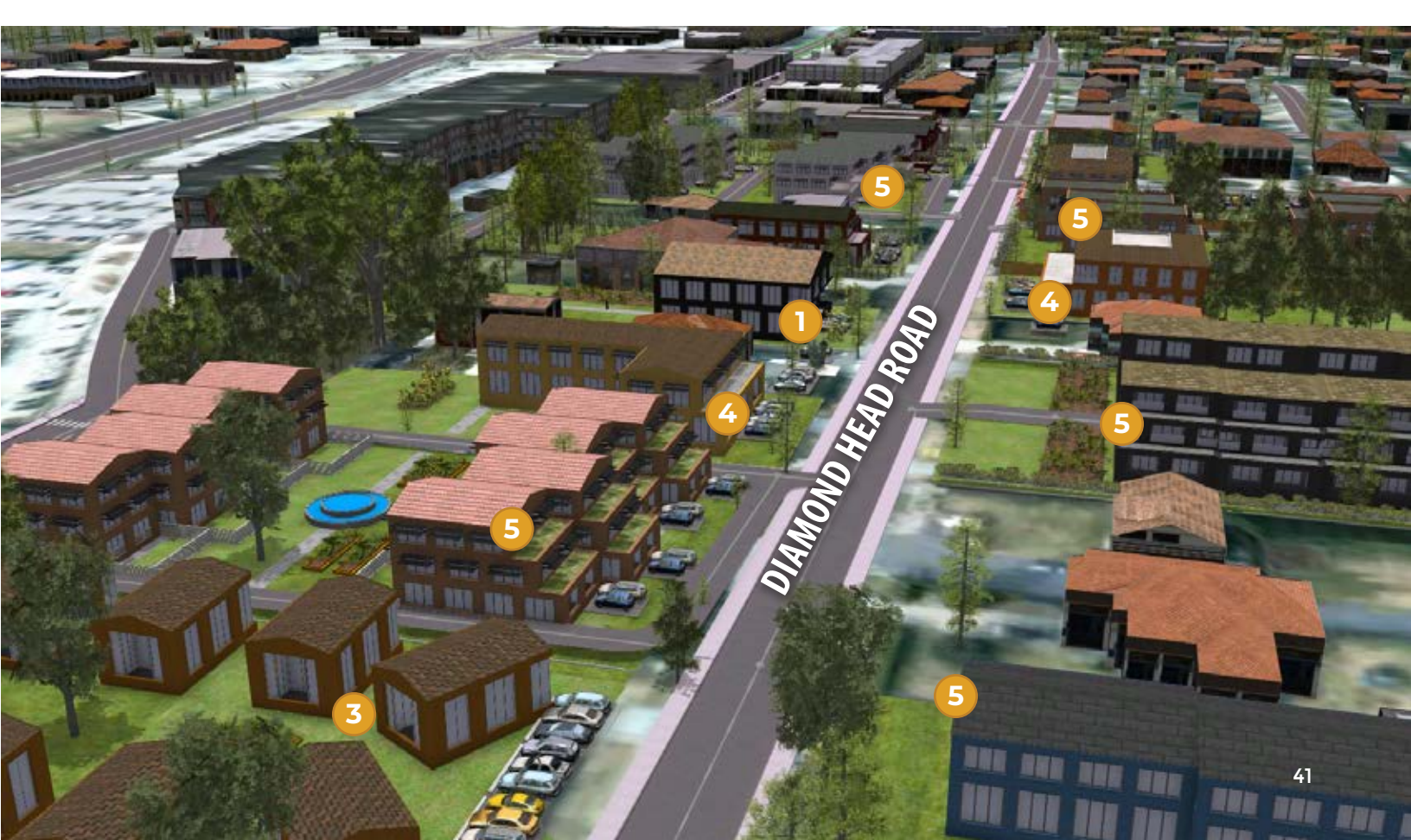
	Current	Scenario B
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex Consolidated Townhouse Mixed Use Commercial
Maximum Height (m)	9	9 10.7 Townhouse/Mixed Use
Storeys	2	2 3 Townhouse/Mixed Use
Maximum Density (FAR)	0.45-0.5	0.5 0.8 Townhouse/Mixed Use

SCENARIO B

HOUSING TYPES

- 1 Duplex
- 2 Small Lot Single Family
- 3 Cottage Cluster
- 4 Triplex
- 5 Consolidated Townhouse
- 6 Mixed Use Commercial Corner

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO C

Scenario C supports mixed-use buildings along both sides of Diamond Head Road, resulting in a new area of retail shops and services along a pedestrian friendly streetscape. Apartments would be located above the ground floor retail.

Along the east side, backing on to residential properties in the Estates Centre sub-area, the maximum building height would be 3 storey (12 m). Along the west side, backing onto the Garibaldi Village commercial area, the maximum building height would be 4 storey (15.6 m). Redevelopment of these properties in combination with future redevelopment of the Garibaldi Village commercial properties could provide an opportunity to reorient the commercial properties to the Estates residential area for improved connectivity and access.

On the east side of Diamond Head Road the maximum Floor Area Ratio (density) would be 1.0, on the west side the maximum Floor Area Ratio would be 1.6.

SCENARIO C HOUSING TYPES

- 1 Mixed Use Retail/Apartment 3 Storeys
- 2 Mixed Use Retail/Apartment 4 Storeys

	Current	Scenario C
Permitted Uses	Single Family Home	Single Family Home Mixed Use Retail/Apartment
Maximum Height (m)	9	12 (East of Diamond Head Rd) 15.6 (West of Diamond Head Rd)
Storeys	2	3 (East of Diamond Head Rd) 4 (West of Diamond Head Rd)
Maximum Density (FAR)	0.45 - 0.5	1.0 (East of Diamond Head Rd) 1.6 (West of Diamond Head Rd)

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ESTATES CENTRE



OVERVIEW

The Estates Centre sub-area includes the residential properties along Kalodon Road and Garibaldi Way between Diamond Road and Mamquam Road

The area is mainly single family homes on large residential properties. A number of properties contain secondary suites and accessory dwelling units, also known as carriage houses.

The current zoning for this area is Residential-1A or RS-1A, which primarily permits single family homes.

The maximum height for buildings in the RS-1A zone is 9 m. Due to flood construction requirements, this generally supports a 2 storey building. The maximum density (Floor Area Ratio), is between 0.45 and 0.5.

The current zoning allows for very large homes in the area due to the large property sizes, which are generally between 0.13 and 0.2 ha. On most properties in the area, houses could be between 7,000 and 10,000 square feet in size. Most of the existing homes in the area have a floor area far below the current maximum and many are well below the 9 m maximum height.

CURRENT STATE



ESTATES CENTRE SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)
Current	Single Family Home	9	2	0.45 - 0.5
Scenario A	Single Family Home Duplex Small Lot Single Family	9	2	0.45 - 0.5
				0.45 Small Lot Single Family
Scenario B	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster	9	2	0.45 - 0.5 Single Unit/Duplex Triplex/Fourplex Cottage Cluster
				0.45 Small Lot Single Family
Scenario C	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses	10.7	3	0.45 - 0.5 Single Unit/Duplex Triplex/Fourplex Cottage Cluster
				0.45 Small Lot Single Family
				0.8 Consolidated Subdivision Consolidated Townhouses

IMPORTANT CONTEXT

- Large lot sizes in this sub-area could allow for additional housing forms.
- Housing forms with more density are supported as the scenarios progress from scenarios A to C.
- There is no change in maximum height and density for scenario's A and B.
- In scenario C, maximum height is limited to a 1.7 m increase.

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

As part of Stage 3 in the Garibaldi Estates Neighbourhood Planning Process, three future land-use scenarios are proposed for the Estates Centre sub-area. These scenarios are titled A, B and C.

Existing uses of single family homes, secondary suites and accessory dwelling units are permitted in all scenarios



SCENARIO A

Scenario A allows two new housing forms: duplexes and small lot single family dwellings.

There is no change to the maximum height and density that is currently permitted. The existing RS-1 zoning currently allows a maximum height of 2 storeys at 9 m and a maximum density of up to 0.5 Floor Area Ratio.

	Current	Scenario A
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family
Maximum Height (m)	9	9
Storeys	2	2
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5
		0.45 Small Lot Single Family

SCENARIO A HOUSING TYPES

- ① Single Family Home
- ② Small Lot Single Family
- ③ Duplex

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

Scenario B includes the housing forms from scenario A, while allowing additional housing forms: triplexes, fourplexes and cottage clusters.

For triplexes and fourplexes, there is no change to the maximum height and density that is currently allowed with the existing RS-1 zoning.

Triplexes and fourplexes could not be built any larger than what is currently allowed for a single family home. However, they would be divided into multiple units, and parking would be required on the property for each unit.

Cottage clusters are groups of small, 1- to 2 storey buildings arranged around a shared courtyard visible from the street. Cottage clusters typically feature outdoor parking rather than garages.

	Current	Scenario B	
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster	
Maximum Height (m)	9	9	
Storeys	2	2	
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
		0.45	Small Lot Single Family

SCENARIO B HOUSING TYPES

- 1 Cottage Cluster
- 2 Small Lot Single Family
- 3 Triplex
- 4 Duplex
- 5 Fourplex

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO C

Scenario C includes the housing forms in scenario A and B, while permitting two additional land uses.

The first is a consolidated townhouse development. 2 or 3 parcels could be combined to form a single property up to 0.5 ha in size to support a townhouse development. The maximum height would be 3 storeys at 10.7 m and a maximum density of up to 0.8 Floor Area Ratio.

The second land-use is a consolidated subdivision. Again, 2 or 3 parcels could be combined to form a single property up to 0.5 ha in size. This property could then be subdivided in a different configuration to support single family homes, duplexes and triplexes. This would allow the road access needed to create new properties on the long narrow properties found in the Estates Centre.

SCENARIO C HOUSING TYPES

- 1 Consolidation Subdivision
- 2 Consolidation Townhouse

	Current	Scenario C	
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses	
Maximum Height (m)	9	10.7	
Storeys	2	3	
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
		0.45	Small Lot Single Family
		0.8	Townhouse

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.



ESTATES EAST



OVERVIEW

The Estates East sub area includes the residential properties east of Garibaldi Way along Read Crescent, Read Place and Mamquam Road. The sub area includes a mix of land uses. Properties in the area range in size, from smaller properties, to larger properties up to 1.6 hectares in size. Many properties have single-family homes and some include accessory dwellings such as secondary suites. The area also includes townhouses, apartments and a church.

The current zoning for this area is largely Residential-1A (RS-1A). The primary use in this zone is single family homes. The sub area also includes:

- One large Rural Residential (RL-1) property;
- A Residential 2 (RS-2) lot which permits single-family homes and duplexes;
- A Residential Small Lot (RS-3) single-family zone;
- Two Multiple Unit Residential 3 (RM-3) properties are zoned for apartments.

The maximum height for buildings across the sub area varies.

The maximum height in the RS-1A and RS-2 zone is 9 m. Due to flood construction requirements generally supports a 2-storey building. The maximum height in the large RL-1 zone is 10.68 m or 3- storeys. In the RM-3 zone the maximum height is 15 m.

The maximum Floor Area Ratio, which limits density, is between 0.45 and 0.5 for the RS-1A and RS-2 zones and 1.0 in the RM-3 zone. There is no established maximum density on the RL-1 zone.

A number of the existing homes in the sub area are not built to the current maximum density (floor area ratio), particularly on larger properties.

CURRENT STATE



ESTATES EAST SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)
Current	Single Family Home	9	2	0.5
Scenario A	Residential Parcels <0.3 ha Single Family Home Duplexes Existing height and density Residential Parcels >0.3 ha Single Family Home Duplex Triplex Cottage Cluster Small Lot Single Family Civic & Multiple Unit Residential Zoning remains the same	9	2	0.5
Scenario B	Residential Parcels <0.3 ha Single Family Home Duplexes Small Lot Single Family Existing height and density Residential Parcels >0.3 ha Townhouse - 30% of parcel dedicated to agriculture/ greenspace/park Civic & Multiple Unit Residential Zoning remains the same	10.68	3	0.8
Scenario C	Residential Parcels <0.3 ha Single Family Home Duplexes Existing height and density Small Lot Single Family Triplex Residential Parcels >0.3 ha Stacked Townhouse - 30% of parcel dedicated to agriculture/ greenspace/park Civic & Multiple Unit Residential Zoning remains the same	10.68	3	1.0

IMPORTANT CONTEXT

- The sub-area includes several large properties over 0.3 ha. Most of these properties can currently be subdivided under the existing VLA Bylaw.
- A range of additional housing forms are supported across the Estates East sub-area in Scenario A within the existing maximum heights.
- The sub-area includes several large properties over 0.3 ha in size which were identified as possible locations for small-scale commercial farming by the Squamish Food Policy Council.
- The Estates East was an area where there was some support for more diverse housing forms at higher densities on larger parcels during public engagement in Stage 2 of the planning process.
- To support commercial farming, Scenario B and C require 30% of the property be dedicated to agriculture, greenspace or park. Townhouses or stacked townhouses are proposed to on the remainder of the large properties.

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

The proposed land use options are district for the following three categories of properties:

- Residential properties under 0.3 hectares
- Residential properties over 0.3 hectares
- Prosperities with civic and multiple unit residential zoning

Proposed uses for prosperities with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road) remain the same as the existing zoning uses for Scenario A, B and C



SCENARIO A

In Scenario A the new housing form that is proposed for residential parcels under 0.3 ha is duplexes. A maximum height of 2 storeys (9m) and a maximum Floor Area Ratio (density) of up to 0.5 aligns with the existing zoning found on most of these properties.

For residential properties over 0.3 ha, the Scenario A proposal is to enable subdivision that aligns with RS-2 and RS-3 zoning. On these parcels the following land uses would be permitted: single Family Homes, duplexes, triplexes, cottage clusters and small lot single family. These parcels would be subject to a maximum height of 2 storeys (9 m) and a maximum Floor Area Ratio (density) of up to 0.5.

Zoning would remain the same as the existing zoning for properties with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road.

SCENARIO A HOUSING TYPES

1

Duplex

3

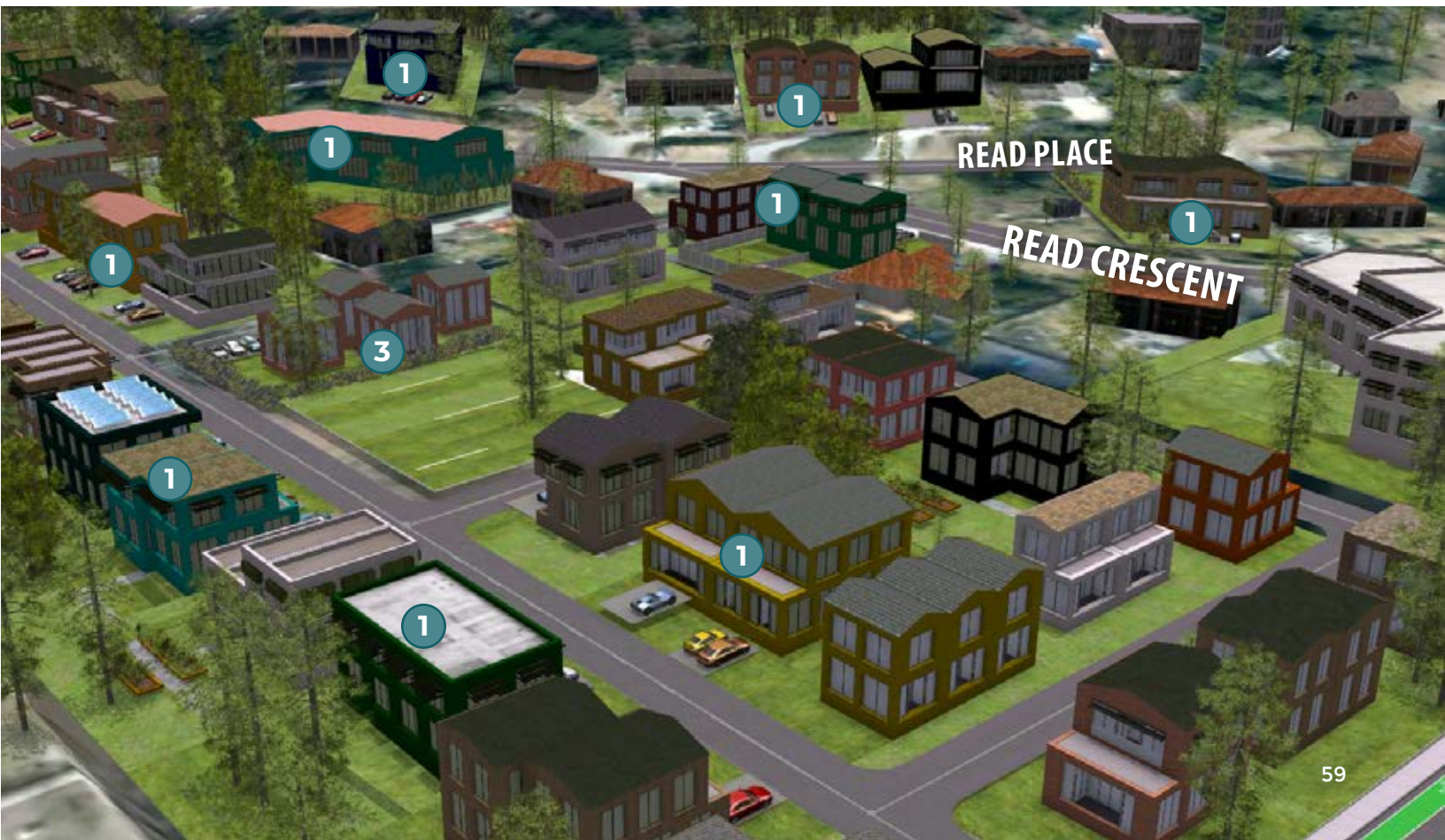
Cottage Cluster

2

Triplex

	Current	Scenario A
Permitted Uses	Single Family Home	Residential Pacels <0.3 ha Single Family Home Duplexes Residential Parcels >0.3 ha Single Family Home Duplex Triplex Cottage Cluster Small Lot Single Family Civic & Multiple Unit Residential Zoning remains the same
Maximum Height (m)	9	9
Storeys	2	2
Maximum Density (FAR)	0.5	0.5

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

In Scenario B the new housing form that is proposed for residential parcels under 0.3 ha is small lot single family, where properties could be subdivided to allow for smaller properties, each with a smaller home built on it. This would be in addition to duplexes. A maximum height of 2 Storeys (9 m) and a maximum Floor Area Ratio (density) of up to 0.5 aligns with the existing zoning found on most of these properties.

For residential properties over 0.3 ha, the Scenario B proposal is to enable townhouse development, provided 30% of the parcels are dedicated to agriculture/greenspace or park. These parcels would be subject to a maximum height of 3 Storeys (10.68 m) and a maximum Floor Area Ratio (density) of up to 0.8.

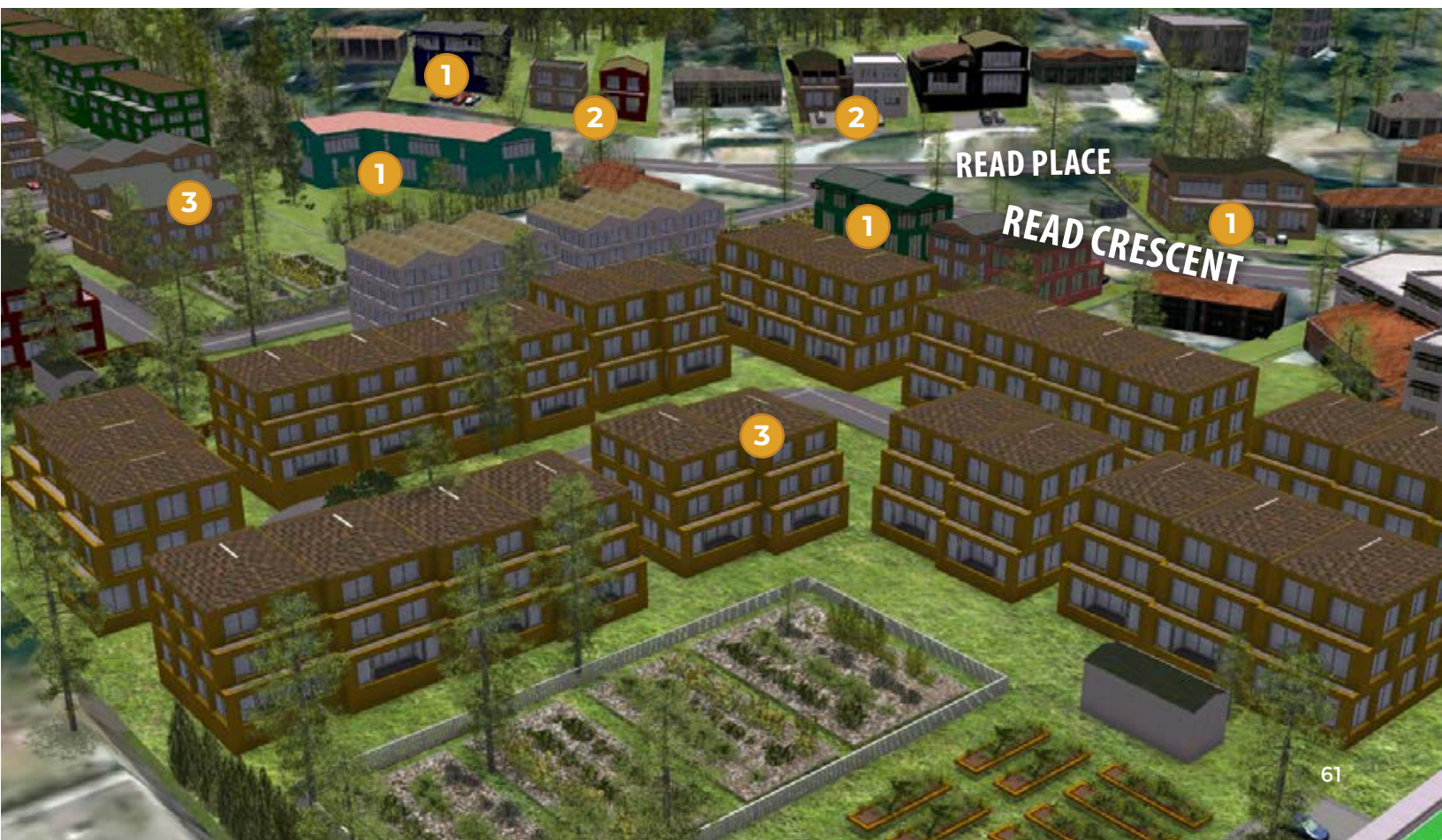
Zoning would remain the same as the existing zoning for properties with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road).

SCENARIO B HOUSING TYPES

- | | |
|---------------------------|---|
| 1 Duplex | 3 Townhouse
30% Parcel Agriculture/
Greenspace/Park |
| 2 Small Lot Single Family | |

	Current	Scenario B
Permitted Uses	Single Family Home	Residential Parcels <0.3 ha Single Family Home Duplexes Small Lot Single Family Residential Parcels >0.3 ha Townhouse - 30% of parcel dedicated to agriculture/ greenspace/park Civic & Multiple Unit Residential Zoning remains the same
Maximum Height (m)	9	10.68
Storeys	2	3
Maximum Density (FAR)	0.5	0.8

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO C

In Scenario C the new housing form that is proposed for residential parcels under 0.3 ha is triplexes. This would be in addition to duplexes and small lot single family. A maximum height of 2 Storeys (9 m) and a maximum Floor Area Ratio (density) of up to 0.5 aligns with the existing zoning found on most of these properties.

For residential properties over 0.3 ha, the Scenario C proposal is to enable stacked townhouse development, provided 30% of the parcels are dedicated to agriculture/greenspace or park. These parcels would be subject to a maximum height of 3 Storeys (10.68 m) and a maximum Floor Area Ratio (density) of up to 1.0.

Zoning would remain the same as the existing zoning for properties with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road).

SCENARIO C HOUSING TYPES

1 Small Lot Single Family

2 Duplex

3 Triplex

4 Stacked Townhouse
30% Parcel Agriculture/
Greenspace/Park

	Current	Scenario C
Permitted Uses	Single Family Home	Residential Parcels <0.3 ha Single Family Home Duplexes Small Lot Single Family Triplex Residential Parcels >0.3 ha Stacked Townhouse - 30% of parcel dedicated to agriculture/greenspace/park Civic & Multiple Unit Residential Zoning remains the same
Maximum Height (m)	9	10.68
Storeys	2	3
Maximum Density (FAR)	0.45 - 0.5	1.0

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.



GLOSSARY

HOUSING FORM

EXAMPLES

Single Family Home

A single family home is a detached residential structure that sits on its own land and is designed to be used as a single dwelling unit, having just one kitchen, unshared walls and unshared utilities. Secondary suites, which contain their own kitchen, but are limited in size, can be located within a single family home. In addition, accessory dwelling units, also known as carriage houses, can be built on the property of a single family home.



SMALL LOT SINGLE FAMILY

A small lot single family home is 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.





DUPLEX

A duplex is a 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-back or stacked vertically, which can enable them to fit on narrower lots. Duplexes may include a backyard and a garage for each unit. Duplexes can be built to have the appearance of a single family home.



TRIPLEX

A triplex is a 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 typically have ground floor entry; stacked units can have a mix of ground floor entry and shared entries for stacked units. A development permit is required for triplex development. Triplexes may include a rear yard and garages for each unit.

FOURPLEX

A fourplex is a 2-3 Storey 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-unit house and may include a rear yard. Depending on the size of the lot, a mix of garages and an outdoor off-street area may be used for parking.



TOWNHOUSE/ CONSOLIDATED TOWNHOUSE

A townhouse is a 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, which is a requirement. Garages are often located on the ground level with living space located on the second and third Storey. Townhouses are typically stratas; home owners own their individual lot and share the ownership of common property with other lot owners.

A consolidated townhouse is a townhouse development located on a new lot up to 0.5 ha in size created through the consolidation of 2 or 3 parcels. This land use is proposed to provide flexibility in utilizing the long, narrow parcels typical in the Garibaldi Estates.





COTTAGE CLUSTER

A cottage cluster is a group of small, 1- to 1.5 storey 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 replaces the function of a backyard. In some examples buildings can be up to 2 Storeys. Cottage clusters typically feature outdoor parking rather than garages.



STACKED TOWNHOUSE

A stacked townhouse is similar to traditional townhouses in that they are attached dwellings, each with their own front door at ground level. However, stacked townhouses contain multiple units above each other. Typically, one unit makes up the first floor with an additional unit available on the second and third floors. Stacked townhouses are typically built on top of underground parking structures. Units typically have access to some private outdoor space such as a yard or rooftop terrace.

MIXED USE COMMERCIAL

Mixed Use Commercial buildings are multistorey buildings that combine commercial and residential land uses. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support residential apartments and are accessed from an entrance that is separated from the commercial uses. Examples of these buildings can be found in areas of downtown Squamish as well as along Tantalus Road.



CONSOLIDATED SUBDIVISION

A consolidated subdivision is a consolidation of 2 or 3 parcels to create a new lot up to 0.5 ha in size, which can then be subdivided in a different configuration that would support single family homes, duplexes and triplexes on smaller parcels. This land use is proposed to provide flexibility in utilizing the long, narrow parcels typical in the Garibaldi Estates.





MIXED USE COMMERCIAL CORNER

A three storey building located on a corner property. Retail space is located on the ground floor, 2 floors of apartments are located above the retail space.



MIXED USE CIVIC BUILDING

Civic mixed use buildings host a range of public and civic uses at a scale designed to serve a residential neighbourhood. Uses can include activities where community members come together for religious, charitable, cultural, recreational or educational purposes. Examples include churches, schools, theaters, and recreation facilities. Other uses that can be accommodated include childcare facilities, assisted living residences, and community care facilities. Typically, zoning allows civic mixed use locations to be multi storey.

COMMERCIAL BUILDING FORM EXAMPLES

3 STOREY RETAIL OFFICE

Commercial Retail/Office buildings are multi-storey buildings in commercially zoned properties. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support office land uses such as health care providers or professional businesses.



4 STOREY RETAIL OFFICE

Commercial Retail/Office buildings are multi-storey buildings in commercially zoned properties. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support office land uses such as health care providers or professional businesses.



EMERGING IDEAS

In addition to the possible land-use scenarios explored in this booklet, some 'Emerging Ideas' are proposed as possible themes to consider in a draft neighbourhood plan:



These emerging ideas reflect public input received earlier in this planning process, as well as existing District policies such as the Official Community Plan. Learn more about these ideas at:

letstalksquamish.ca/garibaldi-estates-plan

The survey includes opportunities to provide feedback on these ideas to let us know if they align with your perspective.




SQUAMISH



TRANSPORTATION



The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on transportation in the neighbourhood.

Summary

There are emerging ideas for transportation proposed for the Garibaldi Estates on the following topics:

- Active transportation (section 1)
- A transit exchange (section 2)
- Access to Highway 99 (section 3)
- Specific improvements to the Garibaldi Estates active transportation network are being proposed as part of the Garibaldi Estates Neighbourhood Planning Process. These build on the District's Active Transportation Plan.
- Proposed active transportation improvements include:
 - Sidewalks and bike lanes along the entire length of Garibaldi Way.
 - Bikes lanes on both sides of Mamquam Road.
 - A pedestrian path along the north side of Mamquam Road.
 - A cyclist pushbutton to cross Mamquam Road at Glenalder
 - Infrastructure to cross Mamquam Road for westbound cyclists.
 - Bikes lanes on both sides of Diamond Road
 - A new sidewalk on the north side of Diamond Road.
 - New sidewalks along both sides of Diamond Head Road.

Section 1: Active Transportation

Pedestrian options and bike lanes were specific areas where residents felt there were opportunities for improvements. Please review the emerging ideas and background information for active transportation improvements in the Garibaldi Estates below.

The District developed an Active Transportation Plan in 2016 that guides the implementation of new active transportation infrastructure. The plan outlines the proposed cycling and pedestrian networks and provides specific guidance related to projects that are anticipated in the Garibaldi Estates area. These networks also form part of the District's Official Community Plan. There is flexibility in this plan and the Garibaldi Estates Neighbourhood Planning Process represents an opportunity to review and update the proposed active transportation infrastructure and explore topics such as:

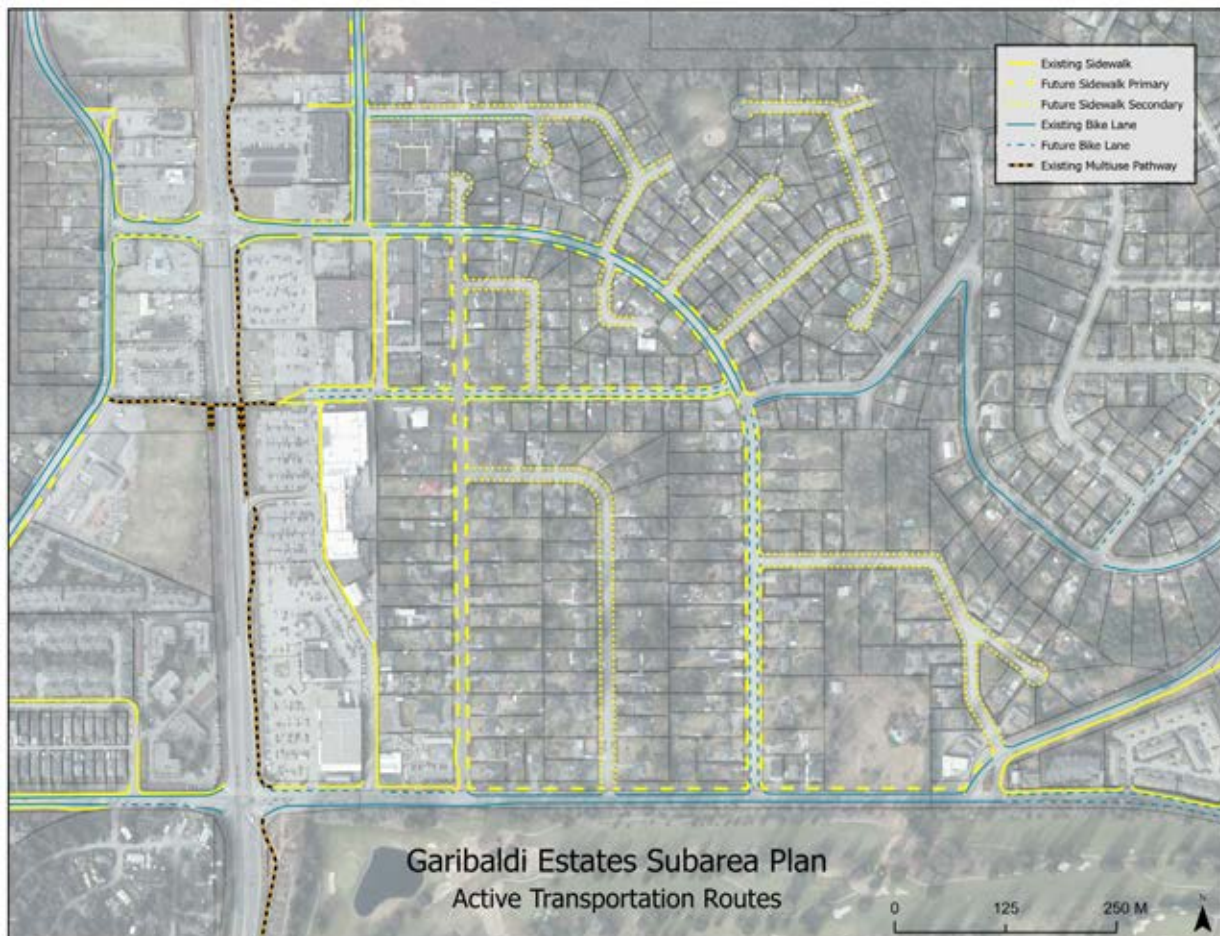
Separated bike and pedestrian travel networks

Establishing targets for bike parking along the active transportation network

Including covered parking suitable for e-bikes where feasible.

While the Active Transportation Plan's cycling network plan is comprehensive, the sidewalk network plan only focuses on higher priority sidewalks (this is due to the high cost of installing sidewalks). There are many residential streets that are not included in this primary sidewalk network; however, the District intends to gradually build sidewalk on these streets as funds from development or grants becomes available.

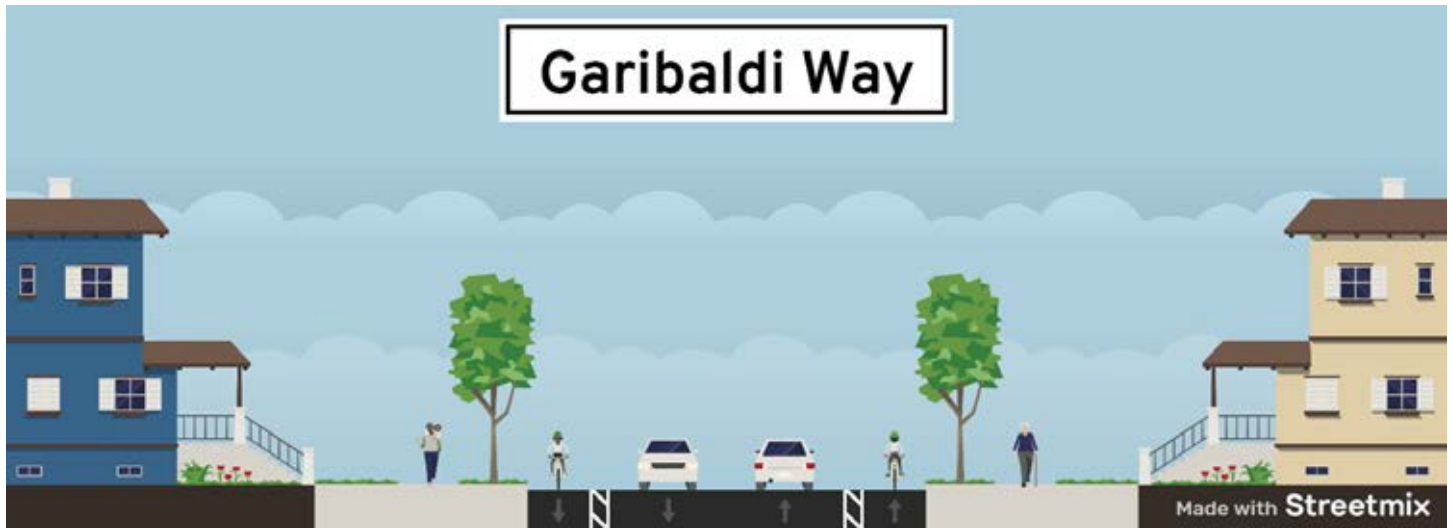
The image below provides more detail on the active transportation improvements that could be proposed as part of the Garibaldi Estates Neighbourhood Plan.



Proposed Active Transportation Improvements: Garibaldi Way

Emerging Idea: Establish sidewalks and bike lanes along the entire length of Garibaldi Way.

A proposed design for active transportation along Garibaldi Way includes sidewalks and bike lanes on both sides of the street along its entire length. Both sidewalks and bikes lanes are currently considered medium-term priorities in the District of Squamish Active Transportation Plan.



Proposed Active Transportation Improvements: Mamquam Road

Emerging Idea: Complete bikes lanes on both sides and establish a pedestrian path along the north side of Mamquam Road.

Emerging Idea: Improve infrastructure to cross Mamquam Road and connect to the corridor trail for westbound cyclists.

Currently, bike lanes on both sides of the street have been established along the majority of Mamquam Road. A final section of planned upgrades will include installation of the westbound bike lane between Diamond Head Road and Highway 99 following completion of Mamquam sewer upgrades. This will include the installation of a traffic light push-button at Glenalder Place to support westbound cyclists connecting to the southbound Corridor Trail at a more convenient location than Highway 99. In addition to the bike lanes along Mamquam Road, a pedestrian path along the north side of the road is proposed from South Highlands Way to the start of the sidewalk at Diamond Head Road.

A final decision on the layout for Mamquam Rd has not been made. The example below shows one possible configuration, but other options are available. For example, rather than on street bike lanes, a two-way bike path on one side of the road is possible. Completion of both the pedestrian path and cycling facility are considered medium-term priorities in the District of Squamish Active Transportation Plan.



Proposed Active Transportation Improvements: Diamond Road

Emerging Idea: Establish bikes lanes on both sides of Diamond Road.

Emerging Idea: Maintain a sidewalk along the south side and establish a new sidewalk on the north side of Diamond Road.

A proposed design for active transportation along Diamond Road includes bicycle lanes between Glenalder Place and Diamond Head Road. Completion of the bicycle lanes is currently considered a medium-term priority in the District of Squamish Active Transportation Plan.



A strong focus on pedestrian active transportation along Diamond Head Road could be supported by incorporating public realm improvements that create an activated pedestrian experience. These improvements would be particularly relevant for Land Use Scenario C in the Diamond Head South sub area. Improvements could include:

- Natural aspects, shade
- Plazas and gathering spaces
- Boulevard Gardens
- Landscaping and bioswales (landscape features that collect stormwater runoff, soak it into the ground, and filter out pollution)
- Road narrowing at crosswalks to slow vehicle traffic



Funding for Active Transportation Improvements

Active transportation projects are funded through a variety of sources. Once adopted, recommendations in the Garibaldi Estates Neighbourhood Plan will inform updates to the District's master plans. These master plans guide how available funding is allocated.

Construction of any new dwelling units, aside from suites and carriage houses, generates funds for improving transportation infrastructure in the District through Development Cost Charges (DCCs). Some active transportation projects in the Garibaldi Estates area are eligible for DCC funding currently, and others could potentially be added if they meet certain criteria.

As redevelopments occurs at the individual property level, those properties will be required to install curbs and sidewalks, or where appropriate, contribute money to a fund for future frontage improvements. There are many grant opportunities available to help fill in gaps between DCC funding and frontage improvements. Much of the District's active transportation infrastructure upgrades since the Active Transportation Plan was adopted in 2016 have been completed through grants. Finally, Community Amenity Contributions secured through rezonings, or density bonuses established in zoning regulations, can be used to ensure appropriate pedestrian and cycling infrastructure upgrades for the Garibaldi Estates.

Section 2: Garibaldi Village Transit Exchange

Emerging Idea: Establish a transit exchange within the Garibaldi Village commercial hub near the Highway 99, Mamquam Road intersection.

To support future ridership increases on the District of Squamish transit system, the location for a transit exchange north of the Mamquam River will need to be identified. Transit exchanges act as a centralized location for connecting multiple transit lines, allowing riders to transfer between routes. Exchanges also offer customers and bus operators enhanced convenience, comfort and safety. One potential location for such an exchange is the Garibaldi Village commercial hub.

Section 3: Access to Highway 99

Emerging Idea: Support and advocate for improvements to Highway 99 to address present and future congestion, as identified in the Garibaldi Estates Transportation Study.

At the outset of the Garibaldi Estates neighbourhood planning process, the District of Squamish engaged a traffic engineering firm to complete a transportation study for the area. The Garibaldi Estates Transportation Study considered potential traffic volumes that theoretically could be generated under a high growth scenario at different stages of completion of both infill and greenfield developments in the Garibaldi Estates, Garibaldi Highlands and Tantalus areas, including significant future developments at the University, Newport Ridge and DL 509/510. The analysis identified population thresholds that trigger major transportation infrastructure upgrades based on projected growth. This study identified potential improvement options for key intersections within the study area. The District of Squamish has begun preliminary discussion with the Ministry of Transportation regarding these proposed changes to understand their perspective on the proposed improvements. The recommended upgrades included the following:

- 70 km/h Speed Limit along Highway 99 extends north of Dowad Drive.
- New Newport Ridge Drive Connection between Highway 99 and Tantalus Road.
- No additional signal along Highway 99. Highway 99 / Dowad Drive remains unsignalized with right-in-right-out and westbound left turn out. Highway 99 / Newport Ridge Drive is also unsignalized with right-in-right-out and southbound left turn in.
- Single westbound left turn from Garibaldi Way to Highway 99. Garibaldi Way has a 3-lane crosssection on both sides of the Highway. A third northbound lane on Highway 99 starts before Garibaldi Way and extends to Newport Ridge Drive.
- Dual westbound left turn from Mamquam Road to Highway 99. A third northbound lane on Highway 99 starts before Mamquam Road and extends to the Garibaldi Village right turn in.



EMPLOYMENT SPACE



The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on employment space in the neighbourhood.

Summary

- Office land uses within the Commercial sub area have the potential to support up to 2,300 new jobs.
- Mixed use development within the Diamond Head North sub area would be unlikely to result in additional new jobs due to the displacement of existing commercial buildings on Tantalus Road.
- Mixed use buildings in the Diamond Head South sub area under Future Land Use Scenario C could support up to 190 new retail jobs.

Garibaldi Estates Employment Lands

The Garibaldi Estates is one two primary commercial centres within the District of Squamish, providing over 27,000 m² of retail and office space. This space, which is located along Highway 99 between Mamquam Road and Garibaldi Way, makes an important contribution to employment in our community, while providing numerous shops and services to community members. As part of the neighbourhood planning process, it is important consider options for future employment space and associated job opportunities, to meet the needs of future residents.

The land use scenarios presented through Stage 3 of the Garibaldi Estates Neighbourhood Planning identify a several opportunities to create new employment space:

- Commercial Mixed-Use Buildings along Highway 99
- Retail Space in Mixed Use Buildings along Diamond Head North
- Retail Space in Mixed Use Buildings along Diamond Head Road South

Commercial Mixed-Use Buildings along Highway 99

The most significant opportunity to create new employment space is through mixed use commercial buildings in the Commercial subarea along Highway 99. Multi-storey office buildings are proposed in future land use scenarios, with retail at the ground floor. Different scenarios support different maximum heights.

- 1. This area is largely retail now, with limited second storey office space.
- 2. New office space that could be supported in the Commercial subarea is significant. The table below outlines a rough estimate of potential office space, and the approximate number of jobs this space could support, if all properties were constructed to the height supported in the Garibaldi Estates Stage 3 Land Use Scenarios. The numbers assume a portion of the buildings would be used to provide parking, in line with zoning bylaw regulations, and large format retail stores with high ceilings would impact the amount of office space in some buildings.

Potential Employment Space: Commercial Subarea

Land Use Scenario	A	B
Potential Office Space (m2)	26,000	43,300
Potential New Jobs	1,400	2,300

- 1. Residential apartments are not proposed for this area. This area along Highway 99 is one of the few large locations in Squamish where land is restricted to commercial use. Prohibiting residential apartments here protects these employment lands from competing residential land uses.
- 2. Currently, there is limited pure office buildings in Squamish. However, the ongoing growth of a skilled workforce and increased use of hybrid work schedules could result in future opportunities for Squamish to support office-based businesses.

Retail Space in Mixed Use Buildings along Diamond Head North

Throughout the Diamond Head North area, mixed use buildings are proposed with retail land uses at the ground floor, and apartments above. Different scenarios support different maximum heights and densities of these mixed-use buildings.

- 1. Residential apartments are currently permitted throughout this subarea in the existing zoning
- 2. A focus on retail at the ground floor provides opportunities for an expansion of employment space, shops and services to residents of the Garibaldi Estates.
- 3. The amount of retail space that can be created here will be limited due to the limited properties sizes and the need to allocate space for parking to the residential uses in the buildings.
- 4. Overall, this area would not contribute a significant amount of new retail space to the neighbourhood. The replacement of older commercial buildings along Tantalus Road with mixed use buildings would result in a loss of total retail space on these properties. This loss would likely result in a net decrease of retail space across this subarea under Scenario A, and an equivalent amount of retail space in Scenario B.
- 5. The table below outlines a rough estimate of potential retail space that could be created, and the approximate number of jobs this space could support, if mixed use buildings were constructed on all properties in the Diamond Head Road North subarea.

Potential Employment Space: Commercial Subarea			
Scenario	A	B	C
Potential Retail Space (m2)	1,710	2,670	3,640
Potential New Jobs	50	80	110

Retail Space in Mixed Use Buildings along Diamond Head Road South

In the Diamond Head South subarea new two scenarios propose new employment space. In Scenario B, a very limited amount of retail is proposed on corner properties as mixed use, retail apartment buildings. In Scenario C, Diamond Head Road mixed use buildings apartment buildings, with retail at the ground level, are proposed along the entire length of Diamond Head Road south of Diamond Road.

- 1. The amount of retail space that can be created here will be limited because space in the buildings would be used for parking, in addition to surface parking on the properties.
- 2. Mixed use buildings on corner properties, supported in Scenario B, would not contribute a significant amount of new retail space to the neighbourhood.
- 3. Mixed use buildings along the length of Diamond Head Road south of Diamond Road, would establish a new pedestrian oriented commercial area and contribute a considerable amount of new retail space within the community. However, it would represent a significant transformation to neighbourhood.
- 4. The table below outlines a rough estimate of potential retail space that could be created, and the approximate number of jobs this space could support, if all proposed opportunities for mixed use buildings were constructed in Diamond Head Road North subarea scenarios.

Potential Employment Space: Commercial Subarea		
Scenario	B	C
New Retail Space (m2)	415	6,860
Potential New Jobs	12	190

- 1. Residential apartments are not proposed for this area. This area along Highway 99 is one of the few large locations in Squamish where land is restricted to commercial use. Prohibiting residential apartments here protects these employment lands from competing residential land uses.
- 2. Currently, there is limited pure office buildings in Squamish. However, the ongoing growth of a skilled workforce and increased use of hybrid work schedules could result in future opportunities for Squamish to support office-based businesses.



PARKS & PUBLIC OUTDOOR SPACE



The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on parks and public outdoor space in the neighbourhood.

Summary

- There are opportunities to create public open space in the Garibaldi Estates that meet the needs of residents. (Section 1)
- There are opportunities to establish a new neighbourhood park in the southwest area of the Garibaldi Estates. (Section 2)
- There are opportunities enhance amenities at Pat Goode Park. (Section 3)

Section 1: Create Public Open Space throughout the neighbourhood

Engagement activities for the Garibaldi Estates Neighbourhood Planning Process highlighted that residents want access to public open space, including:

- Communal outdoor space such as pocket parks.
- Additional benches and seating areas.
- Covered spaces that can be used year-round.
- Elements that appeal to a range of ages, including structures geared to older kids.
- A dog park.
- Activated places for more mature residents
- Facilities and spaces designed for teens.
- Public washrooms at parks and trailheads.
- Public art.

Participants want expanded access to parks and green spaces within the neighbourhood, particularly if more people move into the Garibaldi Estates.

Emerging Idea: Develop high-quality public open space throughout the Garibaldi Estates. Open space can be located on District of Squamish-owned land, along multi-modal paths, on boulevards and front set-back areas, and on or near trails and natural areas, and in parks.

Consider the following features:

- Pocket parks, parklets and corner plazas.
- Public park spaces created through multi-family developments.
- Seating in a variety of locations including sheltered/shaded areas, patios, and transit stops.
- Landscaping, planters and murals.
- Community gardens.
- Public washroom.
- All-weather covered spaces
- Bike shelters.
- Public art (pedestrian infrastructure, lit gathering spaces, indigenous works).

Section 2: Establish a New Neighbourhood Park

Residents would like a new, walkable neighbourhood park. Locating a new park within or near to the southwest corner of the plan area aligns with the Parks and Recreation Master Plan (see background information below).

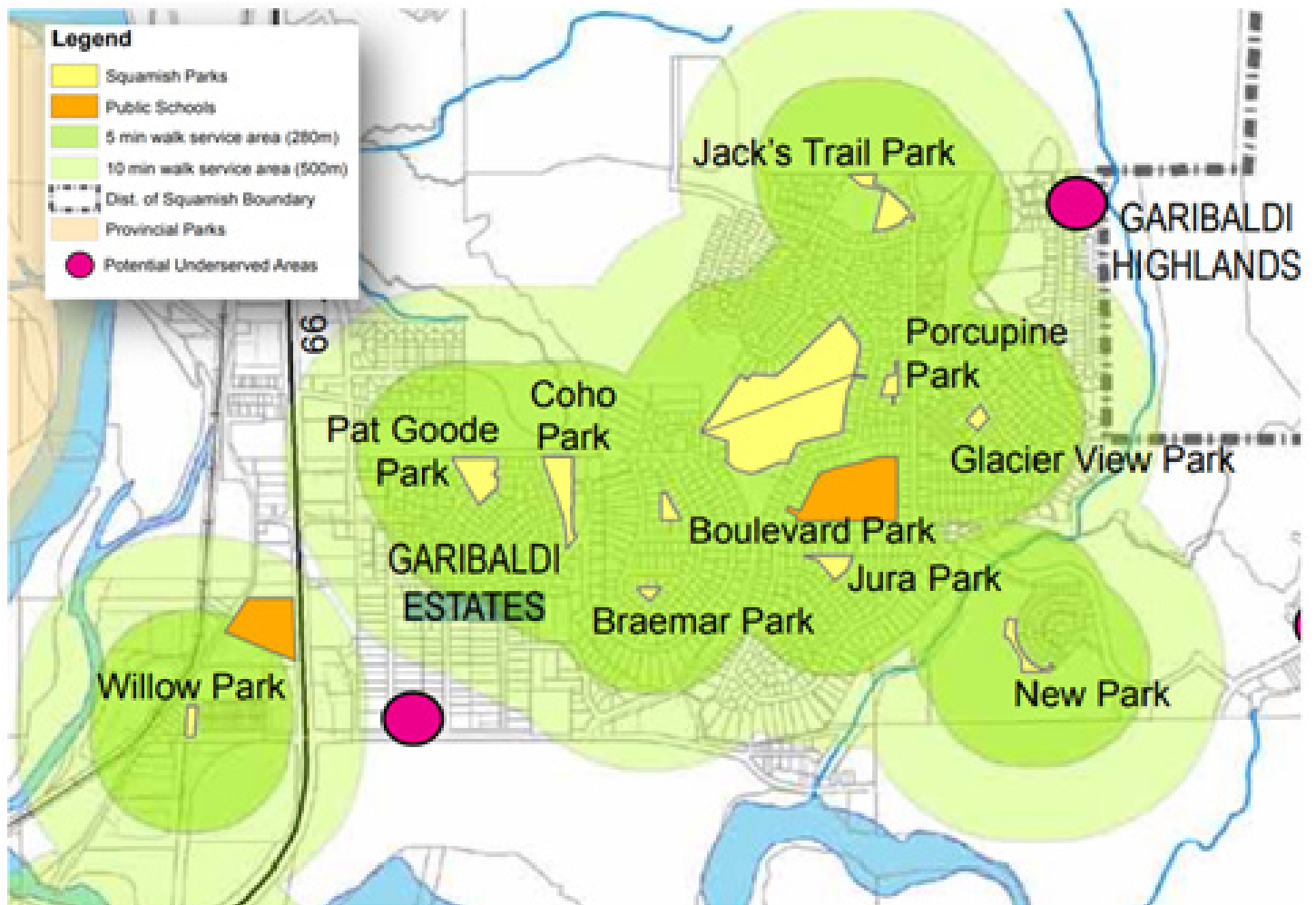
Emerging Idea: Establish a new Neighbourhood Park in the southwest corner of the Garibaldi Estates Neighbourhood.

Creation of a new municipal park will depend on factors such as available land parcels, development opportunities and funding options. Some options that can be used to establish a new park could include:

- Acquisition of a portion of a property under consideration for development as part of a rezoning process.
- Purchase of property funded in part by development cost charges.
- Purchase of property funded in part by community amenity contributions.
- Acquisition of land from the provincial government.
- Utilization of existing municipal land.

If establishment of a neighbourhood park in the southwest corner of the plan area is supported by participants in the planning process, the next stage of the process would involve exploration of various options to secure land for a park, and an implementation process.

Background: The District of Squamish Parks and Recreation Master Plan (2012) looked at access to parks within all Squamish neighbourhoods. The plan included a Park Service Area Map which maps 5- minute or a 10-minute walking distance from existing parks.



Park Service Map: District of Squamish Official Community Plan

The Park Service Area Map indicated that the southwest portion of the Garibaldi Estates Neighbourhood is outside a 10-minute walk from a park. Further analysis of community-wide park space supports a conclusion that the Garibaldi Estates is a neighbourhood with limited access to parks:

“Garibaldi Estates is one of the neighbourhoods with the least amount of parkland. In particular, the southern edge has been identified as an area where residents are beyond a ten-minute walk to a park, although there is access to a large green space in the golf course and surrounding trails. In addition, some of the parks in Garibaldi Estates are located on the interior of a block of houses (“panhandled”), resulting in limited visibility for the community and potential safety/security issues, or they are undevelopable parks that are only suitable for trails (e.g. Coho Park).” (2012 District of Squamish Parks and Recreation Master Plan).

The District of Squamish Parks and Recreation Master Plan includes the following recommendation for the Garibaldi Estates: Add a new “Neighbourhood Park”, if the opportunity arise.

Section 2: Enhance Amenities at Pat Goode Park

The Garibaldi Estates has one existing neighbourhood park. Pat Good Park is located at the northern edge of the neighbourhood. Pat Goode has a large informal lawn area, a playground built in 2008, and a trail connection through the park that connects two cul-de-sacs. The 2012 Parks and Rec Master Plan highlighted that drainage can be improved on the existing grass areas.

Emerging Idea: Enhance Pat Goode Park by adding some of the following amenities:

Creation of a new municipal park will depend on factors such as available land parcels, development opportunities and funding options. Some options that can be used to establish a new park could include:

- A covered space that can be used year-round.
- Additional benches and seating areas.
- Elements that are intended for older kids (ie. pump track, spray park, etc.)
- Elements for mature residents such as a fitness circuit, chess tables or picnic areas.
- Improved parking.



CHILDCARE

The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on childcare in the neighbourhood.

Summary

- Opportunities for new childcare facilities in the Garibaldi Estates are limited.
- Multi-family redevelopment provides important opportunities for new childcare facilities.
- Community amenity contributions or a density bonus structure are options to encourage childcare.

Emerging Idea: Establish childcare targets for the Garibaldi Estates neighbourhood based on expected land uses. Encourage creation of these childcare spaces through new development as community amenity contributions or using a density bonus structure.

Childcare in Squamish

The Squamish Child Care Needs Assessment identifies accessible, affordable and high-quality childcare as a critical need in the community relevant to the overall affordability situation for families, and a meaningful contributor to social and economic development. The Strategy establishes a "reach" target rate of 30% for access to care (30 spaces per 100 children) and recommends the District set targets for childcare spaces in each neighbourhood.

Childcare Options in the Garibaldi Estates

Currently there are two childcare facilities within the Garibaldi Estates neighbourhood:

- Discovery Kids Childcare - 2120 Diamond Road
- Kamp Sonshine Day Care - 2262 Read Cres (Squamish Baptist Church)

Within the Garibaldi Estates there are a limited number of opportunities for new childcare facilities that could be developed under land use scenarios proposed as part of the Neighbourhood Planning Process. These possible opportunities include:

- Redevelopment of the civic zoned St. Anglican's Church property at 40285 Diamond Head Rd, as a civic building with expanded uses.
- A mixed-use redevelopment of Garibaldi Garden Courts at 1951 Garibaldi Way identified in Scenarios A, B and C in the Diamond Head North sub area.
- A mixed-use development along Diamond Head South sub area identified in land use Scenario C.
- An amenity provided as part of a townhouse redevelopment on properties over 0.3 ha in the Estates East sub area. These are identified in Scenarios B and C; however, feasibility of a providing a childcare amenity may be challenging given the proposed dedication of 30% of land to agriculture/greenspace or park.
- Small scale residential childcare facilities in homes throughout the neighbourhood.

Redevelopment that could support childcare facilities provides one of the few opportunities to establish new childcare in the Garibaldi Estates neighbourhood. Muti-family developments provide important opportunities for new childcare facilities.

To encourage the provision of childcare facilities, policies within the neighbourhood plan could prioritize childcare as a community amenity contribution in rezoning applications, or a density bonus structure could be established that is based on the provision of childcare amenities.

Childcare Targets within the Garibaldi Estates

At the conclusion of stage 3 of the Garibaldi Estates Neighbourhood Planning Process, staff will have direction from Council regarding the sub area land use scenarios that are supported for inclusion in a neighbourhood plan. At that time, staff will be able to complete analysis of expected dwelling unit numbers that would be supported by the preferred plan and will be able to establish how many childcare spaces would be require to reach 30% for access to care. These can be established as childcare spaces targets in the neighbourhood plan.

MAMQUAM COMMUNITY GARDEN

The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on a Mamquam community garden in the neighbourhood.

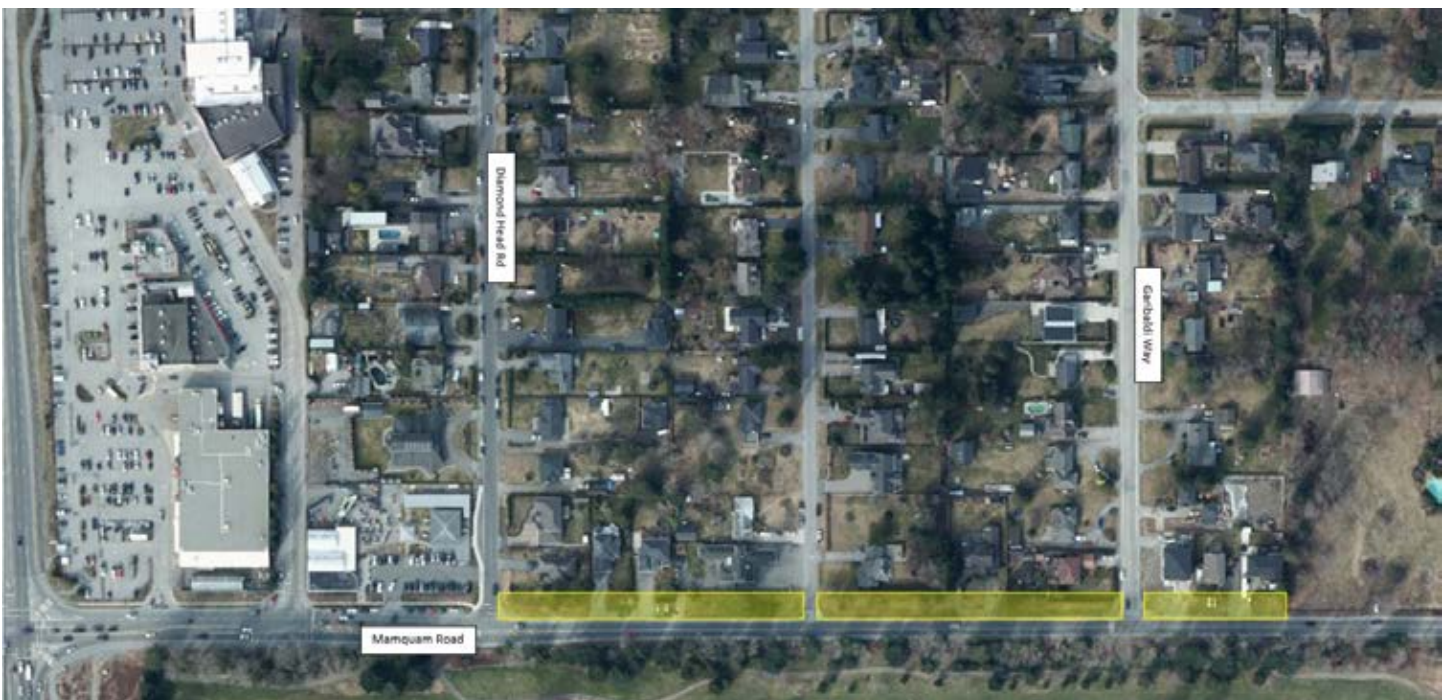
Summary

- The District of Squamish owns land along the north side of Mamquam Road.
- These lands could host public amenities
- Establishing community gardens and a pathway aligns with from Squamish Food Policy Council

District of Squamish Land along Mamquam Road

The District of Squamish owns a 10 m wide strip of land along the north side Mamquam Road between east of Garibaldi Way and Glenalder Place. Currently the land supports some landscaping, a number of trees and shrubs, and driveway access to six properties fronting Mamquam Road.

Emerging Idea: Develop District of Squamish owned land along the north side of Mamquam Road as a neighbourhood park incorporating a multi use path, food gardens and public amenities.



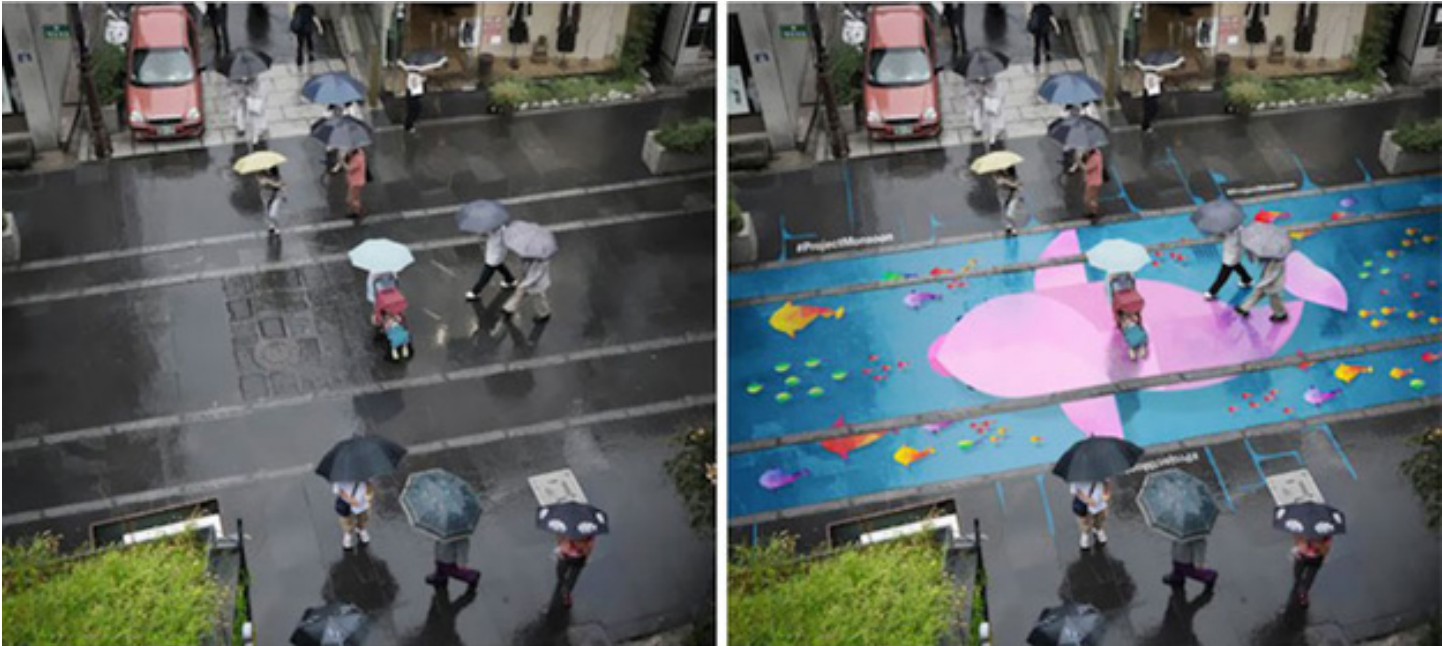
Opportunity to Host Public Amenities

The District land along Mamquam Road has the opportunity to host a mix of public amenities such as:

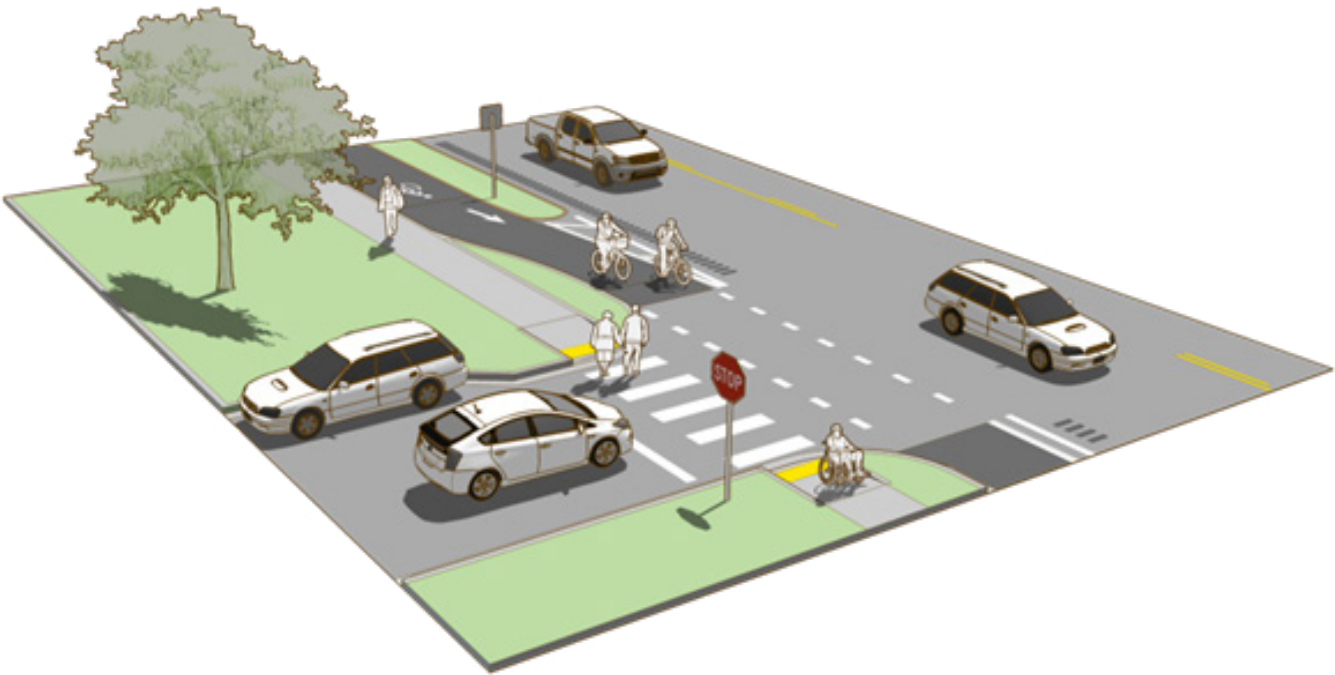
- Bike lanes and pedestrian routes that are separated from each other and the street
- Multi Use paths
- Food Gardens
- Green infrastructure
- Shade trees with accessible benches & seating
- Small plazas and pocket parks
- Covered public kiosks
- Public art
- Portable washrooms and waste receptacles
- Clearly marked paths and pedestrian linkages
- Safe crossings and linkages between bike paths
- Colourful crosswalks



Pathway integrated with community garden



Paint activated crosswalk art



Separated bike lanes and pedestrian routes

Alignment with Squamish Food Policy Council Recommendation

This proposal aligns with recommendations for the Garibaldi Estates Neighbourhood Planning Process made by the Squamish Climate Action Network Food Policy Council in April 2022. This report included the following item:

Mamquam Road: Along the road there is public land that could be set up by Squamish CAN/SFPC and the DoS for a public corridor including active transportation and food gardens. An example of this is the Arbutus Corridor in Vancouver.

REGIONAL FARM HUB

The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on a regional farm hub in the neighbourhood.

Summary

- The Squamish Food Policy Council made recommendations to advance a holistic sustainable food system in our community.
- The report recommends a regional farm hub be established within the Garibaldi Estates.
- The regional farm hub should incorporate a commissary kitchen and market.

Squamish Climate Action Network Food Policy Council Report

Emerging Idea: Incentivize the creation of a regional farm hub/commissary kitchen/market in the Garibaldi Estates using tools such as a density bonus or community amenity contributions.

In April 2022, the Squamish Climate Action Network Food Policy Council completed a report to inform the Garibaldi Estates Neighbourhood Planning Process. The report provided an overview of what small-scale farming could look like in the Garibaldi Estates, and included policy recommendations to advance a holistic sustainable food system that would support the following outcomes:

- Ensure all members of our community have access to nutritious, safe, ecologically sustainable and culturally appropriate food at all times.
- Ensure that viable agricultural lands are protected, and producers, processors, growers, foragers, and knowledge holders are supported
- Support indicators that impact our food system, including: food self-reliance, ecological footprint, greenhouse gas emissions, carbon stocks, wildlife habitat capacity, habitat connectivity, nutrient surplus, food production, food imports, total employment, total output, total gross domestic product, total employment income and total tax revenue.



Squamish Food Policy Council Recommendation:

The Climate Action Food Policy Council report recommends that a regional farm be established within the Garibaldi Estates.

- The Farm Hub should incorporate a commissary kitchen and market .
- The Farm Hub would support farmers to conduct on-going and year-round sales to compliment farmers existing operations (CSA, farmers market, relationships with restaurants).
- The Farm Hub would be best located in a mixed-use area where commercial and community uses can thrive. Locating the hub in or around the Garibaldi Village would be desirable.
- The Squamish Food Policy Council surveyed residents, farmers and food purchasers about interest in a regional farm hub
 1. 73% of respondents are supportive
 2. Respondents identified the following priority changes for the regional food system:
 - Decreasing reliance on imported products
 - Strengthening the direct relationship between producer and consumer
 - Improving the convenience of sourcing local fresh



The regional farm hub concept is inspired by the South Island Farm Hub in Victoria, BC. (<https://www.sifarmhub.ca>)



ACCESSORY COMMERCIAL UNITS



The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on accessory commercial units in the neighbourhood.

Summary

- Accessory Commercial Units (ACUs) are small structures built on residential properties that host businesses.
- ACUs enable walkable services throughout neighbourhoods.
- ACUs reduce barriers for small business owners and increase affordable commercial space.

Accessory Commercial Units

Emerging Idea: Support Accessory Commercial Units within existing Garibaldi Estates neighbourhood residential zones to increase access to walkable services.

Accessory Commercial Units (ACUs) are small structures built on residential properties that host businesses. The intent is to enable walkable services throughout neighbourhoods without the impact of building larger commercial structures. Like Accessory Dwelling Units (ADUs) or carriage houses as they are sometimes referred, ACUs are intended to be smaller in scale than the principle residential building on the property; however, while Accessory Dwelling Units are typically located in the back yard, Accessory Commercial Units are often located in the front yard, often within the front setback.

Accessory Commercial Units typically support low impact, small-scale, homeowner-driven passion projects which cater primarily to neighbourhood clients. For homeowners interested in starting a business, ACUs can dramatically reduce the incremental cost in comparison to leasing a separate space for the business, thereby reducing barriers and increasing affordable commercial space.



Accessory Commercial Units

Emerging Idea: Support Accessory Commercial Units within existing Garibaldi Estates neighbourhood residential zones to increase access to walkable services.

Accessory Commercial Units (ACUs) are small structures built on residential properties that host businesses. The intent is to enable walkable services throughout neighbourhoods without the impact of building larger commercial structures. Like Accessory Dwelling Units (ADUs) or carriage houses as they are sometimes referred, ACUs are intended to be smaller in scale than the principle residential building on the property; however, while Accessory Dwelling Units are typically located in the back yard, Accessory Commercial Units are often located in the front yard, often within the front setback.

Accessory Commercial Units typically support low impact, small-scale, homeowner-driven passion projects which cater primarily to neighbourhood clients. For homeowners interested in starting a business, ACUs can dramatically reduce the incremental cost in comparison to leasing a separate space for the business, thereby reducing barriers and increasing affordable commercial space.



Types of Accessory Commercial Units: Examples of businesses that might locate in an ADU include:

- Coffee shop
- Artisan Retail
- Massage therapist
- Yoga studio
- Barbershop/Salon
- Bicycle repair
- Tech/software office

Characteristics of Accessory Commercial Units: EAccessory Commercial Units typically have the following characteristics:

- Typically, within an accessory building, but can be within principal building
- Can be located within the front setback, up to the front lot line
- Between 400-800 sq ft maximum size
- No parking requirements beyond existing residential regulations
- Outdoor storage is not permitted
- Can use one small non-illuminated signs
- No noise, odor, smoke, light, glare, or electrical interference beyond property line
- Only one commercial delivery or pick up per day, weekdays onlyTech/software office



TREE CANOPY RETENTION

The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on tree canopy retention in the neighbourhood.

Summary

- Garibaldi Estates residents value the mature trees on private properties in the neighbourhood.
- Development Permit Area guidelines could be enhanced to help preserve the existing tree canopy.
- An Urban Forest Management Plan could be developed to support the protection and enhancement of urban forests and trees. This could preserve mature trees throughout Squamish during the development process, among other measures.

Tree Canopy Retention in the Garibaldi Estates

Emerging Idea: Update Development Permit Area Guidelines to strengthen protection of mature trees during development applications.

Emerging Idea: Develop an Urban Forest Management Plan for the District of Squamish.

During community engagement for the Garibaldi Estates Neighbourhood Plan, a number of residents highlighted the importance of mature trees located on private properties within the neighbourhood. Residents highlighted the contribution these trees made to the character of the Garibaldi Estates, as well as their environmental benefits.

Two possible approaches could be used to support preservation of these trees.

First, Development Permit Area Guidelines could be enhanced. Development Permit Area 3 Universal guidelines could be strengthened regarding retention of mature trees through development applications, and a specific set of guidelines could be established that directs site planning for missing middle housing in infill properties to preserve existing mature trees.

Second, development of an Urban Forest Management Plan represents an opportunity to consider the preservation of mature trees not only for the Garibaldi Estates, but for the community as a whole. An Urban Forest Management Plan could include specific strategies.

Development Permit Areas

Development Permit Areas are areas identified in the Official Community Plan where special requirements and guidelines have been established for any development or alteration of land. Squamish currently uses Development Permit Areas to guide how development occurs throughout the community. The existing Development Permit Areas could be updated with specific language that strengthens guidelines regarding the retention of mature trees through development applications. Specific guidelines applicable to missing middle housing forms on infill properties could be added that directs site planning to preserve existing mature trees.

Urban Forest Management Strategies

Urban Forest Management Strategies guide how municipalities protect and manage trees on public and private land in urban areas. They are defined as “a programmatic approach of the development and maintenance of the urban forest, including all elements of green infrastructure within the community, in an effort to optimize the resulting benefits in social, environmental, public health, economic, and aesthetic terms, especially when resulting from a community visioning and goal-setting process.”

Developing a Squamish Urban Forest Management Strategy

The value of completing an Urban Forest Management Strategies is to provide the public, Council and staff with a better understanding of the urban forest and what needs to be done to ensure a healthy urban forest legacy for future generations. Recommendations in Urban Forest Management Strategies guide staff in decisions on budgeting and prioritization of urban forest work including tree protection, maintenance and inventory programs, street, park and native tree planting and stewardship.

An Urban Forest Management Strategy could result in a number of outcomes, some of which include:

- targets for tree canopy cover, and
- regulations to protect significant established trees.

As part of the Urban Forest Management Plan, areas of tree cover within the community that include high value tree which and contribute to canopy cover could be identified. One example of regulations that could be used to protect these trees is a density bonus or height bonus system that that provides additional development opportunities on properties that preserve of these trees.

Current Squamish Tree Regulations and Policies

Trees and vegetation located within riparian areas, or Environmentally Sensitive Areas may be protected by guidelines included in the Official Community Plan Development Permit Area 1 – Environmental Protection. However, many private properties in Squamish, including almost all residential properties within the Garibaldi Estates are not subject to Development Permit Area 1

In addition, the District of Squamish has adopted a Tree Management Bylaw which requires a permit to remove significant trees (those having a diameter of 80 cm or more); however, this bylaw does not ensure the preservation of these trees, their removal can be enabled through the provision of replacement trees, or through a payment to the District's Environmental Reserve Fund.



The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on cohousing in the neighbourhood.

Summary

- Cohousing is intentional, collaborative community of private homes clustered around shared space.
- Larger parcels within the Garibaldi Estates could be desirable locations for for cohousing townhouse or apartment developments.
- Cohousing could be encouraged in the Garibaldi Estates by supporting rezoning applications that permit limited additional height and density increases when combined with appropriate amenities.

Cohousing

Cohousing refers to an intentional, collaborative community of private homes clustered around shared space. It is a housing form intended to address alienation found in modern housing developments where few people know their neighbours and there is little sense of community. Cohousing combines the autonomy of compact self-contained private dwellings with the benefits of shared, spacious community amenities. These amenities typically include a large dining room, kitchen, recreation spaces, meeting rooms, children's play spaces, guest rooms, workshops, and gardens.

Emerging Idea: Support rezoning applications for cohousing projects with limited increases to building height and density.



Characteristics of Cohousing

Cohousing typically refers to multifamily developments such as townhouses or apartments, with the following characteristics:

- Ideal development size ranges from 25-35 units.
- Future residents are integral to the planning and development process.
- Cohousing is neither a specific ownership structure, nor tenure. Generally cohousing is stratified, though some communities use the co-op structure.
- Diverse cohousing projects can support intergenerational housing through the inclusion of accessible ground-oriented units in combination with larger, family-oriented units.
- Increased common areas allow homes will smaller private spaces.
- Cohousing developments can include affordable housing units rented at below market rates.
- Units are typically structured to face inwards towards a central shared space.



Supporting Cohousing in the Garibaldi Estates

Cohousing advocates indicate that finding a suitable location is the most significant challenge for cohousing projects. Larger parcels within Garibaldi Estates could be used to support cohousing if limited height and density increases were permitted. Smaller parcels could also support cohousing if consolidation up to 0.5 ha was permitted.

Uses, Height and Density

Cohousing developments similar to examples from other British Columbia municipalities could be possible with the following characteristics on parcels 0.25 ha and larger.

- **Permitted uses:** Apartment and townhouse
- **Maximum Height:** Approximately 14-15 m, 3-4 stories.
- **Density:** Floor Area Ratio of 1.1 - 1.5

Amenity Requirements

The increases to maximum height and density could be dependent on the provision of identified characteristics and amenities that are specific to cohousing projects and are not found in typical development housing projects.

- Significant central pedestrian common area with amenities that facilitate spontaneous connection and includes some of the following:
 1. Garden allotment
 2. Children's play area
 3. Gathering space
- Significant indoor amenity space exceeding 7% of the project gross floor area. This amenity space would need to include a communal kitchen and dining area capable of accommodating 65% of residents in addition to some of the following:
 1. Meeting Space
 2. Community workshop
 3. Guest bedroom
 4. Children's playroom



Density Exclusions

Cohousing project viability could be supported by allowing common amenity space above and beyond the existing zoning requirements to be exempt from maximum density calculations. These exemptions could be applied to the common kitchen and dining facilities as well as common areas that support spontaneous connections such as:

1. Wider hallways with seating
2. Meeting nooks
3. Gathering spaces

Implementation

Cohousing within the Garibaldi Estates Neighbourhood could be supported in multiple ways. One option would be to support rezoning applications that seek limited increases to building height and density when combined with the appropriate amenity requirements for a cohousing project. A second option would be to establish a neighbourhood overlay density bonus that permits limited additional height and density for projects that provide community amenities in line with the District CAC policy as well as appropriate amenity requirements suitable for a cohousing development.

Cohousing Example: Cranberry Commons - 4272 Albert Street, Burnaby, BC

This project was built on a 0.25 ha parcel. The development has a Floor Area Ratio of 1.3 (1.1 with exclusions for amenity space and circulation) and a max height of 13.2 metres. The development includes a mix of 2, 3 and 3½ story buildings situated over underground parking.



MID-BLOCK CONNECTIONS

The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on mid-block connections in the neighbourhood.

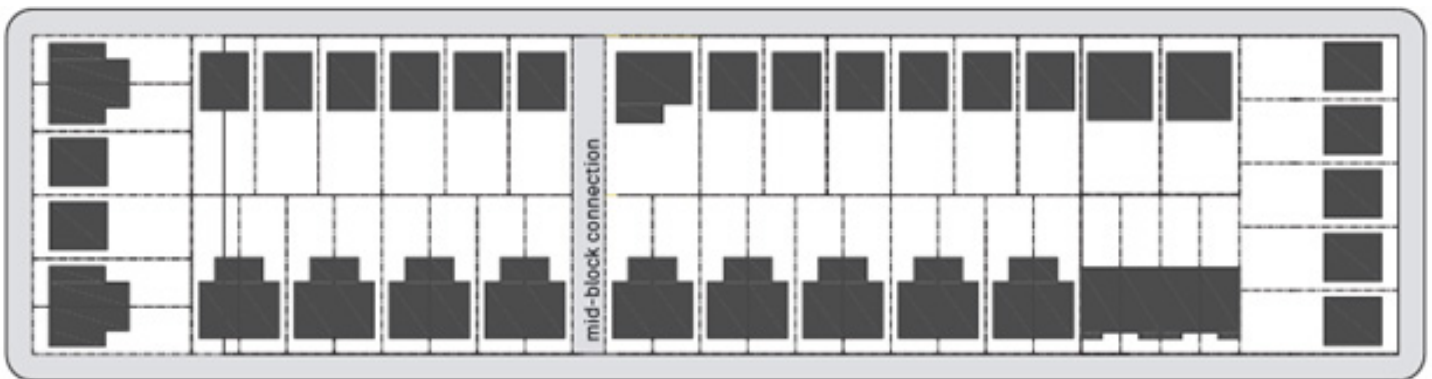
Summary

- Mid-block connections are public pedestrian routes that provide short-cuts through blocks.
- Mid-block connections can be encouraged on private property through rezoning applications.
- Mid-block connections could be an appropriate option to increase east-west pedestrian connectivity in the Garibaldi Estates.

Mid-Block Connections

Emerging Idea: Encourage the creation of mid-block connections to establish an east-west pedestrian cut throughs between Garibaldi Way (near Read Cres) and the Garibaldi Village commercial area.

Mid-block connections are outdoor public pedestrian routes that provide a connection or short-cuts through blocks. Mid-block connections offer an opportunity to break down the scale of long blocks and to create easy connections between residential streets and nearby destinations such as shops and services.



Establishing Mid-Block Connections

Mid-block connections can be encouraged on private properties when landowners apply to change land use or density through rezoning. One approach that can be effective in these situations is the adoption of a density bonus system in the zoning bylaw.

Mid-Block Connections in the Garibaldi Estates

In the Garibaldi Estates Neighbourhood, the layout of long north-south blocks impacts the convenience of walking routes between residences and services at Garibaldi Village. To address this issue, a density bonus system could be used to incentivize the development of an east-west pedestrian connection between Garibaldi Way (near Read Crescent) and the Garibaldi Village commercial area. No specific location for a mid-block connection is proposed at this time; instead, the intention to explore community interest in the concept.



Approximate location of proposed East-West Mid-Block Connection

Mid-Block Connection Characteristics

Several characteristics can make mid-block corridors safer, more convenient, and better utilized. Examples of design elements that improve the functionality of these corridors, which could be established as requirements, include the following:

- Utilize high-quality, durable paving materials.
- Incorporate seating and landscaping, where suitable.
- Incorporate creative and interactive programming to animate the space such as public art displays.
- Provide wayfinding signage and/or crosswalks.
- Ensure visibility to maximize pedestrian safety and comfort
- Place lighting at regular intervals and at lower heights to ensure there is no obstruction from neighbouring trees. Ensure fixtures directly light the path and limit the amount of light spilling into neighbouring properties.
- Ensure connections are wide enough for two people with prams, wheelchairs, or mobility aids to comfortably pass each other without having to brush features along the edges such as fences or hedges. Consider widths of at least 4 to 5 metres.
- Where appropriate, situate building entrances and windows in facades facing the mid-block connection to activate the streetscape, increase pedestrian activity and increase overlook of the space.

Mid-Block Connection Examples



Garibaldi Estates Sub Area Scenario Alignment with Official Community Plan and Community Climate Action Plan																				
				Commercial		Diamond Head North			Estates North			Diamond Head South			Estates Centre			Estates East		
Source	Category	Section	Policy	A	B	A	B	C	A	B	C	A	B	C	A	B	C	A	B	C
OCP	Inclusive Housing Mix & Diversity	12.1.b.	Achieve a diverse and inclusive mix of housing forms, unit types and sizes, tenures, and price options within each development and neighbourhood.	-	-	1	1	1	1	2	3	2	3	1	1	2	3	3	2	2
OCP	Inclusive Housing Mix & Diversity	12.1.a.	Through zoning amendments, allow a greater variety of housing forms and blended densities scaled to fit within traditional single-unit areas (cottages, courtyard housing, row housing, duplexes, triplexes and stacked flats, etc.), while continuing to support small-lot infill, secondary suites and detached carriage homes, where appropriate.	-	-	1	1	1	1	2	3	2	3	1	1	2	3	3	2	2
OCP	Inclusive Housing Mix & Diversity	12.1.c.	Increase the proportion and size range of attached multi-family units through rezoning and development, and sensitively integrate medium to higher density residential uses within the District.	-	-	1	2	3	-	-	1	1	2	3	1	2	3	1	2	3
OCP	Residential Infill	12.6.b.	Encourage greater residential densities in growth areas identified in Section 9.2.b., neighbourhood nodes generally identified on Schedule C, commercial and employment areas, education centres, and along transit corridors.	-	-	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
OCP	Focused Commercial Development	13.2.a.	Concentrate commercial development that serves the day-to-day needs of Squamish residents in the downtown area, secondary mixed-use commercial areas (Garibaldi Village), and in neighbourhood nodes identified on Schedule C. These day-to-day services include, but are not limited to, pedestrian oriented retail, liquor stores, grocery stores, pharmacies, restaurants, neighbourhood commercial, and personal health service offices.	2	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
OCP	Focused Commercial Development	13.2.c.	Amend the Zoning Bylaw to incentivize or mandate a higher proportion of commercial spaces along with public amenity spaces within mixed-use developments.	-	-	1	2	3	-	-	-	-	1	2	-	-	-	-	-	-
OCP	Neighbourhood Nodes	13.3.a.	Create complete neighbourhoods where residents can meet their daily needs in a walkable gathering place.	2	3	1	2	3	-	-	-	-	1	2	-	-	-	-	-	-
OCP	Neighbourhood Nodes	13.3.b.	Reduce automobile reliance for accessing day-to-day commercial activities.	2	3	1	2	3	-	-	-	-	1	2	-	-	-	-	-	-
OCP	Neighbourhood Nodes	13.3.c.	Provide a focal point and identity for each neighbourhood in the community.	2	2															
OCP	Community Greenhouse Gas Reductions	19.4.d.	Ensure that high-density employment areas are easily accessed by active transportation and transit networks, and that local employment opportunities provide alternatives to lengthy vehicle commutes.	2	3	2	2	3	-	-	-	-	-	2	-	-	-	-	-	-
OCP	Local Employment Skills and	24.1.b.	Increase local employment opportunities and job participation rates.	2	3	1	2	3	-	-	-	-	1	2	-	-	-	-	-	-
CCAP	Big Move #2 - Shift Beyond the Car	Improve urban form	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.	-	-	-	-	-	-	-	-	-	2	3	-	-	-	-	-	-
CCAP	Big Move #2 - Shift Beyond the Car	Improve urban form	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.	2	3	1	2	3	1	2	3	1	2	3	1	2	3	1	2	3
CCAP	Big Move #2 - Shift Beyond the Car	Get more people working in Squamish	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.	2	3	1	2	3	-	-	-	-	-	2	-	-	-	-	-	-
Total				16	23	12	20	29	4	8	13	7	18	26	5	10	15	9	10	13

From: [Terry Murray](#)
To: [Jenny Franks](#)
Subject: FW: URGENT TO MAYOR & COUNCIL: PLEASE READ
Date: May 8, 2023 1:06:36 PM

DATE: May 9, 2023
MEETING: Committee of the Whole
LATE ATTACHMENT
ITEM: 3.i

From: J. Singh Biln <[REDACTED]>
Sent: May 8, 2023 12:40 PM
To: Council <Council@squamish.ca>
Cc: Gagandeep Ghuman <gaganscribe@gmail.com>; Jennifer Thuncher <jthuncher@squamishchief.com>
Subject: URGENT TO MAYOR & COUNCIL: PLEASE READ

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.

Re: [Stage Three engagement activities for the Garibaldi Estates Neighbourhood Planning Process](#)

Dear Mayor and Councillors;

I have lived in this community for [REDACTED] years and until recently, I have always believed that Council listened to what the community wanted and directed staff to make it happen. I was very disappointed in the previous council as they allowed the “inmates run the asylum” by blindly approving what staff presented. I hope you do not fall in the same trap as it would be a disservice to your constituents.

I read Matt Gunn’s report and recommendation to Council on the Garibaldi Estates Neighbourhood Planning Process and now I am convinced that he has his own agenda and manipulates data to suit his goals. Specifically, on the various scenarios:

- he ignores those who chose “I don’t like any of the scenarios” option but I surmise that majority of these would settle for least dense Scenario A if they knew their voice would not be heard
- he is recommending the most dense Scenario C despite the higher voted Scenario A
- he had made the survey extremely complex that took over an hour to complete. I know of many who gave up after starting.
- I believe his recommendation was predetermined so the survey was a waste of time for us who completed it and the staff who prepared and analyzed it.

At this stage it is only a recommendation but I hope you will listen to the people who favour gentle densification instead of more aggressive concentration to too many units in a small area.

I fear that Mr. Gunn believes there is no place for a single family dwelling in Squamish. Please remember that we are still a small town and not a metropolis. I hope you will not support the Planning recommendation. Thank you.

J. Singh Biln, P. Eng. (Retired)
Citizen of Squamish since [REDACTED].

Biln Investments Limited
Director, West Coast Railway Association

[REDACTED] [Crescent](#)

[REDACTED]

[Squamish, BC](#)

[REDACTED]

[Canada](#)

E-mail: [REDACTED]

E-Mail: [REDACTED]

Cell: [REDACTED]

Sent from my iPhone

From: [Terry Murray](#)
To: [Jenny Franks](#)
Subject: FW: I change my answer to A!
Date: May 8, 2023 3:52:29 PM

From: Paul Kindree <[REDACTED]>
Sent: May 8, 2023 3:16 PM
To: Devin Biln <[REDACTED]>
Cc: Council <Council@squamish.ca>
Subject: Re: I change my answer to A!

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Awesome devin, I was preparing a letter with the same findings!

On May 8, 2023, at 11:05 AM, roverdevin Biln <[REDACTED]> wrote:

Dear Mayor and Council;

Tomorrow you will be discussing the results of the Garibaldi Estates Stage 3 Engagement and the proposed land use scenarios. As you are aware, the process has been beset from the beginning with “unprecedented friction” and concerns about transparency and process. This Report to Council, in my view, offers more of the same. My concerns are about the design and complexity of the survey, the careful presentation of survey data to misrepresent respondents’ desire, and the inclusion of Scenario C as an option derived not from resident feedback but rather “community goals.”

When polling the public about complex issues, a clear, concise question is fundamental to receiving authentic data about the will of the public. The Garibaldi Estates Scenarios survey was incredibly complex to the point of absurdity. It is telling that DOS staff had to extend the deadline and offer a series of help sessions for those struggling with the format. Anecdotally, I know of several people that began the survey, only to abandon it midway. I suspect that played out many times and I would appreciate it if Council asked how many surveys were begun and never completed.

In presenting the survey scenario preference data, the report authors assert that for most areas there is a less than 4% difference between the preferred Scenario A, the least dense, and Scenario C, the most dense. In doing so they minimize the fact that a large number of respondents chose “I don’t like any of the scenarios.” You will find, in interpreting the comments from those people, that they prefer the least dense option

possible. A skeptic might surmise that the inclusion of the “I don’t like any of the scenarios” option was a deliberate attempt to split the data supporting lower density. But to unapologetically imply that there is less than 4% difference between those preferring the lowest densities and those preferring the highest is insulting. I urge council to direct staff to re-prepare the report with the assumption that those choosing “I don’t like any of the options” would have chosen Scenario A if we had known that our data would be swept aside so casually. I have attached below, for your convenience, some charts that I feel more accurately reflect the sentiment of the survey respondents.

I also note that a similar subjective treatment of data occurred during the OCP 2040 Growth Management survey, when 244 surveys, signed by Squamish residents and supporting a less dense growth model were segregated and excluded from charts and calculations presented to Council by the authors of [that report](#).

At the Stage 3 small group meeting on 27 February, attended by Mayor Hurford and Councillors Pettingill and Stoner, a concern was raised that the C Scenarios did not reflect the feedback received during prior engagement, and in fact went far beyond what the residents were comfortable with as expressed in prior engagement. The response by the staff facilitator and project lead was that Scenario C was presented as a “High Scenario” aligned to community goals rather than engagement feedback or public will. A similar exchange is recorded in the notes for the 1 March meeting (page 52).

The author of the current report to council also spends time justifying the importance of giving “community goals” an edge over public input. Given that the lower density scenarios were the preference of the majority of those engaged in the survey, and in fact throughout the engagement process, is the recommendation of Scenario C for most areas not an example of policy being driven by staff and not by the public? What is the purpose of public engagement of this kind? I will leave you with that consideration.

In accepting without critique the data presented in this report, Council might as well give a wink and a nod to one another and assert that the process has been fair and transparent. It would be nice if Council acknowledged, publicly for once, that concerns expressed by residents from the outset are not unfounded.

Sincerely,

Devin Biln
Squamish

<image002.png>

<image004.png>

<image006.png>

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Stage Three for the Garibaldi Estates Neighbourhood Planning Process"
Date: May 8, 2023 11:31:26 AM

From: Delle Booth <[REDACTED]>
Sent: May 7, 2023 12:37 PM
To: Council <Council@squamish.ca>
Subject: Stage Three for the Garibaldi Estates Neighbourhood Planning Process"

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.

Hello,

I have engaged in your feedback process filling out your questionnaire and attending some meetings. I am again very sad that your recommendations are in direct contrast to the overall findings of the Stage 3 engagement and push Garibaldi Estates towards a path of greater density in the future despite a lack of support from the neighbourhood!

I have lived in Squamish for 60 years and I have never had the need to feel despair concerning our neighbourhood communities as I do now. Despite your assurances that you would listen to the community members, this latest document shows that you and the staff are asserting their paternalistic attitude that you think you know what is better for our town than the residents. This is an extremely upsetting outlook and so disappointing that you continue to plan in this manner.

You are working on the assumption that we must plan for growth, at some point when do we say there is enough. We must learn to live with less in this new stage of climate change. There is also a popular saying "If you build it they will come", there is truth in the opposite as well, and we need to turn our future density plans in that other direction.

Delle Booth

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: May 9th meeting
Date: May 8, 2023 11:31:46 AM

-----Original Message-----

From: Dona Newell <[REDACTED]>
Sent: May 7, 2023 11:57 AM
To: Council <Council@squamish.ca>
Cc: Dona Newell <[REDACTED]>
Subject: May 9th meeting

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.

I am writing to voice my concerns with this council. As well as of the last few years of council members.

There is an utter lack of awareness.

The voices of our community have spoken up to say enough already with densification.

You are destroying the natural beauty of Squamish. As well as the natural habitat for animals.

Having a father who was a dedicated previous member of council in Squamish as Alderman and Mayor for many years in this town, he would roll over in his grave appalled at what is happening to the beauty of Squamish.

Take a look at the area at the top of Dowad Drive. It looks absolutely horrific not just from the highway. Not a tree in site with houses and condos cramped together.

People move here to get away from the "city life", to live in the natural beauty of this town and raise their family in a safe environment. Please stop trying to bring the city here.

It's amazing to me how long nature has been on earth. Surviving all for BILLIONS of years.

Yet humans, if you put those billions of years on a scale, have managed to destroy so much of it, in such a short period of time.

One day.... It will be too late.

Density and high rises is not the answer for Squamish or what is wanted by a majority of people who came here for the beauty of this town as well as the feeling of living in a close community, away from the city, to raise their family.

Sent from my iPhone

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Garibaldi Estates - Community Planning Recommendations - May 9, 2023
Date: May 8, 2023 11:31:03 AM

From: Joel Harwood <[REDACTED]>
Sent: May 7, 2023 2:42 PM
To: Council <Council@squamish.ca>
Subject: Garibaldi Estates - Community Planning Recommendations - May 9, 2023

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.

Dear Squamish Council,

I'm writing to express my concerns regarding the Garibaldi Estates Neighbourhood Plan Stage 3 Land Use Scenarios, which will be presented this week. As a current homeowner in the Garibaldi Estates, my main concern is that the feedback from the community has been largely ignored throughout the engagement process.

My understanding is that part of Council's role is to represent the community, and in this case the community has spoken very clearly: we do not agree with the densification plans for the Garibaldi Estates. I have not seen any public engagement surveys that speak otherwise, yet the planning department continues to push an agenda without support from the local residents who will be directly and indirectly impacted by this proposal.

I recognize that this plan generates revenue for the district, is easier than some of the other proposed models for development, and may even increase my land value. I also agree that it supports the vision of the OCP, which most would agree is dated, too vague, and misrepresents our current community needs. In spite of that, if the community is speaking against this proposal, and has done so repeatedly, what value is there in the engagement process?

In summary, my concerns are as follows:

- Public engagement only has value if the engagement is factored into the decision-making process (Assuming this is the case,)
- The public has clearly indicated that they do not support the densification proposals, in spite of all of the "upsides" presented, and therefore I feel strongly that if the planning department hasn't heard the public, Council is compelled to advocate on our behalf.

I am more than happy to have this conversation in person, but prefer to share in writing in order to add to your documentation on this issue. Please confirm receipt of this email.

Thanks,

Joel Harwood

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Estates development debacle
Date: May 8, 2023 11:30:47 AM

From: Sarah Braebrook <[REDACTED]>
Sent: May 7, 2023 8:27 PM
To: Council <Council@squamish.ca>
Subject: Estates development debacle

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It appears to me that **staff are directing development decisions** and that Council is **not representing citizens' desires** and intentions to control the staff who are pushing forward regardless. I see the municipal works crews in the Estates and am well aware that they are proceeding with infill activity.

I respectfully request that you GET A GRIP. You were elected to represent the citizens/voters who placed you in office - not facilitate staff planners activities.

Thank you for reviewing your FIDUCIARY RESPONSIBILITIES.

Sincerely,
Sarah Braebrook

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Reject Staff Recommendations on Stage 3 Garibaldi Estates Planning Process
Date: May 8, 2023 11:32:11 AM

From: Tim Schaufele <[REDACTED]>
Sent: May 7, 2023 10:13 AM
To: Council <Council@squamish.ca>
Subject: Reject Staff Recommendations on Stage 3 Garibaldi Estates Planning Process

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Dear Mayor and Council Members,

It is with great concern that I write to you regarding the recommendations that the District Staff has put forward to Council regarding Stage 3 of Garibaldi Estates Planning Process.

As most of you have gathered by reading the results of the Stage three survey and small group meetings, the recommendations put forth by District Staff are not supported by the neighbourhood. The report itself notes that "majority of participants in Stage 3 feel the neighbourhood should remain at its current density or see limited increase in the future." Taking a deeper dive into this document, it is clear that density is not supported in established neighbourhoods and that Squamish requires substantial upgrade before even considering such changes.

I urge you to reject the recommendations by the district staff to adopt 'Scenario C' in Estates North, Estates Center, Diamond Head East, Diamond Head South, and 'Scenario B' in Estates East. Please listen to those living in this neighbourhood who will be deeply impacted by the proposed changes who do not support further density in an established neighbourhood and who want to continue to live in this neighbourhood despite the financial impacts of this proposal. **I ask you to consider lesser densification in each of these areas that is more congruent with those living in this area.**

I would also urge you to recommend that 'Maintaining the Character of the Neighbourhood' should be added to an emerging idea. This notion has been supported through every stage of the planning process but continues to be ignored.

Thank you for your time.

Tim Schaufele
Garibaldi Estates Resident

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Garibaldi Estates
Date: May 8, 2023 11:29:11 AM

From: Alison Worosz <[REDACTED]>
Sent: May 8, 2023 10:40 AM
To: Council <Council@squamish.ca>
Subject: Garibaldi Estates

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Hello,

As a current resident of the Garibaldi Estates, I am writing to share my concerns about the Neighbourhood Plan being presented to council. Through the public engagement process, there has been a very loud response that the current residents are not interested in increasing current density or at least not to the magnitude being proposed. The purpose of public engagement is to hear the voices of current residents. Unfortunately, it appears as though the process was merely to tick a box, as the District agenda is being pushed in spite of how residents feel.

While I understand the reasons for the District's vision, there are many valid reasons why growth and development at that magnitude is not serving our community. I am happy to discuss this further.

Our current Council was voted in as trusted representatives of our beloved community. I encourage you to take this opportunity to do just that. Please stand up and question the legitimacy of this process. Ask questions about how we can proceed in a way that actually respects the people who currently live here. Please be the voice of the people that are being silenced. If current residents are ever going to trust and support the District agenda, they need to be heard. We should be working together, not against one another.

Thank you for your time.
Alison Harwood

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Garibaldi Estates Plan
Date: May 8, 2023 11:40:56 AM

From: Cindy Neilson <[REDACTED]>
Sent: May 8, 2023 11:38 AM
To: Council <Council@squamish.ca>
Subject: Garibaldi Estates Plan

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.

May 8 2023
Dear Mayor and Council,

I'm writing you today with serious concerns about the Garibaldi Estates Neighbourhood plan stage 3 Engagement being presented to council Tuesday May 9 at 9:15am

My concern is, the survey results are very complicated and nuanced and the results have been interpreted in a simplistic way.

The responses to the three scenarios in the six sub areas had a "I don't like any of these scenarios" option. If you're able to read the survey comments (please ask the planning department for these) of the people who chose this option, I believe you will find that most of the people did so because they are in favour of no/low density. This essentially splits the vote for lower density options. If this is taken into consideration, I believe you will find a vast majority of respondents would prefer a lower density option, not just three or four percent more as is being presented. I am someone who responded in this manner and would have gladly switched my response to 'scenario A' in all cases if I knew my response would be dismissed as it has been in this data interpretation.

I also have concerns that the comments from the group conversation meetings have not been taken into consideration in the final selection of scenarios. Most people at these meetings had concerns about a high-density plans.

I'm asking you to please take your time to read through all the public's comments made at the meetings, and in the surveys. If you can get copies of the original survey responses that would be best as there are comments paraphrased and missing from the summary. I believe there is a large disconnect between the final interpretation by the planning department and the desires of the engaged public for the Estates Neighbourhood.

Sincerely,
Cindy Neilson
Garibaldi Estates, Squamish

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Garibaldi Estates Plan
Date: May 8, 2023 11:40:56 AM

From: Cindy Neilson <[REDACTED]>
Sent: May 8, 2023 11:38 AM
To: Council <Council@squamish.ca>
Subject: Garibaldi Estates Plan

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Sincerely,
Cindy Neilson
Garibaldi Estates, Squamish

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Reg Garibaldi Estates Neighbourhood plan
Date: May 8, 2023 11:28:53 AM

From: Christine Witzke <[REDACTED]>
Sent: May 8, 2023 10:50 AM
To: Council <Council@squamish.ca>
Subject: Reg Garibaldi Estates Neighbourhood plan

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To Squamish Council

Regarding the Garibaldi Estates Neighbourhood Plan Stage 3.

The old neighbourhoods around Squamish are one of the things that gives Squamish so much character and charme.

Garibaldi Estates, Garibaldi Highlands, Brackendale, ValleyCliff. They all have open space, small parks and big old trees to enjoy.

That is what we, the residents, love and enjoy every day. That is what we need to preserve to enjoy in the future.

We encourage the Squamish Council to preserve the Garibaldi Estate the way it is and listen to the people in the old neighbour Hoods - NOT the Squamish District planning department.

Kind regards Fam. Witzke

■ Crescent, Garibaldi Highlands

From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: I change my answer to A!
Date: May 8, 2023 11:28:42 AM
Attachments: [image011.png](#)
[image002.png](#)
[image004.png](#)
[image006.png](#)
[image008.png](#)
[image010.png](#)
[image001.png](#)

From: roverdevin Biln <[REDACTED]>

Sent: May 8, 2023 11:06 AM

To: Council <Council@squamish.ca>

Subject: I change my answer to A!

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.

Dear Mayor and Council;

Tomorrow you will be discussing the results of the Garibaldi Estates Stage 3 Engagement and the proposed land use scenarios. As you are aware, the process has been beset from the beginning with “unprecedented friction” and concerns about transparency and process. This Report to Council, in my view, offers more of the same. My concerns are about the design and complexity of the survey, the careful presentation of survey data to misrepresent respondents’ desire, and the inclusion of Scenario C as an option derived not from resident feedback but rather “community goals.”

When polling the public about complex issues, a clear, concise question is fundamental to receiving authentic data about the will of the public. The Garibaldi Estates Scenarios survey was incredibly complex to the point of absurdity. It is telling that DOS staff had to extend the deadline and offer a series of help sessions for those struggling with the format. Anecdotally, I know of several people that began the survey, only to abandon it midway. I suspect that played out many times and I would appreciate it if Council asked how many surveys were begun and never completed.

In presenting the survey scenario preference data, the report authors assert that for most areas there is a less than 4% difference between the preferred Scenario A, the least dense, and Scenario C, the most dense. In doing so they minimize the fact that a large number of respondents chose “I don’t like any of the scenarios.” You will find, in interpreting the comments from those people, that they prefer the least dense option possible. A skeptic might surmise that the inclusion of the “I don’t like any of the scenarios” option was a deliberate attempt to split the data supporting lower density. But to unapologetically imply that there is less than 4% difference between those preferring the lowest densities and those preferring the highest is insulting. I urge council to direct staff to re-prepare the report with the assumption that those choosing “I don’t like any of the options” would have chosen Scenario A if we had known that our data would be swept aside so casually. I have

attached below, for your convenience, some charts that I feel more accurately reflect the sentiment of the survey respondents.

I also note that a similar subjective treatment of data occurred during the OCP 2040 Growth Management survey, when 244 surveys, signed by Squamish residents and supporting a less dense growth model were segregated and excluded from charts and calculations presented to Council by the authors of [that report](#).

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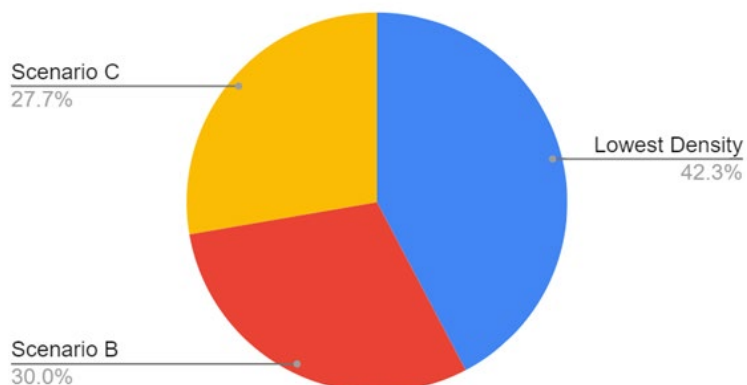
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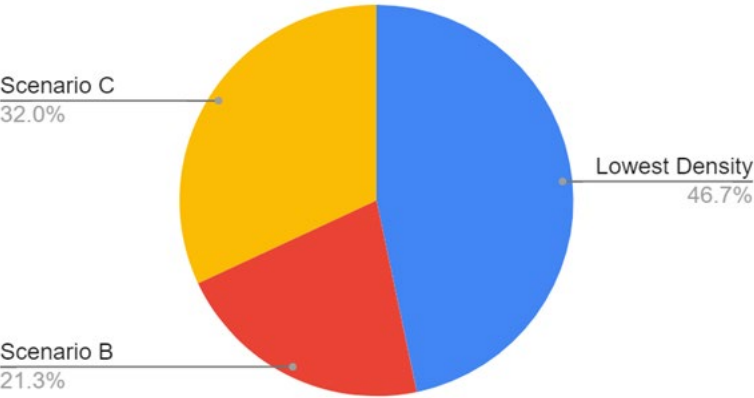
Sincerely,

Devin Biln
Squamish

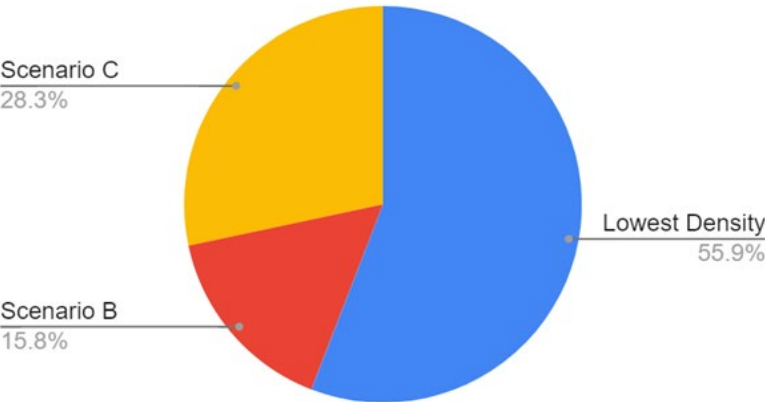
Commercial



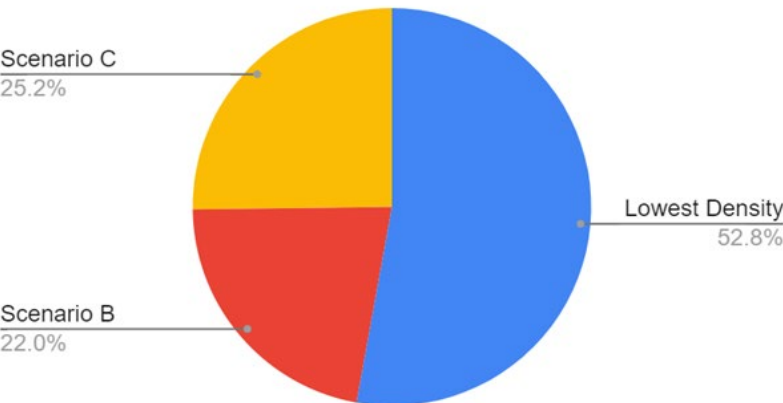
Estates North



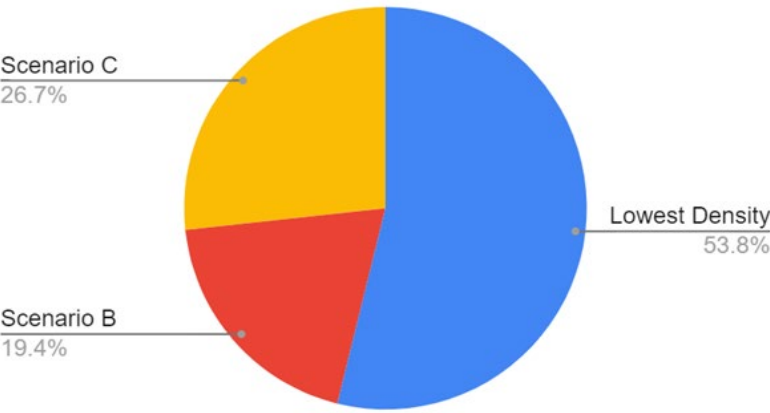
Diamond Head North



Diamond Head South



Estates Centre



From: [Terry Murray](#)
To: [Jenny Franks](#)
Cc: [Melissa Von Bloedau](#)
Subject: FW: Please Densify My Childhood Neighbourhood
Date: May 8, 2023 11:29:35 AM

From: Scott MacDonald <[REDACTED]>
Sent: May 8, 2023 9:06 AM
To: Council <Council@squamish.ca>
Subject: Please Densify My Childhood Neighbourhood

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.

Good morning Council,

I grew up in the Garibaldi Estates (and my family had lived there much longer), am now [REDACTED], and find myself on the brink of being priced out of Squamish. I plead Council to adopt the **highest densities** proposed in the neighbourhood planning process (in fact, I believe these scenarios do not go far enough to match supply to demand). Without additional housing, I have no hope of staying close to my family and community.

NIMBYism has taken over much of the conversation, and the engagement results exemplify how disproportionate the participants of this engagement process are relative to the general Squamish population. **Housing IS popular!** Please do not defer to vested interests at the cost of much more diffuse benefits to the wider community. In the end, what is the value of my neighbourhood's character if retaining it at all costs means I am priced out of living close to my family and community?

I would love to attend the committee of the whole meeting tomorrow morning but don't have the privilege of not working during the week.

Thank you,

Scott MacDonald

C: [REDACTED]

From: [Terry Murray](#)
To: [Jenny Franks](#)
Subject: FW: URGENT TO MAYOR & COUNCIL: PLEASE READ
Date: May 8, 2023 1:06:36 PM

DATE: May 9, 2023
MEETING: Committee of the Whole
LATE ATTACHMENT
ITEM: 3.i

From: J. Singh Biln <[REDACTED]>
Sent: May 8, 2023 12:40 PM
To: Council <Council@squamish.ca>
Cc: Gagandeep Ghuman <gaganscribe@gmail.com>; Jennifer Thuncher <jthuncher@squamishchief.com>
Subject: URGENT TO MAYOR & COUNCIL: PLEASE READ

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Re: [Stage Three engagement activities for the Garibaldi Estates Neighbourhood Planning Process](#)

Dear Mayor and Councillors;

I have lived in this community for [REDACTED] years and until recently, I have always believed that Council listened to what the community wanted and directed staff to make it happen. I was very disappointed in the previous council as they allowed the “inmates run the asylum” by blindly approving what staff presented. I hope you do not fall in the same trap as it would be a disservice to your constituents.

I read Matt Gunn’s report and recommendation to Council on the Garibaldi Estates Neighbourhood Planning Process and now I am convinced that he has his own agenda and manipulates data to suit his goals. Specifically, on the various scenarios:

- he ignores those who chose “I don’t like any of the scenarios” option but I surmise that majority of these would settle for least dense Scenario A if they knew their voice would not be heard
- he is recommending the most dense Scenario C despite the higher voted Scenario A
- he had made the survey extremely complex that took over an hour to complete. I know of many who gave up after starting.
- I believe his recommendation was predetermined so the survey was a waste of time for us who completed it and the staff who prepared and analyzed it.

At this stage it is only a recommendation but I hope you will listen to the people who favour gentle densification instead of more aggressive concentration to too many units in a small area.

I fear that Mr. Gunn believes there is no place for a single family dwelling in Squamish. Please remember that we are still a small town and not a metropolis. I hope you will not support the Planning recommendation. Thank you.

J. Singh Biln, P. Eng. (Retired)
Citizen of Squamish since [REDACTED].

Biln Investments Limited
Director, West Coast Railway Association

[REDACTED] [Crescent](#)

[REDACTED]

[Squamish, BC](#)

[REDACTED]

[Canada](#)

E-mail: [REDACTED]

E-Mail: [REDACTED]

Cell: [REDACTED]

Sent from my iPhone

From: [Terry Murray](#)
To: [Jenny Franks](#)
Subject: FW: I change my answer to A!
Date: May 8, 2023 3:52:29 PM

From: Paul Kindree <[REDACTED]>
Sent: May 8, 2023 3:16 PM
To: Devin Biln <[REDACTED]>
Cc: Council <Council@squamish.ca>
Subject: Re: I change my answer to A!

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.

Awesome devin, I was preparing a letter with the same findings!

On May 8, 2023, at 11:05 AM, roverdevin Biln <[REDACTED]> wrote:

Dear Mayor and Council;

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Sincerely,

Devin Biln
Squamish

<image002.png>

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Stage 3 Garibaldi Estates Land Use Scenarios

SURVEY RESPONSE REPORT

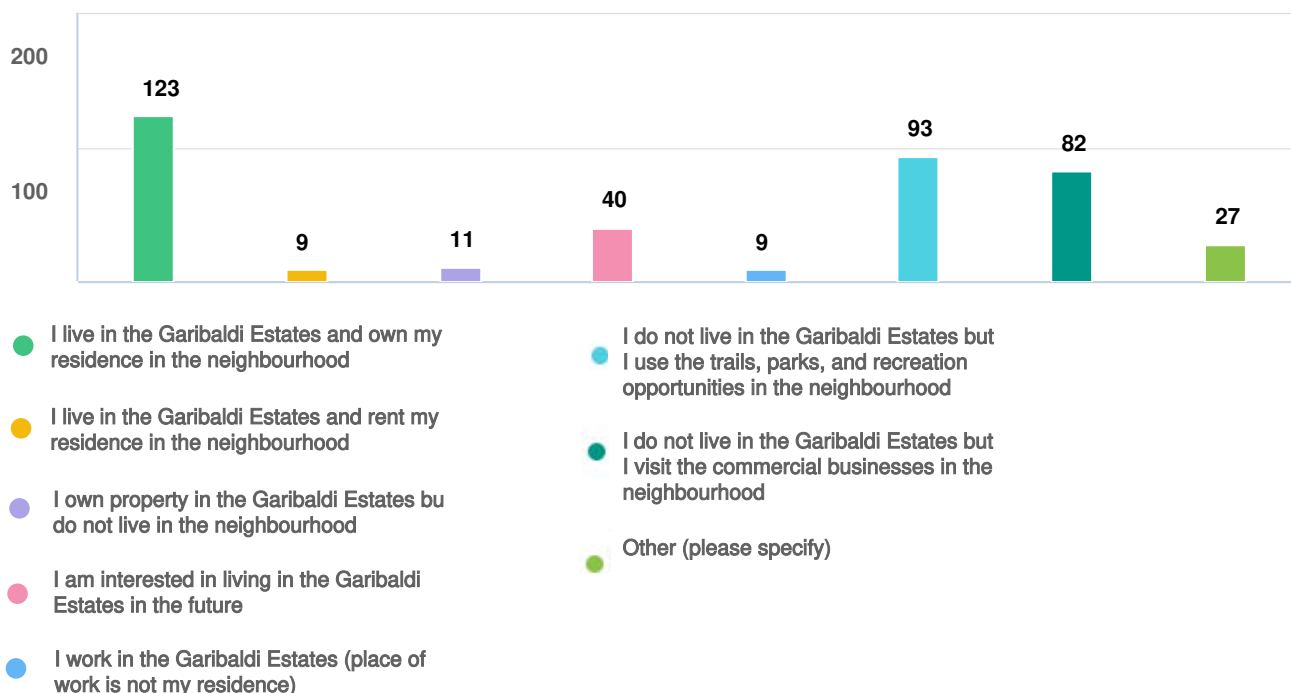
01 December 2022 - 25 April 2023

PROJECT NAME:

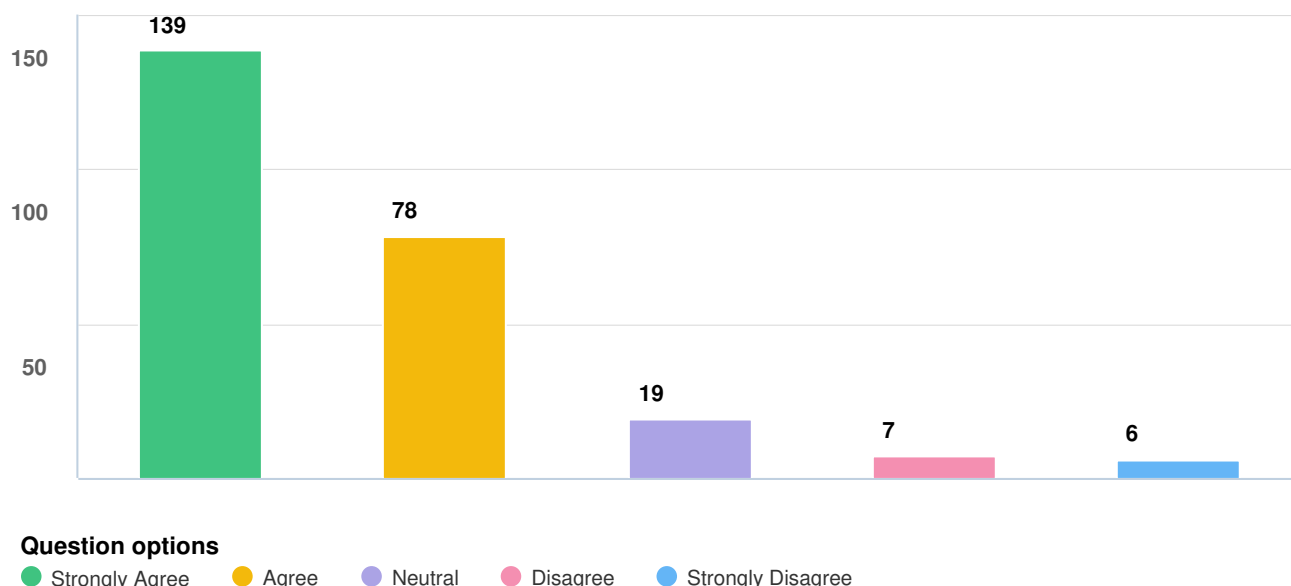
Garibaldi Estates Neighbourhood Plan

SURVEY QUESTIONS

Q1 What is your relationship to the Garibaldi Estates neighbourhood? Please select all that apply.

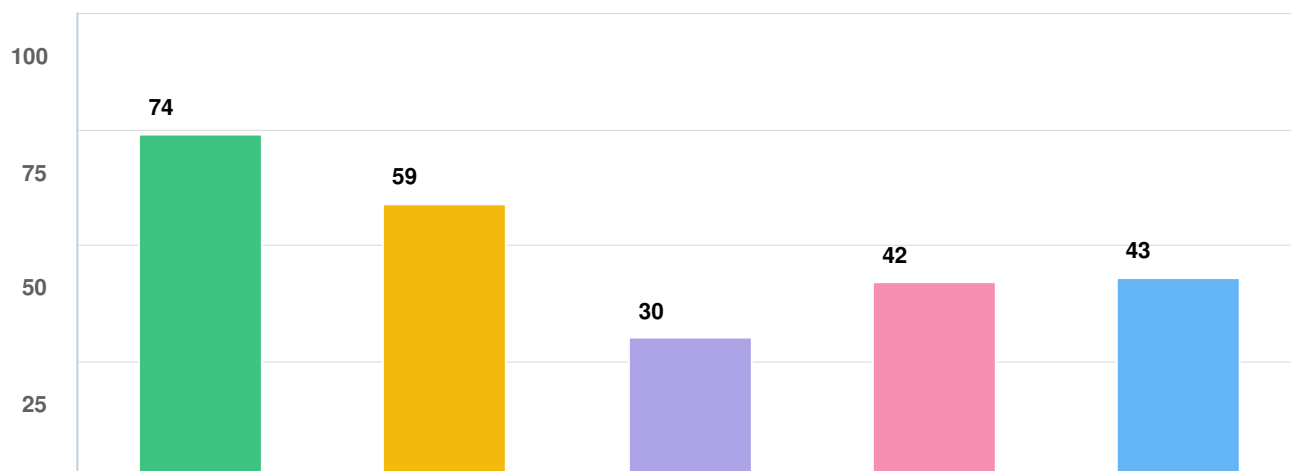


Q2 Livability - Retain and enhance the high standard of livability found in the Garibaldi Estates neighbourhood.



Optional question (249 response(s), 3 skipped)
Question type: Checkbox Question

Q3 | Housing - Provide a diverse range of housing forms and tenures suitable for a broad range of District of Squamish residents. Support the provision of attainable housing and rental options in the neighbourhood.



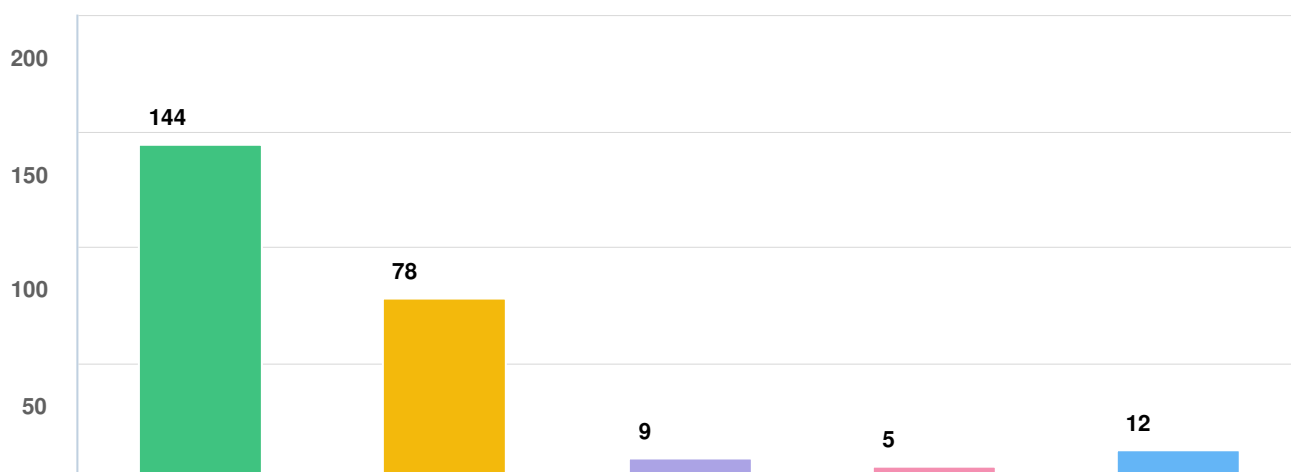
Question options

Strongly Agree Agree Neutral Disagree Strongly Disagree

Optional question (248 response(s), 4 skipped)

Question type: Checkbox Question

Q4 | Connectivity - Support pedestrian and cycling connections within the neighbourhood and to adjacent areas. Improve transportation infrastructure for the safety and convenience of residents and visitors.



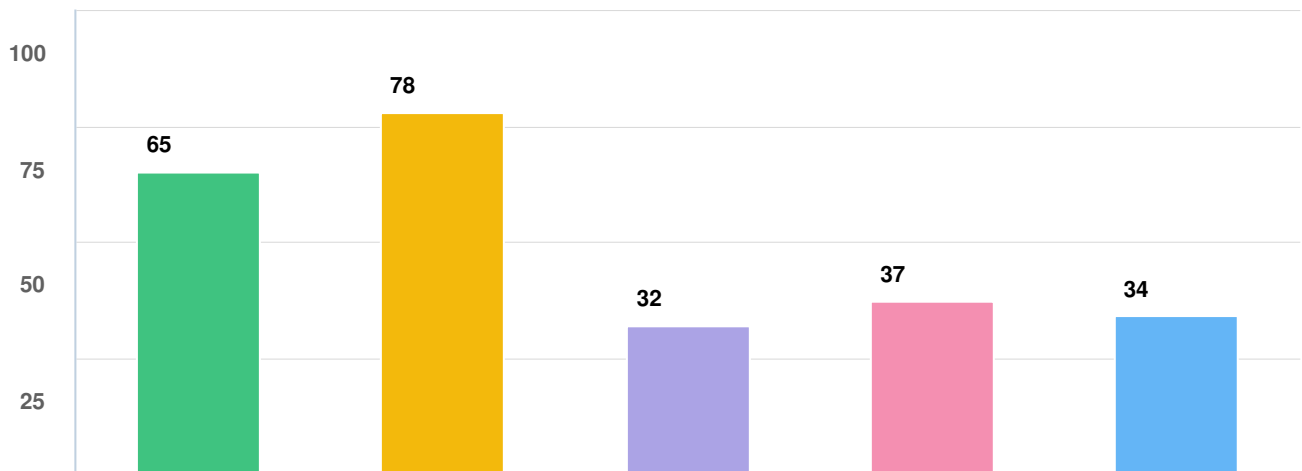
Question options

Strongly Agree Agree Neutral Disagree Strongly Disagree

Optional question (248 response(s), 4 skipped)

Question type: Checkbox Question

Q5 | Employment – Preserve dedicated commercial areas as employment lands and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses.



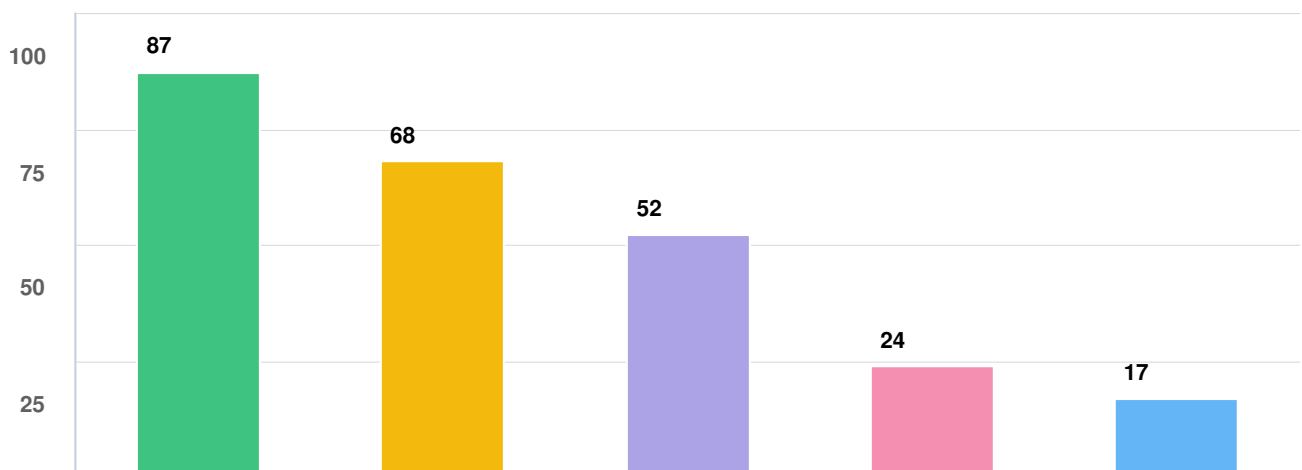
Question options

Strongly Agree Agree Neutral Disagree Strongly Disagree

Optional question (246 response(s), 6 skipped)

Question type: Checkbox Question

Q6 | Food Production - Protect and enhance opportunities for gardening, food production and agriculture, and look for opportunities to contribute to the regional food system.



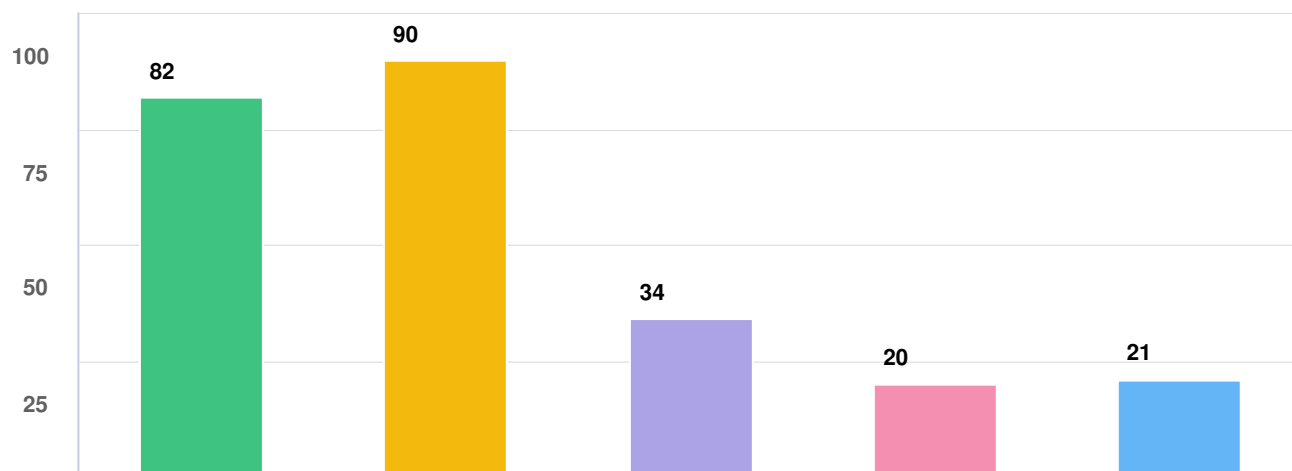
Question options

Strongly Agree Agree Neutral Disagree Strongly Disagree

Optional question (248 response(s), 4 skipped)

Question type: Checkbox Question

Q7 Services and Amenities – Ensure access to day-to-day services and amenities for neighbourhood residents. Build on the role of the neighbourhood as a service hub for the broader community.



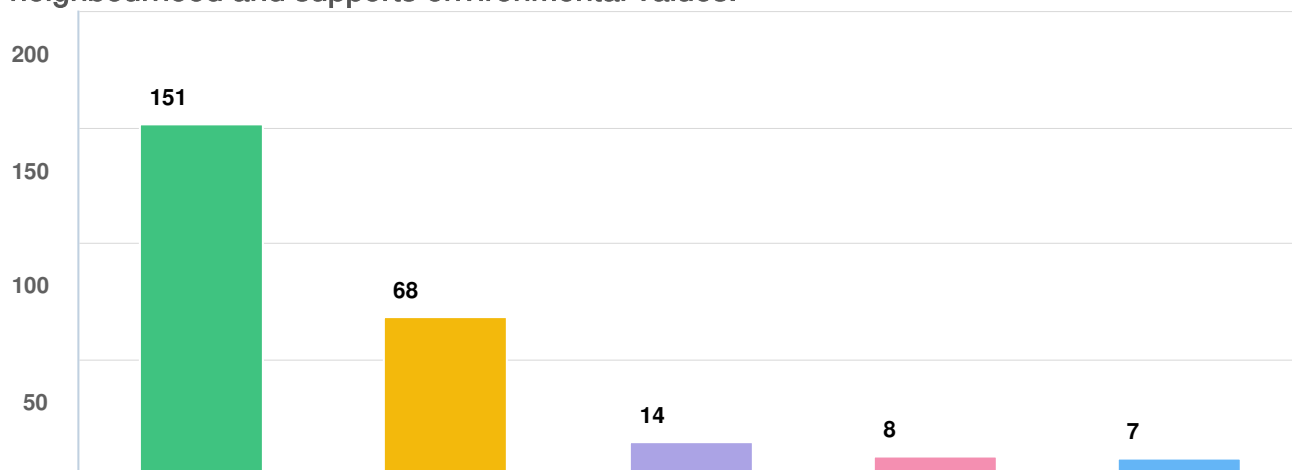
Question options

Strongly Agree Agree Neutral Disagree Strongly Disagree

Optional question (247 response(s), 5 skipped)

Question type: Checkbox Question

Q8 Parks, Greenspace and Public Outdoor Space – Improve and expand existing parks and outdoor public spaces to meet the needs of residents and foster a sense of community for all members. Preserve the canopy of mature trees that enhances the character of the neighbourhood and supports environmental values.



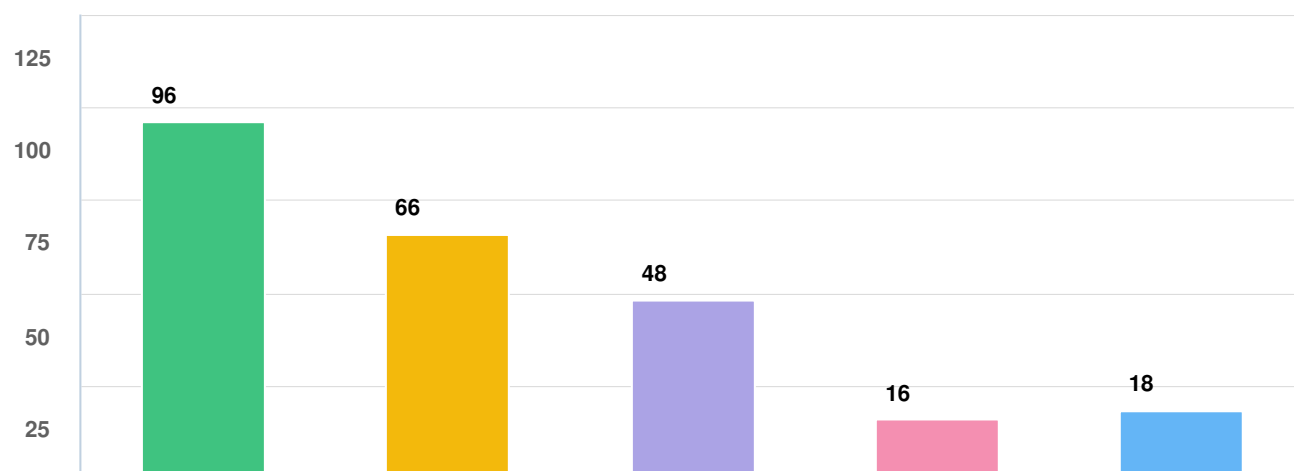
Question options

Strongly Agree Agree Neutral Disagree Strongly Disagree

Optional question (248 response(s), 4 skipped)

Question type: Checkbox Question

Q9 | Respond to Climate Change – Reduce greenhouse gas emissions (GHGe) and eliminate non-renewable energy use associated with new growth.



Question options

● Strongly Agree
 ● Agree
 ● Neutral
 ● Disagree
 ● Strongly Disagree

Optional question (244 response(s), 8 skipped)

Question type: Checkbox Question

Q10 | Do you have any suggestions to improve the proposed language in any of the guiding principles above?

Screen Name Redacted

4/19/2023 11:00 AM

To me livability means not over densifying the area, no high rise buildings. The precise definition of the word livability and other umbrella terms livability should be included at the end of the survey. What ever the writers mean by these words. Otherwise it is hard to answer. Also the answers can be interpreted as the user would prefer to his belief to their cause. Connectivity - there are already bike trails roads that connect the adjacent area also there are bike trails/lanes Employment- - this is two questions. 1. preserve dedicated... and 2 consider options. I agree with preservation, disagree strongly with integration of additional for mixed use. Food production. It is already in place and densification would totally do the opposite to the area. All of these questions are two point question that in my opinion questions that are not fair as they can be manipulated interpreted in a way that would serve the interest of people who want to have their cause supported. Parks - no densification. densification is taking trees down and green space away by the day. I have been watching it and I am shocked. Climate change - If you mean cars: cars will be around. Most people need and will have to commute for work to the city. Maybe sports people should not have trucks to pull their toys (sled, quad, dirt bikes). Summary: Give precise definition of words before asking whether we agree or not. Do not have 2 point questions. Questions should only have 1 interpretation.

Screen Name Redacted

2/28/2023 10:40 PM

Keep the theme simple. No jumar type buildings on read cres or in the estates. large homes with carriage houses only

Screen Name Redacted

2/15/2023 07:15 AM

Not at this time

Screen Name Redacted

2/15/2023 11:53 AM

The guiding principle lack any context to what they will be used for. If these are the principles to be in place when the District Planning department destroys the unique neighbourhood that should be a heritage neighbourhood and turns it into the (Missing Middle, What crap). By this question alone I understand that the District already knows what the outcome must be as they don't actually care what anyone thinks in this town.

Screen Name Redacted

2/15/2023 10:39 AM

question 5 is two things. 1- preserve existing commercial. 2. expand commercial in the area. a person could want to preserve without

expanding so this question leans towards forcing people to "agree" to expand, when really they may just not want to see a decline. This question does not inspire confidence in the process.

Screen Name Redacted

2/15/2023 12:01 PM

Heath / Traffic air pollution, noise pollution, light pollution Respiratory health and air pollutants: With multiple commercial spaces built into mixed-use, commercial traffic increases (idling), residents are impacted by poor air quality, noise and light pollution. Neighborhood Segregation (disparities in community development): Mixed-use development, different income levels, and disparities. Implementing mixed-use development has reduced housing affordability in our community. It may have increased social cohesion and decrease segregation for some with high and middle incomes, but it has decreased social cohesion and increased segregation for residents with lower incomes. Transparency: Share and identify local stakeholders.

Screen Name Redacted

2/15/2023 11:26 AM

Another thought is eastern Portland Oregon where their ditches are covered with plants to filter water and provide moisture to plants instead of open ditches? Seem easy to maintain and seem to handle water effectively plus very attractive streets. Front yards are often turned into gardens for flowers, fruit and vegetables plus trees. Garibaldi Way at Tantalus is apparently a serious crash site - a planted median or other ideas might beautify, filter traffic exhaust and make area a bit safer for all? Thankyou for the new shelter erected near pedestrian overpass form mall - it is already well used and we need more like this but maybe with gardening options?

Screen Name Redacted

2/20/2023 12:25 PM

Yes, this survey does not allow for me to convey my opinions. Ex. Employment – Preserve dedicated commercial areas as employment lands and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses. I agree with the first point (Preserve dedicated commercial areas) but do not agree with the second (integrate additional commercial opportunities)

Screen Name Redacted

3/18/2023 10:27 PM

Many of the guiding principles start with an agreeable note and then continue to have an added element. This seems sneaky, as it gets residents agreeing on part but not necessarily the other, and vice versa. Remaining neutral would also limit the number of true responses provided. Examples include: Services and Amenities. "Build on the role of the neighbourhood as a service hub for the broader community." The same goes for Employment; "consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses." Another is Respond to Climate

Change; it starts completely agreeable, however the closing comment is absolutely unrealistic if affordable living, which includes access to energy for cooking and heating that is affordable, is to be considered. "eliminate non-renewable energy use associated with new growth." The language in the above examples and elsewhere need updating or the ideas need to be removed from the guiding principles.

Screen Name Redacted

2/19/2023 11:04 AM

despite agreeing with the plans to increase density in the estates, the language and questions asked here feel pretty biased

Screen Name Redacted

2/19/2023 11:12 AM

No. Leave things as they are

Screen Name Redacted

3/13/2023 10:04 PM

Most of the questions have two parts. To preserve what is already there. And secondly to expand on the same area. How can we answer accurately if we agree with preservation but disagree with development? The statements should be divided into two separate questions.

Screen Name Redacted

4/12/2023 11:37 AM

Agree that connectivity is great, but the "How" of it is completed is what concerns me and my family. Gardening in this area is already established. The change of the landscaping to a more densities neighborhood would decrease the tree cover which could impact the existing natural landscapes. Greenhouse gas emissions; we have no control over future development in this area to ensure that the development isn't wasteful on existing houses or new houses. Transit/lack of parking in this area for commercial spaces are already creating issues.

Screen Name Redacted

2/20/2023 09:43 PM

For the services section I think it could be clarified that core services (health & childcare) are of utmost importance. They are different and more critical than other "services" such as hair, nail salons, etc.

Screen Name Redacted

4/12/2023 09:29 PM

My only concerns at this time are with #3 and #9 #3 - I strongly support diverse housing and understand the need for it but do not support it through the destruction or fracturing of long established existing neighborhoods. This principle as it's stated seems too black and white. Some areas would support density better than others based on location, size of roads, etc. #9 - I strongly support the need to reduce our carbon footprint and fight climate change but I do not agree with eliminating the use of high efficiency natural gas appliances. There are good reasons why some people choose gas appliances and should have the power to choose that if it meets a

energy efficiency benchmark. Replacing existing neighbourhoods with higher density is extremely carbon intensive. Higher density builds should be reserved for new land or buildings that have far outlived their lifespan, where a reno no longer makes sense.

Screen Name Redacted

2/23/2023 11:31 AM

Yes. I would like to see language surrounding preservation of and respect for the character of the neighbourhood.

Screen Name Redacted

2/23/2023 11:43 AM

Very vague.

Screen Name Redacted

2/23/2023 03:31 PM

I am unsure why this area needs to be a service hub for the broader community. Would that not entail duplicating services already in place downtown?

Screen Name Redacted

2/24/2023 02:16 PM

I feel DOS staff have put forth an excellent presentation, nothing to add

Screen Name Redacted

2/25/2023 01:49 PM

Yes, I would like to see detailed definitions and ideas/concept examples for enhancements to the high standard of livability found in the Garibaldi Estates neighbourhood, and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses.

Screen Name Redacted

2/25/2023 10:09 PM

Do not make the questions so global as to be specifically meaningless

Screen Name Redacted

2/26/2023 11:54 PM

word the questions so that they are not skewed to one way answers

Screen Name Redacted

2/28/2023 08:15 PM

I don't feel there should be commercial properties introduced in the residential areas in more than a handful of places. Possibly micro hubs of a few shops here and there but there would need to be sufficient parking for both residents , visitors and shoppers.

Screen Name Redacted

3/01/2023 09:01 AM

Yes, the term 'livability' is super broad - how is this question useful? For instance, to NIMBYs, I presume this screams single-family home 'neighbourhood character' but to me this suggests dense, walkable neighbourhoods with development being permitted at the densities that will reduce bidding wars for market-rate rentals and ownership

options. This means matching development to the demand for housing in this specific neighbourhood. Re: housing, rental options is a wonderful guiding principle - the District should explore providing density bonuses to incentivize further purpose-built rentals and below-market units while not stifling the development of market-rate units in the area. Re: employment, "preservation" of dedicated commercial areas could be changed to also include provisions for mixed-use with residential (imagine what a future dense, mixed-use redevelopment of the Independent Grocer parcel could do for housing security in the area). Re: food production - gardening and local food production is great but most food security is achieved at-scale and I worry that this is providing NIMBYs with a tool to block needed housing, which would hurt real people. In essence, it may work out to provide a lot of benefit to a few wealthy land owners at the expense of more diffuse benefits to the wider public that could be achieved with increased supply of market, non-market, and purpose built rental housing. Re: Greenspace - Urban canopies are wonderful, but families needing housing should not pay the price for tree canopies enjoyed by those who can afford to live in rich neighbourhoods such as the Garibaldi Estates. So long as this principle does not compromise housing supply (or density bonuses are applied that offset retention of trees), then this principle is great. Re: climate change, the best thing cities can do to support fewer GHGe emissions in the broader scale is to build densely. It's wonderful that new buildings are finding renewable energy sources but I worry that requiring this will increase costs of construction and maintenance, disincentivizing housing production by making some of it economically inviable in the area., Again, about finding an appropriate density bonus to support this civic objective (which I am aware that the District has begun implementing, although I would argue at a smaller scale than is necessary to face the scale of problems we as a community/society are facing).

Screen Name Redacted

2/28/2023 04:20 PM

Satisfied with language

Screen Name Redacted

4/11/2023 10:10 AM

I like the neighbourhood quite well enough as it is.

Screen Name Redacted

3/02/2023 03:24 PM

No

Screen Name Redacted

3/02/2023 03:54 PM

#3 should include "increase density" because that is what it is talking about. Seems like the survey is trying to avoid that term.

Screen Name Redacted

3/03/2023 04:36 PM

It feels like this survey is guiding us to choose the answer that you want. For example #7 should be 2 questions. I agree with the first part but do not agree that this become a hub for the broader community. That is what downtown Squamish is for. #5 is the same. While I agree with the first part, I strongly disagree with the second.

Screen Name Redacted

3/04/2023 09:25 AM

Easy question...pick a side either we are rolling forward with this new plan of densification or leave it the way it is... but let's get going., to many meet n greets. You can never keep everyone happy. Buy my place and use as a sales Center for god sakes... we just did a large build and just want a clear vision moving forward...

Screen Name Redacted

3/07/2023 09:51 PM

Livability and a high standard of living is quite subjective. What I might find to be a high standard of livability for a given neighbourhood may differ greatly from someone who has lived in a low density neighbourhood for a long time.

Screen Name Redacted

3/05/2023 06:07 PM

3. Housing: Suggest that the term "diverse range of housing forms" is too vague. Perhaps a different term could be "types of housing favored by the existing community and confined to those conforming to existing zoning laws"

Screen Name Redacted

4/14/2023 10:43 PM

The language in this survey so far is leading and open to interpretation. The data it generates needs to be reviewed very carefully and critically. Please uncouple the ideas presented in each guiding principle. Some of the wording also needs qualifying, the questions are loaded and open to interpretation. See below for specifics and more accurate answers. 2.Livability - Retain the high standard of livability found in the Garibaldi Estates neighbourhood. A- Strongly Agree 2.Livability - Enhance the high standard of livability found in the Garibaldi Estates neighbourhood. A- Disagree. I don't know what is meant by 'enhance'. My ideas of enhanced livability seem to different that planner's and developer's ideas. So I'm guessing I would disagree with this. 3.Housing - Provide a diverse range of housing forms and tenures suitable for a broad range of District of Squamish residents. A- Agree, this already exists, especially when you take into consideration the estates west of the highway. 3.Housing - Support the provision of attainable housing and rental options in the neighbourhood. A- Agree, but this statement seems very open to interpretation so I'm weary of agreeing to this. 4.Connectivity - Support pedestrian and cycling connections within the neighbourhood and to adjacent areas. A- Agree if this means making cycle commuting fast, efficient, separated from cars and pedestrians and useable in winter after a snowfall. 4.Connectivity -

Improve transportation infrastructure for the safety and convenience of residents and visitors. A- Agree, sounds good in theory but what does this actually mean? I've not seen any transportation improvement plan suggestions put forward that does this.

5. Employment – Preserve dedicated commercial areas as employment lands. A- Strongly Agree. 5. Employment – Consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses. A- Disagree. This is the main guiding principle where the ideas needed separating. I strongly do not want to see mixed use buildings where there are currently homes. I could support SOME accessory buildings for low key commercial use.

6. Food Production - Protect opportunities for gardening, food production and agriculture. A- Strongly Agree. Once this precious land is built up these opportunities will never happen again, and are really important. 6. Food Production - Enhance opportunities for gardening, food production and agriculture. A- Agree in theory, but depends what enhance means. A few garden boxes along Mamquam is not an enhancement. 6. Food Production - Look for opportunities to contribute to the regional food system. A- Agree in theory, but really depends what this actually means. 7. Services and Amenities – Ensure access to day-to-day services and amenities for neighbourhood residents. A- Agree - Current access to services is good. 7. Services and Amenities – Build on the role of the neighbourhood as a service hub for the broader community. A - Neutral - Need to be cautious here, there are already two major failing intersections in the neighbourhood. Attracting the rest of the community to the area more, on top of increased density in the area could be disastrous. 8. Parks, Greenspace and Public Outdoor Space – Improve and expand existing parks and outdoor public spaces to meet the needs of residents and foster a sense of community for all members. A- Cautiously Agree. Again, sounds lovely, but what does this statement mean to planners and developers? Not everyone wants to socialize all the time in small public courtyards or community gardens. Private green space/ yards/ gardens are essential to some people's mental health. 8. Parks, Greenspace and Public Outdoor Space – Preserve the canopy of mature trees that enhances the character of the neighbourhood and supports environmental values. A- Strongly Agree to preserving the canopy of mature trees.

9. Respond to Climate Change – Reduce greenhouse gas emissions (GHGe) and eliminate non-renewable energy use associated with new growth. A- Agree in theory, but this needs more info on how this is achieved. But where did this come from? I don't recall this coming from the public in the last round of engagement. Also, sustainability isn't always about density. There's a huge environmental cost to bulldozing houses in order to build large structures using enormous amounts of concrete.

Screen Name Redacted

3/27/2023 03:15 PM

It seems like one of the core principles that the proposals are built on is density, yet you don't ask that explicitly. I think you should, density is the main difference between the three options proposed.

Screen Name Redacted

3/10/2023 02:29 PM

no

Screen Name Redacted

3/10/2023 06:47 PM

(5) "Preserve dedicated commercial areas as employment lands" and eliminate the rest of the sentence. With so many restaurants, stores, and businesses currently in the area, I do not see the need for more commercial areas/mixed uses between Diamond Head Road and the Highlands. However, corner stores would be very desirable up in the Highlands to prevent people from having to drive down for basic groceries. (6) Eliminate "opportunities to contribute to the regional food system." Although many residents grow food on their land, including me, I feel this principle is not realistic for this area and is better suited for another area such as Brackendale. (9) Preventing natural gas use in new developments is a political position of some on council, but is not widely supported in this community. We should allow home owners and developers the option to use natural gas, especially considering the infrastructure that already exists in this area. Increasing housing because of population growth will in fact increase GHG emissions, so I feel the language for this guiding principle is too prescriptive. Perhaps instead, "reduce greenhouse gas emissions by providing infrastructure to support increased use of transit and active modes of transportation."

Screen Name Redacted

3/10/2023 05:54 PM

To provide or include a link to an accepted definition of livability

Screen Name Redacted

3/11/2023 02:47 PM

I feel the survey is worded in a way to get certain responses from those surveyed. Therefore because I cannot support all facets of your statements totally I find I must disagree to retain that which is important to the neighborhood.

Screen Name Redacted

3/14/2023 01:18 AM

at Question # 2, what is the "high standard of livability" in the neighbourhood. The question suggests to retain and enhance, but for someone doesn't understand the meaning of livability, the questions suggests that there is already even before answering the question. So why would I disagree ?

Screen Name Redacted

3/17/2023 05:42 AM

Housing - there ought to be language noting 'support opportunities for non-market and below-market housing'

Screen Name Redacted

3/16/2023 07:49 PM

The questions don't fully allow all ideas. Example, I am strongly in favor of preserving dedicated lands to employment but not in favor of integrating that into residential zones through mixed uses. Forced to vote strongly disagree.

Screen Name Redacted

3/27/2023 02:42 PM

Climate change should not be a guiding principle in this community plan. This community is not a significant contributor of greenhouse gas emissions. If you want to better affect climate change and pollution how about start with getting GFL to actually recycle the majority of things we put in the blue bins.

Screen Name Redacted

3/25/2023 06:51 PM

Define livability in terms of density.

Screen Name Redacted

3/17/2023 12:01 PM

Generally split out ideas from questions. I had to answer neutral to these questions because I had different answers to different points of the questions. These questions seem to couch a wanted direction with an existing value that most would want to maintain ie. leading questions. #3: Diverse housing forms separate question , support attainable housing, support rental as 3 separate questions #4: support connectivity within neighborhood separate from improve transportation safety separate from transportation convenience. #5: preserve existing commercial areas separate from commercial integrated in mixed uses question #7 separate maintaining existing amenities from turning the neighborhood into a Squamish hub #8 separate from maintain existing tree canopy #9 reduce GHGe a motherhood term and perhaps not necessary. Or you could separate out as its own questions. Is 2nd part of question to say no natural gas or propane allowed? Or just banning wood fireplaces? Couldn't these goals be dealt with with a District wide bylaw such as new construction bans non-renewable energy sources for cooking or heating? What about fire pits?

Screen Name Redacted

4/13/2023 10:12 AM

Halt all development until our community has a clear expansion strategy to deal with the increase of population.

Screen Name Redacted

3/18/2023 09:32 AM

This area will change as the old leave and the new arrive ... it is the responsibility of the DOS to listen to those that have created the past ... and ease slowly into the future ... density is only to the advantage of the developer ... only people with pride should be encouraged to be the new arrivals.

Screen Name Redacted

3/18/2023 10:26 PM

5. Employment- take out "consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses." 7. Service and Amenities- take out: "Build on the role of the neighbourhood as a service hub for the broader community."

Screen Name Redacted

3/19/2023 09:22 AM

#5 should be two questions

Screen Name Redacted

3/20/2023 12:12 PM

Separate the two elements of questions 5 and 6. Break them out into separate questions.

Screen Name Redacted

3/20/2023 02:48 PM

These guiding principles end up being vague without details. I have trouble fully supporting them without a caveat, or with the full exploration of what the district is proposing.

Screen Name Redacted

3/20/2023 07:30 PM

Questions 5, 6, and 7 each have two parts that contradict my opinions. I.e: I'd like to retain the existing commercial area, but NOT create more commercial via mixed use. Also I think agriculture and food production are important to retain for individuals on their VLA lots, but NOT as a regional food production business. People can't afford market prices for food, and should have the space to grow their own gardens.

Screen Name Redacted

3/20/2023 08:24 PM

Stop development. Press pause on development.

Screen Name Redacted

4/04/2023 09:10 PM

you can't have 'improve and enhance' and 'preserve' in the same sentence - either you are 'enhancing' - i.e. - preparing for an influx of new residents and housing, or 'preserving' - leaving what is here as is, for the residents we have

Screen Name Redacted

3/23/2023 02:19 PM

Under point 3. Housing it should state "Increase the number of housing units" and not just "the range of housing forms". Under point 6. I strongly disagree that the Estates should protect and enhance food production. There are areas outside the Estates which are much more suitable for agriculture. Currently most of the large properties are covered with lawns or are in the state of neglect.

Screen Name Redacted

3/22/2023 10:12 AM

No

Screen Name Redacted

3/22/2023 07:12 PM

I don't know what you mean by livability. If your concept is grounded in how things currently are, they're livable for the lucky few who scored VLA land for their private gardens. But for all the people who want to live there, it's not exactly liveable, is it?

Screen Name Redacted

3/23/2023 09:27 AM

more explanation on the phrase of "standard of livability" means.

Screen Name Redacted

3/23/2023 02:10 PM

Answer to point 2 is "disagree" because in my opinion current standards of livability are not to the highest potential for this area. Many lots are oversized for the needs of the owners/renters. The large lawns are not environmentally friendly features of our times and are the thing from the past. The gardens, which so many people, who are opposing to what is being proposed, are utilizing only small portion of many properties. Development of the Garibaldi Estates by providing new housing and revitalizing green spaces will improve the livability of this centrally located urban area long overdue for change. Regarding point 3 in addition to "providing a diverse range of housing forms" should be added "and also sufficient quantity of housing allowing more people to live in Garibaldi Estates, which is in close proximity to transportation and all amenities." Answer for point 6 is "disagree" because in my opinion proposed communal gardens (as shown on renderings for the proposed scenarios) very often end up as flower or weed gardens, rather than food production source. For serious gardeners and food producers the gardening opportunities should be provided outside of the Garibaldi Estates and other urbanized areas. This is how this is being done in many places all over the world. Also, vertical gardening is getting more and more popular. These type of gardens will still be possible on smaller parcels of land if desired. Answer to point 8 is "disagree" because in my opinion there is not enough land in Garibaldi Estates to provide densification and at the same time create new parks. Many beautiful parks and green spaces are in the surrounding areas of Squamish urbanized centres. Preservation of the tree canopy is also in a conflict with providing more housing. Many of the trees on private properties are not healthy and are overgrown. As it is typically done planting of the new trees and vegetation is part of new developments.

Screen Name Redacted

3/24/2023 04:25 PM

3. Housing. Rather than 'provide a diverse range of housing' (in a relatively small area) , GE should 'contribute' to the diversity of a broad range of housing in the broader community. There is considerable diversity already being developed at every adjacent boundary of the planning area. If the goal is to achieve diversity, then the question of 'at what scale'? should be considered.

Screen Name Redacted

3/24/2023 07:14 PM

Perhaps allow for commentary to expand on the opinion. For example, in the case of 6 Food Production and 8 Parks & Greenspace, I believe that these ideas are important for the community as a whole but should not be the focus in Urban areas at the expense of land best suited for housing. By focusing housing in urban areas you are protecting the environment, the forest, and the lands outside of Urban Growth Boundary. Pocket parks should be considered as the area densifies.

Screen Name Redacted

3/24/2023 09:29 PM

Designate a farm hub

Screen Name Redacted

3/25/2023 11:10 AM

The guiding principles tend to have multiple ideas within each principle. They'll state one item and then add a similar but different point with "and". I was reluctant to agree with things because I felt I'd be agreeing to two different things. Example, "Preserve dedicated commercial areas as employment lands and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses." This is two things. I agree with one, but worry about the second. Questions in the first section we're worded similarly.

Screen Name Redacted

4/14/2023 08:52 PM

stop development in this area !

Screen Name Redacted

3/27/2023 05:10 PM

could provide further context/examples to question 7 - it's vague

Screen Name Redacted

3/27/2023 09:01 AM

Please be specific when saying greenhouse gasses associated with 'new growth'. Are you referring to growth in density within the garibaldi estates or growth beyond the growth management area? This could be a very misleading or leading question

Screen Name Redacted

3/27/2023 10:07 AM

You need to give a sense of the solutions on the table for these issues as it feels like the results will be spun in a manner that will support max infill. Similar to much of this process, it feels duplicitous.

Screen Name Redacted

3/27/2023 02:41 PM

More specific, less vague

Screen Name Redacted

3/27/2023 08:08 PM

Generally, these principles are so broad that they provide no guidance. Of course people want these things. But they don't actually

mean anything concrete

Screen Name Redacted

3/27/2023 03:01 PM

7. I think we should producing walkable services and amenities by reasonably increasing density in the area around one of our key commercial and transportation hubs.

Screen Name Redacted

3/27/2023 02:52 PM

Principal 5 is about 2 differenrent ideas, and one migh agree with "Preserve dedicated commercial areas as employment lands" and disagree with "integrate additional commercial opportunities into the neighbourhood through mixed uses."

Screen Name Redacted

3/27/2023 04:32 PM

Interconnected bike lanes and greenways make neighborhoods way nicer to be in

Screen Name Redacted

3/27/2023 07:06 PM

Listen to the needs of locals living there

Screen Name Redacted

3/28/2023 11:17 AM

NA

Screen Name Redacted

3/29/2023 07:46 AM

Screen Name Redacted

3/31/2023 04:14 PM

Leave the area the way it is. It's not broken and doesn't need fixing.

Screen Name Redacted

4/01/2023 05:31 PM

None.

Screen Name Redacted

4/06/2023 08:17 PM

There is nothing about parking in what is proposed to be higher density areas. We already suffer this issue in higher density areas of Squamish and I wish the district would learn from those mistakes.

Screen Name Redacted

4/08/2023 06:53 AM

Stop breaking up neighbourhoods.

Screen Name Redacted

4/08/2023 07:33 PM

Expansion of greenspace makes sense with the exception of the area along mamquam road where the confluence of bike lanes, vehicular traffic and gardening space may increase the potential for accidents.

Screen Name Redacted

4/09/2023 10:09 PM

The food production question. A lot of food can be grown on small yard plots. I have always had a beef (pun not intended) with some current Estates residents that no density can occur due to present food production. A simply look at Google maps show mostly large grassy lots. Maybe a handful of Estates residents have very large garden plots.

Screen Name Redacted

4/10/2023 12:11 PM

None. These guiding principles are sound and well written.

Screen Name Redacted

4/11/2023 10:38 AM

Most of the principles above seem to start with "preserve" and then discuss changes or improvements (or vice versa). This seems contradictory, and makes it difficult to answer. I like the way the neighbourhood is now, and feel it meets all resident and visitor needs. ie: the first question starts "Retain and enhance". I would say retain, no enhancement necessary.

Screen Name Redacted

4/11/2023 11:13 AM

Only one question at a time. Most questions ask, "retain" but then add "enhance". No option to retain and NOT enhance. It is a loaded question which happens over and over.

Screen Name Redacted

4/11/2023 12:11 PM

Not sure why wording is on occasion contradictory "retain and enhance" - why not just say retain

Screen Name Redacted

4/11/2023 07:58 PM

#5-consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses - there are vacant spaces that already exist, there is no demand for additional commercial opportunities, especially with the volume of commercial possibilities in all the new buildings being built in the industrial park. Garibaldi Estates does not need any more commercial spaces. yes to preserving existing

Screen Name Redacted

4/13/2023 12:54 PM

Clarify 'Livability': what does that mean?

Screen Name Redacted

4/13/2023 04:51 PM

Respond to Climate Change - Prevent the destruction of significant trees and environmental habitats

Screen Name Redacted

4/14/2023 01:37 PM

I'm so tired of filling out surveys going to meeting talking with councilors every time we all say the same thing LEAVE THE

ESTATES ALONE and REDACTED is completely unresponsive.

Unfortunately he is not elected so I can't have him fired.



Screen Name Redacted

4/14/2023 03:25 PM

I'd like to see the opportunity for commercial space to be owned by multiple land owners rather than all development occurring for the benefit of one developer. It has become increasingly difficult for business owners to own their commercial space and rents have skyrocketed over the last 10 years threatening the success of long established businesses.

Screen Name Redacted

4/14/2023 04:27 PM

"Preserve dedicated commercial areas as employment lands and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses." This area already has substantial commercial areas and doesn't necessarily need to add more opportunities outside of the established commercial areas.

Screen Name Redacted

4/19/2023 11:10 AM

Housing - I agree only if height restrictions apply and north side neighbours are not put in the shade to the detriment of growing gardens otherwise disagree.

Screen Name Redacted

4/19/2023 11:49 AM

Connectivity - we already have this but could use sidewalks. densifying will not improve the safety for residents as it will only put more vehicles on the street Employment - I agree with preserving and disagree with integrating additional commercial Services - not just in the estates but in the highlands i.e. corner store, bank, liquor store, post office, drug store. Parks - meaning no densification. Ask point blank questions that can't be misinterpreted and manipulated to the way that the people who wrote the survey want it to go.

Optional question (91 response(s), 161 skipped)

Question type: Essay Question

Q11 | Are there any guiding principles missing from the list above that you feel should be included?

Screen Name Redacted

2/14/2023 06:55 PM

I am very much against further mixed use buildings in Garibaldi Estates. Historically, the small useful amenities (grocery store, fish monger, take out pizza site) all moved from the existing mixed use building on Tantalus to other strictly commercial zones. These buildings detract from the family residential community feel. They are not necessary as the commercial area is very accessible and benefits from a critical mass of business to allow residents to do all their

"shopping" in one place. Please do not spread commercial sites out across the other neighbourhoods through the use of mixed use buildings.

Screen Name Redacted

2/28/2023 10:40 PM

no

Screen Name Redacted

2/15/2023 07:15 AM

I do not think so

Screen Name Redacted

2/15/2023 07:49 AM

Adequate parking

Screen Name Redacted

2/15/2023 11:53 AM

The guiding principle of don't use Garibaldi Estates as a way to fix the complete failure of Crumpet and Thunder ridge not to mention the single family homes that took up their entire lots on Loggers east. You don't have the so called missing middle then you should go to your last approved single family areas and take them down . Oh ya I forgot they are rich. Estate owners are not.

Screen Name Redacted

2/15/2023 10:39 AM

Parking is the elephant in the room, none of the plans visualized show nearly enough parking for the densification displayed

Screen Name Redacted

2/15/2023 12:01 PM

Same as above

Screen Name Redacted

2/15/2023 11:26 AM

I am concerned about the community garden idea for Mamquam Rd. Is thought given to the possible toxic effects of dust and vehicle exhaust on these gardening areas? No thought shows up in this plan to adjacent neighbouring areas and the impact on these properties too - Mamquam School is very well used in community but must be too costly for School District alone to fit it into this plan? businesses in that area? residential stretches east or west of the map area. Use of areas under powerlines eg. in the mall and along walkways heading east of map where there are swamps which could also be turned into gardens or attractive plants with more seating? We need gardening more than huge lawns to maintain.

Screen Name Redacted

2/20/2023 12:25 PM

Yes. Preserving heritage neighbourhoods. - this has been ignored by district staff. Providing community with density targets to make informed decisions - This has been repeatedly asked for during this process as well as in the OCP and the district fails to provide this for

the community. Transportation and infrastructure has been largely ignored.

Screen Name Redacted

3/18/2023 10:27 PM

Livability includes affordable living, which includes access to various energy forms at this time and for years to come, in order for people to live. Climate change is real and we need to migrate to renewables, no doubt. However, It's a transition that will take decades to do well and do right, as oppose to making drastic changes that make it too expensive for middle class families to live comfortably. We only need to look at what's happening in Europe and Australia to see the issues stemming from leaping to renewables (by shutting down too many coal powered electricity producing and nuclear facilities at once).

Screen Name Redacted

2/18/2023 10:30 AM

what about updating current buildings, keeping the same amount of housing, not adding any more commercial and just improving amenities in the area.

Screen Name Redacted

2/19/2023 11:04 AM

15 minute communities would be a nice guiding principal, where amenities like groceries, post office, 3rd spaces, are all within a walkable 15 minute distance from home. Otherwise I fear all the plans just lead people to driving to the big commercial park for the independent, canadian tire, and the post office.

Screen Name Redacted

2/19/2023 11:12 AM

Leave the neighborhood as is

Screen Name Redacted

4/12/2023 11:37 AM

Nothing in this GENP talks about preserving existing residents properties. It is solely focused on future rebuild options which makes us residents feel unwelcome. I would like to see more "community" and "togetherness" for this area rather than creating a them vs us scenario for residents Vs developers.

Screen Name Redacted

2/22/2023 04:13 PM

"Practicality" as it relates to logistics of parking, infrastructure and materials logistics.

Screen Name Redacted

2/23/2023 11:31 AM

Yes. I would like to see something about protecting wildlife, and stronger language about what 'preservation of canopy of trees' means. What %, what is mature, etc. Be precise.

Screen Name Redacted

2/23/2023 01:20 PM

Heritage - preserving and protecting legacy neighbourhoods. Respecting and honoring the wishes of current residents and the

character that has been passed down through previous generations.

Screen Name Redacted

2/23/2023 03:31 PM

Please ensure that existing desirable neighbourhoods retain that desirability. As we lose what we moved here for, people are moving away in droves. I may be next.

Screen Name Redacted

2/24/2023 02:16 PM

no, you've taken into account everyone's view and put forth great options

Screen Name Redacted

2/25/2023 01:49 PM

My main comment is can we not create guiding principles that are not meant to manipulate the community into supporting a plan we do not support? Responsible conduct and transparency are just a few of the guiding principles for local elected officials. I feel like this may be at risk based on this process so far.

Screen Name Redacted

2/25/2023 10:09 PM

Do you support the status quo and believe that limitless development is not healthy for community residents.

Screen Name Redacted

2/26/2023 11:54 PM

leave the residents alone and let them live in the properties they purchased without changing the dynamic of the neighbourhood

Screen Name Redacted

2/28/2023 08:15 PM

Allowance for true affordable housing should be made. Possibly by means testing or qualification. A realistic traffic management plan. mamquam and garibaldi way already suffer with the volume of traffic. Making houses and apartments without parking is not a solution. people live in squamish want the freedom to explore and many have 1 vehicle per adult as a necessity. transit is not a viable solution here with the weather and the way people recreate.

Screen Name Redacted

3/01/2023 09:01 AM

Housing supply. This needs to be unambiguous and spelled out in bold marker. There is no way we achieve any resemblance of housing affordability without matching residential zoning to housing demand. The province is well aware of this and has signaled it will soon begin placing housing targets on municipalities, and will be stepping in when necessary when municipalities fail to zone for enough future housing. The District should be acting proactively to pre-zone for dense housing to support more housing production that will trigger higher vacancy rates; otherwise, I fear the province will step in and make choices for our community, or take back land use powers temporarily (as seen recently in California with its Builders Remedy).

Screen Name Redacted

2/28/2023 04:20 PM

Satisfied with Range and amount of guiding principles

Screen Name Redacted

2/28/2023 07:17 PM

Residents of a neighbourhood should have some measure of control of the kinds of changes to be made to their neighbourhood.

Screen Name Redacted

4/11/2023 10:10 AM

Respect the existing neighbourhood and its residents.

Screen Name Redacted

3/02/2023 03:24 PM

Childcare, parking, egress to 99

Screen Name Redacted

3/03/2023 06:48 PM

A person's right to sunshine, right to quiet, right to space all of which add to healthier, happier humans!

Screen Name Redacted

3/03/2023 04:36 PM

What about the right to light? If a large structure shades our yard, our gardens are no longer viable. What about right to view. I chose to build here for the reasons mentioned at the meeting. I do not want my view of the mountains blocked by a large structure.

Screen Name Redacted

3/04/2023 03:55 PM

Introduce change incrementally in existing neighbourhoods to preserve the character

Screen Name Redacted

3/05/2023 06:07 PM

Suggest adding the principle of preserving and enhancing wildlife habitat where feasible

Screen Name Redacted

4/14/2023 10:43 PM

Retain and provide opportunity for housing forms that people actually want, even if arbitrary housing density targets are not met in this one neighbourhood. There are already more units planned for construction in Squamish than the province is forecasting we will need in the next 10 years.

Screen Name Redacted

3/27/2023 03:15 PM

Infrastructure support (how are we going to support this many people with basic infrastructure), Density (fundamental goal of community plan), and I find it extremely strange that we are having all the planning discussions around density and its not clear what population the current zoning will support. I know council has said that there is no population number targeted, but modelling current zoning and population density should be part of the information you provide to the general public. Why do we need to densify existing single family home lots if the other efforts to rezone and densify other zones (i.e.

downtown) support an exponential growth.

Screen Name Redacted

3/10/2023 02:29 PM

no - they look great.

Screen Name Redacted

3/10/2023 06:47 PM

There should be something related to traffic calming measures or ways to decrease speeding. This is related to Livability and Connectivity, but could be another Guiding Principle - Transportation Infrastructure. Since moving to the Estates in 2010, I have witnessed much more traffic and increased speeding along Skyline and Diamond Road. With only two road access points up to the Highlands and increased traffic due to population growth, how can we plan for this now? Eliminating parking on one side of Diamond Road has made this stretch much safer, but it continues to be a more direct and faster route from Skyline to the mall. Is there a way to promote a safer or more desirable route to the Independent Grocery store and London Drugs?

Screen Name Redacted

3/11/2023 02:47 PM

Retain the integrity of the neighbourhood.

Screen Name Redacted

3/14/2023 01:18 AM

Architectural character is missing : There is no principles about mountain views and heritage of this neighbourhood. The character defined by the built heritage is a factor that contributes to the sens of community and the vibe of the of the neighbourhood

Screen Name Redacted

3/16/2023 01:31 PM

ability to renew and expand municipal infrastructure and community services through densification

Screen Name Redacted

3/27/2023 02:42 PM

Preservation of outdoor culture, ambience and natural views. Is a guiding principle that should be included in this list

Screen Name Redacted

3/17/2023 12:01 PM

maintain privacy for existing residents. Create a new zoning for higher density that increases setbacks for developers densifying lots backing onto current VLA 1 or 0.5 acre lots. assure streets are clear and walkable as they mostly are now (make sure off street parking is planned for).

Screen Name Redacted

3/17/2023 05:32 PM

Ensure that there are no bottle necks with car traffic and parking - we don't need another downtown where there is a bunch of businesses and no parking. Also since I live in a busy street, I don't want to inhale

more of the exhaust - make sure there is no standing traffic anywhere as you increase the density.

Screen Name Redacted

3/17/2023 07:11 PM

Re: question #5, the type of, and amount of expansion for commercial opportunities is important to consider. This should be done in relation to the needs of the community as a whole. As more people enter the area, the infrastructure and commercial space needs to keep up. However, creating a large light industrial space will disassociate from the real draw of the community, in turn creating numerous issues. Re: questions #7 and #8, having places for community activities is extremely important, in my opinion, to keeping the community a desirable living space in the long term. As is the greenery both within and surrounding the area.

Screen Name Redacted

4/13/2023 10:12 AM

Who is profiting from the development and do we want these people benefitting from the clear destruction of Squamish's community life.

Screen Name Redacted

3/18/2023 09:32 AM

Planners are clones of the profession ... your education is a deficiency to the solution ... if you have never lived in an area of single-family detached homes, you should not be in the planning profession.

Screen Name Redacted

3/20/2023 12:12 PM

Develop with consideration for views and access to sun when the sun is lower in the sky. This should be considered for all developments everywhere.

Screen Name Redacted

3/20/2023 12:10 PM

provide housing opportunities near transportation network and commercial areas.

Screen Name Redacted

3/20/2023 02:48 PM

How about ensuring that the infrastructure is in place to meet the needs of the neighbourhood and ensure that the quality of life in Garibaldi Estates will not deteriorate with increased density BEFORE you actually densify. What's wrong with taking a pause and seeing what happens once all of the already approved developments are built and populated before we continue to densify? Putting more people into an area as the number one priority of the planning department is short sighted at best and negligent at worst. To continue to grow is what cancer does. Ecosystems must come into balance. More people will not necessarily meet the goals of the District, nor the neighbourhood.

Screen Name Redacted

Many

3/20/2023 07:30 PM

Screen Name Redacted

Adequate school spaces/options for children.

3/20/2023 08:24 PM

Screen Name Redacted

limit on levels of new builds

4/04/2023 09:10 PM

Screen Name Redacted

Avoid pricing out current home owners with higher taxes associated with higher value properties. Keep some single family home areas on the outskirts like how Edgemont village in north van does.

3/25/2023 10:11 PM

Screen Name Redacted

Heritage : Heritage should be part of the guiding principles. As this neighbourhood has a heritage through the VLA which provided space, light, views, quietness, etc. It should be acknowledge and residents should have the opportunity to decide if it's important or not. Supporting Municipal Infrastructure: The importance that residents give to integrated consideration of neighbourhood servicing and infrastructure should be assessed.

3/23/2023 10:39 PM

Screen Name Redacted

Safety - improve the current neighbourhood to ensure families feel safe waking and riding bikes. Installation of sidewalk lights and more signage when speed changes to 30km/hr in some areas.

3/22/2023 09:47 AM

Screen Name Redacted

No, I feel you should listen to the residents.

3/22/2023 10:12 AM

Screen Name Redacted

Sustainability (social, economic, and environmental sustainability; including, but not limited to, ghg reduction) Supportive infrastructure for a growing population (e.g., schools, expanding rec space, expanded hospital) Accessibility (how to deal with densification and congestion - parking, bike/walking lanes)

3/23/2023 02:14 PM

Screen Name Redacted

Public transit not just walking and cycling

3/24/2023 04:48 PM

Screen Name Redacted

Perhaps addressing traffic/speed control? Creating spaces (beyond parks) for residents to recreate. Tennis court? Lacrosse box? Basketball? Whistler neighbourhood excel at this and it creates community and gives healthy options for youth and families.

3/25/2023 07:37 AM

Screen Name Redacted

4/14/2023 08:52 PM

keep our neigourehood the way it is.

Screen Name Redacted

3/26/2023 03:29 PM

Preserve the form and character of the existing VLA neighborhood

Screen Name Redacted

3/26/2023 07:31 PM

Preserve the green space and land, stop growth and density within the estates. Stop density which is affecting Coho park and salmon spawning. The old golf course development will effect this.

Screen Name Redacted

3/27/2023 10:07 AM

Maintain the existing character of the neighbourhood, which has been a consistent theme provided in the feedback given in all prior engagement from existing residents

Screen Name Redacted

3/27/2023 11:37 AM

There needs to be at least a 4 or 5 metre buffer zone between established original homes and new larger (greater than 0.25 acre) development

Screen Name Redacted

3/27/2023 03:01 PM

Smartgrowth - I think we need to prioritize adding density to areas that best serve the community as a whole where this has very much become a neighborhood discussion. This is one of a few areas where density and infill development can be added around existing services and amenities.

Screen Name Redacted

3/27/2023 07:06 PM

Leave established neighborhoods alone

Screen Name Redacted

3/28/2023 11:17 AM

NA

Screen Name Redacted

3/27/2023 08:03 PM

To preserve the heritage of the neighborhood. I moved to Squamish from Vancouver after falling in love with the quaint farm across from the gold course.

Screen Name Redacted

3/28/2023 04:55 PM

Security of the neighbourhood with more people comes more crime and less of a neighbourhood feel. Nothing against renters but generally more transient. I would rather not see a beautiful neighborhood be destroyed so that developers can make a ton of money. If there is a purpose for a small amount of change that makes sense. But the amount of change you are suggesting is detrimental to

this neighbourhood.

Screen Name Redacted

3/28/2023 06:20 PM

Ensure all development has adequate off-street parking. On-street parking poses hazards to cyclists and pedestrians. Each residence and suite should have parking for at least 2 vehicles as well as parking for visitors.

Screen Name Redacted

3/28/2023 06:29 PM

YES- why don't you have the questions with an option to leave the GE as is. I love where I live. This is my dream property, which I worked extremely hard for. I don't want to leave. I love my garden. I love watching the birds in my yard. My 3 animals love playing in our yard. My grandchildren love playing in my yard. The list goes on...

Screen Name Redacted

3/29/2023 07:46 AM

Preserve the existing community? Yours is not to destroy and rebuild in your own vision.

Screen Name Redacted

4/01/2023 05:31 PM

Industrial is missing. I believe this should be address and discouraged or not aloud in GE. In particular, I site the messy industrial land users at the East end of Mamquam Road across from the Squamish Valley Golf Course.

Screen Name Redacted

4/06/2023 08:17 PM

Parking

Screen Name Redacted

4/08/2023 06:53 AM

Not everyone wants to live in a box.

Screen Name Redacted

4/14/2023 12:55 PM

I find this questionnaire very deceiving. Of course everyone supports the principles, but what you're not saying is that you are willing to plow over a neighbourhood to do it. You talk about how this is "for the future" "for end of life" for the houses in about 25 years, but my home in Brackendale is about 90 years old, and with your rationale, it should have been torn down more than 50 years ago. It was said that this plan is only for the future, but it is a self-fulfilling prophecy because we have already seen that owners that sell to developers now see a profitable return on their investment. The neighbours that are left behind because they desperately want to remain in their homes will be penalized by having to suffer through development closing in on them like a snake, squeezing out their fresh air and sunlight for their gardens. I am very well aware that the province is advocating for higher density, but I could not see where they specifically meant to high-jack a current neighbourhood that wants to

maintain its semi-rural charm. There are plenty of Greenfield and brownfield areas of our town that could be developed without ruining a neighbourhood. My friends look at your concept drawing and see that their house no longer exists. Some of these friends are new to the area, some have been in their homes for decades and these drawings are devastating. Yes, we are in a climate emergency, but I am truly shocked by what feels like a disregard for the actual environment. There are mature trees in our neighbourhoods that are being fallen for higher density, all in the name of dealing with climate change. We have proposals for developments near to fish bearing streams all in the name of density... and this protects the environment? Again, I find this questionnaire extremely deceiving, and only elicits the answers you are looking for, not how the community actually feels. So yes, a guiding principal that is missing should be - DO NO HARM!!!

Screen Name Redacted

4/09/2023 10:09 PM

Providing community garden lots and perhaps also neighbourhood sharing "shed" that contain things like lawnmowers, garden tools, weedwackers, wheelbarrows, etc. Would like to see a dog park too - a spot of at least an acre with trees, shrubs, grassy mounds.

Screen Name Redacted

4/10/2023 12:07 PM

Preservation and enhancement of built character. I'm supportive of adding density but as long as it's done in a way that preserves our community character. Big buildings (including triplexes and four-plexes) should be broken up, not just big blocks. Tools include upper story stepbacks, maximum heights from street-facing facades, etc. Break up the bulk and mass of the building. Also - how will the character of this area be different from downtown Squamish? Can we set a vision for it to have a slightly different, more village-like character than downtown Squamish? Design guidelines, building standards, sign standards, and lighting standards should be used to define the character of the area.

Screen Name Redacted

4/10/2023 12:11 PM

Preserve and enhance community character. What will differentiate Squamish North from Squamish Downtown? I was disappointed to not see row housing on the list of options. I think Squamish North should feel cozy, not austere. I support upper story stepbacks, max height requirements (especially near the street) and other measures that will prevent feeling 'enclosed'. North Squamish should feel open and welcoming.

Screen Name Redacted

4/11/2023 10:45 AM

Community - Encourage housing forms that build on the current "feel" of Squamish as a whole. Overland Water Management - Management of water displacement in what is a relatively flat and

former floodplain area. Hazard management needs to be a critical part of any thoughts in the lower areas of Squamish. Even more so with the requirements to raise new housing forms which causes water displacement into older properties.

Screen Name Redacted

4/11/2023 11:13 AM

Yes. What do the residents want. There has been a lot of opposition to DOS. plans for the areas but their voices not being heard.

Screen Name Redacted

4/11/2023 12:11 PM

Sense of historical relevance of the area - DVA lands and the importance of the area to the current residents. As well, so much current development in Squamish in alternate areas - why is this being looked at outside the context of the larger picture- why are we looking at this specific subdivision? ?

Screen Name Redacted

4/11/2023 07:58 PM

#3 - Between all the high density housing under construction downtown and in the industrial park, and the population that alone those structures will house, there should be no more housing infrastructure proposed or built until we can keep up with the existing growth, along the growth that will come when all those are completed. Our hospital, our medical clinics, our schools, our long term care facility, our community rec centre, already cannot manage the volume of residents in this community.

Screen Name Redacted

4/13/2023 12:54 PM

Possibly separate 'Parks, Greenspace and Public Outdoor Space' into two items, 'Parks and Greenspace' and ' Public Outdoor Space'. I would like to see a focus on public outdoor spaces besides parks: large pedestrian walkways (traffic-free streets) lined with shops, restaurants and cafes, with public play areas for kids.

Screen Name Redacted

4/13/2023 03:28 PM

Continue to support the current neighbourhood and community members to ensure that Squamish has large parcels of land for those families that wish to enjoy and cultivate their land as they see fit.

Screen Name Redacted

4/13/2023 04:51 PM

Maintain or enhance the character of the neighbourhood

Screen Name Redacted

4/14/2023 04:27 PM

maintaining livability of the area by ensuring existing and new developments maximize space between buildings, provide sufficient parking and storage within new developments, ensure all residents have sufficient yard and green space within their properties or complexes. Seems the focus has been on maximizing unit development over the long term livability and satisfaction and that

leads to people wanting the 'more space' things which are typically only provided/acheived in single family housing. Providing these things within the context of increased density is possible, it just means that density isn't always maximized at every turn, which is the thing that leads to local resident resentment towards it.

Screen Name Redacted

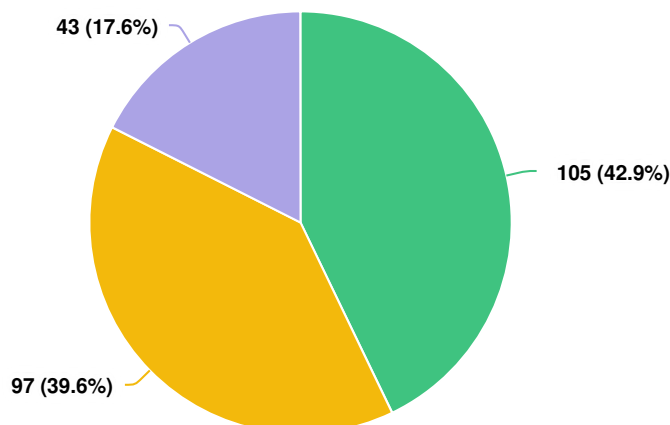
4/19/2023 11:10 AM

Protect existing areas/residence from shade by overheight buildings so gardening can be maintained. Protect existing properties from being shaded by buildings heights. so gardens can be maintained.

Optional question (87 response(s), 165 skipped)

Question type: Essay Question

Q12 Which scenario would you prefer to see as the Commercial sub area evolves over the next 20 years or more? Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design, location, aesthetics, parking, landscaping) are not intended to be accurate representations.



Question options

● Scenario A ● Scenario B ● I do not like either of the proposed scenarios

Optional question (245 response(s), 7 skipped)

Question type: Radio Button Question

Q13 Why don't you like either of the proposed scenarios for the Commercial sub area?

Screen Name Redacted

2/20/2023 12:25 PM

I think keeping 'as is' is great; however, given the proposal to increase density, an opportunity is being lost on these areas. Put electricity grid underground and provide opportunity for increased density in this area. This will mitigate density targets in already established neighbourhoods

Screen Name Redacted

3/18/2023 10:27 PM

The roads cannot handle the volume of people being put into this area and there's no plan currently in place to appease the currently failing, or officially, near failing traffic situations entering the highway.

Screen Name Redacted

2/18/2023 10:30 AM

I don't like the Idea of large commercial building around the school. (Like what has happened down town.

Screen Name Redacted

2/19/2023 11:12 AM

I feel is is good enough as is

Screen Name Redacted

4/14/2023 07:48 PM

I think you should incorporate more density and housing in enre.

Screen Name Redacted

4/14/2023 07:47 AM

Because you have completely disregarded what the neighbourhood wants! If you were really listening to the neighbourhood and it response to phase 2 & 2.5 you would not present scenario B or C. You are just paying lip service to the community.

Screen Name Redacted

2/23/2023 11:31 AM

I want to know precisely how many 3 storey buildings. Not 'most areas'.

Screen Name Redacted

2/23/2023 12:56 PM

I moved to Squamish to get out of the densification of the city and want it to stay the way it is

Screen Name Redacted

2/23/2023 01:19 PM

This is too much density for a small area which already struggles with traffic and traffic control. These two corners are inundated with highway traffic in peak times and weekends and the blackout of traffic both onto the highway and onto government road waiting to turn into these plazas just for coffee or gas is already a disaster and dangerous. To add high density commercial or residential here would be horrible. This strip should be left alone and left as low-height single building commercial as-is. There are enough commercial services across the highway.

Screen Name Redacted

2/25/2023 01:49 PM

Because all the plans provided have not been supported by a plan with metrics detailing specifics around why it is needed, how much is needed to support the plan, and how you will support the community with the appropriate resources and infrastructure to meet the demand. I just trust our approach is not good enough and you may find the community would be more supportive if you changed your approach from shell games and trickery.

Screen Name Redacted

2/25/2023 10:09 PM

We already have many services, gas stations, restaurants, big box stores, small neighbourhood market, fast food services, walk in clinic we do not need any more. More is not always better!

Screen Name Redacted

2/26/2023 11:54 PM

don't understand them

Screen Name Redacted

3/03/2023 06:48 PM

Why would you not have residential dwellings on the top of all commercial buildings? This is an obvious first step!

Screen Name Redacted

3/10/2023 03:42 PM

Retail/office is very specific and not flexible, for example if an artist wanted to a pottery studio that clearly allowed in these proposed designations

Screen Name Redacted

4/13/2023 10:12 AM

We are not prepared to deal with any of these changes. We need to take our time and plan properly.

Screen Name Redacted

3/18/2023 09:11 AM

Multi story commercial not practical and not enough demand for office space

Screen Name Redacted

3/18/2023 09:52 PM

The parking lots are massive!

Screen Name Redacted

3/20/2023 10:43 AM

Too much commercial area

Screen Name Redacted

3/20/2023 08:16 AM

A sea of surface parking shouldn't be the defining feature of a new plan for the future. The amount of office space seems too high given the current state of the office market and current housing demands.

Screen Name Redacted

3/20/2023 07:30 PM

The elementary school will be surrounded by commercial buildings with higher building heights. Also creating traffic/safety issues which are already a problem at that school. It'll be swallowed up by development, just like what happened to Squamish Elementary and the Jumar abomination!

Screen Name Redacted

3/20/2023 08:24 PM

Traffic is already bad in the area. Additional commercial spaces would make traffic even worse.

Screen Name Redacted

4/04/2023 09:10 PM

our commercial access is fine as is, with downtown squamish remaining the main area

Screen Name Redacted

3/21/2023 07:50 AM

Traffic control + no need for more commercial buildings in this area

Screen Name Redacted

3/23/2023 10:39 PM

It is not possible for me (and I doubt it is for most residents) to visualize what 10.7, 13.8, or 15.8 m looks like. Therefore, I can't agree with any scenario.

Screen Name Redacted

4/14/2023 08:52 PM

keep the current

Screen Name Redacted

3/25/2023 07:04 PM

The traffic is already congested and there is a school in this area

Screen Name Redacted

3/26/2023 07:49 AM

To much commercial buildings

Screen Name Redacted

3/26/2023 07:31 PM

Opposed to density in Squamish. Don't even have enough doctors for current population! Don't like how many stories are proposed. Keep it small or not at all.

Screen Name Redacted

3/27/2023 06:05 PM

It is already busy enough around the area of the elementary school, I don't believe that they need to add more commercial buildings to the west side of the highway.

Screen Name Redacted

3/27/2023 06:47 PM

Don't want buildings taller than what currently exists in commercial areas

Screen Name Redacted

3/27/2023 07:06 PM

Leave it as it is

Screen Name Redacted

3/28/2023 06:29 PM

YES- why don't you have the questions with an option to leave the GE as is. I love where I live. This is my dream property, which I worked extremely hard for. I don't want to leave. I love my garden. I love watching the birds in my yard. My 3 animals love playing in our yard. My grandchildren love playing in my yard. The list goes on...

Screen Name Redacted

3/28/2023 07:34 PM

to much development

Screen Name Redacted

4/05/2023 10:17 AM

You have removed all gas stations and grocery stores. Where are people now supposed to do this?

Screen Name Redacted

4/08/2023 06:53 AM

I dont think there is a proper plan for population growth

Screen Name Redacted

4/11/2023 12:11 PM

Seems shortsighted and "taking the Easy way" to promote highway commercial development- certainly promotes the drive thru mentality
Not very creative or attractive in our beautiful town

Screen Name Redacted

4/11/2023 07:58 PM

Because there is no demand for more commercial.

Screen Name Redacted

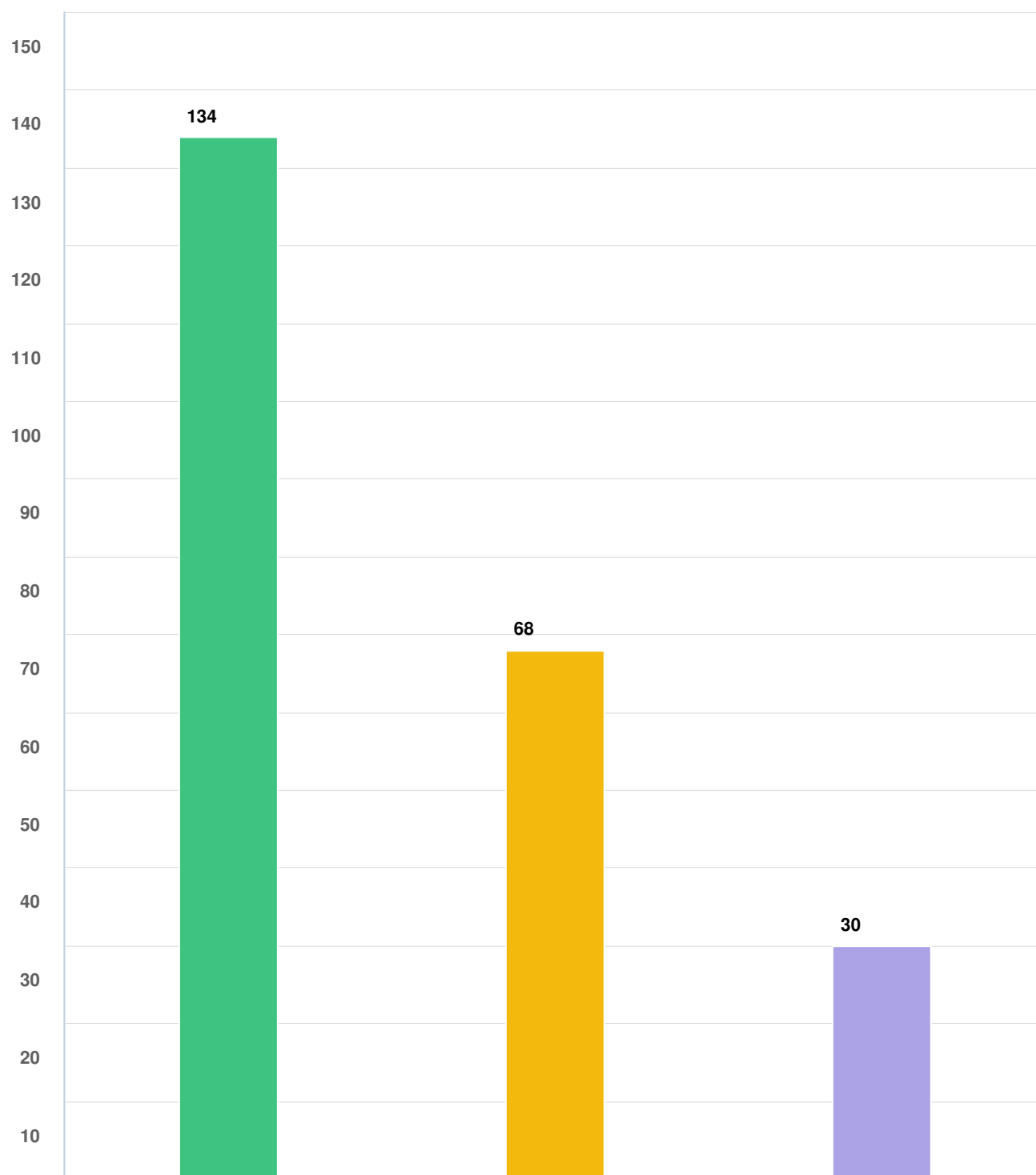
4/14/2023 10:37 PM

It is not necessary as there is a commercial sub area already and commercial sub area should be concentrated as is.

Optional question (38 response(s), 214 skipped)

Question type: Essay Question

Q14 | Why is the scenario you selected in the last question your preferred choice? Select all that apply.



Question options

● I prefer the proposed heights
 ● I prefer the proposed amount of office space
 ● Other (please specify)

Optional question (197 response(s), 55 skipped)

Question type: Checkbox Question

Q15 | Is there anything else you think we should know about the proposed scenarios for the Commercial sub area?

Screen Name Redacted

4/19/2023 11:00 AM

That are is already a commercial area not much change is needed
What I don't like: Because the buildings are too high, too many
storeys, getting taller than the trees.

Screen Name Redacted

2/14/2023 06:55 PM

There is already adequate (and currently unused) commercial space
in this area. I support increased amount of commercial/office
(Scenario B) space in this area with no other commercial space in the
entire Garibaldi Estates plan. I think it is preferable to have residential
neighbourhoods and commercial centres. The entire area is so small
and walkable that there is no need to have mixed use
residential/commercial buildings. I am very much against further
mixed use buildings in Garibaldi Estates. Historically, the small useful
amenities (grocery store, fish monger, take out pizza site) all moved
from the existing mixed use building on Tantalus to other strictly
commercial zones.

Screen Name Redacted

2/15/2023 07:15 AM

No

Screen Name Redacted

2/15/2023 11:53 AM

What commercial is going into this area. How high the buildings are is
irrelevant to what goes in to them. This commercial area is a strip
mall, for drive through, so highways side tourist and other side
neighbourhood

Screen Name Redacted

2/15/2023 12:01 PM

Will this change? "Generally, existing buildings in the commercial sub
area are far below the maximum height and densities allowed by
current zoning. Limited demand for large commercial buildings and
constraints such as powerlines and flood hazard have resulted in
development below what is allowed in the existing zoning bylaw."


Screen Name Redacted

2/17/2023 10:35 PM

If the area could be truly mixed use with condo/apartment housing
above some of the lower retail shops/offices, you would incentivize
less car traffic and greater community business development,
especially on the west side of the highway which is quite isolated
from the east unless traveling by car.

Screen Name Redacted

if one of the scenario's has to go through then A nothing above 3

2/18/2023 10:30 AM	stories it ruins the feel of the town and the views. 
Screen Name Redacted 2/19/2023 11:04 AM	I think it would be acceptable to increase the height of this area if it was used as office space on top of the commercial ground floor. I would not like this space to be further developed for shops, further encouraging people to drive everywhere to do their shopping
Screen Name Redacted 4/14/2023 07:47 AM	Create a neighbourhood working group to help steer a neighbourhood plan, because its appears you are not listening. All existing commercial building should have to have residential units on top of them with rooftop gardens for food production.
Screen Name Redacted 4/12/2023 11:37 AM	I think the scenarios should have been shown on a general lot layout and not on the existing land usage topography maps. This creates a bias for what those existing lots are currently used for Vs unknown to future unknown
Screen Name Redacted 2/22/2023 04:04 PM	Parking lot sizes are currently huge - either make parking in commercial lots available for future residential or use that land for better use
Screen Name Redacted 2/22/2023 04:13 PM	Parking will be an issue.
Screen Name Redacted 2/23/2023 11:31 AM	I'd like to know what current commercial occupancy rates are in Squamish (retail and commercial) and whether there is demand for more retail and office space before more gets built.
Screen Name Redacted 2/23/2023 11:43 AM	We need to reduce the minimum parking requirements. Our city is becoming a parking lot.
Screen Name Redacted 2/23/2023 12:56 PM	There is so much commercial land over by walmart etc, go there and leave the residential area alone
Screen Name Redacted 2/23/2023 01:19 PM	Too much density and traffic chaos for such a small area. Both options are too dense, but especially option B would be disastrous for such a small location.
Screen Name Redacted	Please consider parking! There have been so many variances

2/23/2023 03:31 PM

granted in recent decades that we are vastly underserved, especially for handicapped stalls. Seniors and those with disabilities, as well as young parents with multiple children, are not able to use bike transportation. You keep forgetting about us in your planning!

Screen Name Redacted

2/25/2023 01:49 PM

What is the specific need we are trying to fulfill and why?

Screen Name Redacted

3/01/2023 09:01 AM

Yes, please consider allowing much higher buildings here complete with mixed-use residential buildings. This supports several objectives regarding housing supply, and affordability, employment space, walkability, etc... but also is less politically contentious than building higher adjacent to existing low-density residences (which the District should absolutely allow for).

Screen Name Redacted

2/28/2023 07:17 PM

There is already substantial difficulties with exiting existing parking lots. A solution must be found or people will have to avoid using the area.

Screen Name Redacted

3/07/2023 10:10 AM

Why not consider 6 storeys? i would fully support this.

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/02/2023 03:24 PM

I assume the buildings will be commercial/retail on the main floor and office/condos above

Screen Name Redacted

3/03/2023 04:36 PM

No increase in height. No higher than already exists.

Screen Name Redacted

3/04/2023 09:25 AM

Let's get it done

Screen Name Redacted

3/05/2023 06:07 PM

Consider adding residential units above commercial units as developed in Port Moody

Screen Name Redacted

4/14/2023 10:43 PM

Where commercial buildings border on residential, the current height of buildings (not just current zoning) should be considered and commercial buildings should not be built more than one story higher

(even that might be too much) than current adjacent residential buildings.

Screen Name Redacted

3/27/2023 03:15 PM

Plans to support parking & Infrastructure needed.

Screen Name Redacted

3/09/2023 09:24 AM

More trees area in commercial area

Screen Name Redacted

3/10/2023 02:29 PM

Intergrating more common space for folks to meet up and such would be nice, as there is not much of that in there execpt cloudburst.

Screen Name Redacted

3/10/2023 03:42 PM

These are timid goals for density, in 30 years this will be the centre of Squamish

Screen Name Redacted

3/10/2023 06:47 PM

Office space is concentrated downtown and in the Industrial Park already, so Scenario A provides for sufficient growth for the Estates.

Screen Name Redacted

3/10/2023 05:54 PM

Right now there is a massive lack of connectivity for non-vehicle users, lack of secure bike parking, and very unsafe walking conditions in the commercial sub area.

Screen Name Redacted

3/13/2023 08:56 PM

Leave the height of the buildings downtown in downtown, We really don't need tall buildings popping up at this end of town.

Screen Name Redacted

3/14/2023 01:18 AM

Instead of allowing big box style building with high ceilings like London Drugs , Canadian Tire, and Independant. The commercial space height should be reduced to the minimum allowance for storage shelvings and the rest of the building height should accomodate, office space or housing. At the moment, half of the space of those big box buildings is unused, (the space from top of shelvings to the ceiling) is empty space. What a waste of space, it costs more to heat and cool. So we are essentially blocking the mountain views for an empty high ceiling commercial box so that it has more visibility from the highway. That's one of the reason why big boxes like that are built, and without even question the sens of that, we see them all across Canada and the US. These type of buildings have destroyed the streetscape and the original characters of small towns. Now everywhere you go it looks the same. Copy paste ... What a lack of vision and a waste of space ...

Screen Name Redacted

3/15/2023 10:35 PM

Preserve mountain views, put density further back

Screen Name Redacted

3/16/2023 01:31 PM

maximize height further. the proposed height will likely not truly trigger change since the incentive is insufficient, i.e. nobody is going to tear down a 3 storey property to build a 4 storey property. consider adding residential on top of a retail/commercial podium.

Screen Name Redacted

3/27/2023 02:42 PM

How about forcing developers to conform to a particular exterior aesthetic or facade style that will help solidify the identity of this neighborhood and Squamish.

Screen Name Redacted

3/17/2023 12:01 PM

Make sure there is enough parking and safe access. Explore parking garages to accompany further commercial development. Make surrounding residential streets to commercial area resident parking only so there is an opportunity to charge for parking that is more than 1 or 2 hours in the commercial area. Paid parking might encourage more walking, biking, and efficient planning of trips. The District also needs to seriously explore commercial development in the Garibaldi Highlands neighborhood, perhaps at Quest or a land swap could happen with the Catholic Church, the church could move elsewhere. The existing Catholic church site could relieve much traffic up and down the hill if there was a grocery store such as SaveOn on that site. Also if Canada post had boxes for GH residents up the hill, many car trips could be eliminated.

Screen Name Redacted

3/17/2023 07:11 PM

Raising building height creates a scary precedent to eventually blocking mountain views. Even within a commercial area that may not affect many residents at home, it starts to impact overall quality of life and a reason people love this town.

Screen Name Redacted

4/13/2023 10:12 AM

Our community and it's residents are drowning to pay their bills and to simply live. Considering what LNG is also trying to bring into our town, there is too much change taking place with no infrastructure in place, not to mention where all the wildlife will go once we keep tearing more wooded areas down.

Screen Name Redacted

3/18/2023 09:11 AM

Redevelop the strip where Independent Supermarket is

Screen Name Redacted

3/18/2023 09:32 AM

I do not see a difference, but can attest to the growth and increased traffic in just the past few years ... parking is important and

businesses must make a profit or not going to hang around. ... being pretty does not count.

Screen Name Redacted

3/18/2023 09:52 PM

Retain views of mountains.

Screen Name Redacted

3/21/2023 10:33 PM

Increased heights leads to densification which leads to increased traffic. There needs to be a major overhaul of the transit system to accomodate this.

Screen Name Redacted

3/18/2023 07:07 PM

I think the height limit should be the same everywhere in Squamish. The limit downtown somehow seems a lot higher and I think thats what I would like to see in all area

Screen Name Redacted

3/20/2023 08:16 AM

Three-story structures are preferable to four-story.

Screen Name Redacted

3/20/2023 12:12 PM

Views and access to sun must be considered for residents across Gov't.

Screen Name Redacted

3/20/2023 07:30 PM

Keep the commercial areas on the same footprint, on the east side of the highway, and just add another two stories.

Screen Name Redacted

3/20/2023 08:24 PM

Plant grass and trees.

Screen Name Redacted

4/04/2023 09:10 PM

consider the traffic patterns

Screen Name Redacted

3/21/2023 02:33 PM

Current parking lots are a pedestrian hazard and not well connected (eg. Access to Boston Pizza, access to Independent from Garibaldi way.

Screen Name Redacted

3/25/2023 10:11 PM

Incorporate Green space gathering areas with trees and benches so it's not just a sea of asphalt and concrete. Is it possible to bury the power lines if new development happens?

Screen Name Redacted

3/23/2023 10:39 PM

I suggest giving a example of the max height using an existing building in the commercial area. I doubt that residents know what 10.7

m height looks like without having an example.

Squamish

Screen Name Redacted

3/22/2023 09:47 AM

Keep in mind how the commercial spaces can affect the elementary school as it's in close proximity.

Screen Name Redacted

3/22/2023 10:12 AM

No

Screen Name Redacted

3/23/2023 02:10 PM

Commercial area will benefit with providing more restaurants and coffee shops with outdoor patios.

Screen Name Redacted

3/23/2023 02:14 PM

Parking is a necessity Though walkability/bikability is important, the reality is that it is not possible to live and work in Squamish without a vehicle.

Screen Name Redacted

3/24/2023 03:58 PM

keep all the parking intact

Screen Name Redacted

3/24/2023 04:48 PM

Thanks for realistic parking!

Screen Name Redacted

4/14/2023 08:52 PM

keep the way it is

Screen Name Redacted

3/25/2023 07:04 PM

Traffic. I go to work every morning and have to deal with the two ways out of the estates. This would be even worse with more people coming and going

Screen Name Redacted

3/26/2023 03:00 PM

I believe we should create opportunities for office space however this commercial space should also allow for a dedicated medical/laboratory space. Perhaps the city could negotiate with developers to allow for a subsidized lease for a medical clinic to encourage and provide incentive for family physicians to practice in Squamish.

Screen Name Redacted

3/27/2023 05:10 PM

parking is often an issue is Garibaldi Plaza, does the new infrastructure include underground parking facilities?

Screen Name Redacted

Make it safer for children and our growing youth population crossing

3/26/2023 07:31 PM

the roads and parking lots. Remember the girl who was not my car in front of Independent.

Screen Name Redacted

3/26/2023 08:25 PM

I think that additional storeys should be contemplated for residential use above the commercial and office storeys in the commercial sub area. Parking reductions would be appropriate.

Screen Name Redacted

3/27/2023 09:01 AM

Additional commercial space should be attained by building up on existing commercial space, not by using existing gardens, parks and green space.

Screen Name Redacted

3/27/2023 10:07 AM

Sunlight can be sparse in squamish in the winter months and critical for growing in the summer months so anything that could drastically reduce the amount of natural light for existing properties should be avoided.

Screen Name Redacted

3/27/2023 11:50 AM

Would prefer to see density here versus the residential areas.

Screen Name Redacted

3/27/2023 02:49 PM

Why limit to 4 stories if this is the commercial hub for northern Squamish?

Screen Name Redacted

3/27/2023 03:01 PM

Due to the high value of these lands in their current form, in order to successfully achieve commercial redevelopment including office in this area there will likely need to be flexibility to have slightly higher heights to facilitate more than at grade parking. Also permit some mixed use with residential above in order to unlock value on existing sites will likely be required.

Screen Name Redacted

3/27/2023 04:32 PM

Higher building block light at street level

Screen Name Redacted

3/27/2023 07:06 PM

Who are you trying to please. Listen to your tax payers

Screen Name Redacted

3/28/2023 11:17 AM

We currently have only big box stores here, more offices can help drive businesses to the other areas and create more Hubs in Squamish other than Downtown 4 storeys is not that high especially if we can use the space better

Screen Name Redacted 3/27/2023 08:27 PM	Your scenarios show the space with unchanged parking areas.. if those change (ie. get smaller and the space is filled with more commercial buildings) the height will be overbearing.
Screen Name Redacted 3/28/2023 04:55 PM	If they cut into the natural view of the mountains for all homes then this is detrimental to the neighbourhood.
Screen Name Redacted 3/28/2023 07:34 PM	abandon it
Screen Name Redacted 4/01/2023 05:31 PM	Do NOT allow the buildings to be built close to the Hwy 99 and setback enough to have greenspace/walk and bike path along the highway section of Hwy 99 between Mamquam Road and Garibaldi Way.
Screen Name Redacted 4/05/2023 10:17 AM	The west side looks too close to the highway
Screen Name Redacted 4/08/2023 06:53 AM	People are moving here for traditional housing and lifestyle. Cramping housing and retail together everywhere takes away from community. Ask most condo wners and they want a house some day
Screen Name Redacted 4/10/2023 12:07 PM	Include incentives to improve pedestrian experience... parking situation is terrible in the commercial area. Perhaps a several story parking garage could help? Include regulatory requirements to break up bulk and mass of buildings, upper story stepbacks, sign standards, and exterior lighting standards (full cutoff).
Screen Name Redacted 4/10/2023 12:11 PM	Re-think the parking layout. For example, make it more like Whistler Village. Have the buildings surround a walkable area and put the parking on the outside.
Screen Name Redacted 4/14/2023 11:24 PM	I believe 4 storeys is too high to maintain the current sightlines.
Screen Name Redacted 4/11/2023 12:11 PM	Parks, recreational opportunities some small restaurants- a fun place to be, not a place to shop
Screen Name Redacted 4/12/2023 09:07 PM	What is the projected need for office space in Squamish? We should build based on that projected need.

Screen Name Redacted

4/13/2023 09:12 AM

I do not believe that 4 stories should be permitted in the area. Developers very quickly looks for variances so 2-3 ends up being 4 over time. 4 turns to 5 and I don't think we should raise the bar.

Screen Name Redacted

4/13/2023 04:51 PM

More than 4 storeys is reasonable in this area, especially if residential units can be added in this area. Set the goal to 6 at least storeys

Screen Name Redacted

4/14/2023 03:58 PM

perfect location for a new commercial hub

Screen Name Redacted

4/14/2023 11:30 PM

I think both are not options

Screen Name Redacted

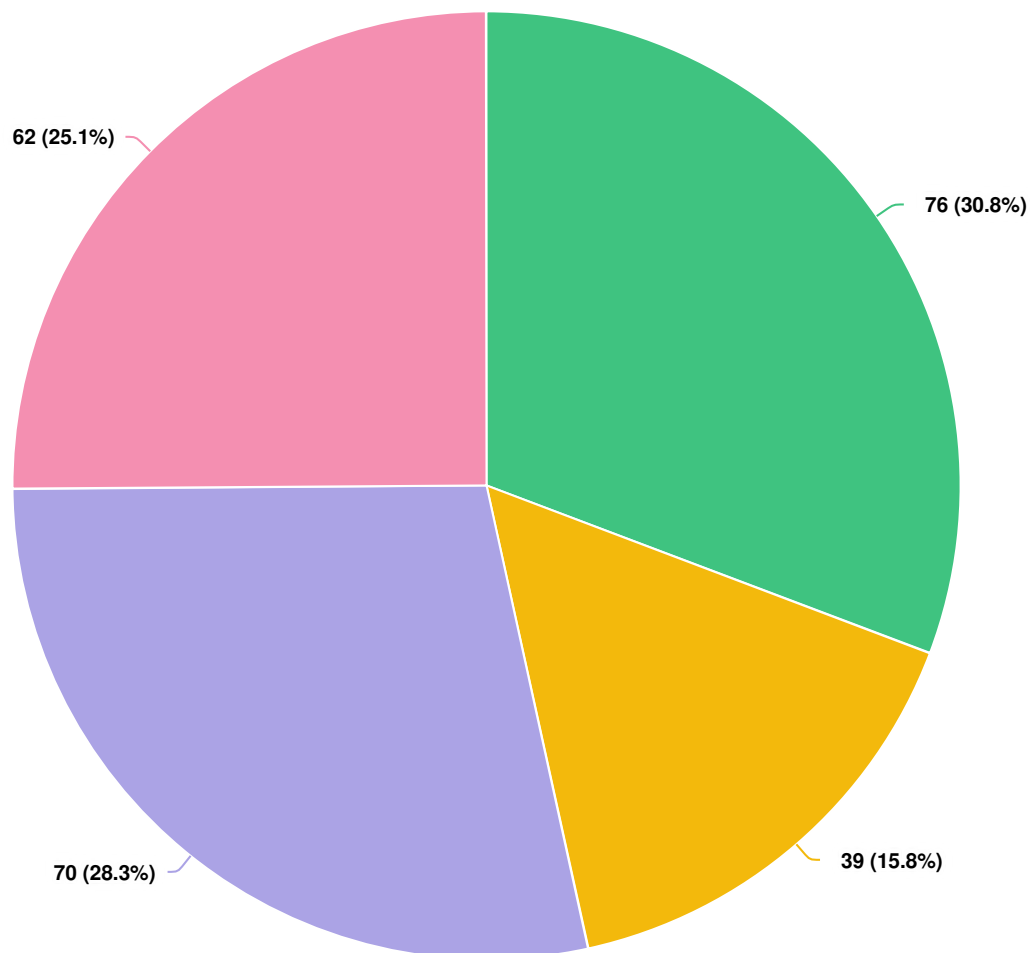
4/14/2023 11:43 PM

There isn't enough parking space to support more businesses in the area. It will be too dangerous to have more traffic in and out of this area.

Optional question (90 response(s), 162 skipped)

Question type: Essay Question

Q16 Which scenario would you prefer to see as the Diamond Head North sub area evolves over the next 20 years or more? Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design, location, aesthetics, parking, landscaping) are not intended to be accurate representations.



Question options

● Scenario A
 ● Scenario B
 ● Scenario C
 ● I don't like any of the proposed scenarios

Optional question (247 response(s), 5 skipped)

Question type: Radio Button Question

Q17 | Why don't you like any of the proposed scenarios for the Diamond Head North Sub Area?

Screen Name Redacted

2/14/2023 06:55 PM

All of the scenarios include mixed use buildings. I support higher density in sub-areas 1 and 2 and limiting any commercial activity to sub-areas 3 and 4

Screen Name Redacted

2/28/2023 10:40 PM

it is already congested as is

Screen Name Redacted

2/20/2023 12:25 PM

This is a good area for density; however, the current scenarios fail to provide the neighbourhood with density targets. I would prefer density here over any other area in the estates but that is a trade off in which the neighbourhood should be informed and given with the guiding principles of the OCP starting transparency and community involvement in the process

Screen Name Redacted

3/18/2023 10:27 PM

All three scenarios remove a few of the only truly affordable-living building in Squamish. Rebuilding, even if claiming they're affordable, will never meet what these people are currently paying to live in these apartments.

Screen Name Redacted

2/18/2023 10:30 AM

I would prefer to keep the current feel of the area, less building, more amenities, keeping green space and updating current buildings or build new at the current building locations.

Screen Name Redacted

2/19/2023 11:12 AM

Like the way it is now

Screen Name Redacted

4/14/2023 07:47 AM

Even scenario A is too dense, and does not accurately reflect what residents have been telling you about our neighbourhood and how we would like to see it evolve.

Screen Name Redacted

2/23/2023 11:31 AM

I would like to know how many apartments units are proposed. How many residents and cars are being accounted for. This is not clear.

Screen Name Redacted

2/23/2023 01:20 PM

I currently own my own home in a triplex in this sub area (my address is #3, 40327 Diamond Head Rd). In all of the proposed scenarios (A, B, or C), duplexes and townhomes noted under the current permitted

uses are not listed as potential future scenarios. Rather, only apartments are listed for residential purposes. Those of us living in duplexes and townhomes will be affected by this. Those of us living in duplexes and townhomes already contribute to higher density than the majority of the Garibaldi Estates. I would prefer other areas of the Estates to accommodate gentle infill than have our sub neighbourhood consist of apartment buildings, mixed used, and retail only. I do not believe that developing apartment buildings in place of duplexes or townhomes will increase affordability nor livability for those already living in the Diamond Head North sub area. Side note: it is rather triggering to see my home and current residence disappear in all future proposed scenarios.

Screen Name Redacted

2/23/2023 12:56 PM

dont want densification thats why most of us left the city

Screen Name Redacted

2/23/2023 03:31 PM

Traffic around the PetroCan and Chevron stations/Tantalus intersection is already dangerous. Any increase in density will only exacerbate this danger. Police patrols in this area are non existent. Out of town travellers not familiar with traffic patterns make frequent errors.

Screen Name Redacted

2/25/2023 01:49 PM

Because you have not demonstrated specifics about how much is needed and why. Outside changing positions throughout the process. What is it, reducing sprawl to reduce city expenses, affordable housing, we need the money, etc. Show me the specific goals we are trying to reach, what the plan and numbers we are trying to achieve and the specific plan that gets us there.

Screen Name Redacted

2/25/2023 10:09 PM

Densifying is not healthy for residents in any shape or form

Screen Name Redacted

2/26/2023 11:54 PM

I don't believe that there needs to be change

Screen Name Redacted

2/28/2023 04:49 PM

The existing community is fine the way it is

Screen Name Redacted

3/07/2023 10:10 AM

This is not meant to be a condescending comment, but has anyone actually ran the numbers of a development scenario at all of these proposed densities? At 1.7FSR, there is no reason to even include these properties as a change in land use. You will simply not see any redevelopment whatsoever. For example, mixed use condo land in

DOWNTOWN Squamish which requires rezoning (as this would) is currently selling for approximately \$90/buildable square foot. Take any of the properties in this area, times it by 1.7FSR * \$90/buildable and you will see that there is ZERO development potential as proposed. Run this on any of the properties...For example, 40339 Diamond Head Rd which is 8,800sq.ft. in size*1.7FSR*\$90 = \$1.346Million. Simply not enough density to make anything happen in this area. What is the point of going through this whole plan if we aren't allocating enough density to make development happen? I understand that there is community pushback, but at least allocate the appropriate density and restrict it to rental which is much more palatable for the community to accept.

Screen Name Redacted

4/14/2023 10:43 PM

I prefer the permitted use in the current zoning. All scenarios delete the duplex and townhouse uses. Though I do like the reduced height of of garibaldi garden in scenario A.

Screen Name Redacted

3/07/2023 08:58 PM

It's not that i do not like it, rather that I do not understand why Scenarios from Diamond Head South would not be extended north into areas 2, 3 & 4 above.

Screen Name Redacted

3/27/2023 02:42 PM

This area is directly beside single family dwellings whose views of the surroundings will be blocked by these buildings and whose already busy streets will be overcrowded by more street parking

Screen Name Redacted

4/13/2023 10:12 AM

Same answer as mentioned before. Our past council didn't have the experience in managing this kind of growth and we are moving too quickly.

Screen Name Redacted

3/18/2023 05:26 PM

Too much height proposed.

Screen Name Redacted

3/20/2023 10:43 AM

Too much density near single family housing

Screen Name Redacted

3/20/2023 02:48 PM

We haven't considered all of the costs that this densification will cause. The District of Squamish has inadequately explained what we are actually agreeing to and how that will affect our lives.

Screen Name Redacted

3/20/2023 07:30 PM

Allowing higher building heights on Diamondhead Rd will block a lot of light from the single family homes on the east side of the road.

Screen Name Redacted

3/20/2023 08:24 PM

With the Skyridge & Garibaldi Springs developments, the area is already densified enough.

Screen Name Redacted

3/23/2023 10:39 PM

All the proposed scenarios offer the same use (Apartment, Retail, Mixed Use). On that aspect, there are no options. If it is so, Diamond Head Rd should be excluded from this sub-area. To allow for progression and flexibility, I suggest keeping some missing middle on Diamond Head Rd and not going full height and full FAR on this portion of the sub-area. Otherwise people living on the East side of Diamond Head Rd will be facing high massive buildings as the only future use. I think Diamond Head Road should not be part of this sub area. Also, there should be considerations to views, since heights proposed are increased and significantly in scenarios B and C. Could there be such a consideration even if the zoning allows for higher buildings or if we go with allowed heights we have no choice to say yes to max height on every project? The views consideration is in the OCP, it should be a consideration in the Garibaldi Estates Neighbourhood Plan, not only downtown.

Screen Name Redacted

3/23/2023 08:45 PM

Blocks the view from my unit

Screen Name Redacted

3/24/2023 07:14 PM

Four- to six-storey development should be considered provided there is enough parking. Retail uses should be considered on the ground floors to create a walkable shopping district. Residential uses should be on floors 2 to 6 creating a walkable mixed-use community.

Screen Name Redacted

3/25/2023 11:10 AM

Against all this development.

Screen Name Redacted

4/14/2023 08:52 PM

Keep the same as current, don't need any more development

Screen Name Redacted

3/25/2023 07:04 PM

Traffic.

Screen Name Redacted

3/26/2023 07:49 AM

To much heavy construction, leave all that in the industrial area

Screen Name Redacted

3/26/2023 07:31 PM

Don't want more people living in this already crowded busy area. My kids walk to school through here. Where will the car volume go??

Screen Name Redacted

3/27/2023 11:50 AM

I don't think we should be knocking old houses over to provide what the community needs. These should come in new developments.

Screen Name Redacted

3/27/2023 06:47 PM

Too much. The traffic/infrastructure can't handle any of the proposed scenarios.

Screen Name Redacted

3/27/2023 07:06 PM

You are feeding us what you want not what the home owners want

Screen Name Redacted

3/27/2023 07:46 PM

More housing does not equal more affordable housing, that should be obvious by now. We do not need or want more people in Squamish.

Screen Name Redacted

3/27/2023 08:03 PM

I think the neighborhouud should stay as single family homes and new areas should be developed with more dense housing

Screen Name Redacted

3/28/2023 06:29 PM

Why don't you build on the golf course?

Screen Name Redacted

3/28/2023 07:34 PM

to much development

Screen Name Redacted

3/31/2023 07:56 PM

I don't think we need to more people in an already dense area. The current traffic system makes it difficult to travel at peak times and adding more people with more vehicles would only add to the problem.

Screen Name Redacted

4/06/2023 08:17 PM

I'd prefer not to have retail is this area and condense it to the commercial zone. Keep residential pockets residential.

Screen Name Redacted

4/08/2023 06:53 AM

You guys are going to do what you want anyway. 20 years is a long way away. Could you of planned for squam 20 years ago. Develop chema lands first before ripping apart garibaldi estates

Screen Name Redacted

4/14/2023 12:55 PM

You're planning to tear down a CHURCH?!! And all those places on Diamond head road that are currently affordable multi-unit dwellings, you plan to demolish them as well?

Screen Name Redacted

4/10/2023 01:36 AM

It's too much. Too many buildings, people, parking issues, traffic, etc. it will choke the area.

Screen Name Redacted

4/10/2023 11:24 PM

This scenario is too dense for the area. They already have issues with infrastructure and traffic safety in this area.

Screen Name Redacted

4/11/2023 12:11 PM

Not well placed in this area -could be better positioned elsewhere ie closer to industrial area or downtown core

Screen Name Redacted

4/13/2023 03:28 PM

Too much density along Diamond Head Road in all three of these scenarios. I am okay with density on Tantalus Road and maybe some increased density along Diamond Road given how busy it is already. I don't like the jump in density that Diamond Head Rd takes from the existing to Scenario A.

Screen Name Redacted

4/14/2023 11:30 PM

too dense

Screen Name Redacted

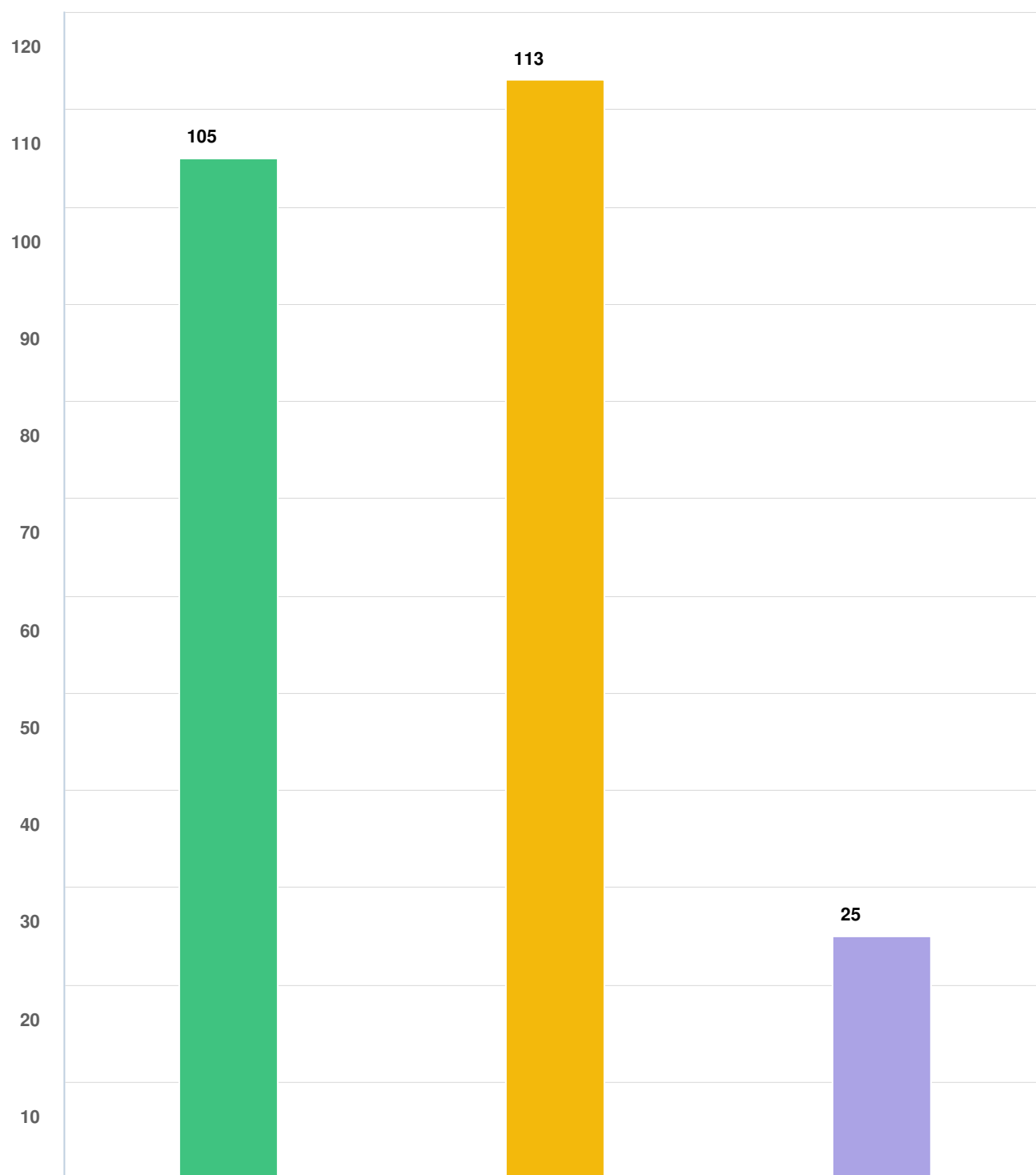
4/14/2023 11:43 PM

This is currently the most dangerous strip to walk or ride your bike due to the high amount of traffic. Adding more businesses and housing will only increase traffic and decrease the livability for sharing the road. Contributing to an unsafe commuter route.

Optional question (50 response(s), 202 skipped)

Question type: Essay Question

Q18 Why is the scenario you selected in the last question your preferred choice? Select all that apply.



Question options

☒ I prefer the proposed heights
 ☒ I prefer the proposed densities
 ☐ Other (please specify)

Optional question (180 response(s), 72 skipped)

Question type: Checkbox Question

Q19 | Is there anything else you think we should know about the proposed scenarios for the Diamond Head North sub area?

Screen Name Redacted

4/19/2023 11:00 AM

Tall buildings will shade the gardens that you strongly support and plan to develop further. present owners gardens will be ruined by it. What I don't like: 1. Taller than 2-3 storey buildings do not blend into the landscape of squamish. 2. Will shade gardens of existing land owners.

Screen Name Redacted

2/14/2023 06:55 PM

Please do not include mixed use buildings. There is little control over the use of the commercial space and some of the current tenants detract from the family residential neighborhood and provide limited amenities.

Screen Name Redacted

2/15/2023 07:15 AM

No

Screen Name Redacted

2/15/2023 11:53 AM

Who decided these were the choices you had to either agree or disagree to. What about the choice to tear all the commercial down and build housing there.

Screen Name Redacted

2/20/2023 12:25 PM

it is unclear the difference between the current and scenario A and therefore I cannot make a choice; why are the stories reduced in scenario A rather than the same. Also - is it only zoning for apartments? Scenario B and C provide far too big storeys to fit in with the neighbourhood. Again I need DENSITY TARGETS

Screen Name Redacted

2/18/2023 10:30 AM

scenario A if one of them has to happen

Screen Name Redacted

2/20/2023 09:43 PM

I support adding more density.

Screen Name Redacted

4/12/2023 09:29 PM

Many people moved here and appreciate this place because it is not the city. I think development will happen, and there will be great additions to our community but it would be nice to see some style, continuity and more of a "village feel" in the developments rather than cramming as much density and blocky, cheaply made buildings in an area as possible. Integrating green spaces, common areas for social connectivity (eg: Piazza), etc will make this area feel less like any old

citys strip mall and more of neighborhood social, retail, and business hub.

Screen Name Redacted

2/22/2023 04:04 PM

Go as dense as possible.

Screen Name Redacted

2/22/2023 04:13 PM

Consider parking and logistics.

Screen Name Redacted

2/23/2023 11:31 AM

Why are above ground parking lots taking up so much space. This runs counter to purported sustainability goals. These should be below ground.

Screen Name Redacted

2/23/2023 01:19 PM

Traffic flow and management needs to be improved significantly before any more density is added to this area.

Screen Name Redacted

2/23/2023 03:31 PM

Please address the poor line of sight along Garibaldi Way, when exiting Diamond Head Rd. Turning left onto Garibaldi Way is blind at times due to parked cars. Most drivers along Garibaldi Way exceed the speed limit.

Screen Name Redacted

2/27/2023 08:21 PM

Increased lot coverage and lower building heights would be better in my opinion. Reduced parking would also be good. Like anything of you build it they will come.

Screen Name Redacted

2/25/2023 01:49 PM

Providing 3 plans with the random placing of a variety of dwelling types does nothing to gain support.

Screen Name Redacted

2/26/2023 11:54 PM

leave the neighbourhoods alone

Screen Name Redacted

3/01/2023 09:01 AM

Can the District please provide a rationale for why density should be restricted below demand, and why families who would otherwise buy/rent market-rate units deserve to be priced out of the neighbourhood? These options are all quite underwhelming in terms of permissible densities and I'm just not sure where the District is planning for everyone to live?

Screen Name Redacted

3/21/2023 05:40 PM

Adequate parking / bike access points. Maintain mountain views of existing properties. Maintain older and mature trees in this area.

Include properties that border Black Tusk Way in this Sub Area, as there is already high density housing at close proximity.

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/03/2023 06:48 PM

no height increases!!!

Screen Name Redacted

3/03/2023 04:36 PM

No increase in height.

Screen Name Redacted

3/04/2023 03:55 PM

I would expect current zoning to be an option in the survey

Screen Name Redacted

3/05/2023 06:07 PM

Consider the option of apartments or cottages with shared amenities for young families

Screen Name Redacted

4/14/2023 10:43 PM

Any new buildings should take into consideration the current height of adjacent buildings (not just current zoning) and new buildings should not be built more than one story higher if zoning allows, (even that might be too much) than current adjacent buildings.

Screen Name Redacted

3/07/2023 08:58 PM

Please refer to the map and comments provided by email, REDACTED



Screen Name Redacted

3/27/2023 03:15 PM

Plans to support parking & Infrastructure needed.

Screen Name Redacted

3/10/2023 02:29 PM

again, would be nice to incorporate outside gathering spaces a bit like courtyards and greenspaces like downtown has so much of.

Screen Name Redacted

3/10/2023 06:47 PM

This area has much older buildings and is in line with the Spectacle in terms of heights.

Screen Name Redacted

3/14/2023 01:18 AM

If density is increase with more lot coverage allowing a higher FAR. How will the parking space respond to the extra demand. And with more parking everywhere , it seems like the green space will suffer from that. With the latest higher density developments in town, I

haven't seen anything inspiring that give faith on how a developer will be creative with parking solutions and green space. The only thing we see is maximized lot coverage barely any setbacks and parking for one car per unit. I am afraid to see if any new building will integrate well with the rest of the neighbourhood.

Screen Name Redacted

3/15/2023 04:36 PM

Area has the potential to get extremely busy - need to work on traffic flow through region

Screen Name Redacted

3/15/2023 10:35 PM

Preserve mountain views, put density further back

Screen Name Redacted

3/16/2023 09:48 AM

This area is a good opportunity to provide more diverse housing types. Increasing density here would allow the other areas of Garibaldi Estates to remain lower density, while still providing some more affordable and/or attainable housing options.

Screen Name Redacted

3/16/2023 01:31 PM

align east boundary with Diamond Head South, allow for building typology similar to Diamond Head South for a more integral and homogenous neighborhood plan, maximize height and density, i.e. nobody is going to replace a single family home with a duplex, the current plan does not achieve much in terms of expandable municipal infrastructure, affordability, and transportation, eliminate the ideas of cluster housing and agricultural uses, these are rural typologies and will cause conflict in the community in the long run, e.g. dust, noise, and impact affordability and the muni's ability to services the area because of the reduced density, step density down west to east and allow greater density along the major roads to achieve this including Garibaldi Way and Diamond Head Road.

Screen Name Redacted

3/27/2023 02:42 PM

The culture and enjoyment of this area by its residents will be negatively impacted by the construction of high density apartments.

Screen Name Redacted

3/17/2023 12:01 PM

see comments re: commercial area, would also apply here. There should be resident only parking on Cheakamus way, other neighboring streets to commercial areas.

Screen Name Redacted

3/17/2023 05:32 PM

There is already lack of parking on the street near Spectacle building, increasing the density of Garibaldi garden would make situation even worse! We have two cars like many other families and only one stall, we need the space for the second car. Also, if the height is increased, the value of my property in spectacle could drop, since instead of

mountain view I would get to see the apartment building

Screen Name Redacted

4/13/2023 10:12 AM

Please halt everything. We have time to do this. This will not create more housing for low wage earners. We will just attract more people working from home and it will put more stress on our infrastructure.

Screen Name Redacted

3/18/2023 09:52 PM

I like living in a small town.

Screen Name Redacted

3/21/2023 10:33 PM

The developments should not include private garages as parking. Private garages become gear storage and the cars get parked on public roads. The parking should be a large open area where only cars can park.

Screen Name Redacted

3/20/2023 12:10 PM

This area could use more densification which would not interrupt any existing greenspace.

Screen Name Redacted

3/20/2023 07:30 PM

I rented a house in that area for 5 years, and the land isn't suitable for higher density. Our house shifted significantly, and many others in the area have foundation issues as well. The estates is much better suited to larger yards for gardening, rather than buildings that will continue to sink and shift.

Screen Name Redacted

3/20/2023 08:24 PM

The proposed developments will increase flooding risks, traffic congestion, and make the neighbourhood less attractive.

Screen Name Redacted

4/04/2023 09:10 PM

traffic is already horrendous with people accessing the mall areas through diamond head north

Screen Name Redacted

3/25/2023 10:11 PM

I sure hope that there are more offerings of affordable housing, parking, and playground space if developed to this effect. I often see lots of kids playing on Diamond Head road and I know that lower income families have occupied the multiplexes for a while. I would not want to see these residents displaced if their landlords decide to sell and redevelop without giving them firm commitment to offering better standard of living for their possible displacement during new construction (I think the Manor and Westwinds did fairly well in taking care of current residents in that regard and I would hope to see that replicated or even improved in these lower income areas). I would want to avoid the unoccupied alleyways and instead have open, usable spaces with lots of visibility for safety. I would also hate to see

the Anglican church displaced if their taxes were increased or they were outmaneuvered by a sly developer. I would be shocked and disappointed if the church is destroyed for a new building in 20 years. I think it is vital to protect these areas of religious expression.

Screen Name Redacted

3/23/2023 10:39 PM

Most of the existing buildings in this sub-areas are built much smaller, and less dense than the current zoning allows for. I think that increasing the buildable size and height is not a progressive approach. If we were at capacity, increasing size, height, and density would make sense, but it seems like there is room for growth within the existing zoning. Also, what are the public amenities to make this denser neighbourhood liveable. Where are the parks accessible for all these planned new residents of the neighbourhood? Pat Goodie? The small park that is a fill patch where half of the grass was destroyed by a film crew and never resurfaced and replanted with new grass? No water fountain? And safe active transportation routes? There is not even a safe pedestrian access to the Garibaldi Village Mall on the North via Garibaldi Way, there are no sidewalks on Diamond Head Road and on Garibaldi Way between Tantalus and Diamond Road. Garibaldi Estates doesn't have the amenities of downtown Squamish. There is no public washrooms or fountain in our only park. We have one stretch of sidewalk on Diamond Rd and one stretch on Mamquam Rd. We have no public space to sit and rest. How are these considerations included in the scenarios. Simplifying the choices to just height and FAR is not enough to analyse the situation and the possible outcomes.

Screen Name Redacted

3/22/2023 10:12 AM

No

Screen Name Redacted

3/23/2023 02:14 PM

Parking is a necessity.

Screen Name Redacted

4/14/2023 08:52 PM

leave garibaldi estate area alone.

Screen Name Redacted

3/25/2023 07:04 PM

The city needs to figure out the traffic.

Screen Name Redacted

3/26/2023 07:31 PM

Car traffic! Cars parked! No sidewalks! Crazy busy traffic lights already for all of Highlands and Estates. No more density here!

Screen Name Redacted

The Diamond Head North subarea is ideal for higher density

3/26/2023 08:25 PM

residential and mixed-use buildings. It is close to services and amenities and transportation options. I think this sub area should prioritize rental tenure.

Screen Name Redacted

3/27/2023 10:07 AM

I think this area should be targeted for high density and as a resident of the neighbourhood would love to have more commercial amenities closer but my concern with more commercial space is the traffic into and off of hwy 99. In terms of height, additional levels could significant impact the amount of sunlight for those living just east of the area (i.e. east of diamond head road).

Screen Name Redacted

3/27/2023 08:08 PM

I think we need to be very conscious of limiting light to neighbouring properties

Screen Name Redacted

3/27/2023 06:47 PM

I think it's dumb that the proposed scenarios are all hyper density options. What about a conservative option that the people want that doesn't just reward developers?

Screen Name Redacted

3/27/2023 07:06 PM

All are in favor of the developers

Screen Name Redacted

3/27/2023 07:46 PM

If you build it they will come

Screen Name Redacted

3/28/2023 11:17 AM

Curious where we can access parks and greenspaces for these neighborhoods - ie, the corridor trail and estuary helps downtown and hospital hill but want to make is a close area to Garibaldi estates

Screen Name Redacted

3/28/2023 04:55 PM

Traffic congestion and noise for the whole neighbourhood should be considered.

Screen Name Redacted

3/28/2023 06:20 PM

It's important for new developments to respect existing properties: not block sunlight and views, not intrude in (loom over) resident's private spaces.

Screen Name Redacted

3/29/2023 07:46 AM

I do not like to see high lot coverage

Screen Name Redacted

4/01/2023 05:31 PM

Wide walkways and bike paths must be included in these planned developments.

Screen Name Redacted

4/08/2023 06:53 AM

No traffic planning. Look at the mess now between valleycliffe and brackendale, reminds me of Nanaino.

Screen Name Redacted

4/10/2023 12:07 PM

Same as above - regulatory requirements to preserve/enhance character of the area including upper story step backs, building design guidelines, reductions of bulk and mass, max height for street-facing facades, exterior lighting standards.

Screen Name Redacted

4/10/2023 12:11 PM

I think it makes sense to have higher density near the commercial space, and have this decrease as you move outward. Taller buildings are ok if they have upper story stepbacks and don't feel imposing, like a big vertical wall. Even though this area should be dense, it should still feel cozy, with greenspace and walkability.

Screen Name Redacted

4/14/2023 11:24 PM

This area already demonstrates that the garibaldi estates has diverse housing forms with appropriate green space. Why would we change an area that is already doing what is being proposed as ideal in other areas for the estates.

Screen Name Redacted

4/11/2023 12:11 PM

One of a few unique neighborhoods in Squamish-let's maintain it

Screen Name Redacted

4/11/2023 11:46 AM

Where higher buildings are adjacent to lower building height zones, there should be step back designs (or zoning/policies) in place to eliminate higher buildings looming over adjacent lots.

Screen Name Redacted

4/12/2023 09:07 PM

I think we could go to 4-5 stories but leave green space (less density)

Screen Name Redacted

4/13/2023 09:12 AM

If there is a strong case for densification, this is the area to do it.

Screen Name Redacted

4/13/2023 04:51 PM

Increase the allowable heights and storeys in this area to at least 6 storeys, especially to support more housing options

Screen Name Redacted

4/14/2023 03:25 PM

I would support higher hights and density on Tantalus Road and at the Garibaldi Gardens site (as proposed in scenario C) but prefer the lower heights and density of Scenario B for the other areas in this sub area.

Screen Name Redacted

4/14/2023 04:27 PM

if adding large multi story buildings, increased setbacks and
viewsapes need to be considered to ensure new development
doesn't end up feeling overwhelming or detract from the reason we
love it here...the views of the mountains

Screen Name Redacted

4/14/2023 03:58 PM

perfect commercial hub area

Screen Name Redacted

4/14/2023 11:30 PM

traffic flow and infrastructure is already a problem with the volume we
are at now

Screen Name Redacted

4/14/2023 11:43 PM

They are not appealing as a community to live in.

Screen Name Redacted

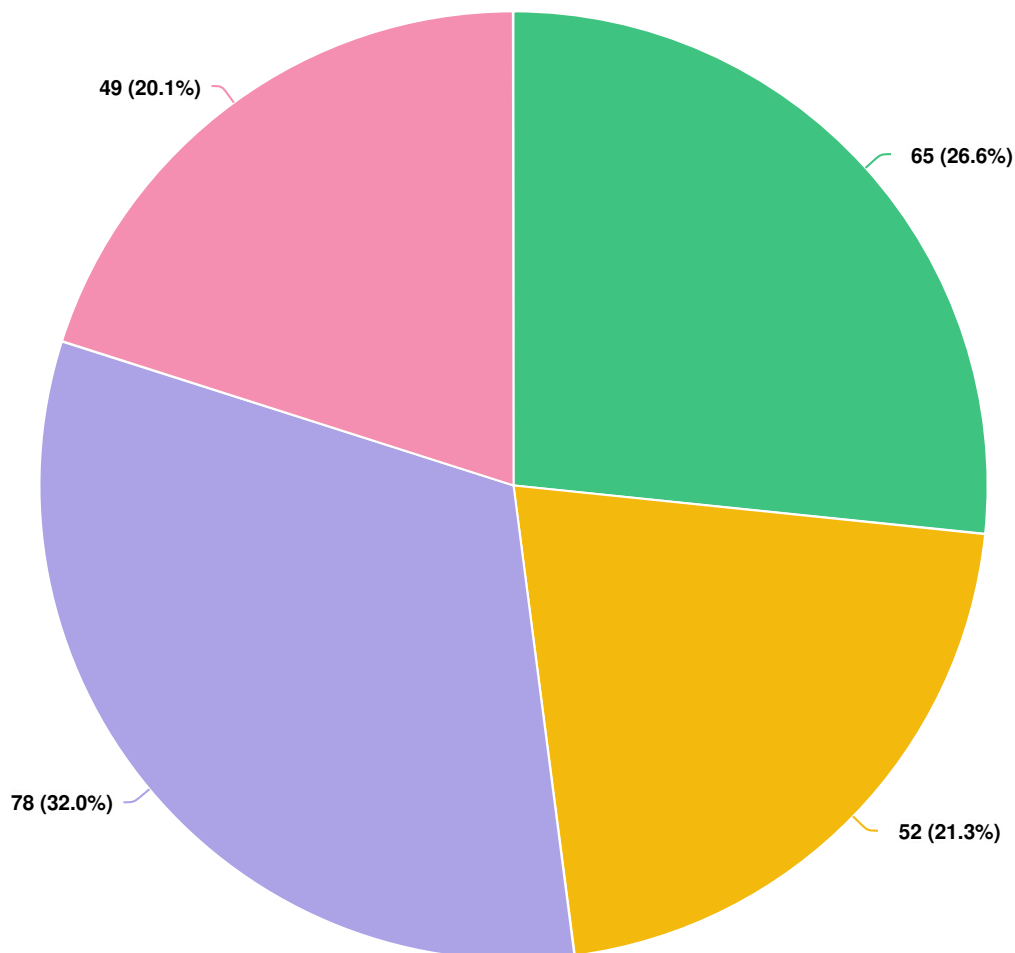
4/19/2023 11:49 AM

Just leave it as it is.

Optional question (76 response(s), 176 skipped)

Question type: Essay Question

Q20 Which scenario would you prefer to see as the Estates North sub area evolves over the next 20 years or more? Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design, location, aesthetics, parking, landscaping) are not intended to be accurate representations.



Question options

● Scenario A
 ● Scenario B
 ● Scenario C
 ● I don't like any of the proposed scenarios

Optional question (244 response(s), 8 skipped)

Question type: Radio Button Question

Q21 | Why don't you like any of the proposed scenarios for the Estates North Sub Area?

Screen Name Redacted

2/20/2023 12:25 PM

This neighbourhood is great the way it is. The lots area small town feel and this should stay the same. Duplexes would significantly change the character of this neighbourhood

Screen Name Redacted

2/18/2023 10:30 AM

Lets keep the current housing update amenities

Screen Name Redacted

4/14/2023 07:47 AM

Once again, you are not listening to the residents, gentle Infill offers lots of opportunity for densification, you have also not addressed infrastruce needs prior to presenting any of these scenarios, and want to put the cart before the horse.

Screen Name Redacted

4/12/2023 09:29 PM

I strongly disagree with all proposed scenarios as this community currently has very few coach houses, and many places don't have suites. There is a lot of allowable density that has not yet been filled in this area. From my understanding even a small change like scenario A will increase the density substantially as suites and coach homes could still be built on these properties. The lots are not as big as they are in other areas of the estates and the roads are narrow, further density would not be supported well. I think there are some areas within this zone that would support density better than others. Maybe duplexes could be allowed along Garibaldi way only. Its a wider road and access can often be achieved from two different roads as many are corner lots.

Screen Name Redacted

2/25/2023 01:49 PM

Once again I cannot make a choice based on a dwelling type. How many of a type are going to be allowed on any one property, and what design guidance will be given to make sure it fits the community? Wh has that number been selected?

Screen Name Redacted

2/25/2023 10:09 PM

the ground and water table could be impacted severely. All of the area northward used to be wetlands of sorts. you just can't keep going up and weighing down the land below. It is not safe.

Screen Name Redacted

2/26/2023 11:54 PM

leave everything alone

Screen Name Redacted

Houses around the Garden Court, Appts/CheakamusWay and a up to

2/28/2023 04:20 PM	Cheakamus Place. Have been impacted by mixed use zoning for 50 years . Increase zoning and density in this area .
Screen Name Redacted 2/28/2023 04:49 PM	Taking a quite residential area and completely modifying it
Screen Name Redacted 3/07/2023 10:10 AM	Densities again are far too low to see any redevelopment, 0.5FSR triplex? Numbers do not work. would need to see them at closer to 0.9FSR (slab on grade triplex)
Screen Name Redacted 3/03/2023 06:48 PM	This is an already established neighbourhood, which cannot accomodate more traffic and already has parking issues.
Screen Name Redacted 3/03/2023 04:36 PM	This is an established neighbourhood therefore it needs to remain the same. Also, there is no provision for the additional cars that duplexes will bring, either in terms of parking or additional traffic.
Screen Name Redacted 3/04/2023 03:55 PM	I'd like to see an option that allowed a duplex but didn't allow the small lot which would change the character.
Screen Name Redacted 4/14/2023 10:43 PM	There's lots of room for more density in the current zoning without bulldozing current homes. If homes must be bulldozed for more density I would prefer to see small lot single family homes before duplexes. (Must everyone share walls?) I'm aware that may not be possible with provincial legislation. But something to consider.
Screen Name Redacted 3/07/2023 08:58 PM	My neighbors and I wish to assemble property for apartment or townhouse development, which this plan does not permit.
Screen Name Redacted 3/17/2023 05:42 AM	There should be opportunities for additional heights and densities - i.e. towhouses, stacked townhouses, mid-rise apartments, in this area that's so close to jobs, amenities, and transit. There should also be additional height and density available for projects delivering significant non-market housing.
Screen Name Redacted 4/13/2023 10:12 AM	See past answers.
Screen Name Redacted	You are changing the neighbourhood with no guarantee that it

3/20/2023 02:48 PM

increases affordability. Same as before. Why can't we see what the effect of the Polygon development and the big apartment building on Tantalus will be before we continue to densify. Prove to us that that the goals of the District, whatever they may be besides increasing number of beds will be met before we densify.

Screen Name Redacted

3/20/2023 07:30 PM

Keep it single family. We need more sfh in Squamish, not less.

Screen Name Redacted

3/21/2023 07:50 AM

Traffic control + most people use land for gardening and agricultural purpose

Screen Name Redacted

3/25/2023 10:11 PM

I think what is special about these lots is that currently, residents have room to have a big garden, a firepit, a chicken coup, and a few trees to boot. While I recognize that this is zoning changes only and that it takes decades to maximize possible density, I don't think this is necessary in this area. I think it is important to maintain single family large lot areas like this for people who appreciate having some land to do hobbies on. I also know that for new builds, there are burdensome environmental requirements for the amount of trees planted, which in our fast growing climate, would quickly shadow any ability to garden in neighbouring yards...which is fictitiously but also likely as demonstrated in the images. I think densifying areas around the commercial hubs makes more sense while leaving these parts of the neighbourhood, especially the cul-de-sacs, less dense and therefore traffic-protected areas for kids to play things like basketball and street hockey outside. My family and I specifically looked for a house with a larger lot, and chose an old house over a newer one for this reason!

Screen Name Redacted

3/24/2023 03:58 PM

I'm opposed to the DOS' war on single family homes.

Screen Name Redacted

4/14/2023 08:52 PM

I like the way it is.

Screen Name Redacted

3/25/2023 07:04 PM

Again. Traffic

Screen Name Redacted

3/26/2023 07:49 AM

Leave the neighborhood the way it is, greedy developers are destroying enough og Squamish

Screen Name Redacted

3/26/2023 03:27 PM

Need to keep integrity of single family homes

Screen Name Redacted

3/26/2023 03:29 PM

They change the form and character of the existing neighborhood

Screen Name Redacted

3/26/2023 07:31 PM

Strongly opposed to densification in an already dense neighborhood. We have tenants and am fine with suites in main dwelling. But not giant sun blocking duplexes and monstrous people packed houses. Don't we have enough townhome developments in this town already??

Screen Name Redacted

3/27/2023 09:01 AM

We need to have some single family lots, on flat land, with personal green space for those who have food production, have physical disabilities and the elderly. Leave this land alone.

Screen Name Redacted

3/27/2023 06:47 PM

How are any of these different than what exists now.

Screen Name Redacted

3/27/2023 07:06 PM

Leave as is

Screen Name Redacted

3/27/2023 07:46 PM

Garibaldi estates is for single family homes.

Screen Name Redacted

3/28/2023 06:29 PM

I don't like any of the options. I forgot to mention something else I love. My neighbours who live directly behind me have have 2 little girls who love to run around and play in their yard - a safe environment - I love to hear them giggle and in the summer they come over and ask to pick raspberries.

Screen Name Redacted

3/28/2023 07:34 PM

to much development

Screen Name Redacted

4/01/2023 07:51 AM

I believe this area is not suitable for more congestion and it will be too much for the are to handle - too many vehicles on such a small residential area and wish to preserve the land and space

Screen Name Redacted

4/14/2023 12:55 PM

Why don't you see how this affects the neighbourhood?

Screen Name Redacted

4/14/2023 11:24 PM

It is okay to have an area that is just single-family homes. This area is doing it well. There is no need to change it.

Screen Name Redacted

4/11/2023 12:11 PM

Maintain current -lots of areas for duplexes and higher density housing . Why here????

Screen Name Redacted

4/11/2023 07:58 PM

By the time Redbridge, Sea and Sky, Finch Drive, all the apartments being built downtown, and in the industrial park are completed, that alone will put our population over what it should be with not having current infrastructure to manage it. Once again leading to further strain on our hospital, the demand for family doctors, the size of the schools are nowhere near the size already to manage the student population, as well as being so understaffed for Education Assistants to meet the demand. Our local rec centre not being able to offer swimming lessons to the thousands of children that need them.

Screen Name Redacted

4/14/2023 11:30 PM

No need to change it works well as it is

Screen Name Redacted

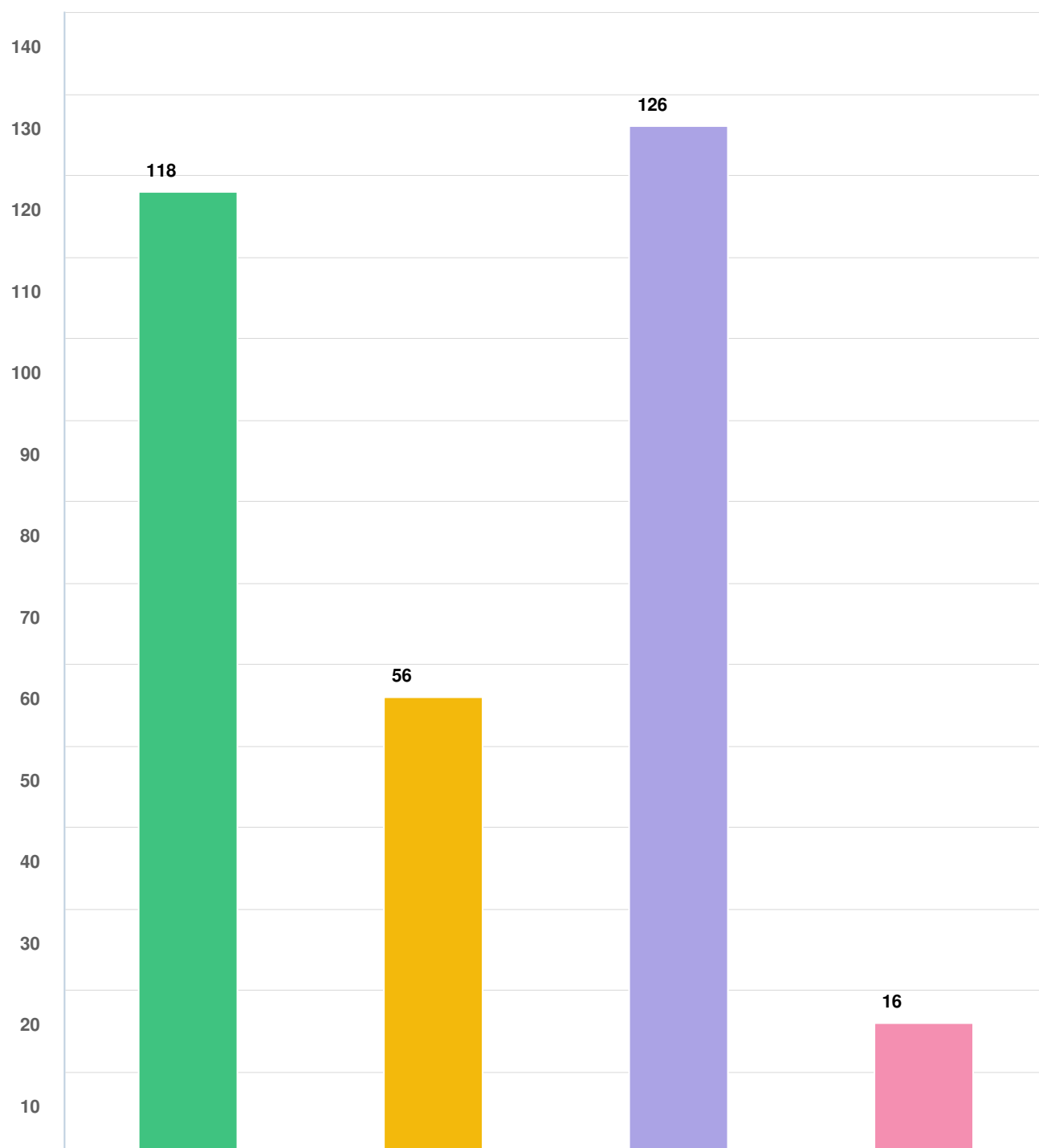
4/14/2023 11:43 PM

All proposed scenarios will reduce green space, encroach on bear territory, and reduce the ability for salmon to spawn in the creek since increased foot traffic will erode and pollute the water.

Optional question (41 response(s), 211 skipped)

Question type: Essay Question

Q22 Why is the scenario you selected in the last question your preferred choice? Select all that apply.



Question options

- I prefer the proposed land uses
- I prefer the proposed heights
- I prefer the proposed densities
- Other (please specify)

Optional question (191 response(s), 61 skipped)

Question type: Checkbox Question

Q23 | Is there anything else you think we should know about the proposed scenarios for the Estates North sub area?

Screen Name Redacted

4/19/2023 11:00 AM

Prefer A for height and moderate density

Screen Name Redacted

2/28/2023 10:40 PM

more talk on where people will park cars within the estates proposals

Screen Name Redacted

2/15/2023 07:15 AM

I am not sure if this is the right area but somewhere within the municipality, more land has to be made available for mobile homes a form of accommodation that is much more affordable for many people.

Screen Name Redacted

2/15/2023 11:53 AM

What's the problem with the area as it is. Please explain why you want to densify this family neighbourhood.

Screen Name Redacted

2/15/2023 10:39 AM

this seems like the best way to add some density to the neighbourhood without ruining the character, land, views, and feel

Screen Name Redacted

2/15/2023 11:26 AM

Already mixed use and just a small increase

Screen Name Redacted

2/17/2023 10:35 PM

I don't like the lack of retail/shop opportunities in the area. Allowing the option to open up local cafes or grocers will improve community feel and cohesiveness. Get people out of their backyards and into common spaces like parks and shops, and interact with one another in person.

Screen Name Redacted

2/18/2023 10:30 AM

if one has to happen A

Screen Name Redacted

2/19/2023 11:04 AM

I prefer for there to be more housing options, not everyone wants a SFH, Scenario C is the most flexible. I would also suggest that some limited commercial be allowed, like a cafe, or something for a community to build and gather around. I especially like the cottage cluster for that reason

Screen Name Redacted

The existing land usage in this area means that the area is able to

4/12/2023 11:37 AM

support backyards, gardens and treescapes

Squamish

Screen Name Redacted

4/12/2023 09:29 PM

A number of these houses are near riparian zones and further density in these areas should be discouraged.

Screen Name Redacted

2/22/2023 04:13 PM

Consider parking and logistics.

Screen Name Redacted

2/23/2023 11:31 AM

What is the ideal density and total # of units for Garibaldi North?

Screen Name Redacted

2/23/2023 11:43 AM

0.5 FAR is still too low.

Screen Name Redacted

2/23/2023 01:20 PM

It seems odd to split Diamond Head Road North from the Estates North sub area. This is literally drawing a line down the middle of Diamond Head Rd, which did not happen in the Diamond Head South sub area. Why?

Screen Name Redacted

2/23/2023 01:19 PM

B is a good mix of variable housing that is suitable to the area. It provides additional density not at the expense of the neighbourhood. Not every area needs to be jammed full of buildings like downtown.

Screen Name Redacted

2/25/2023 01:49 PM

What is the reason for breaking up this area into sections and providing different scenarios? Could you not come up with a master plan for the area that is designed and based on the portion of growth the estates will be assigned against the total growth projections for Squamish?

Screen Name Redacted

2/25/2023 10:09 PM

Why is the area up and east of Tantalus not named or included mostly in the map?

Screen Name Redacted

2/26/2023 11:54 PM

don't ruin the neighbourhoods

Screen Name Redacted

3/01/2023 09:01 AM

I was born and raised in this area and lived here for over 25 years before being priced out of my community. As someone who has lived here longer than most current residents, please allow homebuilders to build in my backyard! Absolutely no rationale for pricing people out of this neighbourhood to pander to the interests of a few well-off

homeowners that don't want new neighbours.

SCAMISH

Screen Name Redacted

2/28/2023 04:20 PM

A number is single family homes within 100 yards of the Garden Court, Apartments. Are in some form a slight decay. This area is suitable for increased density.

Screen Name Redacted

2/28/2023 07:17 PM

The plan for bike paths would eliminate street parking. This will be a problem if adequate onsite parking is not maintained.

Screen Name Redacted

3/21/2023 05:40 PM

Sub Area could be separated in a different way - properties closer to existing high density / commercial to have Scenario C+ options, whereas properties further from the commercial hub could remain zoned as is.

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/03/2023 06:48 PM

Also this area is close to riparian areas and wildlife corridors. It is right next to Coho park and prime salmon spawning area!

Screen Name Redacted

3/03/2023 04:36 PM

Leave Garibaldi Estates alone.

Screen Name Redacted

3/04/2023 03:55 PM

This area should be zoned similarly to Centre and East area to keep they are of generally similar character.

Screen Name Redacted

3/07/2023 09:51 PM

Really important to include good connectivity through this area of the neighbourhood.

Screen Name Redacted

4/14/2023 10:43 PM

Any new buildings should take into consideration the current height of adjacent buildings (not just current zoning) and new buildings should not be built more than one story higher if zoning allows, (even that might be too much) than current adjacent buildings.

Screen Name Redacted

3/07/2023 08:58 PM

I have many comments. Please refer to the map and comments provided by email, REDACTED.



Screen Name Redacted

Many of the lots are pie-shaped and not rectangular. Small lot single-

3/10/2023 06:47 PM

family, like Ambleside, are built tall and skinny to maximize the footprint. This would look really awkward in this area, especially with so many one-story bungalows. Duplexes and/or single-family with carriage homes are more appropriate. A small cottage cluster may work in this area as well, but triplexes are too massive for this sub area.

Screen Name Redacted

3/14/2023 01:18 AM

I would reduce the height to 7.6m to match the average height of the existing buildings of the neighbourhood. The character of this neighbourhood is largely defined by the housing typologies that we find. Large houses from the 70's with low pitch roofs and first floors on slab, the small Ranchers and split levels of these years allow great mountain views and lots of sun exposure in people's backyard for gardening. Considering the FCL, it isn't possible to build the first floor lower than 1.5m but can we limit the interior ceiling height of buildings at all ? Example : Standard height for two story building with eight feet ceiling could be 7.6 meters in total 1. FCL : 1.5m(4.9') FCL 2. 2 stories: 2X2.4m (8' ceiling) = 4.8 3. 2nd Floor joists : 0.4 m (16"joists) 4. Low pitch / flat roof : 0.9m (36") Total of 7.6m which is 1.4m(4.6') less which compensates for the FCL requirement. Currently the zoning allows for 9m of height ! What's happening between 7.6 and 9 m. Perhaps a super tall gable roof line of 10-12 feet or more ceilings. Since when has it become a standard to have ceilings height taller than 8 feet ? If these standards and proposed heights are affecting the look of the neighbourhood for the sake of luxurious architectural design, I think we are missing out on the vision we want to develop for this neighbourhood. If we are looking for affordability, preserving sun exposure for food productions, energy efficient buildings, missing middle dwelling options etc. I think that controlling the height of buildings through architectural design is an avenue that would define a vision for the neighbourhood. Smaller buildings, smaller dwellings. Cut back on luxurious monster houses. Let's not waste our time with another Crumpey woods !

Screen Name Redacted

3/16/2023 01:31 PM

○ The most critical area of the transition to the Diamond Head North area was not addressed. Density from Diamond Head North should be stepped down in a sensible way like it is proposed for the Diamond Head South area. ○ Building typology should be the same as Estates Centre.

Screen Name Redacted

3/27/2023 02:42 PM

As with the rest of the Estates, the best option is the least densified, capped at 2 storey dwellings, and single family dwellings

Screen Name Redacted

make sure new development has enough parking on lots to prevent

3/17/2023 12:01 PM

overflow onto streets

Screen Name Redacted

4/13/2023 10:12 AM

See past answers.

Screen Name Redacted

3/18/2023 05:26 PM

This is an area of established homes, with mainly narrower roads. Already suites are resulting in lots of on-street parking. Increased density is not realistic if quality of life is to be maintained. Increased density is not going to result in affordable housing - that is totally unrealistic!

Screen Name Redacted

3/20/2023 12:12 PM

I don't think triplexes are a bad use of corner lots and ultimately I feel scenario B is a good approach to enabling people to have single family homes without wasting space through massive yards.

Screen Name Redacted

3/20/2023 02:48 PM

This area is special. The mature trees and access to Coho park are inherent to the enjoyment of the area. Many people already access this area daily. There is a limit to how many people can walk on a trail or be in an area before it inherently changes it and changes the quality of life for everyone. We live here because of the beauty and access to nature. There is a limit to how much you can change that before you diminish it.

Screen Name Redacted

3/20/2023 07:30 PM

As mentioned in the previous section: I rented a house in that area for 5 years, and the land isn't suitable for higher density. Our house shifted significantly, and many others in the area have foundation issues as well. The estates is much better suited to larger yards for gardening, rather than buildings that will continue to sink and shift. Specifically the property I speak of is near Garibaldi/Cheakamus way corner.

Screen Name Redacted

3/20/2023 08:24 PM

It's the best of a bad bunch.

Screen Name Redacted

4/04/2023 09:10 PM

traffic and parking are issues here

Screen Name Redacted

3/25/2023 10:11 PM

I think these lots aren't big enough to do things like cottage clusters and tall skinny homes without changing the sunny and open feel of the neighbourhood.

Screen Name Redacted 3/23/2023 10:39 PM	I would prefer a scenario with the option of tiny-house. Tiny houses are encouraged in the OCP and I think that this sub-area would be a great candidate for trying this innovative way of in-fill. I doubt the applicability of the cottage cluster option. It's not dense enough for any project in Squamish to be profitable. There are no cottage clusters in Squamish probably because it doesn't optimize the land enough to be economically profitable. So why is it in the options? Is this just a standard zoning and easy to reuse? The OCP vision will be realized by progressive and innovative actions. Tiny houses are innovative and would be a progressive growth option.
Screen Name Redacted 3/22/2023 10:12 AM	No
Screen Name Redacted 3/23/2023 02:14 PM	Parking is a necessity to support any densification
Screen Name Redacted 3/24/2023 04:25 PM	This neighbourhood has an existing land use, is already experiencing impacts from adjacent densification and changes will have an outsized impact on the character of the area that is not outweighed by the minimal incremental density increase that can be achieved in immediately adjacent lands (golf course, tantalus roads, Diamond Head North.
Screen Name Redacted 3/24/2023 07:14 PM	Squamish does not have enough housing. Single-family houses are no longer attainable for most families. The average newly-constructed single family house in Squamish is around \$2,000,000 while the average newly-constructed townhouse in Squamish is approximately half that amount around \$1,000,000. Duplexes and Triplex will help create a walkable mixed-use community and will provide for more missing middle housing options.
Screen Name Redacted 4/14/2023 08:52 PM	leave us alone.
Screen Name Redacted 3/26/2023 03:00 PM	We currently reside in this area. We would like to further propose a land use of townhomes in this area. We have resided in a townhouse community in the city in the past. We believe a townhome community still preserves the sense of community and neighborhood while allowing for density and affordability.
Screen Name Redacted 3/27/2023 05:10 PM	I think it would be helpful to have some details to support each scenario - for example, number of proposed duplex's permitted in

each zone

Screen Name Redacted

3/26/2023 07:31 PM

Leave it alone! Let it be zoned for suites and carriage houses only. Enforce height restrictions.

Screen Name Redacted

3/26/2023 08:25 PM

Over time the Estates North sub area should allow four- and six-plex and townhouse forms

Screen Name Redacted

3/27/2023 03:01 PM

Redevelopment is very unlikely in this area due to the substantial subdivision that has already taken place. Developers wont be able to afford the land assembly to initiate development.

Screen Name Redacted

3/27/2023 07:06 PM

Leave as is

Screen Name Redacted

3/28/2023 11:17 AM

What playgrounds are being developed for these new housing developments, what greenery and shaded areas

Screen Name Redacted

3/28/2023 09:35 AM

Allowing cottage clusters or other more unique land than just duplex/triplex or houses, is very important to me.

Screen Name Redacted

3/28/2023 04:55 PM

No cottage clusters in this area. It will ruin the neighbourhood to bring that much density

Screen Name Redacted

3/28/2023 06:20 PM

This is an area mainly of single family homes that are well maintained. There is open space for people to enjoy their yards, grow gardens and children to play. This is important for the people living in this area.

Screen Name Redacted

4/08/2023 06:53 AM

People need space. The present condo designs leave families cooped up in a box

Screen Name Redacted

4/14/2023 12:55 PM

Yes, that there are other areas of our town that can be developed prior to this area.

Screen Name Redacted

4/10/2023 12:07 PM

Lower density than other areas.

Screen Name Redacted

4/10/2023 12:11 PM

This community should have lower density. It is a bit more on the outskirts and runs up against the hillside. I like adding duplexes and small lot single family, but triplexes and cottage clusters seem overly dense for this zone.

Screen Name Redacted

4/11/2023 09:18 AM

We don't need more single family homes. Even duplexes are fairly unaffordable. We should be considering more condos + townhomes.

Screen Name Redacted

4/14/2023 11:24 PM

This area is not suitable or safe to build more dense and high-impact housing structures. The river bed is not a suitable place for this.

Screen Name Redacted

4/11/2023 11:46 AM

Triplexes could be permitted along Garibaldi Way, and cluster homes could be permitted on larger lots

Screen Name Redacted

4/12/2023 09:07 PM

I don't think single family homes are an effective way to ensure we have enough housing in Squamish. I fully support re-zoning these areas.

Screen Name Redacted

4/13/2023 03:28 PM

I don't think densifying the lots to increase the number of homes in a well established neighborhood is necessary. Time to developer Cheema Lands and if necessary densify it with small family lots and townhomes/triplexes but let's stop densifying. There does not make the homes more affordable. There is no win for anybody by taking down homes with long lifespans to create more cramped living spaces with traffic impacts and parking issues.

Screen Name Redacted

4/14/2023 12:13 PM

I would prefer Triplexes not be included in this area.

Screen Name Redacted

4/14/2023 03:25 PM

I like the potential for small lot single family and cottage clusters to be built in this Sub Area. I do not like the idea of Triplexes.

Screen Name Redacted

4/14/2023 04:27 PM

as building masses increase based on type of use, duplex/triplex/quadplex, increased property line setbacks and green space requirement should be seriously considered so as to not overwhelm neighbours whose housing choice may remain SFH or other similar. Adequate storage and parking space must also be provided within the development. We shouldn't try to 'pack in' units at the expense of livability.

Screen Name Redacted

4/14/2023 03:58 PM

perfect hub area close to shopping and transportation

Screen Name Redacted

4/14/2023 11:30 PM

It is a family neighbourhood now with lots large enough to play in and have a gardens / fruit trees

Screen Name Redacted

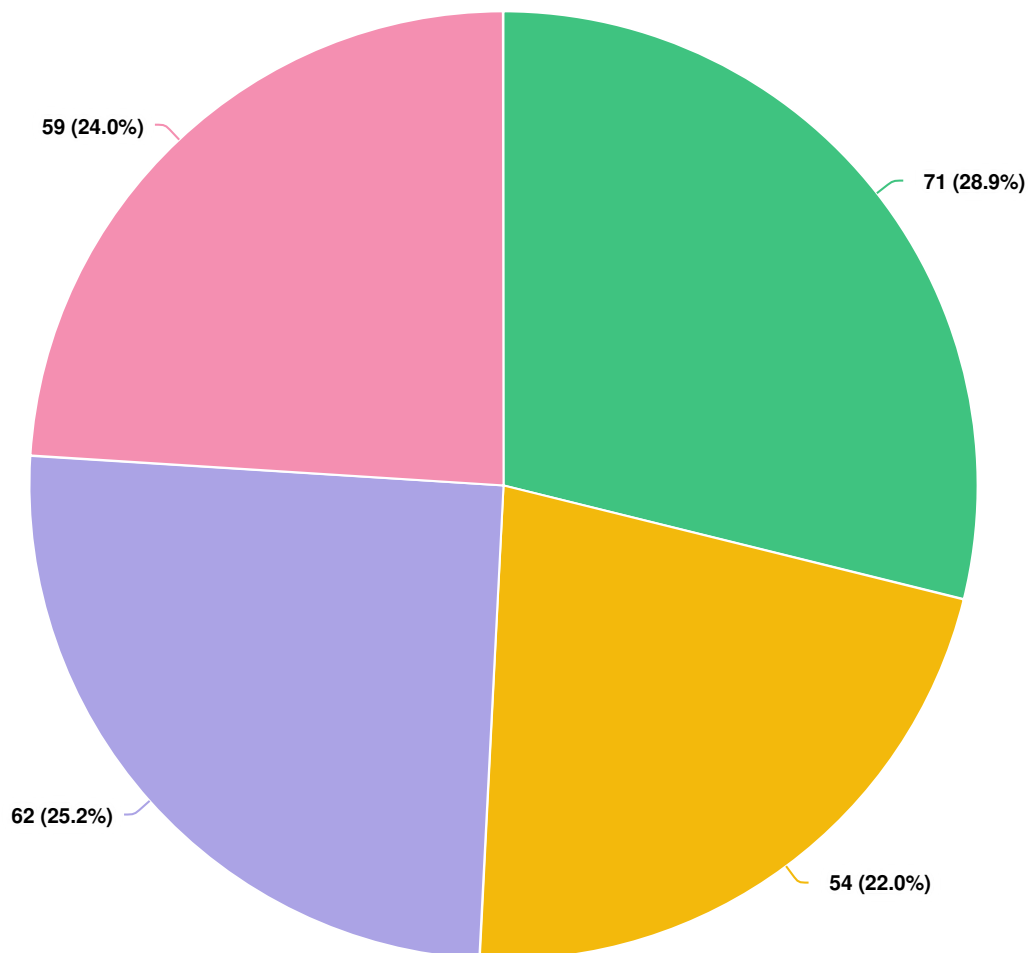
4/14/2023 11:43 PM

The area already has the amenities to support the community. No change is needed to make this a better place to live.

Optional question (74 response(s), 178 skipped)

Question type: Essay Question

Q24 Which scenario would you prefer to see as the Diamond Head South sub area evolves over the next 20 years or more? Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design, location, aesthetics, parking, landscaping) are not intended to be accurate representations.



Question options

● Scenario A
 ● Scenario B
 ● Scenario C
 ● I don't like any of the proposed scenarios

Optional question (246 response(s), 6 skipped)

Question type: Radio Button Question

Q25 | Why don't you like any of the proposed scenarios for the Diamond Head South sub area?

Screen Name Redacted

2/20/2023 12:25 PM

The boundary for this area is arbitrary and confusing. In no way should the east side of this neighbourhood be treated the same as the west side of the neighbourhood. I believe there is opportunity for density on the east side of this street on properties that back onto the commercial area but the neighbourhood should be given DENSITY TARGETS to make an informed decision which would reduce density in other areas of the neighbourhood and preserve small town feel and character.

Screen Name Redacted

2/18/2023 10:30 AM

Again update what's currently available. Update amenities and keep the current use.

Screen Name Redacted

2/19/2023 11:12 AM

I like my large lot with its park in the back

Screen Name Redacted

4/14/2023 07:47 AM

Where is the Gentle Density model the planning dept so fondly mentioned at the very beginning of the Gestates Neighbourhood planning process?

Screen Name Redacted

4/12/2023 11:37 AM

This area already is home to lovely houses that have been developed and upgraded throughout the years. They have carriage houses to increase number of units and density of people residing in this area.

Screen Name Redacted

2/23/2023 11:31 AM

Do not want to see Triplex or Cottage clusters added to this scenario. Single family home, small lot single family and duplex only.

Screen Name Redacted

2/23/2023 03:31 PM

Traffic on Diamond Head Rd is heavy already, with limited parking at times. I see buses and commercial vehicles weaving left to right to avoid parked cars, creating danger for walkers and cyclists. Your proposals will only increase traffic, create noise, and destroy this oasis of peace in our community. I am opposed to further development in this area.

Screen Name Redacted

2/25/2023 01:49 PM

How many of each and why have you come to this number?

Screen Name Redacted 2/25/2023 10:09 PM	You are really not considering the land use that is historical here and how it was agreed many many years ago to maintain agricultural roots. You can not grow gardens without light and sunshine, a lot of it.
--	---

Screen Name Redacted 2/26/2023 11:54 PM	leave it alone
--	----------------

Screen Name Redacted 4/11/2023 10:10 AM	I don't like the cottage cluster use. Go with current zoning/provincial blanket upzone instead.
--	---

Screen Name Redacted 3/03/2023 09:57 AM	I don't want to see the VLA lots subdivided into smaller parcels.
--	---

Screen Name Redacted 3/03/2023 06:48 PM	I would prefer to maintain the status quo for this area. We need to maintain a clear line between commercial and residential areas as there currently is. If we change the zoning here the line will become fuzzy and commercial will begin to encroach on residential.
--	---

Screen Name Redacted 3/03/2023 04:36 PM	This is an established area and needs to be maintained as such.
--	---

Screen Name Redacted 4/14/2023 10:43 PM	Scenario A isn't terrible if you take out triplex, but where the heck did the "commercial hub locavore" go in scenario A?
--	---

Screen Name Redacted 3/16/2023 07:49 PM	The jump from current to scenario A is too much. If you kept the jump to duplex (maybe triplex) that would have been agreeable. See little compromise from council given the past feedback in the options presented.
--	--

Screen Name Redacted 3/27/2023 02:42 PM	Too much density. This is a residential area primarily composed of single family dwellings. Keep it that way.
--	---

Screen Name Redacted 4/13/2023 10:12 AM	See past answers.
--	-------------------

Screen Name Redacted 3/18/2023 08:50 AM	Too much density.
--	-------------------

Screen Name Redacted 3/20/2023 07:30 PM	We need to preserve the stock single family homes, especially in the Estates.
--	---

Screen Name Redacted

3/22/2023 09:47 AM

That area is already a nightmare to drive or walk along. Adding more densification and changing the land use isn't going to help.

Screen Name Redacted

3/24/2023 07:14 PM

Four to six-storey mixed-use development should be considered, helping augment and support the existing commercial along Highway 99. Walkable comprehensive neighbourhoods similar to Kitsilano, Main Street, Commercial Drive and Lonsdale Avenues should be the goal.

Screen Name Redacted

3/25/2023 11:10 AM

Against densification.

Screen Name Redacted

4/14/2023 08:52 PM

leave us alone

Screen Name Redacted

3/25/2023 07:04 PM

School zones

Screen Name Redacted

3/26/2023 07:49 AM

And again leave it the way it is now, it's beautiful.

Screen Name Redacted

3/26/2023 03:29 PM

They add too much density

Screen Name Redacted

3/26/2023 07:31 PM

Keep it green. Keep the big lots or turn into shared garden spaces only. No more commercial building. Leave that to the industrial /Northyards district!

Screen Name Redacted

3/27/2023 09:01 AM

We need to have some single family lots, on flat land, with personal green space for those who have food production, have physical disabilities and the elderly. Leave this land alone.

Screen Name Redacted

3/27/2023 11:50 AM

These scenarios incentivizes people to knock down houses. We should work with people to incentivize restoration of existing structures first, and create these new communicates within new developments.

Screen Name Redacted

3/27/2023 08:08 PM

I don't like the increased densification here. Allow for carriage homes maybe. But not triplex and duplex's.

Screen Name Redacted

3/27/2023 06:47 PM

Whoever designed these scenarios should look in the mirror and question their life choices. What if we just....left the single family homes?

Screen Name Redacted

3/27/2023 07:46 PM

Again, too much high density housing. Increasing Squamish's population is not making it better.

Screen Name Redacted

3/27/2023 08:03 PM

I think the neighborhouud should stay as single family homes and new areas should be developed with more dense housing

Screen Name Redacted

3/28/2023 06:29 PM

Why destroy a perfectly good family neighbourhood??? What about the Chema lands? And of course there's Bob Fast who want's to complete North Crumpit. I see he's on step 6 of 10, making him jump through hoops! It's so peaceful here! Something else I love - the smell of fresh cut grass

Screen Name Redacted

3/28/2023 07:34 PM

to much development

Screen Name Redacted

3/29/2023 07:46 AM

I don't like the cottage cluster scenario.

Screen Name Redacted

3/31/2023 04:14 PM

Don't change it. Keep it single family homes with carriage houses.

Screen Name Redacted

3/31/2023 07:56 PM

The area doesn't need more population. There are already parking issues within the area and adding more homes with more people only perpetuates the problem.

Screen Name Redacted

4/01/2023 07:51 AM

The area will be too contested and needs to be maintained as having space the livable options for households with yards

Screen Name Redacted

4/14/2023 11:24 PM

This area is already bursting at its seems. it is not safe or appropriate to add more people.

Screen Name Redacted

4/11/2023 12:11 PM

Maintain current

Screen Name Redacted

4/11/2023 07:58 PM

for the same reason mentioned in the previous comments

Screen Name Redacted

4/13/2023 03:28 PM

I do not like the idea of cottage clusters and small lot single family along there. I would be okay with triplex/fourplex and homes with carriage homes. Perhaps even home based commercial accessed by the back gate of the properties at the back of the lots but I do not think we should be densifying the lots with lots of "little" homes or increasing density with height.

Screen Name Redacted

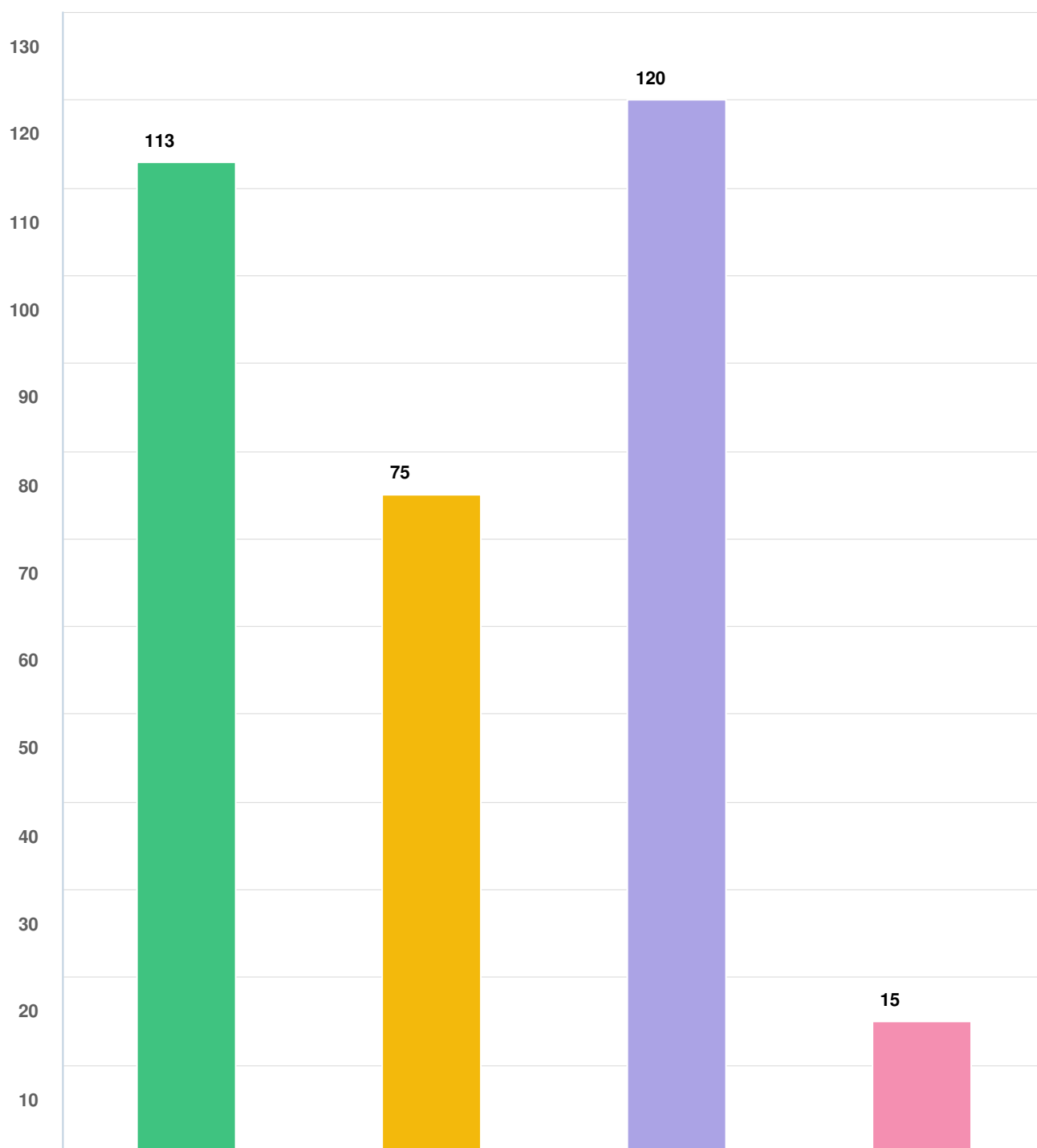
4/14/2023 11:43 PM

It's impossible to turn in or out of this area during the week never mind on a weekend with tourists. By adding additional housing, businesses, and keeping the current locavore area the congestion will be unliveable.

Optional question (45 response(s), 207 skipped)

Question type: Essay Question

Q26 Why is the scenario you selected in the last question your preferred choice? Select all that apply.



Question options

- I prefer the proposed land uses
- I prefer the proposed heights
- I prefer the proposed densities
- Other (please specify)

Optional question (180 response(s), 72 skipped)

Question type: Checkbox Question

Q27 | Is there anything else you think we should know about the proposed scenarios for the Diamond Head South sub area?

Screen Name Redacted

4/19/2023 11:00 AM

I strongly disagree with expanding commercial properties in this area as there is a huge one already within walking distance. There is no need for it. there is more than enough option of everything there.

Screen Name Redacted

2/14/2023 06:55 PM

I prefer scenario B because of the consolidated townhouses. I think corner commercial is a reasonable compromise but would support scenario A over C.

Screen Name Redacted

2/28/2023 10:40 PM

if you densify we need more clear info on parking. There is not a lot of room for cars in this area as it is. It is unrealistic to expect townhouses, triplexes residents to not drive or have 1 car per unit. This is Squamish people have cars, trucks, people commute to Van, people live here to be able to access the outdoors where they need to drive. Traffic is already not great in that area.

Screen Name Redacted

2/15/2023 11:53 AM

What is wrong with what is already allowed.

Screen Name Redacted

2/15/2023 10:39 AM

these lots are what makes this area special, paving people's gardens (to provide insufficient parking for the developments proposed) would be a tragedy.

Screen Name Redacted

2/15/2023 11:26 AM

very hard to read print and not easy to get back to original proposals

Screen Name Redacted

2/18/2023 10:30 AM

if one has to happen A

Screen Name Redacted

4/14/2023 07:48 PM

Go denser. You speak of betterment for the community. Disrupt and displace the least people possible. Hit it hard next to the shopping and amenities and buses.

Screen Name Redacted

4/14/2023 07:47 AM

You are not listening!

Screen Name Redacted

I choose Scenario A but think that triplexes go too far. I only support

4/12/2023 09:29 PM

this increased density if more roads are added. Its a long road without enough "feeder roads" connecting to it. This leads to cars driving to fast because its a long stretch and will become a less safe for bikers and pedestrians, etc. as all traffic has to travel a long way passing many houses to get to a main rd.

Screen Name Redacted

2/22/2023 04:04 PM

Allow all types of land uses and allow for as much density as possible

Screen Name Redacted

2/22/2023 04:13 PM

Consider parking and logistics.

Screen Name Redacted

2/23/2023 11:31 AM

What is the proposed density? What is the MAX number of unit?

Screen Name Redacted

2/23/2023 11:43 AM

What is the justification for a reduction of 33% for the FAR for the east? Seems arbitrary, when they are both served by the same transit and road network.

Screen Name Redacted

2/23/2023 01:20 PM

This area already has some serious traffic congestion. I can't believe the district of Squamish is even proposing Scenario C. What a nightmare traffic and parking would become!

Screen Name Redacted

2/23/2023 01:19 PM

There needs to be significant traffic management improvement before any further density is added to this area.

Screen Name Redacted

2/23/2023 03:31 PM

I really am sick and tired of my town and neighbourhood being sold to the highest bidder. These new scenarios financially benefit only those who invest in them and do very little to improve the quality of life of existing residents. Developers offer to build day care centres and incorporate green spaces to seduce us into thinking their development is a good idea. It rarely is. Case in point, the eyesore at the corner of Cleveland and Buckley Ave, which should NEVER have been allowed so close to (and blocking the sunlight to) a busy school ground!! Such decisions make me question council's vision. This building has created a traffic and parking nightmare, at an already challenging intersection. Commercial space across the street at the Nester's complex has not increased, but boy oh boy has the available parking ever diminished!

Screen Name Redacted

2/25/2023 01:49 PM

If you are going to remove single-family housing stock where will it be replaced? If supply and demand is one of your reasons for density

would your plan not have a negative effect on the cost of people that want to live here and buy a single-family home or will you ultimately just build more sprawl in the Chema lands once you hit your growth target? On that note, what is driving the growth target? Are you being forced to grow Squamish to a certain size? What is the end game concerning growth?

Screen Name Redacted

2/26/2023 11:54 PM

don't ruin everything

Screen Name Redacted

3/01/2023 09:01 AM

I think the District is being overly prescriptive in its zoning for different residential typologies. Why not just pre-zone everything for apartments and allow duplexes, etc, to develop where they do. Instead, this restricts developable land available for each housing typology, increasing competition for land acquisition among homebuilders looking to build a particular type of building (eg., apartment developers bid up the price of land due to less developable land, which has been artificially constrained by zoning. This results in some mix of higher total construction costs, more economically infeasible development, higher housing/rent costs, or less land value capture by the District).

Screen Name Redacted

2/28/2023 04:20 PM

The density is fairly appropriate already

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/02/2023 03:24 PM

As with all areas parking parking parking to minimize street congestion

Screen Name Redacted

3/03/2023 06:48 PM

Not to mention the usual problems such as traffic and parking!

Screen Name Redacted

3/03/2023 04:36 PM

All of this area is on a floodplain and is built on an old river bed. Should there ever be an earthquake, this land will shake like a bowl of jello. Can you imagine the destruction if anything beyond a single family home exists on this land? Development should go on in Garibaldi Highlands as it is built on a rock!!

Screen Name Redacted

3/05/2023 06:07 PM

Consider building bike paths to avoid traveling the main roads to allow easy access to the commercial parts

Screen Name Redacted

4/14/2023 10:43 PM

Any new buildings should take into consideration the current height of adjacent buildings (not just current zoning) and new buildings should not be built more than one story higher if zoning allows, (even that might be too much) than current adjacent buildings. I'd also like to see current lot coverage allowed, not just FAR. I believe the VLA lots are currently 33% which allows for a large home appropriate for multi-generational living but keeps a lot of open space too.

Screen Name Redacted

3/07/2023 08:58 PM

I think the boundary could be slightly adjusted. I have many comments. Please refer to the map and comments provided by email,

REDACTED.



Screen Name Redacted

3/27/2023 03:15 PM

Densification closer to the existing commercial zone. I think that this would be a better use of the land while striking a good balance by making other zones less dense (i.e. in the Estates East go with Option A), so overall densification is increasing but less impactful for more residential neighbourhoods - keeping some of that intact.

Screen Name Redacted

3/10/2023 06:47 PM

Mamquam is a main artery to the Highlands and amenities and density should be focused in this area first.

Screen Name Redacted

3/17/2023 05:42 AM

Including mixed uses and greater height and density in this area is appropriate given its proximity to jobs, schools, and transit. There should be opportunities for additional height and density for projects delivering significant affordable housing.

Screen Name Redacted

3/15/2023 04:36 PM

LOVE walkability of streets and "downtown" feel

Screen Name Redacted

3/15/2023 10:35 PM

Preserve mountain views, put density further back

Screen Name Redacted

3/16/2023 09:48 AM

Like Diamond Head North, I think this area is another opportunity to provide some more diverse housing, while allowing the Estates area to remain lower density.

Screen Name Redacted

3/16/2023 01:31 PM

height and densities should be the same as in Diamond Head North, east boundary of Diamond Head North should align with Diamond Head South

Screen Name Redacted

3/16/2023 07:49 PM

single family housing or duplex.

Screen Name Redacted

3/27/2023 02:42 PM

It's terrible. This is a residential area not a commercial center.

Screen Name Redacted

3/17/2023 12:01 PM

Prevent FAR of 0.8 and greater height in this neighborhood. But flexibility within FAR of existing 0.5. Consider increasing commercial FAR of 0.22 at Locavore to FAR = 1 or more

Screen Name Redacted

3/17/2023 05:11 PM

Ensure expansion of commercial/retail space for additional small businesses in this area. Ensure adequate parking space.

Screen Name Redacted

4/13/2023 10:12 AM

See past answers.

Screen Name Redacted

3/18/2023 09:11 AM

More retail needed

Screen Name Redacted

3/18/2023 09:32 AM

With head south being next to a shopping centre would expect the future of the west side lots being 275 deep would be attractive to the profiteers. My lot is .9 acres and attracts property taxes for Hydro right of way which can be used for nothing but gardening and parking.

Screen Name Redacted

3/20/2023 12:10 PM

This area backing on to the commercial zone could use the most density increase in the neighbourhood. it also has the widest roads.

Screen Name Redacted

3/20/2023 07:30 PM

Have you driven Diamondhead Rd??? It is like riding a roller coaster, there's so much sinking and settling along that road. It is NOT suited to higher density buildings.

Screen Name Redacted

3/20/2023 08:24 PM

I prefer the least amount of densification possible. Trees and the natural environment should be preserved.

Screen Name Redacted

4/04/2023 09:10 PM

traffic is horrendous - commercial properties do not have proper parking, especially illegal BNBS

Screen Name Redacted

I specifically detest scenario C that makes it look like busy Vancouver.

3/25/2023 10:11 PM

SQWAMISH

Screen Name Redacted

3/23/2023 10:39 PM

With larger lots and some backing onto a commercial street/alley, I think this area is more suitable to bigger buildings and additional commercial spaces in mixed use commercial without changing the street frame and without necessitating lot consolidation.

Screen Name Redacted

3/22/2023 09:47 AM

Keeping it as it use or have homeowners use their driveways for parking and not the road.

Screen Name Redacted

3/22/2023 10:12 AM

No

Screen Name Redacted

4/14/2023 08:52 PM

leave us alone

Screen Name Redacted

3/26/2023 07:31 PM

Stop building! Too busy! Too much traffic, too many cars as it is!!!!

Screen Name Redacted

3/26/2023 08:25 PM

Scenario B and C should be combined and both should apply to the Diamond Head South sub area

Screen Name Redacted

3/27/2023 10:07 AM

Great care should be taken to maintain the character of the neighbourhood if increasing density. Height has a big visual impact and can also great impact current residence's views and access to natural light. Also consider how to minimize the impact of any developments larger than a triplex (i.e. townhomes). Setting buildings back and providing lots of landscaping (especially with larger/mature trees) that separate buildings from the roads would greatly reduce the visible impact of density.

Screen Name Redacted

3/27/2023 02:49 PM

I am concerned about having sufficient parking.

Screen Name Redacted

3/27/2023 03:01 PM

I think the direct proximity to walkable services, amenities and transit make this an obvious location for more substantial redevelopment.

Screen Name Redacted

3/28/2023 11:17 AM

Better bike infrastructure - parking under the buildings like downtown

Screen Name Redacted 3/28/2023 04:55 PM	Least amount of growth. Again. Going to ruin the neighbourhood with too much.
Screen Name Redacted 4/01/2023 05:31 PM	Variety is key.
Screen Name Redacted 4/08/2023 06:53 AM	Too much survey
Screen Name Redacted 4/14/2023 12:55 PM	Yes, that there are other areas of our town that can be developed prior to this area.
Screen Name Redacted 4/10/2023 01:36 AM	Stop with the condos and townhomes!!! Enough.
Screen Name Redacted 4/10/2023 12:07 PM	community and building character - break up the bulk and mass! Enhance the street experience
Screen Name Redacted 4/10/2023 12:11 PM	I think this area should look and feel like Diamond Head North. Like maintain the maximum 4 stories, which is compatible with option C, and why I picked option B for Diamond Head North. Upper story stepbacks are important so it doesn't feel enclosed or stuffy. It should still feel open and walkable and approachable. I also think this area is great for mixed use retail. My one complaint would be that I think the Commercial Corner should be included in this scenario. The Locavore area setup with the small shops and picnic tables is an absolute GEM for Squamish North, and should be preserved.
Screen Name Redacted 4/14/2023 11:24 PM	This area is already struggling to maintain and manage the single retail space, locavore. This makes me wary of all retail/residential spaces mixing in the area. Additionally, adding more people into an already especially busy traffic and parking situations seems dangerous. Suggesting people use transit or bike in not an appropriate way to handle this issue.
Screen Name Redacted 4/11/2023 12:11 PM	Locovore initially a garden centre Now to me has evolved into a community meeting hub - would hopefully see it maintain this energy with an emphasis on reducing retail
Screen Name Redacted 4/12/2023 09:07 PM	I would support more mixed commercial/residential spaces. It can be very effective for building community. I prefer it to be slightly less

dense.

Screen Name Redacted

4/13/2023 09:12 AM

I think the density/townhomes should stay on the west side of Diamond Head - but not exceed 3 stories.

Screen Name Redacted

4/13/2023 03:28 PM

Again, perhaps allowing business/commercial access to the back of the lot with access along the laneway behind London Drugs. Carriage home and a third accessory dwelling at the back for business purposes with no access from Diamond Head Road. Keep the increased density and increased traffic on the commercial side.

Screen Name Redacted

4/14/2023 03:25 PM

I'd like to see a combination of scenario B and C for this sub area. It makes the most sense to allow mixed use developments in this sub area due to the proximity of the commercial / employment uses and also connectivity via the highway. While still allowing cottage clusters and townhomes to be developed along side. It would be nice to have a combination rather than all mixed use development (as suggested in Scenario C)

Screen Name Redacted

4/14/2023 04:27 PM

as building masses increase based on type of use, duplex/triplex/quadplex, increased property line setbacks and green space requirement should be seriously considered so as to not overwhelm neighbours whose housing choice may remain SFH or other similar. Adequate storage and parking space must also be provided within the development. We shouldn't try to 'pack in' units at the expense of livability.

Screen Name Redacted

4/14/2023 03:58 PM

perfect new residential hub close to shopping and bus

Screen Name Redacted

4/14/2023 05:02 PM

this area should be the main area of focus for density. already lots of traffic and noise because closest street to garibladi village, lots of room and large lots. easy access to highway from Mamquam rd and Garibaldi Way. Height is almost a non factor given the Garibaldi village is already a height barrier to the views west.

Screen Name Redacted

4/14/2023 11:30 PM

This area all ready can't support the Locavore the farm area

Screen Name Redacted

4/14/2023 11:43 PM

The proposed scenarios are not those that I wish to live and raise my family in.

Screen Name Redacted

4/19/2023 11:10 AM

Heights must be from historic floodplain elevation, not the grade after fill has been brought in.

Screen Name Redacted

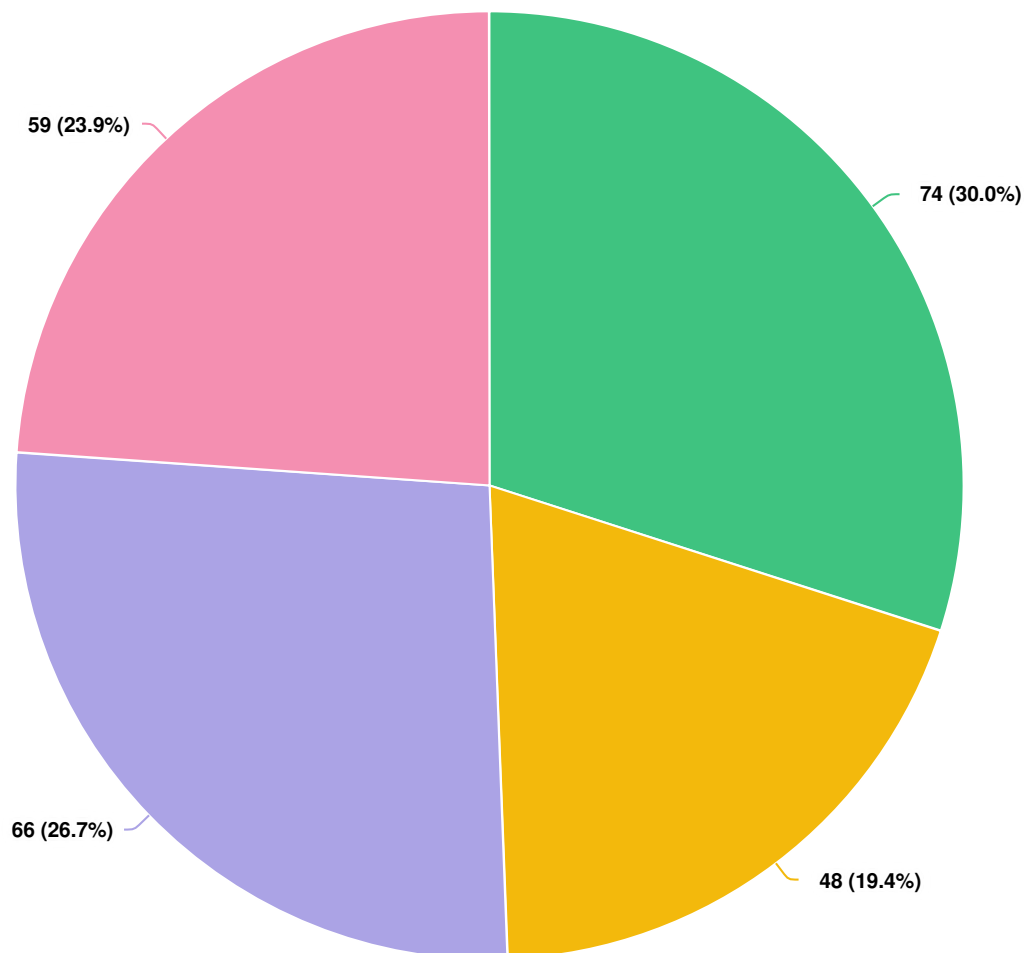
4/19/2023 11:49 AM

Without commercial property, commercial properties should be developed in the highlands first as we already have commercial property within walking distance.

Optional question (77 response(s), 175 skipped)

Question type: Essay Question

Q28 Which scenario would you prefer to see as the Estates Centre sub-area evolves over the next 20 years or more? Images are only intended to show approximate height and density of potential future land uses. density of potential future land uses. Other elements (e.g. design, location, aesthetics, parking, landscaping) are not intended to be accurate representations.



Question options

● Scenario A
 ● Scenario B
 ● Scenario C
 ● I don't like any of the proposed scenarios

Optional question (247 response(s), 5 skipped)

Question type: Radio Button Question

Q29 | Why don't you like any of the proposed scenarios for the Estates Centre sub area?

Screen Name Redacted

2/15/2023 11:53 AM

Stop attempting to convince us all that these single family homes are decadent and something must be done about it. Ensure all the homes have the right to build a suit in it and promote that they do. Promote the home owners to build small independent homes for long term rental only. If a home owner wants to subdivide and sell to their family make it affordable for them to do so. Who ever put the above ideas forward and who ever made it so unaffordable for these families to subdivide and sell to their own families is actually working for the developers and not the citizens. Why do you like the ideas above?

Screen Name Redacted

2/20/2023 12:25 PM

The current VLA provides enough density for this character and heritage neighbourhood. Lots can be spit in two and have an additional dwelling. It would be nice to be able to offer tiny home plots on these lots but would require restrictions to make sure it didnt become unsightly.

Screen Name Redacted

2/18/2023 10:30 AM

Again why the update keep the current land use and update the amenities. Just because the growth is coming doesn't mean we have to grow.

Screen Name Redacted

4/14/2023 07:48 PM

Leave the centre as it is for now.

Screen Name Redacted

4/14/2023 07:47 AM

You have failed to listen, avoid solving infrastructure weakness.

Screen Name Redacted

4/12/2023 11:37 AM

The road usage in this area is already great for families to walk and the backyards are parks for the neighbouring kids. We often see many kids playing in their yards all year round. we fear that increasing the density would increase road parking, and traffic along these roads which would make this less opportune to the existing park like feeling. Many residents in this area have purchased homes and have lived here for many years for these reasons alone. Change for the sake of change is irresponsible.

Screen Name Redacted

4/12/2023 09:29 PM

There are two roads in this area; Kalodon and Garibaldi Way. I think there is a big difference between these two. I would support Scenario A along Garibaldi way but not on Kalodon.

Screen Name Redacted

2/23/2023 03:31 PM

I see no need to increase density in this area. Existing neighbourhoods, with the character, charm, and open spaces that exist there, should not be changed.

Screen Name Redacted

2/27/2023 08:21 PM

Not sure this goes far enough. Keep max height but increase FAR

Screen Name Redacted

2/25/2023 01:49 PM

Same as before, what's the plan?

Screen Name Redacted

2/25/2023 10:09 PM

We need to put the brakes on infill and allowing mega development when people sell their lots. Our community is changing drastically and quickly into land that is densified by percentage of population more than Vancouver. That is not a healthy community at all. I have lived here most of my life. I am sad to see what council is allowing it to become.

Screen Name Redacted

2/26/2023 11:54 PM

leave it alone

Screen Name Redacted

2/28/2023 04:49 PM

The residents of this area are quite happy with the way the neighborhood is. Kalodon Road has been known as the most desirable street in Squamish for many years. Houses are in good shape and well looked after. There may be 1 tear down in the area

Screen Name Redacted

4/11/2023 10:10 AM

I don't like the uses. Continue with existing zoning, with Provincially mandated upzone uses.

Screen Name Redacted

3/03/2023 09:57 AM

I don't want to see the VLA lots subdivided into smaller parcels.

Screen Name Redacted

3/03/2023 06:48 PM

This area is the centre of the VLA lands and currently the centre of a beautiful legacy neighbourhood in our town. I do not want to see this change for so many reasons all of which have been suggested and discussed at our multiple neighbourhood meetings.

Screen Name Redacted

3/03/2023 04:36 PM

Again, this is an established area with gardens, wildlife, views, established homes and should be left as such. Destruction of these homes cannot be good for the environment as what are you planning on doing with the debris? Also, this land is in a floodplain and is on an old river bed and for both of those reasons should never be targeted

for densification.

Screen Name Redacted

4/14/2023 10:43 PM

I prefer to keep this as a single family home neighbourhood with plenty of room for increased density through secondary units. I understand there will be provincial legislation for duplexes but that's as far as it should go.

Screen Name Redacted

3/10/2023 03:42 PM

There should be increased density along Mamquam Road as this is a busy thoroughfare

Screen Name Redacted

3/16/2023 07:49 PM

I would be OK for scenario A if the small lots was removed from that list.

Screen Name Redacted

3/27/2023 02:42 PM

This is a residential area mainly composed of single family homes. Keep it that way. There is no need to densify this area.

Screen Name Redacted

4/13/2023 10:12 AM

See past answers.

Screen Name Redacted

3/18/2023 08:50 AM

Too much density

Screen Name Redacted

3/18/2023 05:42 PM

Leave as existing larger slot single family dwelling

Screen Name Redacted

3/20/2023 07:30 PM

As previously stated. WE NEED MORE SINGLE FAMILY HOMES NOT LESS!

Screen Name Redacted

4/14/2023 08:52 PM

leave us alone

Screen Name Redacted

3/25/2023 07:04 PM

There are only two ways out of the estates. And with the whistler traffic on a weekend it's too much to get to work on time

Screen Name Redacted

3/26/2023 07:49 AM

Leave the old neighborhoods the way they are. Leave all the high density to downtown . Most of us have decided to live in these old neighborhoods because of there space and the established older trees and green spaces.

Screen Name Redacted 3/26/2023 03:27 PM	Too much density
Screen Name Redacted 3/26/2023 03:29 PM	Very much opposed to changing the existing. Leave the VLA form and character alone!!!!
Screen Name Redacted 3/26/2023 07:31 PM	For the same reasons as previous! Too many people and cars and traffic already! If anything- shared garden spaces and green spaces, dog park, plant trees etc...
Screen Name Redacted 3/27/2023 09:01 AM	We need to have some single family lots, on flat land, with personal green space for those who have food production, have physical disabilities and the elderly. Leave this land alone.
Screen Name Redacted 3/27/2023 11:50 AM	Same comments to the last, don't incentive people to knock over existing houses, work with them to restore their houses and bring these ideas to new communities.
Screen Name Redacted 3/27/2023 08:08 PM	These properties are some of the very few "original". Take a look at winnipegs recent declaration of neighbourhood s of historic value. These properties tell a story! Let them keep doing so (and limit the ability to tear down the older original homes)
Screen Name Redacted 3/27/2023 06:47 PM	What is the plan to get all of these people to sell their homes?
Screen Name Redacted 3/27/2023 07:06 PM	Leave as is
Screen Name Redacted 3/27/2023 08:03 PM	I think the neighborhouud should stay as single family homes and new areas should be developed with more dense housing
Screen Name Redacted 3/28/2023 06:29 PM	Because I like our neighbourhood the way it is. That's why I bought this home!
Screen Name Redacted 3/28/2023 07:34 PM	to much development

Screen Name Redacted

3/31/2023 07:56 PM

Again, there are already too many people who have difficulties with the current population and parking. More people add to the problem in this safe neighborhood.

Screen Name Redacted

4/01/2023 07:51 AM

It would be too much we need to maintain some space and ability for families to have yards and space

Screen Name Redacted

4/14/2023 11:24 PM

It takes away green space and green canopy. These homes have large lots specifically for farming and they are being used appropriately.

Screen Name Redacted

4/11/2023 10:38 AM

All suggest duplex or higher density. I believe the area should maintain single family home zoning.

Screen Name Redacted

4/11/2023 07:58 PM

For the same reasons listed previously

Screen Name Redacted

4/13/2023 03:28 PM

I think we should be protecting our land, not dividing it for density. These neighborhoods are loved and appreciated by many. Density downtown, density Cheema Lands, density any new developments ie Crumpit Woods extensions etc but let's not ruin what is there now. Again, one thing to allow carriage homes or a backyard cottage but no need to be doing clusters of cottages and small lot homes. University Highlands is an example of how horrible this has worked out. The areas are tight and cramped. Too dense.

Screen Name Redacted

4/14/2023 11:30 PM

it already works well as a community

Screen Name Redacted

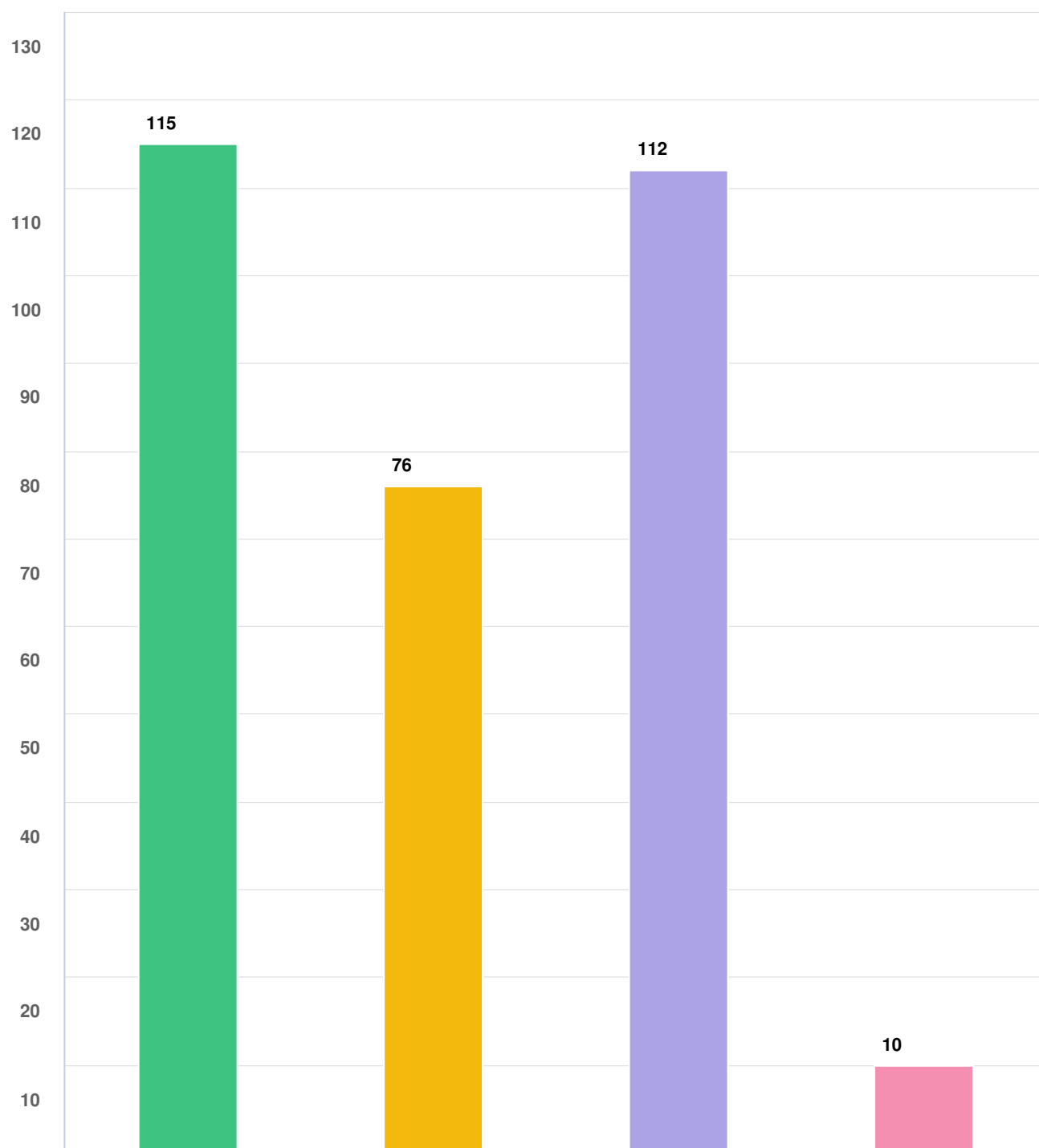
4/14/2023 11:43 PM

The scenarios remove the unique aspects that makes people want to live in town. By taking away the larger lots a part of the towns history and the personality of the neighbourhood is removed. And densification will turn Squamish into an undesirable location for people to live.

Optional question (47 response(s), 205 skipped)

Question type: Essay Question

Q30 Why is the scenario you selected in the last question your preferred choice? Select all that apply.



Question options

- I prefer the proposed land uses
- I prefer the proposed heights
- I prefer the proposed densities
- Other (please specify)

Optional question (178 response(s), 74 skipped)

Question type: Checkbox Question

Q31 | Is there anything else you think we should know about the proposed scenarios for the Estates Centre sub area?

Screen Name Redacted

4/19/2023 11:00 AM

Same reason

Screen Name Redacted

2/14/2023 06:55 PM

Townhouses are useful in this area.

Screen Name Redacted

2/28/2023 10:40 PM

More info needed about parking plans & where cars will go and traffic regulation in that area and mamquam road onto the highway. Mamquam will be a nightmare in the mornings, after school and rush hour!!!!!!!!!!!!

Screen Name Redacted

2/15/2023 07:15 AM

No

Screen Name Redacted

2/20/2023 12:25 PM

I also do not understand the boundary of this area of do not think it fits current development. There are opportunities for density on major thoroughways such as mamaquam rd but because these span three sub areas, we are not looking at that option. This could be an opportunity to reduce density in character areas if the community had density targets.

Screen Name Redacted

2/17/2023 10:35 PM

I dislike the complete isolation to residential space only. Small, local shops and cafes help bring communities together.

Screen Name Redacted

2/18/2023 10:30 AM

if one has to happen A

Screen Name Redacted

4/12/2023 11:37 AM

The geotechnical information for this area is known to have high groundwater and an underground creek. Has the district completed any investigations to confirm that any of options are even possible. We fear that development on neighbouring properties could impact neighbours at property lines (I.e. land shifting, sloughing, etc.)

Screen Name Redacted

2/22/2023 04:13 PM

Consider parking and logistics.

Screen Name Redacted

2/23/2023 11:31 AM

Where is the green space? Where is a park?

Screen Name Redacted

2/23/2023 11:43 AM

Please remove the reduced FAR provision for small lots. We should be encouraging small lots, and allowing them to build suitable sized homes for families.

Screen Name Redacted

2/23/2023 01:19 PM

This area cannot handle additional density of high cluster buildings. There needs to be significant traffic management consideration before putting anything high density in this area

Screen Name Redacted

2/23/2023 03:31 PM

Those who are able to afford properties in this area, should have the opportunity to maintain their lifestyle, without feeling pressure from neighbours who wish to increase their incomes by densifying/selling their property to developers. This is highly unfair to those who wish to stay.

Screen Name Redacted

2/25/2023 01:49 PM

What other ways have you discussed to drive city revenues outside of growth that would have less impact on Squamish resources, services and infrastructure?

Screen Name Redacted

2/26/2023 11:54 PM

don't ruin the existing neighbourhoods

Screen Name Redacted

3/01/2023 09:01 AM

NIMBY voices are not engaging with problems in good faith and should not be prioritized over diffuse benefits to both the wider community and future residents, which can't be easily identified or engaged with (which is why this engagement process should be viewed as inherently flawed as it does not come close to engaging all those who will be effected by these decisions - so many families who would love to live here and can't advocate for their housing that doesn't exist won't be a part of this process).

Screen Name Redacted

2/28/2023 04:20 PM

No

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/03/2023 04:36 PM

We have participated in all of the feedback opportunities and our message is the same. Leave Garibaldi Estates alone. There is

absolutely no need to densify here. Squamish has met the provincial densification measures and beyond. It is time to stop and allow the infrastructure to catch up to the current levels of development. If we require development dollars to provide these amenities, I see no contributions to date despite all of the growth that has gone on over the past 3 or 4 years.

Screen Name Redacted

3/04/2023 03:55 PM

This area should be consistently zoned with Estates East and North in particular East as they are of very similar character.

Screen Name Redacted

3/07/2023 09:51 PM

I think that adding the ability to use large lots for more, smaller forms of housing without going to townhouses and/or apartments is a nice balance to maintain existing character of this neighborhood without seeing it become only very large, expensive single family dwellings.

Screen Name Redacted

4/14/2023 10:43 PM

Any new buildings should take into consideration the current height of adjacent buildings (not just current zoning) and new buildings should not be built more than one story higher if zoning allows, (even that might be too much) than current adjacent buildings. I'd also like to see current lot coverage allowed, not just FAR. I believe the VLA lots are currently 33% which allows for a large home appropriate for multi-generational living but keeps a lot of open space too. The cottage clusters are an interesting idea, however, if developers are allowed to build a fourplex, who in their right mind would build a cottage cluster?

Screen Name Redacted

3/10/2023 06:47 PM

I would eliminate the small lot single family and incorporate more cottage clusters (from Scenario B) and carriage homes/accessory dwellings in this area.

Screen Name Redacted

3/16/2023 01:31 PM

○ 30% of commercial farming and agricultural uses are not aligned with OCP objectives of accommodating growth through infill development and the fiscally responsible extension of municipal services. What does commercial farming and agricultural use have to do in a residential area anyway? Issues of noise, dust, pesticides, etc. typically require a buffer to residential areas not the immediate inclusion of such land uses in residential areas. ○ Built form between Estates East and Estates North should be more aligned.

Screen Name Redacted

3/16/2023 07:49 PM

This area could be single family or duplex.

Screen Name Redacted

3/27/2023 02:42 PM

It's terrible and should be dismissed.

Screen Name Redacted

3/17/2023 12:01 PM

follow general principle of FAR staying same as existing.

Screen Name Redacted

3/17/2023 05:11 PM

Ensure adequate green spaces in the neighborhood.

Screen Name Redacted

4/13/2023 10:12 AM

See past answers.

Screen Name Redacted

3/18/2023 09:32 AM

If the Mamquam gets out of control and fisheries do not allow the lower Mamquam to be dredged, that will be our next disaster.

Screen Name Redacted

3/18/2023 09:52 PM

I'm not sure what the cottage clusters are. Seems a bit strange to me.

Screen Name Redacted

3/18/2023 05:26 PM

I realize that developers already have plans for high density developments and I think that this should not be allowed. We already have excessive density in downtown Squamish, and this area should not be permitted to follow suit!

Screen Name Redacted

3/20/2023 07:30 PM

Leave it alone!

Screen Name Redacted

3/20/2023 08:24 PM

The less densification, the better.

Screen Name Redacted

3/23/2023 02:19 PM

There is a discrepancy in Scenario C for the Centre Area vs Scenario B for the East Area, as in the land consolidation townhouses case the consolidated lot size can easily exceed 0.3 ha yet there is no requirement for a 30% dedication to parks/agriculture.

Screen Name Redacted

3/25/2023 10:11 PM

I remember seeing a cottage cluster with a large central grassy space/community garden space in the middle that I thought was attractive. I think I would prefer to see more that style of land use versus more townhomes that offer no greenspace to congregate with your neighbours. If adding this much density, I would hope for large community gardens and an outdoor pool/splash park/playground because this is what people currently do with their large backyards in this area. These scenarios have to benefit residents so that they have

opportunities to live connected to each other and the land still, not just a profit cow for developers.

Screen Name Redacted

No

3/22/2023 10:12 AM

Screen Name Redacted

Parking is essential for all densification

3/23/2023 02:14 PM

Screen Name Redacted

A floor space ratio up to 1.0 should be considered. Apartments and floor space ratios up to 2.0 should be considered along Mamquam Road.

3/24/2023 07:14 PM

Screen Name Redacted

stop more developing

4/14/2023 08:52 PM

Screen Name Redacted

provide more information on "cottage clusters" ?

3/27/2023 05:10 PM

Screen Name Redacted

Great care should be taken to maintain the character of the neighbourhood if increasing density. Height has a big visual impact and can also great impact current residence's views and access to natural light. Also consider how to minimize the impact of any developments larger than a triplex (i.e. townhomes). Setting buildings back and providing lots of landscaping (especially with larger/mature trees) that separate buildings from the roads would greatly reduce the visible impact of density.

3/27/2023 10:07 AM

Screen Name Redacted

Add the possiblity of small single family home and and cottage clusters with FAR = 0.5 m and max height 9 m into Scenario A

3/27/2023 11:37 AM

Screen Name Redacted

I think given the abundance of .4 to 1.0 acre lots this is a great area for some medium density with some preservation of the existing neighborhood feel. I am not sure these lots are big enough for townhomes but the FAR needs to be over 0.5 to have any expectation of densification with fourplexes etc as the current homes eat of the FAR

3/27/2023 03:01 PM

Screen Name Redacted

Gives a bit less condo vibe to the area closer to the river and keeping the estates north as higher density near the green space

3/28/2023 11:17 AM

Screen Name Redacted

3/28/2023 04:55 PM

Putting too much near mamquam is going to screw up traffic for everyone Bigtime. This won't be a neighbourhood it will be a commuting HUB

Screen Name Redacted

3/28/2023 06:29 PM

Why don't you fix Skyline Drive? It's not safe for families or children to walk or ride on this street. I lived on that street for 25 years. The cars which have increased significantly over the years speed up and down this street. Why don't you make this a one way street. Why don't you focus more on fixing current problems. I feel like this problem has fallen on deaf ears. Why not fix and open Mamquam through to the university? And you've taken away parking on Skyline. You encourage growth with no where for people to park???

Screen Name Redacted

4/01/2023 05:31 PM

Plan for: hiking trails, pathways, bike share, bicycle parking, green space, cleaned protected sidewalks paths and hiking trails.

Screen Name Redacted

4/05/2023 10:17 AM

We don't have enough services or infrastructure to accommodate all of this increase in density. A new Rec centre should be on one of these massive lots

Screen Name Redacted

4/06/2023 08:17 PM

No commercial. Keep residential pockets residential. There's plenty of commercial in the commercial zone. We need housing.

Screen Name Redacted

4/08/2023 06:53 AM

Ridiculous. Same thing over and over

Screen Name Redacted

4/14/2023 12:55 PM

Yes, that there are other areas of our town that can be developed prior to this area.

Screen Name Redacted

4/10/2023 12:07 PM

Break up the bulk and mass! Especially the triplexes and four-plexes. I like the consolidated townhouses because they don't look as big and blocky and triplexes and four-plexes.

Screen Name Redacted

4/10/2023 12:11 PM

I think Scenario C for this area steps down the nicest from the Commercial & Diamond Head North/South. I really like the idea of the consolidated townhomes and subdivisions in this area.

Screen Name Redacted

4/14/2023 11:24 PM

It seems reckless to willingly remove the aspects of a neighbourhood that structurally support its culture.

Screen Name Redacted

4/11/2023 12:11 PM

Maintain current

Screen Name Redacted

4/11/2023 11:46 AM

Different housing forms/heights (i.e. townhouses to single family), they should be separated by a street to prevent taller buildings looming over lower ones.

Screen Name Redacted

4/13/2023 09:12 AM

This area is a family neighborhood. More density makes sense, but this area should avoid townhome development. Smaller lots, duplexes, triplexes make sense here....but townhome development doesn't make sense in this mix.

Screen Name Redacted

4/14/2023 12:13 PM

My property on the east side of Garibaldi Way has been lumped into the Estates Centre Sub Area but I feel my interests would be better served for it to be included in the Estates East Sub Area as the uses for that area will affect the enjoyment of my property at the rear more significantly than the front. I also am interested in selling my property to developers as part of a larger area within the neighbourhood when the time is right for me to downsize.

Screen Name Redacted

4/14/2023 03:25 PM

With regards to the section of Garibaldi Way that runs north from Mamquam to Read Cres; the east side of this block should be grouped into the Estates East Sub Area rather than Estates Centre as the use of their backyards will be more affected by the density proposed in that area behind them. Therefore it makes more sense to group it as part of Estates East

Screen Name Redacted

4/14/2023 04:27 PM

as building masses increase based on type of use, duplex/triplex/quadplex, increased property line setbacks and green space requirement should be seriously considered so as to not overwhelm neighbours whose housing choice may remain SFH or other similar. Adequate storage and parking space must also be provided within the development. We shouldn't try to 'pack in' units at the expense of livability.

Screen Name Redacted

4/14/2023 03:58 PM

perfect location for shopping and transportation

Screen Name Redacted

4/14/2023 11:30 PM

once again the traffic is already a problem and with more building up the hill its not going to work

Screen Name Redacted

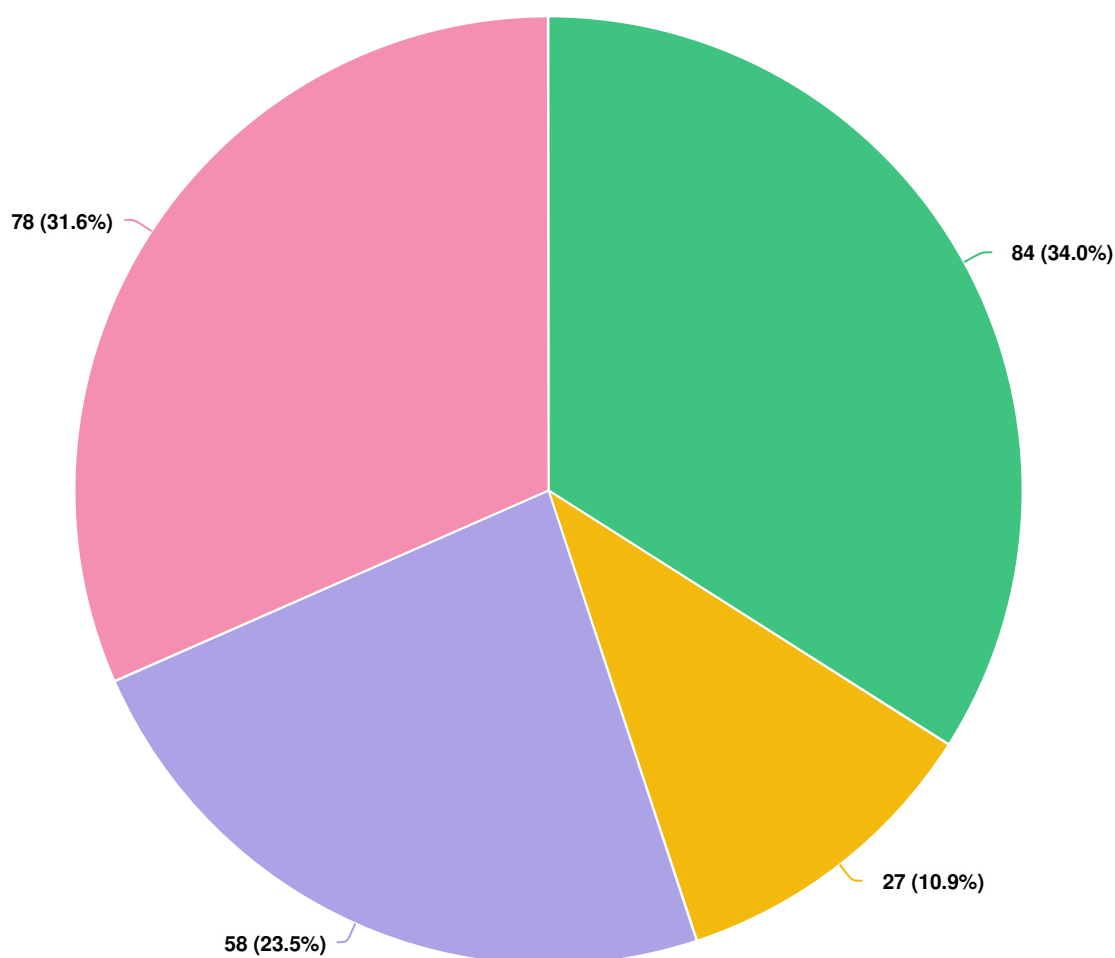
4/14/2023 11:43 PM

It is a pleasure for all those who pass by to see the horses in the field right in their neighbourhood. This is the personality and livability that the neighbourhood already has and why it is already successful as is.

Optional question (64 response(s), 188 skipped)

Question type: Essay Question

Q32 Which scenario would you prefer to see as the Estates East sub area evolves over the next 20 years or more? Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design, location, aesthetics, parking, landscaping) are not intended to be accurate representations.



Question options

● Scenario A
 ● Scenario B
 ● Scenario C
 ● I don't like any of the proposed scenarios

Optional question (247 response(s), 5 skipped)

Question type: Radio Button Question

Q33 | Why don't you like any of the proposed scenarios for the Estates East sub area?

Screen Name Redacted

2/28/2023 10:40 PM

RIDICULOUS! you really think a West Winds or Jumar type building will work functionally in this area?? traffic problems/parking/noise & light pollution; view obstruction. This is a quiet neighbourhood. No, none of it makes sense. Any resident will have 1- 2 cars most will not walk to Garibaldi Village they will drive! Single family home, small lot single family and duplex only for this area. This is not Vancouver. Squamish Councilors & Mayor are going to be remembered for being at the mercy of greedy developers concerned about lining their pockets & losing sight that Garibaldi Highlands is a town, not a city.

Screen Name Redacted

2/15/2023 11:53 AM

What's wrong with what's already there. You discuss this missing middle that you failed to create when you had the chance. Why are you asking long term residences that live on the veterans lands to fix the problem your greed created in the first place. These home owners have proven they are not greedy and you are punishing them for it. Classic entitled individuals not wanting anyone to have a better situation than yourselves. Densification is not an improvement and it will not solve the population and so called housing problem. We need land that isn't under concrete to exist in this community. We need food production and habitat not more humans taking more than they will ever give back. The present how owners are giving back far more then all your other single family neighbourhoods combined. Thunder Ridge total loss, Crummet Woods total loss, Garibaldi Highlands total loss, every condo building down town total loss. There is no give back in your so called scenarios that don't have an interesting or unique aspect to any of them. Just following the herd again. Is Valley Cliff next. you must be drooling over all that land that isn't covered by concrete.

Screen Name Redacted

2/20/2023 12:25 PM

Scenarios B and C are completely unacceptable. They would go against numourous guiding principles in the neighbourhood as well as information collected in phase 1 and 2. The boundary here is also arbitrary and I believe lot 2163 should be a separate case in this neighbourhood. This lot could have progressive density that does not affect the feel of the neighbourhood while continuing to meet density goals. Again, it should be up to the neighbourhood and not city planners to make decisions based on DENSITY TARGETS. If the community had desnity targets for scenarios a b and c across the entire neighbourhood, we would be making informed choices and have transparency, both of which are founding principles of the OCP. Even scenario A opens up consolidation of properties that would

change the character of this neighbourhood. the current VLA designation is not only appropriate but it values those in the community who have made substantial investments within the current zoning and restrictions. To change anything on read crescent would be a disservice to the community. Developments on lots 2227 and 2199 would come with significant destruction of tree canopy and wildlife corridor currently for 4-5 bears. I think that these lots could potentially accommodate single family homes that would ease the market and that would be an appropriate use. I could also consider duplex in this area IF it came as a trade off for leaving other properties alone. To be clear - the lines drawn for this sub area do not make any sense and given the broad scenario across a very diverse piece of land, I cannot accept any scenarios above. I would like to see council send this portion back for consideration with the neighbourhood.

Screen Name Redacted

2/18/2023 10:30 AM

Lets keep it the same update amenities and green space.

Screen Name Redacted

2/19/2023 11:12 AM

I wouldn't like apartment next door lowering the value of my property

Screen Name Redacted

4/14/2023 07:48 PM

Do better here. It's like you aren't even trying.

Screen Name Redacted

4/14/2023 07:47 AM

In all proposal you are going to have to destroy several perfectly good homes in order to accommodate development. All existing homes need to be preserved

Screen Name Redacted

4/12/2023 11:37 AM

The shown scenarios lose any variety that comes with a residential neighborhood. Having all similar options without variability is not realistic. As mentioned previously, there is high groundwater/geotechnical issues that are causing concern to existing residents for potential impact to neighbouring properties.

Screen Name Redacted

2/23/2023 11:31 AM

This obliterates the character of Estates East and leaves it completely changed. .It disregards all the wishes of residents. This density erodes the very reasons most of us chose to buy, and raise our families here. It certainly dishonours those who want to retire here. - NO to duplexes on < 0.3 ha - NO to duplexes, triplexes, cottage cluster on >0.3 ha - EMPHATIC NO to townhouses or stacked townhouses at all. - Far to much infill. Destroys tree canopy. - Major traffic issues.

Screen Name Redacted

2/23/2023 03:31 PM

Traffic along Mamquam Rd is very heavy at peak times. Your proposals will triple it. Without an alternate river crossing available, in an emergency we will all be trapped. Increased traffic and other noise is inevitable, diminishing the quality of the life that current residents have paid dearly for.

Screen Name Redacted

2/25/2023 01:49 PM

Because you have provided nothing but drawings of worst-case scenarios that only the developers have requested. It demonstrates your true intent for this area and a level of disrespect to the present community living here. Why ask us for our feedback just to ignore us completely?

Screen Name Redacted

2/25/2023 10:09 PM

We need to think of the people that live here already more than the wish for residents to pay all the taxes we need for services. We need to create a new area for clean industry not a business park. This area has already had some blocks of lots changed into developers hands, with only one thought in mind.... make more money for the corporations and the rich.

Screen Name Redacted

2/26/2023 11:54 PM

leave it alone

Screen Name Redacted

2/28/2023 08:15 PM

i think this area should stay single family homes, duplexs at most.

Screen Name Redacted

2/28/2023 07:17 PM

Cottage clusters and townhouses would be inappropriate for the area. These types of building might work in carefully selected locations, but the potential for agriculture should be retained.

Screen Name Redacted

3/03/2023 09:57 AM

I think it will significantly disturb the wildlife that move through that corridor. It will also bring a lot more traffic into our neighborhood.

Screen Name Redacted

3/03/2023 06:48 PM

The biggest reason I cannot support any of the proposed scenarios in the Estates East is because it is a natural wildlife corridor. Home to coyotes and bears who actually den down in the green spaces here and many other wildlife who pass through this corridor including deer, bobcats and cougars. Adding more people will only increase human conflict with these natural inhabitants.

Screen Name Redacted

The Drenka farm and the surrounding area provide habitat for bears,

3/03/2023 04:36 PM

coyotes and many other wildlife. While this land could be subdivided into small single family home lots, over densification will drive out the wildlife. Also, all of this land is on an old river bed and will not support densification.

Screen Name Redacted

3/04/2023 03:55 PM

Even scenario A represents a ~10X increase in density over current usage (yes it could already be significantly more dense today) although I find it mostly acceptable. I would prefer to see an option without the triplex.

Screen Name Redacted

4/14/2023 10:43 PM

I prefer the current zoning. However, if the large parcel bordering Mamquam that currently houses horses ever gets developed, a large portion of it needs to be turned into public park area.

Screen Name Redacted

3/10/2023 03:42 PM

There should be increased density along Mamquam Road including apartments

Screen Name Redacted

3/14/2023 01:18 AM

This area contains too many variations in lot sizes and in existing typologies, I have a hard time envisioning what would work well in parcels smaller than 0.3 Ha compared to the ones bigger.

Screen Name Redacted

3/27/2023 02:42 PM

These is a residential area mainly composed of single family homes. Keep it that way. Keep densification out of our neighborhood.

Screen Name Redacted

3/17/2023 12:01 PM

I don't support separating out greater than 0.3 hectare and less than 0.3 hectare. I would support Scenario A if less than 0.65 hectare could also have the flexibility to have triplex, small cottage cluster, small lots and parcels greater than 0.65 hectare could have townhomes with FAR = 0.8 max., height 10.68. This would help prevent land assemblies, as MORE than 3 x 0.5 acre = 0.61 hectare lots would have to be assembled before townhomes could be developed. Make sure any townhomes bordering FAR = 0.5 properties now and in the future have a buffer.

Screen Name Redacted

4/13/2023 10:12 AM

See past answers.

Screen Name Redacted

3/18/2023 08:50 AM

Too much density

Screen Name Redacted

3/20/2023 10:43 AM

Too much density

Screen Name Redacted

3/20/2023 07:30 PM

You've driven out families in this neighbourhood already, including licensed home daycare facilities which are desperately needed. We need to keep these single family homes intact!

Screen Name Redacted

4/04/2023 09:10 PM

because i don't want it to change - i would like the district to actually do follow up on the building permits they issue, and check all the BNBs, and carriage houses

Screen Name Redacted

3/20/2023 11:34 PM

Significant change to the neighbourhood that will eliminate greenspace, trees, yards, etc. the densification is significant.

Screen Name Redacted

3/22/2023 09:47 AM

Is area is already congested and not safe as it is for families to walk and yet you insist on adding more homes and more cars to the road.

Screen Name Redacted

3/23/2023 02:10 PM

Out of all the areas Garibaldi Estates East (GEE) provides the best opportunity for higher level of densification. The large lots once developed will no longer be available, for further densification. In order to create larger pieces of land in other sub-areas, one would have to pursue land assembly, typically a very difficult and costly proposition. Considering the closeness of this area to all the amenities and the major roads the density for this area, in my opinion, should be higher than it is currently proposed. The FAR could easily be increased to 1.6 for scenario B and even higher for scenario C to utilize the full potential of the land. A dedication of 30% of land in scenarios B and C in GEE only is not fair or justified for the Owners of these properties. This requirement is discouraging from densifying these remaining large lots to their best potential. Dedication of 30 % of the land is simply too high for these relatively low floor area ratio (FAR) under scenario B and C. We believe that the land dedication, should be the same for entire area of GE and should be scaled depending on the proposed scenario. It is understandable that for scenario A with FAR remaining "as is" no land dedication is required. For scenario B depending on FAR the dedication could start from 10% for scenario B to max of 20% for scenario C, pending their FAR will be increased as proposed above.

Screen Name Redacted

3/24/2023 04:48 PM

I think read crescent is quite nice already. I don't live there, but it's quite well maintained and it would be a shame to tear those houses down

Screen Name Redacted

3/24/2023 07:14 PM

I strongly disagree with the proposed farm use. There are better areas to encourage farming, such as the Loggers East Area, Brackendale, under the hydro lines throughout Squamish, around Brennan Park, and on School grounds. The Garibaldi Estates is the best residential location in Squamish because of its proximity to commercial space and the walkability of the neighbourhood. I believe pocket parks should be considered and that dedicating 30% of a property to a farm or park is excessive. A smaller % of park/green space should be considered and distributed fairly throughout the neighbourhood as the area densifies and matures.

Screen Name Redacted

3/25/2023 11:10 AM

Against densification and the car waste land we're creating on the streets. Everything will still be so expensive that there will be three roommates per unit and three cars.

Screen Name Redacted

4/14/2023 08:52 PM

no more development in Squamish

Screen Name Redacted

3/26/2023 07:49 AM

Look at my two previous answers

Screen Name Redacted

3/26/2023 03:27 PM

Too much density.

Screen Name Redacted

3/26/2023 03:29 PM

Leave the basic existing zoning and plan alone, allow carriage type homes where acceptable to neighbours o

Screen Name Redacted

3/26/2023 07:31 PM

Because existing residents would hate to have their neighborhood change so drastically! Because there are already too many people and cars in the Estates and Highlands area! Because the high volume of people and cars is ALEADY busy and dangerous to pedestrians.

Screen Name Redacted

3/27/2023 09:01 AM

This land is perfect for a very large community garden, park, playground, walking circuit, etc. All on flat land to accommodate the elderly and those with disabilities. Surrounding the park should be row houses or cottage style rancher homes. This should be planned as an actual neighborhood within a neighborhood... not a place for maximum density. Look to The Village of Kettle Valley as an example, but far more accessible because of being on flat land. It could also have a very small commercial building to accommodate a coffee shop, and corner store. (As SHOULD be at Quest University)

Screen Name Redacted

3/27/2023 11:50 AM

Same comments to the last, don't incentive people to knock over existing houses, work with them to restore their houses and bring these ideas to new communities.

Screen Name Redacted

3/27/2023 02:41 PM

They're all too dense

Screen Name Redacted

3/27/2023 08:08 PM

This area should not be densified!

Screen Name Redacted

3/27/2023 06:05 PM

The amount of density being added to this area seems ridiculous. The residents in this area do not support this much densification, as was shown in the first 2 phases of this process. Right now Read Cres is a quiet street with a small, tight community of residents living there. Even scenario A will increase the density by a lot (of course we don't know exactly how much, because no one has been able to provide us with that info). I can't even begin to imagine what the increased traffic and noise will be like if any of these scenarios get approved.

Screen Name Redacted

3/27/2023 06:47 PM

Scenario D - why not just put in skyscrapers? I'm thinking 40-50 stories to block everyone's view in the Highlands?

Screen Name Redacted

3/27/2023 07:06 PM

Leave as is

Screen Name Redacted

3/28/2023 11:17 AM

I think we need to have mixed use space here - its great that we have gardening but more public spaces and business opportunity (eg. small local garden store in front of the community space, cafe etc.) to try to create a 'neighbourhood' area without being drawn towards the highway

Screen Name Redacted

3/27/2023 08:03 PM

I think the neighborhouud should stay as single family homes and new areas should be developed with more dense housing

Screen Name Redacted

3/28/2023 04:55 PM

Too much growth.

Screen Name Redacted

3/28/2023 05:55 PM

I don't like idea of having triplexes, cottage clusters or civic & multiple unit residential in our beautiful, quiet neighborhood. It's too

much.

Screen Name Redacted

3/28/2023 06:29 PM

To put it simply, you are pushing us out of our homes!!! Shameful!

Screen Name Redacted

3/28/2023 07:34 PM

to much development

Screen Name Redacted

3/31/2023 04:14 PM

Too dense

Screen Name Redacted

3/31/2023 07:56 PM

Why would you destroy a lovely neighborhood with so much green space and put more people living closer together and take away privacy and lot size?

Screen Name Redacted

4/01/2023 07:51 AM

The space needs to be kept open and available for homes with yards and space the congestion would be too much for the area

Screen Name Redacted

4/05/2023 10:17 AM

Too dense

Screen Name Redacted

4/14/2023 11:24 PM

The traffic here is dangerous and extremely congested leading to a failed intersection. Adding any amount of further density is nonsensical.

Screen Name Redacted

4/11/2023 10:38 AM

All suggest duplex or higher density. I believe the area should maintain single family home zoning.

Screen Name Redacted

4/11/2023 12:11 PM

Maintain current

Screen Name Redacted

4/11/2023 07:58 PM

For the same reasons mentioned previously.

Screen Name Redacted

4/13/2023 03:28 PM

I am not completely opposed Scenario A but I really don't like the cottage clusters and small lots.

Screen Name Redacted

4/14/2023 01:37 PM

Leave it alone. Don't approve rezoning.

Screen Name Redacted

4/14/2023 11:30 PM

the neighbourhood works as it is

Screen Name Redacted

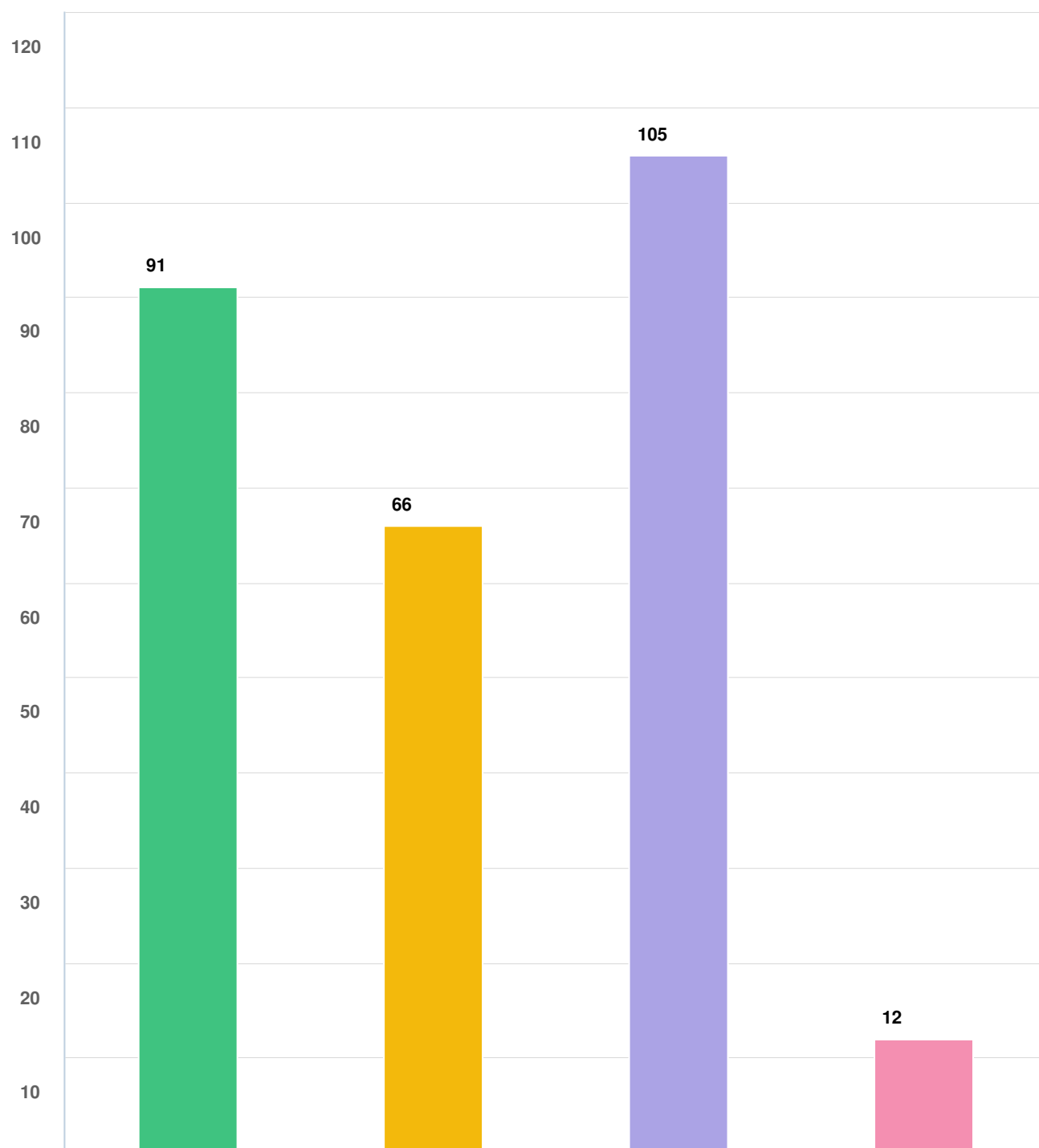
4/14/2023 11:43 PM

This part of the neighbourhood is sought after for the inquires of the architecture, variability of yard size, and distance from the busy commercial section. Adding more houses and densifying it will only make a community that no one wants to live in.

Optional question (65 response(s), 187 skipped)

Question type: Essay Question

Q34 Why is the scenario you selected in the last question your preferred choice? Select all that apply.



Question options

- I prefer the proposed land uses
- I prefer the proposed heights
- I prefer the proposed densities
- Other (please specify)

Optional question (157 response(s), 95 skipped)

Question type: Checkbox Question

Q35 | Is there anything else you think we should know about the proposed scenarios for the Estates East sub area?

Screen Name Redacted

2/14/2023 06:55 PM

This should be higher density. I would support small apartment buildings similar to the one across from the golf course.

Screen Name Redacted

2/28/2023 10:40 PM

Where are people going to park their many vehicles, what about the traffic with proposed density?

Screen Name Redacted

2/15/2023 07:15 AM

no

Screen Name Redacted

2/20/2023 12:25 PM

Why are we including the properties to the south west and looking towards the golf course if there are no changes proposed? Scenarios b and C would have devastating effects on traffic and have no value to current residents. I have concern that given the feedback in phase one and two from the VLA that these is a huge disconnect between these phases and the currently proposed scenarios.

Screen Name Redacted

2/17/2023 10:35 PM

As the farthest segment from the commercial area, this is the place that needs to integrate some form of retail space so that it discourages people from driving to wherever it is they want to go. It follows too much of a typical car driven suburban mindset.

Screen Name Redacted

2/18/2023 10:30 AM

if one has to be chosen then A

Screen Name Redacted

2/19/2023 11:04 AM

This feels far enough away from the commercial zone that you could include some mixed use commercial, a small corner store, or cafe, something community oriented.

Screen Name Redacted

3/13/2023 10:04 PM

Prefer no triplexes

Screen Name Redacted

4/14/2023 07:47 AM

FAR calculation has to include any road infrastructure, driveways or paved areas, this is not clearly identified.

Screen Name Redacted

None of the options shown above show parking or driveways.

4/12/2023 11:37 AM

Therefore the proposed greenspace is irrelevant. ~~SCAMISH~~

Screen Name Redacted

2/22/2023 04:13 PM

Consider parking and logistics.

Screen Name Redacted

2/23/2023 11:31 AM

- Each of these scenarios fails to specify: what are the density targets for Estates East? - What are the TOTAL and MAX units being planned for each scenario - What is the timing for the roll out. How are tax payers and neighbours to live through unrelenting construction over ... how long? - Driving up density will jack up the property values of middle class residents who will bear the burden financially of higher taxes whilst developers make millions and walk away. - Where is the guaranteed 'tree canopy ' - a farce. HOW MANY TREES? What is considered 'mature'? Who gets to determine?

Screen Name Redacted

2/23/2023 01:19 PM

This area cannot handle additional density, it is already slammed as the main entryway into and out of the upper highlands as is. Unless multiple additional entries to upper highlands are made this is going to be an absolute bottleneck during traffic times if you fill it full of high density buildings.

Screen Name Redacted

2/23/2023 03:31 PM

Consider the value of those who grow food/keep bees/ chickens etc. Where will all these things go if you densify as proposed?

Screen Name Redacted

2/27/2023 08:21 PM

I don't think having a higher density here just because it is already higher makes sense. Make the other areas more dense.

Screen Name Redacted

2/25/2023 01:49 PM

Why does this area from plan A and above include every dwelling option possible? What is the density target for this area and why does it need to be that target in the first place?

Screen Name Redacted

2/26/2023 11:54 PM

don't ruin the neighbourhood

Screen Name Redacted

3/01/2023 09:01 AM

Just don't understand why the District is restricting housing development in an area where housing in-and-of-itself should be considered an amenity? Why not adopt a more Japanese-style zoning where the District specifically prescribes what is not allowed in a zone (eg., 'no factories' instead of 'only housing'). Also, province is looking toward triplexes on all lots, which is already a density upgrade on 'Scenario A' - I suppose there could be lot sizes tied to this provincial

policy but I think it emphasizes how underwhelming these proposals are in terms of how it is going to meaningfully improve housing supply and affordability.

Screen Name Redacted

2/28/2023 04:20 PM

No

Screen Name Redacted

3/21/2023 05:40 PM

Mamquam road is already a busy place; current difficulty in turning Southbound onto the 99. Excess development could enhance these issues.

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/03/2023 06:48 PM

There are many beautiful single family homes in this sub area and I see nothing green or environmental about tearing them down to accommodate more growth. It is again part of what should become a legacy neighbourhood.

Screen Name Redacted

3/03/2023 04:36 PM

The "Drenka" farm is currently zoned as Rural and cannot be subdivided under current zoning. Not sure why it states "No change to zoning."

Screen Name Redacted

3/04/2023 03:55 PM

Scenario B & C are radical and completely unacceptable. Significantly more dense housing types with an extra story than adjacent areas despite being furthest into the neighbourhood. I understand the reason is to provide an incentive for farmland an unacceptable choice. I have attended all parts of the community engagement in this issue and seen no support for anything this dense. Scenario B should be scenario C and there should be a new scenario A roughly equal to the A options in Centre or North. It is well known development interests will immediately proceed once this process is complete. This areas proposal should not be so biased to the dense end of the spectrum.

Screen Name Redacted

4/14/2023 10:43 PM

The current use lists only single family homes which is false. There are townhomes in this area. Any new buildings should take into consideration the current height of adjacent buildings (not just current zoning) and new buildings should not be built more than one story higher if zoning allows, (even that might be too much) than current adjacent buildings. Keeping lot coverage low should be a consideration as well.

Screen Name Redacted

3/27/2023 03:15 PM

Densification with Option A is already a large jump from where it is today. This area is removed from the commercial area making densification out of place - ruining the neighbourhood vibe and culture. Option C is extremely aggressive for the neighbourhood.

Screen Name Redacted

3/10/2023 06:47 PM

This area would make the most sense for a townhouse development similar to Sea and Sky downtown. Green space would have to be a priority to allow for areas for children to safely play away from the busy Mamquam Road.

Screen Name Redacted

3/14/2023 01:18 AM

The old farm must parcel is such an Icon in the neighbourhood it would be nice to retain a portion for agricultural or green space use, just like they did in logger's east neighbourhood. If the only way to achieve this is through higher density for the remaining portion of the lot, than it could be interesting to explore other density types like stacked townhouses, but I would also consider duplexes, triplexes and fourplexes. Not just another townhouse development like everywhere else in Squamish.

Screen Name Redacted

3/16/2023 01:31 PM

○ 30% of commercial farming and agricultural uses are not aligned with OCP objectives of accommodating growth through infill development and the fiscally responsible extension of municipal services. What does commercial farming and agricultural use have to do in a residential area anyway? Issues of noise, dust, pesticides, etc. typically require a buffer to residential areas not the immediate inclusion of such land uses in residential areas. ○ Built form between Estates East and Estates North should be more aligned.

Screen Name Redacted

3/27/2023 02:42 PM

It's terrible and should be dismissed.

Screen Name Redacted

3/17/2023 12:01 PM

The 2 x 1.6 acre parcels on Read Cres. and the Drenka and surrounding properties should be dealt with separately as special cases, or accounted for through the zoning (see comment in #28 above). Put urban tree strategy or tree survey in place SOON so that the existing trees on these large parcels are not lost without replacement

Screen Name Redacted

4/13/2023 10:12 AM

See past answers.

Screen Name Redacted

3/18/2023 09:32 AM

Seems that area is already been over densified so good place to start.

Screen Name Redacted

3/18/2023 05:26 PM

See my comment in the previous section

Screen Name Redacted

3/20/2023 12:10 PM

Given the location to other larger townhouse and apartment buildings, I think this is a good area for densification. There is good access to greenspace for these residents with the river/dike near by.

Screen Name Redacted

3/20/2023 07:30 PM

Leave it alone!

Screen Name Redacted

3/20/2023 08:24 PM

The less densification, the better.

Screen Name Redacted

3/23/2023 02:19 PM

The Estates East sub area includes the largest parcels of land anywhere in the Estates. There is an opportunity to allow a density higher than 1.0 and allow apartment buildings. The 30% land dedication in Case B and C is not justified considering only a slight increase in the density (0.8 and 1.0 respectively). As noted earlier, The Estates Centre sub area Case C consolidated townhouses does not carry the 30% land dedication requirement even though the parcel sizes can exceed 0.3 ha in size so there is no consistency in the requirements.

Screen Name Redacted

3/25/2023 10:11 PM

I think a lot of these areas are already more dense with apartments and townhomes on Mamquam, and I think we should start slow with bigger developments. This is not as close to the commercial hub, and should reflect that. I think people love seeing the horses grazing in the field and it helps this community maintain its small-town feel.

Screen Name Redacted

3/23/2023 10:39 PM

I think that recent townhouse developments in Squamish have set well-founded fear in the general public opinion. Generally townhouse developments lack parking spaces because garages and parkings spaces are too small. Some townhouse developments lack sustainable landscaping, street/public space is cut to bare minimum and results in overly tight spaces where pedestrians don't have proper sidewalks, or have to step on their landscaping to access their front door. Most development lack of visitor parking and space is just too tight for size of vehicles and toys people have in Squamish. Some townhouse developments can't physically accommodate all of the resident's vehicles and in results the adjacent streets have to

accommodate extra parked vehicles. Most are built cheap, maximizing profit and minimizing expenses such as landscaping, parking, green spaces, public amenities. Even with a mandatory 30% green space, I wouldn't be surprised to see parking put as green space in some plans. Also, townhouse developments are typically offering only one size fit all units - 3 bedroom, 2.5 baths, which isn't supporting diversity. They are not affordable housing options. They can't sustain agriculture/gardening because in a strata you don't own a parcel, and sometimes you aren't even allowed to change the plants in front of your unit, so thinking it could sustain an agricultural/gardening area is not realistic. One advantage of owning a townhouse is to not have to care for a yard, so the idea of having a communal garden is unrealistic.

Screen Name Redacted
3/22/2023 09:47 AM

Expanding on the green space and increase the safety for pedestrians.

Screen Name Redacted
3/22/2023 10:12 AM

Do not ram multifamily on the horse fields.

Screen Name Redacted
3/22/2023 07:12 PM

Nice balance you've struck with the food growth crowd and affordability through density. I bet this one was hard.

Screen Name Redacted
3/23/2023 02:10 PM

I understand that the visual presentations for proposed scenarios, were only for the general idea how they could look like. Unfortunately these renderings are not the best representation for what is being proposed. Showing the sample developments only from the top view only can be misleading and overwhelming for those who oppose the densification. The buildings look too massive and too close to each other. The images of proposed developments from the street level including small architecture, trees, bushes and various planters would likely be more appealing. The buildings and the green spaces should be shown interwoven rather than grouped together.

Screen Name Redacted
3/23/2023 02:14 PM

This is an area that is tucked further back from the highway and main through road systems. High density here would add considerable congestion not only to this area, but also up into the highlands. Scenarios B and C do not seem to account for additional parking or public space and the land available is more limited than some of the other estates regions. I am generally a supporter of moderate densification, with appropriate infrastructure to back it, but in this area, I cannot comprehend how this would not be catastrophic to residents and the flow of the entire estates/highlands area

Screen Name Redacted

3/25/2023 11:10 AM

Consider the people neighbouring these parcels who bought there so they could have a nice lot without buildings towering over them.

Screen Name Redacted

4/14/2023 08:52 PM

There is a limit of everything, you can't just keep making more houses.

Screen Name Redacted

3/27/2023 10:07 AM

Great care should be taken to maintain the character of the neighbourhood if increasing density. Height has a big visual impact and can also great impact current residence's views and access to natural light. Also consider how to minimize the impact of any developments larger than a triplex (i.e. townhomes). Setting buildings back and providing lots of landscaping (especially with larger/mature trees) that separate buildings from the roads would greatly reduce the visible impact of density.

Screen Name Redacted

3/27/2023 11:37 AM

Add the possiblity of small single family home and and cottage clusters with FAR = 0.5 m and max height 9 m into Scenario A

Screen Name Redacted

3/27/2023 03:01 PM

I think this area has the largest abundance of larger lots that could achieve relative density and there will need to be some compromise to achieve some density to meet community housing needs.

Screen Name Redacted

3/27/2023 02:52 PM

Couldnt you keep some space for agriculture /green space in scenario A as well?

Screen Name Redacted

3/28/2023 11:17 AM

Like keeping the focus on gardening, please allow some non gardening plots of land for events, gathering etc.

Screen Name Redacted

3/28/2023 06:20 PM

I do not want to see high density in this area unless it is contained to the 2 large properties and buildings are sited in a way that they do not change the character of the neighbourhood and impact the privacy of existing residences and yards.

Screen Name Redacted

3/31/2023 07:56 PM

This area is perhaps one of the last places that should be over developed. The area has always been a quiet part of the neighborhood and that's because there is an appropriate amount of people living there. Also, it's the only access area to the Garibaldi Highlands and adding more traffic and people will bring many burdens to the neighborhood.

Screen Name Redacted

4/01/2023 05:31 PM

I like the variety of heights and density as long as those heights work toward an interesting streetscape and looks at graduating development heights.

Screen Name Redacted

4/05/2023 10:17 AM

We should have one of these massive lots have only recreation facilities on it

Screen Name Redacted

4/08/2023 06:53 AM

This survey is useless. I can tell there is an agenda

Screen Name Redacted

4/14/2023 12:55 PM

Yes, that there are other areas of our town that can be developed prior to this area.

Screen Name Redacted

4/10/2023 12:11 PM

To me, this area should remain lighter density, like Estates North. It's further away from the commercial core. I am sure that there are options to protect agricultural/greenspace and hit those food security goals without having to build townhouse complexes.

Screen Name Redacted

4/14/2023 11:24 PM

The removal of a farmland would absolutely deteriorate the quality of multiple neighbourhoods and the vibrancy of the community.

Screen Name Redacted

4/11/2023 12:11 PM

Why are we looking at changing. The goal of the GaribaldiEstates Neighborhood Plan is stated as creating a plan that is a good fit for the neighborhood, improves the liveability of the area So why does this survey promote the opposite

Screen Name Redacted

4/11/2023 11:46 AM

There should be gradation of housing densities from the highest at the highway and tending lower to the east.

Screen Name Redacted

4/13/2023 12:54 PM

I enjoy growing food at home but I am dubious that it should be a priority somewhere this starved for housing. Scenario C looks like a good way to placate those who insist the Estates are important for food production.

Screen Name Redacted

4/13/2023 04:51 PM

The current permitted use seems misleading since there are existing multifamily buildings in this area.

Screen Name Redacted

4/14/2023 12:13 PM

Rather than the stacked townhouses proposed in scenario C (without elevators) I prefer the traditional townhomes in scenario B but would be happy to see higher density ie: the residential parcels >0.3 ha to allow for apartment buildings 3-4 storeys (with underground parking and elevators). This allows for a better livability for all and increased opportunity for aging in place (for persons like myself). Thank you.

Screen Name Redacted

4/14/2023 01:37 PM

I've said it all in the many meetings etc. that I have attended. REDACTED is not willing to listen and make changes to him deification plans.



Screen Name Redacted

4/14/2023 03:25 PM

I believe this area would also make sense for some mixed use (retail/residential) building (specifically the "Drenka Horse Barn") as the space is there, proximity to other existing apartment buildings near the golf course, desirability of the area etc. Perhaps one or 2 mixed use buildings with townhouses, cottage clusters, small lots, in surrounding area. I did not select scenario C as I do not support the idea of stacked townhomes (without elevators) when a mixed use building (with elevators) could supply the density that allows for increased park/green space. I support the idea of underground parking in this area if that's feasible.

Screen Name Redacted

4/14/2023 04:27 PM

should consider a mechanism to limit the number of potential townhome developments and lot consolidations to ensure that a diverse range of housing types are maintained. as building masses increase based on type of use, duplex/triplex/quadplex/townhomes/etc, increased property line setbacks and green space requirement should be seriously considered so as to not overwhelm neighbours whose housing choice may remain SFH or other similar. Adequate storage and parking space must also be provided within the development. We shouldn't try to 'pack in' units at the expense of livability.

Screen Name Redacted

4/14/2023 03:58 PM

close to shopping and transportation so more is better

Screen Name Redacted

4/14/2023 11:30 PM

The family's are happy there now

Screen Name Redacted

4/14/2023 11:43 PM

Densification is not necessarily as this neighbourhood meets all community needs as is.

Optional question (71 response(s), 181 skipped)

Squamish

Question type: Essay Question

Q36 | Transportation



Optional question (247 response(s), 5 skipped)

Question type: Likert Question

Q36 | Transportation

Establish sidewalks and bike lanes along the entire length of Garibaldi Way

Strongly Disagree : 9



Disagree : 6



Neutral : 24



Agree : 74



Strongly Agree : 134



20

40

60

80

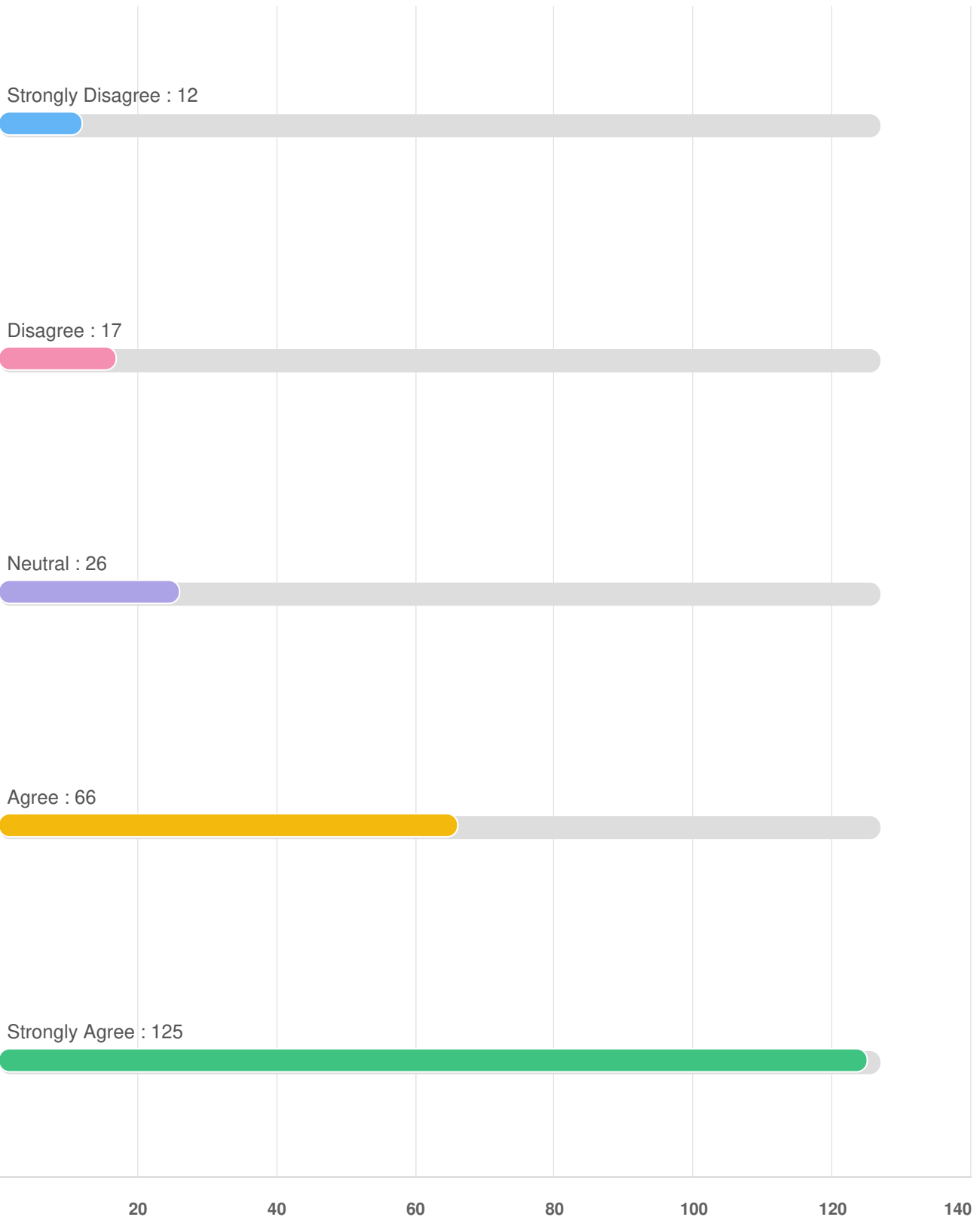
100

120

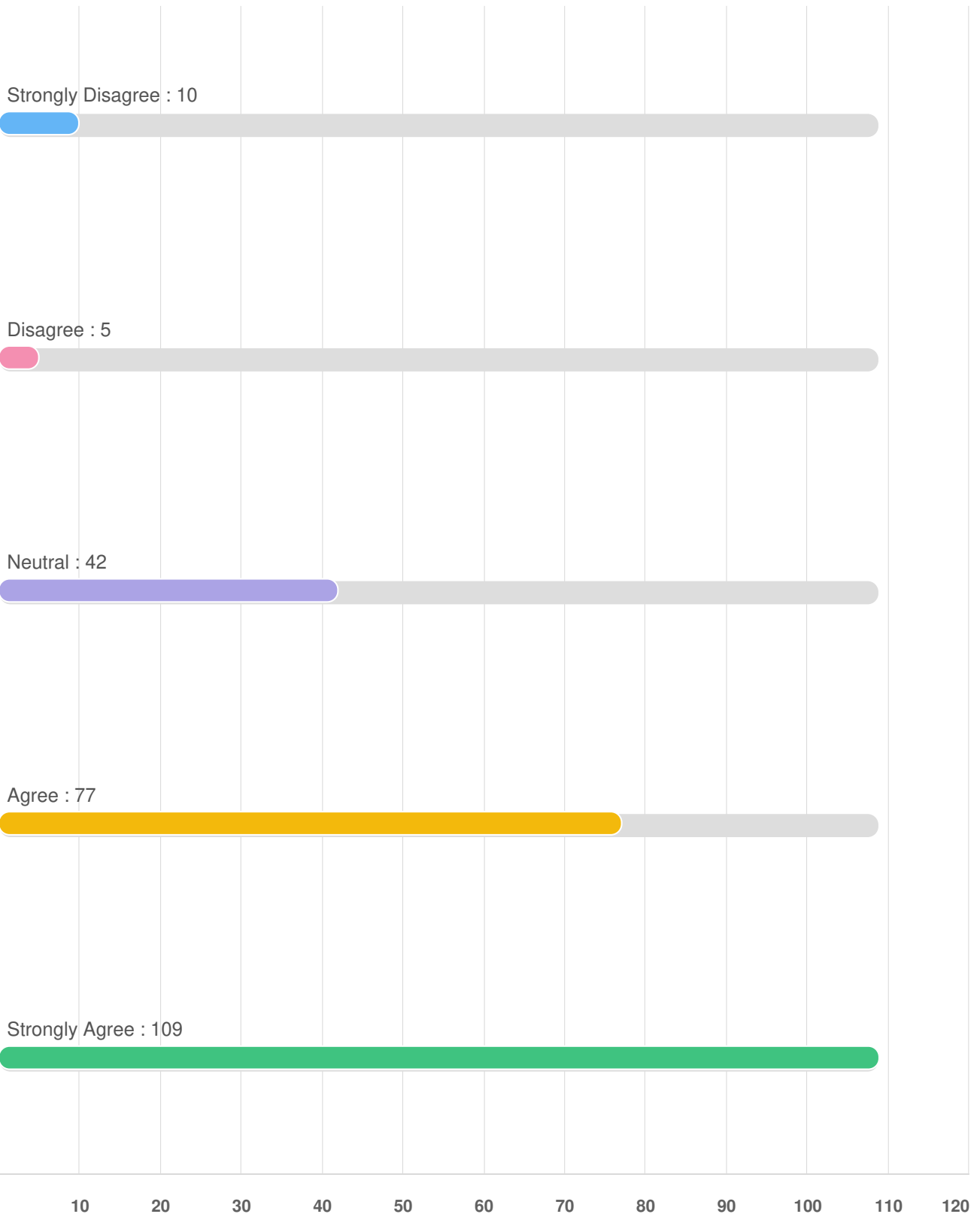
140

160

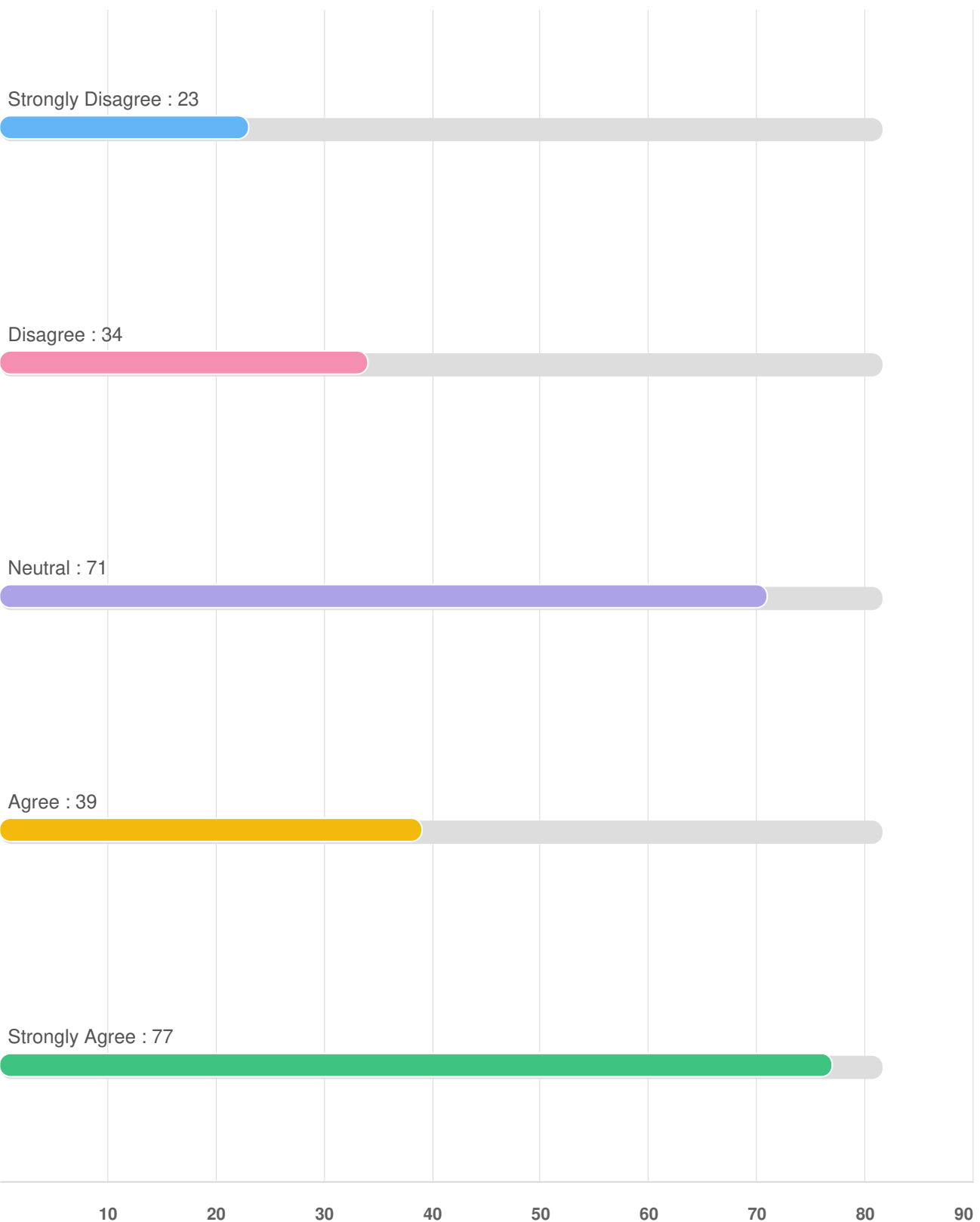
Complete bikes lanes on both sides and establish a pedestrian path along the north side of Mamquam Road



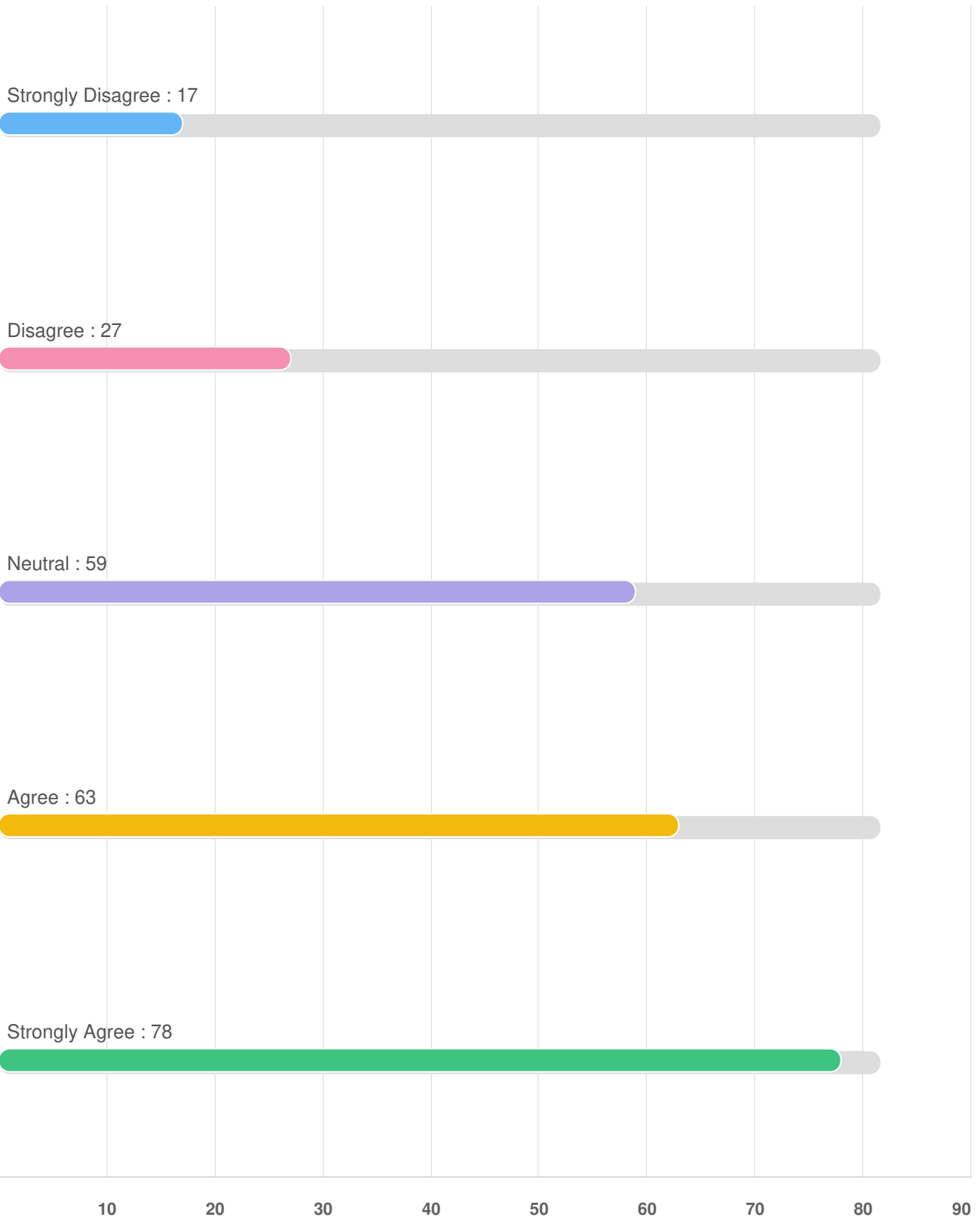
Improve infrastructure to cross Mamquam Road and connect to the corridor trail for westbound cyclists



Establish bike lanes on both sides of Diamond Road



Maintain a sidewalk along the south side and establish a new sidewalk on the north side of Diamond Road



Establish sidewalks along both sides of Diamond Head Road

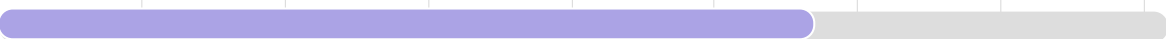
Strongly Disagree : 13



Disagree : 20



Neutral : 57



Agree : 63



Strongly Agree : 84



10 20 30 40 50 60 70 80 90

Q37 | Transportation Please share any comments you have regarding the proposed active transportation improvements in the question above.

Screen Name Redacted

4/19/2023 11:00 AM

On Mamquam road, one bike lane and one pedestrian path is perfectly functional. On Diamond Road, one bike land, 1 sidewalk is enough On Diamond Road, do not allow parking on the street if there are walkways both sides. the lots are big enough to accommodate cars and trucks. Diamond Head Road - if bikes use the road let it be bike lane, they are vehicles, they must follow the rules of the road

Screen Name Redacted

2/28/2023 10:40 PM

more consideration on flow of traffic needed, one way roads? roundabouts instead of 4 way stops ?

Screen Name Redacted

2/15/2023 07:15 AM

None

Screen Name Redacted

2/15/2023 11:53 AM

IF there is no further density then what is already there then not much needs to be done other then get all the houses to create parking on their properties and stop using the street. then there is plenty of room to walk and cycle.

Screen Name Redacted

2/15/2023 12:01 PM

Needs to be enough parking. Not everyone can bike/walk/bus.

Screen Name Redacted

2/20/2023 12:25 PM

The second point here pigeons me with district vies - I support bike lanes on the gold course side but i do not support bike lanes on the north side.

Screen Name Redacted

3/18/2023 10:27 PM

There are already bike lanes on both sides of Garibaldi Way. Footpaths for people to walk off the road, particularly in winter months, would be beneficial and a major safety upgrade to the main street in this part of the Estates. Diamond Rd is more in need of adequate roadside parking while maintaining the ability for two-way traffic flow. The footpath on the south side of Diamond Road is sufficient. The north side could be widened, making room for residents to park and allowing for cars to pass while cyclists can safely navigate the street. Currently traffic movement and cyclist safety is a big problem on this street. Diamond Head Rd is more in need of adequate roadside parking while maintaining the ability for two-way traffic flow. Footpaths, or at least one along this street is an obvious place for improved movement. Buses are also highly active on this street and despite no-parking on the west side of the road being added, it still doesn't provide adequate, safe space to pass, or for cyclists to move along with traffic.

Screen Name Redacted

3/17/2023 10:35 PM

The proposed bike lanes along Diamond Head Road are woefully inadequate. They are painted bicycle gutters where cyclists are surrounded by high speed traffic. Either properly separate the bike lanes with physical barriers or turn Diamond Head into a proper road and encourage bike traffic along other, safer arteries.

Screen Name Redacted

3/13/2023 10:04 PM

I like the idea of improving bike lanes and sidewalks, but if it comes at the cost of densification (townhouses, apartments, cottage clusters, quadriplexes, triplexes) then I'm happy with what is currently in place thank you.

Screen Name Redacted

4/14/2023 07:47 AM

You haven't proposed any solution to the real transportation issues which are the two intersections at Manqué Rd/Hwy99 and Garibaldi Way/Hwy99.

Screen Name Redacted

4/12/2023 11:37 AM

Street parking is already an issue in this area due to rental suites and large family dwellings. Nothing in this plan outlines how this will be addressed.

Screen Name Redacted

2/20/2023 09:43 PM

As many bike lanes as possible please! (Separated from cars)

Screen Name Redacted

3/25/2023 02:11 PM

The above list for Transportation already exist. We have bike lanes and sidewalk/side pathways

Screen Name Redacted

4/12/2023 09:29 PM

This transportation hub should be closer to downtown.

Screen Name Redacted

2/22/2023 04:04 PM

Bike lanes should be separated or raised from car traffic and speed limits reduced/enforced. Less car infrastructure and more alternative transportation modes

Screen Name Redacted

2/22/2023 04:13 PM

Improving active transportation route to elevated pedestrian crossing over Hwy 99 would optimize use of existing infrastructure.

Screen Name Redacted

2/23/2023 03:31 PM

Please consider adding some handicapped parking along busy routes.

Screen Name Redacted

2/27/2023 08:21 PM

Walking and biking need to be easier and more enjoyable than driving. Street scape elements and physically separated facilities are important. Instead of spending time and energy reducing congestion make alternatives more desirable.

Screen Name Redacted

2/25/2023 01:49 PM

How are these part of the density discussion? Are you saying that without density our council is unwilling to address the needs of its community? Are you blackmailing your community? I items above should be part of a plan regardless of whether we identify the area.

Screen Name Redacted

2/25/2023 10:09 PM

Keep working on the biking/walking infrastructure.

Screen Name Redacted

2/26/2023 11:54 PM

fix what we've got first then go on to make things pretty

Screen Name Redacted

3/01/2023 09:01 AM

I strongly agree with more active transportation infrastructure in my neighbourhood. This should tie into greater densities above what has been proposed so more people can live close to excellent walking and biking routes and employment centres. The options seem quite prescriptive, but I'm sure the District has completed some extent of planning to determine suitable locations for pathways (ie., pedestrian pathway only on north side of Mamquam Rd, not both? Wondering how pedestrians connect to Corridor trail and whether this route will be overly circuitous or fit desire lines.) Do not support widening of highways - induced demand will prevent higher usage of active transportation infrastructure, promote high-GHGe transportation modes, and worsen congestion over time.

Screen Name Redacted

2/28/2023 07:17 PM

There will likely be a need to improve safety for bikes but I believe that bike transportation is almost solely recreational . I don't see it ever replacing automobile transportation in any significant way.

Screen Name Redacted

4/11/2023 10:10 AM

Regarding the question below--how about the DOS begin improving as adding to its own road network to reduce congestion issues, rather than relying on Highway 99?

Screen Name Redacted

3/03/2023 06:48 PM

There are already bike lanes on both sides of Garibaldi Way the problem is that cars park in them and there is no by law officers to enforce this issue. There is no room even for cars to drive on Diamond Road adding a sidewalk on the north side would be unnecessary and just add to the congestion.

Screen Name Redacted

3/03/2023 04:36 PM

All of these emerging ideas are contingent on developer money, therefore I am happy to live without them. Fix the intersections at Garibaldi Way and Mamquam now as they are currently failing traffic patterns.

Screen Name Redacted

3/04/2023 03:55 PM

Sidewalk on Mamquam and Garibaldi Way highest priority

Screen Name Redacted

3/05/2023 06:07 PM

Please review the approach to cycling taken by Bogota Columbia in designing cycling routes

Screen Name Redacted

4/14/2023 10:43 PM

Diamond Head Road also needs a bike lane. The alternative is the multi use path along the highway which is inefficient for bike commuters to be mixed with pedestrians. Better active transportation routes also need to be established connecting the estates to the highlands. One of the main reasons being GHE is a french immersion school meaning kids are coming from farther than the regular walking distance catchment. Many of these kids are in the estates and could at least ride bikes home if there were safe routes. There are not currently any routes that feel safe for a kid to ride their bike to or from the highlands.

Screen Name Redacted

3/07/2023 08:58 PM

1. Consider a traffic calming and safe streets initiative for some roads
2. consider increasing density on lots east of Diamon Head Rd to create a greenway trail in a statutory right of ways, i.e. between Diamond Head Road and Kalodon Rd, on top of parkade structures.

Screen Name Redacted

3/27/2023 03:15 PM

The districts view on parking is not aligned with the community we live in. Folks here drive and will need a place to park. I'm not supportive of a plan that we say "if we don't create parking spots, people won't drive and we can reduce our ghg emissions by removing vehicles". People will continue to drive here and the lack of planning is going to cause significant issues in the future.

Screen Name Redacted

3/10/2023 06:47 PM

There exists a trail on the south side of Mamquam Road from the highway to Garibaldi Way that I have used many times to escape the traffic. Is there a possibility to flatten/expand this trail?

Screen Name Redacted

3/10/2023 05:54 PM

Within any of the above, retaining street parking wherever possible is also critical to livability: residents must be allowed to have visitors,

and not all visitors are able bodied.

Screen Name Redacted

3/14/2023 01:18 AM

Garibaldi Way : 2 way bike lane on one side of the street and sidewalks on both sides Mamquam Road : 2 way bike lanes on one side of the south side of the street and Sidewalk on the north side Diamond Road : 2 way bike lane on one side of the street and Sidewalk on both sides and on street parking on one side of the street.

Screen Name Redacted

3/17/2023 05:42 AM

Suggest improvements to existing bike infrastructure in addition to new infrastructure. Look at opportunities to activate active transportation networks with public seating and other activations

Screen Name Redacted

3/16/2023 07:49 PM

Too much proposed. Leaves an open ended budget and priority list for council to run with.

Screen Name Redacted

3/27/2023 02:42 PM

Bike lanes are not required in our area. The neighborhood culture is such that we are sensitive to and protect bikes on roadways. The addition of sidewalks for pedestrians, particularly children, those with mobility aids and thos with dogs, is only logical and will increase foot traffic.

Screen Name Redacted

3/17/2023 12:01 PM

Only need sidewalk on one side of each street. I would strongly agree with sidewalks if they were on one side.

Screen Name Redacted

3/17/2023 05:11 PM

Increase transit bus routes.

Screen Name Redacted

3/17/2023 05:32 PM

There are many dead end street around - these should have trails that connect the dead end streets with roads - this will make the neighbourhood more walkable and encourage active transportation - Lynn Valley could be a model here with lots of paths - so many people walk there because the paths make it pleasant to walk around.

Screen Name Redacted

4/13/2023 10:12 AM

This will just bring more cars, that will be added to 650 LNG workers and the tourists. I don't leave my house on weekends anymore because of the sheer chaos of doing simple things like going grocery shopping. There is litter everywhere. We need to first evaluate our culture and what is important to us. Most people, when it's raining will drive.

Screen Name Redacted

3/18/2023 09:32 AM

All four Bus routes utilize DHR ... newly established "no Parking" are aiding but mostly ignored.

Screen Name Redacted

3/18/2023 09:52 PM

We only have car sharing downtown. Maybe another option to have more in the north of Squamish too?

Screen Name Redacted

3/18/2023 07:07 PM

The active transportation plan should be the same as downtown. Why do people need cars

Screen Name Redacted

3/18/2023 10:26 PM

Diamond Head Road is not wide enough to have bike lanes, sidewalks, parking and 2 lanes of traffic. Bike lanes, parking and sidewalk on ONE side would be great. Safe bus stops are necessary as well.

Screen Name Redacted

3/19/2023 08:54 PM

Sidewalks are a necessary safety feature for all areas of Squamish that need to be addressed, especially for the busy roads and children walking to school. Our district needs to address all areas including Brackendale near the general store. A sidewalk or barrier continued along government rd would keep our children safe.

Screen Name Redacted

3/20/2023 08:16 AM

For narrower streets, a dedicated bike lane probably isn't required, maybe just have "sharrows"

Screen Name Redacted

3/20/2023 12:12 PM

Sidewalk along one side of Diamond Head Road may be sufficient.

Screen Name Redacted

3/20/2023 12:10 PM

a pedestrian bridge crossing over the Mamquam away from Highway 99 would be a great improvement (connecting to Loggers lane). Consider parking underground to allow for more greenspace in commercial developments.

Screen Name Redacted

3/20/2023 02:48 PM

Active transportation is great, but it doesn't replace the need for a vehicle in this corridor. Bus service is not a reliable way to move around just yet. Until it is, the car is the winner.

Screen Name Redacted

3/20/2023 07:30 PM

Quit throwing multiple ideas into one question!!! How about bike lanes on ONE side or sidewalk on ONE side? Better than nothing, but the only options listed would require the district to expropriate huge chunks of land from homeowners

Screen Name Redacted

3/20/2023 08:24 PM

We use the trails which are preferable to concrete sidewalks and bike lanes.

Screen Name Redacted

4/04/2023 09:10 PM

pull out spots for the buses that use diamond and diamond head road would be nice - with all the parking, school buses, and city buses often have to pick up and let out in the middle of the street

Screen Name Redacted

3/23/2023 10:39 PM

How is the active transportation in the Garibaldi Village Mall going to be addressed? It's great to talk about active transportation in the neighbourhood, but where are we walking to? The grocery store. It should be safe to walk all the way to the front door of the grocery store and the post office. Even being a private land, DOS has a responsibility to engage with private land owners to fix those kind of issues. There was a fatality, let's not forget.

Screen Name Redacted

3/22/2023 09:47 AM

Sidewalks and bike lanes aren't necessary on both sides of the road. This will decrease the ability for vehicles to park and vehicles to drive along the road. Every side road of the area is essentially a single lane road when vehicles are parked.

Screen Name Redacted

3/22/2023 10:12 AM

No comment

Screen Name Redacted

3/23/2023 02:14 PM

I believe sidewalks on both sides of residential and major walking routes take precedence over bike paths on both sides.

Screen Name Redacted

3/23/2023 07:25 PM

Can't ask people to make do with fewer parking spaces for residential if there isn't a robust and extensive trail connections.

Screen Name Redacted

3/24/2023 03:58 PM

None of those things would be improvements.

Screen Name Redacted

3/25/2023 07:04 PM

The public transportation is a joke. Figure that out first

Screen Name Redacted

3/25/2023 09:11 PM

We only need sidewalks on one side of each street

Screen Name Redacted

3/27/2023 05:10 PM

I think side walks will support the safety of pedestrians walking on diamondhead road (as it is a bus route).

Screen Name Redacted

3/27/2023 06:56 AM

We need pedestrian/bike infrastructure for safety reasons. I walk my 6-year old daughter down Mamquam to her bus stop and it is a very dangerous road, particularly in the winter. The intersection at Mamquam and Highlands way is very dangerous. Coming down the hill, most drivers do not stop at the stop sign.

Screen Name Redacted

3/27/2023 09:01 AM

Parking should be mandatory on the property of your residence. If the building density cannot accommodate the number of cars then the number of units should be reduced. We shouldnt 'need' more than one side walk and one bike path on each of the connector streets, eg. Diamond Road.

Screen Name Redacted

3/27/2023 10:07 AM

Obviously having sidewalks and a safe way to access current community amenities is important but I think these should be provided now, and not contingent on densification.

Screen Name Redacted

3/27/2023 11:37 AM

Must have off street parking only. Pain in the butt to scroll to right to answer above question #27, poor survey design

Screen Name Redacted

3/27/2023 02:49 PM

Bike lanes aren't needed on slow streets like diamond road and limit on street parking

Screen Name Redacted

3/27/2023 02:52 PM

The east side of intersection of mamquam road and the 99 has become very problematic with only the left lane allowed to turn on the 99. Traffic lines form, people block the road coming out of the canadian tire parking lot.

Screen Name Redacted

3/27/2023 04:32 PM

Biking is the best!

Screen Name Redacted

3/27/2023 06:47 PM

More bike lanes and a round about at the grocery exit/intersection

Screen Name Redacted

3/28/2023 11:17 AM

Prioritize cycling parking near commerical areas and gathering spots
We will need overflow during the summer Please have quick bus routes to pull people from the highlands during MTN biking tourist season

Screen Name Redacted

3/29/2023 07:46 AM

Sidewalks are lacking in many areas in Squamish, while I would love to have sidewalks where I live too, who is going to pay for this infrastructure?

Screen Name Redacted

3/31/2023 07:56 PM

Adding sidewalks and bike lanes will make the roadways more narrow and could increase the amount of accidents

Screen Name Redacted

4/01/2023 07:51 AM

A save pathway for children to walk from Ridgeway crescent to Garibaldi elementary school would be amazing

Screen Name Redacted

4/01/2023 05:31 PM

All of Squamish needs to be more walkable with pedestrian dedicated sidewalks. All of Squamish needs to provide more visible and dedicated bike lanes.

Screen Name Redacted

4/05/2023 10:17 AM

The roads is this area are totally unsafe for pedestrians. This is urgent

Screen Name Redacted

4/06/2023 08:17 PM

All these ideas remove parking which will be even more needed with densification.

Screen Name Redacted

4/08/2023 06:53 AM

Bus to whistler. And vancouver

Screen Name Redacted

4/09/2023 10:09 PM

Wide sidewalks - wider than standard - with greenery

Screen Name Redacted

4/10/2023 12:11 PM

Definitely strongly agree on sidewalks and bike lanes on these roads, except perhaps bike lands on Diamond Rd, which is a quieter road (at the moment) and not a main corridor. If it gets busier as an ingress/egress, bike lands are probably a good idea.

Screen Name Redacted

4/14/2023 11:24 PM

These areas NEED safer walking and biking routes.

Screen Name Redacted

4/11/2023 12:11 PM

Looks positive

Screen Name Redacted

The current improvements to garibaldi Way and Mamquam Road are

4/11/2023 11:46 AM

a good step

Screen Name Redacted

4/11/2023 07:58 PM

Unless you are going to make Diamond Road a one way, it would be impossible to have sidewalks on both sides , and bike lanes both sides with the amount of cars that park on the road.

Screen Name Redacted

4/12/2023 08:39 AM

Parking is a HUGE issue already. What is the proposed plan to accommodate all the cars when it ten folds with all the new dwellings and retail? Parkway Road after 5pm you could not even get a firetruck down right now between the fact that there are so many suites that do not supply parking in their driveway to tenants and all the visitors to coho park. To the point it is severely dangerous for kids on the street as cars that do not live on the street race down the street.

Screen Name Redacted

4/12/2023 09:07 PM

Bike lanes are not essential on quieter roads. Sidewalks are essential to make the areas accessible.

Screen Name Redacted

4/13/2023 09:12 AM

I agree with bike lanes in the area.

Screen Name Redacted

4/13/2023 12:54 PM

Bike lanes need to be separate/protected, not just paint. Add bollards, boulders, planters. Ban through traffic if necessary (for example on Diamond Road). If through traffic is allowed, it should be one-way with a 30kph limit enforced by cameras.

Screen Name Redacted

4/14/2023 03:25 PM

I believe that pedestrians and cyclist can share lanes and think it's a waste of tax payer money to create separate paths for each. All that is required is common courtesy to each other.

Screen Name Redacted

4/14/2023 04:27 PM

sidewalks on north side of Mamquam Road are so critical, this is a busy, dangerous stretch that sees kids walking to school, people walking dogs, pushing strollers, riding bikes and everything else, it's extremely unpleasant to try and walk from estates east to the commercial area even though it's relatively close to many residents

Screen Name Redacted

4/14/2023 03:58 PM

bikes and walking should get preference, as well as new bus hub

Screen Name Redacted

This should have been completed years ago without being tied to this

4/14/2023 11:30 PM

proposal

Squamish

Screen Name Redacted

The sidewalks and bike lanes should be upgraded.

4/14/2023 11:43 PM

Screen Name Redacted

It must be established that transportation corridors that are not for parking. redevelopment can supply parking, existing large lots must provide parking for residents so they do not have to park on the road.

4/19/2023 11:10 AM

Screen Name Redacted

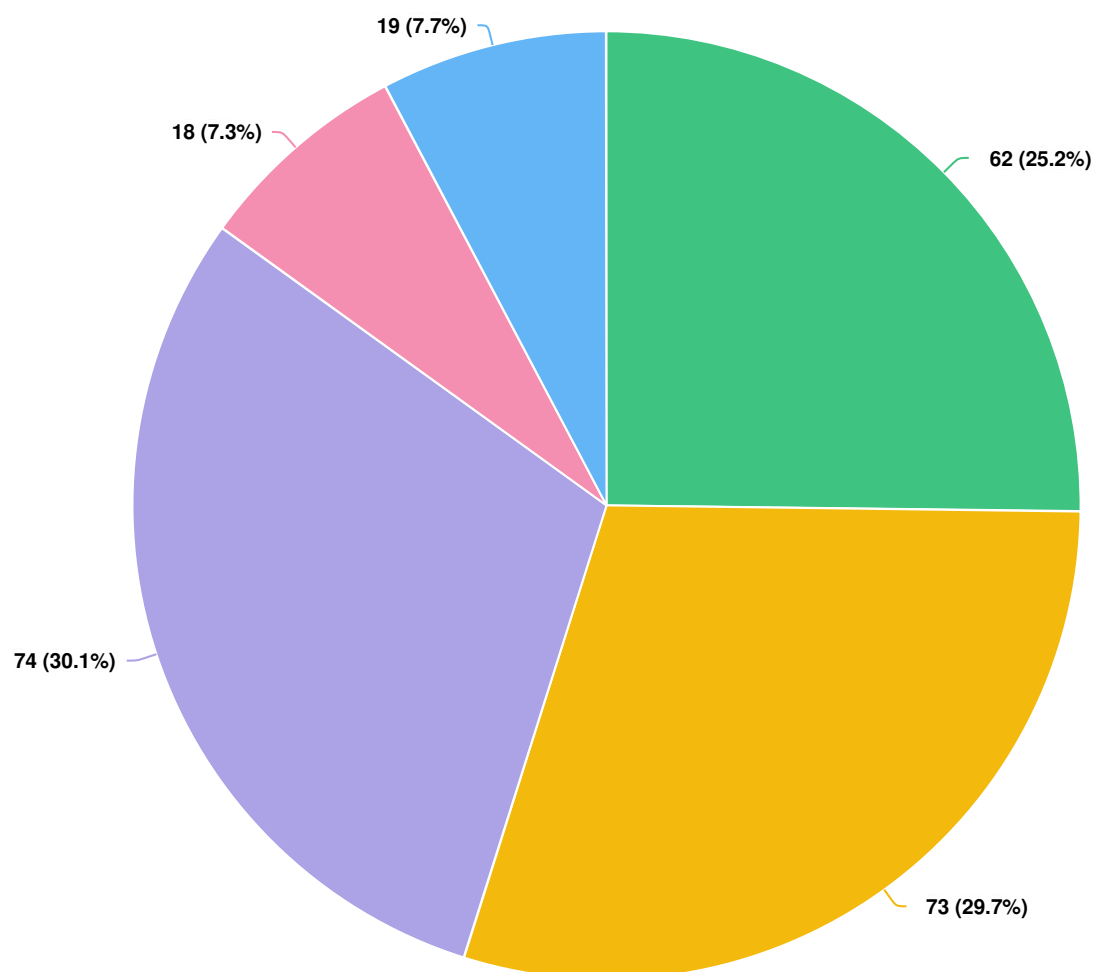
Mamquam - 1 bike land on south side, 1 sidewalk on northside.
Diamond Rd - 1 bike land, 1 side walk, but no parking on the street
Diamond Head Road - Bikes are vehicles and need to be treated like vehicles and follow the rules of the road.

4/19/2023 11:49 AM

Optional question (95 response(s), 157 skipped)

Question type: Essay Question

Q38 | Transportation Establish a transit exchange within the Garibaldi Village commercial hub near the Highway 99, Mamquam Road intersection.



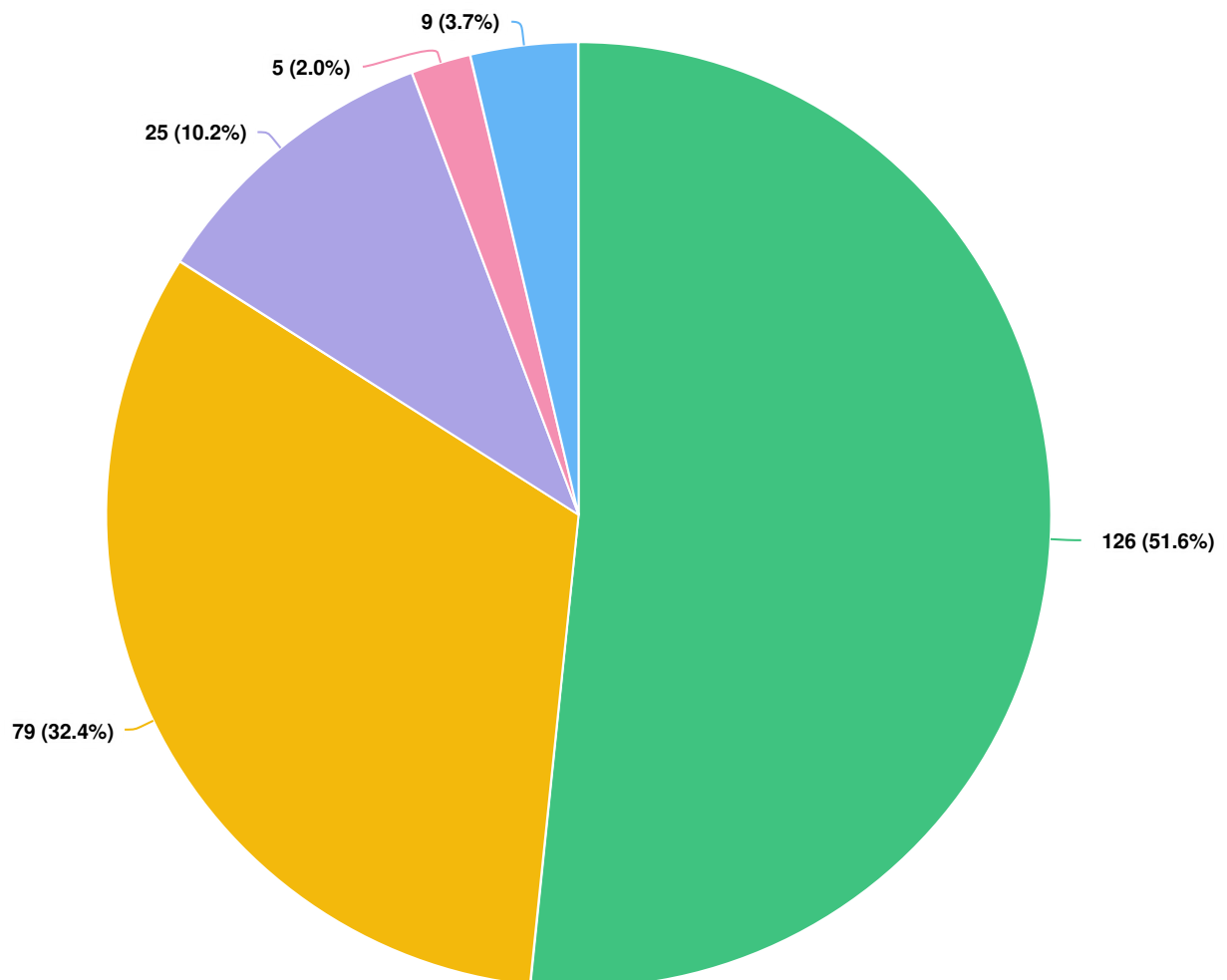
Question options

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree

Optional question (246 response(s), 6 skipped)

Question type: Radio Button Question

Q39 | TransportationSupport and advocate for improvements to Highway 99 to address present and future congestion, as identified in the Garibaldi Estates Transportation Study.



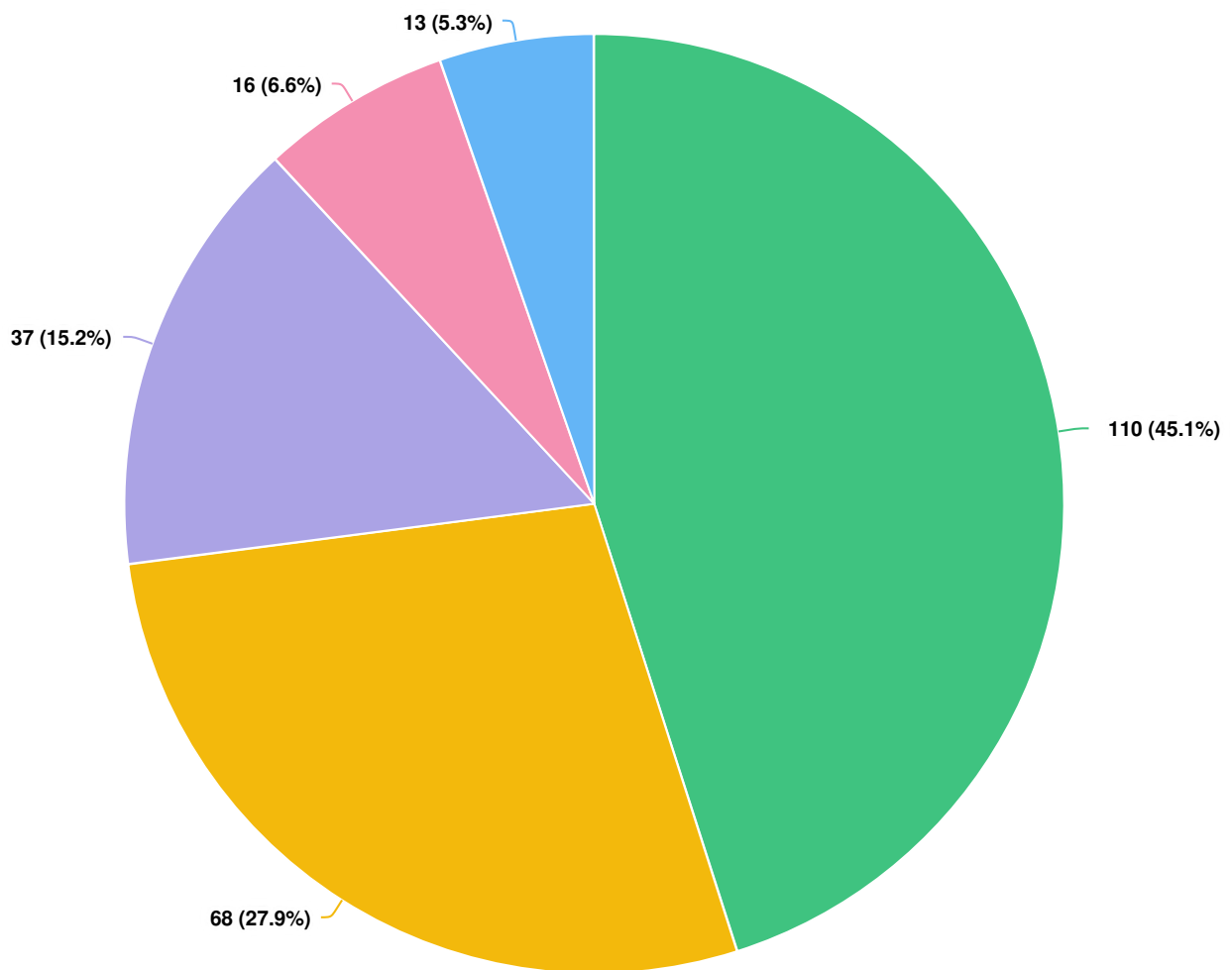
Question options

Strongly Disagree Disagree Neutral Agree Strongly Agree

Optional question (244 response(s), 8 skipped)

Question type: Radio Button Question

Q40 | Parks and Public Open Space Develop high-quality public open space throughout the Garibaldi Estates. Open space can be located on District of Squamish-owned land, along multi-modal paths, on boulevards and front set-back areas, and on or near trails...



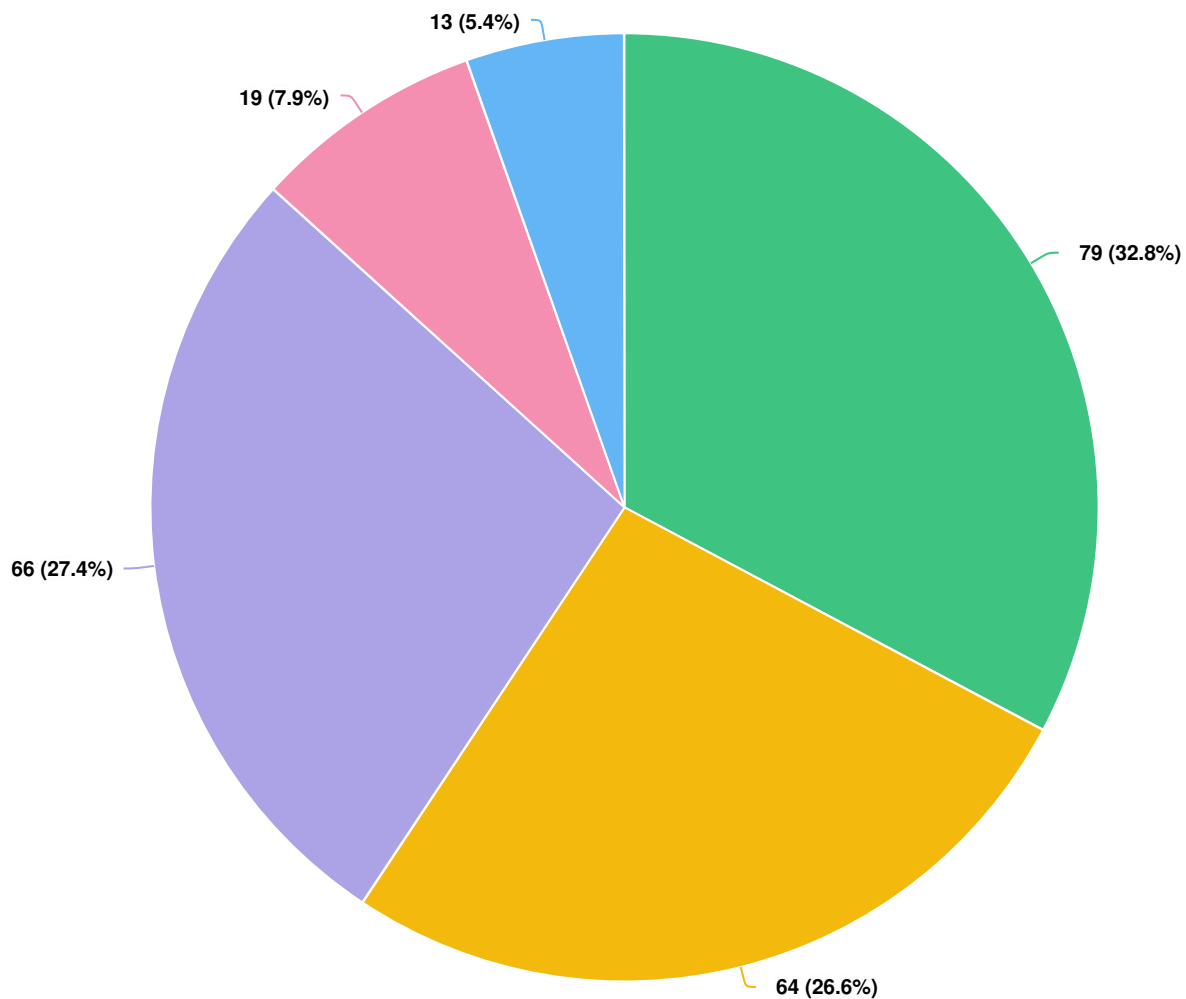
Question options

Strongly Disagree Disagree Neutral Agree Strongly Agree

Optional question (244 response(s), 8 skipped)

Question type: Radio Button Question

Q41 | Parks and Public Open Space Establish a new Neighbourhood Park in the southwest corner of the Garibaldi Estates Neighbourhood.



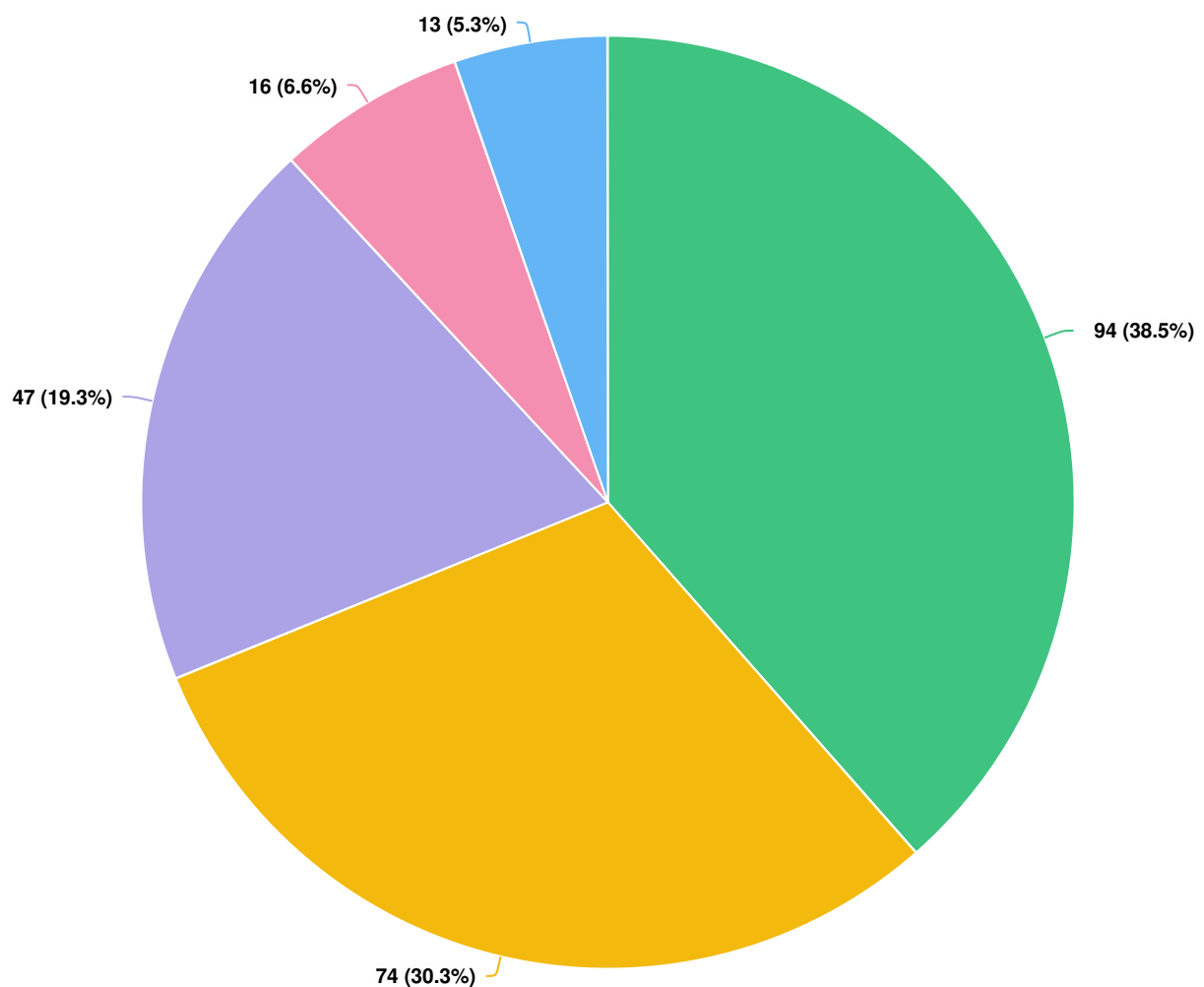
Question options

Strongly Disagree Disagree Neutral Agree Strongly Agree

Optional question (241 response(s), 11 skipped)

Question type: Radio Button Question

Q42 Parks and Public Open Space Enhance Pat Goode Park by adding some of the following amenities: A covered space that can be used year-round. Additional benches and seating areas. Elements that are intended for older kids (ie. pump track, spray park, etc.) Elements for mature residents such as a fitness circuit, chess tables or picnic areas. Improved parking.



Question options

Strongly Disagree Disagree Neutral Agree Strongly Agree

Optional question (244 response(s), 8 skipped)

Question type: Radio Button Question

Q43 | Suggested Improvements? Do you have any suggestions to improve the language of the Transportation or Parks and Open Space emerging ideas ?

Screen Name Redacted

2/28/2023 10:40 PM

We do not need more buses, nobody takes them in Squamish, wake up on this ! We are not London England or Vancouver or Toronto. We do need more green space & hang out spots, recreation for youth & teens. Small Towns all over BC & the island have amazing parks/pump tracks/ skate parks/ water parks compared to Squamish! It makes "Adventure Capital of Canada" sound like a joke.

Screen Name Redacted

2/15/2023 07:15 AM

No

Screen Name Redacted

2/15/2023 07:49 AM

Question 33 vague. Intersection at Mamquam Rd or Garibaldi Way?

Screen Name Redacted

2/15/2023 11:53 AM

My only comment on park space and amenities for parks is that Squamish needs more space for everything else that lives here besides the humans. Every little park does nothing for habitat. Every little human thing you do in absence of how that will effect everything else means everything else suffers. Humans in this town have all they need already. Why are you supporting the loss for everything else for a want for people. Time for some real emerging ideas, not the same stuff that's been in existence forever. Again there is Nothing New Here.

Screen Name Redacted

2/15/2023 12:01 PM

Ensure enough public parking and mobility challenged parking throughout. Fenced pet parks?

Screen Name Redacted

2/15/2023 11:26 AM

Is Kowtain Reserve included in these discussions and plans? They may want to be involved in what works for their residents too?

Screen Name Redacted

2/20/2023 12:25 PM

Can I have a map of this proopsed park and what do we need to trade to have such a park?? Transportation needs a third exit out of the south side of GE . I like 2006 traffic study suggesting a third river crossing across the gold course.

Screen Name Redacted

3/18/2023 10:27 PM

Re. 33 (Transportation): While it would be a large benefit to improve connectivity with the highway, the general consensus heard from the BC government is it's not happening and the town needs to work with

what it already has. The District should be strongly considering outcomes of not gaining improved highway access PRIOR TO moving ahead with plans that stand to further congest roads that are already dysfunctional. Re. 36 (Pat Goode): amenities for older neighbours sound great but things like a spray park, improving parking, and similar are overly complicated while taking away from the current green-space available in the park. Local residents currently utilize the space for training and playing with their pets, which is a great asset to the neighbourhood. There's plenty of room for local families to run and play ball etc. too. What it really needs is drainage issues sorted out and for the lawn to be updated/rocks and debris minimized.

Screen Name Redacted

2/17/2023 10:35 PM

Pedestrian crossways should be raised to sidewalk heights to force vehicle traffic to slow down. This type of infrastructure could eliminate the need for some stop signs. Roundabouts could also be introduced to reduce vehicular congestions at major intersections, especially along Mamquam road. Painted bicycle gutters should be replaced with physically separated bike lanes.

Screen Name Redacted

2/18/2023 10:30 AM

I think maybe the amenities proposed for Pat Goode Park could also be implemented in the park on Logger Lane with the larger parking lot its more central to all of Squamish and less windy for a splash pad and Parking for neurodiverse families who cannot take public transit or bike.

Screen Name Redacted

2/19/2023 11:12 AM

Why do you want to make new park areas when the people who currently own this land have their own parks. Seems to me that people are jealous of what we were able to accomplish in our lifetime . We started off small and worked our way up to what we have now

Screen Name Redacted

3/13/2023 10:04 PM

I like the idea of more park amenities, but if it comes at the cost of densification I'm not interested

Screen Name Redacted

4/14/2023 07:47 AM

Fix the Highway intersections

Screen Name Redacted

4/12/2023 11:37 AM

Whiles this plan identifies the need to address concerns of Highway 99 backlog and densities, it does not propose alternatives. Should Ministry of transportation not want to make any changes.

Screen Name Redacted

2/22/2023 04:04 PM

Parks are important for livability but not more important than more and diverse housing

Screen Name Redacted

2/22/2023 04:13 PM

Ensure sufficient parking to manage non-local traffic influxes.

Screen Name Redacted

2/23/2023 11:31 AM

I think the questions about 'supporting' parks and open space is somewhat disingenuous. Of course people support open spaces and parks. But, as framed within the context of this survey, the true implication is, in the face of extremely heavy proposed density, would you like some pocket parks. I mean, come on. We HAVE open space now. How about - just dont pursue extreme density. How about - keep spaces like the Drenka farm open. Maybe allow usage by SVEA.

Screen Name Redacted

2/23/2023 11:43 AM

Please remove all Slip lanes from the HWY 99 intersections. These are dangerous for pedestrians and cyclists.

Screen Name Redacted

2/23/2023 03:31 PM

There is no seating, other than bus stops in this area. Seniors would benefit from some strategically placed rest spots along Diamond Head and Garibaldi Way.

Screen Name Redacted

2/25/2023 01:49 PM

Same as before, don't dangle the carrot just to trick people into saying yes to your plan. Instead, provide specific metrics explaining what density targets need to be and why. One without the other is irresponsible and disingenuous. You are solidifying why communities do not and cannot trust their elected officials. We are not asking for anything unreasonable. So what are your reasons for not providing the plans, metrics, and detailed justifications for your vision?

Screen Name Redacted

2/25/2023 10:09 PM

I support any investment for parks. Community connections are vital for community health

Screen Name Redacted

2/26/2023 11:54 PM

Don't build just for the sake of building or change things just for the sake of changing them. I don't agree with most of DOS proposals because there is no justification for them

Screen Name Redacted

3/01/2023 09:01 AM

Why is 'improved parking' in the Pat Goode Park improvements? I grew up walking distance to this and used it often - more people should be allowed to live close to this park so taxpayers don't have to keep subsidizing car use via parking, highway expansions, etc. As a general rule, focus on walkable neighbourhoods and density, rather than motor vehicle transportation and parking. *ALL* communities are dealing with the same issues that growth bring (eg., road congestion),

but the problem with, for instance, using road congestion as a premise to restricting development is that it results in a housing scarcity that necessitates those without adequate spending power to be housing insecure, underhoused (ie., living in a dark, gloomy basement suite rather than an apartment), or priced-out of the community altogether.

Screen Name Redacted

3/21/2023 05:40 PM

Ensure the old trees in the area remain - provides great canopy cover.

Screen Name Redacted

3/03/2023 04:36 PM

If any of this wish list comes through money from a developer we do not want it. If the DOS cannot afford these things then I guess we will continue to live without them.

Screen Name Redacted

3/05/2023 06:07 PM

Consider separate lanes for pedestrians and cyclists with clear signage as in Stanley Park

Screen Name Redacted

4/14/2023 10:43 PM

There is a comment area for the section on active transportation, but nowhere else on the survey to comment on the other emerging ideas, so I will use this space. 32. Public transit in Squamish is essentially failing. This needs to be looked at long and hard before building a transit exchange. Will it really get people using transit? There are probably more creative ways of moving people around. 33. The link to the Garibaldi transportation study does not work, I can't tell you if I agree with it or not without studying it. 34. The suggestions don't sound like high quality open space. It all sounds small and something that would come as a developer CAC but doesn't actually do much for the neighbourhood in the end. We need bigger amenities, like Pat Goode park and another pool so my kids can actually get into swimming lessons. An important life skill. 35. I do like the idea of a park on the south side of the Estates but I would not want to see current residents bullied into selling their land for it, and I question whether CACs would be appropriate for this type of park. If the field that currently houses horses ever gets developed, that might be a better option.

Screen Name Redacted

3/07/2023 08:58 PM

this is a neighborhood park, for local people. No parking should be provided, just a drop off zone.

Screen Name Redacted

3/27/2023 03:15 PM

We need more community connection trails. There needs to be access from the community pockets that doesn't require you to use the roadway. Establish right of ways on paths / water ways to enable

people to walk safely to from one neighborhood to another.

Screen Name Redacted

3/10/2023 06:47 PM

A dog park in the southwest corner of the Estates would benefits apartment dwellers who live at the Diamond Head Apartments, rather than using the school field.

Screen Name Redacted

3/10/2023 05:54 PM

Every public park should have bathrooms with hand washing facilities. New mothers cannot last 2 hours at the park with their children without going to the bathroom! Little kids need to use the bathroom at a moment's notice, and currently pee behind a bush. Everyone should be able to wash their hands before eating their snacks at a public park. Transportation is a MASSIVE issue in this town: Garibaldi Estates is not at all walkable thanks to traffic speed and volume, coupled with inadequate and insufficient sidewalks or bike lanes. The ONLY way to make this neighbourhood more walkable is to reduce traffic on residential streets. Adding density is the opposite of this. All streets should have public parking wherever this is possible.

Screen Name Redacted

3/11/2023 02:47 PM

Amenities and many of the upgrades should only be undertaken after more dialogue and at a cost that is affordable to those with a minimal property tax increase.

Screen Name Redacted

3/14/2023 01:18 AM

Improve the pedestrian connectivity within the whole front area of the commercial hub from Garibaldi Way (Chevron) to Mamquam (Canadian Tire) Currently it is unsafe to walk from Garibaldi way sidewalk to the grocery store due to absence of sidewalk or bike lane, carrying on past the Post office, there is still no infrastructure to transit safely in front of Sea-to-Sky Hotel towards London Drugs.

Screen Name Redacted

3/16/2023 01:31 PM

Squamish is located in close proximity to outdoor recreation and green space and does not need as much park and green space within the community, which would come at the cost of municipal services, better transportation, and affordability.

Screen Name Redacted

3/27/2023 02:42 PM

We don't need any new parks. We need improvement of the existing parks and open spaces that we do have.

Screen Name Redacted

3/17/2023 05:11 PM

Ensure requirement to retain mature trees. Build in requirement to plant adequate number of trees in case they get removed to facilitate density.

Screen Name Redacted

3/17/2023 05:32 PM

Create trails at the end of the dead end streets so they connect to other roads - this will make it nice to just walk around the existing streets. Parklets/ infrastructure sounds like expensive and I don't find it adds to my enjoyment of walking around neighbourhood.

Screen Name Redacted

3/18/2023 09:32 AM

Small parks are just a gathering ground for the kids that are up to NO GOOD ... for example you have made some nice Bus Stops ... kids are. using them for toilets. tilt.

Screen Name Redacted

3/18/2023 09:52 PM

Pat Goode park is a bit removed and faces vandalism. Mature fitness at BP is very underutilized so not sure why you'd want more in Squamish?

Screen Name Redacted

3/21/2023 10:33 PM

Developers must provide parking that is not a private garage! Garages become gear storage areas and cars get parked on the street.

Screen Name Redacted

3/18/2023 05:26 PM

Parks- Pat Goode Park has no parking space. Encouraging more use would negatively affect surrounding houses and streets.

Screen Name Redacted

3/18/2023 10:26 PM

32. Transportation- the roads NEED to be sorted out before any new development is approved!!! 35 Pat Goode- if it got the only spray park in town there would be absolutely no way for that area to sustain it. Plus you'd need to build a toilet. Seating there at the moment is adequate. Fitness circuits never get used Current park needs proper drainage. Neighbours use this area for pets, small sport games and children.

Screen Name Redacted

3/19/2023 09:22 AM

We enough parks

Screen Name Redacted

3/20/2023 02:48 PM

Parks are important, but they are not nearly as important as easy access to wild spaces that we now have. A forest is always better than a park.

Screen Name Redacted

3/20/2023 07:30 PM

Again, separate the ideas into different questions so we can give our opinion. But then I guess you wouldn't be rigging the survey to get the response you want!

Screen Name Redacted

The already existing trail network is far preferable to human-made

3/20/2023 08:24 PM

parks and open spaces. If you paused development, we could enjoy our trails and natural environment longer.

Screen Name Redacted

3/23/2023 10:39 PM

Adding water fountains and public bathrooms in parks. Add connectivity with pedestrian alleys through street blocks such as the one between the post office and the hotel.

Screen Name Redacted

3/22/2023 10:12 AM

No comment

Screen Name Redacted

3/23/2023 02:14 PM

Transportation should include parking. Though walkability and bikability is highly desirable for Squamish, it is essential for residents to have a car in order to commute to the city or Whistler for work. Densification is going to bring many more personal vehicles to the area and cause excess road and parking congestions. Infrastructure updates to manage this influx are crucial - it is NOT enough to say that DoS is enhancing walk/bikability

Screen Name Redacted

3/23/2023 07:25 PM

If Squamish is going to continue to grow and expand at the rate it has been then all of these things need doing.

Screen Name Redacted

3/24/2023 03:58 PM

I support some improvements to existing parks, but all wild space should remain wild rather than turning it into manicured "parks"

Screen Name Redacted

3/24/2023 04:25 PM

Pat Goode park is well used and provides many open ended opportunities, and does not need much for improvements (some fill on north side of path). Coho park (and associated trail easement through Hollyburn lands held by the District) is one of the most heavily used and valued parks and amenities in the area and is in dire need of maintenance. Bridges are falling apart, riparian areas are being impacted, trail is in horrible shape. 400 new units in Garibaldi Springs will have significant additional impact. Please focus efforts there rather than Pat Goode. Please contact me if you would like any suggestions on maintenance at Coho Park.

Screen Name Redacted

3/24/2023 07:14 PM

I do not think that Pat Goode Park needs to be upgraded if the proposed land use remains status quo and/or only changes to permit duplex and triplex development. Parks are supported by permitting new density.

Screen Name Redacted

Outdoor space for youth....basketball, hockey box. Dog park?

3/25/2023 07:37 AM

Screen Name Redacted

3/25/2023 11:10 AM

I'm concerned increased amenities will increase the use of these areas in undesirable ways. For example, overnight camping, vagrant hangouts, etc.

Screen Name Redacted

3/26/2023 03:00 PM

I think a b-line or shuttle bus between garibaldi estates and downtown Squamish would be a great upgrade.

Screen Name Redacted

3/26/2023 03:29 PM

Live within our means! Don't overburden taxpayers with excessive costs for maintenance

Screen Name Redacted

3/26/2023 07:31 PM

Preserve existing trees, preserve nature and green spaces. Protect Coho park

Screen Name Redacted

3/27/2023 09:01 AM

Turn the horse fields into park space

Screen Name Redacted

3/27/2023 10:07 AM

Parks are an incredible resource for the community and the existing parks and green spaces in the neighbourhood are one of the key reasons this areas is so great (particularly coho and mamquam spawning channel trails). Ensuring that any larger developments contribute to the green space is important but also please consider how to encourage green space for new developments to cut down on the visual impact of these buildings, thereby maintaining the character of the community while providing green spaces

Screen Name Redacted

3/27/2023 11:37 AM

Cost of municipal labour to maintain these areas too expensive to maintain. Mandate parks or greenspace within new developments.

Screen Name Redacted

3/27/2023 08:08 PM

Keep pat goode aimed at small kids. When you have small kids you need a place to go where they can be free without oncerns about getting run over or into by bigger kids

Screen Name Redacted

3/27/2023 03:01 PM

I think it is important on any larger development sites that 10-15% are buffered or green space so there can be a balanced nieghborhood integration. The creation of a new park with trade-offs to that developer could be worth exploring. Pocket parks, washrooms and covered areas create privacy and security issues for peoples homes in the area when these residents will already be making compromises

with changes to the zoning in some cases. More DO's maintenance and a lower quality of life for the residents attracting loitering etc.

Screen Name Redacted

3/27/2023 06:05 PM

I don't think that we need to add another park in the Estates, but it would be nice to improve the existing parks.

Screen Name Redacted

3/28/2023 11:17 AM

Please allow enough incentive that the residents and tourists in Gardibaldi can access businesses (right now its a lot on Locavore and Alice and Brohm in that hub which is tricky for parking and crowds) Love the idea of a fitness track and shaded areas

Screen Name Redacted

3/28/2023 06:20 PM

Parks and public spaces should be large enough to be attractive to users. Tiny areas, whether parks or open spaces with benches, are not well used.

Screen Name Redacted

3/31/2023 09:28 AM

More playground equipment at Pat Goode Park intended for older kids

Screen Name Redacted

3/31/2023 04:35 PM

Have pathways linking different neighborhoods in the Estates so you don't have to always take big main roads when going for a walk. A network of pathways/alley ways linking different areas would be much more interesting and take pressure of main routes

Screen Name Redacted

3/31/2023 07:56 PM

Perhaps an outdoor volleyball court or two in the Pat Goode park area. It could be used by people of almost all ages.

Screen Name Redacted

4/01/2023 05:31 PM

None.

Screen Name Redacted

4/05/2023 10:17 AM

Toilets at pat goode park

Screen Name Redacted

4/08/2023 06:53 AM

With more families being forced to live in a box. Squamish need larger family outdoor spaces. Families need outside time in the evenings. Lit bike walking path for winter. Ect

Screen Name Redacted

4/09/2023 10:09 PM

I have been in communities that focus on linking neighbourhoods by forested connector paths and trails. South Surrey is a good example.

Screen Name Redacted

4/10/2023 12:07 PM

Nervous about the proposals for reducing congestion from Hwy 99. Cautiously supportive of improvements at Newport if pedestrian crossings and traffic calming/noise reduction measures are prioritized. Same for at Dowad. No more extra lanes on Hwy 99 until rapid bus transportation is fully explored and vetted for folks traveling up the hwy from the city. DoS should continue to advocate to the Province to get Lower Mainland folks onto public transportation up to the Sea to Sky area. A transportation hub at Garibaldi Village could help with this. Public transportation should be the first priority for reducing congestion on Hwy 99. Pat Goode Park - If active transportation is in place, less of a need for parking at Pat Goode Park. I like it the way it is and don't see a need to add new facilities there, unless you're making the park bigger. The green field is nice for old-fashioned picnicking.

Screen Name Redacted

4/10/2023 12:11 PM

I disagree with expanding Hwy99. NO EXTRA LANES unless they are for Bus Rapid Transit in the S2S corridor. Public Transport to Whistler needs to be expanded. Traffic from Vancouver needs to be intercepted. However, I agree with improving traffic flow if the PRIMARY OBJECTIVE is reducing traffic-related noise near residential areas. For example, a southbound option at Dowad is good because it reduces traffic along Tantalus Rd from the Skyline Ridge area. Reducing highway speed limits also helps. Regarding Pat Goode Park, I like the open space. Don't fill it with a pump track or spray park. Those should go near Brennan Park.

Screen Name Redacted

4/14/2023 11:24 PM

Not every park needs intensive infrastructures. Swings, slides, and open grass go a long way.

Screen Name Redacted

4/11/2023 10:45 AM

There is currently quite a bit of greenspace within the Estates that has been under maintained and therefore under utilized. Creation of additional park space when existing space isn't used to potential seems a waste of money. Improving the existing would surely be less than obtaining new land and/or developing new.

Screen Name Redacted

4/11/2023 12:11 PM

Difficult to comment as so much is included in each question- some of it I agree with, some I dont

Screen Name Redacted

4/11/2023 07:58 PM

The idea of neighborhood parks, is they should be within walking distance, and the focus should be walkability score, with less cars, but better access to safely walking or biking to a park via bike routes or sidewalks. Additional picnic tables are a great idea along with pump tracks, a water spray park. Unless the existing outdoor fitness

area gets relocated to Pat Good Park, a new one should definitely not be built, as the one at Brennan Park barely gets used.

Screen Name Redacted

4/12/2023 08:39 AM

The severe parking issue on Parkway Road, especially after 5pm and weekends needs to be addressed. Because of all the suite tenants parking on the road and all the visitors to Coho park, not only is it dangerous for kids/residents on the street (I am not sure a fire truck could even get down the street) but sometimes we can't even get into/out of our driveway because of the gridlock of cars parked on both sides of the street.

Screen Name Redacted

4/13/2023 09:12 AM

While development of parks is important, we live in an enormous outdoor playground. Improving access from communities to the trails, dykes, and mountains should be prioritized...and it's cheaper to maintain than a large network of public spaces!

Screen Name Redacted

4/13/2023 12:54 PM

Please include some focus on public open spaces that are not parks/greenspace: wide pedestrian streets lined with retail and restaurants, with benches, chess tables and parks for kids, with no traffic allowed except for deliveries.

Screen Name Redacted

4/13/2023 04:51 PM

Allow selection of what types of amenities survey respondents agree with instead of "all or nothing" selections. Some of the Pat Goode Park amenities suggested are terrible. Transit hub should be near the middle of Mamquam Road and Garibaldi Way, not closest to Mamquam Road and highway 99 as this is closest to the golf course which does not help commuters

Screen Name Redacted

4/14/2023 04:27 PM

material should be added to raise elevation at Pat Goode Park as it can be extremely wet due to it's low lying nature. Unclear where a Park would be located in south west corner of area.

Screen Name Redacted

4/14/2023 03:58 PM

really need the bus exchange at garibaldi village

Screen Name Redacted

4/14/2023 05:02 PM

covered skatepark? place for youth to hangout when raining

Screen Name Redacted

4/14/2023 11:30 PM

Our current parks need to be maintained before we add more parks. They are not maintained well as is now.

Screen Name Redacted

4/14/2023 11:43 PM

Parks do not need fancy equipment to be enjoyable. We have an outdoor fitness centre at Brennan Park and no one ever uses it. There are enough spots catering to biking that we do not need to build more. Pat Goode Park does not need improved parking as it is accessible by foot to those who already live in the neighbourhood.

Screen Name Redacted

4/19/2023 11:10 AM

Develop larger central park areas, bigger public open spaces

Screen Name Redacted

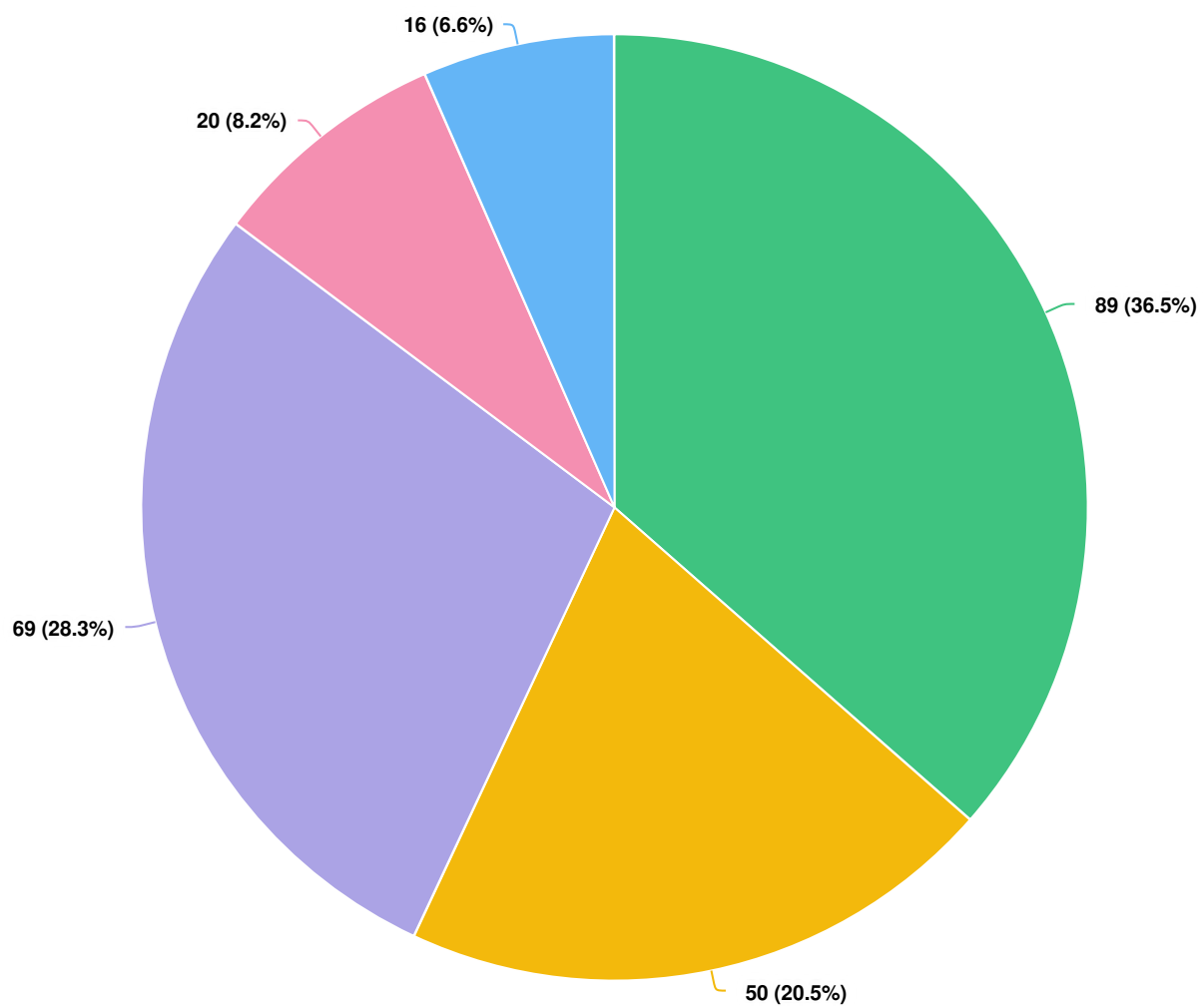
4/19/2023 11:49 AM

Highway Improvements - This is a bunch of crap. densifying will only bring more traffic and from I've read, and been told the DoH will not

Optional question (90 response(s), 162 skipped)

Question type: Essay Question

Q44 | Childcare Establish childcare targets for the Garibaldi Estates neighbourhood based on expected land uses. Encourage creation of these childcare spaces through new development as community amenity contributions or using a density bonus structure.



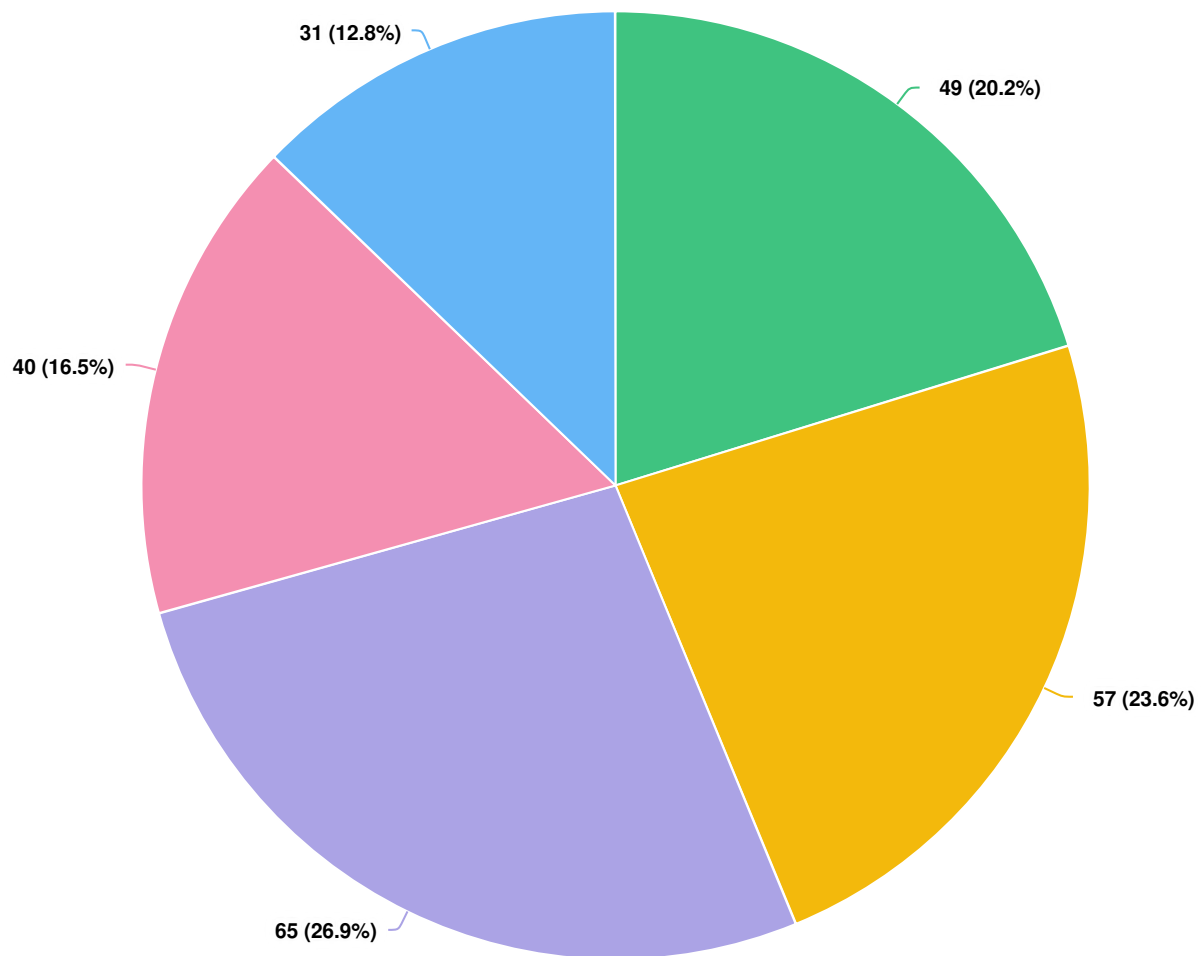
Question options

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree

Optional question (244 response(s), 8 skipped)

Question type: Radio Button Question

Q45 | Regional Food HubIncentivize the creation of a regional farm hub/commissary kitchen/market in the Garibaldi Estates using tools such as a density bonus or community amenity contributions.



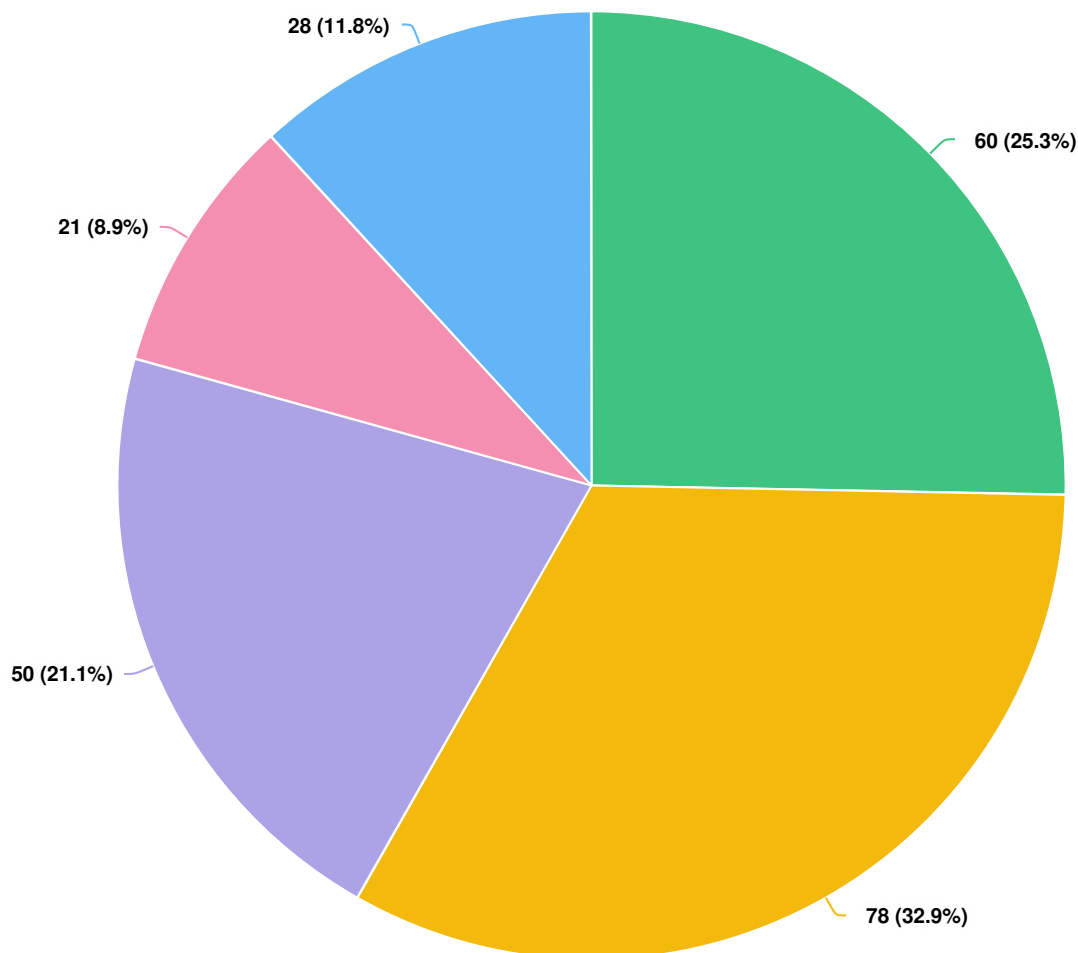
Question options

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neitural
 ☐ Agree
 ☐ Strongly Agree

Optional question (242 response(s), 10 skipped)

Question type: Radio Button Question

Q46 | Mamquam Community GardenDevelop District of Squamish-owned land along the north side of Mamquam Road as a neighbourhood park incorporating a multi use path, food gardens and public amenities.



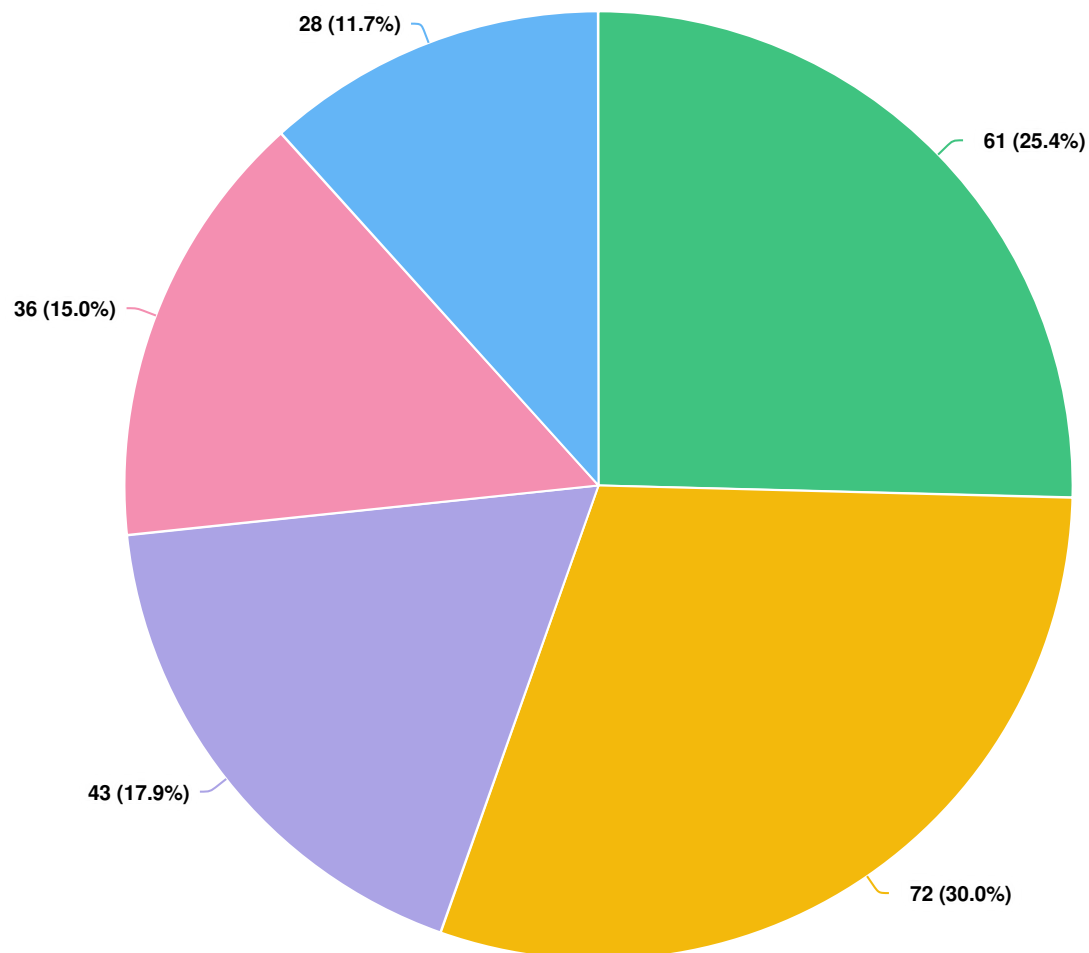
Question options

☐ Strongly Disagree
 ☐ Disagree
 ☐ Neutral
 ☐ Agree
 ☐ Strongly Agree

Optional question (237 response(s), 15 skipped)

Question type: Radio Button Question

Q47 | Accessory Commercial UnitsSupport Accessory Commercial Units within existing Garibaldi Estates neighbourhood residential zones to increase access to walkable services.



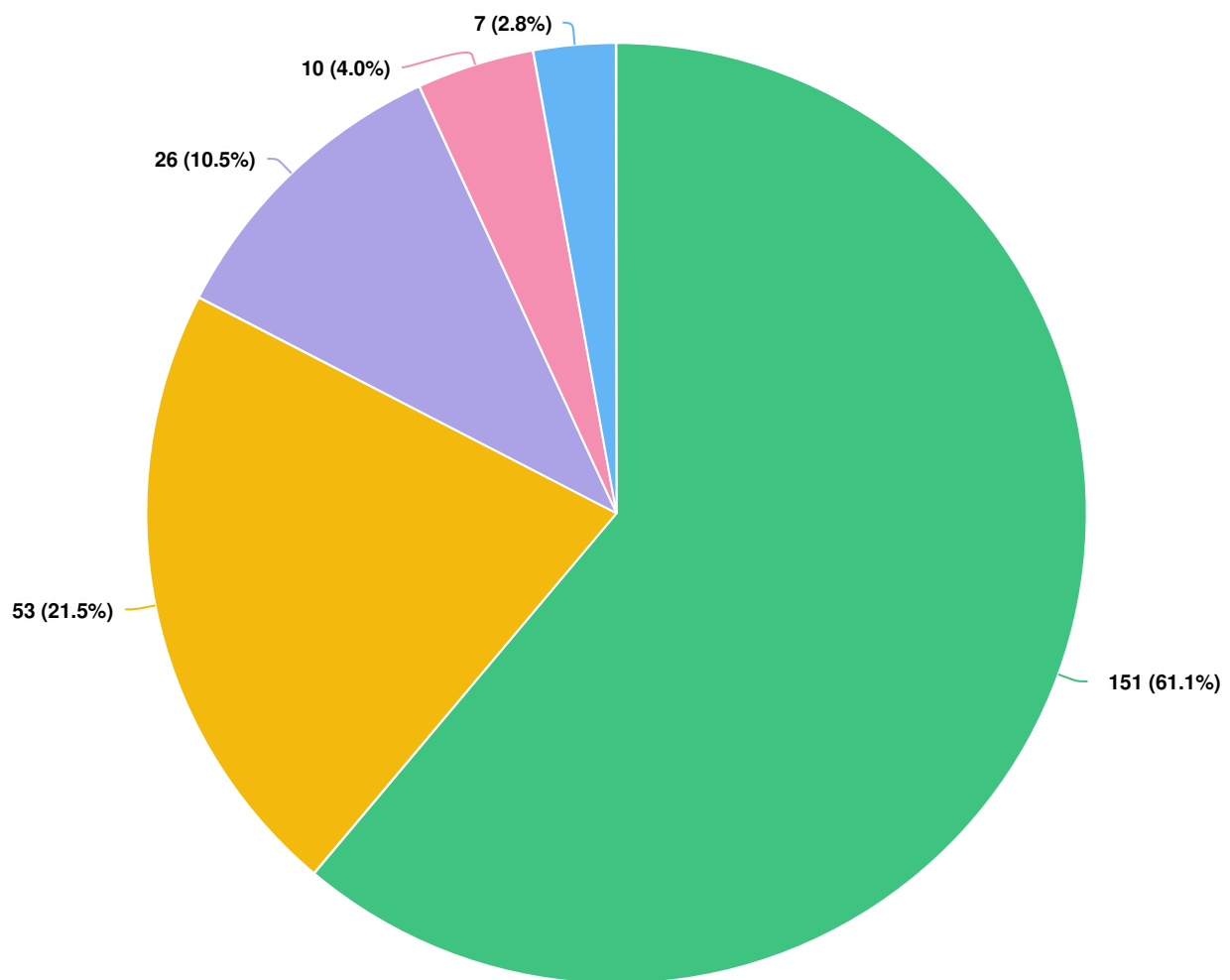
Question options

Strongly Disagree Disagree Neutral Agree Strongly Agree

Optional question (240 response(s), 12 skipped)

Question type: Radio Button Question

Q48 | Tree Canopy Retention Update Development Permit Area Guidelines to strengthen protection of mature trees during development applications.



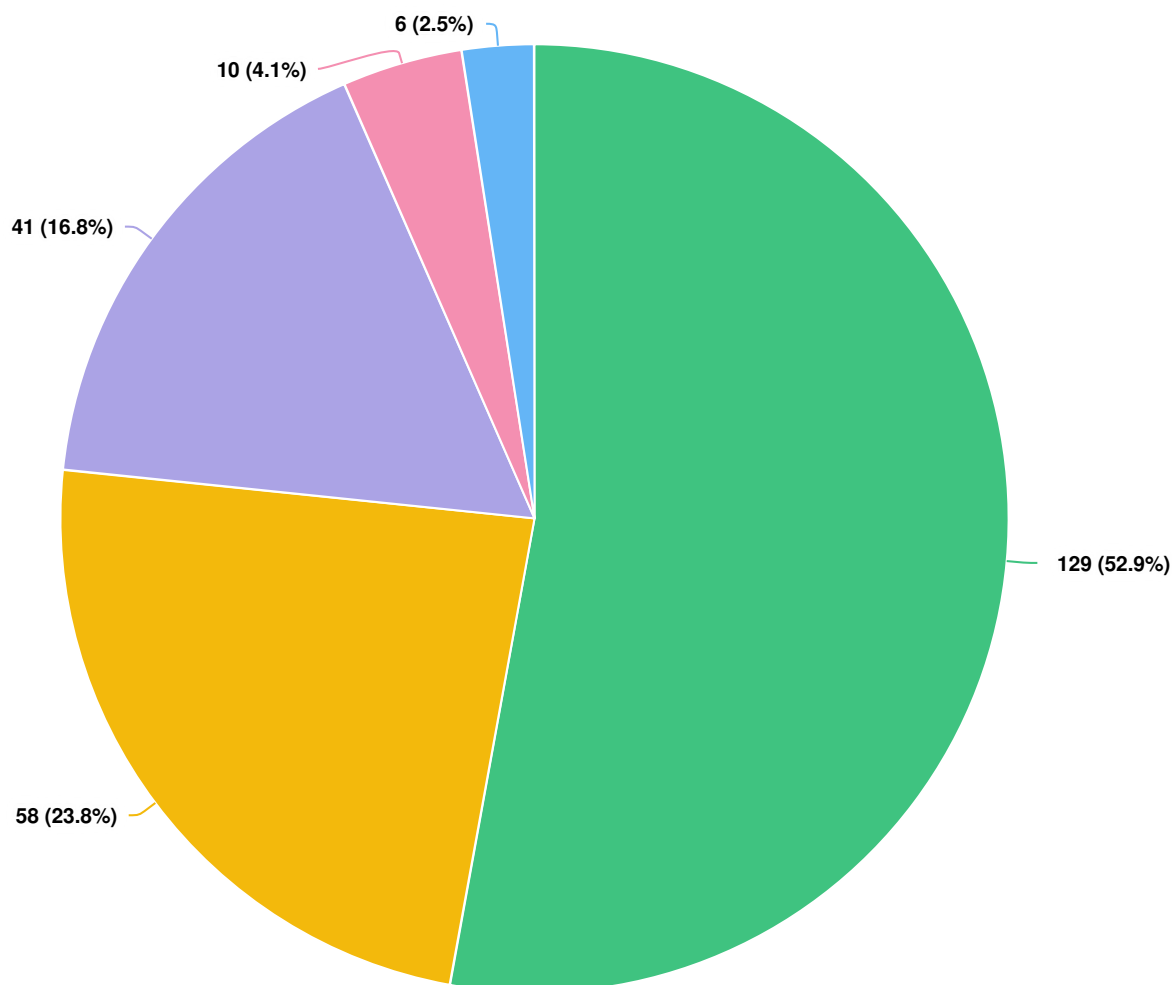
Question options

Strongly Disagree Disagree Neutral Agree Strongly Agree

Optional question (247 response(s), 5 skipped)

Question type: Radio Button Question

Q49 | Tree Canopy Retention Develop an Urban Forest Management Plan for the District of Squamish.



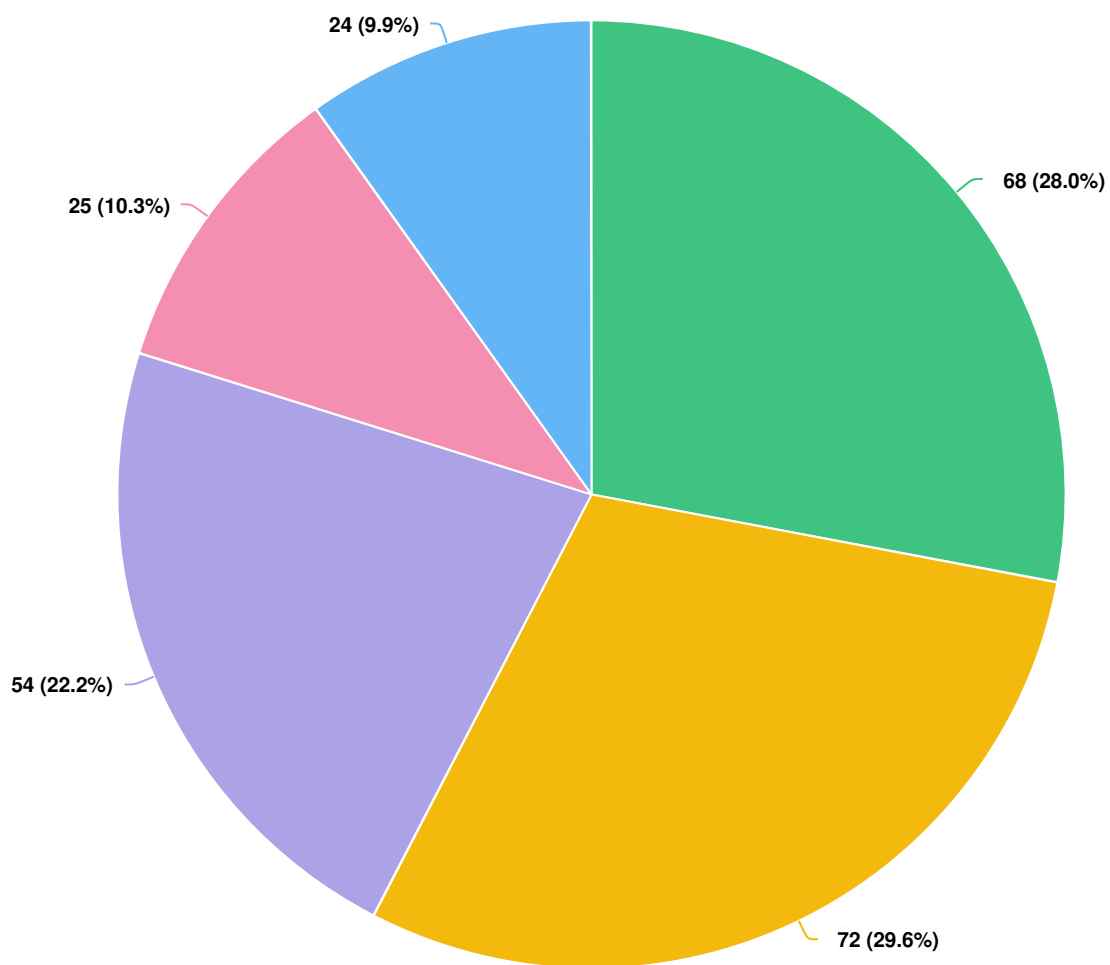
Question options

Strongly Disagree Disagree Neutral Agree Strongly Agree

Optional question (244 response(s), 8 skipped)

Question type: Radio Button Question

Q50 | Mid-Block Connections Encourage the creation of mid-block connections to establish east-west pedestrian cut-throughs between Garibaldi Way (near Read Cres) and the Garibaldi Village commercial area.



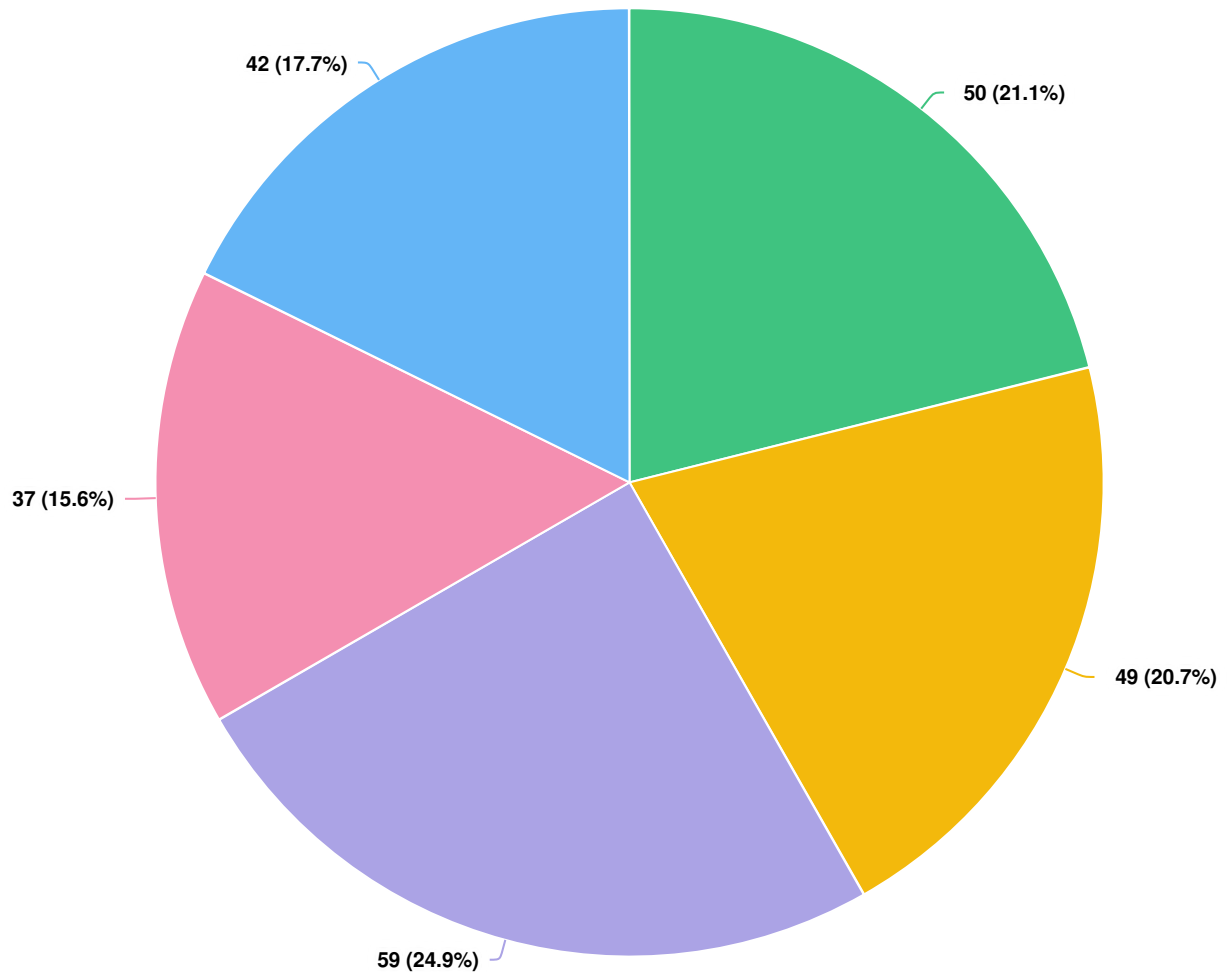
Question options

● Strongly Disagree
 ● Disagree
 ● Neutral
 ● Agree
 ● Strongly Agree

Optional question (243 response(s), 9 skipped)

Question type: Radio Button Question

Q51 | CohousingSupport rezoning applications for cohousing projects with limited increases to building height and density.



Question options

● Strongly Disagree ● Disagree ● Neutral ● Agree ● Strongly Agree

Optional question (237 response(s), 15 skipped)

Question type: Radio Button Question

Q52 | Suggested Improvements? Do you have any suggestions to improve the language in any of the emerging ideas on this page?

Screen Name Redacted

2/28/2023 10:40 PM

I would prefer a farm, green space and walk cut throughs to a multiplex or Jumar building in the estates areas. Not as a bonus from a developer where there has been 0 proof so far of such promises on any other developments in Squamish. Big promises from developers & in the end not much to show for in terms of communal& green space in any of the downtown/ commercial way/ no childcare no name road developments all max density. More strict negotiations need to be made with the developers.

Screen Name Redacted

2/15/2023 07:15 AM

none

Screen Name Redacted

2/15/2023 12:01 PM

Accessory Commercial Units - limited to walking only? Cohousing - parking or limited to walking only?

Screen Name Redacted

2/15/2023 11:26 AM

good approach. have already commented on dust or vehicle toxic effects on gardens that run along a roadway

Screen Name Redacted

2/20/2023 12:25 PM

I do not agree with density bonus structure on any of the scenarios. However, I do believe that the community would benefit from mod block connections but not at the expense of further density that includes any type of townhouse, triplex, fourplex, apartments.

Screen Name Redacted

3/18/2023 10:27 PM

Re. 40 (Mamquam Comm Garden): this area would be best utilized as a multi-use path for this increasingly busy road/corridor.

Screen Name Redacted

2/20/2023 07:38 PM

I totally agree with the retention of tree canopy and mature trees. I think the Squamish tree bylaws do a terrible job of protecting mature trees and should be dramatically improved and modelled after more protective approaches and environmental best practices. Tree canopy retention is critical to managing the effects of heat waves.

Screen Name Redacted

4/12/2023 11:37 AM

The plan does not identify that Mamquam road has space for future widening, it instead plans this area for gardens in peoples front yards and such. Spread out community garden areas seem not very efficiently.

Screen Name Redacted

2/20/2023 09:43 PM

Please more childcare. It is dire out there!

Screen Name Redacted

2/22/2023 04:04 PM

I'm skeptical that a community food hub/farm would amount to much more than a nice hobby for comfortably housed people currently in the neighbourhood.

Screen Name Redacted

2/23/2023 11:31 AM

"Encourage creation of these childcare spaces through *new development as community amenity contributions or using a density bonus structure*." - Yes, I support the District of Squamish getting creative for its CURRENT residents to develop immediate childcare opportunities. - NO I do NOT support the framing of this question that we only get childcare as an 'amenity' IF we agree to densification or even more egregiously as a *bonus*. Do NOT dangle childcare as a reward for good densification behaviour. "Update Development Permit Area Guidelines to strengthen protection of mature trees during development applications." We have mature trees today. And yes, in a town like Squamish that gives developers carte blanche to cut down every last twig during development, yes protecting mature trees is key. But again. this should be a part of your core values of sustainability and NOT wrapped into a plan for densification. The language and intent behind protecting mature trees needs to be strengthened and specified BEFORE any densification of any kind proceeds. IDEA! How about council seek to strengthen the OCPs 'Environmentally Sensitive Areas Development Permit Area 1' NOW. How about we show good faith and protect residential properties within the Garibaldi Estates NOW - and not if you densify.

Screen Name Redacted

2/24/2023 02:16 PM

nothing additional, but these are all great suggestions!

Screen Name Redacted

2/25/2023 01:49 PM

The above suggestions are based on your density vision without any details of what they mean in execution. Some may be good but without details of what they actually mean, I cannot blindly agree.

Screen Name Redacted

2/25/2023 10:09 PM

maybe add a button that says "not necessary"

Screen Name Redacted

2/26/2023 11:54 PM

Add "leave things alone"

Screen Name Redacted

explanation of density bonus or community amenity contributions?

2/28/2023 08:15 PM

what is co housing?

SCAMISH

Screen Name Redacted

3/01/2023 09:01 AM

Community gardens, tree retention, and cohousing are all cute but shouldn't come at the expense of dense, mixed-use development and more housing. Mother nature doesn't care where trees are retained or planted - just how many there are. I understand the desire for tree canopies (and they are wonderful), but density bonuses should be provided to allow for both tree canopies and more housing.

Screen Name Redacted

2/28/2023 07:17 PM

I believe that parents should be providing care for their children, not strangers in day care facilities. It would be better for the daycare to exist where the parents are working so that they can attend to their own children.

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/03/2023 09:57 AM

For question 39 I am not sure what you mean by density bonus? That small strip on Mamquam Road is not going to make up for all the arable land that will be lost with the densification of the estates and I don't think that it will be big enough to supply all the people you plan have living in this area. Also as for a food hub what better land to use to supply food to this hub then the flat arable land in the estates. We need to preserve this arable land not cover it with buildings.

Screen Name Redacted

3/03/2023 06:48 PM

Putting community gardens and pathways on the main traffic artery for the University, Highlands and Estates is ridiculous, it is not quiet, not relaxing with all the noise, and growing food in a high traffic area is not a healthy option. Nobody walks on Mamquam road if they can avoid it! The noise of speeding vehicles is too stressful!

Screen Name Redacted

3/03/2023 04:36 PM

Please put a comment box at the end of each question instead of at the end of the section.

Screen Name Redacted

4/14/2023 10:43 PM

More thoughts on existing emerging ideas... 38. Childcare space would be great, but I'm not in favour of density bonuses for it. These types of CACs should be mandatory for developers, not a way to build more density. 39. The idea is interesting, and fine but these types of CACs should be mandatory for developers, not a way to build more density. 40. The gardens in this idea are ridiculous. The golf course is lined with beautiful mature trees that would shade the

gardens rendering them useless for food production. Also Mainquam is way too busy to make a gardening experience pleasant, and more importantly it would not feel safe to bring young kids to garden there. It would also feel like gardening in someone else's front yard with all that is suggested in the 10m wide swath of land. I am in favour of the active transportation along this stretch. 41. This idea could work if each application is considered very carefully for the impact on the current surrounding area. 42-43- Development almost always means loss of mature trees. It must be kept at the expense of development. 44. The highlands is full of these and they're great. Good luck getting this to go through in an established neighbourhood. 45. Probably great for some people, not appealing to me. It should not be something that earns developers extra density or height. They can build this type of dwelling within the zoning if they like.

Screen Name Redacted

3/07/2023 08:58 PM

while small scale farming is nice, this area should be for housing to achieve other OCP goals. Farming could be encouraged elsewhere.

Screen Name Redacted

3/10/2023 03:42 PM

It is unclear if the proposed agriculture is meant to be commercial farming for profit or community based non profit

Screen Name Redacted

3/10/2023 06:47 PM

The idea for a community garden on the north side of Mamquam does not make much sense. Sunlight will be blocked from the golf course trees on the south side. Also, the traffic is incredibly loud at all times of the day. Not to mention the pollution and exhaust from vehicles! This is not where families will want to go with their children nor will adults who want to garden in peace and quiet. Although the gardens on the highway are well used, the location is not very desirable. Perhaps a community garden would be better suited for the Estates East sub area.

Screen Name Redacted

3/11/2023 02:47 PM

I am fearful that the District will use bonus density to enable a higher FAR or height . I recognize this plan is just a bunch of guidelines but why bother if it is not to be followed.?

Screen Name Redacted

3/14/2023 01:18 AM

I agree to support the creation of a regional farm hub but I am not sure if understand how it can be Incentivize using tools such as a density bonus.

Screen Name Redacted

3/17/2023 05:42 AM

Overall I think the emerging ideas add a lot of value to the plan and should be expanded to show how they align with the different development scenarios. Suggest DP area guidelines promoting tree

retention could add complexity without actually protecting trees depending how they're done - Urban Forest Management Strategy may be a better option long-term.

Screen Name Redacted

3/16/2023 01:31 PM

- Accessory Commercial Units: ○ The idea of including small scale commercial into residential areas is great, but the current concept thinks on a very small scale that is not feasible with all likelihood and creates a disjointed neighbourhood plan by pushing into setbacks, expanding building volumes beyond the homogenous neighbourhood the plan envisions. ○ Instead, increase density and include commercial units on main floor. Proven concept, the profits from the residential element can support the commercial spaces, one structure serves multiple purposes. - Tree Canopy Retention: ○ Any sensible developer would retain trees to enhance the feel of a new development if possible. Sometimes it is not possible and it is counterproductive to affordability to insist on tree retention. Plants grow quickly and if the right species are selected as new vegetation, the new trees and other plants will thrive in not too long. We live in the middle of one of the largest forests of the world and saving a tree here or there in residential neighbourhoods is not going to solve the world's problem of deforestation, it drives up land value and house prices. - Cohousing: ○ Great idea, but leave the decision what to build to the party that builds it. A market analysis will typically determine what the market wants to ensure that a product is developed that gets accepted by the market to minimize risk. ○ If the community wants cohousing, developers will build cohousing. It is not the municipality's role to speculate what the market may want and pre-scribe it as a land-use. ○ The DoS may want to consider relying on operators of affordable housing complexes and the funding and financing agencies such as BC Housing and CMHC to determine how affordable housing is best secured and defined and not pre-scribe a specific typology, which could become a limiting factor. If there is demand for co-housing, co-housing will get built.

Screen Name Redacted

3/27/2023 02:42 PM

These "emerging ideas" are incongruent with the culture and aesthetics of this neighborhood and community. Many of these "emerging ideas" are taken from communities that already have high densities and populations. They are mitigating actions to conserve (ie. Gain back) the essence of what we here in the Estates are trying to preserve.

Screen Name Redacted

3/17/2023 12:01 PM

support cohousing development if they maintain existing FAR = 0.5 and max height 9 m I would strongly agree with. "Limited increases to building height and density" is too vague to agree with (Question #45)

Screen Name Redacted

3/18/2023 09:52 PM

Why does density never get talked about for garibaldi highlands?

Screen Name Redacted

3/18/2023 10:26 PM

39 mamquam community garden- that space is too narrow for people to be gardening ect. Make a proper sidewalk and bike lanes

Screen Name Redacted

3/20/2023 12:12 PM

For Farm Hub, provide a definition of what this is under LEarn More about this Emerging Idea page.

Screen Name Redacted

3/20/2023 07:30 PM

There's no point in planning for group childcare facilities unless you ensure that early childhood educators can be provided with long term affordable housing. Otherwise there won't be any staff for these future facilities.

Screen Name Redacted

3/20/2023 08:24 PM

Child care and schooling should be coupled. Not only are there not enough child care spaces, the public schools are at capacity and cannot accommodate the planned growth.

Screen Name Redacted

3/25/2023 10:11 PM

"Density bonus structure" seems too vague to offer a clear picture of the trade-offs required for all these good ideas.

Screen Name Redacted

3/22/2023 10:12 AM

No comments

Screen Name Redacted

3/24/2023 04:25 PM

I am not sure co-housing is needed to create a sense of community. Every part of GE has a great sense of community. I think the assesment of child care should be done on a larger scale to include Tantalus, Skyview etc. Day care within a short drive or ride is reasonable.

Screen Name Redacted

3/26/2023 08:25 PM

question 45 should also suggest support and additional height/density for additional project types such as rental, affordable, and supportive housing.

Screen Name Redacted

3/27/2023 11:37 AM

In new undevelopment large parcels, make sure buffer pathways are established.

Screen Name Redacted

3/27/2023 03:01 PM

I do not think on a small slice of the map we should be taking on DOS initiatives for daycare, farm co-ops etc., Too complicated and costly to

put on one neighborhood. Redevelopment of the area will happen slowly when it commences. Too much complication and support of these niche projects will make redevelopment impossible. People can create a co-op if they want any time with their own resources. One of the dedicated farmers with acreage in the neighborhood can invite the rest of the neighborhood to plant their hobby garden. I think it is important that we hear what different residents have to say, allow them to continue live as they like, but not force future residents or the general tax payer to take on pet projects.

Screen Name Redacted

3/27/2023 04:32 PM

Love the idea of accessory commercial units on residential plots, we could use these in the highlands too! Cafes and small grocery stores would be great.

Screen Name Redacted

3/27/2023 06:47 PM

Keep the buildings short.

Screen Name Redacted

3/28/2023 11:17 AM

Please incentive density over ADU's as ADU's a not purchased property Create more incentives to include trees along the roads and park of pocket parks

Screen Name Redacted

3/27/2023 08:03 PM

Dont tear down this iconic neighborhouud with townhomes

Screen Name Redacted

4/01/2023 05:31 PM

None.

Screen Name Redacted

4/05/2023 10:17 AM

Parks and garden/food spaces are Avery important but will be unrealistic if you densify as proposed

Screen Name Redacted

4/08/2023 06:53 AM

I keep hearing about density. The ones planning live in nice established neighbourhoods not boxes. We need nore codo designs like shannon estates

Screen Name Redacted

4/10/2023 12:07 PM

Existing is good.

Screen Name Redacted

4/10/2023 12:11 PM

I think the food hub is a good idea, but only if it's well managed and actually meets established metrics for food production.

Screen Name Redacted

4/11/2023 12:11 PM

Most of these ideas are built on the assumption that the Garibaldi estates neighbourhood will be changing- is that already decided???

Screen Name Redacted

4/11/2023 07:58 PM

If the proposed sidewalks and bike paths happen on Mamquam Road, Garibaldi Way, Diamond, and Diamond Head, there isn't a need for mid block connections and cut throughs.

Screen Name Redacted

4/13/2023 03:28 PM

Less Density

Screen Name Redacted

4/14/2023 01:37 PM

You talk about using Expected land use as a metric to measure how great is the need for childcare. This sounds a lot like the density targets that REDACTED is unwilling to divulge.



Screen Name Redacted

4/14/2023 11:43 PM

I found that many of the emerging ideas involved increased density and development in order to gain favourable amenities such as childcare.

Screen Name Redacted

4/19/2023 11:49 AM

Childcare - not only provide space but staff and maintain.

Optional question (58 response(s), 194 skipped)

Question type: Essay Question

Q53 | Do You Have Any Other Ideas? Please share your 'emerging ideas' for development of a draft neighbourhood plan in Stage 4.

Screen Name Redacted

2/15/2023 07:15 AM

no

Screen Name Redacted

2/15/2023 11:53 AM

How about Keep Garibaldi Estates as a large lot small home neighbourhood that is zoned for food production and in suite and carriage house development encourage and permit supportive so we can have more people living in this area and they can help these families pay the bills without having to sell out to concrete pourers who don't share the value that humans don't thrive in piles they thrive in space with like minded individuals that worked hard to create what they have. You seem to want to give their land away to people who did nothing to preserve to the point you are drooling over it. Squamish is everything that is wrong with how we are behaving as a species. No original thoughts here. Just following the university education on

human economic desires. The planet losses with your ideas of emerging and progress. Nothing but backwards and definitely destructive. Just look at what you did at Thunder Ridge and realize you have no business planning anything else in this town.

Screen Name Redacted

2/15/2023 12:01 PM

Recreation - tennis courts?

Screen Name Redacted

2/15/2023 11:26 AM

Food trucks areas like Portland? space for gatherings?

Screen Name Redacted

2/20/2023 12:25 PM

preserve this neighbourhood as a character neighbourhood that makes our community unique.

Screen Name Redacted

2/18/2023 10:30 AM

I feel strongly that the splash pad, and all season playground updates should be moved to a location that's more accessible to everyone. Parking is a huge issue downtown and not everyone is able to take the bus (Autistic Children, diverse families) and again same for biking.

Screen Name Redacted

2/23/2023 11:31 AM

- Transparent sharing of the density targets for Garibaldi Estates, and more broadly, Squamish. - What is the TOTAL number of dwellings being proposed for the Estates in EACH of Scenarios A, B, and C - What will be the number of new residents in each sub area under each scenario A B C - Provide the timing roll out for this density-specifics - There are no apparent height restrictions for the Drenka lands. Please discuss the rationale.

Screen Name Redacted

2/24/2023 02:16 PM

fantastic emerging ideas

Screen Name Redacted

2/25/2023 01:49 PM

We only need community gardens if you eradicate this neighbourhood and put too many people into it. Stuffing people into a small area does not promote healthy living.

Screen Name Redacted

2/26/2023 11:54 PM

I don't trust the DOS to do any project properly. They can't seem to get a pothole fixed let alone plan a community

Screen Name Redacted

3/01/2023 09:01 AM

Less prescriptive zoning regulations that allow for apartments in every zone - all the densities proposed in this plan can be mixed together without 'zoning cliffs' emerging - just doesn't make sense from

economic, urbanism, or housing abundance perspectives to artificially limit housing below demand. Allow denser and taller buildings, especially on collector roads and commercial areas (although less wealthy people shouldn't be limited to only living along roads with more traffic and pollution in order to allow for a few well-off landowners to not have to deal with taller buildings next to them).

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/03/2023 06:48 PM

We need to preserve our green space. Above all humans need space! We have all seen the result of what happens when chickens live piled on top of each other. The birds get sick as a result of living in such close quarters. Humans are no different. It is not healthy for humans to be stacked on top of each other in high rises. Never was this more evident than during the pandemic. I remember at our first neighbourhood meeting when the planners suggested their idea of densification they told us we would be happier and healthier living closely packed together in condos and high rises! I must emphatically disagree with this argument! Not sure if it was planning 101 or planning 112 that teaches this concept but they are definitely confused!

Screen Name Redacted

3/03/2023 04:36 PM

Stop trying to entice us with all of the lovely ammenities that anyone would want. We know that the DOS is broke and cannot afford them. I do not want them if it means that developers have to provide them.

Screen Name Redacted

4/14/2023 10:43 PM

People first. Everything proposed, scenarios and emerging ideas all feel like the district wants to sell everything to developers. What will get built is what developers want, not what people want. One of the biggest demands over the coming years will be 4+bed homes for growing families and space to work from home. Where are these? Where are lots for people to build their own homes? Where is the focus on people rather than development? Units need to be built with secure storage areas in the units for bikes, skis, kayaks etc so that people actually park in their garages. We all have toys to enjoy the outdoors here.

Screen Name Redacted

3/10/2023 06:47 PM

Sidewalks with benches and other places to sit will improve the walkability of an area. Furthermore, all stores are within easy walking distance so we don't need more commercial spaces. However, more bike stands and bike pathways at Garibaldi Village, on Diamond Head Road, and at the Independent Grocer/post office would improve

Screen Name Redacted

3/11/2023 02:47 PM

Amend the zoning bylaw to reflect this plan without varying the current setbacks

Screen Name Redacted

3/14/2023 01:18 AM

In my opinion, emerging ideas are the essence of the vision of the future of this neighbourhood. We should focus on elaborating those ideas first to determine how the neighbourhood should become. I think it is hard to develop a vision based on density scenarios . Talking about the height and numbers of FAR is just scaring people off and creating a reaction of wanting the status quo. The vision of the neighbourhood should be discussed around the definition of the character of the neighbourhood, what defines it ? The community, the architecture, the appreciated density, the traffic, gardening space, mountain views, parking space, access to trails, etc. Maybe people are fine with certain types of density, like a carriage house and a tiny house in their backyard. But when suggesting high density scenarios with fake renderings of random building typologies, I think it is misleading and it's not helping people to dream about a brighter future. For me the emerging idea of architectural design hasn't been developed and it should be a key component of what defines the character of the neighbourhood. Secondly, the tree canopy retention as well as landscaping a street scape visual are some important elements of a neighbourhood. Determining building height, building setbacks, parking space, green space are what we should focus on as a priority to identify what makes people comfortable in their neighbourhood. Once those components are identified then we can talk about the density options that would fit in those parameters. And then we can say we have a vision.

Screen Name Redacted

3/17/2023 05:42 AM

Ideas to support affordable housing: consider additional height and density for projects proposing a significant share of non-market or below-market housing; support redevelopment of church sites with additional height/density for non-market housing.

Screen Name Redacted

3/16/2023 01:31 PM

- Cottage Cluster typology is suitable for rural or peripheral areas, not for the Garibaldi Estates . It is in conflict with the OCP objectives of Growth Management section and Affordable Housing. - Additional housing in Estates North and Estates Central through infill development based on the proposed densities will be very slow to evolve if at all, i.e. not enough incentive. A much more effective way to improve the housing situation would be to focus on the areas Diamond Head North and Diamond Head South and along the main roads including Garibaldi Way, Diamond Head Road, Mamquam

Road, and maybe even Diamond Road for more densification. This solution achieves a more harmonious neighbourhood through the careful distribution of the density, focussed and transitioned instead of scattered throughout, and better aligns with the Transportation and Infrastructure objectives identified in the OCP. - OCP Growth Management: If the objective is to "Promote compact infill development rather than sprawling greenfield development to make efficient use of the limited land base and existing infrastructure." the current neighbourhood plan does not achieve this plan, because the proposed densities are not sufficient to encourage significant enough infill development. - The new plan does not go far enough. The proposed densities do not allow for profitable development for most areas and lots based on current land and improvement values. As a result, we may see some townhouse or duplex or triplex developments over time, but nothing significant enough to address the objectives of compact infill development, affordable housing, renewal of municipal infrastructure and community facilities, and transportation and the Garibaldi Estates Neighbourhood Plan misses its objectives.

Screen Name Redacted

3/27/2023 02:42 PM

Keep the Estates as it is. Preserve the culture, environment and community that is Garibaldi Estates. We love our area the way it is. Help us by maintaining what we love, and stop trying to destroy it with commercialization and densification.

Screen Name Redacted

3/17/2023 12:01 PM

Densify Locavore I disagree with community gardens as these are better served with a FAR = 0.5 in lots, triplex development, duplex cluster on each site. I am very opposed to any gardens that DOS creates. The opportunity to garden within each lot should be achieved by lower FARs, and within larger developments like townhomes and apartments, by the developer setting aside lands for their own community garden. I am guessing that it would be very expensive and inefficient for DOS to maintain and build community gardens. I am very concerned re: parking and traffic flow that increased densification in the neighborhood will bring. It seems unfair that there hasn't been a concerted effort to bring commercial to Garibaldi Highlands.

Screen Name Redacted

3/17/2023 05:32 PM

Make the neighbourhood more walkable - more sidewalks, more trails at the end of the dead end streets so they connected to roads, create an accessible trail that goes to the different levels of the Garibaldi highlands. For example a trail that goes from park crescent to skyline place or Ayr drive.

Screen Name Redacted

Outline our culture what it means to live in Squamish. I am constantly

4/13/2023 10:12 AM	<p>picking up garbage and even diapers. The highway is a mess with litter. Until we have this under control, we should put a halt to any development. The locals who built this two are being pushed out and we either should to preserve this or to fill stranger's pockets with money....</p>
Screen Name Redacted 3/20/2023 02:48 PM	<p>Have a comprehensive discussion about the carrying capacity of the land not just in Garibaldi Estates, but in Squamish as a whole. How many people can live here before it irrevocably changes the town. How much water can it provide? How much garbage can it hold? How much traffic can travel through it? How much density can it handle before it no longer supports the outdoor recreation activities that have made so many of us call it home? Etc. Continuous growth is called cancer. Ecosystems are in balance. Let's be in balance.</p>
Screen Name Redacted 3/20/2023 07:30 PM	<p>Where do public schools fit into this neighbourhood plan? All our schools are at/exceeding capacity, the francophone school has been looking for land to build a K to 12 school for the past ten years. Schools need to be factored in, by designating district land. I know education is the province's jurisdiction, but Squamish needs to ensure there is space allocated for future schools.</p>
Screen Name Redacted 3/20/2023 08:24 PM	<p>Protect the trails and all that has made Squamish the "Outdoor Adventure Capital of Canada."</p>
Screen Name Redacted 3/21/2023 02:33 PM	<p>Include the current golf course land in all discussions and planning for Estates Neighbourhood plan. Park, recreation and food / garden. Golf course to 9 holes.</p>
Screen Name Redacted 3/23/2023 10:39 PM	<p>Can we talk about tiny houses for single family lots? Tiny houses are one of the only truly affordable housing type for single people and couples. It is a form of cohousing but made more organically and not through huge development. It is an option for home owners that want to participate in the progressive densification.</p>
Screen Name Redacted 3/22/2023 10:12 AM	<p>No comments</p>
Screen Name Redacted 3/24/2023 07:14 PM	<p>Squamish is dealing with a housing crisis. Based on the most recent population growth approximately 300 new homes need to be constructed annually. The Garibaldi Estates is the best location in Squamish to provide new housing options because it is a walkable</p>

neighbourhood. I would prefer to retain trees outside of the Urban Growth Boundary and build homes in central locations near amenities for everyone to enjoy.

Screen Name Redacted

3/27/2023 09:01 AM

A large childcare facility should be very specifically designated near green space, parks and gardens, eg within a community at the existing horse fields. Children should be growing and learning in a healthy space, not in a city situation. ...thats why people are moving their families here, to escape the unhealthy city.

Screen Name Redacted

3/27/2023 11:37 AM

Do not degrade the quality of life for existing residents that for potential developer profits. Careful, slower development would help achieve this.

Screen Name Redacted

3/28/2023 06:29 PM

Build on the golf course

Screen Name Redacted

3/28/2023 07:34 PM

Just leave it the way it is.....

Screen Name Redacted

3/29/2023 07:46 AM

I do not want to see large buildings put up next to existing small houses, like for example the houses at Government and Edgewater Drive. I also do not like large buildings overshadowing and taking existing views away such as the building put in front of Squamish elementary.

Screen Name Redacted

4/01/2023 05:31 PM

Ensure that pathways, cut-throughs, and walkways are well lit with underground services.

Screen Name Redacted

4/14/2023 12:55 PM

The Mid-block Connections is currently somebody's YARD!!! If this was a new development, that would be a great idea... but its not, people live there currently and for you to put in your "mid block connection" it means someone loses. It means that you pushed someone out of their neighbourhood to attain that land.

Screen Name Redacted

4/10/2023 12:07 PM

Preservation and enhancement of community character, specifically the built environment. Density has many advantages, but it needs to be done right. It needs to flow from one development to another, bulk and mass should be broken up, there should be upper story step backs, design guidelines etc. Downtown Squamish has a stronger character vision because of its interface with the Ocean and as the

community centre, but what about the Garibaldi Estates area? What's our character? West Coast mountain town? Coolest little dense metropolis with unparalleled access to trails and green space? People love this area because of its access to trails, but this access is also threatened by private development. How do we create a character vision to preserve trail access and the natural experience? From Jackson WY's Comp Plan: Town Square is Jackson's major tourism draw and can be described as the "heart of the heart". As such, it is the area that evokes the greatest amount of sentiment and concern regarding architecture, scale and character. This area will be subject to the highest level of design standards, particularly for block faces on the Town Square. A variety of tools will be used to encourage and enhance pedestrian amenities to ensure this district remains the hub of the visitor experience and center of community life into the future.

Screen Name Redacted

4/10/2023 12:11 PM

What is the over arching vision here for Garibaldi Estates / Squamish North? These are all great ideas, but what is the vision? What is the theme? What idea does the community coalesce around? It can't just be 'more density' and 'livability'. It has to be more concrete than that. What do you want developers to think about when they're building? I think this is missing in this whole thing.

Screen Name Redacted

4/11/2023 12:11 PM

Listen more to the community Don't density everywhere Be creative and try to develop a community that people want to live in- don't just house them

Screen Name Redacted

4/13/2023 09:12 AM

Keeping access to single family homes is important for long-term community growth. I believe in allowing smaller subdivisions to encourage smaller homes while enabling the upward mobility of residents from condos, to townhomes, to single family residences. The estates is one of the few areas with large single family lots in Squamish. It would be a shame to lose the single family homes in exchange for rows of townhomes.

Screen Name Redacted

4/13/2023 12:54 PM

Off-topic, but please bring Accessory Commercial Units to Garibaldi Highlands as well!

Screen Name Redacted

4/14/2023 03:25 PM

Mamquam Community Garden along the North side of Mamquam Road. I think this is a terrible idea. Mamquam Road is a major access road for this and other neighbourhoods. It would not be an enjoyable space for parks. Eventually this road will probably need to be widened or at least a centre turn lane added. This would be a waste

of public funds. I encourage other locations for park space in the Garibaldi Estates.

Screen Name Redacted

4/14/2023 03:58 PM

enhanced walking routes to future bus exchange for commuters

Screen Name Redacted

4/14/2023 05:02 PM

briefly touched on it on last page with a covered skatepark idea, but the youth in this town need more places to hangout and more to do when the weather isnt favorable. otherwise they will continue to loiter on property where the owners won't be happy.

Screen Name Redacted

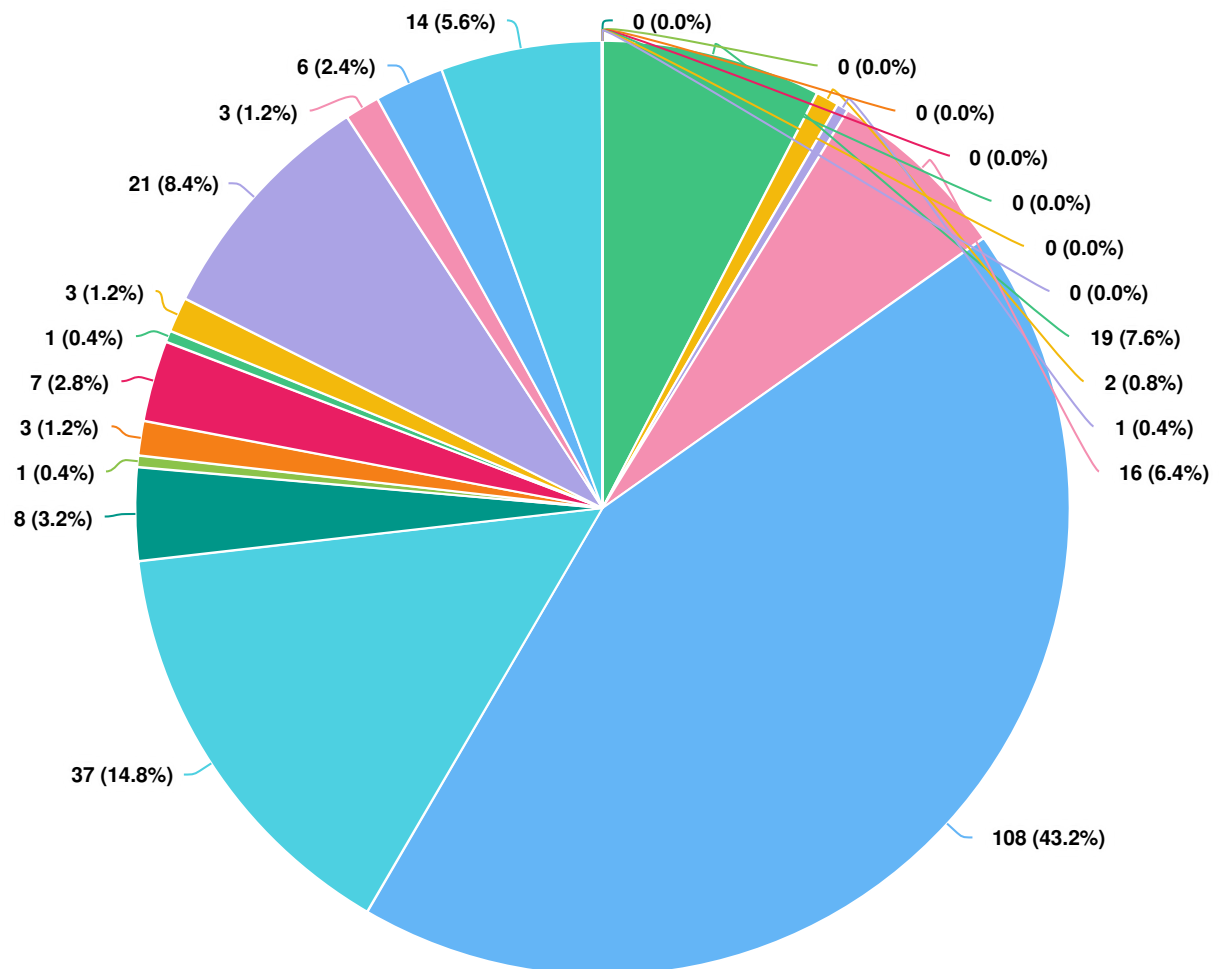
4/14/2023 11:43 PM

I'd like an emerging idea to be maintaining current parks, roads, lack of sidewalks, creaks.

Optional question (47 response(s), 205 skipped)

Question type: Essay Question

Q54 | What neighbourhood do you currently live in?



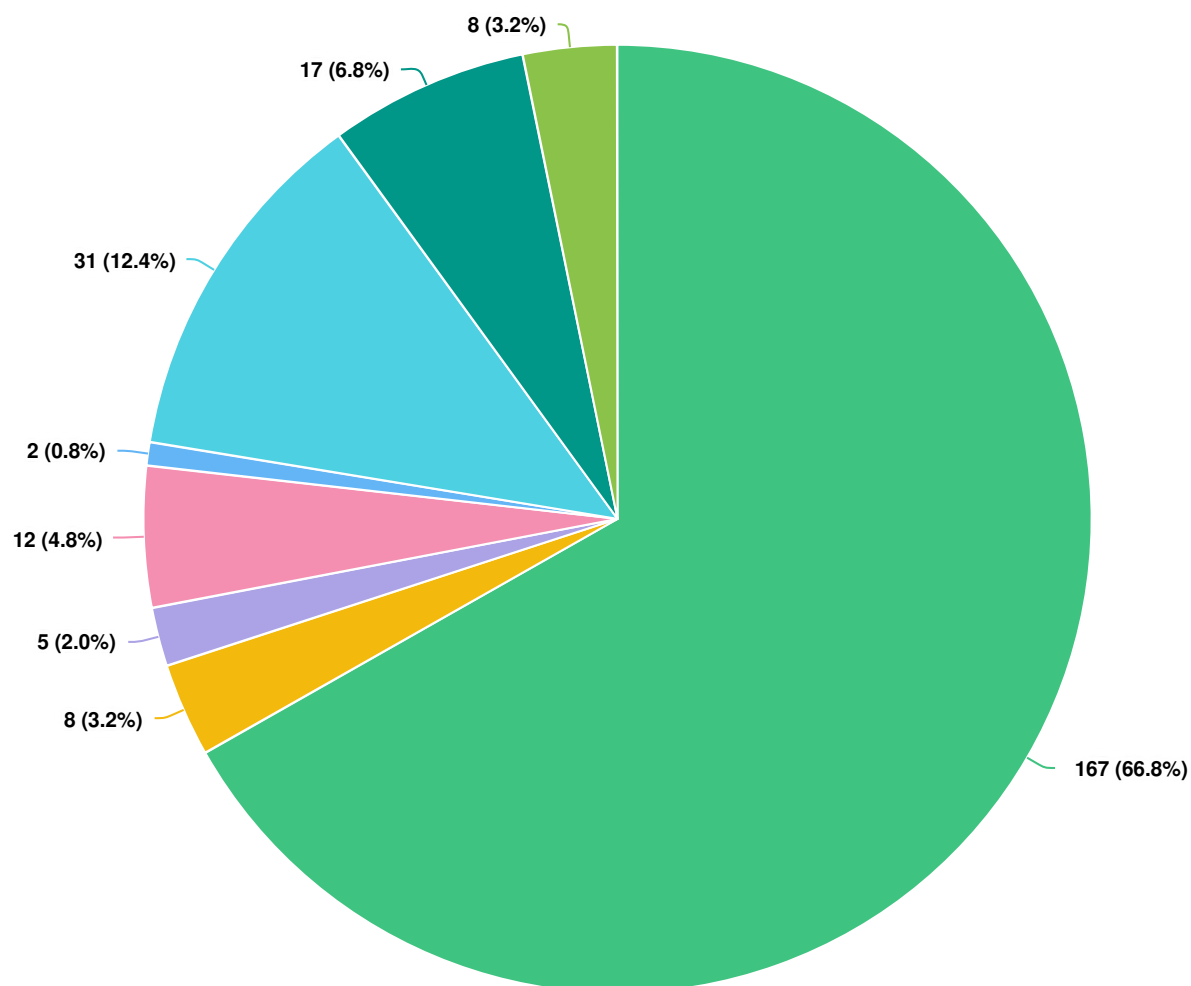
Question options

- Yekw'ápsen
- Wiwk'em
- St'á7mes
- Siwich'em
- Íkwikws
- Kowtain
- Ch'iyákmes
- Other (please specify)
- Valleycliffe
- University Heights
- Tantalus Road North of Garibaldi Way (including Dowad Drive area)
- Skyridge
- Paradise ValleySea and Sky
- Mamquam (West of Highway 99, North of Mamquam River)
- Northyards (North of Business Park)
- Loggers Lane East
- Hospital Hill
- Garibaldi Highlands
- Garibaldi Estates (between Garibaldi Way and Mamquam Road)
- Downtown
- Dentville (South of Business Park)
- Crumpit Woods
- Brackendale

Optional question (250 response(s), 2 skipped)

Question type: Radio Button Question

Q55 | What type of residence do you currently live in?

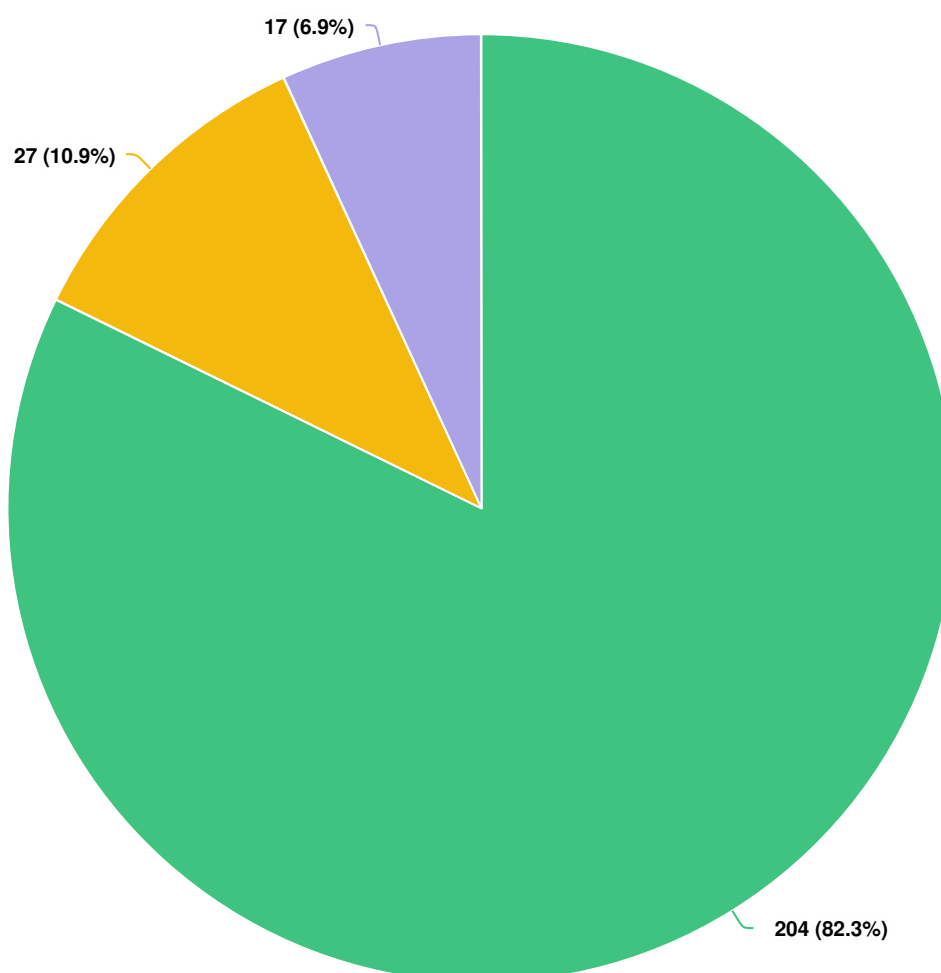


Question options

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

Optional question (250 response(s), 2 skipped)
Question type: Radio Button Question

Q56 | Are you satisfied with your current housing situation?



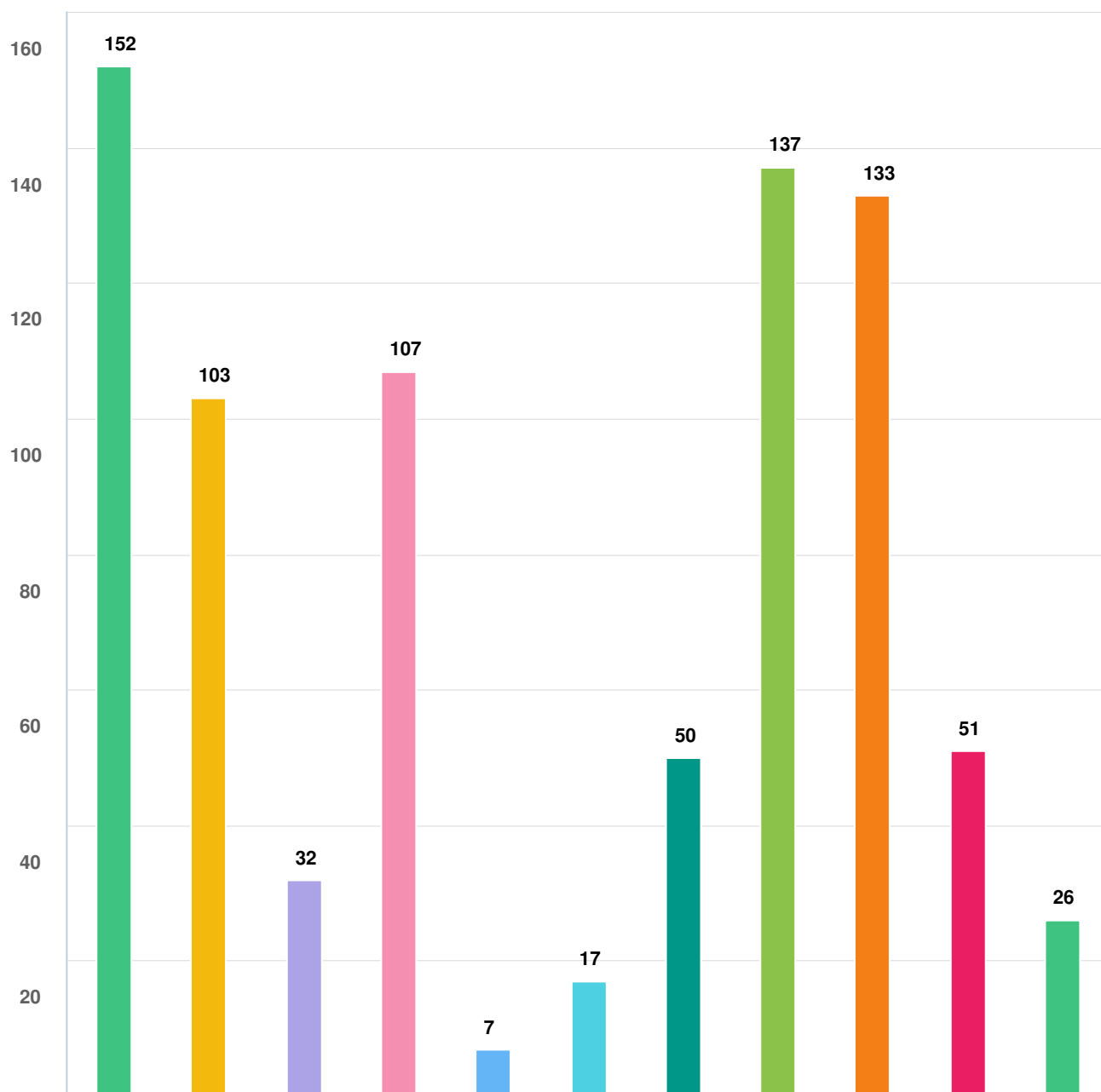
Question options

☐ Other (please specify) ☐ No ☒ Yes

Optional question (248 response(s), 4 skipped)

Question type: Radio Button Question

Q57 | Do you have any particular housing needs that concern you? Select all that apply.



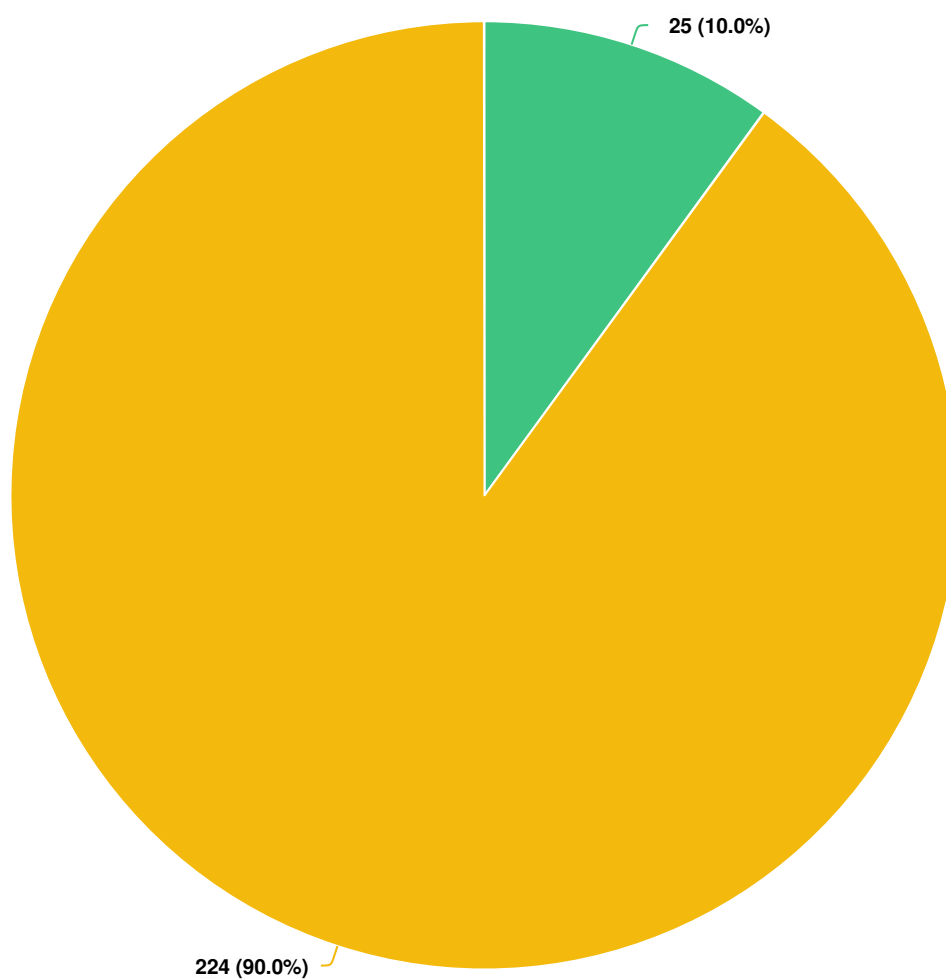
Question options

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

Optional question (243 response(s), 9 skipped)

Question type: Checkbox Question

Q58 | Do you currently rent or own your residence?

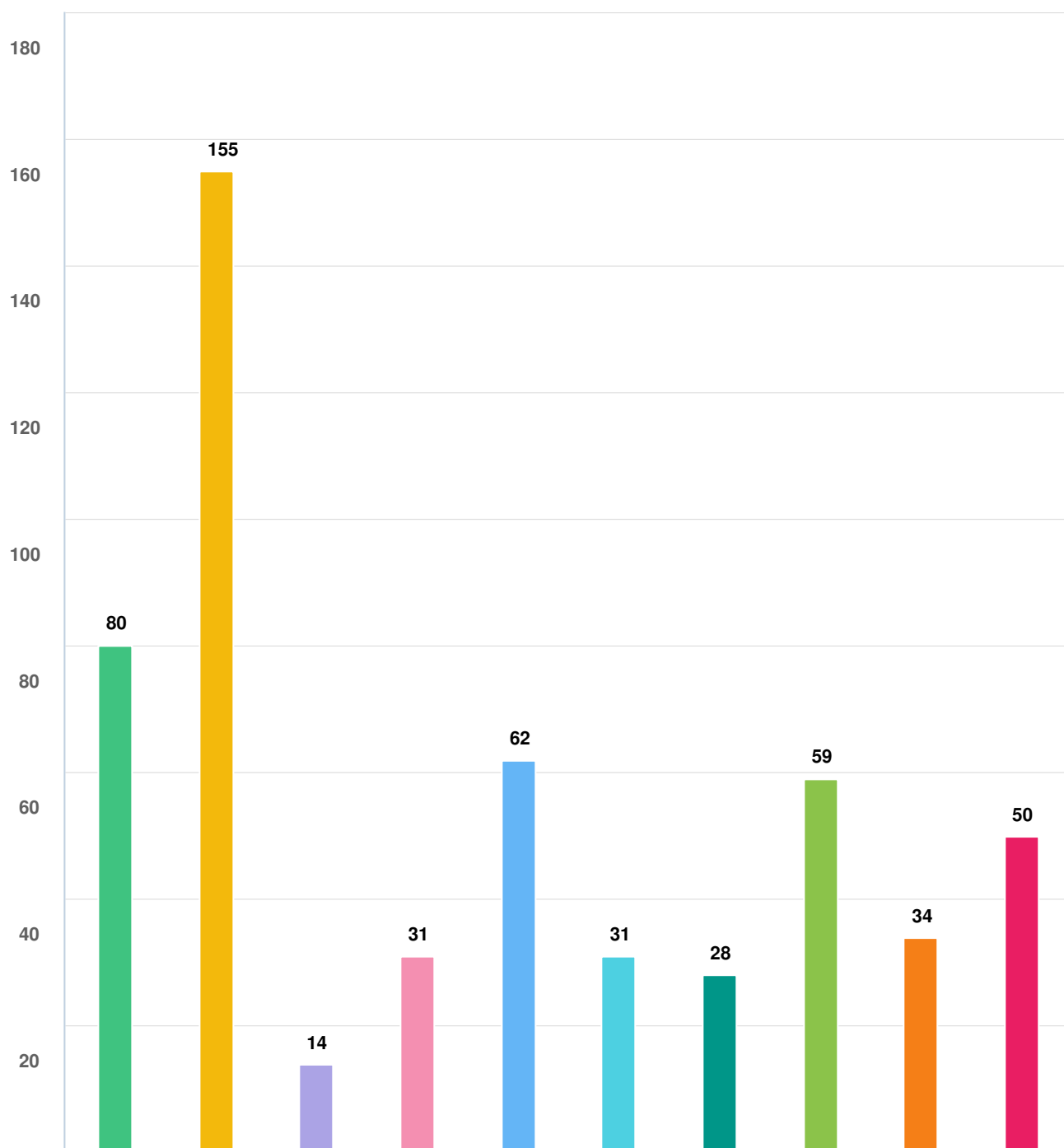


Question options

● Own ● Rent

*Optional question (249 response(s), 3 skipped)
Question type: Radio Button Question*

Q59 What type of residence would you be interested in inhabiting in the future? Select all that apply.



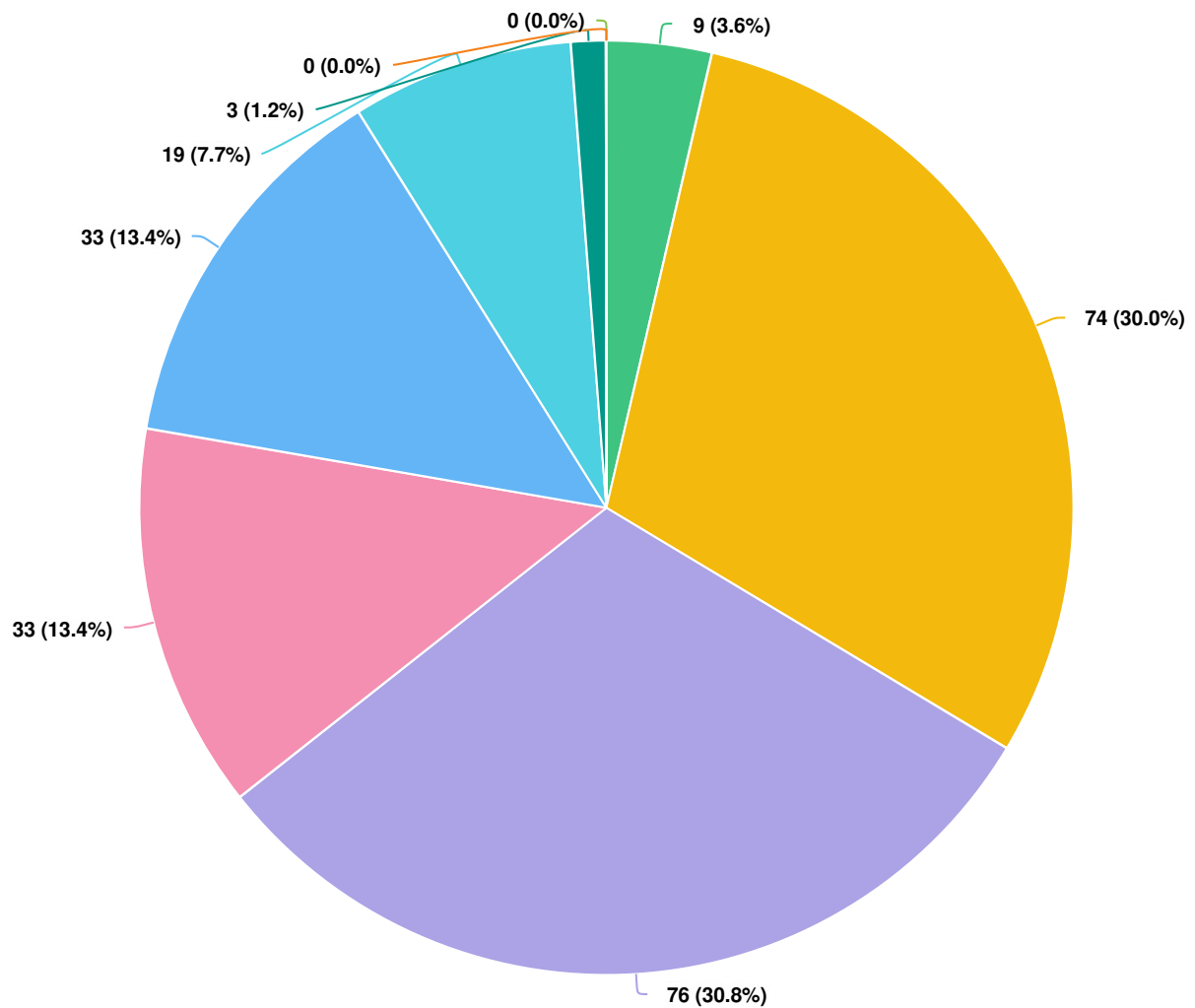
Question options

- Cottage Cluster
 ● Low Rise Apartment / Mixed Use Apartment
 ● Townhouse
 ● Fourplex
 ● Triplex
- Duplex
 ● Accessory Dwelling Unit (Carriage House)
 ● Secondary Suite
 ● Single-Family Home
- Small-Lot Single-Family

Optional question (235 response(s), 17 skipped)

Question type: Checkbox Question

Q60 | What is your age?



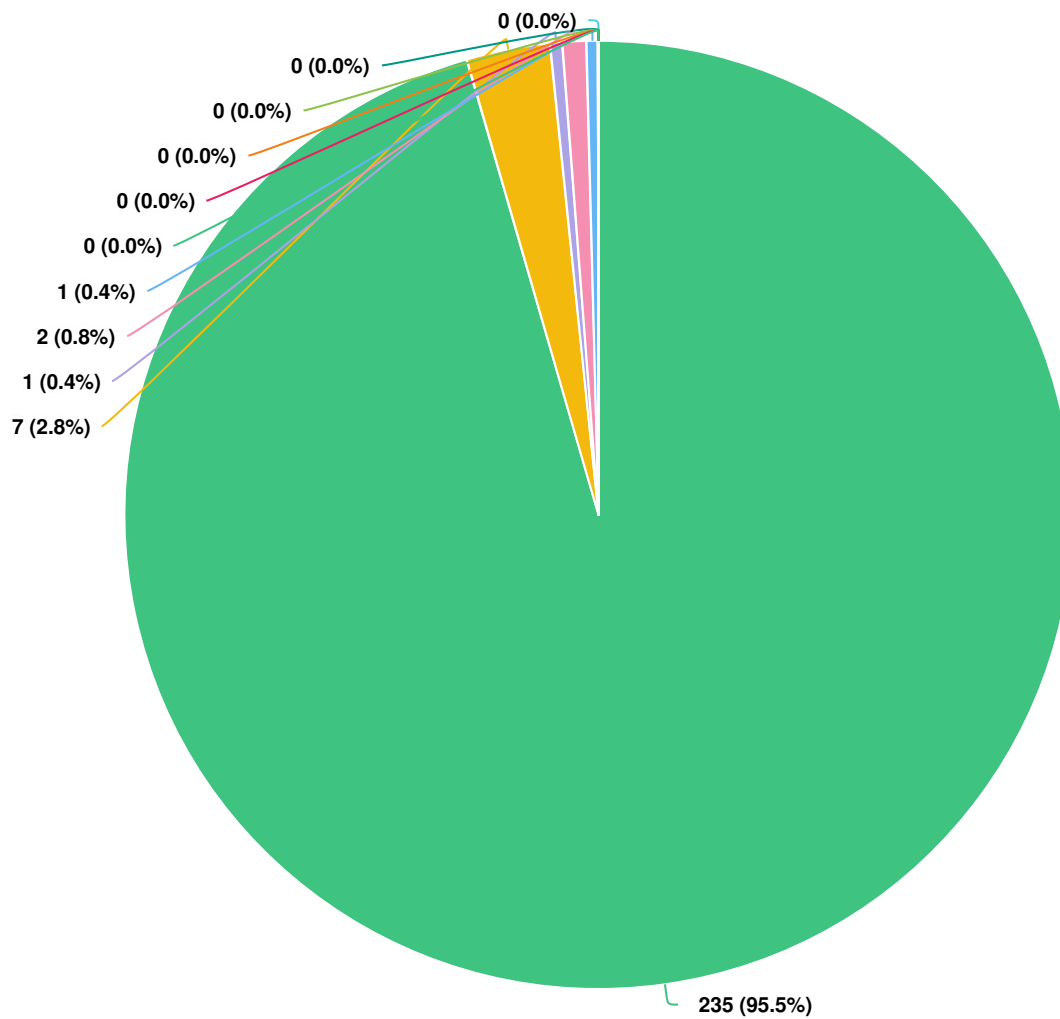
Question options

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

Optional question (247 response(s), 5 skipped)

Question type: Radio Button Question

Q61 | What language is most often spoken in your home?

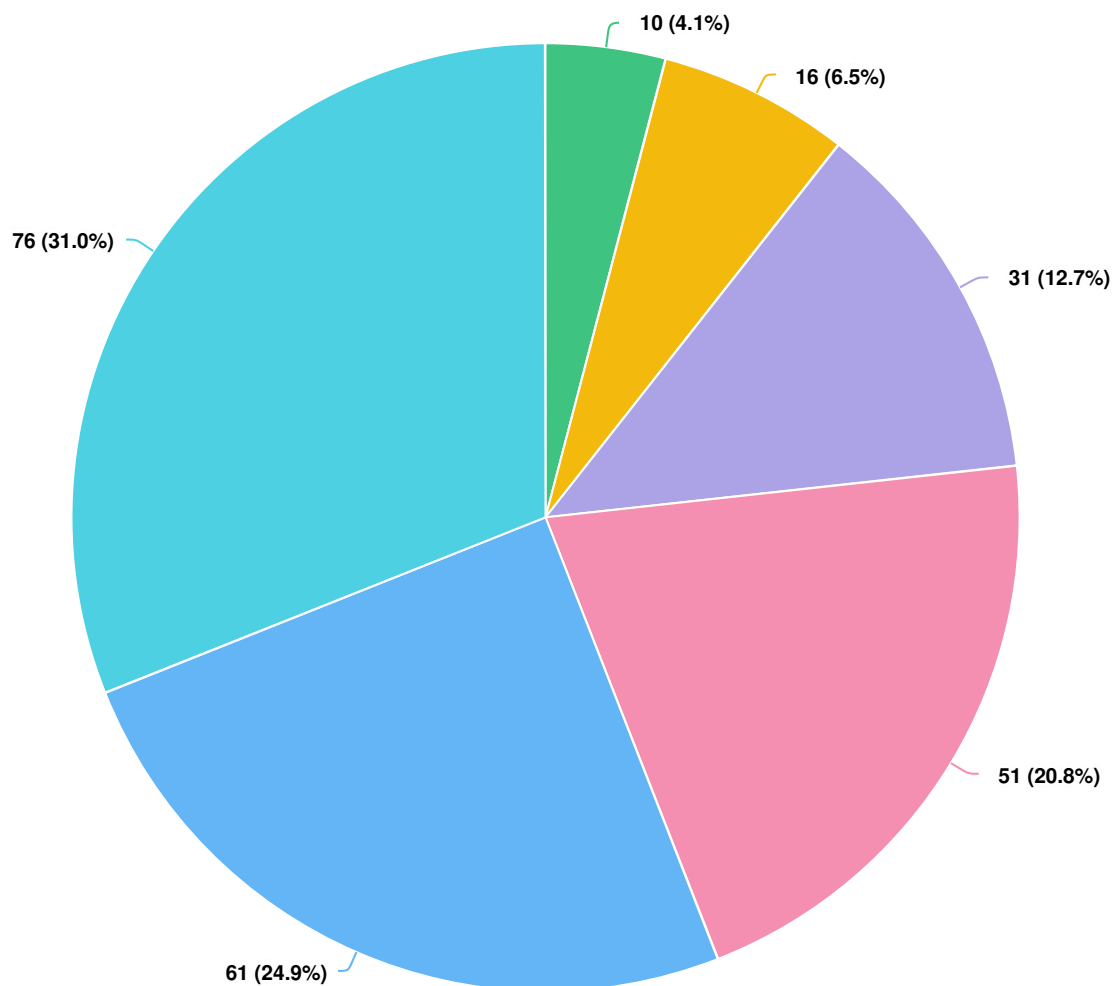


Question options

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

Optional question (246 response(s), 6 skipped)
Question type: Radio Button Question

Q62 | How long have you been living in Squamish?



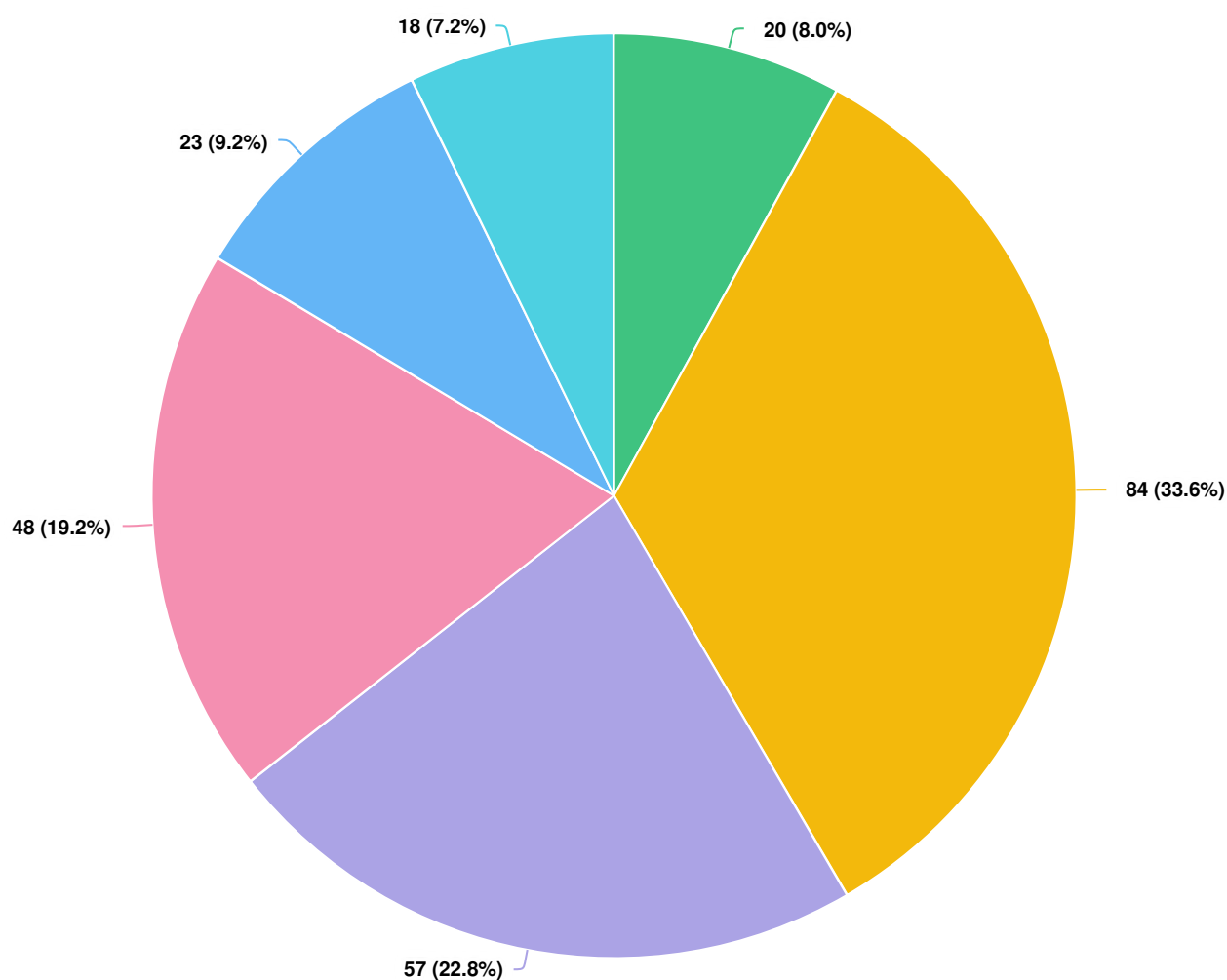
Question options

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

Optional question (245 response(s), 7 skipped)

Question type: Radio Button Question

Q63 | How many people live in your household?

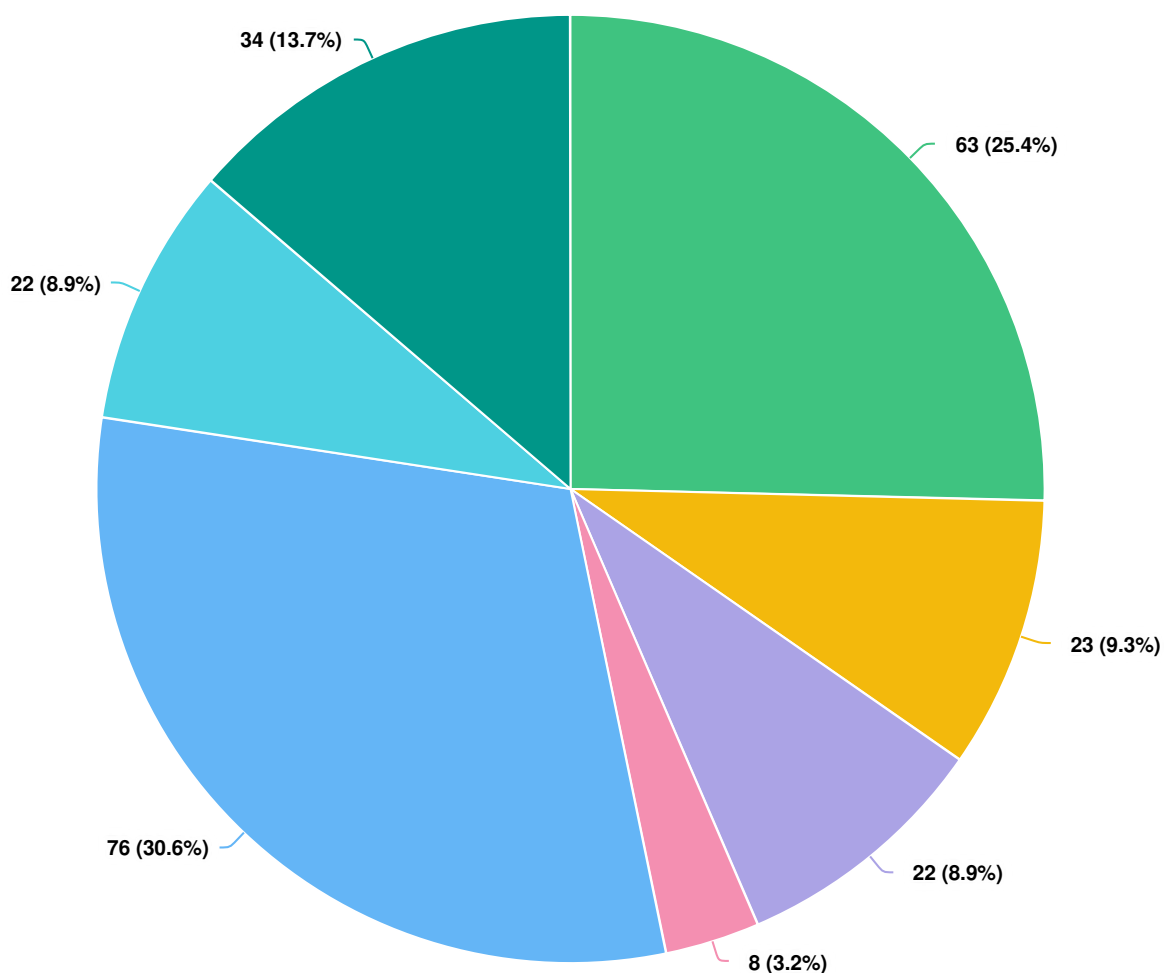


Question options

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

Optional question (250 response(s), 2 skipped)
 Question type: Radio Button Question

Q64 | Currently, where do you go for work?



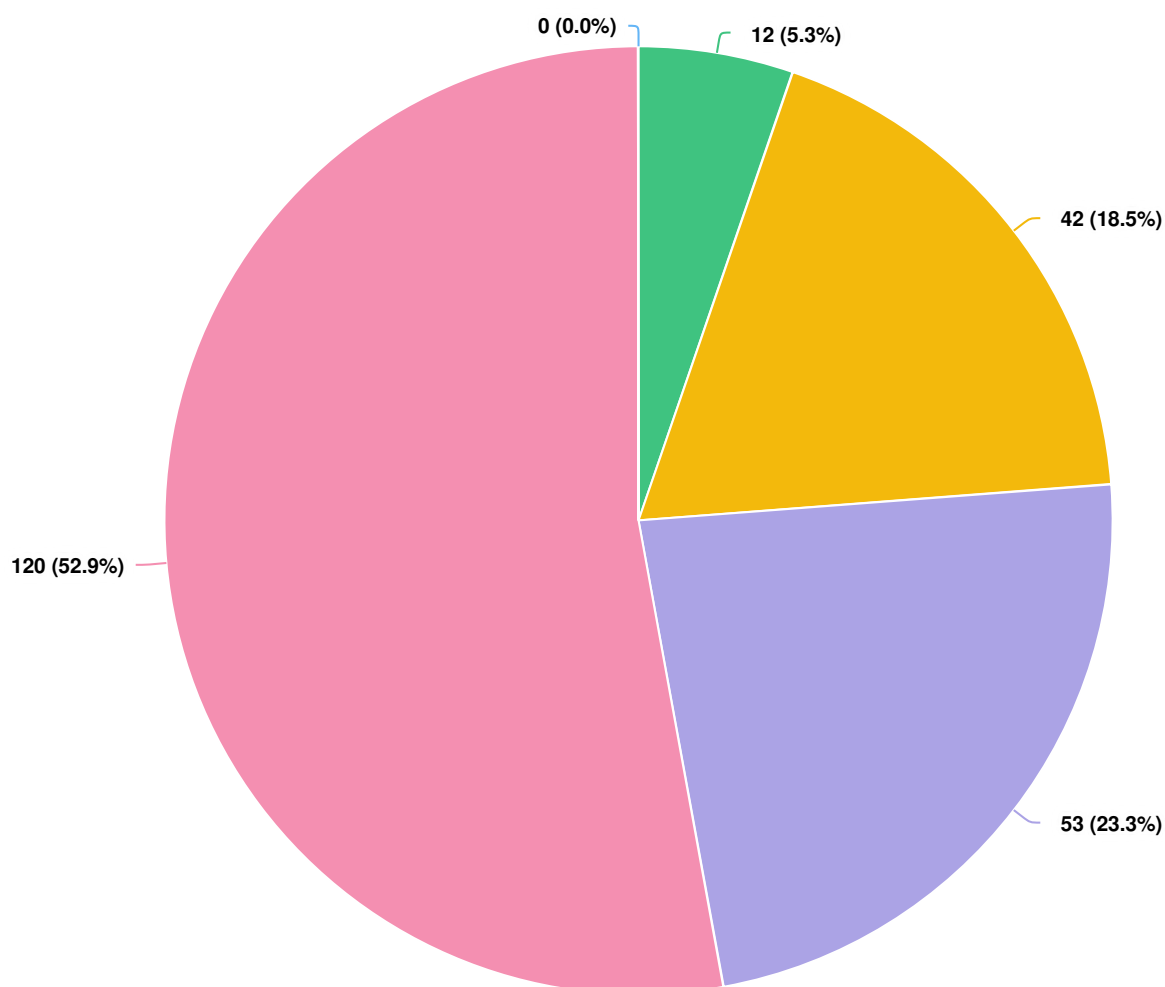
Question options

- Other (please specify)
- N/A: I'm currently not working
- I work mostly from home
- I split my time fairly evenly between my home office and a local Squamish company
- 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 (248 response(s), 4 skipped)

Question type: Radio Button Question

Q65 | How much total combined before tax money did all members of your household earn in 2020?



Question options

☐ Less than \$29,999
 ☐ \$150,000 and over
 ☐ \$100,000 - \$149,000
 ☐ \$50,000 - \$99,999
 ☐ \$30,000 - \$49,999

Optional question (227 response(s), 25 skipped)

Question type: Radio Button Question

Q66 | Survey Feedback Please let us know if you have any comments or feedback about the questions included in the survey.

Screen Name Redacted

2/28/2023 10:40 PM

I appreciate the discussions & research into the development topic. I just pray this is not a ticking box exercise & the council is actually listening & paying attention to the residents

Screen Name Redacted

2/15/2023 11:53 AM

I believe the veterans lands in Garibaldi estate should remain zoned as single family homes with green space available for gardening, trees and habitat for urban wildlife and in this town that includes Bears Coyotes and other. Wildlife corridors is the only thing I would look at changing in any of the establish residential areas. Other wise you could talk to Kingswood and ask them to provide your missing middle and how about every other future development provides your missing middle because we all know that once there is no large lot small home then the goal posts change and what will be missing then. It is not those who came before's fault that someone else can't have what they have. We didn't get to see endless fish coming home up the Squamish so who owes that to me. Garibaldi Estates is definitely what you don't want other people to see when you are promoting unhealthy living in small and cramped and over populated towns that are destroying the earth. Your professors at University would be proud of you following their format of supporting their donors.

Screen Name Redacted

2/15/2023 11:26 AM

Very hard to see where to put check marks on low contrast pink colour. please consider Kowtain residents needs too.

Screen Name Redacted

2/20/2023 12:25 PM

Prior to taking this survey, I read phase one and two and 2.5. I believe that the district has not made a commitment to transparency in this process. We are just now seeing these sub areas which were different than the ones conveyed in phase one. The district has also manipulated the GE process to say that it does not include the recent diamondhead north proposal which would increase the density of this area. Phase 2.5 small group summary does not represent the will of this community for change. It has been stated time and time again that this community requires density targets to make an informed decisions regarding our own community and the district has pushed their own agenda. Through all the materials of the OCP engagement there was no indication of the removal of the VLA - again reducing transparency in the process. The district has also not provided any connection between the proposed scenarios and the feedback received in phase 1 and 2. Myself along with the landowners in this

area believe that we are being ignored in this process. We have stated numerous times that we want to engage in smart growth - a tenant of the OCP - in which the community is given current density targets for our area. I would also like to see projected units in progress across Squamish as a whole to determine where we are in the process of the OCP, as I believe we are reaching capacity for 34,000 people in this area. I have major concerns regarding hazards, transportation and keeping a small town feel. As a community, we could make much better decisions by discussing density targets for middle growth in this area and then letting the community decide where it makes the most sense. I do not agree that we should ram as much density into one area as we can. Squamish is limited geographically by the amount of people it can hold. Going through the OCP, I believe that the district is putting too much emphasis on infill to drive change in our neighbourhood and it is coming at a cost of some of the other values such as smart growth and keeping a small town feel. This process does not seem to value the following statement taken from the OCP 'The District values, demonstrates and shows leadership in open, transparent, accessible, and forward-thinking governance.'

Screen Name Redacted

2/19/2023 11:04 AM

You're going to get a lot of hate from the nimbys in the estates. I'm sorry you have to deal with that. We have a growing population in Canada, and we haven't kept up with developing enough housing for us all. You're doing good work for those who need it, despite what those in the estates, who have had it so good for the past 30 years might say.

Screen Name Redacted

2/19/2023 11:12 AM

If we do not want to sell our property and the walkway will be beside it are you going to expropriate part of our land to make this walk way

Screen Name Redacted

2/20/2023 07:38 PM

I thought it was a bit directed at getting the answers that you want. I'm ok with that though as I'd like to see infill densification over sprawl. I'd strongly prefer focusing on density close to the highway/commercial zone and maintaining the areas further out as single family or duplex/small lots (with big trees).

Screen Name Redacted

4/12/2023 11:37 AM

I would like clear communication that the concerns brought up during this process are heard. We often only hear "residents are unfavourable to these changes" but not further than with that detail. Our concerns about this proposed plan are valid and need to be documented and shared with the entirety of district residents. I feel that a more favourable response would be shown in survey results if the district acknowledges that the plan is proposed on RESIDENT

OWNED properties and not MUNICIPAL OWNED properties. I have researched other land densification projects and a majority of the successful ones were focused on changes to municipal owned land, and undeveloped land. This neighborhood is developed and therefore proposed changes can be taken as an insult to the residents who have maintained this area for the last 50 years. This plan does not acknowledge any of that effort that it has taken our neighbourhood to become the great place to live that it is.

Screen Name Redacted

4/12/2023 09:29 PM

Thank you for listening

Screen Name Redacted

2/22/2023 04:04 PM

Please don't let the nimbys block development. We desperately need more housing and walkable/bikeable neighbourhoods. Squamish is growing and we need to accommodate it or we will just become west van

Screen Name Redacted

2/23/2023 11:31 AM

This process is: - stressful - onerous. The amount of reading one needs to do to provide fulsome and informed feedback is immense - divisive. - opaque I would like on record that I feel like the voices of this neighbourhood are being systematically disregarded in the interests of developers.

Screen Name Redacted

2/23/2023 01:20 PM

I am cautious about survey design and the ability to phrase questions in such a way that leads to a desired conclusion. I truly hope my community's voice is heard and that our counsellor members will recognize the impact of their decisions.

Screen Name Redacted

2/23/2023 03:31 PM

The nature of some of your questions make it seem as if densification of this area is a done deal. I sincerely hope that is not the case, that you will actually listen to residents AND ACT ACORDING TO THE WISHES OF SAID RESIDENTS!! So many times in the past, after engaging in dialogue, decisions are made in favour of developers rather than the folks who voted council into office. I was not given the opportunity on the page to comment on the proposed development of the 10M of District land along Mamquam Rd for community garden/green space/restrooms etc. I strongly disagree with the proposal, given the narrowness of the land in question. While it would be wonderful to increase the beauty of the space as in the Arbutus example, once again, where would the users of the space (community gardeners) park? Assuming that a pedestrian path would be 1M wide, that leaves 9M, of space. If the path is in the middle of the space, that leaves 4.5M on either side. I for one, do not want to be accessing crops just feet from whizzing traffic, nor eating those

crops subjected to road pollution, unless you plan to construct a substantial barrier? Traffic along Mamquam Rd already makes walking there very unpleasant (everyone speeds, lots of dust, noise and wind from vehicles). I fail to be convinced that this can become a pleasant corridor of gardens and benches. It is also a wind tunnel!! Just walk east along it on a winter day. I like the proposal in principal, but put it somewhere quieter, with less traffic.

Screen Name Redacted

2/24/2023 02:16 PM

Want to thank you all for your hard work, you're strong, bright individuals, that don't receive enough credit for the work you're doing. I feel your ideas are progressive and inclusive to all ages and income brackets.

Screen Name Redacted

2/27/2023 08:21 PM

Thanks for the thorough survey!

Screen Name Redacted

2/25/2023 01:49 PM

I wish this process felt transparent and not one-sided. I expect better from our elected officials.

Screen Name Redacted

2/25/2023 10:09 PM

No one has dictated that we must develop to increase our population. "If you don't build it, they won't come." Maintain the community as it is.

Screen Name Redacted

2/26/2023 11:54 PM

I believe this to be just another survey and the DOS is going to do what they want no matter what the residents say. Some questions are worded so that you can't give the choice you want.

Screen Name Redacted

3/01/2023 09:01 AM

District should realize how much fake democracy meetings and surveys skew toward conservative policies that worsen crises. Think of all the people that could live in this neighbourhood and imagine how many people won't get to advocate for the housing that is being blocked by the land use / eventual zoning proposals in this neighbourhood plan. At the end of the day, the District (as the broker of the public interest) should not be providing targeted benefits (restricting housing below demand) to the few who many face very concentrated harms (ie., increased density next to their home) at the expense of much more diffuse benefits to the wider public, a group that doesn't have existing interests in the area and generally can't advocate for future housing they don't know they'll miss out on.

Screen Name Redacted

2/28/2023 04:20 PM

None

Screen Name Redacted

4/11/2023 10:10 AM

This survey is overly complex, and the data it produces should be viewed very critically.

Screen Name Redacted

3/02/2023 03:24 PM

Would favour more frequent smaller buses from the proposed transit centre. Incorporating all the listed amenities will increase acceptance of plans and result in a neighbourhood with a good quality of life.

Screen Name Redacted

3/03/2023 09:57 AM

For question #57 you asked how many people live in my household and I answered 1 as I live in a carriage house on the property. There is a main house with 3 other people living in it. Maybe that should be a question on your survey. How many people live on the property?

Screen Name Redacted

3/03/2023 06:48 PM

I found many of the questions confusing and open to interpretation, which could go in many different directions! More clarity and perhaps more questions. Sometimes I felt I would strongly agree with one part of the question and strongly disagree with another part! This survey is yet another challenging part of this long drawn out process which has occupied way too much of everybody's time!

Screen Name Redacted

3/03/2023 04:36 PM

I understand that surveys are created to get the desired result of the person or organization creating the survey. This was very evident in your "wish list" section. Of course everyone wants those things, but what you want and what you can afford are two completely different things. At no point in the survey did it state that these things could only be realized with development dollars. The aim here is to trick people into saying that they want without knowing the actual cost, thereby justifying your ultimate goal of allowing big development into our neighbourhood. Also, this survey took considerably longer than 20 minutes and most people would have given up long before the end.

Screen Name Redacted

3/04/2023 03:55 PM

Survey design was biased generally towards increased density. Maintain existing scenario should always be an option to understand how many people would like that option. I realize it could be written in most cases but that takes extra effort, seems naturally like one of the options.

Screen Name Redacted

3/05/2023 06:07 PM

Generally a good survey. Thanks for the hard work

Screen Name Redacted

-This survey asked some pretty simple questions about complex

4/14/2023 10:43 PM

information. The data it generates needs to be reviewed very carefully. -The language in this survey is leading and open to interpretation. The data it generates needs to be reviewed very carefully and critically. -This survey takes much longer to fill out than the suggested times. -The meetings that were part of this stage of engagement were very frustrating. I was expecting something that was more conversational like the first set of small group meetings, instead participants were allowed to say/ask one thing and most of the rest of the time was taken up by a planner talking. It's good that people could ask questions and have them answered, (sort of) but someone else needs to run the meetings next time. -Based on the feedback from the previous stage of engagement, I can't figure out why Senario C for any of the areas was presented other than to overwhelm the average engaged citizen and turn them off the process all together, or enable the pre-determined plan for the estates to push through. We're looking at up to 20yrs in the future, not 100. Most of the homes in the estates are in good shape and will last at least another 20 years. -Please listen to the people this time.

Screen Name Redacted

3/07/2023 08:58 PM

Please refer to the map and comments provided by email, REDACTED 

I hope this works and my voice is heard...

Screen Name Redacted

3/27/2023 03:15 PM

There is no catch all question to offer any general comments on the plan. As such hopefully I can do it here. There is a suggestion that the biggest landowners should contribute a significant portion of their land for urban agriculture. If this is a desire for the neighbourhood then it needs to be shared equally amongst all landowners. This can be achieved by collecting a levy on all properties that would be used compensate the owners that contributing the land.

Screen Name Redacted

3/10/2023 03:42 PM

This took me longer than your suggested 20 minutes! On the survey start page, there is no link to register for a meeting - "If you plan to attend a District-hosted meeting to discuss the proposed land-use scenarios, we encourage you to attend a meeting before completing the survey. You can register for a meeting at INSERT LINK"

Screen Name Redacted

3/10/2023 06:47 PM

Please stop approving developments in this town without improving the infrastructure: the increased traffic on residential streets has made these streets completely unsafe for walking/cycling, and reduced our town's livability. The rec centre needs to be completely rebuilt asap., etc. Create additional access points to the highway,

Screen Name Redacted

3/10/2023 05:54 PM

pave Mamquam, join Newport Ridge Drive to Pia, join Dowac to Pia, and please, start building sidewalks and bikelanes and slow all vehicle traffic before even more pedestrians are killed.

Screen Name Redacted

3/11/2023 02:47 PM

This last question again assumes we work. Many of us are living on pensions but there was no option to give income peiod. The word "earned" again suggests one works.

Screen Name Redacted

3/17/2023 05:42 AM

This was a very informative survey if you read through all the materials, and I feel much more knowledgeable about the plan and directions for having taken it. One bit of feedback is that the survey may be a bit complex to navigate for a non-expert, especially the emerging ideas.

Screen Name Redacted

3/17/2023 12:01 PM

I would be happy to meet with REDACTED or another planner to discuss my answers individually. I spent more than on this 1.5 hours on this survey, so I hope it is read sincerely.



Screen Name Redacted

3/17/2023 05:11 PM

I'm a local business owner and have increasing found it challenging to hire and retain staff due to housing issues in town. Prospective employees recruited through a process have skipped town in favor of vancouver island becuase of their inability to secure housing. I own a few residential properties in town where we can easily develop a legal basement suites. It has great potential to serve increased housing demand and maybe bring down soaring rental costs.

Screen Name Redacted

3/18/2023 08:16 AM

We need sidewalks along Government Road towards Mamquam Elementary and sidewalks on busy roads. We need affordable housing options for single parents. Tiny homes/cottage clusters or affordable duplexes/townhomes. We need green space for our kids to be able to play outside, soccer or be able to play around forest.

Screen Name Redacted

3/21/2023 10:33 PM

There were not enough questions about traffic and parking.

Screen Name Redacted

3/20/2023 12:10 PM

Thank you for giving an opportunity for the public to be part of the process.

Screen Name Redacted

3/20/2023 02:48 PM

This survey doesn't allow for a fulsome exploration of what the planners are proposing. To ask if I support scenarios A, B, or C without having a full understanding of what that all entails and

suggest that we will figure it out later is unacceptable. If you want to change my neighbourhood, my home, then you need to give me all the information to make an informed choice. To do less than that is just not good enough.

Screen Name Redacted

3/20/2023 08:24 PM

The survey questions assume agreement with densification and support for development.

Screen Name Redacted

4/04/2023 09:10 PM

there is no 'leave us alone' or - 'if it ain't broke don't fix it' option has the district run out of land to issue permits for?

Screen Name Redacted

3/20/2023 11:34 PM

There is explosive growth happening throughout squamish. A diversity of housing is happening and is continuing to happen. Lets slow this down a little and see how the town can keep up with the thousands of units coming already. No need to cover a neighbourhood in concrete right now. Lets keep squamish special, green and unique and not destroy it so it looks like langley. Slowing down doesn't mean stopping growth, it just means taking the time not to make rush decisions. Taking the time to make smart and thoughtful decisions.

Screen Name Redacted

3/25/2023 10:11 PM

I hear people talking about how their property taxes will increase with zoning changes. Could you please address this more clearly of what expenses will be for current home owners if zoning changes to allow more density? Thanks.

Screen Name Redacted

3/23/2023 10:39 PM

I have a general comment about the renderings in the proposed scenarios pamphlet prepared by the DOS. I don't agree with the addition of non existing sidewalks, bike lanes, and green spaces on the renderings. Sidewalks were systematically added to the renderings when, in reality, there are no sidewalks and there won't be sidewalks on all the streets on the near future. I've been asking for sidewalks for years and they are still to date an emerging idea. This is the type of beautification of the reality that makes me question, what am I looking at? What is real and what is just made beautiful? Why was green space added everywhere in the Canadian Tire parking lot? Why spend time making this bare parking lot more green? Does the DOS have anything to say to make this parking lot more green? Is this even an emerging idea? So what is the intent in adding those beautiful green spaces, sidewalks, and bike lanes? I understand that buildings were added to show what the proposed scenarios could look like. This is ok and this is the only addition that should of been made to the existing maps. Adding beautiful green spaces and

sidewalks is something that developers would do make you imagine how beautiful it could be. This is not the intent of this process and we should stay within the boundaries of the process.

Screen Name Redacted

3/22/2023 10:12 AM

Just listen to residents please

Screen Name Redacted

3/23/2023 02:14 PM

I think it is shortsighted to look for feedback on isolated communities within Squamish. Though we have unique commercial and residential areas that span Hwy 99, any changes to one community have broader implications based on the overall community plan to Squamish. Densification, overall, can be the more sustainable and equitable community development pathway. But densification without the appropriate infrastructure to support it can be catastrophic. There have been many circulating discussions about crucial needs for a new hospital, more schools and childcare (a top priority), and additional rec services. Densifying without preemptively or concurrently addressing these issues would completely alter the liveability of our entire community. How many people would the various scenarios in each region of the estates aim to draw? How many parking spaces would be available for each dwelling? How many additional schools and daycare spots will be open to support the growing population? I think it is very difficult to weigh in on a sub-community plan based primarily on aesthetics and without providing the necessary information for people to actually reflect on how these changes will impact the value and quality of life in the region. Integrations of all of these smaller community changes within the larger context of the Squamish community plan is pivotal for these surveys to hold any weight.

Screen Name Redacted

3/23/2023 07:25 PM

The cost of rent/ownership is too high, as nice as Squamish is it is hard to afford to live here. We need more options for growing families in the area.

Screen Name Redacted

3/25/2023 11:10 AM

I don't agree with how the questions and guiding principles are written in a lot of the survey. They leave room for interpretation and ambiguity.

Screen Name Redacted

4/14/2023 08:52 PM

Your survey is too complicated, you put too many subjects into one survey and it's very confusing. I wish it was more simple and short. My over roll answers to everything is not changing anything. Everything is perfect now ! Thank you.

Screen Name Redacted

3/26/2023 03:29 PM

You have been given much and specific feedback from residents time and time again. Quit trying to destroy the neighborhood form and character many of us have worked so hard to develop

Screen Name Redacted

3/27/2023 05:10 PM

no feedback on the questions perse, however I found that the diagrams/drawings of the various neighbourhood areas (options a thru c) were hard to follow and understand. For the layman, additional commentary on what each proposed option entails would be helpful, as would including existing landmarks (for example, London Drugs, Independent Grocer remain "as-is") so the viewer can orient themselves better within the renderings. I found I had to go back and forth between the multiple options to compare and contrast - in an already time consuming survey.

Screen Name Redacted

3/27/2023 09:01 AM

There should be questions regarding how comfortable we are with our local environment and how that effects where we live, both in choosing physically and how it effects our mental health (being near green space... parks, gardens or even trails like in the Garibaldi Highlands) How we feel about increased density in our town/ neighborhood with only having two ways in or out. How we feel about food sustainability and production. All of these things effect the mental health of CURRENT residents and this should be a factor in density. Also, the scenarios of A, B, and C are part of a density plan. Emerging Ideas should be what is set in stone, these should be the neighborhood plan with density built around it. This process is being done backwards and putting us as residents up against a wall. It should not be this way. This approach s effecting the mental health of current residents who have worked extremely hard for the properties the own. These residents have built this community with contributing to the LOCAL economy, giving volunteer time, teaching local students, being local business owners and even local politicians. The approach of this process is harmful and should have been done differently right from the start.

Screen Name Redacted

3/27/2023 11:37 AM

no option for status quo. need more info on parking impacts.

Screen Name Redacted

3/27/2023 11:50 AM

Please solve for this in new devel0pments first. Do not incentivize knocking over existing structures to increase density when we can do it in other places.

Screen Name Redacted

3/27/2023 06:47 PM

The proposed scenarios were mostly laughable. Although the developers will probably be the ones laughing when they leave town with the money.

Screen Name Redacted

3/27/2023 07:06 PM

Survey is as I thought. Not asking what we would like but having to choose what you offer

Screen Name Redacted

3/28/2023 11:17 AM

Renders are not doing any favours, mood boards or general images might be better to convey general idea Ensure transportation plan and zoning changes are better highlighted

Screen Name Redacted

3/27/2023 08:27 PM

Think you're doing a great job on a difficult subject to please people. Thank-you.

Screen Name Redacted

3/27/2023 08:03 PM

Dont let them develop this beautiful beighborhood into overporriced townhouses. This neighborhud allows for beautiful co living situations

Screen Name Redacted

3/28/2023 06:20 PM

I support higher density housing in Squamish in certain areas but it should be not be in areas of established, well-maintained single-family homes. Please respect the wishes of area residents.

Screen Name Redacted

3/28/2023 06:29 PM

Again, no question that asks would you like to see GE remain as is??? It's really upsetting to think that maybe one day these beautiful properties will be a concrete jungle. It's not like Squamish is running out of land...

Screen Name Redacted

3/28/2023 07:34 PM

Abandon the development

Screen Name Redacted

4/01/2023 05:31 PM

Thank you for the opportunity to participate with the GE Land Use Engagement Project in a variety of formats, and for this survey.

Screen Name Redacted

4/08/2023 06:53 AM

I really feel this survey has an adjenda

Screen Name Redacted

4/14/2023 12:55 PM

Please -- do no harm... to our neighbourhoods and our environment. There are other areas you can focus on first.

Screen Name Redacted

4/09/2023 10:09 PM

Good survey.

Screen Name Redacted

4/10/2023 12:07 PM

Thanks for the invitation to comment. Appreciate all the work that went into this. In the future, I'd recommend making the survey more accessible by having it translated into other languages and keeping the language-level to Grade 9. It was intimidating to start because of the length and took my partner and me 2 hours to complete. Survey design is super tough and planning is complex, so I empathize with the planning time. However, I also think about my friends and neighbours who would not have had the time and dedication to complete this.

Screen Name Redacted

4/10/2023 12:11 PM

That survey was pretty epic. It took two English-speaking, university-educated individuals two (2) hours to fill out. I can tell a lot of thought and effort went into building it, so thanks for that, but I'm not sure if it's the most accessible survey, especially for one who doesn't speak English as a first language. As such, I think it would be really beneficial to develop a vision/theme/slogan that the community can get behind and that is easily used when making decisions by all parties (citizens, government, developers, etc). To date, I have not seen this. My high level takeaways were: A) higher density in the commercial areas, decreasing as you go outward, B) make it all walkable/bikeable/fun/cozy/enjoyable, and C) preserve access to trails / green space by encouraging infill and not expanding development boundaries, and expand access to green space / parks within residential/commercial areas.

Screen Name Redacted

4/14/2023 11:24 PM

You spelled neutral wrong in multiple questions. It makes me concerned that this survey was not prepared with appropriate time or care. Additionally, I worry about the interpretation of the data once collected. I feel uncomfortable recommending to my peers to take this survey or other district surveys because I do not trust the development planning committee to not intentionally misinterpret the data to aid in their agendas. Many of my peers have valid opinions but do not speak or type eloquently. After attending district meetings, I feel confident that their comments would be brushed over because "they are less educated than other people in the room on topics at hand."

Screen Name Redacted

4/11/2023 10:38 AM

As stated before, many of the initial questions seems to ask if I agreed with contradictory principles. I'm not sure how you will get useful information that cannot be interpreted to support any position you wish. To clarify, I am in favour of maintaining existing zoning laws in the residential areas, and slight increases to density in commercial areas. I think existing municipal and provincial infrastructure must be enhanced before density is increased.

Screen Name Redacted

4/11/2023 11:13 AM

There are still many areas in the District that can be developed without substantially densifying existing neighbourhoods. The Sea and Sky development at old mill site and Red Bridge at old motel site are two good examples. The Cheema lands and other undeveloped areas should be developed instead of high density in existing neighbourhoods. Gentle densification with secondary suites, carriage homes would be much more palatable instead of condos & townhouses in established SF neighbourhoods.

Screen Name Redacted

4/11/2023 12:11 PM

Concerned re some of the bias With the su

Screen Name Redacted

4/12/2023 09:07 PM

Overall, it's very important to densify so that we don't have to keep cutting down trees and to meet the housing needs. We are in a housing crisis and we need smart density planning.

Screen Name Redacted

4/13/2023 03:28 PM

This was way too complicated for most people. I have a very good understanding of the area and the language. Maybe next time do Part #1, Part #2 and #3 in a series or something. The time commitment is too much for many. I sincerely hope you get a lot of feedback because this is the talk of the town but when it comes out in such a big package and it's hard to understand, it makes it less likely for people to interact.

Screen Name Redacted

4/13/2023 04:51 PM

Would have preferred more opportunities to select options or features I liked about the land use scenarios or emerging ideas instead of "all-or-nothing" selections. Paco Road and east end of Mamquam Road should be part of this survey for redevelopment potential. There are many "missing-middle" developments planned or within 500m of the designated boundary of this area which should have been identified for context and should be considered for improved connectivity. Increase the density/storeys in existing commercial areas and west side of Diamond Head Road to support residential uses so that the character of the remaining areas can be maintained.

Screen Name Redacted

4/14/2023 01:37 PM

Fire REDACTED this whole density idea is his.



Screen Name Redacted

4/14/2023 03:58 PM

garibaldi must take their share of the newcomers!

Screen Name Redacted

4/14/2023 10:37 PM

Look forward to more news. Should protect local residents and/or long term residents [more than 5 years living in Squamish] by giving

these residence the first choice of purchasing new homes. Properties in Squamish should not be used only as a second home.

Screen Name Redacted

4/14/2023 11:30 PM

I feel that any feedback will be translated in a way that does not accurately reflect the intention of comments. It feels frustrating to provide feedback, which takes time and energy to do in an informed way, and know that it won't be taken seriously. I've provided input multiples times and have read survey results all which seem to suggest that the community and neighbour does not want these changes. It feels like the homes and neighbourhood I have worked and saved for my whole life and can now afford is being taken away from me and my family. I picked this neighbourhood as it is, many years ago, because it is a safe place for a growing family. We picked it because we thought we were investing in a lifestyle and future. These proposed developments devalue my future.

Screen Name Redacted

4/14/2023 11:43 PM

While taking this survey I had to go out of my way to steer away from all of the leading questions to accept that densification is the only option for this neighbourhood. I do not see my opinions being taken seriously when this survey is interpreted. It is clear that the development plan is to develop as much land as possible without taking the opinions of the public into consideration. I feel like the community is yelling into an abyss that they're happy with the community they're living in and are not looking for drastic changes. The housing development in downtown Squamish and the industrial park are out of control. The population is going to increase without the infrastructure to support them. If the community development plan is to support the community then leaving the established neighbourhoods as is will do just that.

Optional question (82 response(s), 170 skipped)

Question type: Essay Question