

REPORT TO: Council
REPORT FROM: Community Development
PRESENTED: September 24, 2024
SUBJECT: Garibaldi Estates Draft Neighbourhood Plan Stage 4

FOR: Committee of the Whole

Recommendation:

That the Committee:

1. Receive the Garibaldi Estates Draft Neighbourhood Plan Stage 4 summary for information and endorse the draft plan and provide feedback regarding:
 - Apartments in the Mixed-Use Residential area on Diamond Head Road
 - Townhouses in the Ground Oriented Residential area
 - Townhouses in the area between Cheakamus Road and Garibaldi Way
2. Recommend Staff prepare a final Garibaldi Neighbourhood Plan based on comments received at the September 24, 2024 Committee of the Whole meeting, and bring the plan to Council for first and second readings.

1. Objective:

To provide the Committee with an update on the Garibaldi Estates Neighbourhood Planning Process (GENPP), including a review of the draft Garibaldi Estates Neighbourhood Plan (GENP) and the Stage 4 Workshops Summary, and to seek Committee endorsement regarding proposed amendments prior to initiation of the legislated bylaw adoption process.

2. Background:

The 2021 Planning Department work plan prioritized the GENP 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 GENPP can be found in the [January 10, 2023 Stage 3 Update Report to Council](#). Stage 3 of the GENPP concluded on [May 9, 2023](#) with a presentation of the Stage 3 Engagement Summary to the Committee of the Whole. At this meeting, Committee passed the following motion:

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 comments received at the May 9, 2023 Committee of the Whole meeting;

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.*

3. Project Information:

Based on Committee direction from the May 9, 2023 Committee of the Whole meeting, Staff began Stage 4 of the planning process, working on a draft GENP reflecting the land use scenarios and emerging directions considered in Stage 3. In the second half of 2023, the Province of British Columbia indicated that it was engaged in changes to land use legislation that would have a significant impact on the GENPP. These changes were announced in [November 2023](#) and the requirements were incorporated into the draft GENP which was published on LetsTalkSquamish in July 2024. A series of workshops were held to share the draft GENP with the community, to outline key changes since Phase 3 Engagement, and to gather input from interested and affected people on implementation challenges and potential actions to mitigate concerns.

Draft Neighbourhood Plan

The draft GENP was based on the land uses and emerging directions considered in Stage 3 of the GENPP but incorporated several changes in response to new Provincial legislation, as well as Stage 3 input. The following list outlines the changes reflected in the draft GENP:

General approach

- Land Use Designation (previously referred to as sub area) boundaries were adjusted so that, where practical, they follow road alignments.
- Land Use Designation boundaries were adjusted to combine areas where permitted uses supported by Council were similar.

Specific Areas

- The Mixed-Use Residential area (Diamond Head North) was extended east to include the Spectacle Building (40437 Tantalus Road).
- The Mixed-Use Residential area (Diamond Head South) was shifted to match road alignments and follow a proposed lane between Kalodon Road and Mamquam Road.
- The Ground Oriented Residential area (Estates Centre) was extended north to align with Diamond Road.
- The Medium Lot Residential area (Estates North) was expanded to include the Estates East small lots based on consistent land uses supported under Provincial legislation.
- A new Multifamily Residential area was established, separate from the Estates East area, to permit heights and densities that align with the existing zoning on most parcels in that area. This reflects the independent nature of the area, separated by Highlands Way South.

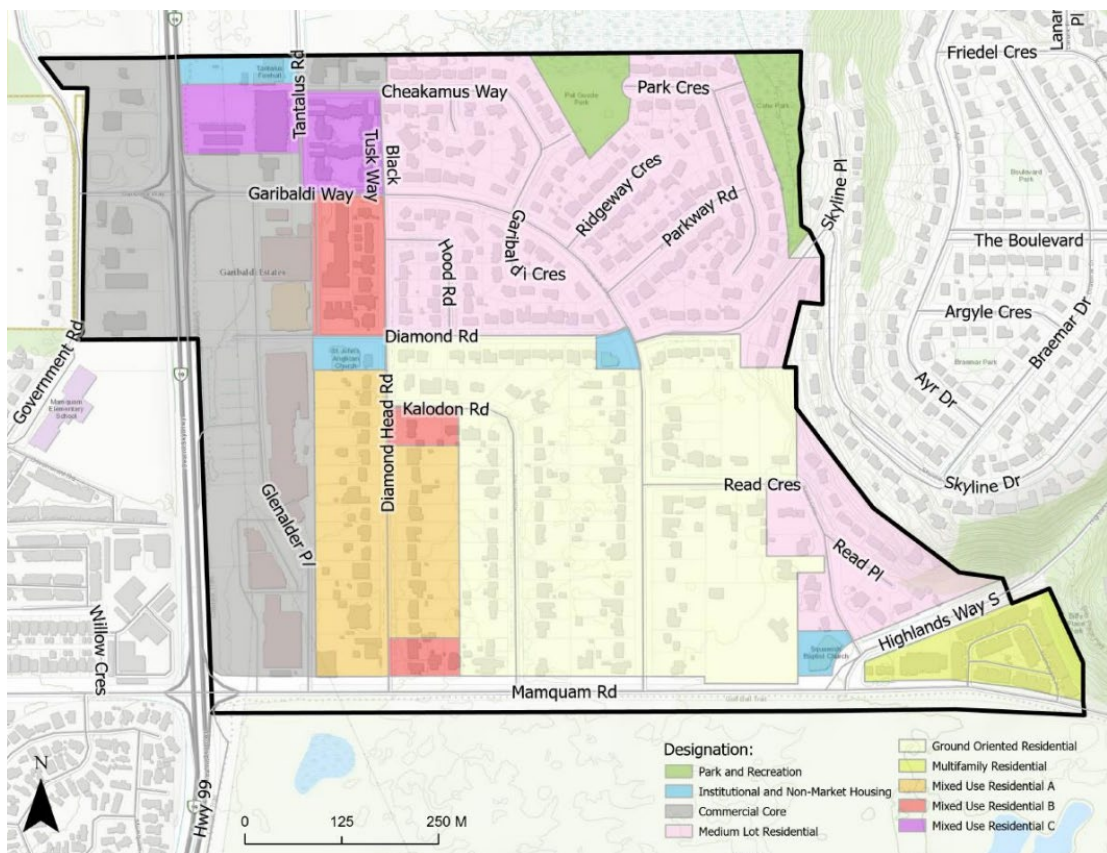


Figure 1: Draft Land Use Designations

Land Use Policies

- Single unit dwelling was removed as a supported use on Diamond Head Road. The existing single family uses will remain supported in zoning, but rezoning applications

- need to support transition to mixed-use buildings in this area, to support the complex transition to a mixed-use activated street design.
- The maximum building heights were transitioned from meters to storeys for clarity.
- Height and density of buildings on the east side of Diamond Head Road were increased to match the west side, to address concerns regarding project viability of 3 story mixed-use projects.
- The 0.3-hectare distinction for townhouse use in Estates East was removed given new identified boundaries. Smaller parcels were moved to a new land use designation (Medium Lot Residential) with Estates North.
- Parking requirements for the Mixed-Use Residential A and B were reduced to account for Provincial guidance on frequent transit; a requirement of 1 parking space per dwelling unit is proposed.
- Small lot subdivision and cottage cluster use were not included as supported uses. Proposed uses are aligned with the recently adopted R-1 zoning that implements Provincial Bill 44 requirements. The R-1 zone provides opportunities for multiple primary dwelling units; the cottage cluster use was removed from existing zones when R-1 was established.

Stage 4 Engagement Activities

Stage 4 engagement activities were focused on a series of public workshops. Residents provided feedback through participation at workshops, submitting written comment forms, submitting comments online at LetsTalkSquamish, and emailing Staff.

Workshops

In the Stage 4 workshops, participants identified concerns with the GENP regarding welcoming new people and new homes. At tables, small groups of neighbours shared their concerns and identified ideas to mitigate the concerns. A whole group facilitated discussion deepened the conversation, providing participants with an opportunity to hear concerns and ideas from neighbours. A comprehensive review of the input can be found in Attachment 1.

Of the eighty-four (84) people that attended the three workshops, the four themes that participants raised most often were:

Development Opportunities

Participants expressed concerns regarding limitations on development opportunities.

Proposed mitigation measures included the following:

- Support higher densities in the Mixed-Use Residential Area adjacent to Diamond Head Road.
- Support higher densities on properties in the Ground Oriented Residential areas.
- Increase development viability with strategies such as pre-zoning and flexibility on lot size.
- Permit townhouses in an area of the Medium Lot Residential area on properties between Cheakamus Way and Garibaldi Way.

Increased Density Impacts

Participants expressed concerns regarding the impacts of proposed land uses on the existing neighbourhood. Proposed mitigation measures included the following:

- Support gathering spaces.
- Include policies on massing, step backs and step downs.
- Include policies to manage ground water.

Transportation, Parking & Safety

Participants expressed concern regarding current and future road traffic within the area, highway access and parking congestion. Proposed mitigation measures included the following:

- Include policies to enhance connectivity such as mid-block connections.
- Improve highway access and traffic flow through intersection upgrades.
- Plan for density with desired transit volume and frequency.
- Create a parking plan for the neighbourhood including resident restricted parking and parking hubs.

Greenspace

Participants expressed concern regarding the loss of greenspace and mature trees and impacts to property values. Proposed mitigation measures included the following:

- Preserve mature trees.
- Enhance existing tree canopy.
- Require landscaping along property boundaries
- Integrate urban farming.

In addition, at each meeting some participants claimed that input and opposition to the proposed land use changes, submitted in the previous phases of engagement, was ignored.

Other themes that were discussed less frequently included: water, sewer, storm water management infrastructure as well as amenities such as the hospital, doctors, and schools and housing diversity.

Online Feedback

Additional feedback that was submitted via email and LetsTalkSquamish is included in Attachment 2. The submissions included the following points:

- Support increased development opportunities beyond what is already proposed.
 - Pre zone development opportunities so rezonings are not required.
 - Increase townhouse density in Ground Oriented Residential area to 1.0 FAR (Floor Area Ratio).
 - Increase townhouse density in Ground Oriented Residential area to 0.8 with provision of underground parking and greenspace preservation of 25%.
 - Support apartments along Mamquam Road.
 - Support townhouses across the entire Read Crescent and Read Place area.

- Support residential development on commercial property in Garibaldi Village.
- Support Diamond Head Road as a vibrant, pedestrian-oriented high street rich in amenities.
 - Discourage traffic and long-term parking,
 - Support plaza, cafes, retail.
- Resident opposition to increased density has been ignored.
 - The plan does not represent community feedback.
- Densification in the Garibaldi Estates will erode livability and safety.
 - Increased traffic will impact safety.
 - Affordability will not improve.
 - Greenspace, the environment and farmland will be degraded.
- Limit the scope and impact of increased development.
 - Do not allow townhouses in the Ground Oriented Residential area.
 - Do not support density increases in the Read Crescent area.
 - Restrict access for townhouse developments to major roads (not Read Crescent).
 - Reduce building heights if no flood construction level is required.
 - Increase parking requirements for new development. Require 2 parking spaces per apartment unit.
 - Do not permit apartments on the east side of Diamond Head Road.
- Remove the policy to establish a pedestrian realm plaza in Garibaldi Village.
- Model future land uses to understand housing needs and update the Official Community Plan.

Existing Draft Plan Policies

Many recommendations made by participants in Stage 3 are addressed in policies within the draft GENP, or existing District policies. Examples of these policies include the following:

- The GENP includes policies to ensure townhouses design at ground level includes living spaces fronting the street rather than garages.
- District Community Amenity Contribution policies address the contribution of affordable housing through new development projects. In addition, new provincial legislation allows municipalities to use inclusionary zoning to mandate affordable housing through redevelopment. This tool would be best considered comprehensively across the District, outside of neighborhood planning processes.
- A wide range of housing types are supported across the GENP area.
- The GENP includes policies to support the creation of new pedestrian-oriented gathering spaces in Garibaldi Village and on Diamond Head Road, and in a potential new park on larger developments in the Ground Oriented Residential area.

- The GENP includes policies to support tree canopy preservation and enhancement at the rear of properties in the Ground Oriented Residential area, and new street trees along public roads.
- The GENP includes significant connectivity policies related to the active transportation network and mid-block connections.
- Infrastructure reviews have been initiated for water, sanitary sewer and stormwater infrastructure to ensure appropriate infrastructure is available for proposed development opportunities.
- The GENP includes support for a resident restricted parking policy in high use areas.
- The GENP includes support for urban agriculture activities across the community, including support for regional food assets, community gardens, and a commercial farm.

Proposed Changes to Neighbourhood Plan

Based on the feedback received during the Stage 4 review of the draft GENP, Staff propose the following amendments to land use policies within the GENP.

- **Diamond Head Road Density**

Staff recommend modifications to land use policies in the Mixed-Use Residential A area.

For the Mixed-Use Residential A designation along Diamond Head Road, the draft GENP includes policy support for a District initiated pre-zoning to a maximum FAR of 0.7 and 4 storeys, with policy support to consider future rezoning applications to 1.6 FAR.

Landowners have raised concern about the financial viability of the proposed densities given high development costs.

Initial review of design options indicates that there are constraints on possible densities given parking requirements, configuration of the properties, open space requirements and the intention to support a vibrant pedestrian realm. In particular, parking requirements will be challenging to accommodate as density increases.

Staff have identified two options for modifying the supported land uses to address requests for increased development opportunity.

- *Option 1* - Maintain the proposed maximum supported densities in the draft GENP but increase the maximum height to 5 storeys.

This option includes policy support to consider future rezoning applications up to 1.5 FAR on single properties up to 0.3 ha (most properties are about 0.2 ha), and 1.6 FAR on consolidated properties of 0.3 ha or larger. The following changes are recommended to increase development viability:

- A maximum height of 5 storeys.
- Residential visitor parking spaces double as commercial parking.

At 1.5-1.6 FAR, the built form will resemble Downtown Squamish, with the majority of the first and second storey allocated to a concrete parking structure.

- *Option 2* - Support a maximum FAR of 2.0 on properties 0.3 ha or larger and increase the maximum height to 6 storeys.

This option includes policy support to consider future rezoning applications up to 2.0 FAR on consolidated properties of 0.3 ha or larger. At 2.0 FAR, the built form may require one level of parking underground and one level of parking on the ground floor.

The following changes would increase development viability:

- A maximum height of 6 storeys.
- Consideration of a complete level of underground parking.
- Elimination of residential visitor and commercial parking.

Staff recommend supporting Option 2, to address residents' concerns regarding the financial viability of mixed-use development, given the recent escalation of construction costs.

- Ground Oriented Residential

Staff recommend the following approach to supported densities for townhouses in the Ground Oriented Residential area.

- Retain policy to initiate District-led rezoning that supports townhouse development at a maximum 0.6 FAR.
- Retain policy to consider rezoning applications that increase townhouse density to a maximum 0.8 FAR.
- Add policy supporting a District-led rezoning to establish a density bonus structure for properties over 1.0 ha which supports a maximum townhouse FAR of 0.7 with the provision of 27.5% of contiguous land adjacent to a public road as a publicly accessible, activated park. Include policy support for the addition of a Garibaldi Estates neighbourhood park in the forthcoming District of Squamish Amenity Cost Charge bylaw. This policy change represents one of the most viable options to facilitate the creation of a publicly accessible park in the neighbourhood needed to support overall neighbourhood growth.

- Medium Lot Residential

Staff recommend support for townhouse land uses on properties between Cheakamus Way and Garibaldi Way.

This proposed expansion of permitted land uses is in response to requests from several landowners in the area who feel it would support a better transition of land uses to the apartments to the west. Adding the townhouse land use does not extend the permitted maximum height or density of land uses in the subject area and are aligned with the intention of supporting a diverse range of housing options.



Figure 2: Area proposed for townhouse land use support.

4. **Implications:**

a. **Budget:**

Moving forward, the following items have been budgeted for as implementation steps for the GENPP:

Water and Sanitary Sewer Servicing Review - \$35,000.

Stormwater Servicing Review and Streetscape Design \$60,000.

Mashiter Flood Hazard Study \$30,000.

In the 2024 budget, \$30,000 is allocated to neighbourhood planning. These funds are being supplemented by funding from the Housing Accelerator Fund to cover the costs of these implementation activities.

Staff will engage in understanding expected park maintenance cost for a new neighbourhood park if the bylaw proceeds to initial readings.

b. **Cross department collaboration:**

Development of the GENP 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 GENPP 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

Connected and Livable Community

The GENP process aligns with the following specific 2023-2026 goal:

Increase the diversity of housing forms and tenure types year over year to promote affordable and attainable housing for people living in Squamish.

Prepared for the Future

Given the potential for an increase in retail and office space within the Garibaldi Estates neighbourhood in mixed use developments, the GENPP offers an opportunity to address the following strategic goals:

Create a net increase of employment lands and spaces both on land and marine by September 2026.

6. Engagement:

Engagement in this planning process is intended to occur at the “Involve” level of the IAP2 Spectrum of Public Participation. Staff 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 GENPP, and the results of that engagement are outlined in detail in Attachment 1 Stage 4 - Garibaldi Estates Neighbourhood Planning Workshops Summary.

7. Next Implementation Steps:

Moving forward, the draft GENP will be updated based on results of the workshop summary and direction from Council. Following these updates, the draft GENP will be brought to Council for consideration of first and second reading as part of the formal bylaw adoption process.

Additional implementation steps currently under way include a Mashiter Creek Flood Hazard study to determine the appropriate flood construction level within the Garibaldi Estates as well as a Garibaldi Estates water and sanitary sewer serving review, and a Garibaldi Estates stormwater and street design review to determine infrastructure requirements for proposed land uses within the neighbourhood.

If the GENP is adopted as currently drafted, the following bylaw amendments are proposed as implementation actions following adoption:

- Repeal District of Squamish Veterans Land Act (VLA) Bylaw No. 211, 1966 to allow reconfiguration of property boundaries in alignment with policies in the GENP.
- Amend the District of Squamish Zoning Bylaw to permit Accessory Commercial Units on residential properties within the Garibaldi Estates Neighbourhood.
- Amend the District of Squamish Zoning Bylaw to provide zoning for apartment uses in the Mixed-Use Residential A and Mixed-Use Residential B areas at 0.7 FAR.
- Amend the District of Squamish Zoning Bylaw to provide zoning for townhouse uses for most properties in the Ground Oriented Residential Area at 0.6 FAR.
- Amend the District of Squamish Zoning Bylaw to support cohousing opportunities within the Mixed-Use Residential A area.
- Update the Subdivision and Development Control Bylaw to enable the Engineering Department to secure needed rights-of-way, and utility and access easements through the development process.

8. Attachments:

1. Stage 4 - Garibaldi Estates Neighbourhood Planning Workshops Summary
2. Garibaldi Estates Draft Neighbourhood Plan Additional Feedback
3. DRAFT Garibaldi Estates Neighbourhood Plan June 2024

9. Alternatives to Staff Recommendation:

THAT Committee receive the Garibaldi Estates Draft Neighbourhood Plan Stage 4 summary for information and direct Staff to amend the draft plan based on the following comments, for review at a future Committee of the Whole meeting:

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10. Staff Review

Prepared By:

Matt Gunn, Planner

Reviewed By:

Jonas Velaniskis, Senior Director of Community Development
Kerri Wells, Corporate Officer

CAO Recommendation:

That the recommendation of Community Development department be approved.

Julie Wengi, Acting CAO

RE: Phase Four - Garibaldi Estates Neighbourhood Draft Plan
Neighbourhood Planning Workshops and Meeting Summary

From: Catherine Rockandel, Certified Professional Facilitator, CP3, Rockandel & Associates
T: 604-898-4614 E: cat@growpartnerships.com

Date: July 3, 2024 **Pages:** Executive Summary (pages 1-7) Appendix (pages 8-26)

I. EXECUTIVE SUMMARY

Of the eighty-four (84) people that attended the three workshops, the four themes that participants raised most often were Development Opportunities, Increased Density Impacts, Transportation, Parking & Safety, and Greenspace. In the workshops, participants identified concerns with the Garibaldi Estates Neighbourhood Plan to welcome new people and new homes into an older neighbourhood in Squamish. At tables, small groups of neighbours shared their concerns and identified ideas to mitigate the concerns. A whole group facilitated discussion deepened the conversation, providing participants with an opportunity to hear concerns and ideas from neighbours.

Other themes that were discussed less frequently included water, sewer, storm water management infrastructure. As well as amenities such as the hospital, doctors, and schools and housing diversity. To understand the diversity of perspectives across the themes it is recommended that the transcribed comments in the Appendix be reviewed. The original hand-written comment forms can be found on the Let's Talk Squamish website.

Some participants expressed concerns that their input and opposition to the proposed zoning changes, submitted in the previous phases of engagement was ignored. They referenced issues and concerns that were outlined in the January 2022, Stage 2 Engagement Summary, the May 2022 Stage 3 Small Group Engagement Summary, and the May 2023 Stage 3 Land Use Scenario Engagement Summary. These reports were attached to Council reports and posted to the District of Squamish Let's Talk Engagement website.

II. WORKSHOP PROCESS

The Garibaldi Estates Neighbourhood Plan area encompasses the land north of Mamquam Road, south of the Pat Goode and Coho Park's north boundary, west of the slope leading to the Garibaldi Highlands, and east of Highway 99, plus commercial properties west of the highway near Garibaldi Way.

Given the draft plans complexity and the Garibaldi Estates sub area diversity of interests and people affected, workshops were held for the following areas to support more robust conversations.

- Area 2: Diamond Head on Wednesday, June 12, 2024
- Area 3: Estates Centre on Wednesday, June 19, 2024
- Area 4: Estates North and East on Wednesday, June 26, 2024
- Area 1: Commercial Area Thursday, June 27, 2024 was not held due to low interest. Individual meetings were held as requested

Please see map on attached information boards for workshop area boundaries. Invitations were sent to neighbours registered through the Let's Talk Squamish website, alongside promotion through social media and the District's website.

Workshop Objectives:

- To share the updated stage four draft of the Garibaldi Estates Neighbourhood Plan to welcome new people and new homes into older neighbourhoods in Squamish, based on recent Provincial legislation requirements and direction received from Council.

- To provide clear, easy to access information to inform interested and affected people on key changes since Phase 3 Engagement
- To gather input from interested and affected people on implementation challenges and potential actions to mitigate concerns.

Catherine Rockandel provided communications and outreach planning support to the District of Squamish and facilitated the three workshops as outlined.

III. WHAT WE HEARD: KEY WORKSHOP THEMES

The meetings began with a welcome and land acknowledgement by Director of Planning, Jonas Velaniskis. The facilitator provided an overview of the agenda, an overview of the different factors that Local Government considers when making decisions

This was followed by short presentation by District of Squamish planner Matt Gunn on what has changed in the draft plan since the phase three engagement process.

At tables of 5-6 people neighbours reviewed the draft plan and identified challenges and mitigation ideas. The planning team joined different tables to answer questions of clarity, to discuss concerns, and listen to ideas. The small table discussion was followed by a whole group discussion of key themes from the table discussions. Participants were encouraged to write concerns and ideas on the comment sheet. These are included in the Appendix.

AREA TWO: DIAMOND HEAD WORKSHOP SUMMARY

Date: Wednesday, June 12, 2024
Time: 6:00pm to 8:00pm
Location: St. Johns Church, 1930 Diamond Head Road
Attendees: 27 people attended
Comment Forms: 14 received at meeting

WHAT WE HEARD

In reviewing the comment forms and what was heard in the workshops five high-level areas emerged including: Development Opportunities, Increased Density Impacts, Infrastructure, Amenities, Transportation and Parking. The most commonly mentioned themes were Development Opportunities and Increased Density Impacts. To understand the diversity of perspectives across the five themes it is recommended that the transcribed comments in the Appendix be reviewed.

Some participants expressed concerns that their input and opposition to the proposed zoning changes, submitted in the previous phases of engagement was ignored. They referenced issues and concerns that were outlined in the January 2022, Stage 2 Engagement Summary, the May 2022 Stage 3 Small Group Engagement Summary, and the May 2023 Stage 3 Land Use Scenario Engagement Summary. These reports were attached to Council reports and posted to the District of Squamish Let's Talk Engagement website.

DEVELOPMENT OPPORTUNITIES

In the area two workshop discussion and in the comment sheets there was robust discussion and support for increased density, as well as frustration over the low level of density supported in the plan.

Key Themes

- **Concerns** there is not enough density in Diamond Head Area

- **Mitigation:** Adjust land use and increase density of medium lot residential to distribute density
- **Concerns** about loss of economic opportunities for current landowners who want to develop property.
 - **Mitigation:** Increase zoning, adjust designation areas, increase FAR for Diamond Head South

INCREASED DENSITY IMPACTS

Many of the themes related to the impact of development on neighbouring properties, the community small town feel, the sense of community, and the quality of life.

Key Themes

- **Concern:** The plan is extreme, too much change, too fast will impact small town feel
 - **Mitigation:** Preserve the strong sense of community in existing neighbourhoods through gathering spaces (indoor and outdoor) and green space
- **Concern** about the impacts of transition in density on neighbourhood character
 - **Mitigation:** Reduce uncertainty by clearly communicating the transition plan from low to high density.
- **Concerns** about building gradient differences from high to low density
 - **Mitigation:** Develop clear policy direction on step backs/downs to reduce visual impacts and the impact of massing, preserve views, light impacts
 - Consider step downs between mixed use B and medium lot residential.
- **Concerns** about decreased privacy and views
 - **Mitigation:** Develop and implement policy that requires developers to line property line with trees
- **Concerns** about flooding from new buildings displacing ground water and flooding adjacent properties
 - **Mitigation:** Create policy, sharing information on regulations to manage ground water flooding issues on adjacent properties during and after development.

INFRASTRUCTURE

In the workshop some participants referred to water, sewer, storm water management infrastructure, while others also referenced roads within the neighbourhood and highway access as part of infrastructure.

Key Themes

- **Concern** about ensuring adequate capacity to serve the increased density that infill brings.
 - **Mitigation:** If plans are being completed or have been completed provide updates to residents on additional utility and service capacity from water, sewer, storm water management and electricity demand management
- **Concern** about impacts of servicing upgrades for infrastructure utilities on future taxpayers

TRANSPORTATION & PARKING

Key Themes

- **Concern** about current and future road traffic within area, accessing highway via Mamquam Road and parking congestion.
 - **Mitigation:** Create parking plan for whole neighbourhood, including:
 - Consideration of resident only parking zones,
 - Incentivize the use of parking hubs nearby, use underutilized land for parking hubs
 - Share future mitigation models and plans to manage traffic

AMENITIES

Participants identified concerns and mitigation ideas for a range of amenities in the whole group workshop discussion and on the comment sheets.

Key Themes

- **Concern:** Existing and future capacity of the Hospital and available Doctors.
 - **Mitigation:** Plan for future needs. Communicate what is being done
- **Concern:** The Childcare access rate of 40% is too low given affordability, dual incomes are required.
 - **Mitigation:** Increase child care access rate so more than 50% of women can return to work.
- **Concern:** Given the growth is there enough local area school capacity.
 - **Mitigation:** Rezone for school site now, given future need

AREA THREE: ESTATES CENTRE WORKSHOP SUMMARY

Date: Wednesday, June 19, 2024
Time: 6:00pm to 8:00pm
Location: St. Johns Church, 1930 Diamond Head Road
Attendees: 33 people attended
Comment Forms: 11 were received at the meeting

WHAT WE HEARD

In reviewing the comment forms and what was heard in the workshops five high level themes emerged including: Development Opportunities, Increased Density Impacts, Infrastructure, Housing Diversity and Green Space. The most commonly mentioned themes were Development Opportunities and Increased Density Impacts. To understand the diversity of perspectives across the five themes it is recommended that the transcribed comments in the Appendix be reviewed.

Although outside the scope of the meeting area, comments were made in the meeting and on comment sheets supportive of increased density in Area Two – Diamond Head.

There were strong, diverse opinions about what should be the priorities for future development in the area. Some individual property owners said their major concerns had not been addressed and they were opposed to being included in the Garibaldi Estates Centre plan.

Other participants expressed concerns that their input and opposition to the proposed zoning changes, submitted in the previous phases of engagement was ignored. They referenced issues and concerns that were outlined in the January 2022, Stage 2 Engagement Summary, the May 2022 Stage 3 Small Group Engagement

Summary, and the May 2023 Stage 3 Land Use Scenario Engagement Summary. These reports were attached to Council reports and posted to the District of Squamish Let's Talk Engagement website.

DEVELOPMENT OPPORTUNITIES

Participants raised questions and concerns about the building process and the implications for future development potential.

Key Themes

- **Concerns:** There was a robust discussion by approximately a half dozen residents, that the current plan does not have enough density to support cohesive development. Participants suggested that the cost of land in the Estates does not support the proformas for townhouse development. This could result in haphazard development with a smaller number of lots able to support townhouses.
 - **Mitigation** included:
 - Increase the lot consolidation minimums (in area + frontage)
 - Increase the FAR to achieve the long-term goals including cohesive density, and cohesive character.
 - Allow townhomes to go to 0.8 without a rezoning if there is a CAC policy or 30% land dedicated.
 - Eliminate the need for rezoning as it will just add delays in the provision of housing
 - Ensure ground level character of development has entrances and living spaces fronting the street rather than garages
- **Concern** that the policies and land use do not support subdivision on smaller lots.
 - **Mitigation:** Do not restrict development potential on small lots.

INCREASED DENSITY IMPACTS

Key Themes

- **Concern** about a lack of diversity of housing types.
 - **Mitigation** ensure diverse housing options. This might include townhomes, smaller fee simple row houses for empty nesters.
- **Concern** about the density of housing developments and their impact on property values and community character.
 - **Mitigation** measures that included better connectivity planning, including lanes and midblock connections, to maintain community cohesion.
- **Concerns** with parking availability and congestion in area, exacerbated by rapid development.
 - **Mitigation** by planning for the density that you hope for with the desired transit volume/frequency.

HOUSING DIVERSITY

- **Concerns** about the definition of affordable housing.
 - **Mitigation** through affordable housing measures and consideration of median income metrics.

INFRASTRUCTURE

Key Themes

- **Concerns** about storm water management and environmental impacts during infill development.
- **Concerns** about road infrastructure readiness, such as highway access and the adequacy of pedestrian safety measures particularly related to incremental development.
 - **Mitigation:** Create policy for developers fund infrastructure improvements and ensure connectivity.

GREENSPACE

Key Themes

- **Concern** about the definition and preservation of greenspace, including tree canopies and habitat conservation.
 - **Mitigation** included an emphasis on preserving mature tree canopies and minimizing environmental costs associated with development.
- **Concern** about developing greenspace for infrastructure like roads due to potential safety issues and habitat disruption.
 - **Mitigation** included sustainable development practices and minimizing disruption to existing neighborhoods.
- **Concerns** about the potential impacts of setbacks on property values.
 - **Mitigation** included ensuring policies that stipulate maintaining trees on the property are enforced.

AREA FOUR: ESTATES NORTH AND EAST WORKSHOP

Date: Wednesday, June 26, 2024
Time: 6:00pm to 8:00pm
Location: St. Johns Church, 1930 Diamond Head Road
Attendees: 24 people attended
Comment Forms: 15 received at meeting

WHAT WE HEARD

In reviewing the comment forms and what was heard in the workshops four high level themes emerged including: Increase Density Impacts, Housing Diversity, Transportation (with interrelated themes of parking, traffic, and public safety), and Greenspace. The most commonly mentioned theme was Transportation (parking, traffic, public safety) followed by greenspace. To understand the diversity of perspectives across the three themes it is recommended that the transcribed comments in the Appendix be reviewed.

Some participants expressed concerns that their input and opposition to the proposed zoning changes, submitted in the previous phases of engagement was ignored. They referenced issues and concerns that were outlined in the January 2022, Stage 2 Engagement Summary, the May 2022 Stage 3 Small Group Engagement Summary, and the May 2023 Stage 3 Land Use Scenario Engagement Summary. These reports were attached to Council reports and posted to the District of Squamish Let's Talk Engagement website.

INCREASED DENSITY IMPACTS

Throughout the meeting people living in the area provided specific examples and discussed implications of the current zoning. Although outside the scope of the meeting comments were made supportive of increased density in Area Two and/or to be considered as part of a higher density area.

Key Themes

- **Concerns** about abrupt changes in zoning from high-density to single-family residences
 - **Mitigation:** Some home owners expressed a desire to be included in denser zoning areas or advocate for balanced transitions between different density zones.

HOUSING DIVERSITY

- **Concerns** about the affordability of housing, including the availability of homes with affordable suites or rental spaces.
 - **Mitigation** included considerations of a balanced mix of property sizes and types to accommodate diverse housing needs. This could include community-oriented spaces like co-housing and housing co-ops, and fee simple row houses for empty nesters.

TRANSPORTATION & SAFETY

The interrelated themes of parking, traffic and public safety were reiterated throughout the meeting.

Key themes

- **Concerns** related to traffic congestion and highway access at Mamquam and Garibaldi Way
 - **Mitigation** included working with Ministry of Transportation and Infrastructure to improve highway access and intersection upgrades to manage traffic flow.
- **Concerns** about highway noise pollution
 - **Mitigation:** plant trees along highway to act as a buffer and reduce noise
- **Concerns** about street safety related to increased congestion
 - **Mitigation** such as reduced speed limits, speed bumps, and pedestrian-controlled crossings.
- **Concern** about the impact of increased density on local transit infrastructure.
 - **Mitigation:** increase transit volume and frequency
- **Concern** about ensuring sufficient parking spaces to accommodate new developments

GREENSPACE

Key themes

- **Concerns** related to preserving green spaces, including pedestrian rights-of-way, gardens, and parks.
 - **Mitigation:** Integrate urban farming initiatives; Maintain mature trees during development. Enhance tree canopy and add to existing parks or create new parks.

AREA ONE: COMMERCIAL MEETINGS

Virtual Microsoft teams meeting were offered between staff and commercial land owners and tenants to respond to questions.

APPENDIX

COMMENT SHEETS (TRANSCRIBED)

Public comment was also provided following the meetings through the District of Squamish Let's Talk website until July 31, 2014. Any input provided through this forum is not included in this report. It is to be attached to the staff report.

Comment forms for Area 2: Diamond Head Road June 12, 2024

Comment Form 1:

Side 1

- We need to find ways to preserve views from established properties
- Important to make every effort to maintain light access to neighbouring properties. In case of Diamond Head North between Diamond and Garibaldi Way there is a large discrepancy between building heights on one side (East) and the other (west)
- Allowing developers to build without providing parking stalls will burden the streets with cars. Demographics in Squamish own vehicles, vans, bikes...they need storage as well.
- There are no schools in the plan
- The range of building ratio should remain under 1%

Side 2

- Incentivize parking even if there is a transportation hub nearby
- Setbacks and rooflines should be as advantageous as possible to maintain views and light into established lots. (keep FAR at 1% in Residential A)
- Rezone for school somewhere now since we know we'll need it
- The East side of the red block at Diamond Head & Garibaldi Way/Diamond Road should be same 3 storeys as the other side of Diamond Head
- Keep Parking requirements on Diamond Head – support parking management plan for the whole neighbourhood encouraging visitors to park in commercial zone.

Comment Form 2:

Side 1

- The consideration/planning and implementation of infrastructure to accommodate short and long term build out is absent from the plan. This will lead to financial hardship for future citizen taxpayers if utility and transportation corridors and right of ways are not designated and set aside before development. Transportation, water, sewer, dike upgrades hospital, school – need to be detailed.
- Please consider the traffic study done by council when the Garibaldi village was developed/considered between 1996 and 1999. Please provide copies to council.

Comment Form 3:

Side 1

- Concern with the designations along Diamond Road. Specifically, the contrast between the Mixed Use B and medium lot residential. Is there some way to create a step down and increase density/height of medium lot residential. Appreciate this was made possible and considered for a significant portion of the road.

Side 2

- Mitigation measure: adjust the land use along Diamond Road to support more density in the medium lot residential areas.

Comment Form 4:

Side 1

- 1 stall per unit? 4 storey dwelling
- Traffic flow and set aside for wider roads
- Electric grid problems already half the town goes out
- School load
- Water source/load

Comment Form 5:

Side 1

- Traffic on Mamquam road now is so busy now? How will it be when the new development happens?

Comment Form 6:

Side 1

- There will be demand for even greater density in the future. I think there will be regret that more was not built when given the chance.
- That being said, based on concerns of the gradient differences of Diamond Head North between the 5 storeys on the west side and 3 storeys of RS-1 on the east side perhaps increase the FSR on Diamond Head South on the west side (i.e. go from 4 to 5 storeys these and increase FSR to 2.0)

Side 2

- Increase FSR on west side of Diamond Head South to 2.0 and increase from 4 to 5 storeys
- As such, the gradient difference between the east and west side of Diamond Head North would be 3 and 4 storeys respectively, and the difference between the east and west side of Diamond Head South would be 4 and 3 storeys respectively.
- But, overall, I still think there will be regret about underbuilding when given the chance.
- From what I have read about the Cambie Corridor in Vancouver, they already regret underbuilding and not allowing for higher buildings.

Comment Form 7:

Side 1

- Having different height/density of each side of Diamond Head Road (4/5 storey) (North of Diamond Road/South of Garibaldi Way) creates a bizarre and unusual differential affecting views/heights of each → solution: Either 3 or 4 stories on each side.
- No new parks or other amenities → lots of densities means kids playing on streets without options
- Is Affordable Housing/rentals being fostered?
- Built in parking of 2 per unit is required to prevent massive street parking problems.

Comment Form 8:

Side 1

- Parking 1 per unit is not enough! (for existing)
- Preserve viewscapes for existing!
- Resident street parking pass
- Garibaldi Way to Diamond max 3 stories as per stage 3 engagement #1 vote
- Flood risk for existing residents

Side 2

- Should have listened to Stage 3 engagement!
- I won't be able to stay in the town I was born and lived in for 51 years! Pretty sad!

Comment Form 9:

Side 1

- Already existing poor infrastructure – too much too fast.

Side 2

- The community was asked for input, were willing to bend but the input was ignored. Now the new plan seems extreme and far less likely to be achievable and will require far more drastic change.

Comment Form 10

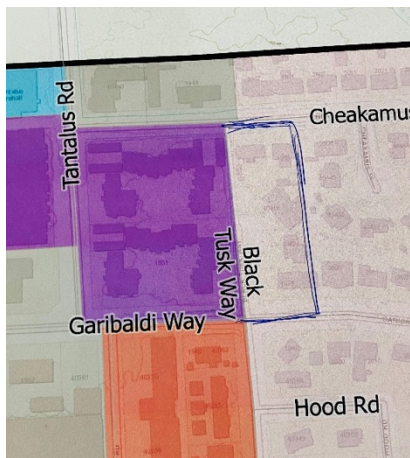
Side 1

- 30% 1/3 Day care spaces
- School Board: have land
- I appreciate the Council is recommending an access rate of 40% for childcare but this is not nearly enough. Majority of woman are impacted professionally and economically by a lack of childcare. Therefore, is Council suggesting only 40% of women will have the ability to return to work. The unaffordability is at an all-time high in Squamish 0 most dual income families are already struggling. Please re-evaluate.

Comment Form 11

Side 1

- Challenge: Decreased privacy with increased height
- Mitigation Measure: require developers to line the borders
- Challenge: loss of opportunity for current landowner
- Mitigation Measure: increase zoning of 5 properties directly east of Garibaldi Gardens to mixed Use Residential C in order to not cripple opportunity for current landowners
- Mitigation Measure: adjust the lines or designation areas on properties bordering Black Tusk Way in order for homeowner benefit amidst community/neighbourhood changes. i.e.: step-down to a 3 storey (see picture below)



Comment Form 12

Side 1

- I fear that lots of people arrive into neighbourhood without services, amenities, transportation is not prepared to accommodate them. E.g. Will I compete for doctor appointment with all the new people? Will we have traffic jams?
- I am worried about Garibaldi Estates turning into a downtown with traffic and parking issues. People of Squamish has to keep Squamish spirit alive – people moved here to escape city. I don't want to give up my car because I have nowhere to park it.

Side 2

- Have a plan of how we will progress from low density neighbourhood to high density neighbourhood. Keep the area across Spectacle at 4 storeys level to keep the gradient between the pink and purple areas. Make developers to provide at least 1 or best 2 parking spots per unit.

Comment Form 13

Side 1

- Diamond Head South is not going to shift into development if the FAR isn't higher. It won't make it feasible to build and have it make sense financially. Sacrifice Diamond Head to deeper density on use Garibaldi Estates Centre and East to achieve the goals of planning – i.e trees, parks, daycares, gardens etc.

Side 2

- Increase the FAR for Diamond Heads South so it makes it possible to incent owners to sell and developers to build.
- Don't try to drive down property prices with the FAR
- Increase it to also allow for quicker and easier process for development.

Comment Form 14

Side 1

- Parking is my biggest concern. People in Squamish own vehicles for work/pleasure. Already street parking around my building (Spectacle) is quite congested.
- Lack of doctors/dentists, school, daycare
- Road infrastructure needs significant improvement. Garibaldi Way/Tantalus Road is already a nightmare.

Comment forms for Area 3: Estates Centre

June 19, 2024

Comment Form 1

Side 1:

- Traffic and pedestrian safety and ease of movement
- Parking is already an issue in the area
- Developing too quickly for the area
- Greenspace on Mamquam doesn't make sense. Road is major thoroughfare. Must keep at least 50km speed limit → access to Highlands Way South up to Garibaldi Highlands. If a park space was there, it would be a safety issue for park users.

Comment Form 2

Side 1:

- What is definition of greenspace. Tree canopy with habitat should be considered as greenspace

- Large lots may simply subdivide to RS lots and not build townhomes, which are important for those wanting a more affordable price.
- Underground parking allows more greenspace but costs too much
- If everything are row houses and townhomes there are no smaller homes for empty nesters to retire in the neighbourhood
- There is a note that on Garibaldi and Kalodon Road tree canopy to be saved - is this considered green space?
- Animal habitat to be kept where possible
- Is 3 storeys above an underground parkade?
- Too many cars
- FAR not enough to sell to move laterally

Slide 2:

- Pre-zone townhomes so that those sites can go to D.P. to speed up the delivery of homes
- Canopy trees, habitat to be defined as greenspace
- Increase FSR for those building underground parking to encourage more underground greenspace
- Smaller townhomes, one level like townhomes or stacked townhomes should be clearly stated on the description. This allows for large array of house sizes. These are still ground oriented.
- As noted tree canopies are to be saved, they should be considered greenspace
- A greenspace for habitat is just as important as a park, animals need a place as well
- Reduce parking requirements to encourage non-car initiatives
- Allow townhomes to go to 0.8 without a rezoning if there is a CAC policy or 30% land dedicated. Why should there be a rezoning it will just add delays in the provision of housing
- REDUCE SETBACKS FAR NOT WORKING TOO LOW
- Townhome density states "0.6 FAR BY RIGHT "But it says "mixed-use", but townhomes are not mixed-use - is this a typo?
- 0.6 for townhomes won't yield a value that I can afford to sell and move on to open up development potential.

Comment Form 3

Side 1:

- Lot consolidation minimums (in area and frontage) need to be increased in order to achieve the long-term goals of density increase in a desirable way.
- To preserve the beauty of the neighbourhood.
- To allow fair compensation to those of us who have lived here for decades.
- Requiring more lots for developers to proceed allows them to develop intelligently. not piecemeal
- I live at 40195 Kalodon Road. The potential for a laneway over my back fence is beyond disturbing. Can you figure out another way?

Comment Form 4

Side 1:

- Storm water management specifically as infill occurs. Controlling run off from non-frontage is especially concerning.
- Access to parks when closer to Mamquam and/or Highlands South, linear parks are pretty but not useable for any meaningful play or recreational use.
- Complete lack of residential within commercial west of highway. Seems shortsighted.
- Pedestrian safety on major roads as transit and general traffic, especially if we wait for developers to incrementally upgrade.

- Highway access, can we restrict development until that is done?
- What is considered “affordable housing” the approximate median income or other metric is needed

Comment Form 5

Side 1:

- Lots consolidation minimums (in area + frontage) need to be increased in order to achieve the long-term goals of cohesive density, and cohesive character. To achieve the ideals presented in renderings of DOS. Cost of land and construction is going to make smaller lots (including consolidations) less desirable and profitable. Broken up laneway access seems to be highly problematic and may be an issue for decades with how many in Estates Central and West having already invested hundreds of thousands of dollars in their properties.

Comment Form 6

Side 1:

- I see the FAR of 0.7-1.6 for Diamond Head, with the setbacks of 10 metres front and 9 metres back will drive down property value and make even a lateral move unviable. I think that FAR has to be increased and setbacks need to be addressed.

Side 2:

- Perhaps there's other ways to develop and manage the parking and waste disposal mitigate such deep setbacks.
- Increase the FAR. If we are going to do density – then up density for Diamond Head.
- Plan for the density that you hope for with the desired transit volume/frequency.

Comment Form 7

Side 1:

- Phase 4 ignores the needs presented by Read Crescent time and time again. 2246 Read Crescent should NOT be concluded in Garibaldi Estates Centre. Both adjoining neighbours have expressed major concerns and have been ignored.

Comment Form 8

Side 1:

- MID Block connection?

Comment Form 9

Side 1:

- Cars and traffic and parking – not getting away from cars anytime soon in this area.
- Walking and cycling infrastructure gaps as developments go in- how to keep things connected.
- Land acquisition for lanes and midblock connections
- Mature tree canopy
- Environmental cost of tearing down houses before end of life. This is not a run-down neighbourhood.
- Disjointed development.

Side 2:

- Don't rely on MOTI to fix busy intersections. Build roads elsewhere in the community.
- Developers should pay for infrastructure to connect

- End of life of current structures need to be considered and tear down permits denied.

Comment Form 10

Side 1:



- Lane markings middle lane straight ahead or left turn to ease backup on Mamquam.

Comment Form 11

Side 1:

- Parking: insist on driveways people in Squamish do not park in their garages. This reality has to be addressed in the planning stage.

Comment forms for Area 4: Estates North and East June 26, 2024

Comment Form 1

Side 1:

- We live on the corner of Black Tusk Way and Garibaldi Way and would like to be included in the denser zoning around us. Going from Garibaldi Gardens 6 storey to our rancher is a very abrupt change. Our neighbours agree* and support the transition of densification from super dense to single family here. We would like to be included in the ground orientated residential.
- The denser traffic without increasing the transit infrastructure also concerns me.
- Just to clarify that our neighbours we back onto support our densification.
- Finally, I really hop all new development will provide enough parking spaces as many town house/condos in town have war zones on the streets for parking

Side 2:

- We also would strongly encourage the adoption of large set back to Garibaldi Gardens on their eastern border to encourage a transition of density to less.

Comment Form 2

Side 1:

- Traffic, Parking
- Lack of homes with affordable suites/rooms for rent (new townhomes don't have suites)
- Lack of space for campers, trampolines, gardens, etc all the reasons we choose to have a single occupancy home for (need to ensure a balanced mix of property sizes and single vs multi)

Comment Form 3

Side 1:

- Green space/ pedestrian right of ways through developments
- Garden space in Squamish always has been a hot commodity with long wait lists to get in. We need green space. Its very sad that people have to choose between affordable housing or green space. It is a very sad state to be in \$
- Parking and space along roads while maintaining and creating safe space for pedestrians and children
- Can the District purchase property to create coop housing?

Side 2:

- Form a collective space in town for green space

Comment Form 4

Side 1:

- Loosing agricultural land for food security. If you buy you are supported to grow food and be part of a food hub (like ALR land)
- Eco-village co/housing that includes food production
- Aging in place / move seniors into spaces that suit them/ pair with younger people/ co-housing
- Parking and traffic
- Where are the housing co-ops or low storey apartments with courtyard and green space?
- Where is the Indigenous lens for planning with Squamish Nation?
- What is the vision of Squamish? Who we want to be? Vancouver, Whistler, Kamloops

Side 2:

- Ask Squamish Nation to see their planning docs – they are amazing!
- Mandate urban farming and support food production on arable land
- Do not pit green space, farming against affordability – push back!
- Sidewalks and trails for biking, walking, mobility aids, pets that connect
- Pedestrian bridges?
- Reduce highway noise with trees
- Turn the golf course into a municipal farm with mixed use building

Comment Form 5

Side 1:

- I feel that the report about possible change in fall should have been something that was fast tracked or made to coincide with the Bill 44 zoning

- Understanding the servicing requirements for the area is required for developers to understand for these 4-plexes to make sense

Comment Form 6

Side 1:

- Highway access

Side 2:

- More options for highway access – expand intersections
- Change the plan to reflect stage 3 Engagement!!!

Comment Form 7

Side 1:

- Tree Canopy – The discussion around maintaining mature trees throughout the neighbourhood needs to be a high priority. Typically, developers will remove vegetation and plant young trees after they build. This is good enough for a neighbourhood as old and well established as the Estates.
- Its key to change language and guidelines to encourage new construction to leave mature trees alone on the properties. Developers will happily pay their fees to remove mature trees, effectively achieving their goal of re-planting after construction. This either shouldn't be allowed at all, or fees set so high that it truly deters developers from removing existing larger trees, etc.

Side 2:

- Zero allowance of mature tree removal on lots within the Garibaldi Estates.
- Fines so large that developers won't see a need to remove and are more easily steered toward developing into the land as opposed to making the land work for them.

Comment Form 8

Side 1:

- Congestion difficulties getting around the neighbourhood by car, foot and wheels
- Parking already a problem on Diamondhead Road – more to come with increased density
- Safe routes out of the Estates. Traffic is already backed up on Mamquam Road getting on to the highway

Side 2:

- Safe walkways – I see in the plan however I don't see how there is room for 2-way traffic, 2-way bike routes and sidewalks on for example Diamond Road

Comment Form 9

Side 1:

- Parking in a town branded 'Hardwired for adventure'. I don't think it is fair to expect people to have no place for their recreation equipment/ toys/ vehicles except their single garage that the district expects to hold 1+ cars. Free street parking is a luxury but without a pay to use close local option, where are we supposed to park as more 'recreationally minded' people flock to the neighbourhood? Trucks, bikes, sleds, etc are integral to this community's identity now.

- Highway access is terrible (Mamquam) and certainly clear water and sewer is more important but the argument of “treat your home streets like the Lions Gate Bridge and don’t drive at peak times” is not realistic

Side 2:

- Grants for towering parkades like they have in downtown Victoria (here and everywhere)

Comment Form 10

Side 1:

- We are creating a plan to promote densification, yet affordability isn’t a key issue or consideration

Side 2:

- Mitigation – with a clear direction of densification we should be benefiting from the land lift that developers access through added units. Squamish should require at least 20% CAC. If we can achieve affordability of 20% our housing stock, it would provide enough competition to market real estate that it would help to bring the market down.

Comment Form 11

Side 1

- Safer streets: (actions)
 - Garibaldi Way – speed limits need to be reduced (even buses!)
 - Skyline – barrier installed below hairpin to prevent cars from going into bike lane going down the hill – speed bumps!
 - Diamond Road – one side only for parking and land for bikes, raised sidewalks (not low like it is now)
- Intersections at Garibaldi Way and Tantalus need lights
- More access on and off the highway at Canadian Tire and Petro Can/Dowad Drive and Newport Drive

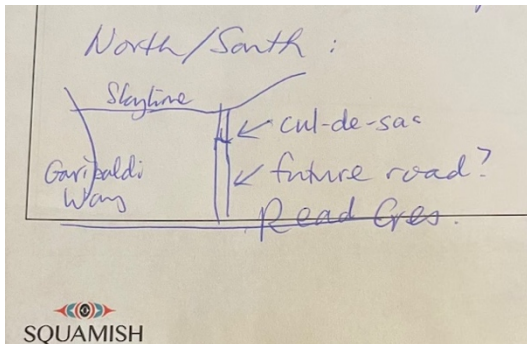
Side 2

- Barriers to separate areas for sidewalks
- Speed bumps going down Skyline
- Reduced speeds
- I appreciate the pedestrian controlled signals for crossing roads especially at Skyline and Garibaldi Way, Read Road, Highlands Way North, and Tantalus/ Garibaldi Way
- Build a pedestrian controlled cross walk at the corner of Tantalus and Cheakamus Way to cross east/west

Comment Form 12

Side 1:

- Why the change away from cottage clusters? Is there an area where this could still happen?
- Interconnectivity between streets East/ West: Relying on homeowners to allow pathways through their property



Comment Form 13

Side 1:

- For Mamquam Greenway please re-think the idea of food garden, benches, pocket parks. This is a very busy, noisy, smelly (car exhaust) area that families would not choose to go to. The amount of traffic, the speed of cars, makes this a very unappealing area. Instead create more parks or add to existing parks. There is a lot of room for gardens at Pat Goode, for example.
- Not a safe place for families to bike and walk

Side 2:

- Bike lanes / sidewalks separated from the road on both sides far away from the road

Comment Form 14

Side 1:

- Intersections at Highway 99 such as Mamquam and Garibaldi Way turning south require two south lanes. My questions: at what point does DOS approach MOT to commence upgrading these intersections (to accommodate more traffic) AND a great deal of traffic flows through Squamish for tourists go to Whistler – at what point does RMOW funds go toward more highway upgrades so Whistler can accommodate tourists and Squamish locals/

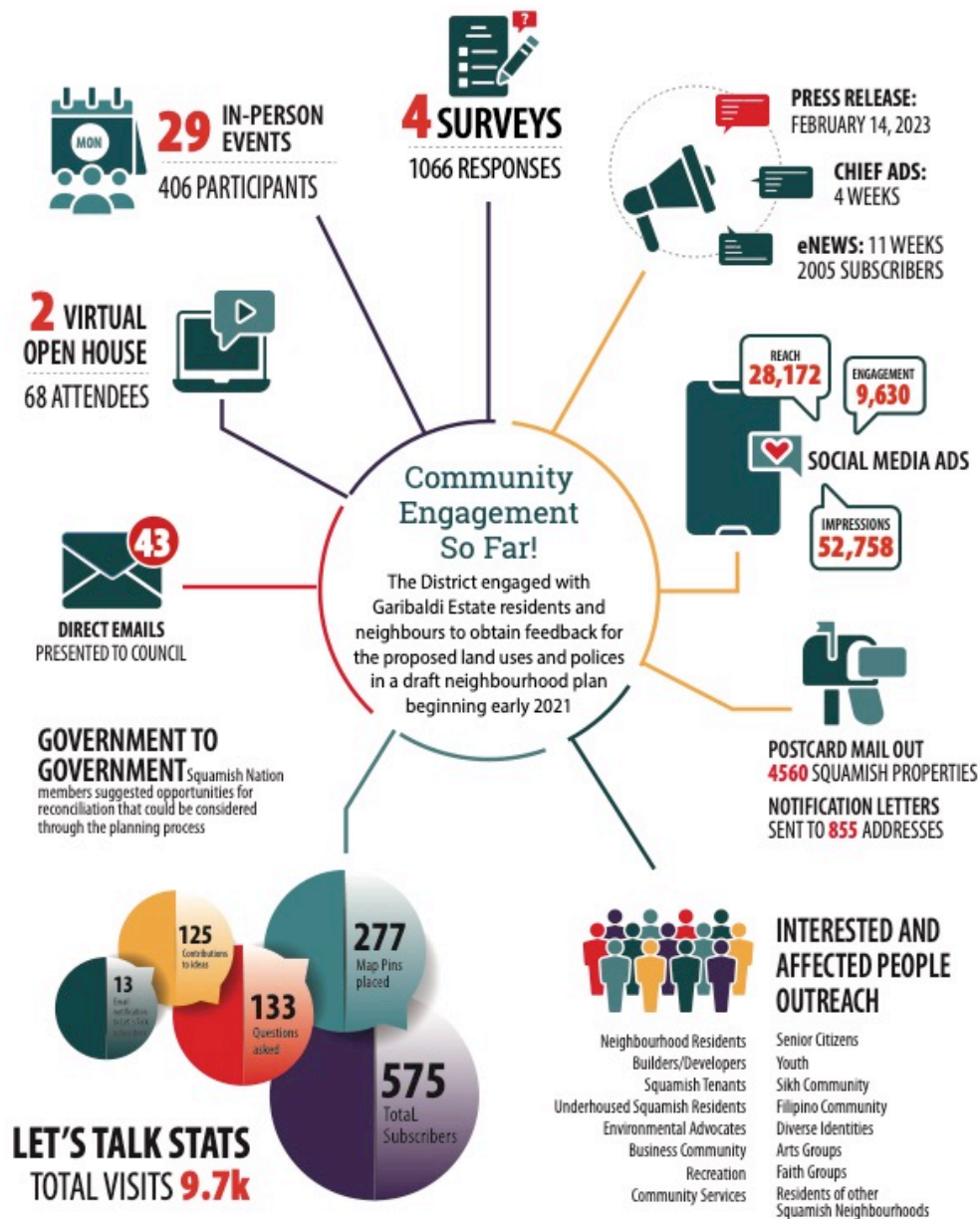
Comment Form 15

Side 1:

- Traffic would be the main issue. MOTI should consider adding light controlled intersections along Hwy 99 north of Garibaldi Way. In addition, speed limits should be reduced as Highway 99 is now, and in the future will be more of a city landscape.

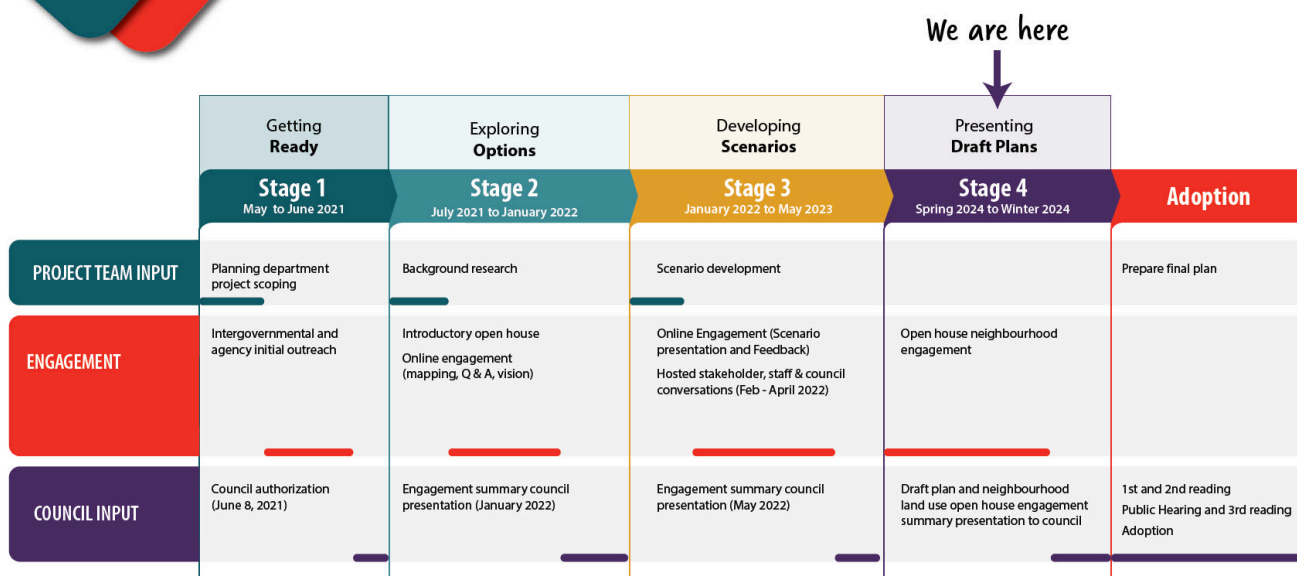
INFORMATION BOARDS







GARIBALDI ESTATES NEIGHBOURHOOD PLAN TIMELINE





WHAT HAS CHANGED FROM STAGE 3 TO STAGE 4

Land Use Designation Boundaries

General approach

- Boundaries have been adjusted so that, where practical, they follow road alignments.
- Sub area boundaries were adjusted to combine areas where permitted uses supported by Council were similar.

Specific Areas

- Mixed Use Residential (Diamond Head North) extended east to include Spectacle Building (40437 Tantalus Road)
- Mixed Use Residential (Diamond Head South) shifted to match road alignments and along proposed lane between Kalodon Road and Mamquam Road.
- Ground Oriented Residential (Estates Centre) extended north to Diamond Road.
- Medium Lot Residential (Estates North) expanded to include Estates East small lot based on consistent land uses supported under Provincial legislation.
- Multifamily Residential land use designation was separated from the East area to permit height and density in line with the existing zoning on the majority of parcel due to the independent location.



WHAT HAS CHANGED FROM STAGE 3 TO STAGE 4

Land Use Policies

- Single Unit welling removed as a supported use on Diamond Head Road. The existing single family uses remain supported in zoning, but development application rezonings will only support transition to mixed use buildings, to support the complex transition to a mixed use street design.
- Max building heights transitioned from metres to storeys for clarity.
- Height and density of buildings on east side of Diamond Head Road increased to match west side to address concerns regarding project viability of 3 storey mixed use.
- 0.3 hectares distinction for townhouse use in Estates East removed given new boundaries identified. Smaller parcels moved to new land use designation with Estates North.
- Reduced parking requirements on Mixed Use Residential A to account for Provincial guidance on frequent transit.
- Removed small lot subdivision and cottage cluster use. New R-1 zoning implementing Bill 44 provides opportunities for multiple primary dwelling units and stratification.

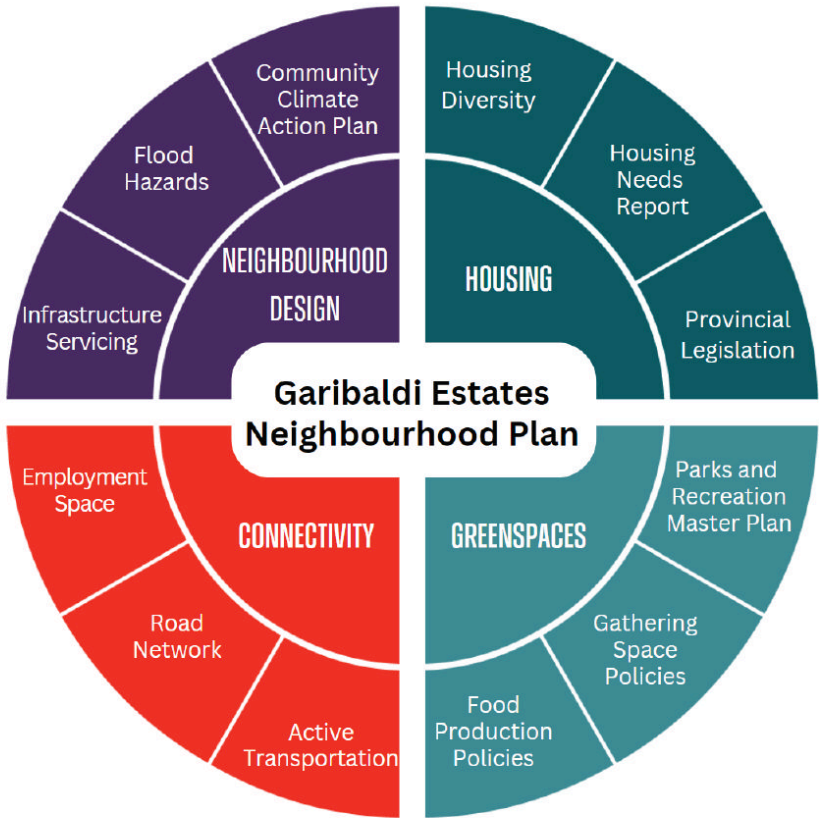


GARIBALDI ESTATES SUB AREAS





BUILDING A NEIGHBOURHOOD PLAN: KEY ISSUES AND CONSIDERATIONS





HOW DECISION ARE MADE IN LOCAL GOVERNMENT

Every year Council approves a Five-Year Financial Plan based on:	Other factors considered include:	Staff implement Council decisions and keep the community informed by:	Residents and interested parties can be involved and informed by:
<ul style="list-style-type: none">• Official Community Plan• Council's strategic plan• Master plans and strategies• Public priorities based on feedback• Initiatives currently underway and budgeted• Required externally-driven initiatives• Legislative considerations	<ul style="list-style-type: none">• Community needs and feedback• Financial plan and budget considerations• Externally factors such as, Regional Growth Strategy, etc.• Considerations of other government partners (e.g. Provincial or Federal government, First Nations)• Legislation, bylaws• Best practices	<ul style="list-style-type: none">• Website• E-newsletters• Local newspaper and other media channels• Social media channels	<ul style="list-style-type: none">• Attending, participating in or watching a Council meeting• Attending• Participating in engagement opportunities• Following District social media channels.• Providing feedback directly via email, social media, by phone or in person

Attachment 2 - Garibaldi Estates Draft Neighbourhood Plan Online Feedback

In addition to comments received through the engagement workshops, 11 comments were submitted through the LetTalkSquamish website and 7 emails were submitted.

These submissions included the following feedback regarding the draft Garibaldi Estates Neighbourhood Plan:

- **Support increased development opportunities beyond what is already proposed.**
 - Allow developments outright, without re-zoning.
 - The proposed FSR of only 0.6 for townhouse developments is unreasonable.
 - Consider making the "Ground Oriented Residential Designation" consistent with the "Medium Lot Residential Designation" with 50% coverage and a max FAR of 1.0
 - Consider increasing base density especially where underground parking can be provided to allow for more open space to help offset the costs of underground parking.
 - Consider a base townhome density of 0.6 FAR, with an Amenity Cost Charge contribution.
 - Allow bonus FAR density 0.2 FAR (to 0.8) based on provision of underground parking and 25% existing site + landscape preservation.
 - Allow apartments along Mamquam Road.
 - Increase permitted site coverage and building height of Ground Oriented Residential area to match the Medium Lot Residential area.
 - Allow townhouses in the Read Cres & Read Pl area by applying the Ground Oriented Residential designation to the entire area instead of Medium Lot Residential.
- **Support Diamond Head Road as a vibrant, pedestrian-oriented high street rich in amenities**
 - Discourage traffic with traffic calming measures and very low speed limit
 - Do not allow long term street parking, limit to 15-minute loading and pickup drop off.
 - Support large plaza or row of cafes, restaurant, food truck, shops with outdoor seating
 - Support residential development on commercial property in Garibaldi Village.
- **Residents' opposition to increased density has been ignored.**
 - The plan does not represent community feedback.
- **Densification in the Garibaldi Estates will erode livability and safety.**
 - Increased traffic on inadequate roads without proper pedestrian and cycling infrastructure will impact safety. Better active transportation must come before densification.
 - Parking and storage requirements should be higher to avoid challenges seen in newer developments.
 - Additional development is not helping affordability, new developments are not affordable.
 - Development will degrade greenspace, the environment and farmland.

- **Limit the scope and impact of increased development.**
 - Do not allow townhouses in the Ground Oriented Residential area
 - Do not allow townhouse development to be accessed off Read Cres, restrict access for townhouse developments to major roads: Skyline Drive, Mamquam Road or Garibaldi Way
 - Complete the Mashiter flood study and consider reduced building heights if no flood construction level is required.
 - Prioritize carriage homes, secondary suites, duplexes and triplexes over townhomes.
 - Change the designation of part of all of 2246 Read Cres to Medium Lot Residential to align with smaller adjacent properties on Read Cres.
 - Do not support density increases in the Read Crescent area that would increase traffic.
 - Increase parking requirements for new development. On Diamond Head Road require 2 parking spaces per dwelling unit.
 - Redesignate properties on east side of Diamond Head Road from Mixed Use Residential A to Ground Oriented Commercial to reduce impact on properties along Kalodon Road.
 - Incentivize or require rooftop gardens, green roof and solar.
- **Remove policy to establish a pedestrian realm plaza in Garibaldi Village**
- **Model future land uses to understand housing needs and update the OCP.**

EMAIL SUBMISSIONS

Email 2024-07-12

We found that the June 26, 2024 presentation and discussion meeting for the Draft of Phase-4 of the Garibaldi Estates Neighbourhood Plan (GENP) was well organized. It was a good idea that after general presentation there was an opportunity to talk to yourself and Jonas and present our feedback and concerns on what is being proposed. We understand that the prepared package was based on many studies, surveys and meetings conducted with the local residents. As you stated during the presentation, some things previously proposed had to be adjusted to meet the densification requirements imposed by the Government (Bill 44 and other).

Due to lack of housing and the increased traffic congestion there is a huge demand to densify areas close to major communication routes and shopping centres and other amenities. Garibaldi Estates is a perfect sub-area for infill developments. It is clear that from all sub areas Garibaldi Estates Central (GEC) provides the best opportunity for the variety of housing forms, because of large underdeveloped properties. **Decision makers should not be shy to allow outright, without additional re-zoning, developments that will meet the housing demands, site specifics and will not force developers to bankruptcies.**

The GEC has potential not only for townhouse developments but also for small scale apartment buildings. As we expressed during our conversation on site, what is being proposed for the GEC by the Planning Department is not in line what is proposed for other areas. **The proposed FSR of only 0.6 for townhouse developments does not make any sense.** The Government imposed FSR -1.0 is for 4 to 6 units on a standard lot.

We are aware that planning Department does not want to upset the residents who opposed any changes in the area initially. However now It appears that nobody is opposing the new Government regulations, and because of that, people seem to understand that is time to move on.

Regardless to what is being proposed, construction industry is facing new challenges. The construction costs rose drastically from the time the GENP started. The interest rates to borrow money went up drastically and remain high. On the top of that, local municipalities are hoping to get more money from developers in a form of community contribution, etc All above factors are huge obstacle for developers to provide affordable housing and/or housing in general. As per recent article in Vancouver Sun (link below) many developers are experiencing financial difficulties forcing them to bankruptcies.

<https://vancouversun.com/business/real-estate/vancouver-to-fraser-valley-court-ordered-development-sales-are-everywhere>

It is very unfortunate that at the time of green light showing at the end of a tunnel for GENP, the good times to build are gone. If the Planning Department and the Council will not take into account construction industry struggles, the housing inventory will not increase. From the feedback we get from local residents quite a few are ready to downsize, since the kids left home and it is harder and harder for them to take care of their properties. They no longer have energy or desire to have

vegetable and flower gardens. The kids or grand kids nowadays are not interested in this hard work as they value easy lifestyle.

We hope ours and other people's comments will be taken into account when the final document will be prepared for the Council vote. The future of the GE housing inventory and well planned development is now in your hands and we trust that the right decision will be made to allow for efficient use of land and well planned developments, serving people for many years.

Email 2024-07-17

Consider making the "Ground Oriented Residential Designation" consistent with the "Medium Lot Residential Designation". The new R-1 zone allows for a lot coverage of 50% and has no floor space ratio restrictions for multiple dwelling uses. The way it is currently written a higher density is achievable on the Medium Lot Residential areas. A similar or higher floor space ratio should be achievable under the "Ground Oriented Residential Designation"

Consider increasing the proposed ground oriented residential maximum allowable floor space ratio from 0.8 to 1.0. Consider restricting the site coverage of these sites to 50%. Both of these changes are in line with the new Provincial Legislation. Consider apartments along Mamquam Road.

Most of the Garibaldi Estates single family lots were recently rezoned to R-1. The minimum allowable lot size in the R-1 zone is 690 square metres, while the minimum lot width is 18.36 metres, and the minimum lot depth is 27.4 metres, for a total of 503.06 square metres.

Why is the minimum lot size not consistent with the minimum allowable lot width and minimum allowable depth? The minimum lot size should be 503.06m².

A 503.06 m² lot totals 5,415 square feet, which at a 1.0 FSR, would allow for four 1,354 square foot units. At a 50% site coverage the floorplate is 2,708 square feet.

Realistically, a typical floor plate is in the order of 600 square feet per unit in a fourplex (Including a garage) which would result in a floor plate of 2,400 square feet and, at a 50% site coverage would require a lot totalling only 4,800 square feet (445.9 m²). This flexibility would better conform with the recently adopted Provincial Multiplex Legislation and provide better flexibility for home builders in the community.

Email 2024-07-19

Hi planning there has been a large shift to increase density by many in the Neighbourhood. It appears smaller parcels density exceeds that of large parcels which does not seem equitable or consistent. I would ask planning consider increasing base density especially in occasions where underground parking can be provided to allow for more open space to help offset that costs of underground parking. This is one area in Squamish where parking can be sub terranean to provide a more diverse development design.

Email 2024-07-31

For the Zoning, perhaps consider the following suggestion.

1. Assuming a Base Density conventional townhome site with a 0.6 FAR plus ACC
2. The addition of a Bonus Density 0.2 FAR based on provision of an Underground Parking and 25 % Existing Site + Landscape Preservation. This would result in a .8 FAR plus ACC as a base density “pre zoned “ in lieu of the .6 (with no built in preservation) The additional .2 would offset the costs of providing an underground parking

Email 2024-08-16

Our team has reviewed our discussion regarding the impacts on [our] property, such as a reduction in ground-oriented retail floor space along with the future development potential of the property and continues to be unsupportive of the following policy restriction as described below:

- *For properties 2.0 hectare in size or larger within the Commercial Core area at the time this plan is adopted, rezoning applications to expand the gross floor area, floor area ratio, or height beyond what is permitted under existing zoning must address the following considerations in development design:*
 - *Ensure building design has a maximum north-south dimension of 65 m.*
 - *Should multiple buildings be proposed, site design must ensure buildings are separated by a minimum 35 metre from one another. This 35-metre separation is intended to function as a pedestrian realm plaza located at ground level for use by employees and customers of all ages and abilities and to provide east-west connectivity through the built form for customers.*
 - *Provide direct access to an accessible washroom facility from the plaza.*
 - *Establish a significant landscaping buffer to provide visual screening separating the parking area from the plaza and commercial development.*
 - *Provide significant electric vehicle and e-bike charging stations close to the plaza.*
 - *Provide parking spaces for use by a car share operation close to the plaza.*

With that being said, the team is excited and supportive of the remaining policies as the District envisions accommodating and promoting growth in the area. We look forward to being a part of the expansion plans envisioned for the area and are open to discussing the site-specific applications and rear lane access as projects are received at the District of Squamish.

Email 2024-08-27

a couple key points from our discussions with owners , several brokers and inturn there discussions with developers on what would make a project on our street viable

I for one was opposed to the project originally but as it stands, I understand the need and the vision the DOS has for the neighborhood plan. So I and many other residents are trying place a value on our homes. this led us into discussions with brokers on what their perfomas would like , how

much does it cost to acquire the land ,soft costs to develop and construct, and ultimately the profit margin for them after resale.

a couple hurdles we saw with the models they were proposing was ;

- construction costs with concrete retail on the bottom, this is a lot more than just the wood residential
- if the FSR was a higher density it would allow , for a greater dispersion on construction costs and create more units for more affordable housing .7 – 1.6, could this be increase to 2.0 or higher
- residents value their homes in the discussions I have had with them anywhere from 2 million to 6 million on this street and I am wondering if people are saying their holding for 6 million how viable this plan is i.e. will developers want to buy 1 parcel or two assuming that this project would take decades to assemble enough land to make it make financial sense. how does a laneway get put in on the east side of Diamond head if there are so many lots blocking it?

we have had several discussions and run model numbers and below is an example for our discussions

Attached is a sample proforma for the 3-lot land assembly.

Key assumptions include:

- Land Price: \$10,000,000
- Revenues: \$920/sq.ft. for residential, \$865/sq.ft. for retail
- Building form assumption is 4 levels, one level concrete podium for retail/parking, plus 3 levels of wood frame above.
- All-in construction hard costs: \$404/sq.ft.
- CAC payable of almost \$1.4Million (\$21/sq.ft of incremental area)
- Municipal DCC's of approximately \$1Million

** this shows a 15% percent ROI and we are being told most developers want 20-30% which correct me if I am wrong would likely be taken from the land costs

Note, this proforma does not factor in any allowance for below market housing or office space. Should that be required by the District that will have a negative impact on the land value.

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Email 2024-08-26

Several residents of the Diamond Head Road community have recently met to discuss the proposed FSR (Floor Space Ratio) plan outlined in the new community plan, specifically the 0.7 to 1.6 FSR proposal for our area. After reviewing the plan and consulting with various real estate brokerages, development firms, and developers, we have concerns about the viability of limiting the FSR to 1.6. as it is not that appealing to developers based on current market conditions and construction costs.

From our discussions, it appears that the proposed FSR does not align with the economic realities of development, which could result in a piecemeal approach that may not be viable within the desired timeframe. This raises concerns about the long-term viability and success of the community plan for our street.

Given the importance of this issue, we would appreciate the opportunity to meet with both of you in person to discuss the District's rationale behind the 0.7 to 1.6 FSR limitation and explore potential adjustments that could better align with the needs and goals of all stakeholders. we would very much like to meet ahead of the next council meeting so our concerns and comments can be raised in the appropriate fashion

LETS TALK SQUAMISH SUBMISSIONS

LetsTalkSquamish June 2024

Would like to see to be incentivized or required in the new Garibaldi Estates

LetsTalkSquamish June 2024

I attended the June 19th session on estates centre as well as all previous community engagement sessions on this neighbourhood plan my comments to improve the plan are as follows: - Apply the proposed zoning which does not allow townhouses from area 3 to area 4 to avoid the extreme increase in density that will otherwise occur and create a consistent community. It is extreme (more then an order of magnitude in density) to move from a VLR lot with a single house to townhouses. This has been the consist feedback from the majority of our community throughout this process. This would allow a very significant increase in density and respect the wishes of the majority of the community. This plan as presented is a 20-year plan not a 100 year plan. If the area went from current density to something consistent with the Estates North and East it would be more reasonable for a 20 year plan.

- If townhouse are to be allowed there should be a requirement to have the vehicle exit ONLY to a major road specifically Mamquam or Garibaldi way. This is in addition to the current proposed frontage and size constraints proposed. As an example this would ensure if townhouses are built on the horse field and adjacent investor owned properties don't cause major increases on Read Cres. Pedestrian or bike access to adjacent residential streets would be reasonable.

-At the information session it was reported the district is working on a GIS study to determine the overall makeup of the housing options in Squamish. This study should be fast tracked. Given the vast numbers of recently built townhouses and condo's with many more under construction perhaps we will learn there we do not in fact have a missing middle. It was reported that the district doesn't actually know this information and presumably is therefore unable to plan for a reasonable balance.

-The study to determine if there is a flood risk from the Mashiter should be prioritized. If there is not in fact a flood risk it is my understanding building heights would be reduced by ~1M which would (slightly) reduce the impact of new buildings.

-Carriage homes and secondary suites, duplexes and triplexes should be prioritized over townhomes as these are much more likely to result in increased rental accommodations with owners living on one of the suites. They would also be more aligned with the neighbourhood character and likely to provide green space and maintenance of the large tree canopy. Given the cost of a modern townhouse is well North of \$1MM these are not going to result in more affordable housing.

-The area on the West side of Hwy99 that is currently zoned for commercial should be considered for higher density residential since this could be built without minimal impact to existing residential areas.

-The lot in Estates Center that extends to Read Crescent should moved to the Estates North with aligned zoning. It is completely inconsistent with the rest of the street and will have a hugely and

unfair negative impact on the adjacent properties. As an alternative allow the lot to be split so the portion of Read Cres is zoned consistent with the rest of the street while allowing the back half to be zoned consistent with Estates Center.

-Parking in other areas of Squamish that has underdone redevelopment is significantly inadequate in my opinion. Let's learn from this obvious mistake and ensure all new units have adequate parking. We live on a highway, it rains...a lot, we are a relatively affluent community. Most residents will own vehicles 15 min transit will not materially change this. In the future as the transportation fleet electrifies even more residential parking (versus street) will be required with access to electrical infrastructure.

-The OCP needs a refresh it is constantly referenced in a manner that over rules the feedback of the community in this engagement despite the dated nature of the OCP and large participating group.

-The lots on the East side of Diamond head road should be moved to area 3 so the split in density runs along the street. The impact on the properties on the West side of Kaladon Rd does not look reasonable given the heights proposed.

LetsTalkSquamish July 2024

Looking at stage four, it is obvious that the neighbourhood concerns around Read Crescent have been largely ignored. The people who had expressed their ideas and wishes have been silenced and the majority of neighbours I have spoken with that live on Read Crescent are no longer participating in the process because they feel that the district planners will do exactly what they want and have not listened to the concerns of the community. This was a group who was actively participating in the process and they are no longer a part of the process. I think it would be irresponsible of the current council to adopt the current Garibaldi Estates Neighbourhood Plan into the Official Community Plan (OCP). It is no longer a representation of the community but rather represents the will and vision of a few city planners.

The large parcels surrounding Read Crescent have been now included in GE CENTER. I do not agree with this. The neighbours around Read Crescent have expressed strong concerns with including the priorities that run next to Read Crescent on the EAST side and that has been ignored throughout the entire process. I ask that the city does not add traffic to Read Crescent with the builds as it is a wonderful community with children playing. Townhouse development should be entered and exited off on Mamquam / Garibaldi / Skyline - these are already major through ways. This will keep our community more intact and our street more liveable than adding unnecessary traffic to the street.

LetsTalkSquamish July 17, 2024

The Garibaldi Estates is the most centrally located, walkable neighbourhood in all of Squamish. Density should be encouraged. The permitted allowable site coverage and allowable building heights in the Ground-Oriented Residential designated areas should be consistent with the Medium Lot Residential designated area to the north. Apartments should be permitted along Mamquam Road.

LetsTalkSquamish July 14, 2024

I urge the District to have a bylaw that requires the developments on Diamond Head rd to provide 2 parking stalls per dwelling built. The province allows developers not to provide parking when there are bus stops close together. This would mean the buildings on Diamond Head could have street parking only, which will choke our neighborhood with cars. People living to Squamish will certainly have one vehicle per adult in the household since we are away from the city and the demographic is very active. The entirety of the neighbourhood will become a parking fiasco if all the new dwellings don't have enough space to park.

LetsTalkSquamish July 27, 2024

Firstly, thank you Squamish, this process has been an involved process and you are correctly looking at a central area within Squamish to increase densification in a planned manner. As an owner within Garibaldi Estates for over 8 years, I appreciate this will bring a change to the environment, however it is more logical to change this area than continue to sprawl the community. It's easy to say not in my backyard, however this is a good decision for the community. My only comment is why combine the area around Read Place in the Medium Lot Residential? This area is close to Highlands Way as an exit from the Estates, it is directly adjacent to the higher density properties on the other side of Highlands Way. Makes more sense that this Read Place area is aligned to the Ground Orientated Residential that it is adjacent to vs combining with Estates North. In reality won't really change much around what can be built except on a couple of larger properties, just appears to be a more logical zoning alignment

LetsTalkSquamish July 28, 2024

I'm glad to see the vision for Diamond Head Road is "a vibrant, pedestrian-oriented high street rich in amenities". I hope it's truly optimized for pedestrians, with through traffic discouraged via traffic calming measures combined with a very low speed limit (15-20 kph) and no long-term street-level parking, maybe just a handful of 15-minute loading zones for pickups/dropoffs or picking up takeout food. It would be wonderful to have a large plaza or row of cafes, restaurants, food trucks and other shops with lots of outdoor seating within view of a kids play area, fenced off from traffic. (like Locavore, times ten)

LetsTalkSquamish July 31, 2024

I am extremely concerned densification of Garibaldi Estates will further erode livability and safety of our town, in particular due to increased traffic in the absence of adequate infrastructure upgrades; further decrease in affordability; and will damage our environment. **TRAFFIC:** Our OCP cites livability, health and wellness, accessibility and community connectedness among its key values; yet the DOS continuously approves developments with insufficient parking and without upgrading roads to accommodate increased vehicle traffic on local streets never designed to accommodate major traffic volume. Provincial design guidelines for shared vehicle-cycling lanes recommend 500 vehicles per day to a maximum of 1,000; and a speed limit of 30km/hr. Yet, Highlands Way Nth, Perth, Skyline Drive, and The Boulevard -- all residential streets with dozens of driveways -- now see vehicle numbers far in excess of this. The result is extremely unsafe roads for pedestrians and cyclists, children risking their lives walking to school, and a reduction in livability and community connectedness while encouraging vehicle use. Increasing density in Garibaldi Estates will make our neighbourhoods less safe than they already are thanks to poorly designed development approvals

thus far. **PARKING AND STORAGE** The lack of parking in most new developments has clearly led to massive on-street parking by residents. One need only compare Shannon Estates -- where every townhouse has a crawl space + single car garage + 1-3 parking spots per unit + ample visitor parking, with any other newer development and the evidence is clear that cramming as many homes onto a small piece of land is not in keeping with our community values. It's time to learn from past experience and ensure that every single development in our town needs to be better thought out. **AFFORDABILITY** There is no evidence that new developments is improving affordability. The supposed "missing middle" 2br cottages in Garibaldi Springs are \$958k: this is not affordable. Examining the city of Richmond's supply vs demand over the past decade has demonstrated that even when supply outpaces demand, prices continue to skyrocket due to additional factors that impact housing prices. **ENVIRONMENT** Removing what little remaining greenspace we have in this town and replacing it with high density buildings will do further damage to our environment. This is at odds with our town's commitment to our planet. The arable farmland of the VLA should not be destroyed. It seems to me developers will be the only ones to benefit from the densification of Garibaldi Estates; while the key values in our OCP continue to be ignored. I sincerely hope lessons can be learned from what has happened to our town to date, and the densification of the estates does not go ahead until our OCPs key values are given the weight they deserve.

LetsTalkSquamish July 31, 2024 – Response to Comment Above

Thank you for saying this!!! I couldn't agree more. I'd add to your comment "roads should be roads, efficient and with higher speed limits: these roads should be purpose-built according to accepted design guidelines and NOT narrow, residential streets with poor sight lines merely labelled as "collector roads".

LetsTalkSquamish July 31, 2024

It is essential to create safe streets. Highlands way North is already a massive danger with no sidewalks and limited bike lanes- density becomes deadly if there is not proper infrastructure. This MUST come first. Right now, everyone is frustrated, drivers pedestrians, cyclists, locals, and tourists. Streets should be slow streets, 30kph max. Roads should be roads, efficient and with higher speed limits. There must be safe spaces for cyclists and pedestrians, and this MUST come before densification. Everyone suffers when the streets aren't safe.



Garibaldi Estates Neighbourhood Plan

DRAFT

June 2024

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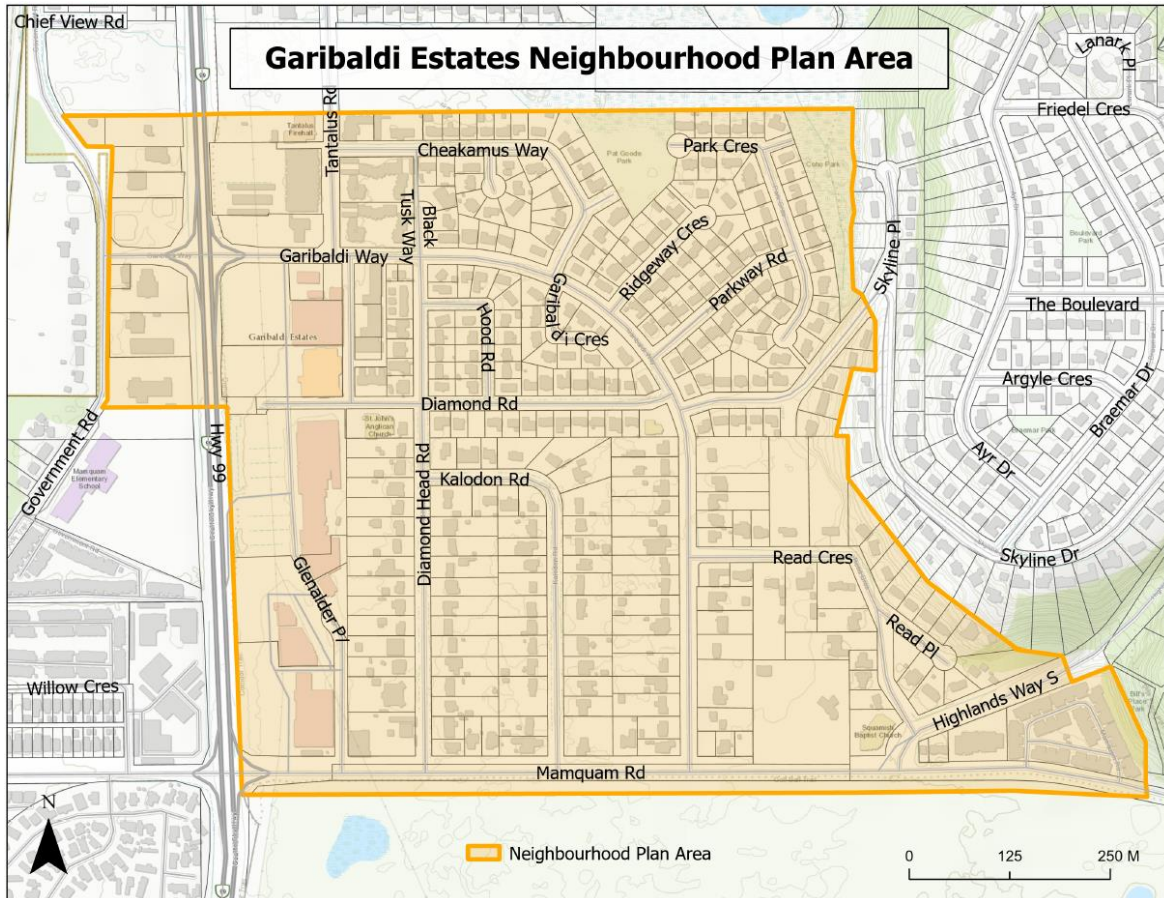
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INTRODUCTION

DRAFT

Plan Area

The Garibaldi Estates Neighbourhood Plan area encompasses the land north of Mamquam Road, south of the Pat Goode and Coho Park's north boundary, west of the slope leading to the Garibaldi Highlands, and east of Highway 99, plus commercial properties west of the highway near Garibaldi Way. The plan is meant to guide future growth where there is additional capacity for future housing and employment space in the area.



Garibaldi Estates Neighbourhood Plan Area

The Garibaldi Estates is a centrally located neighbourhood within the District of Squamish. Residents of the Garibaldi Estates appreciate many aspects of the existing neighbourhood. The neighbourhood encompasses friendly streets, mature trees, access to excellent parks, connections to trails and bike paths, and numerous walkable commercial services and employment opportunities. A range of existing housing forms contribute to housing diversity; however, the area has limited dedicated rental buildings. These attributes make the neighbourhood an excellent place to live.

The large 'VLA' lots are a unique aspect of the neighbourhood. These lots were created as a soldier settlement program under the Veterans Land Administration, a branch of the Department of Veterans Affairs. The Veterans Land Act was developed during WW II and the Korean War, following a Canadian tradition dating from the 17th century of settling returned and ex-soldiers. One goal of the program was to ensure stability for the returning veterans. To enable this, agricultural activities were supported on the VLA lots so that veterans could earn additional income off the land. Municipal zoning guide land use on

VLA lots rather than Federal regulations; historically, subdivision has been controlled by the District of Squamish V.L.A. Subdivision Bylaw 211, 1966.

The VLA lots represent an important opportunity to accommodate diverse housing options within the neighbourhood given their large size, central location, low flood hazard, access to amenities, and proximity to transportation options. Many of these characteristics apply to residential areas across the Garibaldi Estates neighbourhood. In recognition of this, the Official Community Plan (OCP) includes policy direction to provide opportunities for increased housing diversity and density within the Garibaldi Estates, and to initiate a public process to repeal the 'District of Squamish V.L.A. Subdivision Bylaw 211, 1966' to support infill development near the Garibaldi Village commercial area. This direction is well aligned with the 2023 Squamish Housing Needs Report, which indicates that a significant amount of new housing is needed within the horizon of this neighbourhood plan.

Plan Purpose

The Garibaldi Estates is a centrally located neighbourhood well connected to community services and infrastructure; the neighbourhood is identified in the OCP as a key neighbourhood to accommodate some of the expected growth in Squamish. This Neighbourhood Plan is intended to provide coordinated direction for land use, housing and employment space supply, transportation, infrastructure, recreation, and service provision in the neighbourhood. The Plan helps to manage change and inform how the community vision and needs may be achieved over a 20-year horizon (2044). Because it is expected to meet evolving needs, the Neighbourhood Plan may require multiple updates and amendments during its life. The plan is meant to be a flexible and living document.

Public Input

Community engagement has been conducted throughout the Estates Planning Process with focus on engaging the current residents of the area, as well as with the broader community and community organizations. Engagement activities for the planning process are outlined below:

- **Stage 1 - Project Initiation**
 - Project kick-off, Council approval of engagement initiation.
- **Stage 2 - Engagement Kick-Off**
 - Launch of *Let's Talk Squamish* page.
 - Initial survey, idea sharing, mapping, and open houses.
- **Stage 3 - Future Neighbourhood Scenarios**
 - Small-group discussions
 - Future possible land-use scenarios presented to the community for consideration.
- **Stage 4 - Proposed Land Use and Policy Plan**
 - Open houses and online engagement regarding the draft land use and policy plan.
- **Stage 5 – Bylaw Adoption**
 - Public Hearing process and Council consideration.

Stage 2 Engagement Activities

Let's Talk Squamish was used as the primary hub for engagement activities in Stage 2 of the Garibaldi Estates Planning Process. The platform hosted multiple activities including surveys, an opportunity to ask

questions, a mapping exercise, and a vision & ideas activity. The engagement platform saw considerable use over the course of Stage 2.

Two open house events were held in October 2021. Two virtual open houses were also held in October 2021.

In support of the Garibaldi Estates Neighbourhood Planning Process, Squamish Climate Action Network, a local non-profit organization involved in local food systems policy, hosted a Garibaldi Estates Agriculture and Food Assets Workshop with the Squamish Food Policy Council. The workshop focused on several questions related to food production and opportunities to integrate food assets within the neighbourhood plan.

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. An Archaeological Overview Assessment was completed at the request of Squamish Nation. The two Nations have been kept up to date on progress in the planning process via email and the online referral system.

Stage 3 Engagement Activities

For Stage 3 of the planning process, future land use scenarios were developed for the Garibaldi Estates Neighbourhood; these scenarios presented options for how to manage change the Garibaldi Estates in the coming years as the neighbourhood evolves together with other Squamish neighbourhoods.

Community engagement regarding land use scenarios was initiated in February 2023 and focused on small group meetings. The intended discussion format for the meetings was to provide an opportunity for questions and discussion regarding land use scenarios and emerging ideas. Feedback from these sessions informed development of the draft Plan.

Squamish Nation Staff met with District of Squamish staff regarding the neighbourhood planning process in April 2023. Squamish Nation members suggested opportunities for reconciliation that could be considered, these suggestions have been integrated into policy development.

OurSquamish, a Squamish placemaking organization, provided input into the Garibaldi Estates Planning Process regarding placemaking and activating public spaces. Staff integrated the input into policies within the draft plan.

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. The input recommended that the plan support additional height and density for projects that deliver critical housing priorities. These include 100% non-market rental or co-op housing, 100% secured market rental housing, below-market rental 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, and housing developed by or in partnership with the Squamish First Nation. In addition, the SCHS input recommended the plan support additional height and density for redevelopment of existing church, daycare or other institutional uses.

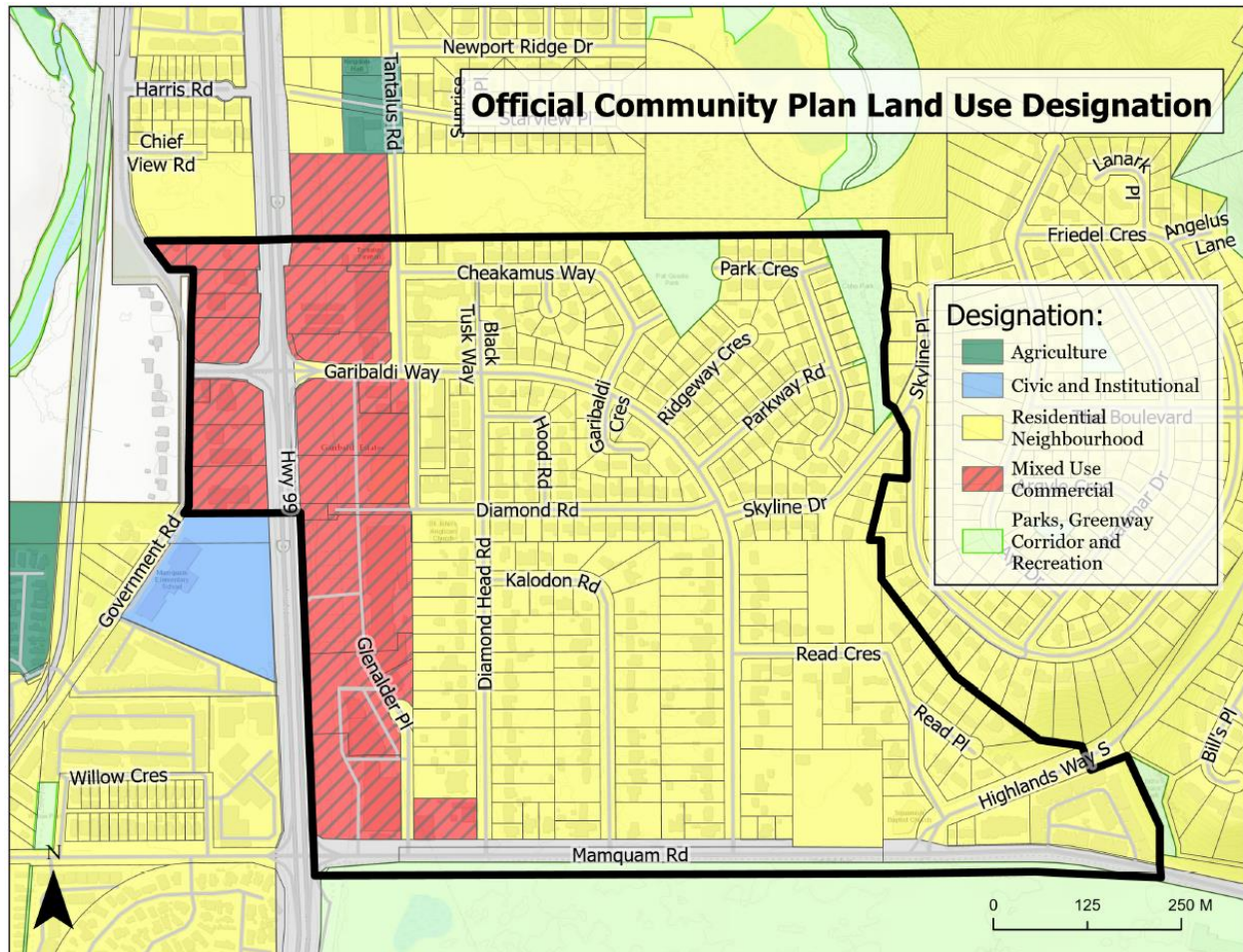
BACKGROUND

DRAFT

Current Planning Policy

Official Community Plan

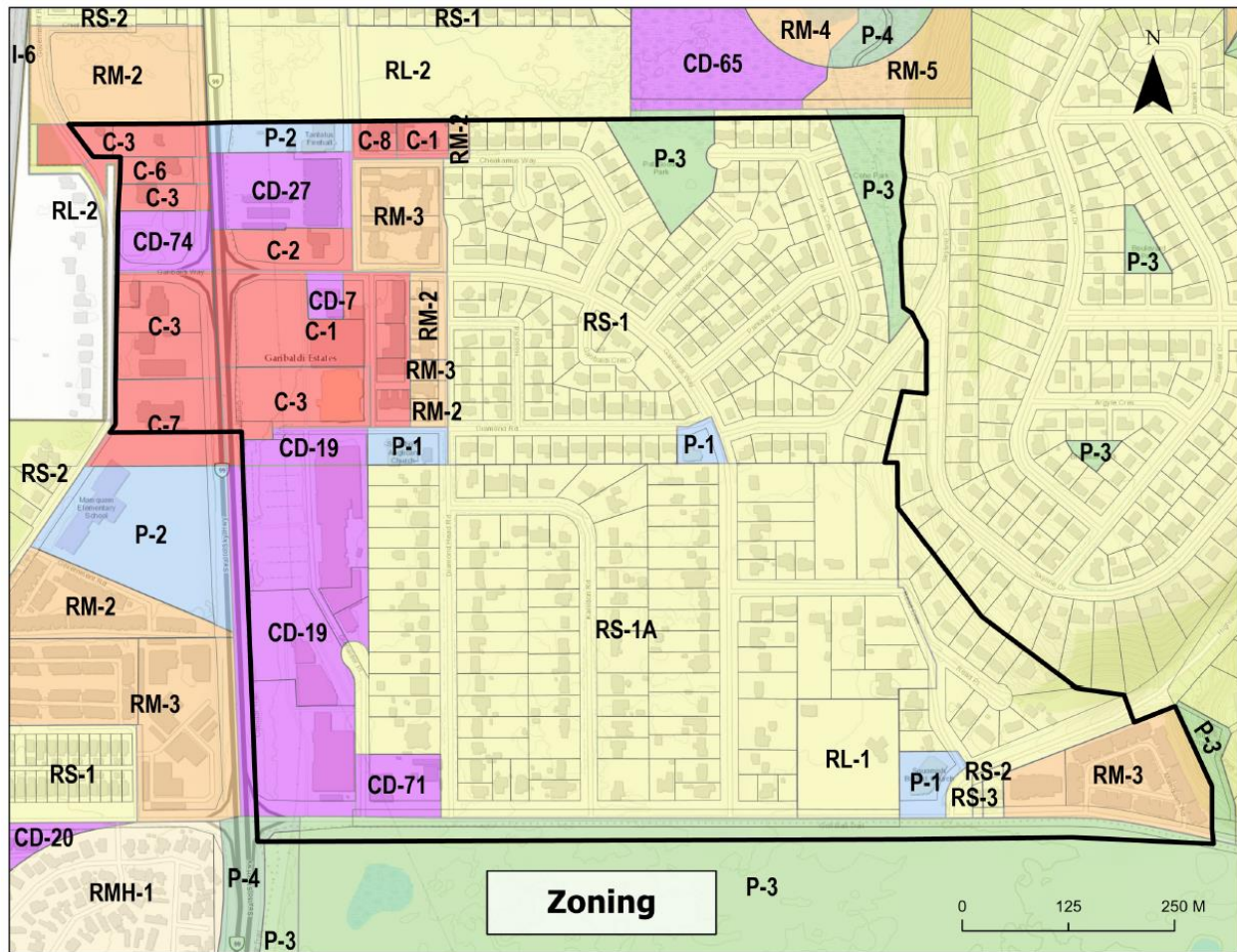
The Garibaldi Neighbourhood Plan is drafted as a schedule to the OCP that provides greater direction on land uses and policies specific to neighbourhood. Prior to the adoption of the Neighbourhood Plan, the OCP land use designations (Schedule B) for the Garibaldi Estates Neighbourhood include **Residential Neighbourhood** across most of the plan area, **Mixed Use Commercial** along the highway, and two parcels designated **Parks, Greenway Corridors and Recreation**.



Official Community Plan Designations

Residential Neighbourhood is intended to accommodate residential growth for Squamish through a diverse mix of housing and employment forms. The intention of these lands is to support complete neighbourhoods; mixed residential and commercial land uses are allowed within these areas. OCP policies support increasing the range of attached multifamily housing types to create compact neighbourhoods and maximize efficient use of municipal infrastructure and transportation. **Mixed-Use Commercial** is intended to support ground level commercial uses with complementary office, professional services and/or residential uses allowed above the first floor. **Parks, Greenway Corridors and Recreation** applies to lands permanently set aside for: provincial, regional, and municipal parks; major recreational areas and natural greenway.

Zoning



Current Zoning

Existing zoning in the Garibaldi Estates includes a range of commercial and residential zones. The commercial area along Highway 99 includes C-1 Local Commercial, C-2 Vehicle Fueling Station, C-3 Tourist Commercial, C-6 Liquor Primary Establishment Commercial, C-7 Highway Commercial, and C-8 Crematorium Commercial. This area also includes several comprehensive development zones including CD-7, CD-19, CD-27, CD-71, and CD-74. Most of the residential properties in the neighbourhood are zoned RS-1A Residential 1, which permits single-unit dwellings as well as secondary suites and accessory dwelling units. Other residential zones found within the area include RL-1 Rural Residential 1, RM-2 Multiple Unit Residential 2 and RM-3 Multiple Unit Residential 3. Three properties which are current or former churches are zoned P-1 Neighbourhood Civic; the District firehall is zoned P-2 Assembly District.

Land Use and Population

Current Land Use

The Garibaldi Estates Neighbourhood Plan area is 77.7 hectare in size, representing 3.2% of land within the Squamish Growth Management Boundary. The following characteristics of the neighbourhood were identified through review of District of Squamish zoning data and BC Assessment data.

- The Estates area is comprised predominantly of low-density residential land use, with single-unit dwellings occupying over 60% of land (excluding road dedication). According to BC Assessment data, 19% of these properties include legal secondary suites or accessory dwelling units (carriage houses). Almost all these properties are zoned Residential 1. One larger property is zoned RL-1.
- Just under 24% of land (excluding road dedication) is occupied by commercial land uses, primarily retail businesses on commercially zoned land.
- Approximately 6% of land (excluding road dedication) is occupied by multi unit residential, including plexes, apartments, and townhouses; most of these properties are zoned RM-2 and RM-3.
- Just over 3.5% of land (excluding road dedication) is used for public parks.

Garibaldi Estates Land Use (Excluding Road Dedication)	Zones	%	Dwelling Units	Dwelling Units/ha
Commercial and Comprehensive Development	C, CD	23.91%		
Civic and Assembly	P-1, P2	2.07%		
Park	P-3	3.65%		
Residential - Single-unit (including 54 with suites)	RS-1	61.38%	338	9.1
Residential - Two-unit dwelling and Small Lot	RS-1/2/3	0.59%	6	16.8
Multiple Unit Residential	RM	5.83%	168	47.4
Rural	RL	2.56%	1	0.6
Total			513	

Dwelling Units by Zoning (BC Assessment and District of Squamish Data)

2021 Census Results

In 2021, Stats Canada conducted a national census of population; the District of Squamish had Stats Canada organize the census results by neighbourhood boundaries. Results of this work provide a snapshot of the population living with the Garibaldi Estates Neighbourhood during the planning process. Dwelling unit totals in the Stats Canada information are significantly below those identified through BC Assessment Data. This likely reflects unoccupied dwelling units such as suites, or dwelling units and secondary suites which were not included in the census data.

Garibaldi Estates Population	#	%
Men	615	51.5%
Women	575	48.1%
Total	1195	
Residents 0 to 14 years old		16.3%
Residents 15 to 54 years old		69%
Residents 65 years old and over		14.2%
Total	1195	

(Stats Canada 2021 Census – 100% Data)

Languages Spoken Most Often at Home in Garibaldi Estates	#	%
English	1020	85.4%
French	15	1.3%
Official Language Not Specified	5	0.4%
Cebuano	10	0.8%
Tagalog (Pilipino, Filipino)	30	2.5%
Other Austronesian	5	0.4%
Punjabi (Panjabi)	55	4.6%
Other Indo-Iranian	10	0.8%
Spanish	10	0.8%
Japanese	5	0.4%
English and a non-official language	30	2.5%
Total	1195	

(Stats Canada 2021 Census – 100% Data)

Occupied private dwellings by type in Garibaldi Estates	Total	%
Single-detached house	270	64%
Semi-detached house	15	4%
Row house	10	2%
Apartment or flat in a two-unit dwelling	20	5%
Apartment in a building that has fewer than five storeys	100	24%
Other single-attached house	10	2%
Total	425	

(Stats Canada 2021 Census – 100% Data)

Shelter-cost-to-income ratio for owner and tenant households in Garibaldi Estates	#	%
Spending less than 30% of income on shelter costs	320	74%
Spending 30% or more of income on shelter costs	115	26%
Total	435	

(Stats Canada 2021 Census – 25% Data)

Private households by tenure in Garibaldi Estates	#	%
Owner	255	59%
Renter	175	40%
Total	435	

(Stats Canada 2021 Census – 25% Data)

Rental Housing

The Garibaldi Estates has limited dedicated rental buildings. These include:

- Sixty-four apartment units at Garibaldi Garden Court at 1951 Garibaldi Way.
- 6 townhouse units at 40351-40361 Diamond Head Road.
- 6 apartment units at 1917-1927 Diamond Head Road.

Zoning on the 3 properties above is restricted to residential rental tenure for a minimum of the current housing units. This ensures that any redevelopment of the property will include replacement of the existing rental units.

In addition, within the RS-1 properties, BC Assessment data indicates that fifty-four properties have suites. These properties could include secondary suites or separate accessory dwelling units, also referred to as carriage or laneway homes. Generally, these types of dwelling units are considered part of the rental housing stock.

Archaeological Potential

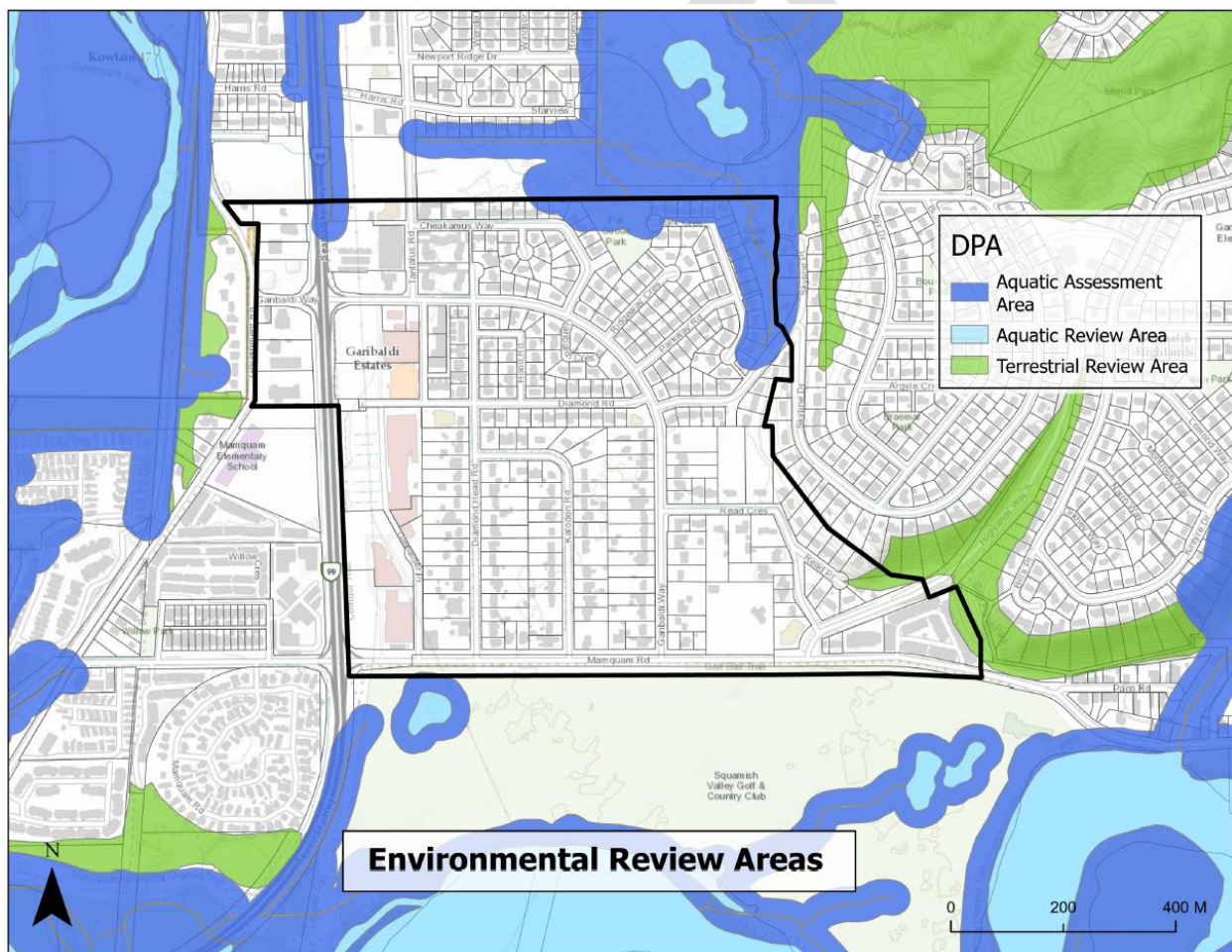
In the initial stages of the Garibaldi Estates Neighbourhood Planning Process, an Archaeological Overview Assessment was conducted for the plan area. Overall, most of the Garibaldi Estates Neighbourhood area is assessed as having low potential for the presence of archaeological material and/or deposits due to the generally flat topography, likely seasonally inundated in the past, and devoid of any significant features or watercourses, aside from the eastern periphery abutting the Garibaldi escarpment. This low potential rating is informed by prior land clearing, logging, road construction, and residential and infrastructure developments that have taken place in the past within the plan area which may have resulted in the destruction and/or removal of any other archaeological sites or materials that may have been present in the area prior to development activities.

Two areas of moderate to high potential were identified, includes a previously identified archaeological site and its immediate surrounding area, and a second area which is comprised of a large flat bench located adjacent to the Garibaldi escarpment that appears to be largely untouched by previous development activities.

Environment

The OCP designates Environmental Review Areas on Schedule K-1. These review areas are identified as either Terrestrial Review Areas, Aquatic Review Areas, or Aquatic Assessment Review Areas. This mapping has been informed by Environmentally Sensitive Areas (ESA) mapping in the "District of Squamish Sensitive Ecosystems Inventory (SEI) and Environmentally Sensitive Areas Mapping" report (January 2016), and the "District of Squamish Wetlands Inventory and Mapping and Watercourse Mapping" report (December 2016).

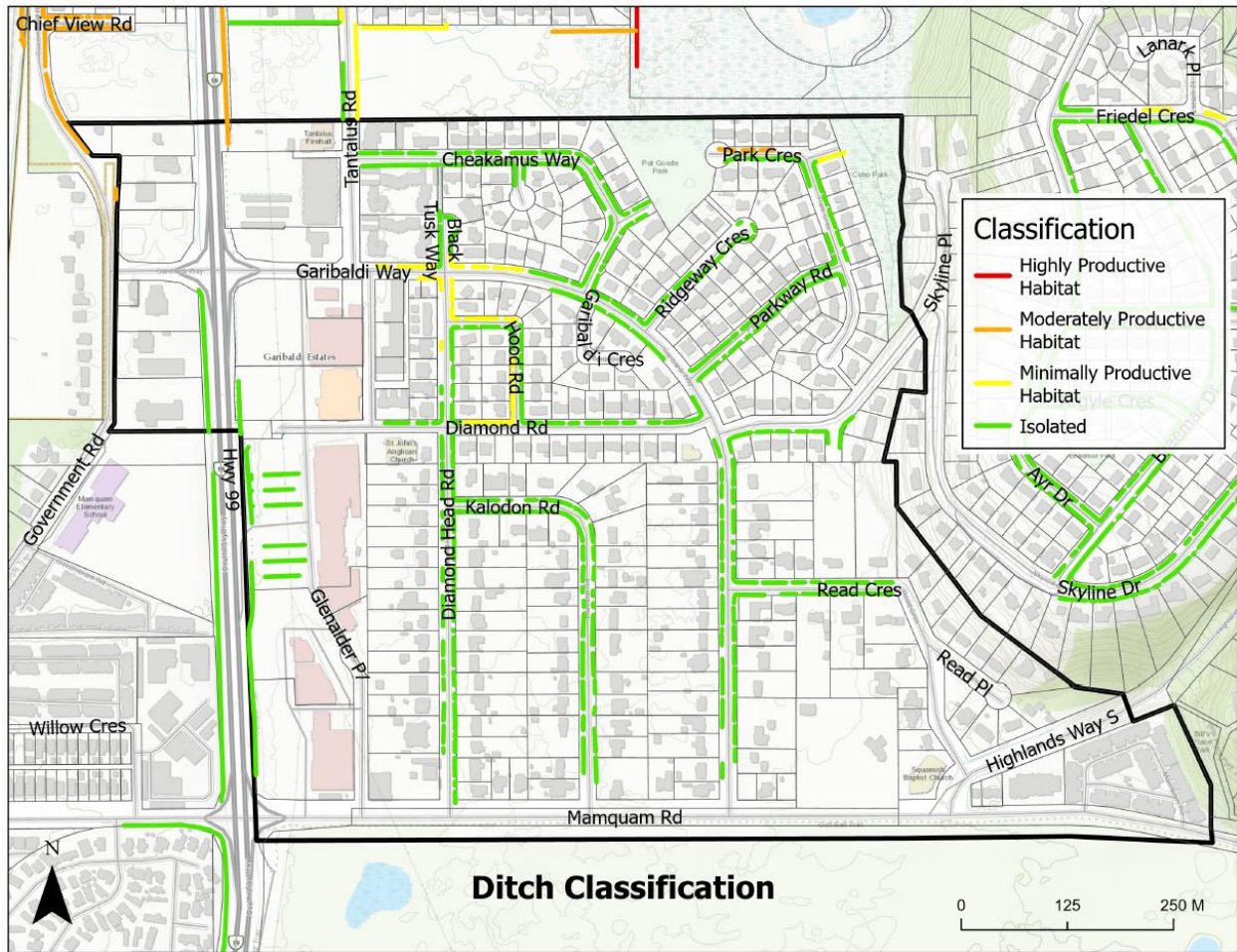
Within the Neighbourhood Plan area, Aquatic Assessment Areas are primarily found in the northeast corner of the plan area along riparian areas within Coho Park and Pat Goode Park, as well as a section of the Corridor Trail in the northwest corner of the plan area. In addition, a limited extent of Terrestrial Review Area can be found in the southeast corner of the plan area, adjacent to Mamquam Road.



Environmental Review Areas 1. OCP Schedule K-1

The OCP also designates the habitat productivity of ditches within the community in Schedule K-2. Ditches are classified as either isolated, minimally productive habitat, moderately productive habitat, or high productive habitat. Within the Garibaldi Estates, a significant majority of ditches are classified as isolated. A limited number of ditches are classified as minimally productive habitat, specifically near the

Garibaldi Way and Diamond Head Road intersection and adjacent to Park Cres. In addition, there are moderately productive ditches at the NE corner of the neighbourhood, at the end of Park Crescent.



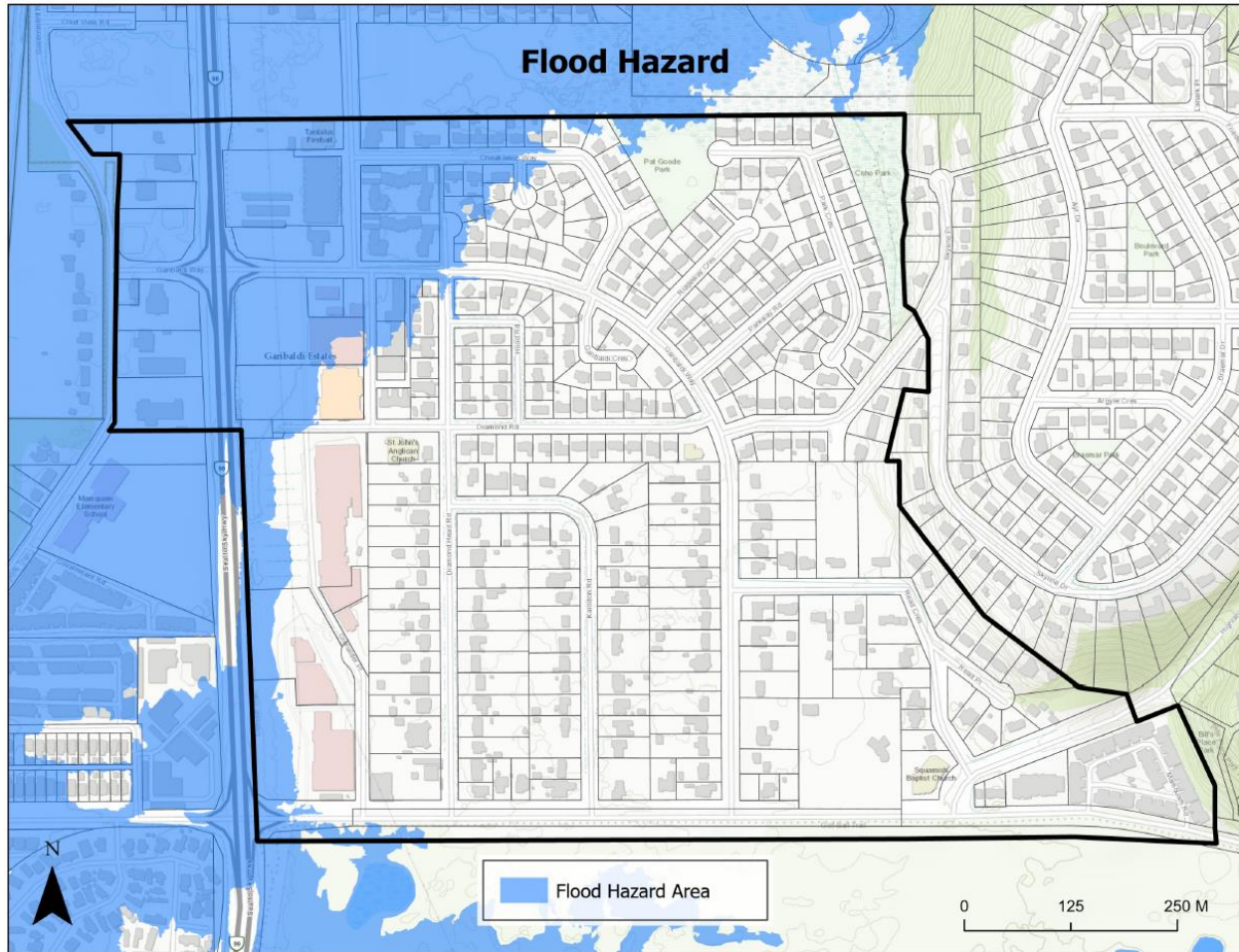
Ditch Classification – Habitat Productivity OCP Schedule K-2

Applications for development within the District of Squamish are subject to Development Permit Area (DPA) 1 guidelines. Terrestrial guidelines in DPA 1 apply to Terrestrial Review Areas as shown on Schedule K-1. Watercourses and Wetlands guidelines apply to aquatic review areas and aquatic assessment areas as shown on Schedule K-1 and ditches as shown on Schedule K-2.

Flood Hazard

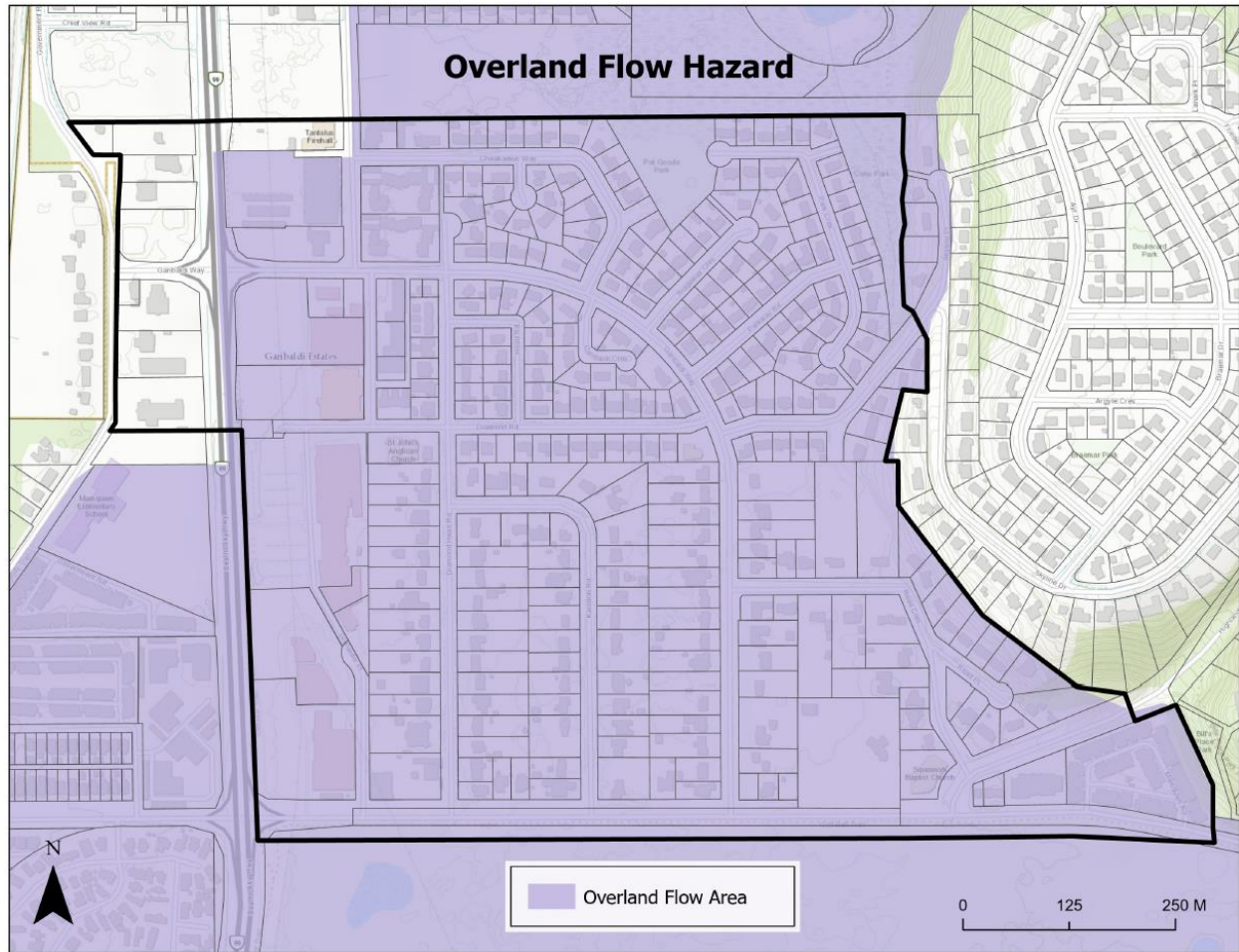
The District of Squamish has evaluated flood hazards comprehensively throughout the community as part of the Integrated Flood Hazard Management Plan (IFHMP).

While the Garibaldi Estates is within a designated floodplain, most areas of the neighbourhood are outside of flood hazard areas identified as part of the Squamish and Mamquam River floodplains. Areas that are encompassed by these flood hazard areas primarily a limited number of commercial properties in the northwest corner of the plan area, adjacent to Highway 99, and a limited number of nearby residential properties.



Garibaldi Estates Flood Hazard Area

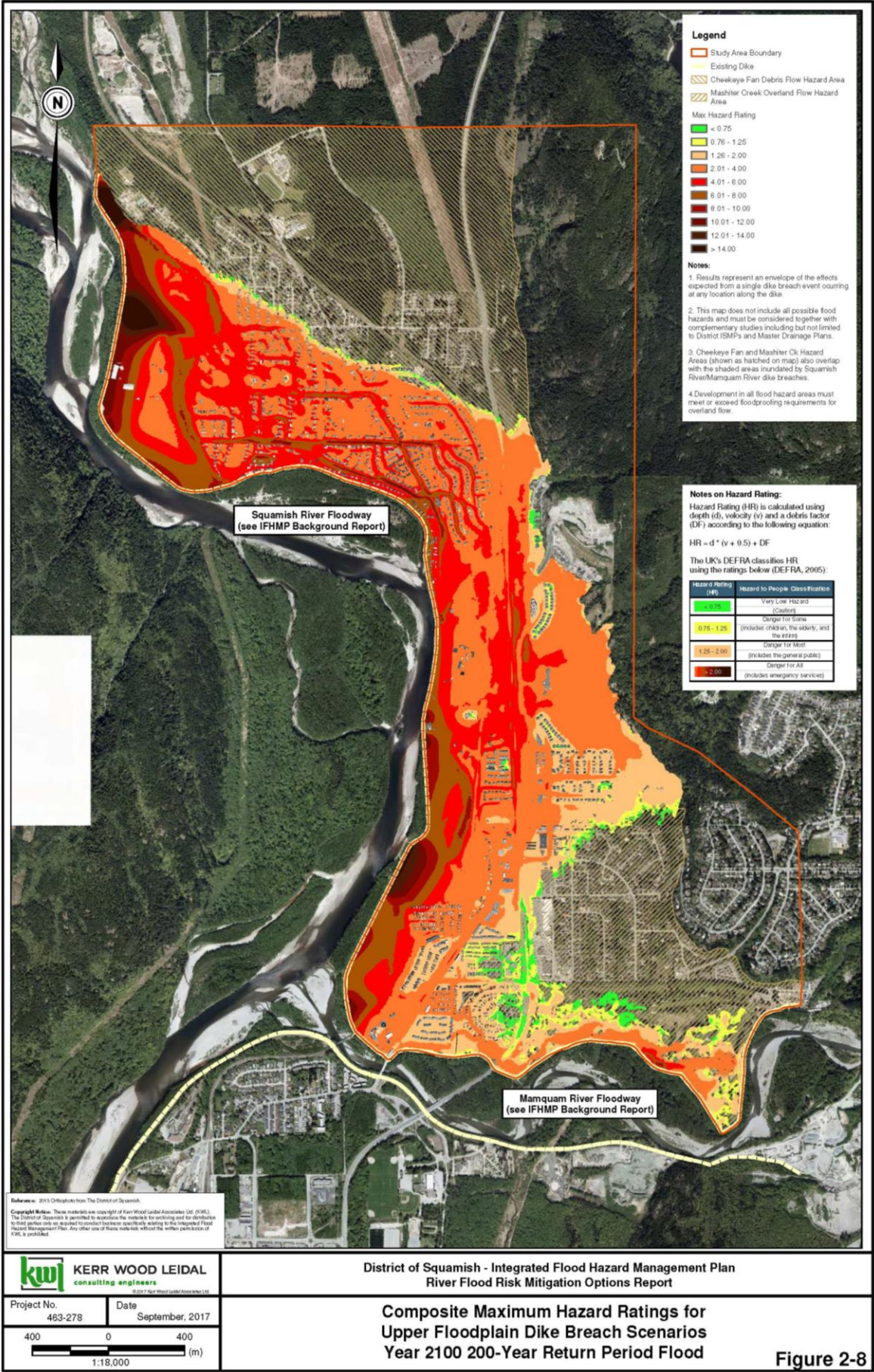
Much of the Garibaldi Estates is an Overland Flow Hazard Area. An Overland Flow Hazard Area is an area where shallow water may flow during a flood event, but where water is not expected to rise to a significant depth. The area has been designated as an Overland Flow Hazard Area due to the potential of Mashiter Creek 'avulsing' (overflowing its banks). In the Overland Flow Hazard Area, development will be governed by the requirement for a Flood Construction Level (FCL) to be 1 metre above the finished grade around the building.



Garibaldi Estates Overland Flood Hazard

Overall, the Garibaldi Estates is considered one of the lowest hazard floodplain areas in the community. This is illustrated in the floodplain mapping contained with the IFHMP. This is illustrated in Figures 2-5, 2-6, 2-7 and 2-8 of the [River Flood Risk Mitigation Options](#). The maximum hazard rating (Figure 2-8) for the northern portion of the community is included below.

Path: C:\0400-0499\463-278\GIS\MXD-RptRiver Flood Risk Mitigation Options\Figure 2-8 Upper Floodplain_Year 2100_Q200_Maximum Hazard Rating.mxd Date Saved: 9/12/2017 3:52:06 PM
Author: DBooth

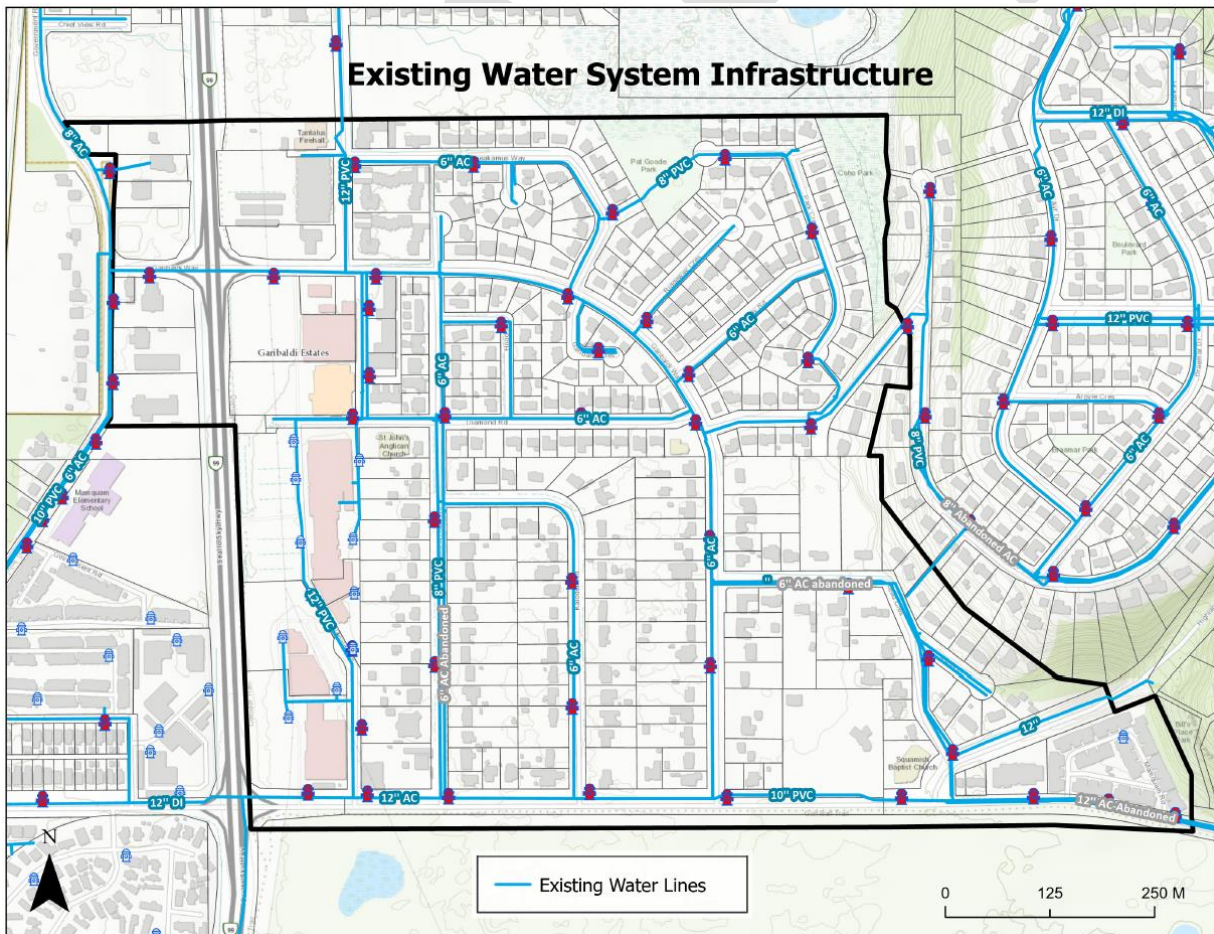


Servicing Infrastructure

Generally, water and sanitary servicing throughout the Garibaldi Estates Neighborhood is connected to larger infrastructure running north-south through the Garibaldi Village Commercial area and east-west along Mamquam Road. The bulk of stormwater management currently occurs through a system of ditches along roads in the residential areas of the neighbourhoods. The neighbourhood's existing water and sanitary sewer systems are described in more detail below.

Water System

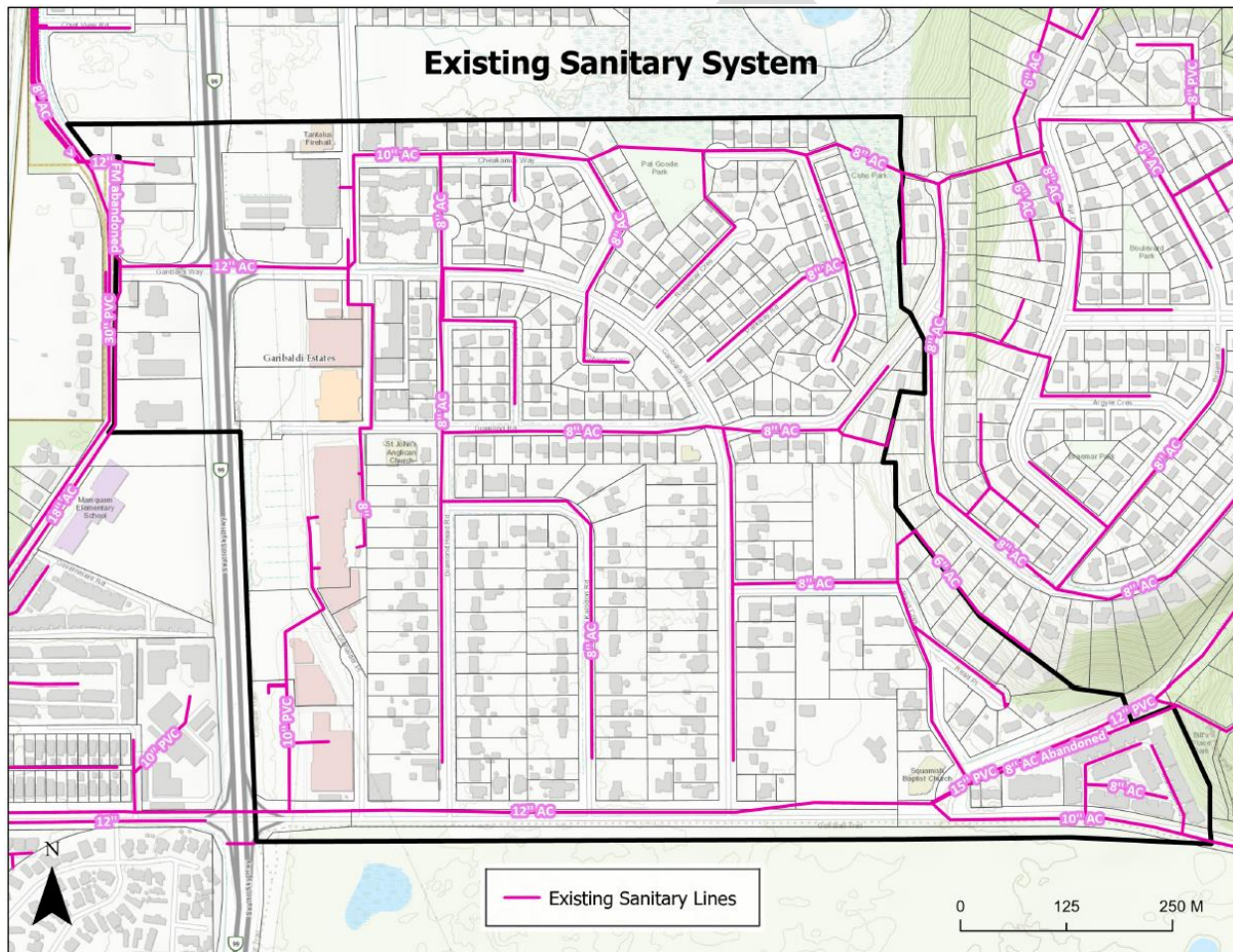
The existing water distribution network consists largely of a mix of newer PVC watermain and older asbestos-cement (AC) watermain, with the majority being AC. 12" watermains are located along Garibaldi Way from Highway 99 to Diamond Head Rd, along Tantalus Road and Glenalder Way, along Mamquam Road from Highway 99 to Diamond Head Rd and east of Highlands Way S. A section of 10" watermain can be found along Mamquam Road between Diamond Head Road and Highlands Way South. Sections of 8" watermain can be found along Diamond Head Road, through Pat Goode Park, and up Skyline Dr. Most other lines in the neighbourhood are 6" watermains. A number of these watermains located within the neighbourhood also service large areas of the community, including areas of significant future growth, and provide critical connections to maintain adequate fire flows throughout Squamish.



Existing Water Infrastructure

Sanitary Sewer System

The majority of the existing sanitary sewer system consists of older AC sewer lines, with a few short sections of newer PVC lines. 12" sanitary lines are located along Mamquam Road and up Highlands Way South, Tantalus Road between Garibaldi Way and Cheakamus Way, and Garibaldi Way west of Tantalus Road. A short section of 15" line can be found on Highlands Way South. 10" sanitary lines can be found on Mamquam Road east of Highlands Way South, through the southern portion of Garibaldi Village, and the west end of Cheakamus Way. The remainder of the network is predominantly composed of 8" sanitary line, with a few limited sections of 6" line. Similarly to the existing watermain infrastructure, some of the sewer lines located within the neighbourhood transmit flow from adjacent areas of the community, and in the case of the main along Mamquam Road, transmit flows from areas of significant future growth.

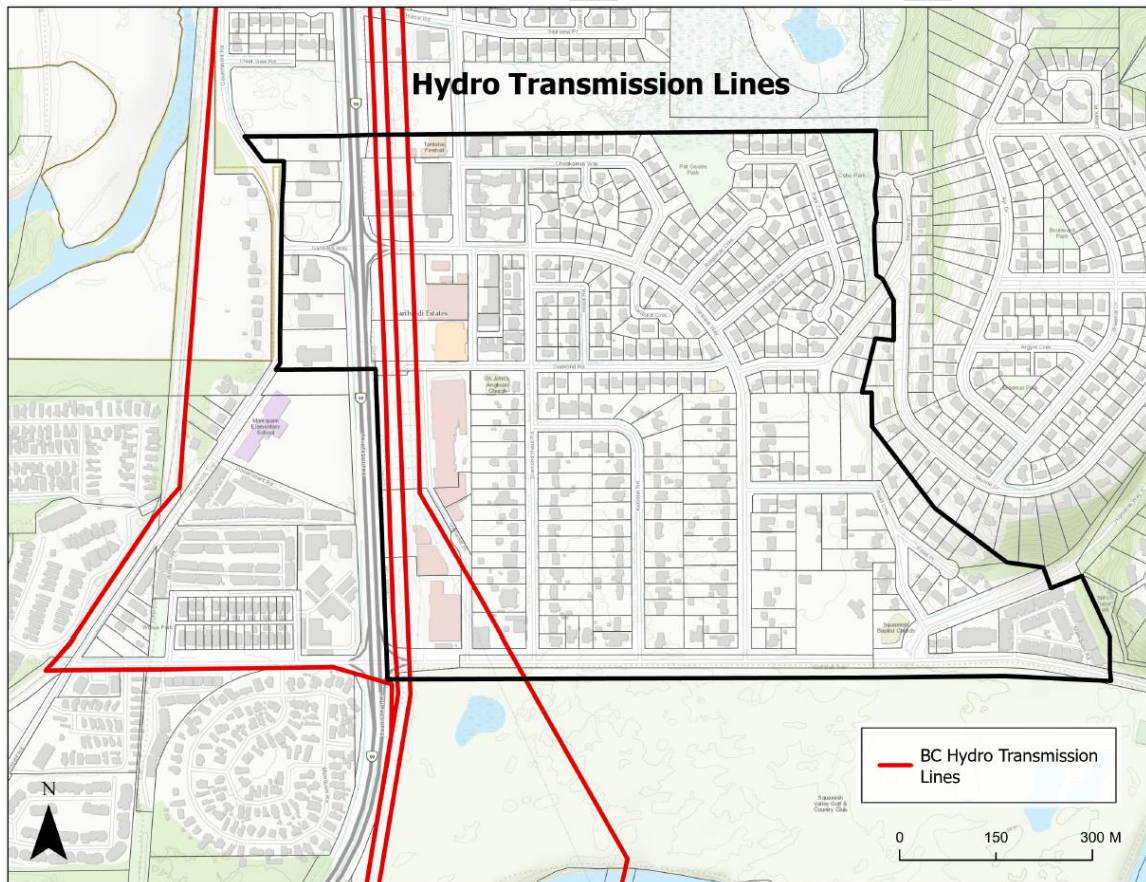


Existing Sanitary Infrastructure

Major Utilities

A significant BC Hydro transmission line corridor runs north-south through commercial properties on the western edge of the neighbourhood plan area. In the southern half of the plan area, two BC Hydro transmission lines converge north of Mamquam Road; moving north the two lines run parallel adjacent to Highway 99 occupying a corridor approximately 82 metre wide. These hydro lines impact potential use of the subject properties. Within this corridor, buildings are not permitted; compatible uses such as trails, gardens or parking may be allowed (subject to BC Hydro approval). Currently parking is the predominant use within this area.

As part of the planning process, staff met with BC Hydro to discuss options for expanding development opportunities within the transmission corridor. Moving the transmission lines underground is possible; in such a move, it may be possible to slightly reduce the overall width of the corridor. However, the cost of such an investment is very significant. In addition, once underground, transmission must remain accessible for maintenance; as such, structures are not permitted above buried transmission lines. Given the limited benefit from such a change, it is unlikely that such an investment would be financially feasible or warranted.



Existing Transmission Lines

Transportation Background

The Garibaldi Estates is served by one arterial road (Highway 99), two major collectors (Mamquam Road and Garibaldi Way), and one minor collector (Tantalus Road). Most of these roads have transit stops, and street parking is generally informal, if not limited. Most roads in the Estates lack pedestrian functionality.

Active Transportation

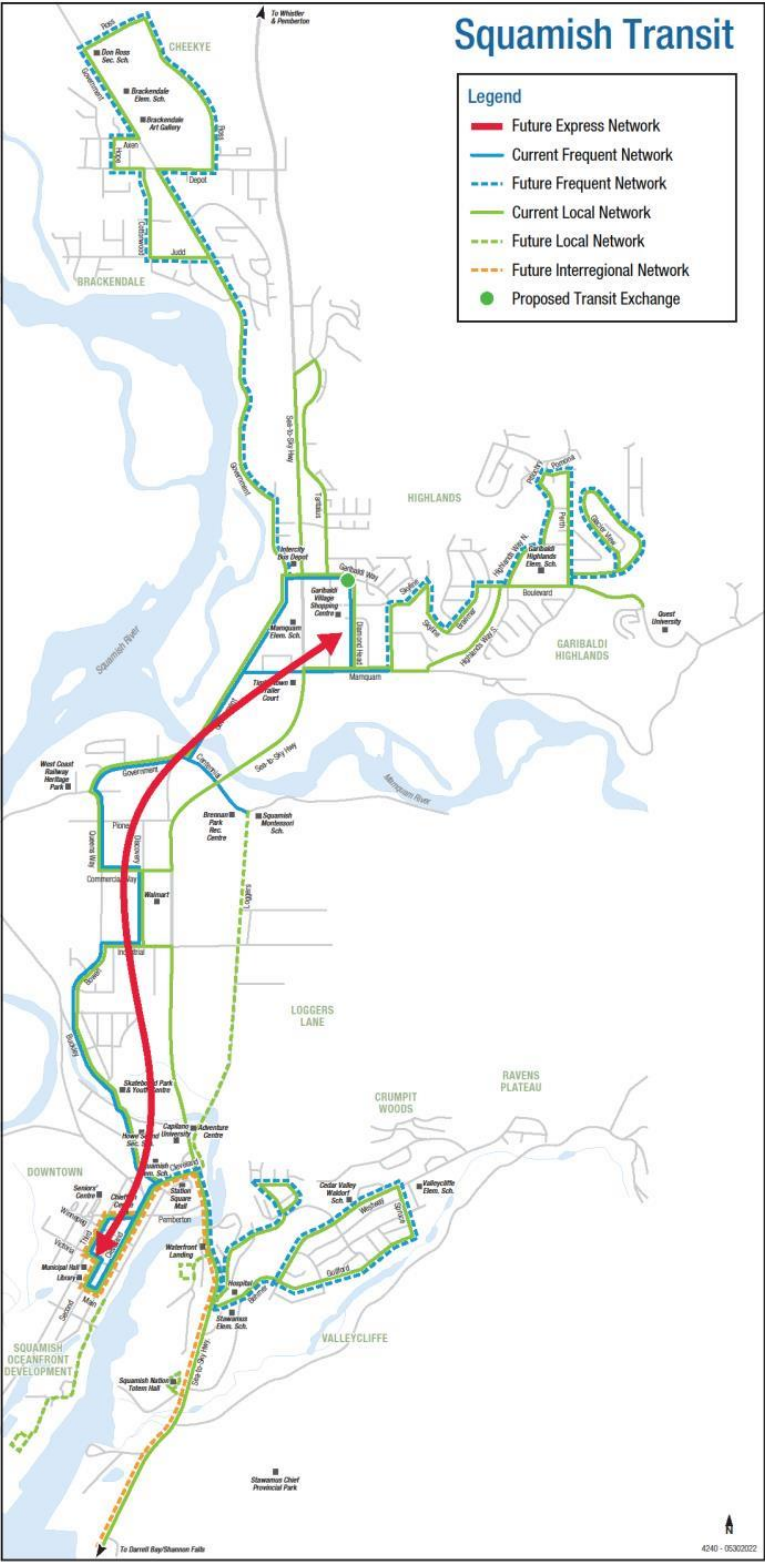
Streets in the Garibaldi Estates include blocks up to 450 metre long, cul-de-sacs, limited sidewalks, and a lack of neighbourhood connections. Because of this, many walks to services (parks, grocery, etc.) are upwards of 1,000m – or more than 10 minutes of walking. Limited north-south sidewalk opportunities exist. This results in limited opportunities for safe walking. Garibaldi Way, Mamquam Road, and Diamond Head Road are identified as locations for pedestrian improvements in the medium term in the District's Active Transportation Plan.

The Garibaldi Estates is partially served by bicycle infrastructure in the form of on-street bike lanes on portions of Garibaldi Way, the Corridor Trail, Tantalus Road north, and Mamquam Road. The District's Active Transportation Plan identifies Garibaldi Way, Mamquam Road, Diamond Road and Diamond Head Road as priority areas for improved bicycle infrastructure.

Transit

The Garibaldi Estates are served by four bus routes: the Route 1 Brackendale, Route 2 Highlands, Route 9 University and Route 4 Garibaldi. Routes 9 and 4 currently only operate on weekdays, and Route 4 has limited trips.

Staff have engaged with BC Transit to discuss land use planning options that would support enhanced bus service and increased ridership (also known as transit mode share). A key result from these discussions was the importance of developing a frequent transit route that provides 15-minute frequency. One of the critical metrics to achieve this level of service is the density of jobs and residents within a 400 metre walk of the bus stops along the core transit network. A density of 3,500 residents and jobs/km² is considered by BC Transit to be an appropriate minimum density to support service with 15-minute frequency. Resident and job density above this threshold further supports the viability of frequent transit.



Squamish Transit Network
Squamish Transit Future Action Plan 2022

The [Squamish Transit Future Action Plan 2022](#) outlines priorities for improvements to the Squamish transit network. A sub-priority outlined for implementation in 2027 is to add additional frequency to the Frequent Transit Network to work towards 15-minute service between 7:00 AM and 7:00 PM during the week. The current Frequent Transit Network passes through the Garibaldi Estates, running along Diamond Head Road.

Provincial Housing Regulations and Frequent Transit

With the introduction of Bill 44 by the Provincial government in November of 2023, proximity to a Frequent Transit Network has become an important consideration when determining future land uses. The new Provincial legislation prescribes land use and zoning regulation direction for areas within 400 metre and 800 metre of bus stops with scheduled stops that are, on average, every 15 minutes. Notably, under Bill 44, local governments are now prohibited from setting off-street parking requirements in relation to small-scale multi-unit residential uses for properties over 281 m² that are wholly or partially within 400 metres of a bus stop along these frequent transit networks. Recognizing the priorities outlined in the Squamish Transit Future Action Plan 2022, it is likely that many properties will meet these criteria within the projected timeframe of this neighbourhood plan. To account for this new Provincial guidance, parking requirements below previous standards should be considered along the Frequent Transit Network where 15-minute transit service is expected; this is particularly relevant to the Diamond Head Road area.

NEIGHBOURHOOD VISION

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Guiding Principles

Livability

Retain and enhance the livability of the Garibaldi Estates neighbourhood.

Housing Options

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.

Food Production

Provide enhanced opportunities for gardening, food production and agriculture to support local food access and the wider regional food system.

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.

Respond to Climate Change

Reduce greenhouse gas emissions (GHGe) and eliminate non-renewable energy use associated with new growth. Ensure resilience to interface wildfire hazard.

Neighbourhood Design

Ensure new residential and commercial development supports a safe, inclusive, and accessible environment with visual appeal.

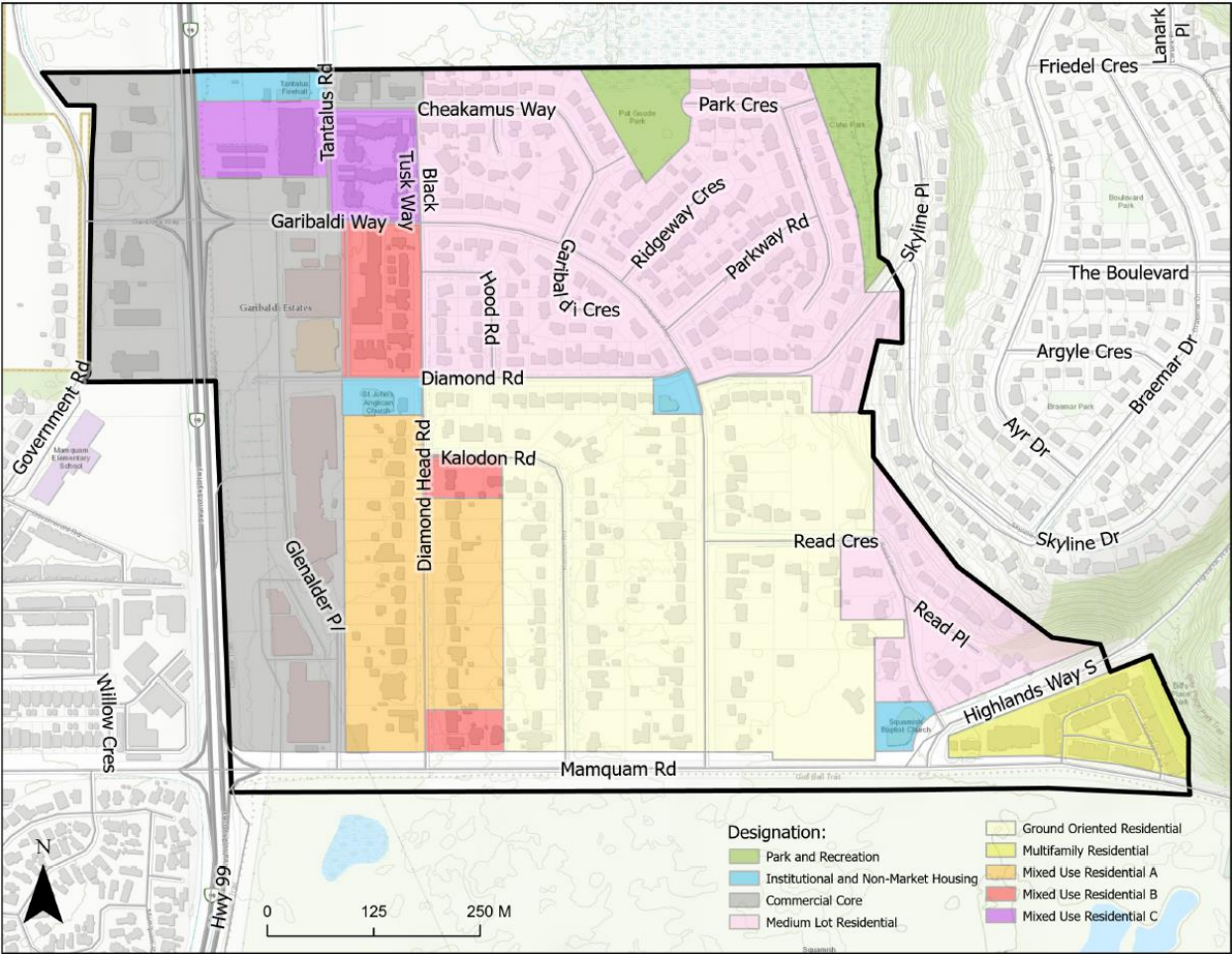
Infrastructure

Plan for appropriate water, sanitary, transportation and green infrastructure services to support the neighbourhood as it continues to mature. Share costs of infrastructure upgrades across the range of development activities in the neighbourhood.

LAND USE PLAN

The Garibaldi Estates Land Use Plan provides a long-term vision intended to direct the evolution of different land uses (residential, commercial, institutional, parks, etc.) within the neighbourhood. The District of Squamish Zoning Bylaw includes specific regulations that govern land use and development in the District. These regulations address permitted uses such as specific housing forms (e.g. two-unit dwelling or townhouse) or specific commercial businesses (e.g. retail store, office, gas station). The Zoning bylaw also includes detailed development requirements such as building height, setbacks, and densities. Any changes to zoning bylaw regulations through rezoning applications or District-led bylaw changes are required to align with the policies in this Plan. The Garibaldi Estates Future Land Use Plan is included on the following page as Schedule A. This section also includes descriptions for each land use designation.

Schedule A Land Use Plan



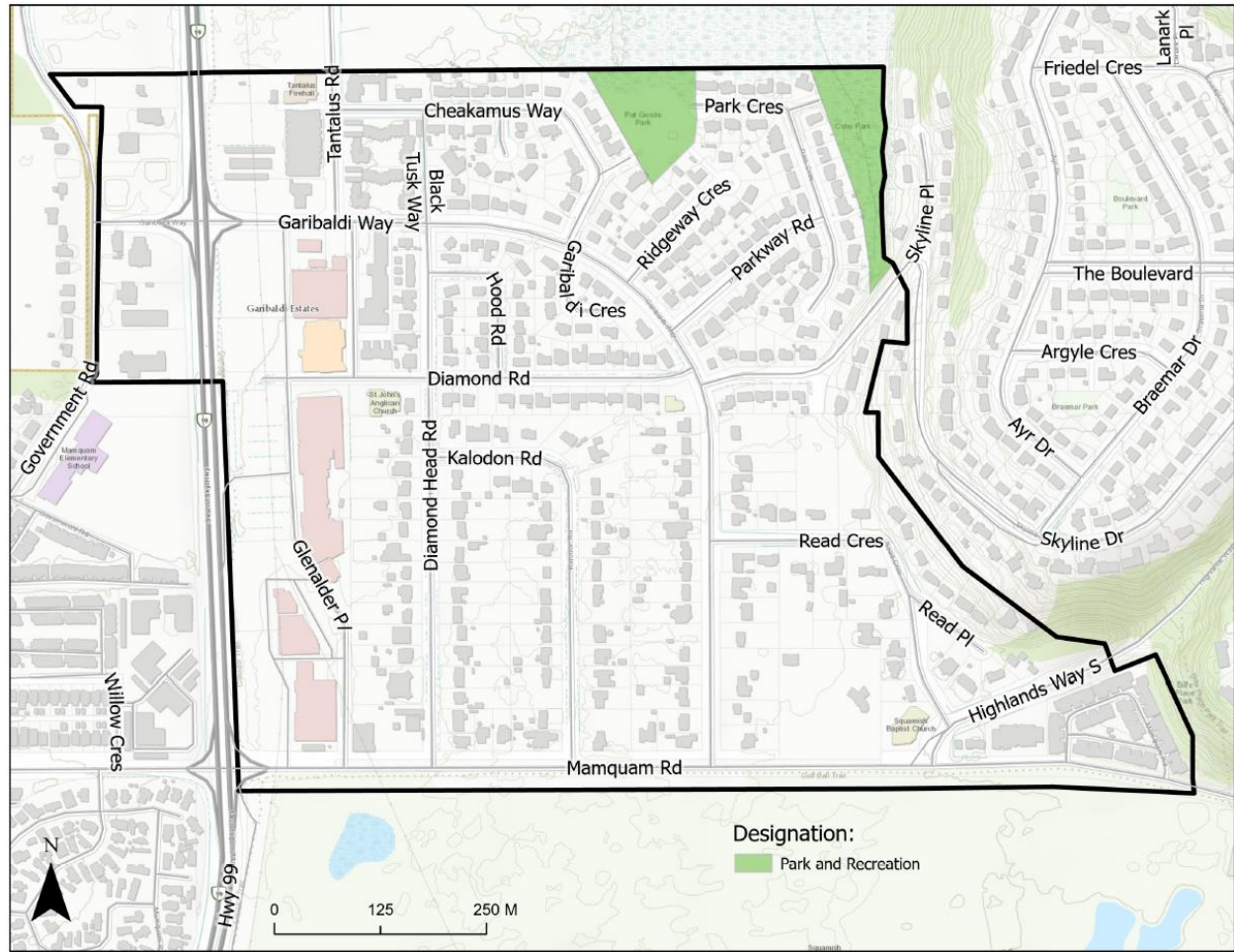
LAND USE DESIGNATIONS



Diamond Head Road Pedestrian Oriented High Street – Long term vision

Parks and Recreation

Area



Parks and Recreation Land Use Designations

Intent

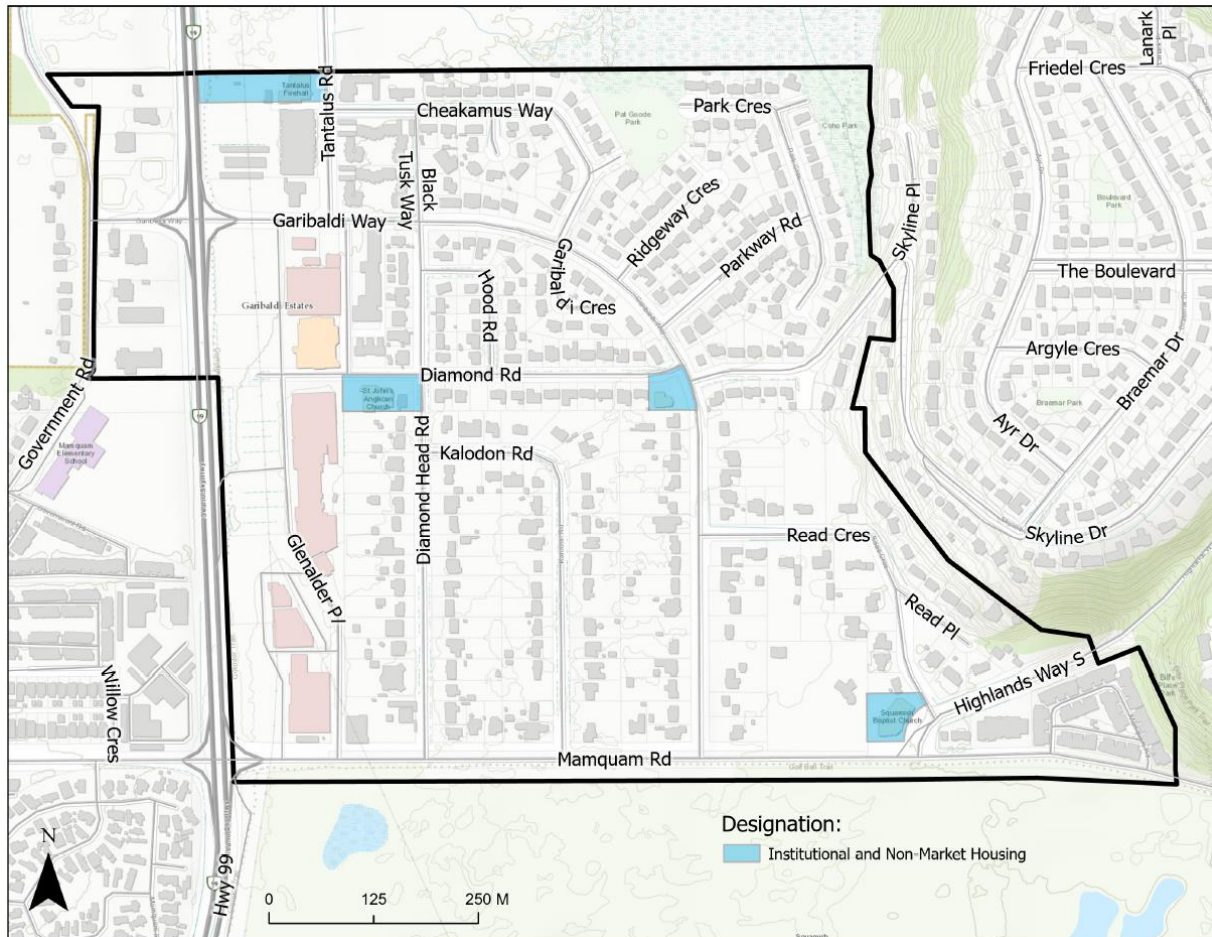
To support neighbourhood parks, trails, and recreation facilities. To provide sufficient useable active park space. To protect and enhance natural areas such as watercourses, riparian corridors and habitats. To support fish and wildlife populations.

Supported Land Uses

- Neighbourhood parks
- Protected environmentally sensitive areas

Institutional

Area



Institutional Land Use Designations

Intent

To support a variety of institutional uses that serve the residents of Garibaldi Estates and the broader community. To support the creation of affordable housing units that complement institutional land uses.

Supported Land Uses

- Institutional buildings such as schools, churches, day cares and community facilities.
- Public and civic uses designed to serve a residential neighbourhood.
- Essential government, administrative, recreation and cultural services which serve the entire District.
- Mixed-use buildings that combine institutional uses and publicly funded non-market rental apartment dwellings.
- Rental housing that is secured mainly at non-market rates.

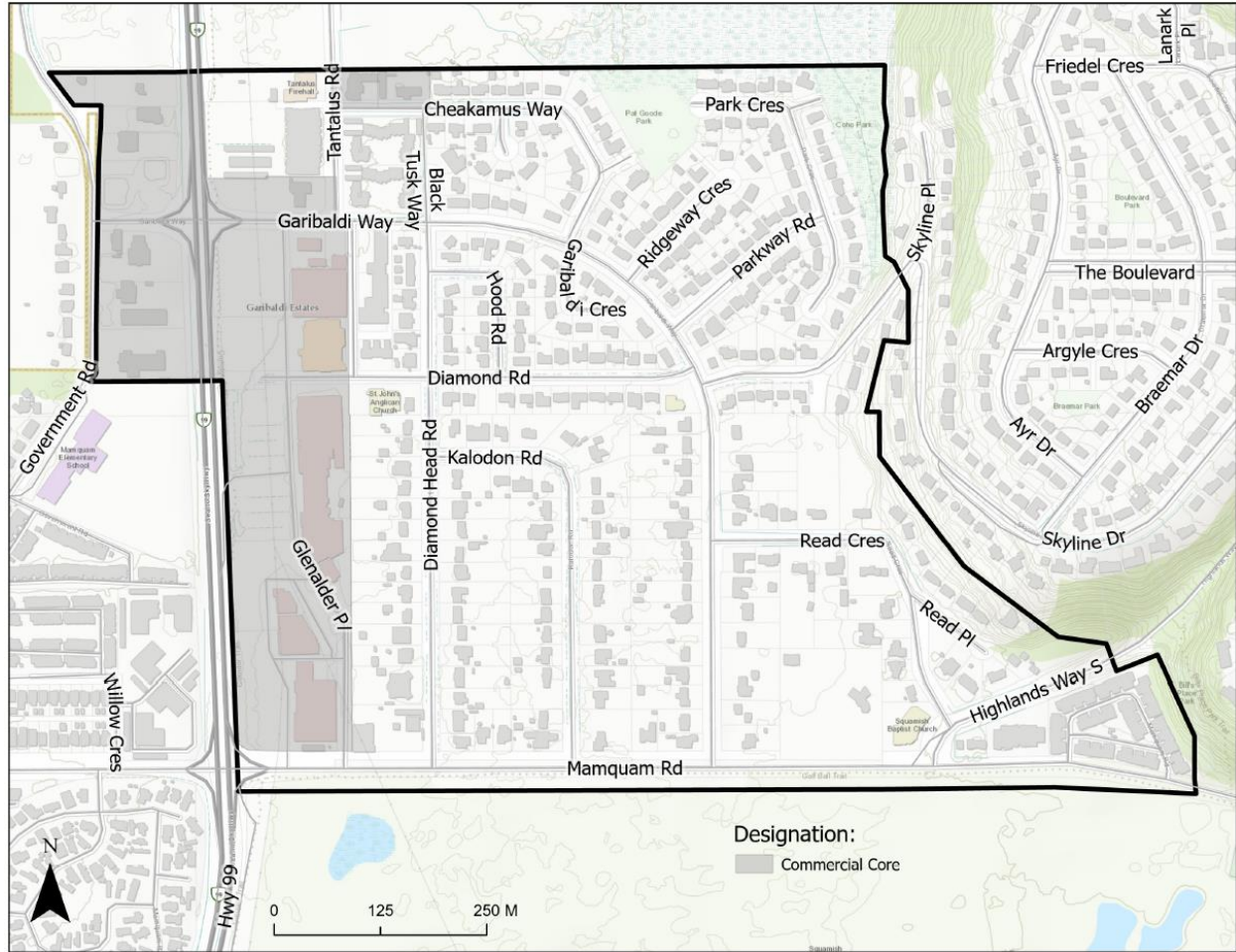
Institutional Policies

- Zoning regulations related to siting, lot coverage, gross floor area and the number of permitted principal buildings do not apply to public service land uses owned by the District of Squamish, Provincial or Federal government agencies, or for affordable housing delivered by a government agency or non-profit organization.
- Affordable housing delivered by a government agency or non-profit organization are not subject to a maximum building height, in alignment with the Zoning Bylaw.
- Support rezonings to increase height and density for redevelopment of existing church, daycare or other institutional uses.

DRAFT

Commercial Core

Area



Commercial Core Residential Land Use Designations

Intent

To function as a vibrant commercial centre in the north half of Squamish, supporting a range of commercial services for residents of the Garibaldi Estates neighbourhood and the broader community. To host significant employment opportunities in both retail and office space.

Supported Land Uses

- A broad range of commercial land uses
- Multi story mixed-use buildings with retail at grade and offices above
- Large format retail stores
- Multi- and single-tenant retail buildings

Maximum Building Height

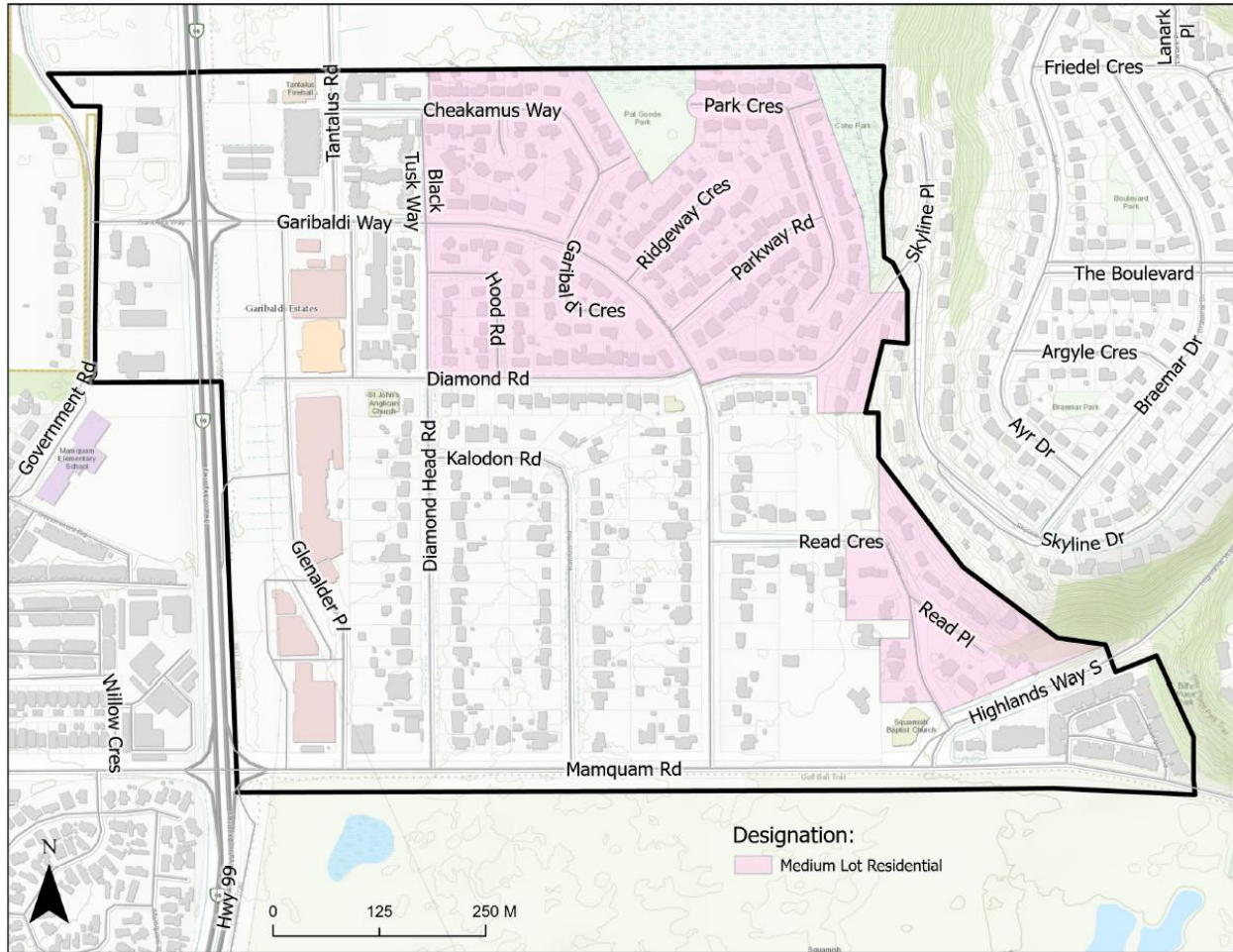
Area	Maximum Height
Properties West of Highway 99	6 Storeys
Properties East of Highway 99	4 Storeys

Commercial Core Policies

- On the west side of Highway 99, support commercial buildings with increased height, up to 6 stories, to ensure project viability, given the high flood construction level and small lot size.
- Redevelopment of commercial properties east of Highway 99 must incorporate site planning that establishes a safe pedestrian realm along the commercial frontage. Vehicular access and travel corridors should be directed away from the pedestrian realm to minimize exposure of pedestrians to vehicle traffic when moving to and from parking areas.
- Residential land uses are not supported within the Commercial Core area.
- Connect the Commercial Core area to residential areas to the east using mid-block connections and access to retail space from the east where possible.
- Rezoning applications within the Commercial Core area east of Highway 99 should integrate connections between the Corridor Trail and the retail frontages; and consider opportunities to establish a north-south cycling route through the development adjacent to the retail frontage that can connect with neighbouring commercial properties.
- For properties 2.0 hectare in size or larger within the Commercial Core area at the time this plan is adopted, rezoning applications to expand the gross floor area, floor area ratio, or height beyond what is permitted under existing zoning must address the following considerations in development design:
 - Ensure building design has a maximum north-south dimension of 65 m.
 - Should multiple buildings be proposed, site design must ensure buildings are separated by a minimum 35 metre from one another. This 35-metre separation is intended to function as a pedestrian realm plaza located at ground level for use by employees and customers of all ages and abilities, and to provide east-west connectivity through the built form for customers.
 - Provide direct access to an accessible washroom facility from the plaza.
 - Establish a significant landscaping buffer to provide visual screening separating the parking area from the plaza and commercial development.
 - Provide significant electric vehicle and e-bike charging stations close to the plaza.
 - Provide parking spaces for use by a car share operation close to the plaza.

Medium Lot Residential

Area



Medium Lot Residential Land Use Designations

Intent

To support a range of small-scale multi-unit housing options, in an established residential neighbourhood within walkable distance to various neighbourhood services and amenities.

Supported Land Uses

- Single-unit dwelling
- Two-unit dwelling
- Multiple Dwelling Residential

Maximum Building Height

Use	Maximum Height
Single-unit Dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning

Maximum Floor Area Ratio

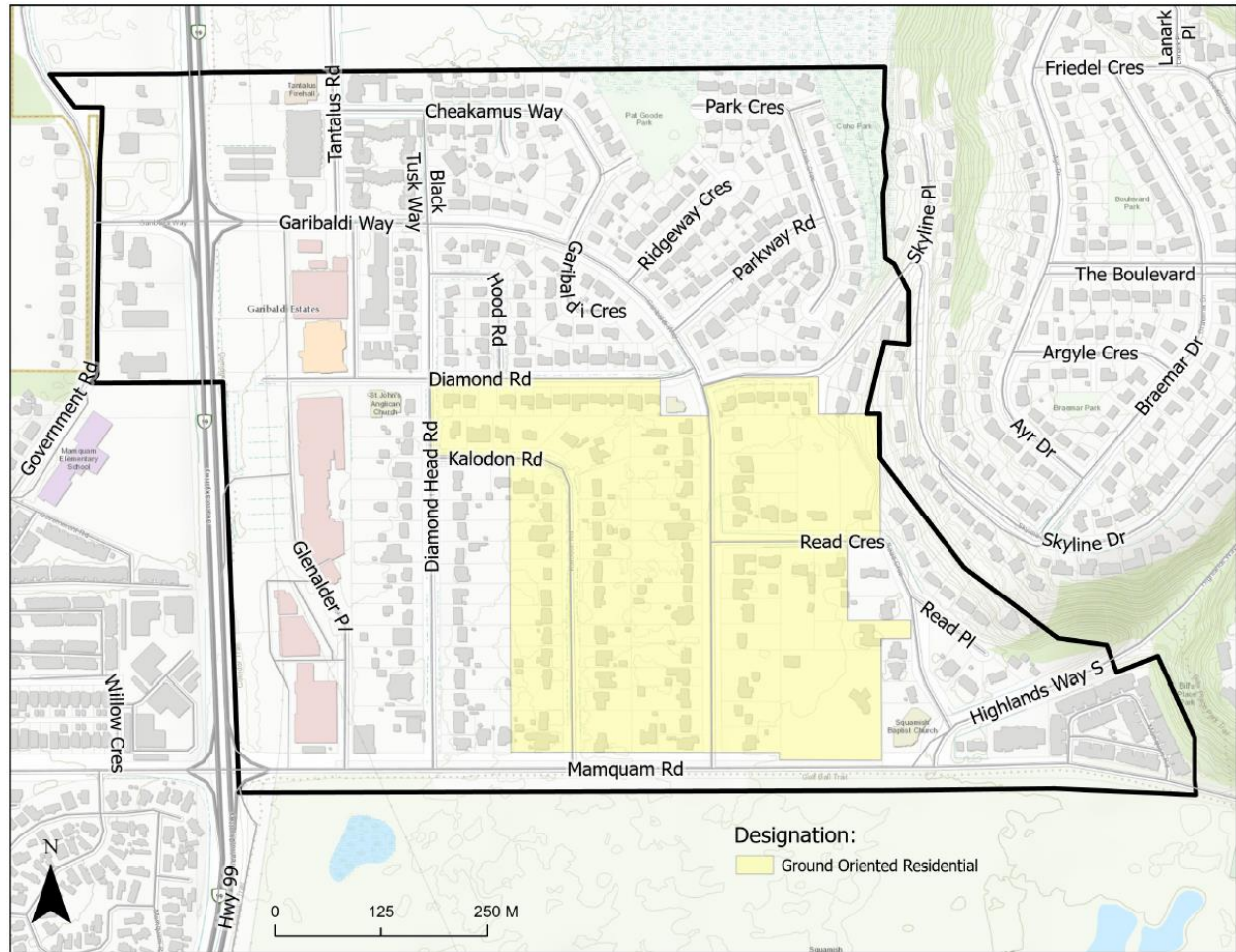
Use	Maximum Floor Area Ratio
Single family Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning

Medium Lot Residential Policies

- Support the delivery of a diverse range of housing forms in alignment with Provincial guidance on small-scale multi-unit housing.
- Support accessory commercial units on residential properties to increase access to walkable services throughout neighbourhoods.

Ground Oriented Residential

Area



Ground Oriented Residential Land Use Designations

Intent

To support a range of ground-oriented missing-middle housing options, including small-scale multi-unit housing and townhouses, in an established residential neighbourhood within walkable distance to various services and amenities.

Supported Land Uses

- Single-unit dwelling
- Two-unit dwelling
- Multiple Dwelling Residential
- Townhouse on properties a minimum 0.3 hectare in size

Maximum Building Height

Use	Maximum Height
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Two-unit dwelling	
Multiple Dwelling Residential Townhouse	3 Storeys

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Two-unit dwelling	
Multiple Dwelling Residential	
Townhouse	0.6 - 0.8

Ground Oriented Residential Area Policies

- Support the establishment of a diverse range of housing forms in alignment with Provincial guidance on small-scale multi-unit housing.
- Support accessory commercial units on residential properties to increase access to walkable services throughout neighbourhoods.
- Site planning and design for any proposed redevelopment of 2163 Mamquam Road (PID: 014698561) should support connection of the proposed Mamquam Greenway (see Parks and Public Open Space Section) to the active transportation network on Read Cres and Highlands Way S.

Townhouse Minimum Lot Size and Dimensions

- Ensure townhouse development properties are an appropriate size to enable efficient land use, maximize useable opens space, and minimize allocation of land to driveways. Townhouse developments are only supported on properties with the following characteristics:
 - A minimum lot size of 0.3 ha, and
 - A minimum frontage of 40 m.

Townhouse Density

- The maximum floor area ratio range is intended to reflect the difference between anticipated by-right density, and density that might be achievable through a rezoning process:
 - Following adoption of this plan, amend the Zoning Bylaw to permit mixed-use development at a floor area ratio of 0.6 by-right.
 - Applications for townhouse development at higher densities, up to a floor area ratio of 0.8, may be considered to support improved project viability. To be supported, projects should demonstrate at the rezoning stage strong alignment with the policies of this

neighbourhood plan, the OCP, and Zoning Bylaw requirements, including specific considerations for:

- Ground oriented residential area policies in this section.
- Open space requirements and policies, including tree canopy considerations.
- Access and transportation considerations.
- Flood construction level.
- Waste room regulations.

Townhouse Design

- Support up to 3.0 metre addition to the maximum height for principal buildings to enable:
 - rooftop access to a maximum of 12 m² gross floor area; and
 - trellises or shade sails.
- Align setbacks with those of the R-1 zoning, including a reduced front setback, to provide additional opportunity for common open space at the rear of properties.
- For townhouse units located adjacent to the street:
 - Building entries should be oriented with the long axis of the buildings facing the street, building entries are not supported to face the interior lot line;
 - pedestrian access should be provided from the sidewalk to front doors of each unit; and
 - front yards should be provided as private useable open space in the front setbacks.
- Townhouse unit design should locate garages and parking spaces in such a way to minimize visibility from the fronting public street.
- A minimum distance between buildings of 8.0 metre should be required to enable the provision of drive-aisles and walkways, or landscape strips.
- Provide landscaping strips at entrances and around drive aisles. Landscaping strips should be a minimum of 0.75 metre in width to facilitate healthy plant growth.
- Pedestrian walkways are encouraged in the following locations, particularly within developments on parcels over 0.45 hectare in size:
 - along strata roads;
 - in common useable open space within the development; and
 - connecting to adjacent sidewalks.
- Solid waste storage should not front the street and should be accessed by laneways where possible.
- The use of underground or semi-submerged parking is encouraged where feasible, to maximize contiguous open space adjacent to dwelling units.



Potential Townhouse Design within the Ground Oriented Residential Area.

Townhouse Open Space

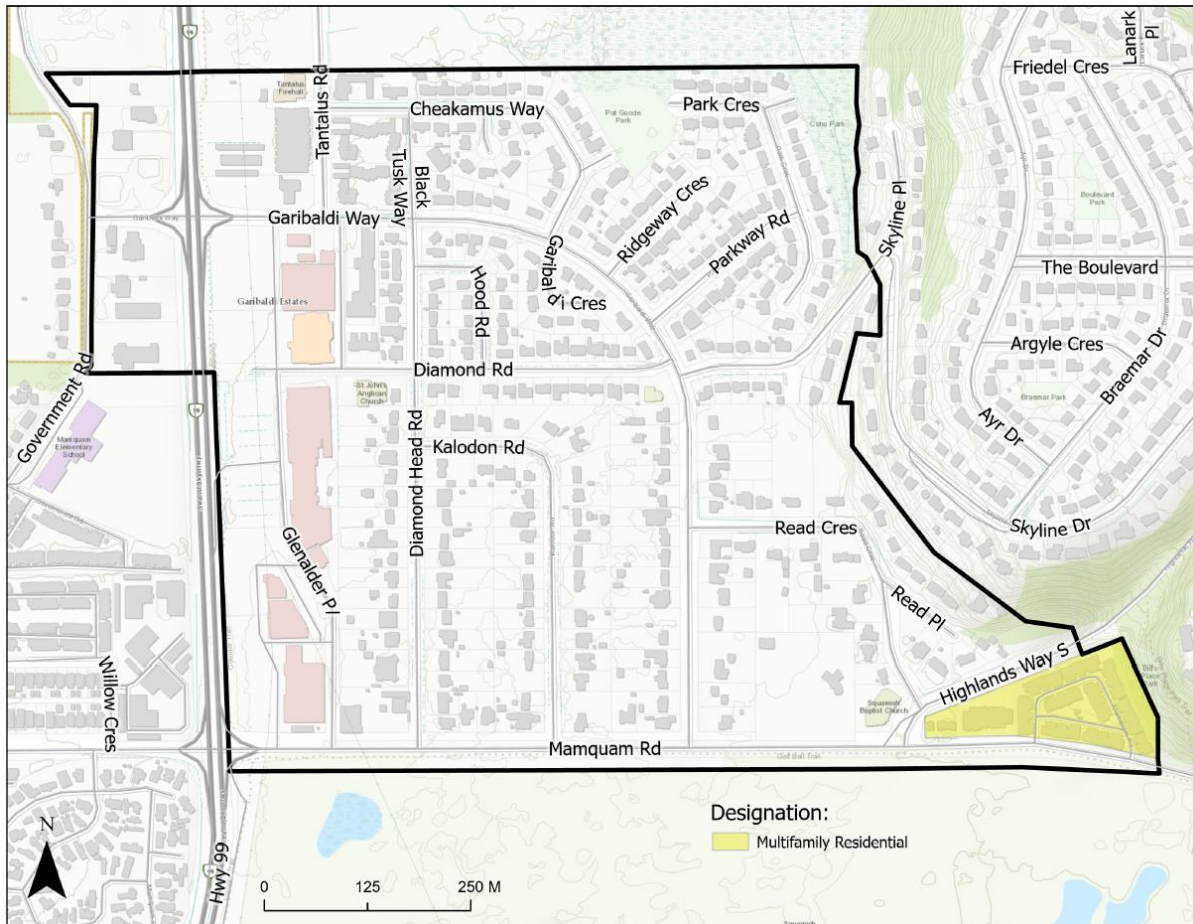
- For properties fronting Garibaldi Way and Kalodon Road, common useable open space in townhouses developments should be consolidated and directed to the rear of properties to maximize tree canopy within the neighbourhood. The tree canopy can be maximized through the preservation of existing mature trees, which are found at the rear of many properties, or by establishing contiguous areas between parcels that back on to one another where new trees can be planted. New trees should be fire resistant and should not be animal attractants.
- Encourage the connection of private useable open space located at grade to common useable open space, where possible.

Townhouse Community Amenity Contributions

- Townhouse development projects are expected to provide Community Amenity Contributions (CACs) in line with targets included in the District of Squamish Community Amenity Contribution Policy. For developments on properties over 0.5 hectare in size, CAC contributions can be offset through dedication of 30% of land to agriculture/greenspace/park.

Multifamily Residential

Area



Multifamily Residential Land Use Designations

Intent

To support a range of multifamily housing, including apartments and townhouses, which provide diverse housing options for Squamish residents.

Supported Land Uses

- Townhouse
- Apartment

On the two westernmost parcels (PID 030095492 and PID 030095506) the following land uses are supported:

- Single-unit dwellings
- Two-unit dwelling
- Multiple Dwelling Residential

Maximum Building Height

Use	Maximum Height
Single-unit dwelling Two-unit dwelling	Align with District of Squamish R-1 Zoning
Multiple Dwelling Residential Townhouse	3 Storeys
Apartment	15.0 m

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single family Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning
Townhouse Apartment	1.0

Multifamily Residential Policies

- Support the establishment of a diverse range of housing forms in alignment with Provincial guidance on small-scale multi-unit housing.

Mixed-Use Residential A

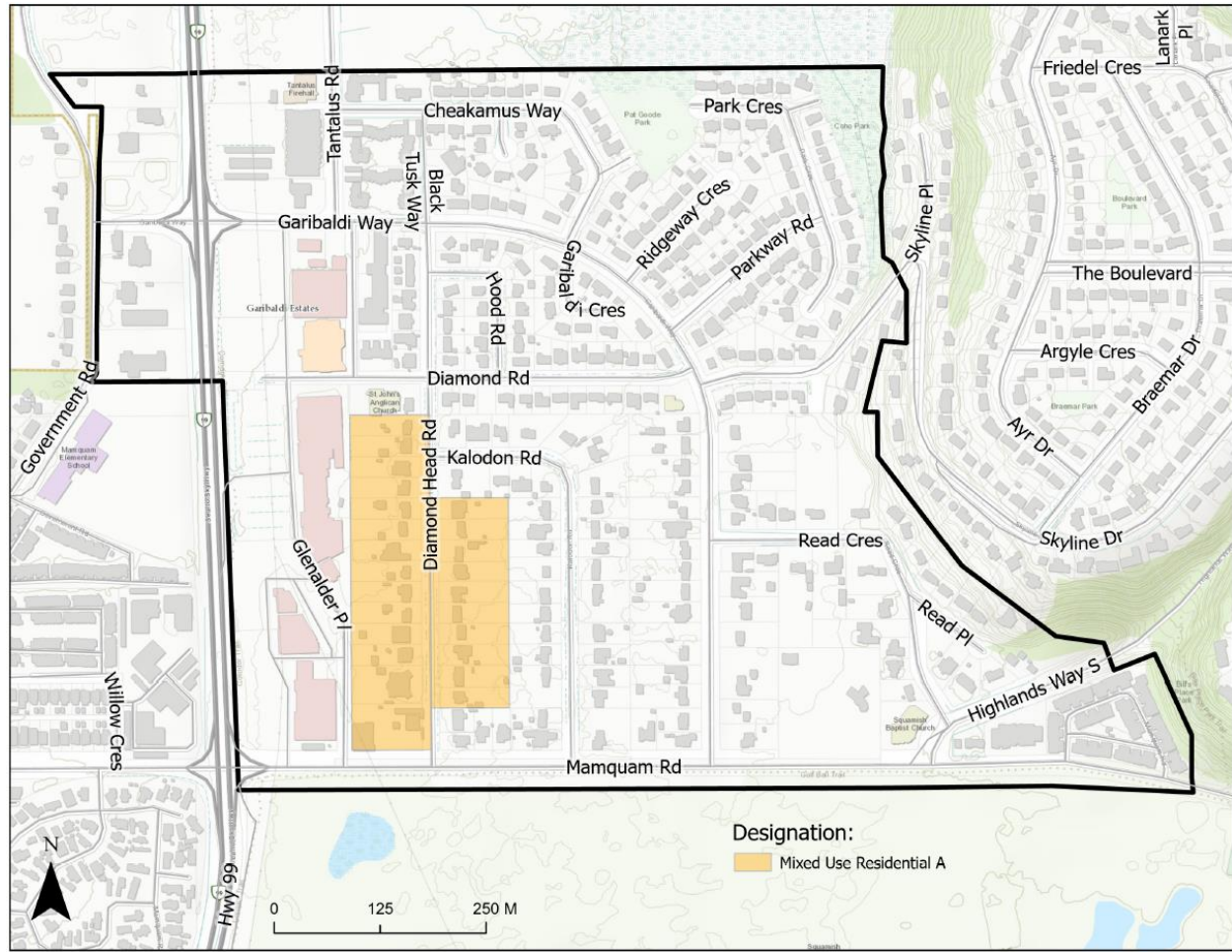
Area

Backgrounder: Anticipated Frequent Transit Network Land Uses

As outlined in the [Squamish Transit Future Action Plan 2022](#), service along Diamond Head Road with 15-minute frequency is a transit goal within the timeframe of this neighbourhood plan. Once at the level of frequent transit service, Provincial small-scale multi-unit legislation tabled in late 2023 will be applicable to the entire area within the Garibaldi Estates designated Mixed-Use Residential A. Under that provincial legislation, the establishment of any off-street parking requirements in relation to small-scale multi-unit residential uses for properties within the Mixed-Use Residential A area will not be permitted.

In addition, the Transit Future Action Plan anticipates a transit exchange within the vicinity of Garibaldi Village; at that time Provincial legislation pertaining to Transit-Oriented Areas, also tabled in late 2023, is expected to be applicable to a considerable proportion of the Diamond Head Road area. That legislation also prohibits local governments from establishing requirements for off-street residential parking other than for use by persons with disabilities.

Given Provincial legislation related to frequent transit networks and transit-oriented area, the timelines associated with the development process, and the vision for this area is to transition to mixed-use apartments with retail at the street level, consideration of alternative parking standards is appropriate. Parking requirements should reflect the anticipated transit network infrastructure guidance and supports transportation goals outlined in the OCP that prioritizes walking, cycling and transit as a hierarchy of transportation modes. Along Diamond Head Road, minimum parking requirements should align with R-1 regulations until 15-minute transit service is established, at which time parking requirements should be removed, in alignment with Provincial requirements.



Mixed-Use Residential A Land Use Designations

Intent

To support mixed-use buildings on large properties along Diamond Head Road with apartments above vibrant retail uses that offer walkable services to the neighbourhood.

Supported Land Uses

- Mixed-use buildings with retail or institutional uses on the first storey, and residential apartments above

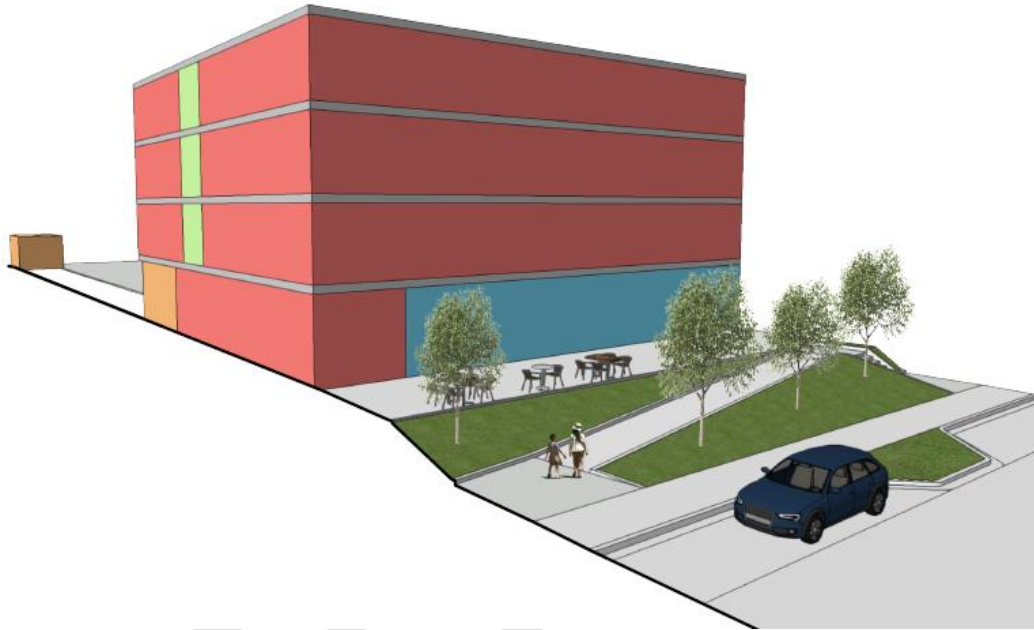
Target Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Mixed-Use Retail/Apartment	0.7 – 1.6

Maximum Building Height

Use	Maximum Height
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Mixed-Use Retail Apartment	4 Storeys

Mixed-Use Residential A Area Policies



Possible mixed-use frontage design along Diamond Head Road

Mixed-Use Density and Height

- The maximum floor area ratio range is intended to reflect the difference between anticipated by-right density, and density that might be achievable through a rezoning process:
 - Following adoption of this plan, amend the Zoning Bylaw to permit mixed-use development at a floor area ratio of 0.7 by-right. Consider the inclusion of a bonus for 100% rental housing projects to achieve 5 storey height and a 0.9 floor area ratio.
 - Applications for mixed-use development at higher densities, up to a floor area ratio of 1.6, may be considered to support improved project viability; however, higher densities may not be achievable. To be supported, projects should demonstrate strong alignment with the policies of this neighbourhood plan, the OCP, and the District of Squamish zoning bylaw requirements, including specific considerations for:
 - Mixed-Use Residential A area policies in this section.
 - Open space requirements.
 - Bike and vehicle parking requirements.
 - Driveway access.

- Flood construction level.
- Waste room guidelines.

Mixed- Use Pedestrian Realm

- Development south of Diamond Road, along the east side of Diamond Head Road, is intended to front Diamond Head Road. Retail space and a pedestrian realm should be established at the Flood Construction Level with an accessible connection down to a sidewalk along Diamond Head Road. The design of the interface between the retail frontage, pedestrian realm and street should be informed by flood construction level and hazard mitigation recommendations determined through a Mashiter Creek Hazard Assessment.

Mixed-Use Building Setbacks

- A front setback of 10 metre for mixed-use buildings along Diamond Head Road should be established in the District of Squamish Zoning Bylaw if 1 metre flood construction level above grade is a recommendation of the Mashiter Creek Hazard Assessment, in consideration of the following:
 - The provision of enough space to establish a sloped, landscaped area connecting from a sidewalk in the road right of way, up to the flood construction level, with stairs and a sloped accessible path leading from the street to the retail storefront, as needed to accommodate the overland flood hazard construction level.
 - Accommodation of a pad-mounted transformer for electrical service.
 - The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- A front setback of less than 10 metre for mixed-use buildings along Diamond Head Road may be considered if a Mashiter Creek Hazard Assessment recommends a flood construction level less than 1 metre above grade, in consideration of the following:
 - The front setback should be determined in consideration of the distance required to provide sloped accessible path leading from the street to the retail storefront, or an alternate approach to provide accessibility between the street and retail frontage.
 - The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- For buildings along the east side of Diamond Head Road, south of Diamond Road, a rear setback of 9.0 metre should be considered to accommodate the establishment of a 6.0 wide lane for parking and servicing access.
- Interior side lot line setbacks for mixed-use buildings along Diamond Head Road should be 0.0 metre to support a continuous pedestrian realm along retail frontage. A larger setback may be appropriate in limited locations where mid block connections are appropriate.

Mixed-Use Design

- Support up to 3.0 metre addition to the maximum height for principal buildings to enable:
 - Stairs and elevator providing rooftop access to common open space; and
 - trellises or shade sails.
- Solid waste collection should be within a dedicated waste room, preferably at the rear of the property, accessed through the rear laneway.

Mixed-Use Commercial Floor Area

- In mixed-use buildings along Diamond Head Road, 20% of gross floor area or more should be used for commercial employment space.

Mixed-Use Parking Requirements

- The Zoning Bylaw should be amended to establish or eliminate minimum parking requirements for the Mixed-Use Residential A that consider Provincial legislation related to frequent transit networks and to support increased common greenspace and stormwater management through infiltration.
 - Following adoption of the neighbourhood plan, specific minimum parking requirements for residential uses should reflect requirements of the R-1 zone.
 - Once frequent transit that meets Provincial criteria is established, parking requirements should be removed, in alignment with Provincial legislation.
- Consider permitting shared use of visitor and commercial parking spaces for mixed-use buildings along Diamond Head Road.

Mixed-Use Parking and Servicing Access

- Parking and solid waste collection for mixed-use buildings should be accessed from the rear of the properties using a north-south lane where possible.
- In tandem with the redevelopment process, establish north-south, 6 metre wide, public lanes along the rear lot line of properties utilizing a variety of land acquisition strategies to provide public access to the rear lot line.
- To provide additional access opportunities to the future north-south lanes, consolidation to form one or two properties with a minimum frontage of 45 metre is supported where dedication of a temporary public access easement is established between Diamond Head Road and the north-south lanes. Once the complete north-south lanes have been established, the access easements may be discharged and converted to a use such as useable open space, or converted to a mid-block active transportation connection, if agreed upon by the land owner and District of Squamish.
- Redevelopment of properties designated Mixed-Use Residential B along Mamquam Road and Kalodon Road is supported to establish the initial sections of a north-south lane. Incremental additions to the lane are encouraged through successive development on adjacent properties.

Overland Flow Hazard

- Prior to any development of mixed-use buildings along Diamond Head Road, a study should be conducted regarding the Mashiter Creek overland flow hazard to determine an appropriate flood construction level, and to identify an appropriate method to address the hazard while establishing a retail environment on the ground floor and a pedestrian realm adjacent to the retail area.
- Prior to any development of mixed-use buildings along Diamond Head Road, the District of Squamish Floodplain Bylaw should be updated based on the findings of the Mashiter Creek overland flow hazard study.

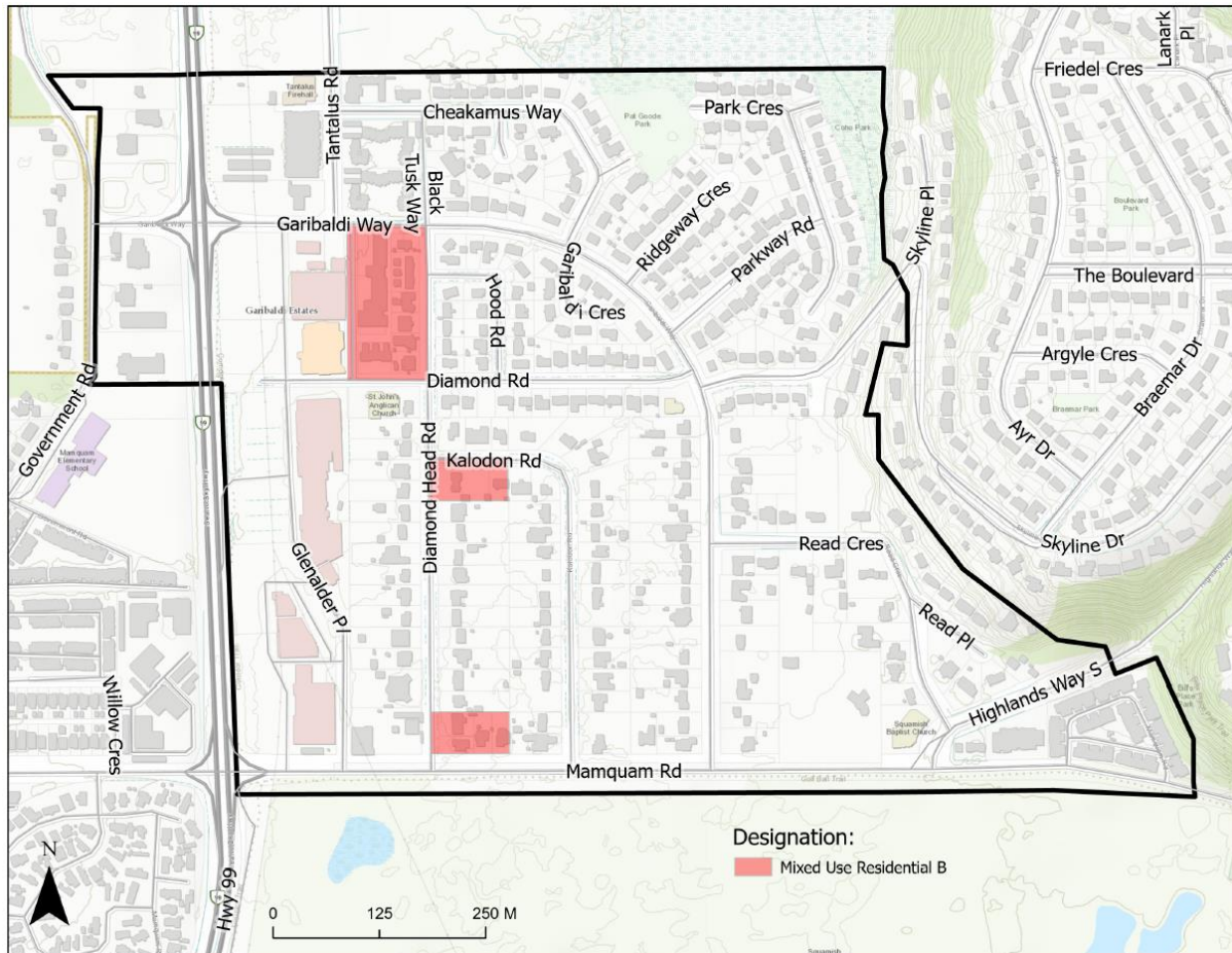
Backgrounder: Anticipated Frequent Transit Network Land Uses

As outlined in the [Squamish Transit Future Action Plan 2022](#), service along Diamond Head Road with 15-minute frequency is a transit goal within the timeframe of this neighbourhood plan. Once at the level of frequent transit service, Provincial small-scale multi-unit legislation tabled in late 2023 will be applicable to the entire area within the Garibaldi Estates designated Mixed-Use Residential A. Under that provincial legislation, the establishment of any off-street parking requirements in relation to small-scale multi-unit residential uses for properties within the Mixed-Use Residential A area will not be permitted.

In addition, the Transit Future Action Plan anticipates a transit exchange within the vicinity of Garibaldi Village; at that time Provincial legislation pertaining to Transit-Oriented Areas, also tabled in late 2023, is expected to be applicable to a considerable proportion of the Diamond Head Road area. That legislation also prohibits local governments from establishing requirements for off-street residential parking other than for use by persons with disabilities.

Given Provincial legislation related to frequent transit networks and transit-oriented area, the timelines associated with the development process, and the vision for this area is to transition to mixed-use apartments with retail at the street level, consideration of alternative parking standards is appropriate. Parking requirements should reflect the anticipated transit network infrastructure guidance and supports transportation goals outlined in the OCP that prioritizes walking, cycling and transit as a hierarchy of transportation modes. Along Diamond Head Road, minimum parking requirements should align with R-1 regulations until 15-minute transit service is established, at which time parking requirements should be removed, in alignment with Provincial requirements.

Mixed-Use Residential B



Mixed-Use Residential B Land Use Designations

Intent

To support housing diversity in mixed-use buildings and apartments on smaller properties near Diamond Head Road with apartments above vibrant retail uses that offer walkable services to the neighbourhood.

To recognize the challenges for mixed-use development on smaller parcels and parcels which may benefit from consolidation, and to encourage redevelopment of parcels that could support important transportation connections in the Diamond Head Road area.

Supported Land Uses

- Mixed-Use building with retail or institutional uses on the first storey, and residential apartments above.
- Residential apartments on the following parcels:
 - PID 007-161-182 (40261 KALODON RD)
 - PID 007-191-987 (1959 MAMQUAM RD)

- PID 007-191-979 (1949 MAMQUAM RD) if consolidated with PID 007-191-987 (1959 MAMQUAM RD)
- Two-unit dwelling and Multiple Dwelling Residential along Diamond Head Road north of Diamond Road.

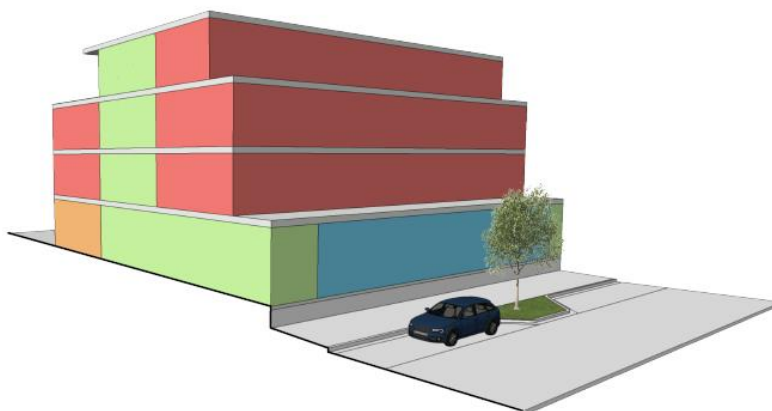
Maximum Building Height

Use	Maximum Height
Single-unit dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning
Mixed-Use Retail Apartment	4 Storeys

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single-unit dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning
Mixed-Use Retail/Apartment	1.3 – 1.6
Apartment	1.3 – 1.6

Mixed-Use Residential B Policies



Possible mixed-use design fronting Diamond Head Road north of Diamond Road

Mixed-Use and Apartment Density

- The maximum floor area ratio range is intended to reflect the difference between anticipated by-right density, and density that may be achievable through a rezoning process:

- Preliminary analysis has identified potential site designs that align with policies in this plan at the lower identified density. The District of Squamish should amend the Zoning Bylaw to allow mixed-use development at a floor area ratio of 1.3 by-right.
- Applications for mixed-use or apartment development at higher densities, up to a floor area ratio of 1.6, may be considered to support improved project viability. To be supported, projects should demonstrate strong alignment with the policies of this neighbourhood plan, the Official Community Plan, and the District of Squamish zoning bylaw requirements, including considerations for:
 - Mixed-Use Residential A area policies in this section.
 - Open space.
 - Bike parking.
 - Driveway access.
 - Flood Construction Level.
 - Waste rooms.

Pedestrian Realm

- Development south of Diamond Road along the east side of Diamond Head Road is intended to front Diamond Head Road. Retail space and a pedestrian realm should be established at the Flood Construction Level with an accessible connection down to a sidewalk along Diamond Head Road. The design of the interface between the retail frontage, pedestrian realm and street should be informed by flood construction level and hazard mitigation recommendations determined through a Mashiter Creek Hazard Assessment.

Commercial Floor Area

- In mixed-use buildings along Diamond Head Road, a minimum of 20% of gross floor area should be used for commercial employment space.

Setbacks for Mixed-Use Buildings

- If a 1 metre flood construction level above grade is a recommendation of a Mashiter Creek Hazard Assessment, a front setback of up to 10 metres for mixed-use buildings along Diamond Head Road should be established in the District of Squamish Zoning Bylaw in consideration of the following:
 - The provision of enough space to establish a sloped, landscaped area connecting from a sidewalk in the road right of way, up to the flood construction level, with stairs and a sloped accessible path leading from the street to the retail storefront, as needed to accommodate the overland flood hazard flood construction level.
 - Accommodation of a pad-mounted transformer for electrical service.
 - The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- For mixed-use buildings along Diamond Head Road south of Diamond Road, a front setback of less than 10 metre may be considered if a Mashiter Creek Hazard Assessment recommends a flood construction level of 1 metre in consideration of the following:
 - The front setback should be determined in consideration of the distance required to provide sloped accessible path leading from the street to the retail storefront, or an alternate approach to provide accessibility between the street and retail frontage.

- The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- For buildings along the east side of Diamond Head Road, south of Diamond Road, a rear setback of 9.0 metre should be considered to accommodate the establishment of a 6.0 wide lane for parking and servicing access.
- For mixed-use buildings along Tantalus Road and Diamond Head Road north of Diamond Road, front setbacks should accommodate outdoor uses associated with retail frontage, such as patio seating.
- Interior side lot line setbacks for mixed-use buildings along Diamond Head Road and Tantalus Road should be 0.0 metre to support a continuous pedestrian realm along retail frontage.

Design

- Support up to 3.0 metre addition to the maximum height for principal buildings to enable features such as:
 - Stairs and elevator providing rooftop access to common open space; and
 - trellises or shade sails.
- Solid waste collection should be within a dedicated waste room, preferably at the rear of the property, accessed through the rear laneway.
- Innovative solutions should be encouraged to provide social spaces across multiple levels through building mass, variation, and integration to meet common useable open space requirements.

Parking Requirements

- The Zoning Bylaw should be amended to establish or eliminate minimum parking requirements for the Mixed-Use Residential B that consider Provincial legislation related to frequent transit networks and to support increased common greenspace and stormwater management through infiltration.
 - Following adoption of the neighbourhood plan, specific minimum parking requirements for residential uses should reflect requirements of the R-1 zone or the general zoning regulations/practice applicable across the community.
 - Once frequent transit that meets Provincial criteria is established, parking requirements should be removed, in alignment with Provincial legislation.
- Permit shared use of visitor and commercial parking spaces for mixed-use buildings along Diamond Head Road.

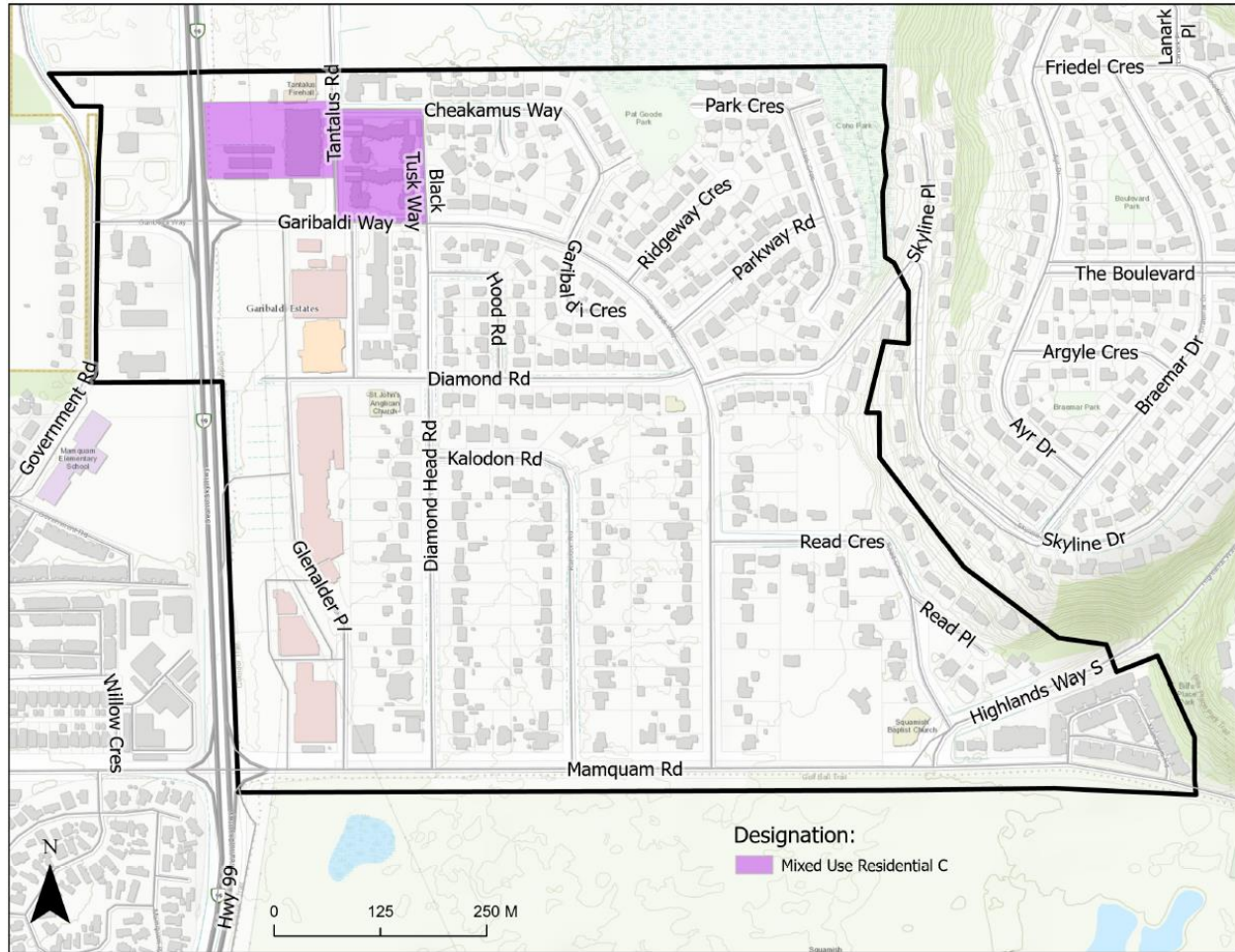
Parking and Servicing Access

- For properties north of Diamond Road and West Diamond Head Road, where possible, access to parking and solid waste facilities for mixed-use buildings and apartments should be from the established rear lane to support the development of a continuous pedestrian realm along retail frontages.
- For properties east of Diamond Head Road and south of Diamond Road:
 - Development applications should support the establishment of a public access lane connecting Kalodon Road at the north end and Mamquam Road at the south end, utilizing a variety of land acquisition strategies by the District of Squamish.

- Where possible, parking, and solid waste collection for mixed-use or apartment building should be accessed from the public access lane on the eastern side.
- Consolidation of properties along Mamquam Road are encouraged to support practical access points from a public access lane.
- Consider supporting an increase in height and density to enable viable development projects where consolidation of multiple lots is beneficial to establishment of a public access lane and achieving the intended development pattern with mixed-use buildings and a pedestrian realm along Diamond Head Road.
- Residential development without a mixed-use retail component is supported for the following three specific properties to increase project viability and facilitate the establishment of a public access lane connecting Kalodon Road at the north end and Mamquam Road at the south end:
 - PID 007-161-182 (40261 KALODON RD)
 - PID 007-191-987 (1959 MAMQUAM RD)
 - PID 007-191-979 (1949 MAMQUAM RD) 1834 if consolidated with PID 007-191-987 (1959 MAMQUAM RD)

Mixed-Use Residential C

Area



Mixed-Use Residential C Land Use Designations

Intent

To support housing diversity within the Garibaldi Estates, including mixed-use apartments and rental tenure units, in combination with retail space that offers walkable services to the neighbourhood.

Supported Land Uses

- Mixed-use buildings with retail commercial on the first storey, and residential apartments above.

Maximum Building Height

Use	Maximum Height
Mixed-Use Retail	5 Storeys
Apartment	

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Mixed-Use Retail/Apartment	2.0

Mixed-Use Residential C Policies

- Development applications should support improvements to exiting transportation infrastructure including the intersection at Garibaldi Way and Tantalus Road.
- Development applications along Tantalus Road and Mamquam Road should include pedestrian oriented retail development at the ground level that supports a vibrant public realm and activated street frontage.
- In mixed-use buildings, a minimum of 20% of gross floor area should be used for commercial employment space.
- The provision and integration of childcare space is strongly encouraged.
- The use of underground or semi-submerged parking is encouraged where feasible, to maximize contiguous open space

POLICIES

DRAFT

Housing



Diverse Housing Proposed on Garibaldi Way — Long term vision

Background

Residential areas in the Garibaldi Estates are close to a diverse range of services, amenities, parks, greenspace, and transportation opportunities. These characteristics make the neighbourhood a desirable place to live and provide an important opportunity within the District of Squamish to support missing middle housing forms. The Garibaldi Estates Neighborhood Planning Process is intended to consider this opportunity.

In November 2023, part way through the Garibaldi Estates Planning Process, the Province of British Columbia announced changes to the Local Government Act as part of the Homes for People Plan. These changes are intended to support housing diversity within municipalities. These changes include mandatory zoning for small-scale multi-unit housing and reduced parking requirements for properties within specific distances of transit stops on frequent transit networks.

Residential policies within this plan have been drafted to address the results of the Garibaldi Estates planning process, as well as new Provincial requirements under the Homes for People Plan.

Garibaldi Estates Dwelling Unit Projections

To understand infill growth potential within the Garibaldi Estates under the land use designations included within this plan, the existing land uses were compared to a theoretical potential, as well as a high and low growth land use scenario for the year 2044.

The Existing scenario reflects current land uses. In 2024, the total number of existing dwelling units within the Garibaldi Estates is 546 dwellings, with single unit dwellings forming the largest proportion, followed by apartments and then townhouses.

Scenario	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total Dwelling Units
Existing	301	16	63	166	546
Plan Maximum	0	985	644	1168	2797
2044 High	206	200	358	756	1520
2044 Low	269	68	163	367	867

2024 Existing and Projected Dwelling Units in the Garibaldi Estates

The Plan Maximum scenario reflects an assumption that every property in the Garibaldi Estates Neighbourhood transitions to the maximum density option supported within the plan. This scenario would result in approximately 2,800 total homes with apartments making up the largest proportion, followed by multiple dwelling residential and townhouses. However, given the magnitude of change the scenario reflects, this scenario does not represent a possible future reality.

A more nuanced scenario for the year 2044 is represented in the 2044 High scenario. This scenario represents a high growth estimate over the coming decades based on past trends and expectations. This 2044 High scenario would result in 1,520 total dwelling units by 2044, with apartments making up the largest proportion, followed by townhouses and then a roughly equal split between single unit dwellings and multiple dwelling residential units. Approximately 80 existing single unit dwelling would be replaced with new housing forms, resulting in a total of approximately 1,000 new dwelling units to the neighbourhood.

The 2044 Low scenario has been calibrated against the expected growth rate for the community and the total development potential. In this scenario, approximately 320 new dwelling units could be expected to be completed in the Garibaldi Estates by 2044 for a total of 867 dwelling units. In this scenario apartments make up the largest proportion of dwelling units, followed by single unit dwellings, then townhouses and finally multiple dwelling residential units. Approximately 30 existing single unit dwelling would be replaced with new housing forms, resulting in a total of approximately 320 new dwelling units to the neighbourhood.

It is important to note that housing projections in the 2044 Low Scenario are significantly below the 2023 District of Squamish Housing Needs Report, which projected that, under a high growth scenario, 6,840 new homes are needed by 2031.

The most likely outcome is that the total number of residential units in the Garibaldi Estates in 2044 will be somewhere between the 2044 Low scenario at 867 dwelling units and the 2044 High scenario at 1,520 units. The true rate of growth will depend on a broad range of economic, demographic, and political trends which are challenging to accurately predict.

The scenarios depicted above are dependent on numerous assumptions, which are outlined in Appendix A.

Objectives

- To support a diverse mix of housing options in the Garibaldi Estates that meet the needs of current and future residents.
- To support the establishment of a cohousing development within the Garibaldi Estates.

Policies

Diverse Housing

- Encourage and support a mix of unit sizes, housing types, and tenure across the neighbourhood, including apartments, townhouses, multiple dwelling residential, secondary suites and accessory dwelling units, two-unit dwellings and single-unit dwellings.
- Support senior housing facilities within proximity of services and amenities.

Affordable Housing

- Support non-market housing throughout the neighbourhood on all properties where residential land uses are permitted.
- Support increases to height and density beyond policies outlined in the land use designations for development projects aligned with the following critical housing priorities:
 - 100% secured market rental housing;
 - 100% non-market co-op housing (member owned and controlled residential development);
 - housing developed by or in partnership with the Squamish Nation.
- For redevelopment of exiting purpose-built rental buildings, support additional height and density, beyond policies outlined in the Garibaldi Estates Neighborhood Plan land use designations, provided the proposed development includes dedicated rental units in alignment with the Perpetually Affordable Housing Policy or comparable District of Squamish policy. The number and size of proposed rental dwelling units should meet or exceed the number and size of existing rental dwelling units.
- Affordable housing projects owned by a government agency or non-profit organization are not subject to a maximum building height or gross floor area restrictions, in alignment with the District of Squamish Zoning Bylaw.
- Encourage the development of affordable housing projects on land designated Institutional within the Garibaldi Estates.

Parking Requirements

- For townhouses developments utilizing tandem parking, consider locating one of the required parking spaces in an unenclosed carport to maximize the use of the space for parking.
- Enclosed parking spaces in townhouse developments may include garage entrances and sizes that are suitable for large vehicles frequently owned by Squamish residents.

Cohousing Developments

Backgrounder: Cohousing

Cohousing typically refers to multifamily developments such as townhouses or apartments, with the following characteristics:

- *Cohousing is neither a specific ownership structure, nor tenure. Generally, cohousing is stratified, though some communities use the co-op structure.*
- *Future residents are integral to the planning and development process.*
- *Cohousing projects can support intergenerational housing through the inclusion of accessible ground-oriented units in combination with larger, family-oriented units.*
- *Cohousing developments can include affordable housing units rented at below market rates.*
- *Cohousing units are typically structured to face inwards towards a central shared space.*
- *Increased common areas in cohousing developments allow homes will smaller private spaces.*
- *Cohousing developments sizes are ideally between 25-35 units.*

- Cohousing is encouraged to:
 - Support the creation of an intentional, collaborative community of private homes clustered around shared space.
 - Address alienation found in modern housing developments where few people know their neighbours and there is little sense of community.
 - Support the combination of autonomous compact self-contained private dwellings with the benefits of shared, spacious community amenities within individual residential developments.
- To qualify for the cohousing zoning exceptions, development projects should have the following cohousing characteristics:
 - Indoor amenity space that that supports spontaneous connections and may include meeting spaces and nooks with seating, gathering spaces, community workshops, guest bedrooms, and children's playrooms. Consider a target of 7% of the project gross floor area for indoor amenity space.
 - A communal kitchen and dining area equipped with facilities for heating food and baking. Consider a target of accommodating 65% of projected residents. Commercial grade cooking facilities are not required.
 - Common useable open space with amenities that facilitate spontaneous connection such as garden allotments, children's play areas, gathering spaces, or central pedestrian common area.
- Projects that meet the identified cohousing characteristics may be eligible for the following cohousing zoning exceptions:
 - Exemption from, or reduction of, the standard employment space requirements in the Mixed-Use Residential A area.
 - Exemption of indoor amenity space beyond requirements in the District of Squamish Zoning Bylaw from gross floor area calculations.
 - Increased by-right maximum floor area ratio of up to 0.8, rather than 0.7 as identified in the Multi Family Residential A area.

Parks and Public Open Space

Background

Parks and open space are an essential part of the Garibaldi Estates Neighborhood. These assets allow residents to access nature, participate in recreation opportunities, and outdoor gatherings.

As the Garibaldi Estates neighbourhood grows and accommodates more residents, it is important to ensure residents are well served by parks and open spaces. These amenities should be accessible to all residents and provide options for recreation and play within the community.

Engagement activities for the Garibaldi Estates Neighbourhood Planning Process highlighted that residents would like access to a range of public open space options. Examples of these amenities include more park space, communal outdoor space such as pocket parks, additional benches and seating area, 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, and public art.

Objectives

- To ensure sufficient and well-located park space that provides active and passive recreational opportunities to meet the diverse needs of the neighbourhood.
- To create a vibrant, resilient, and healthy neighbourhood with unique public spaces that support public gathering and connection.

Policies

New Neighbourhood Park

- Establish a new Neighbourhood Park in the Garibaldi Estates Neighbourhood, in alignment with the 2012 District of Squamish Parks and Recreation Master Plan (PRMP), which identifies the neighbourhood location as a Potential Underserved Area.
- The new neighbourhood park should be of sufficient size. Consider the PRMP'S Park Acquisition Guidelines.
- The new neighbourhood park should meet active and passive recreation needs of the neighbourhood. It should include a playground (with high play value equipment to meet needs of 0-5 years and 5-12 years), multi-use sports court(s), public washroom, open grass area for playing sports, paths, seating, area for teens to be social, planting beds, trees and site furnishings (e.g. waste receptacles, lights, bike racks, benches).
- The 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. Consider a variance to common useable open space requirements, for larger developments that consolidate properties and offer land for a Neighbourhood Park as part of a community amenity contribution.
 - Purchase of property funded in part by development cost charges or amenity cost charges.

- Utilization of existing municipal land.
- The design of new neighbourhood parks should include thoughtfully designed gathering spaces and sports/play areas.

Public Open Space

- Develop high-quality public open space throughout the Garibaldi Estates. Public open space can be located in parks, on District of Squamish-owned land, along multi-modal paths, on boulevards, within front setbacks, on or near trails, and incorporate existing natural areas and existing trees.
- Public open spaces to be considered include the following:
 - Pocket parks, sidewalk extension that provides more space and amenities for people using the street, and corner plazas.
 - Public park spaces created through multi-family developments.
 - Areas with multiple seating options in a variety of locations including sheltered/shaded areas, commercial patios with public use Rights-of-Way, 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).

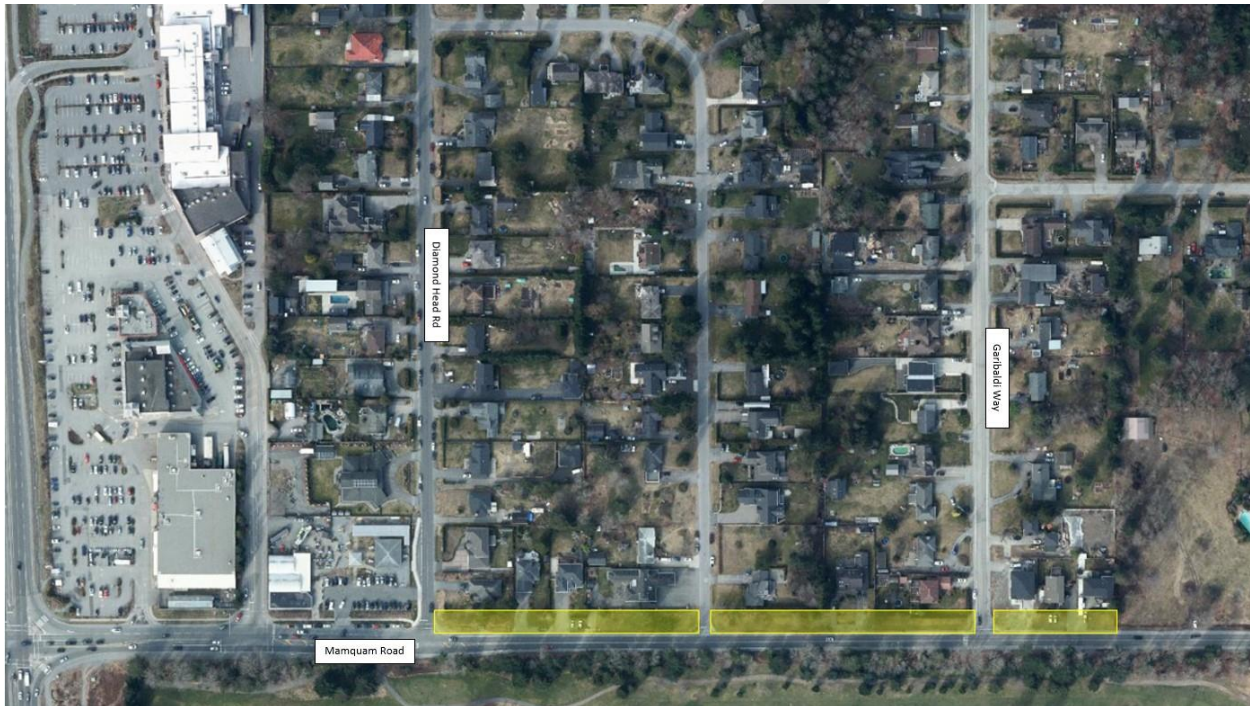
Enhance Amenities at Existing Parks

- Incorporate high quality, high play value, low maintenance, CSA standard play structures that fit Squamish aesthetic to existing child play areas.
- Install accessible, covered seating in parks to encourage gathering and year-round use.
- Incorporate “foyer” style entrances at gate of parks for gathering and opportunity for information about the space or activation opportunities.
- Ensure active transportation infrastructure along road access to District parks.
- Provide end of trip bike facilities in parks such as covered bike racks.
- Incorporate way finding to Coho Park along access roads.
- Enhance Pat Goode Park by adding some of the following amenities:
 - A covered space that can be used year-round.
 - Elements that are intended for older kids (i.e. pump track, features that facilitate youth hanging out, etc.).
 - Elements for mature residents such as a fitness circuit, chess tables or picnic areas.
 - Improved public parking.

Mamquam Greenway

- Develop District of Squamish owned land along the north side of Mamquam Road as a greenway incorporating a variety of public amenities such as:
 - Clearly marked, separated bike lanes, pedestrian routes and/or multi use paths with safe road crossings and linkages.
 - Food gardens.

- Green infrastructure.
- Shade trees with accessible benches & seating including covered seating.
- Small plazas and pocket parks.
- Covered public kiosks.
- Public art.
- Portable washrooms and waste receptacles.
- Colourful crosswalks.
- Pedestrian and bike-level lighting.
- Consider bioswales along Mamquam road to reduce flooding while activating the area, particularly surrounding active transportation infrastructure.



District Land along Mamquam Road Identified in Yellow

Commercial Core Area

- Consider opportunities to enhance and activate outdoor amenity spaces within the public realm through redevelopment activities, or on District land, using the following approaches:
 - Through redevelopment, require public open space of sufficient size to meet the needs of the public to gather, have space for children to play, and to include trees and plantings. It can be strata-maintained but must be publicly accessible with public Rights-of-Way.
 - Design open spaces to be animated, inviting and accessible for all, with shelter from elements for year-round use.
 - Invest in enhancements of current public spaces such as the small Diamond Road park (small area with a 'Neighbourhood Nook' covered space, table and bench).
 - Incorporate public plaza space into the design of future commercial development, particularly in areas offering significant employment opportunities.

- Design public spaces for pedestrian users with strong linkages to active transportation routes.
- Consider establishing a food truck plaza in larger parking spaces or open space, near active commercial areas. A food truck plaza should include lighting and sufficient trees and plantings to make it a pleasant and enjoyable space with shade.

Ground Oriented Residential Area

- Support the installation of murals on electrical boxes along pathways.
- Create public street corners with dedicated public space and the addition of landscaping and benches to street corners design, particularly in proximity to Mamquam road where pedestrian traffic may be higher.
- Create the following placemaking opportunities during the design of townhouse developments:
 - Pocket parks and small activation features such as accessible seating areas with natural placemaking features, and community gathering spaces.
 - Larger community gathering spaces, where feasible, in larger scale development projects.
- Encourage vibrant streetscape activation with smaller projects such as:
 - Traffic circle or boulevard gardens where street design permits.
 - Seating at wider street corners with adequate lighting.
 - “Local libraries”.
 - Art installations.
 - Community gardens.
- Increase boulevard width on streetscapes to improve tree canopy and enhance natural streetscape opportunities.

Transportation & Connectivity

Background

The Squamish Official Community Plan, Active Transportation Plan, Community Climate Action Plan, and other District policies strongly support well connected, walkable neighbourhoods and actively shifting away from dependency on car travel. This theme is expected to be reflected in the Transportation Master Plan, currently being developed. Three main active transportation routes connect the Garibaldi Estates to other neighbourhoods. These include bike routes leading to the Garibaldi Highlands via Garibaldi Way/Skyline Drive and Mamquam Road/South Highlands Way, and the north-south Corridor Trail adjacent to Highway 99. Most of the roads in the neighbourhood are built with ditches rather than sidewalks and will require upgrades to establish sidewalk pedestrian connections.

Objectives

- To encourage active transportation as a primary transportation mode in the neighbourhood.
- To promote a well-connected neighbourhood by establishing formal walking and cycling routes that meet accessibility needs within the neighbourhood and to areas beyond.
- To support the development of a convenient and efficient transit system.
- To support the establishment of mid-block connections to improve pedestrian and cycling connectivity.
- To incorporate active transportation as part of road upgrades.
- To anticipate and support upgrades to road infrastructure that accommodate growth expected in the neighbourhood over time.

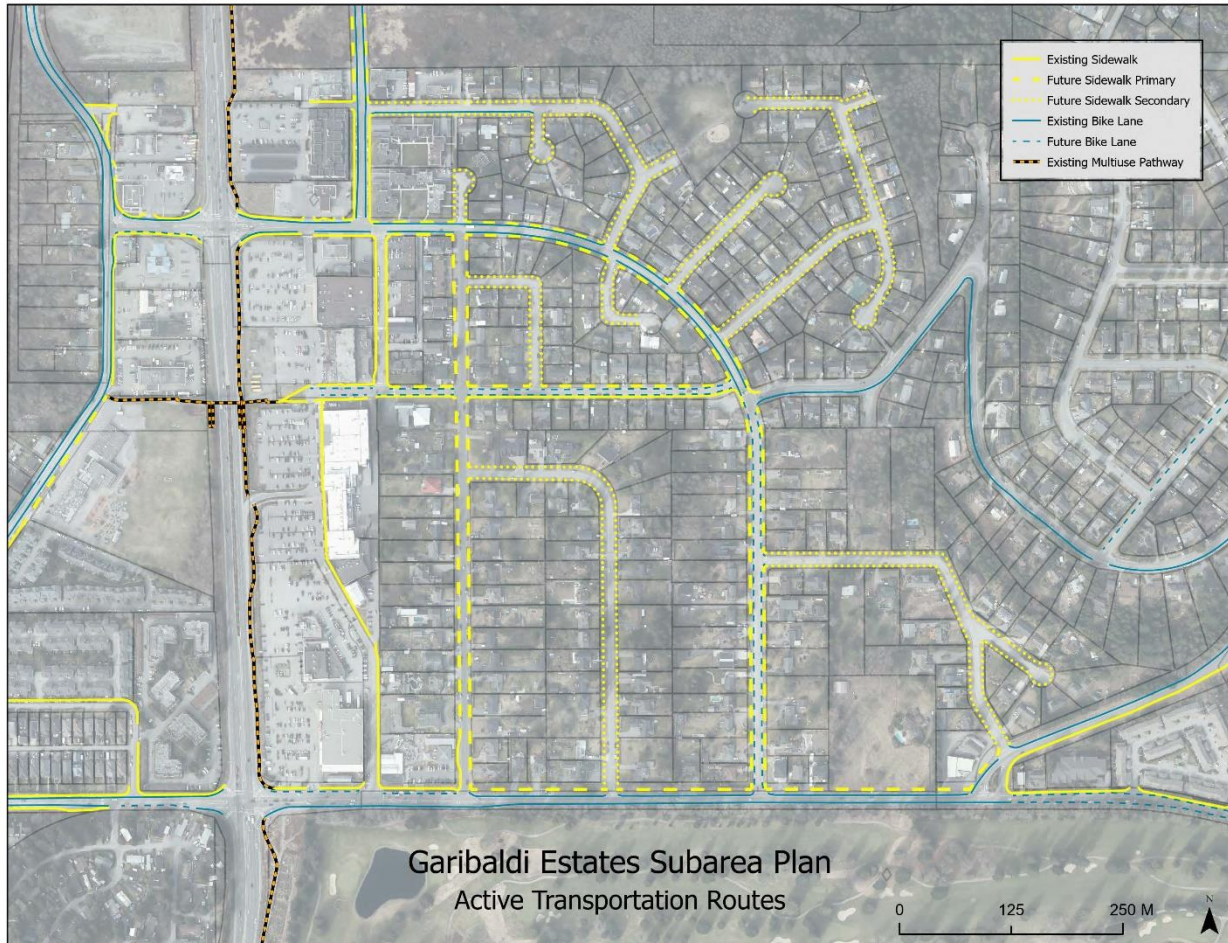
Policies

Street Design

- Following completion of the District of Squamish Transportation Master Plan, identify appropriate and functional designs for roads within the Garibaldi Estates Neighbourhood, in consideration of policies in this subsection.
- Ensure streetscape standards that include large tree species to support the enhancement of the neighbourhood tree canopy.

Active Transportation Routes

- Proposed active transportation routes for the Garibaldi Estates Neighbourhood include existing and future sidewalks and bike lanes. Roads noted as Future Sidewalk Primary will be the initial focus for sidewalk construction, however as opportunities arise on roads noted as Future Sidewalk Secondary, sidewalks will need to be constructed there also.



Existing and Future Garibaldi Estates Active Transportation Routes

- New development will be required to address upgrades to fronting roads as per the District of Squamish Subdivision and Development Control Bylaw.
- New and upgraded active transportation routes within the Garibaldi Estates will be sought through development applications in alignment with street designs identified by the District of Squamish.
- Establish an additional north-south bike route between the Corridor Trail on Highway 99 and Garibaldi Way, to improve cycling connectivity. Consider Diamond Head Road for this route, provided there is sufficient space right-of-way.
- Proposed attributes of priority active transportation routes are outlined below. The exact configurations may be determined through a District's design process and may not be exactly as shown.

Garibaldi Road

- On Garibaldi Road, establish sidewalks and bike lanes along the entire length of Garibaldi Way.



Mamquam Road

- On Mamquam Road, complete bikes lanes on both sides and establish a pedestrian path along the north side of Mamquam Road.



Diamond Road

- On Diamond Road establish bikes lanes on both sides of Diamond Road, maintain a sidewalk along the south side, and establish a new sidewalk on the north side.



Diamond Head Road

- On Diamond Head Road establish sidewalks along both sides of the road. Because bus service along Diamond Head Road forms a part of Squamish's frequent transit network; accommodating transit infrastructure, parking, a generous sidewalk, and greenspace along Diamond Head Road is expected to preclude developing bike lanes along the road.



- A strong focus on pedestrian active transportation along Diamond Head Road should be supported by incorporating public realm improvements that create an activated pedestrian experience. Improvements to consider 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.
 - Narrower streets with soft features (gardens, tree canopy) to slow traffic.

Kalodon Road

- On Kalodon Road consider a street design that includes wider sidewalks, boulevards, landscaping design elements, traffic calming features, and increased tree canopy to improve aesthetics, promote safety, expand the tree canopy and encourage active transportation.

Active Transportation Facilities

- As part of significant residential or commercial redevelopment projects, consider opportunities to establish publicly accessible “bike hubs” with covered gathering areas, bike repair tools, and waste disposal, particularly for areas with significant existing or expected active transportation use.
- Ensure residential developments provide sufficient covered bike parking for residents with facilities for e-bikes, cargo bikes and bike trailers.

Mid Block Connections

Backgrounder: Mid-Block Connections

Mid-block connections are outdoor public pedestrian routes that provide a connection or short-cuts through blocks. This mid-block connection offers pedestrians 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.

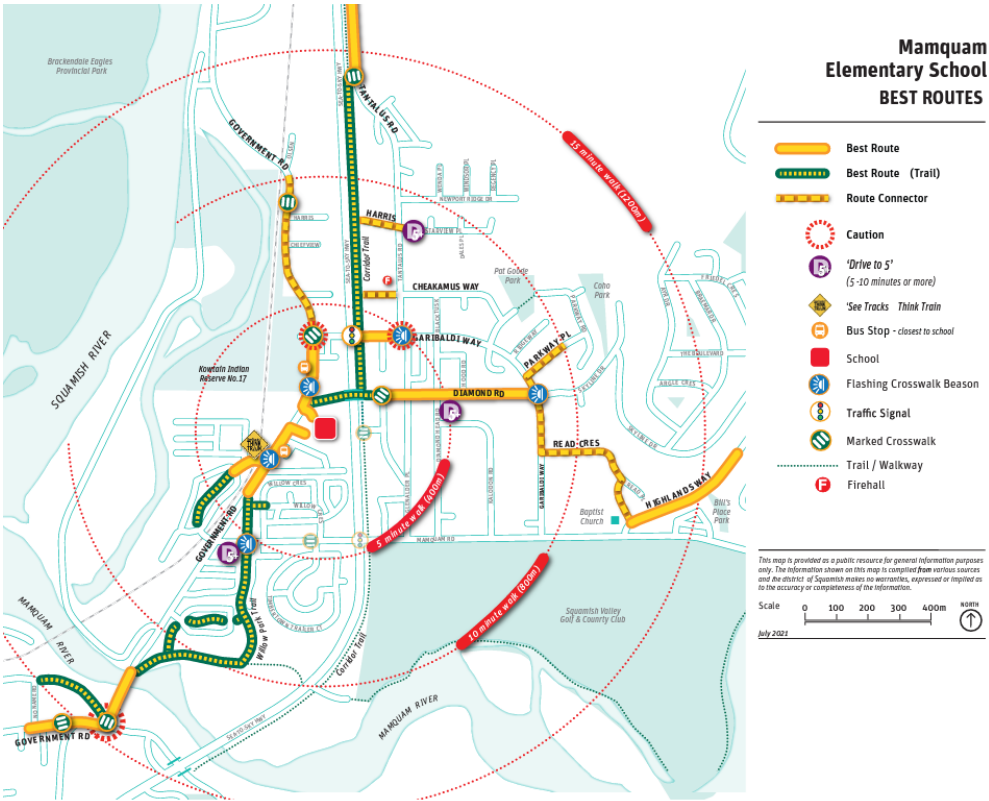
- An east-west mid-block connection for pedestrian and cyclist movement is supported between Garibaldi Way (near Read Cres) and the Garibaldi Village commercial area to improve the convenience of active transportation routes between residences and services at Garibaldi Village given the layout of long north-south blocks.
- Consider a variety of land, or right-of-way, acquisition strategies to establish the mid block connection, including opportunities through redevelopment.
- Mid Block connections between Diamond Head Road and the Commercial Core area to the east are particularly important to link intended pedestrian-oriented retail areas and local spaces for gathering.
- Design of the mid block connection should consider the following characteristics which are intended to improve functionality:
 - A width of 4 metre to allow for a path oriented towards pedestrian traffic.
 - Incorporate seating and landscaping, where suitable.
 - Place lighting at regular intervals.
 - Support a height of 4 stories for developments along side the path.
 - 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.
 - Establish the following setbacks on properties adjacent to mid block connections to minimize impacts of lateral obstructions, such as lane delineators, street trees, landscaping, railing, fences, and curbs:
 - 0.2 metre for lateral obstructions 100-750 mm in height.
 - 0.5 metre for lateral obstructions >750 mm in height.
 - Incorporate creative and interactive programming such as public art displays to animate the spaces, create more inviting spaces and increase sense of safety.



General Location of Mid Block Connection Between Garibaldi Way and Garibaldi Village

Safe Routes to School

- Elementary school students living in the Garibaldi Estates Neighbourhood Plan area are within the Mamquam Elementary catchment area. The primary safe route to Mamquam Elementary is along Diamond Road and across Highway 99 via the pedestrian overpass. Some residents may opt for an out of catchment transfer to Garibaldi Highlands Elementary School, accessing safe routes via Diamond Road, Garibaldi Way, Read Cres and Highlands Way South, The Boulevard, and Highlands Way North. Road and frontage upgrades have the potential to significantly improve many of the current routes and may enable new safe route options. Maps for the current routes are shown in this section; mapping should be updated periodically to reflect changes.
- Middle school grades 7 to 9 attend Don Ross Middle School and secondary grades 10-12 attend Howe Sound Secondary School, with students bussed from stops in the Garibaldi Estates Neighbourhood.



Mamquam Elementary School Safe Routes



Garibaldi Highlands Elementary School Safe Routes

Diamond Head Road Laneways

- Consider a variety of land, or right-of-way, acquisition strategies to establish a vehicle laneway along the west side of properties between Glenalder Place and Diamond Head Road, to provide opportunities for vehicle access and solid waste service.



Properties Proposed for Laneway Access from the East.

- Consider a variety of land, or right-of-way, acquisition strategies to establish a vehicle laneway along the west side of properties between Mamquam Road and Kalodon Road, to provide opportunities for vehicle access and solid waste service.



Properties Proposed for Laneway Access from the West.

- The laneways are intended establish opportunities for servicing and residential access, while facilitating opportunities along Diamond Head Road to enhance the public realm, improve pedestrian safety, and support alternative transportation options with reduced interruption by driveways.
- If a north-south laneway is established along the west side of properties Glenalder Place and Diamond Head Road, consider the following:
 - Encourage reduced vehicle traffic speed in the lane.
 - Future development along the lane should include characteristics that invite pedestrian use of lane including the following.
 - Establish a landscaping strip on private property along both sides of the lane.
 - Ensure the form and character of any buildings along the lane include design elements that address the lane, rather than large, blank surfaces.
 - Redevelopment of commercial properties west of the lane should consider incorporating the following elements:
 - Mid block connections through to the pedestrian realm on the west side of the commercial properties.
 - Connectivity to the retail environment directly from the lane.
 - Lit pedestrian pathways adjacent to the lane.

Commercial Core Area

- For significant entrances and exists within the Commercial Core area, including connections to Tantalus way and Mamquam Road, follow best practice guidelines such as the BC Active

Transportation Design Guidelines. This may include elements such as continuous sidewalks or bike lanes, appropriate traffic control, good sightlines, and adequate lighting.

Tantalus Road and Garibaldi Way

- Address existing and future congestion at the Garibaldi Way and Tantalus Road intersection through implementation of the following improvements:
 - Convert the Tantalus Road / Garibaldi Way intersection to a signalized intersection, with no right-turn-on-red at all approaches to minimize vehicle vs pedestrian/bike conflicts.
 - Convert the Garibaldi Way / Plaza parking access to a right-in right-out with a center median.
 - Establish new sidewalks and protected bike lanes on Garibaldi Way and Tantalus Road north of Garibaldi Way.
 - Review the westbound left turn to Tantalus Way South.

Transit

- Support future transit expansion to establish 15-minute Frequent Transit Network through the Garibaldi Estates Neighbourhood along Diamond Head Road
- To support future ridership increases on the District of Squamish transit system, establish a transit exchange near the Garibaldi Village area that:
 - Acts as a centralized location for connecting multiple transit lines and allows riders to transfer between routes; and
 - Offers customers and bus operators enhanced convenience, comfort, and safety during travel on transit.
- Support the establishment of pocket parks near transit stops with accessible seating.

Carshare

- Support carshare parking in on-street parking spaces throughout the neighbourhood.

Access to Highway 99

- Support and advocate for improvements to Highway 99 to address present and future congestion, as identified in the 2022 Garibaldi Estates Transportation Study.
- Road network changes that are supported as options for addressing increased traffic volume due to future development, and improving access between the Garibaldi Estates and Highway 99, include the following:
 - Encourage the Ministry of Transportation and Infrastructure to establish a 70 km/hour Speed Limit along Highway 99 extending north of Dowad Drive.
 - Pursue establishment of a new Newport Ridge Drive Connection between Highway 99 and Tantalus Road as resources allow.
 - Pursue establishment of a right-in-right-out access from Highway 99 onto Dowad Drive and a westbound left turn for access from Dowad Drive onto Highway 99.
 - Pursue establishment of an unsignalized intersection at Newport Ridge Drive and Highway 99 with right-in-right-out from northbound Highway 99 and southbound left turn in off Highway 99 onto Newport Ridge Drive.
 - Maintain a single westbound left turn from Garibaldi Way to Highway 99.
 - Maintain a 3-lane cross-section on Garibaldi Way on both sides of the Highway.

- Pursue establishment of a third northbound lane on Highway 99 starting south of Garibaldi Way and extending north to Newport Ridge Drive.
 - Pursue establishment of a dual westbound left turn from Mamquam Road onto to Highway 99.
 - Pursue establishment of a third northbound lane on Highway 99, starting south of Mamquam Road and extending north to the Garibaldi Village right turn in.
- Identify a mechanism to ensure incremental infill development across the Garibaldi Estates neighbourhood contributes to a fund for anticipated road network improvements to ensure equitable cost sharing of infrastructure upgrades.

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Employment Space

Background

The Garibaldi Estates neighbourhood includes one of the 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 to consider options for future employment space and associated job opportunities, to meet the needs of future residents.

The most significant opportunity to create new employment space is through mixed-use commercial buildings in the Commercial Core area along Highway 99. Currently, this area is largely retail, with limited second storey office/employment space. Multi-storey office and other employment use buildings with retail at the ground floor are supported in this plan.

Throughout the Mixed-Use Residential areas, mixed-use buildings at the ground floor provide opportunities for an expansion of employment space, shops, and services to residents of the Garibaldi Estates.

Objectives

- To support the Garibaldi Village area as one of Squamish's core commercial areas offering significant retail and services opportunities for residents of the neighbourhood, the community, the region, and visitors to the Sea to Sky Corridor.
- To support a diverse range of local employment opportunities in the Garibaldi Estates neighbourhood that provide jobs for neighbourhood residents as well as members of the wider community.
- To establish an attractive pedestrian oriented commercial environment along Diamond Head Road that enables residents to socialize, and to meet day-to-day needs within walking distance of home.
- To preserve dedicated commercial land for the possibility of future employment opportunities that support high employee density.
- To increase access to small scale retail and service opportunities throughout the neighbourhood that improve community connection and create spaces for local gathering.

Policies

Commercial Core Area

The Garibaldi Estates Neighbourhood plan supports the development of a significant amount of employment space within the plan area. Within the Commercial Core Area, up to 43,000 m² of commercial space could be developed. This amount of office space has the potential to support up to 2,300 employees.

- Support commercial uses that generate varied and increased local employment opportunities for Squamish residents.

- Encourage the development of dedicated multi-storey commercial buildings throughout the Commercial Core with retail use on the ground floor.
- Residential uses are not supported within the Garibaldi Village Commercial Core to preserve existing and future opportunities for commercial land uses such as retail and office.
- Increased building heights are supported in the Commercial Core area east of Highway 99 to facilitate redevelopment viability given limited parcel sizes and flood construction levels.
- Ensure that the prominence of street corner locations capitalizes on opportunity for retail or commercial activity.

Mixed-Use Residential Area

Mixed-use buildings along the length of Diamond Head Road south of Diamond Road are envisioned to establish a new pedestrian oriented commercial area and contribute a considerable amount of new commercial space within the neighbourhood. Along Diamond Head Road and Tantalus Road up to 10,500 m² of commercial space could be developed, which has the potential to support up to 300 employees. Place making opportunities in mixed-use areas can help draw patrons, create sense of community, and provide space for employees and neighbours to gather.

- Encourage the development of mixed-use buildings with ground level commercial space that supports the needs of retail tenants in Squamish, including the following characteristics:
 - Smaller unit sizes to maximize efficient utilization of space in high-cost locations.
 - High ceilings, supportive of high-quality retail space.
- Utilize front setbacks along Diamond Head Road to support potential requirements for grade transitions between the road and the flood construction level, as informed by a Hydrotechnical Hazard Assessment of Mashiter Creek.
- Consider setbacks for mixed-use buildings to provide adequate frontage area for:
 - Outdoor patios with food & beverage businesses.
 - Public spaces with seating, encompassing hard features and landscaping, to enable gathering for patrons of businesses and residents of area.
 - Opportunities to accommodate sidewalk extensions that provides more space and amenities for people using the street, and small plaza type public spaces, including accessible seating, lighting, and all-weather use areas.
- Use the prominence of street corners to create buildings that defines the surrounding area and reinforce the adjacent public space through their overall form and façade. Building elements that emphasise the corner include:
 - reduced setbacks.
 - architectural elements including corner pediments, parapets, and awnings or verandahs that wrap the corner.
 - extra height at the corner; and
 - entrances to ground floor commercial / retail space placed in the most prominent position at the corner, with entrances to upper residential spaces placed along the façade on either street.

Accessory Commercial Units

Background: Accessory Commercial Units

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) ACUs are intended to be smaller in scale than the principle residential building on the property. However, while ADUs are typically located in the back yard, ACUs are often located in the front yard, often within the front setback.

ACUs typically support minimal impact, small-scale, homeowner-driven passion projects which cater primarily to neighbourhood clients. ACUs offer opportunities for gathering and access to commercial services away from busy commercial areas. For homeowners interested in starting a business, ACUs can dramatically reduce the incremental cost in comparison to leasing a separate space. Typically, ACUs are located within an accessory building; however, they can be located within principal building, thereby reducing barriers and increasing affordable commercial space.

Examples of businesses that might locate in an ACU include coffee shops, artisan retail, massage therapist, yoga studio, barbershop/salon, bicycle repair, or tech/software office.

- Amend the District of Squamish Zoning Bylaw to allow ACUs within existing Garibaldi Estates neighbourhood residential zones to increase access to walkable services.
- Consider the following regulations for ACUs when amending the Zoning Bylaw:
 - ACUs can be located within an accessory building or within the principal building.
 - ACUs can be located within the front setback, up to the front lot line,
 - ACUs can occupy a maximum floor area of 75 m².
 - Parking is not required for ACUs.
 - ACUs may be identified using one non-illuminated sign.
 - For ACUs where people may gather for commercial uses, ensure waste management, and encourage accessible seating options, either on the property, or nearby, such as a small seating area on a nearby corner.
- Encourage local growers to collaborate with owners of ACUs for sale of farm goods in market type settings.

First Nations

Background

The District is committed to a long-term journey towards Truth, Healing and Reconciliation in Squamish. The District supports Reconciliation and healing efforts, engagement, and partnerships to build strong relationships with First Nations founded in respect and recognition of Aboriginal rights and title, culture, and heritage.

Objectives

- To respect, honour and promote expressions of local First Nations culture and heritage within the Garibaldi Estates.
- To honour and respect First Nations archeological and burial sites within the neighbourhood.

Policies

- Integrate First Nation's place names into neighbourhood locations and streets.
- Integrate cultural signage where appropriate within the Garibaldi Estates Neighbourhood, including:
 - extent of traditional territory of First Nations;
 - the harvesting and use of native plant species by First Nations;
 - indigenous animal species; and
 - First Nations place names.
- Support the establishment of services within the Garibaldi Estates Core Commercial area aligned with the needs of Squamish Nation residents that are not conveniently accessible north of the Downtown commercial area.
- In collaboration with Skwxwú7mesh Uxwumixw (Squamish Nation), recognize specific sites and locations of cultural importance within the Garibaldi Estates Neighbourhood if identified.

Archaeological Considerations

- For areas within the Garibaldi Estates Neighbourhood Plan not identified as Archaeological Areas of Potential prior to the adoption of this plan, proposed development should proceed under a development specific Chance Finds Procedure (CFP).
- For private property identified prior to the adoption of this plan as an Archaeological Area of Potential, it is recommended that proposed future developments be redesigned to avoid the property. If the property cannot be avoided due to engineering concerns, it is recommended that a site alteration permit be obtained and that future ground altering developments within and adjacent to the site be subject to monitoring by a professional archaeologist and trained First Nations representatives under the provisions of the appropriate First Nations permits.
- Within Coho Park, an Archaeological Impact Assessment, involving Skwxwú7mesh Uxwumixw (Squamish Nation), and səlilwətał (Tsleil-Waututh Nation) community representatives, should be conducted for any contemplated future development.

Environment

Background

There are important natural features within the Garibaldi Estates Neighbourhood. Coho Park and Pat Goode Park encompass riparian areas, greenspace and mature trees that contribute to the neighbourhood identity and character, serving as both natural and recreational amenities. These natural features also contribute habitat for species that inhabit the area. As the neighbourhood continues to evolve, deliberate protection of these natural features will support the long-term health of the neighbourhood's ecosystems.

During community engagement for the Garibaldi Estates Neighbourhood Plan, several 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. During the drafting of the plan several approaches were considered to support preservation of these trees: a District wide urban forest management plan, planting of new street trees along public roads through upgrades that accompany infill development, and Development Permit Area Guidelines or zoning provisions specific to the retention of existing mature trees or planting of new trees along rear property lines, particularly on large properties south of Diamond Road.

Objectives

- To protect and enhance the ecological values of the Garibaldi Estates neighbourhood.
- To recognize the value of natural assets as part of municipal infrastructure.
- To encourage stewardship of trees and green spaces and achieve a mature tree canopy, carbon sequestration and habitat benefits.
- To encourage retention of mature trees and natural vegetation on private property where possible during re-development.
- To encourage the incorporation of native vegetation and pollinator-friendly species in landscaping, and the removal of invasive plants.
- To encourage the planting of shade trees where appropriate, using species that are best suited for changing climate conditions.

Policies

Development Guidelines

- New development in the Garibaldi Estates should follow guidelines and recommendations outlined in Environmental Best Management Practices for Urban and Rural Land Development (BC MOE, 2014). This includes best management practices for storm water, pollution prevention, wildlife, and ecosystem management.
- Protect riparian areas along watercourses to provide habitat for aquatic and terrestrial species, facilitate stormwater management, and contribute to the neighbourhood's greenspace and urban tree resources.
- All Streamside Protection and Enhancement Areas (SPEAs) should be viewed as significant habitat and protected; riparian buffers adjacent to watercourses will also protect wildlife use of water features.
- Minimize impact of exterior lighting from developments on nearby habitat areas.

- Bear safe design should be provided for any garbage/composting facilities and landscaping.
- Pursue opportunities, as part of ongoing road improvement projects, to add street trees, rain gardens, landscaped bump outs, and additional greening along street frontages, to support stormwater management, provide shade for pedestrians and improve connections between habitat areas.

Tree Canopy

- Prioritize a tree canopy analysis for the Garibaldi Estates and establish canopy targets for the neighbourhood within the District's Urban Forest Management Plan in the future.
- Develop street design standards for roads within the neighbourhood to ensure street trees are included in future street designs throughout the neighbourhood.
- Consider the use of soils cells to ensure the long-term health of street trees along public roads.
- Encourage the preservation of existing mature trees and the planting of new large-canopy trees adjacent to the rear property line in the Ground Oriented Residential area. In the properties between Diamond Head Road and Read Cres, opportunities for the retention or enhancement of the tree canopy along rear property boundaries should be identified during redevelopment. New development should be designed to preferentially retain existing mature trees and new trees should be planted to provide buffering from adjacent properties. Required open space should be consolidated at the rear of the properties to ensure adequate space for tree health.

Arts, Culture and Heritage

Background

Establishment of the Garibaldi Estates Neighbourhood, as it is now known, began in the mid 1900s. At that time, the unorganized mid-Squamish Valley area came to be known as Mamquam with the establishment of the Mamquam utility boards that provided water and sewer services. These services enabled the acquisition of a large tract of second growth forest land for the development of the Garibaldi Estates subdivision by a developer Pat Goode, along with a Veteran's Land Act (VLA) subdivision in the 1970s. The area was marketed as 'Sunny Garibaldi Estates' for its south-facing slopes. More detail about the history of the Garibaldi Estates can be found in the District of Squamish Garibaldi Estates Historical Context Statement.

At present there are no dedicated venues for arts and culture in the neighbourhood. More recently, a limited number of public art pieces have been installed in public areas. These include 'Squamish Wings 2.0', a mural by Liesl Petersen, located in the commercial development at 1861 Mamquam Road, and 'Salmon', a sculpture by Christina Nick, located at 1870 Diamond Road in Garibaldi Village. Wood sculptures of an orca and of a salmon can be found in the Squamish Valley Golf Club, near the neighbourhood. As the neighbourhood evolves, there is opportunity to cultivate and look for space for gathering, arts and culture.

Objectives

- To support space needs of the creative community within the District of Squamish.
- To facilitate opportunities for public art within the Garibaldi Estates Neighbourhood.
- To support conservation of Garibaldi Estates heritage values.

Policies

Arts Venues

- Encourage the establishment of venues within the neighbourhood that support the arts and culture communities of both the Garibaldi Estates and the broader District of Squamish, including:
 - Venues capable of hosting community events.
 - Small specialty maker spaces with their own galleries.
 - Small dedicated gallery spaces.

Public Art

- Encourage the integration of art with recreation opportunities in District of Squamish parks within the Garibaldi Estates neighbourhood.
- In areas with mixed-use retail/apartment development and in the Commercial Core area, encourage public art installations as part of redevelopment projects to improve vibrancy.
- Implement the District of Squamish Public Art Policy for new development within the neighbourhood.
 - Work with local artists/schools/community groups in commissioning art to increase community connectivity.
 - Consider locations where public art is visible from the highway and adjacent areas.
 - Consider art on cross walk off Mamquam road adjacent to the Commercial Core area.

Heritage Conservation

- Acknowledge and protect Indigenous heritage within the neighbourhood.
 - Work with Squamish Nation community to protect and celebrate cultural heritage and resources.
 - Integrate Indigenous placenames, artwork and other cultural expressions to share Indigenous values and perspectives in the landscape and built and natural environment.
 - Contribute to a broader program of local cultural revitalization of the Squamish Nation.
- Heritage conservation and design
 - Provide heritage information about the neighbourhood to property owners including residents and developers.
 - Consider the neighbourhood qualities outlined in the District of Squamish Garibaldi Estates Historical Context Statement when making decisions about new infill or development.
 - Retain the curvilinear subdivision pattern and the significant relationships between the neighbourhood's major qualities.
 - Consider the integration of native plant material to increase biodiversity while retaining the character of the planted landscape.

Future Infrastructure and Risk Mitigation

Background

Generally, water and sanitary servicing throughout the Garibaldi Estates Neighborhood is connected to larger infrastructure running north-south through the Garibaldi Village Commercial Area and east-west along Mamquam Road. The bulk of stormwater management currently occurs through a system of ditches along roads in the residential areas of the neighbourhood. It is anticipated that the neighbourhood will require upgrades to the water, sanitary sewer, and drainage infrastructure to accommodate growth.

The District of Squamish Integrated Flood Hazard Management Plan (IFHMP) identifies flood hazards throughout the community. Much of the Garibaldi Estates neighbourhood is outside of the modelled Squamish/Mamquam River floodplain; however, many of these areas are subject to overland flow hazard from Mashiter Creek. Designating the Garibaldi Estates as an overland flow hazard area in the IFHMP was based on review of previous studies and not on a detailed assessment of the Mashiter Creek. Through more detailed study, the Flood Construction Level is expected to be refined.

Objectives

- To provide adequate infrastructure to serve the long-term needs of the Garibaldi Estates neighbourhood and lands beyond.
- To protect new development from flood risk.
- To ensure new development does not increase stormwater flows or drainage issues.

Policies

Infrastructure

- To inform new development opportunities identified in the Schedule A Land Use Plan, the District of Squamish should complete a servicing model study for stormwater, water, and sanitary sewer infrastructure. The intent of the study is to identify the scope of upgrades required to accommodate infill potential in the Garibaldi Estates Neighbourhood, in addition to anticipated development in adjacent neighbourhoods and lands beyond.
- Based on results of the water and sanitary sewer servicing model study, identify an approach to equitably share the cost of required upgrades across anticipated growth in the neighbourhood and beyond.
- All new development is required to provide road, water, sanitary sewer, and stormwater infrastructure etc. as required by, and to the standards set forth in, the District of Squamish Subdivision and Development Control, unless otherwise varied by the District.
- All new development is required to provide frontage upgrades which include the Future Sidewalk Primary and Future Bike Lanes identified in the Garibaldi Estates Neighbourhood Plan Active Transportation map and policies unless otherwise varied by the District.
- Mixed-use commercial/apartment development is anticipated along the east side of Diamond Head Road between Kalodon Road and Mamquam Road. New servicing infrastructure is anticipated to be sited in a new lane established at the rear of these properties connecting to established infrastructure on Kalodon Road and Mamquam Road. Infrastructure installed in this lane should be sized to accommodate projected mixed-use buildings on Diamond Head Road.

Drainage and Stormwater

- Stormwater management practices shall minimize negative impacts to water quality, water quantity and ecosystem health in accordance with the following principles:
 - Reduce or avoid any impacts to public infrastructure and the environment.
 - Maximize the use of landscape-based solutions to meet both storage and water quality treatment requirements.
 - Maintain and enhance natural assets and riparian forest integrity by maximizing tree canopy on each lot through tree retention and replanting/restoration of vegetation where possible.
 - Minimize total impervious area (TIA) and minimize the EIA (effective impervious area, or the area that drains directly to a watercourse or municipal systems) through development practices such as pervious paving and unpaved parking and access routes outside of accessible design requirements. The EIA can be achieved through techniques such as disconnecting roof leaders from the municipal system and drainage to an aboveground or subsurface storage tank.
- New development should be required to:
 - Provide a site-specific stormwater management plan that meets District requirements.
 - Mitigate impacts of development on water quality and water quantity through on-site stormwater controls.
 - Source controls may be required to treat potential pollutant loading in runoff and to protect watercourses.
 - Provide sufficient land area for on-site detention of stormwater which may be in the form of detention ponds, above-ground, or below-ground storage facilities.
 - Provide a lot grading template in addition to flood construction levels to ensure buildings are appropriately placed to avoid nuisance flooding during normal saturated conditions and catastrophic flooding during a design event.
 - Strata developments with stormwater detention, storage, and/or water treatment infrastructure/facilities should be required to establish a program for monitoring and maintenance of stormwater facilities.

Rights-of-Way

- Major roads and engineering services, including stormwater, water, and sanitary sewer, detention ponds, and road dedications, widenings, and rights-of-way should be provided and extended (at no cost to the District) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Cost Charges credits, and Development Cost Charges Frontender Agreements may be considered, where applicable, to the acceptance of the District.
- All new streets, extensions and realignments are expected to be dedicated as public rights-of-way.

Flood & Wildfire Hazard

- Any new construction must meet flood construction levels in accordance with District Floodplain Management Bylaw requirements unless varied by the District.

- Complete a Mashiter Creek Hydrotechnical Hazard Assessment as it relates to proposed land uses in the Garibaldi Estates neighbourhood.
 - Examine if 1 metre is an appropriate Flood Construction Level or if a lower level could be appropriate.
 - Identify options for addressing the overland flow hazard, particularly in areas supporting commercial and mixed-use developments where the pedestrian realm is an important consideration. Consider options such as raising sections of road right-of-way, treating sub areas of the neighbourhood as contiguous blocks, and diversion opportunities for overland flow as methods to facilitate a pedestrian realm adjacent to commercial frontage.
- Ensure new construction and landscaping meet the guidelines of the Protection from Wildfire Hazard Development Permit Area and the Wildfire Landscaping Management Bylaw.

Energy & Climate Change

Background

In 2020, Squamish adopted the Community Climate Action Plan, which aims to reduce emissions by at least 45% below 2010 levels by 2030 with strategies and actions that account for 38% in emissions reductions.

In 2021 Council adopted a Low Carbon Incentive Program. This program is intended to minimize the environmental impact of housing development in Squamish by discouraging the use of high-carbon energy sources used in residential construction.

In May 2023, the BC Building Code was revised, allowing municipalities to implement the Zero Carbon Step Code which regulates building operating emissions rather than efficiency. This update will provide new opportunities to address greenhouse gas emissions and provides an alternative to the Low Carbon Incentive Program.

Policies included in the Garibaldi Estates Neighbourhood Plan aim to reduce reliance on non-renewable energy and reduce community emissions.

Objectives

- To prioritize/incentivize use of low carbon energy systems and highly efficient construction techniques in the built environment.
- To ensure that as the neighbourhood grows, development patterns support active transportation options as alternatives to car dependent development.

Policies

- For development projects subject to rezoning application, ensure low carbon energy sources are incorporated as the exclusive energy source, to limit the production of greenhouse gas associated with ongoing operations of those buildings.
- Support the development and implementation of District of Squamish policy to address embodied carbon in new construction.
- Encourage developments to use wood-based building materials or other carbon storing materials beyond business-as-usual practices.
- Encourage site layout and connectivity that is highly integrated with active transportation and recreational networks.

Food and Agriculture

Background

Throughout the planning process, residents expressed an appreciation of food production opportunities in the Garibaldi Estates Neighbourhood. Respondents enjoyed the opportunity to garden for personal reasons and highlighted the opportunity for these properties to support urban agricultural activities among young farmers. This local food production was highlighted as sustainable practice that involved lower GHG emissions than commercially produced food. Food security was also identified as a benefit of food production on these properties.

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. The report identified seven existing food assets in or near the neighbourhood, which included: Garibaldi CAN Grow Community Garden, Mamquam Edible Schoolyard, Mamquam Elementary School, Independent Grocer, Kitchen Quickies, and Plant X.

Objectives

- Support small-scale farming within the Garibaldi Estates Neighbourhood.
- Support the creation of a regional farm hub, including a commissary kitchen and market, in the Garibaldi Estates.

Policies

- Consider the establishment of a Community Agriculture Fund to support continued operations and maintenance of small-scale farming within the Garibaldi Estates Neighbourhood.
- Encourage the establishment of a community farm within a larger development located in the eastern portion of the Ground Oriented Residential area. The community farm is envisioned to encompass the following characteristics:
 - Approximately 70% of the land dedicated to farm business and 30% of the land dedicated to community gardens.
 - Covenant dedication of areas proposed for food agricultural uses requiring continuous agricultural use by an approved community group, land trust, agricultural operator, or strata.
- Encourage the establishment of a regional farm hub in the Mixed-Use Residential A area. The regional farm hub is envisioned to encompass the following characteristics:
 - A commissary kitchen and market.
 - Support for farmers to conduct on-going and year-round sales to compliment farmers existing operations (CSA, farmers market, relationships with restaurants).
- Encourage land sharing opportunities for front or rear yards on larger properties to support food production. Consider a demonstration project to encourage uptake.

Neighbourhood Amenities

Background

The Garibaldi Estates Neighbourhood is served by two parks and three child care facilities. New development will need to address the need for community amenities, such as additional public gathering spaces and child care facilities, to accommodate population growth within the neighbourhood.

Child Care

The Squamish Child Care Needs Assessment identifies accessible, affordable, and high-quality child care as a critical need in the community, relevant to the overall affordability situation for families, and a meaningful contributor to social and economic development. An initial “reach” target rate of 30% for access to care (30 spaces per 100 children) has been used in the past; however, this goal is now recognized as low, a childcare access rate of 40% is recommended in this plan as a community-wide reach target.

Currently there are three child care facilities within the Garibaldi Estates neighbourhood:

- Discovery Kids Childcare, located at 2120 Diamond Road, is a facility that provides care for children between the age of 0-5, and currently can accommodate 25 children.
- Les Petits Aventuriers, located at 2178 Skyline Dr, is a family child care facility that provides care for children aged 2 to 5 years old, and currently can accommodate 7 children.
- Kamp Sonshine Day Care, located at 2262 Read Cres, is a licensed before- and after-school care program in the Squamish Baptist Church, and currently can accommodate 20 children.

Together, these three facilities offer a total of 52 child care spaces within the Garibaldi Estates. Stats Canada Data from the 2021 Census indicates that there are 195 children living in the Garibaldi Estates ages 0-14. The current childcare access rate for children within the Garibaldi Estates is 27%. In addition, afterschool childcare is offered at Mamquam Elementary adjacent to the plan area.

Within the Garibaldi Estates there are a limited number of opportunities for new child care facilities that could be developed under land use scenarios supported in the neighbourhood plan. Development projects that align with policies in the Community Amenity Contribution Policy are anticipated to contribute to the overall childcare needs; other opportunities to meet the overall needs include small scale residential child care facilities in homes throughout the neighbourhood. Development projects that could support childcare needs 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.
- Mixed-use development along Diamond Head Road.
- An amenity provided as part of a larger townhouse redevelopment in the Ground Oriented Residential Area. However, feasibility of securing a child care amenity will depend on other community amenities negotiated as part of those developments. For example, scenarios where 30% of land is dedicated to agriculture/greenspace or park will have limited opportunities for contributions to child care.

The 2044 High Scenario and 2044 Low Scenarios for future dwelling unit numbers outlined in the housing policy section of this plan were used to estimate the child populations. Under the 2044 High Scenario, an estimated 518 children would reside in the Garibaldi Estates; 207 child care spaces would be required to achieve an access rate of 40%. To enable this access rate, 155 new child care spaces would be required beyond the existing 52 spaces.

Under the 2044 Low Scenario, an estimated 322 children would reside in the Garibaldi Estates; 129 child care spaces would be required to achieve an access rate of 40%. To enable this access rate, 77 new child care spaces would be required beyond the existing 52 spaces.

2044 High Scenario					
	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total
Dwelling Units	206	200	358	756	1520
Estimated Child Population	111	110	168	129	518
Child Care Spaces to Achieve 40% Access	44	44	67	51	207

2044 Low Scenario					
Scenario	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total
Dwelling Units	269	68	163	367	867
Estimated Child Population	145	37	77	62	322
Child Care Spaces to Achieve 40% Access	58	15	31	25	129

Objectives

- To ensure community benefits that meet the needs of the neighbourhood are provided with any new development.

Policies

Community Amenity Contributions

- All new developments seeking rezoning for additional density should meet targets set out in the District's Community Amenity Contributions policy. Any onsite amenities should provide direct benefit to the wider neighbourhood.
- Priorities for community benefits in the Garibaldi Estates neighbourhood (beyond standard bylaw requirements) are:

- Secured affordable rental housing.
- Child care facilities.
- Neighbourhood park/open space that provides opportunity for public playground.
- Pocket parks on the parcel frontage and/or adjacent to trail connections to create gathering spaces that are open to all residents.
- Mid block connections that provide opportunity for east-west pedestrian connections through the neighbourhood, as described in the transportation policy section of this plan.
- Arts venues identified in the Arts, Culture and Heritage section of this plan, which are publicly owned or owned by a not-for profit organization.
- Commercial space dedicated to a regional farm hub, which incorporates a commissary kitchen and market, intended to support farmers to conduct on-going and year-round sales to compliment farmers existing operations (CSA, farmers market, relationships with restaurants).
- Specific to parcels over 0.3 hectare in the Ground Oriented Residential Area, either:
 - dedication of 30% of parcel area to agriculture, greenspace, or park or,
 - contributions to secured affordable rental housing.
- Contributions to a Community Agriculture Fund to support continued operations and maintenance of small-scale farming in the neighbourhood.

New Neighbourhood Parks

- Design of development projects within the southwest area of the neighbourhood should consider opportunities to establish a neighbourhood park in alignment with needs outlined in the Parks and Recreation Master Plan.
- Design of larger developments in the Ground Oriented Residential Area should consider opportunities to dedicate significant greenspace or agriculture amenities to serve the needs of residents within the neighbourhood area where feasible.

Child Care and Institutional Uses

- Prioritize the development of child care facilities within the Garibaldi Estates Neighbourhood in alignment with the Community Amenity Contribution Policy.
- Develop childcare centres in the Mixed-Use Residential, Multifamily Residential and Ground Oriented Residential areas in combination with larger redevelopment projects, in line with targets from the Community Amenity Contribution Policy.
- Support inclusion of smaller purpose-built multiage family-based childcare operations throughout all residential areas.
- Ensure areas with significant child populations or services such as day cares, activity centres and parks have designated pick up/drop off zones with clearly painted directions on roads and signage.

IMPLEMENTATION

Implementation actions identify key steps that will be necessary to move the Garibaldi Estates Neighbourhood Plan from policy to action.

The Schedule A Future Land Use Plan outlines the future land uses for the Garibaldi Estates neighbourhood. Land use changes from current uses will require rezoning and, in some cases, Development Permits in accordance with Official Community Plan (OCP) policies.

General Implementation Steps

- The Garibaldi Estates Neighbourhood Plan will be adopted as a Schedule to the OCP Bylaw at which time, an OCP amendment bylaw should revise the OCP land use designations to those shown on the Schedule A Land Use Plan.
- The Garibaldi Estates Neighbourhood Plan is intended to supplement the broader policies of the OCP. In case of any discrepancy with the OCP, the more detailed policies of the Neighbourhood Plan will prevail.
- New development applications may be required to address the policies of this plan at the time of rezoning, subdivision and/or development permit application.
- The District may initiate a rezoning process that brings the current zoning closer in line with Plan policies to avoid development outcomes not aligned with the Plan.

Development Guidance Policies

- Complete guiding policies with respect to the following matters:
 - A water and sanitary servicing review for the Garibaldi Estates Neighbourhood, reflecting potential development opportunities, to identify future infrastructure needs.
 - Street design with cross sections for key roads within the Garibaldi Estates, including Garibaldi Way, Diamond Head Road, Diamond Road, and Mamquam Road.
 - An integrated stormwater management plan or other neighbourhood level drainage plan that is applicable to the Garibaldi Estates Neighbourhood, to inform stormwater infrastructure needs and policies.
 - A Mashiter Creek Hydrotechnical Hazard Assessment to determine an appropriate flood construction level for the overland flow hazard within the neighbourhood.

District of Squamish Bylaw Updates

Veterans Land Act (VLA) Bylaw

- Repeal District of Squamish Veterans Land Act (VLA) Bylaw No. 211, 1966 to allow reconfiguration of property boundaries in alignment with policies in this plan.

Zoning Bylaw

- Amend the District of Squamish Zoning Bylaw to permit Accessory Commercial Units on residential properties within the Garibaldi Estates Neighbourhood.
- Amend the District of Squamish Zoning Bylaw to provide zoning for apartment uses in the Mixed-Use Residential A and Mixed-Use Residential B areas.
- Amend the District of Squamish Zoning Bylaw to provide zoning for townhouse uses in Ground Oriented Residential Area.

- Amend the District of Squamish Zoning Bylaw to support cohousing opportunities within the Mixed-Use Residential A area.

Subdivision and Development Control Bylaw

- Update the Subdivision and Development Control Bylaw to enable the Engineering Department to secure needed rights-of-way, and utility and access easements through the development process.

On Street Parking Management

- Consider the implementation of a Resident Exempt Zone to manage on-street parking along Diamond Head Road and adjacent roads impacted by visitation to the proposed retail land uses. A Resident Exempt zone consists of a geographic area where residents may choose to register their vehicles to an address within the zone. Registered vehicles are exempt from existing on-street parking restrictions. Non-residents are permitted to park within the Resident Exempt zone provided they observe the time restrictions.

APPENDIX A

Garibaldi Estates Projections Assumptions

To understand infill growth potential within the Garibaldi Estates under the land use designations included within this plan, the existing land uses were compared to a theoretical potential, as well as a high and low growth land use scenario for the year 2044.

Scenario	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total Dwelling Units
Existing	301	16	63	166	546
Plan Maximum	0	985	644	1168	2797
2044 High	206	200	358	756	1520
2044 Low	269	68	163	367	867

2024 Existing and Projected Dwelling Units in the Garibaldi Estates

Assumptions in these scenarios are outlined below.

The Plan Maximum scenario reflects an assumption that every property in the Garibaldi Estates Neighbourhood transitions to the maximum density option supported within the plan.

The 2044 High scenario represents a high growth estimate over the coming decades based on past trends and expectations. The scenario is dependent on numerous assumptions, which are outlined below.

- **Multiple Dwelling Residential:** The 2044 High scenario assumes two redevelopments per year within the plan area from single unit dwellings to multiple dwelling residential with four strata lots and one secondary suite, as permitted under the R-1 zoning. Over 20 years, this would result in 40 single unit dwellings being replaced by 200 new strata and secondary suite unit,
 - o *Assumption basis: Currently the District of Squamish includes over 1,100 properties zoned RS-2, which allows two-unit dwellings, also known as duplexes. Over the past 10 years, the average number of new duplex developments on RS-2 properties across the entire community is just under two per year. In the last four years that average has climbed to 3.5 projects per year. Two such developments per year in the Garibaldi Estates represent a significant increase in development of this housing form.*
- **Large Lot Townhouses:** Completion of townhouse projects on all six larger properties in the eastern plan area, resulting in approximately 170 new strata townhouse units.
- **Single Unit Dwelling to Townhouse:** Conversion of 15 large single-unit dwelling properties in the Ground Oriented Residential Area to townhouse developments, representing 30% of 51 possible properties, resulting in approximately 125 new townhouse units.
- **Single Unit Dwelling to Apartment:** Conversion of 19 single unit dwelling properties to apartments along Diamond Head Road and Tantalus Road, representing 50% of 38 potential properties, plus

redevelopment of an older apartment property on Garibaldi Way, resulting in approximately 590 new apartment units.

The 2044 Low scenario calibrates growth in the Garibaldi Estates against the expected growth rate for Squamish and the total development potential across the community. Estimates of new dwelling unit potential across the remainder of the District of Squamish indicates a plausible capacity of approximately 11,000 new dwellings (including single dwelling units, multiple dwelling residential, townhouses, and apartments) over the next 20 years. Combined with the Garibaldi Estates capacity identified in the 2044 High scenario, the total plausible capacity across the community is roughly 12,000 new dwelling units. However, BC Stats population projections for Squamish indicate 10,759 new residents between 2024 and 2044, resulting in a total population of 36,256. At an average of 2.6 residents per dwelling unit, this projection suggests a total of 4,136 new dwelling units across the community in the next 20 years, or 34% of the plausible capacity across the community. Because these expected dwelling units will be distributed across the entire community; the 2044 Low scenario assumes that only 34% of the plausible neighbourhood development capacity will be completed over the next 20 years, to align with the Provincial population projections. This suggests that approximately 320 new dwelling units could be expected to be completed in the Garibaldi Estates by 2044 for a total of 867 dwelling units.

Census data indicates that the Provincial population projections have underestimated growth in Squamish, particularly in recent years. Consequently, the most likely outcome is that the total number of new residential units in the Garibaldi Estates in 2044 will be somewhere between the 2044 Low scenario and the 2044 High scenario. The true rate of growth will depend on a broad range of economic, demographic, and political trends which are challenging to accurately predict.

Garibaldi Estates Neighbourhood Plan Executive Summary

Draft Plan

The District of Squamish is in Phase 4 of the Garibaldi Estates Neighbourhood Planning Process. In Phase 3 of the planning process, a range of land use options were considered, along with emerging policies. Phase 3 concluded with the selection of preferred land uses scenarios, having balanced neighbourhood feedback with community needs, and policy directions. Based on this direction, direction from Council, supporting plans and policies, and Provincial Government legislation, a draft plan has been completed for consideration in Phase 4.

Read this Executive Summary and review the draft plan at: [Garibaldi Estates Neighbourhood Plan | Let's Talk Squamish \(letstalksquamish.ca\)](https://letstalksquamish.ca/garibaldi-estates-neighbourhood-plan)

There are two ways to share your feedback:

- Visit [Garibaldi Estates Neighbourhood Plan | Let's Talk Squamish \(letstalksquamish.ca\)](https://letstalksquamish.ca/garibaldi-estates-neighbourhood-plan) and share your feedback through the Let's Talk Discussion Forum.
- Join us for Neighbourhood Engagement Events in June.

Guiding Principles

Together, the following guiding principles have informed the objectives and policies included in the Garibaldi Estates Neighbourhood Plan.

Livability

Retain and enhance the livability of the Garibaldi Estates neighbourhood.

Housing Options

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.

Food Production

Provide enhanced opportunities for gardening, food production and agriculture to support local food access and the wider regional food system.

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.

Respond to Climate Change

Reduce greenhouse gas emissions (GHGe) and eliminate non-renewable energy use associated with new growth. Ensure resilience to interface wildfire hazard.

Neighbourhood Design

Ensure new residential and commercial development supports a safe, inclusive, and accessible environment with visual appeal.

Infrastructure

Plan for appropriate water, sanitary, transportation and green infrastructure services to support the neighbourhood as it continues to mature. Share costs of infrastructure upgrades across the range of development activities in the neighbourhood.

Changes to Scenarios from Stage 3 to Stage 4

As the draft plan was created, several elements considered in Stage 3 of the planning process have evolved in response to changing Provincial legislation, as well as input and decisions during Stage 3.

General approach

- Land Use Designation (previously referred to as sub area) boundaries have been adjusted so that, where practical, they follow road alignments.
- Land Use Designation boundaries were adjusted to combine areas where permitted uses supported by Council were similar.

Specific Areas

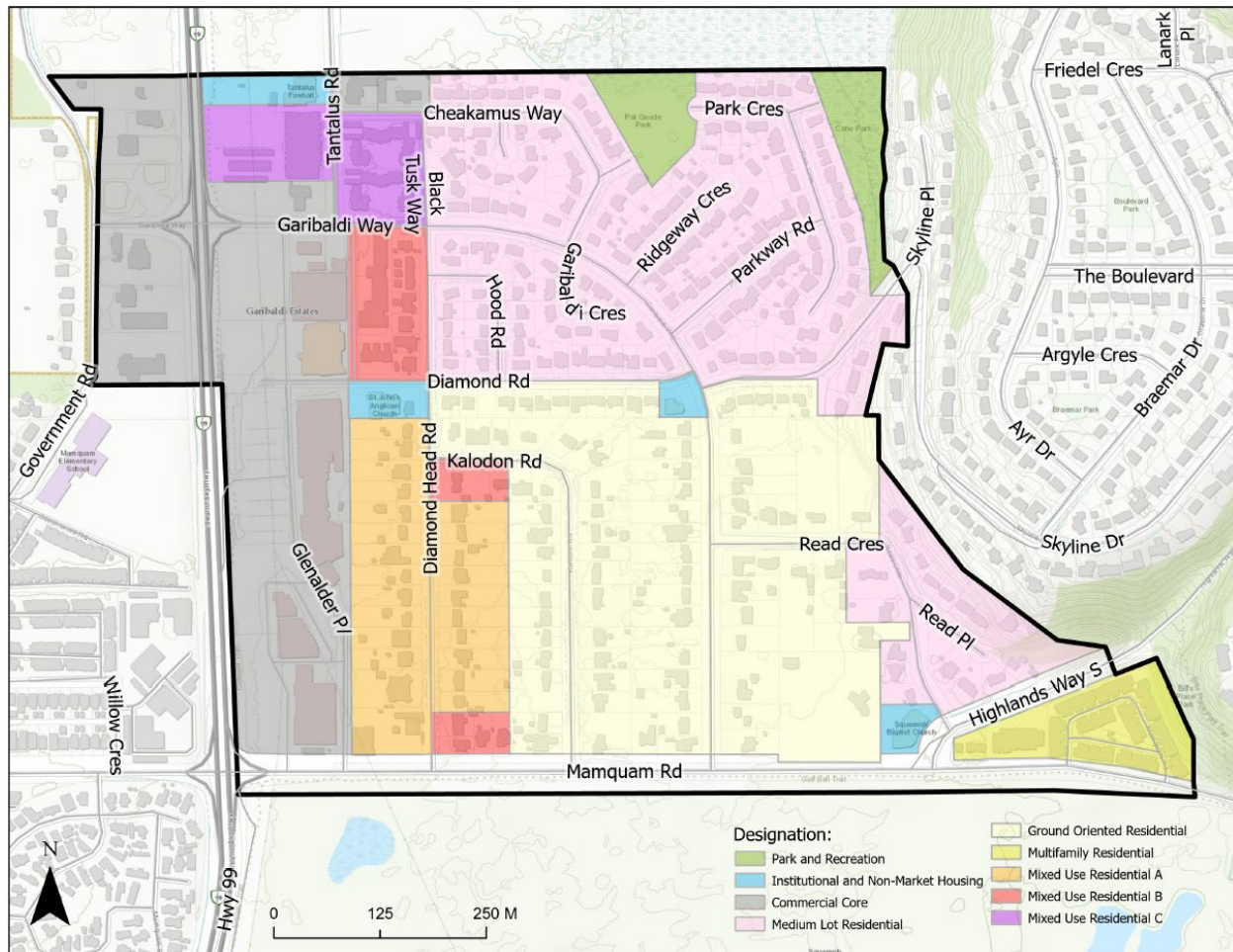
- The Mixed-Use Residential area (Diamond Head North) was extended east to include the Spectacle Building (40437 Tantalus Road).
- The Mixed-Use Residential area (Diamond Head South) shifted to match road alignments and follow a proposed lane between Kalodon Road and Mamquam Road.
- The Ground Oriented Residential area (Estates Centre) was extended north to Diamond Road.
- The Medium Lot Residential area (Estates North) was expanded to include the Estates East small lots based on consistent land uses supported under Provincial legislation.
- The Multifamily Residential area was separated from the Estates East area to permit height and density in line with the existing zoning on the majority of parcels due to the independent location.

Land Use Policies

- Single unit dwelling was removed as a supported use on Diamond Head Road. The existing single family uses remain supported in zoning, but development application rezonings will only support transition to mixed-use buildings, to support the complex transition to a mixed-use street design.
- The maximum building heights were transitioned from meters to storeys for clarity.
- Height and density of buildings on the east side of Diamond Head Road were increased to match the west side, to address concerns regarding project viability of 3 story mixed-use projects.
- The 0.3-hectare stinction for townhouse use in Estates East was removed given new identified boundaries. Smaller parcels were moved to a new land use designation with Estates North.
- Parking requirements on Mixed-Use Residential A were reduced to account for Provincial guidance on frequent transit.
- Small lot subdivision and cottage cluster use were removed as supported uses. The new R-1 zoning implementing the Provincial Bill 44 requirements provides opportunities for multiple primary dwelling units and stratification.

Land Uses Plan

The Garibaldi Estates land use plan designates a broad range of opportunities for commercial, residential, institutional and park space in the neighbourhood.



These land use designations replace the sub areas identified in Stage 3 of the planning process.

A vision for several specific areas of the neighbourhood, along with supporting objectives and policies, is outlined on the following pages.

Garibaldi Village Commercial



Vision

The Garibaldi Village area is envisioned as a key commercial centre for the neighbourhood and the community, with an expanded role as a destination for day-to-day needs, regional shops and services, and employment.

Land Use Designation

Commercial Core

Maximum Building Height

Area	Maximum Height
Properties West of Highway 99 (Mamquam Neighbourhood)	6 Storeys
Properties East of Highway 99 (Garibaldi Highlands side)	4 Storeys

Plan Objectives and Policy Highlights

Objectives	Policy Highlights
Support the Garibaldi Village area as one of Squamish's core commercial areas offering significant retail and services opportunities for residents of the neighbourhood, the community, the region, and visitors to the Sea to Sky Corridor	<ul style="list-style-type: none"> • Encourage the development of dedicated office buildings throughout the Commercial Core with retail use on the ground floor. • Residential uses are not supported within the Garibaldi Village Commercial Core to preserve existing and future opportunities for commercial land uses such as retail and office. • Increased building heights are supported in the Commercial Core area east of Highway 99 to facilitate redevelopment viability given limited parcel sizes and flood construction levels.
Consider opportunities to enhance and activate outdoor amenity spaces within the public realm through redevelopment activities	<ul style="list-style-type: none"> • Design open spaces to be vibrant, inviting and accessible for all, with shelter from elements for year-round use. • Invest in enhancements of current public spaces such as the small Diamond Road park at the end of Diamond Road near London Drugs. • Incorporate public plaza space into the design of future commercial development, particularly in areas offering significant employment opportunities. • Design public spaces for pedestrian users with strong linkages to active transportation routes.
Support the establishment of mid-block connections to improve pedestrian connectivity.	<ul style="list-style-type: none"> • Mid Block connections between Diamond Head Road and the Commercial Core area to the east are important to link intended pedestrian-oriented retail areas and local spaces for gathering.
Facilitate opportunities for public art within the Garibaldi Estates Neighbourhood.	<ul style="list-style-type: none"> • In areas with mixed-use retail/apartment development and in the Commercial Core area, encourage public art installations as part of redevelopment projects to improve vibrancy.

Diamond Head Road



Diamond Head Road - long term vision

Vision

The Diamond Head Road area is envisioned as a vibrant, pedestrian-oriented high street rich in amenities. A mix of residential and commercial space supports creates an inviting destination that encompasses shops and services, public space for socializing, and a range of transportation options.

Land Use Designations

Mixed-Use Residential A, B, & C, Institutional and Non-Market Housing

Maximum Building Height and Density

Use	Maximum Height	Maximum Floor Area Ratio
Mixed-Use Retail/Apartment south of Garibaldi Way	4 Storeys	0.7 – 1.6
Mixed-Use Retail/Apartment north of Garibaldi Way	5 Storeys	2.0
Single-unit dwelling	Align with District of Squamish R-1 Zoning	

Plan Objectives and Policy Highlights

Objectives	Policy Highlights
Establish an attractive pedestrian oriented retail environment along Diamond Head Road that enables residents to socialize, and to meet day-to-day needs within walking distance of home.	<ul style="list-style-type: none"> Encourage the development of mixed-use buildings with ground level retail space that support the needs of retail tenants in Squamish.

Support mixed-use buildings along Diamond Head Road with vibrant, walkable retail uses at the ground floor, and apartments above.	<ul style="list-style-type: none"> • The maximum floor area ratio range reflects the difference between anticipated pre-zoned density, and density that might be achievable through a rezoning process. • A minimum of 20% of gross floor area should be used for commercial space. • Retail space and a pedestrian realm should be established at the Flood Construction Level with an accessible connection down to a sidewalk along Diamond Head Road. • Establish minimum parking requirements for the Mixed-Use Residential areas that consider Provincial legislation related to frequent transit networks; 1 parking space per dwelling unit.
Support the establishment of a cohousing development within the Garibaldi Estates.	<ul style="list-style-type: none"> • Cohousing projects may not be required to meet the standard employment space requirements; indoor amenity space beyond zoning requirements may be exempt from gross floor area calculations; and can be pre-zoned to 0.8 FAR. • Cohousing should have significant indoor amenity space, a communal kitchen and dining area, and common useable open space that facilitates connections between residents.
Ensure community benefits that meet the needs of the neighbourhood are provided with any new development.	<ul style="list-style-type: none"> • Encourage the establishment of a regional farm hub that encompasses a commissary kitchen and market. • Develop childcare centres in combination with larger redevelopment projects.

Estates Centre



Estates Centre - Long term vision

Vision

The Estates Centre is envisioned to support a range of traditional and missing middle housing forms, including small-scale multi-unit housing and townhouses, complemented by inviting public spaces, well connected active transportation routes, and a healthy tree canopy.

Land Use Designations

Ground Oriented Residential

Maximum Building Height and Density

Use	Maximum Height	Maximum Floor Area Ratio
Single-unit dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning as directed by Provincial legislation.	
Townhouse	3 Storeys	0.6 - 0.8

Plan Objectives and Policy Highlights

Objectives	Policy Highlights
Support a range of ground oriented missing middle housing options, including small-scale multi-unit housing and townhouses, in an established residential neighbourhood within walkable distance to various	<ul style="list-style-type: none"> • Ensure townhouse development properties are an appropriate size to enable efficient land use, maximize useable opens space, and minimize allocation of land to driveways. • The maximum floor area ratio range reflects the difference between anticipated pre-zoned density, and density that might be achievable through a rezoning process.

neighbourhood services and amenities.	<ul style="list-style-type: none"> • Townhouse units located adjacent to the street should be oriented facing the street, with pedestrian access from the sidewalk to front doors of each unit.
Support accessory commercial units on residential properties to increase access to walkable services throughout neighbourhoods.	<ul style="list-style-type: none"> • Consider the following regulations for ACUs: <ul style="list-style-type: none"> • Can be within an accessory building or principal building. • Can be located up to the front lot line, • Can occupy a maximum floor area of 75m². • Parking is not required beyond residential regulations.
Encourage retention of mature trees and natural vegetation on private property during re-development.	<ul style="list-style-type: none"> • New development should be designed to preferentially retain existing mature trees and new trees should be planted to provide buffering from adjacent properties. Required open space should be consolidated at the rear of the properties to ensure adequate space for tree health. • Encourage the preservation of existing mature trees and the planting of new large-canopy trees adjacent to the rear property line in the Ground Oriented Residential area. • Update streetscape standards included to ensure street trees are included in future street designs throughout the neighbourhood.
Create a vibrant, resilient, and healthy neighbourhood with unique public spaces that support public gathering and connection.	<ul style="list-style-type: none"> • Consider the placemaking opportunities such as pocket parks and small activation, and larger community gathering spaces. • Encourage vibrant streetscape activation such as traffic circle or boulevard gardens, seating at wider street corners, or art installations within gardens.
Encourage active transportation as a primary transportation mode in the neighbourhood.	<ul style="list-style-type: none"> • Establish a mix of sidewalks, pedestrian paths and bike lanes along Garibaldi Way, Diamond Road and Mamquam Road. • An east-west mid-block connection for pedestrian movement is supported between Garibaldi Way (near Read Crescent) and the Garibaldi Village commercial area. • Develop District of Squamish owned land along the north side of Mamquam Road as a greenway.

Estates North and Estates East



Vision

The Estates North and Estates East is envisioned to support traditional and small-scale multi-unit housing, complemented by attractive parks, well connected active transportation routes, and a healthy tree canopy.

Land Use Designations

- Medium Lot Residential
- Multifamily Residential

Maximum Building Height and Density

Use	Maximum Height	Maximum Floor Area Ratio
Single-unit Dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning as directed by Provincial legislation.	
Townhouses and Apartments (between Highlands Way S and Mamquam Rd, identified as Multifamily Residential in the Land Use Plan)	3 Stories	1.0

Plan Objectives and Policy Highlights

Objectives	Policy Highlights
Support a range of small-scale multi-unit housing options, in an established residential neighbourhood within walkable distance to various neighbourhood services and amenities.	<ul style="list-style-type: none"> • Support the establishment of a diverse range of housing forms in alignment with Provincial guidance on small-scale multi-unit housing.
Support accessory commercial units on residential properties to increase access to walkable services throughout neighbourhoods.	<ul style="list-style-type: none"> • Consider the following regulations for ACUs: <ul style="list-style-type: none"> • Can be within an accessory building or principal building. • Can be located up to the front lot line, • Can occupy a maximum floor area of 75m². • Parking is not required beyond residential regulations.
Encourage retention of mature trees and natural vegetation on private property during re-development.	<ul style="list-style-type: none"> • New development should be designed to preferentially retain existing mature trees and new trees should be planted to provide buffering from adjacent properties. Required open space should be consolidated at the rear of the properties to ensure adequate space for tree health. • Update streetscape standards included to ensure street trees are included in future street designs throughout the neighbourhood.
Ensure sufficient and well-located park space that provides active and passive recreational opportunities to meet the diverse needs of the neighbourhood.	<ul style="list-style-type: none"> • Enhance Pat Goode Park by adding some of the following amenities: <ul style="list-style-type: none"> • A covered space that can be used year-round. • Elements that are intended for older kids. • Elements for mature residents such as a fitness circuit, chess tables or picnic areas. • Improved parking.

Garibaldi Estates Neighbourhood Plan

Stage 4 Draft Plan

September 23, 2024

Background

- Planning process initiated in 2021
 - Implement OCP Growth Management Policy
- Land uses and policy directions identified in Stage 3
- Draft plan drafted
 - Stage 3 land use scenarios and emerging directions
 - Committee of the Whole Direction May 2023
- November 2023 housing legislation changes released



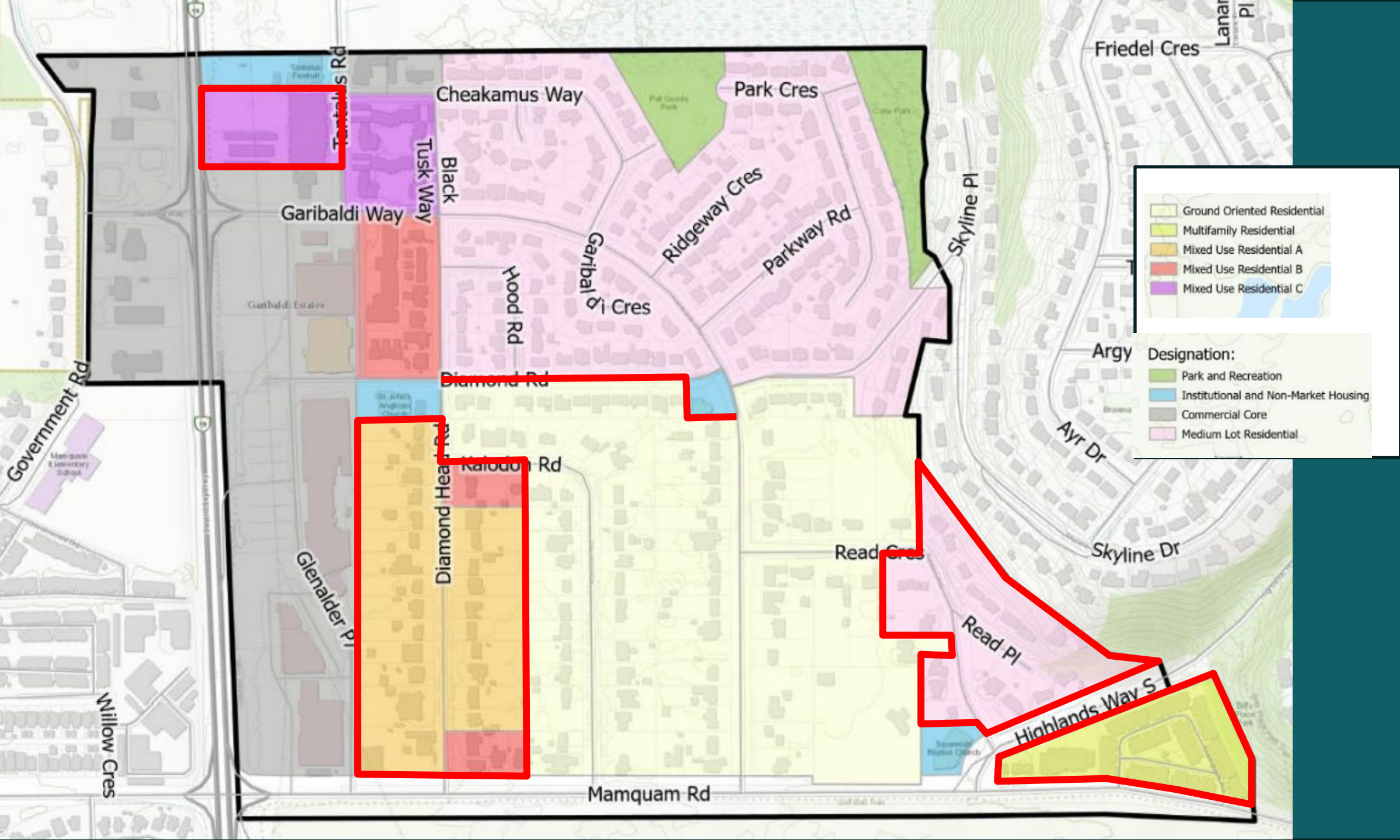


Garibaldi Estates Neighbourhood

DRAFT



Draft Plan



Stage 4 Engagement

- Engagement intention
 - Share draft plan
 - Provide information on changes
 - Gather input on implementation challenges and mitigation actions
- 3 public workshops
 - 84 attendees



Stage 4 Engagement

- 4 common themes
 - Concerns regarding limitations on development opportunities
 - Concerns regarding the impacts of proposed land uses on the existing neighbourhood
 - Concern regarding traffic, highway access and parking
 - Concern regarding the loss of greenspace and mature trees



Online Feedback

- Increase development opportunities.
- Support Diamond Head Road high street
- Opposition to increased density ignored.
- Densification will erode livability and safety.
- Limit increased development.
- Remove policy for Garibaldi Village pedestrian plaza.
- Model future land uses to understand housing needs.
- Update the Official Community Plan.



Proposed Mitigation Actions

- Most actions addressed in draft plan:
 - Townhouse design
 - Housing diversity
 - Pedestrian gathering spaces
 - Park creation
 - Tree canopy preservation
 - Connectivity
 - Infrastructure review



Proposed Changes: Diamond Head Road



Proposed Changes: Diamond Head Road

- Option 1:
 - Maintain max 1.6 FAR
 - Increase the maximum height to 5 storeys
 - Permit residential visitor parking spaces to double as commercial parking



Proposed Changes: Diamond Head Road

- Option 2:
 - Support increase to max 2.0 FAR
 - Increase the maximum height to 6 storeys
 - Remove residential visitor and commercial parking requirements

Staff Recommend Option 2



Proposed Changes: Ground Oriented Residential



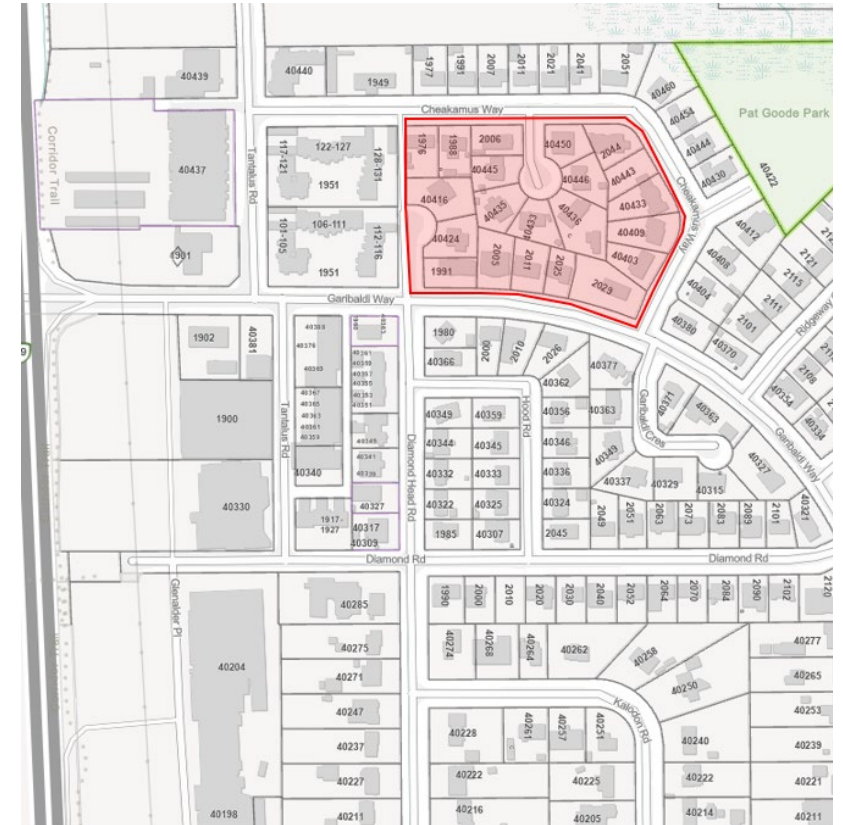
Proposed Changes: Ground Oriented Residential

- Retain:
 - District-led to rezoning for 0.6 FAR townhouse development
 - Policy support for rezoning to 0.8 FAR townhouse density
- Add new policy:
 - Consider a density bonus structure for properties over 1.0 ha
 - Supports 0.7 FAR townhouse of with 27.5% of land dedicated as a publicly accessible, activated park.



Proposed Changes: Medium Lot Residential

- Add support for townhouse use
 - Between Cheakamus Way and Garibaldi Way
 - Address requests from landowners
 - Does not increase maximum height or density beyond current R-1 zoning.



Recommendations

That the Committee:

1. Receive the Garibaldi Estates Draft Neighbourhood Plan Stage 4 summary for information and endorse the draft plan and provide feedback regarding:
 - Apartments in the Mixed-Use Residential area on Diamond Head Road
 - Townhouses in the Ground Oriented Residential area
 - Townhouses in the area between Cheakamus Road and Garibaldi Way
2. Recommend Staff prepare a final Garibaldi Neighbourhood Plan based on comments received at the September 24, 2024 Committee of the Whole meeting, and bring the plan to Council for first and second readings.



District of Squamish
Historical Context Statement
GARIBALDI ESTATES

08 May 2024
Revised 16 December 2024



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Cover photo: Postcard of Garibaldi Estates, 1971. (Eric Andersen)

Neighbourhood historical context statements:

Identify and explain the major themes, factors and processes that have influenced the history and distinctive character of a neighbourhood.

Their objective is to provide a framework to investigate, identify and manage heritage resources, capturing the overall essence of the neighbourhood and ensuring a process of thoughtful growth and change.

They use broad heritage themes to contextualize a neighbourhood or heritage resource historically in place and time.

They are succinct historical summaries that act as a planning tool for the effective management of a neighbourhood's heritage and character.

They are not intended to be a detailed account of the history of a neighbourhood, but to guide appropriate change and growth based on an understanding of a neighbourhood's evolving heritage.

INTRODUCTION

Squamish's distinct neighbourhoods

Neighbourhoods can be defined as geographically localized units of identity and cohesion within municipalities, being characterized by the provision of basic services (church, school, park, transportation, shopping) and a sense of community among residents.

Neighbourhoods emerge, decline, disappear, strengthen, and alter their boundaries depending on a range of factors including the changing character of the municipality of which they are a part, population shifts, urban renewal, service availability, and municipal commitment to neighbourhoods' value.

Each of Squamish's neighbourhoods demonstrate a distinctive character. Some attributes reflect the history of the city as a whole, others are specific to processes within the neighbourhood. Each neighbourhood has gone through a process of development, survived challenging times, has been revitalized, and has evolved with a current identity and feeling of community, heritage and character. Squamish's neighbourhoods, while responding to present day sensibilities, have emerged out of a civic history whose principal features are essential to their understanding.

What is a historical context statement?

A historical context statement is a document used in planning for a community's heritage resources. It identifies the broad patterns of historic development in the community and identifies historic property types, such as buildings, sites, structures, objects, landscapes, districts and intangible features which represent these patterns of development. A historic context statement provides direction for evaluating and protecting heritage resources. As a planning document, it is meant to be a dynamic work, evolving as a community changes over time.

Historical contexts, developed with the identification of broad themes, are combined with observations about the physical evidence of a neighbourhood to identify heritage values and guide approaches to conservation and management. They draw attention to potential recommendations for new additions to the register, and identify areas requiring more detailed historical research.



Area encompassed by Garibaldi Estates Historical Context Statement.

1: GARIBALDI ESTATES NEIGHBOURHOOD CONTEXT

1.1 Boundary description

The western edge of the Garibaldi Estates neighbourhood is Government Road, the former provincial highway, extending to its eastern boundary at the foot of the slope of land on which Garibaldi Highlands is located. The northern boundary consists of stretch of green space just north of Cheakamus Way, while Mamquam Road forms the southern extent of the neighbourhood. The area today is bisected by the Sea to Sky Highway. The site consists of 32 hectares of land (80 acres).

To the south of Mamquam Road lies the Squamish Valley Golf Club and the Mamquam River. The neighbourhood includes a small section of commercial properties on the west side of Highway 99 between Diamond Road and Cheakamus Way, along with more robust commercial uses found in Garibaldi Village.

1.2 Thematic historical context

This historical context has been developed using the thematic framework found in the 2024 Heritage Management Strategy as an organizing tool.

Watercourses, floods, dikes, and mountains

Garibaldi Estates is situated on a flat portion of land, dominated by the Garibaldi Highlands escarpment on its eastern edge, which in part has dictated the layout of the subdivision.

Garibaldi Estates has a number of associated rivers and creeks nearby. The Mamquam River flows from the Mamquam glacier ice field high above the community of Squamish with Skookum Creek, Ring Creek, Mashiter Creek, and many other smaller tributaries entering it before it drains into the Mamquam River along the valley bottom.¹ Coho have long been associated with Meighan Creek, which flows down from the Garibaldi escarpment, through Coho Park and into a culvert under Highway 99 to empty into the Squamish River near Eagle Run.

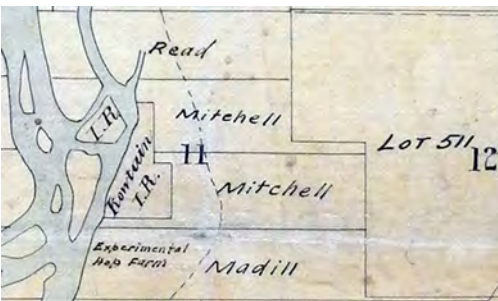
Squamish is located within the Coastal Western Hemlock (CWHdm) biogeoclimatic (BGC) zone which occurs at low to mid elevations along the entire coast of BC, mainly on the eastern slopes of the Coastal Mountains. It has the highest average rainfall of any zone in the province, although prolonged summer dry spells are common. The zone typically occurs from sea level to about 650 metres elevation. Zonal forested sites are dominated by Douglas-fir, western red-cedar, and western hemlock, along with an understory of salal (*Gaultheria shallon*), red huckleberry (*Vaccinium parvifolium*), sword fern (*Polystichum munitum*), vine maple (*Acer circinatum*), dull Oregon-grape (*Mahonia nervosa*). Mosses include step moss (*Hylocomium splendens*), Oregon beaked moss (*Kindbergia oregana*), and lanky moss (*Rhytidiadelphus loreus*).²

1 Squamish River Watershed Society.

2 Durand Ecological and Polar Geoscience. *District of Squamish Terrestrial Ecosystem Mapping*. 2016



Mamquam River.



1893 map showing the Kowtain Indian Reserve and the George Henry Mitchell, William G. Mitchell and E.B. Madill pre-emptions. (Eric Andersen)

Evolution of a close-knit community

From its inception, Garibaldi Estates was designed to accommodate families, a "planned family area where children can enjoy the best living."³ Today, residents of Garibaldi Estates appreciate these characteristics of the neighbourhood: a sense of community, safety, commercial services in the neighbourhood, quietness of the streets, privacy, yard space, gardening opportunities, the environment, housing diversity, and the ability to age in place.

While not in the study area, Mamquam Elementary School was constructed in 1956 to serve the local community, and today has around 350 students. After the construction of Highway 99, the school was accessed from Garibaldi Estates via a pedestrian overpass from the main shopping area along the highway.

Town at the end of Howe Sound

Garibaldi Estates is a mix of residential and commercial development with an established neighbourhood of single family homes, newer townhouse and condo complexes, and a mix of businesses along the Sea to Sky Highway.

The then-unorganized mid-Squamish Valley area came to be known as Mamquam with the establishment of the Mamquam utility boards that provided water and sewer services in 1959. These services enabled the acquisition of a large tract of agricultural land by visionary developer and local resident Pat Goode for the development of the Garibaldi Estates subdivision, along with land purchased by the federal government under the Veteran's Land Act (VLA). The VLA subdivision was approved in 1966.



Eric Axen with Garibaldi Park Estates sign carved from a log from Curly Lewis's ranch, 1960. (Squamish Public Library)

Work began on the \$3-million, 80-acre, 240-lot Garibaldi Estates housing development in spring of 1958. It involved five West Vancouver businessmen and Pat Goode. Lot sizes were approximately 70'x 110'.⁴

³ 10th Anniversary: Garibaldi Estates Ltd. *Squamish Times*. 07 August 1968.

⁴ "Work Starts on \$3 Mill. Squamish Housing Deal." *Squamish Times*. 04 April 1958.



Fred and Emma Thorne retirement home at location of Greg Gardner Motors illustrating the residential nature of this area before commercial development. (Eric Andersen)



Prefabricated home at 1816 Garibaldi Way, in the current commercial area west of Highway 99, 1957. (Peter Alder Collection)



Garibaldi Mall Medical-Dental Block with Pat Goode at left, 1972. (Eric Andersen)

By 1963, more new homes were being constructed in Garibaldi Estates. Some were built by construction contractors such as Cavin and Keay, Werger Construction and Twiss Brothers.⁵ Advertising in 1964 offered zoned lots for duplex, fourplex and apartments on Cheakamus Way, Garibaldi Way and Diamond Head Road, an indication of the planned diversity of housing in the development. Sewer, water and paved roads were in place by that time.⁶

By 1968, the 10th anniversary of the beginning of Garibaldi Estates, 75 families had built homes, there were apartments and duplexes, townhouses were being designed and a shopping complex was in the works. A new post office was planned and the water system, street paving lighting and sewers were all in place.⁷

Post-World War II several factors including the lack of new housing, continued population growth, and returning veterans ready to start families combined to produce a building boom, almost all of it concentrated in the suburbs.⁸ The experience of World War II demonstrated the possibilities offered by large-scale production, prefabrication methods and materials, and streamlined assembly methods that could be applied to housing construction.

Working the land, plying the water

Prior to becoming a residential subdivision, the Garibaldi Estates neighbourhood plan area was home to several economic developments and institutions. The area reflects Squamish's early agricultural history, encompassing a number of former farms and ranches established beginning in the 1890s. The valley's first hop farm was established by E.B. Madill in 1890 on part of the land where the Veteran's Land Act subdivision would be constructed. Others included the George Mitchell farm, the Bonson farm (later the Hamilton dairy farm, then the Hans Wafler farm), and the Read/Peter Herres farm near Leski's crossing near the current location of the Lavandel lavender farm.



View east at E.B. Madill's ranch from Armstrong's Corner, today's VLA subdivision, 1913. (Squamish Public Library 19.13)

5 "Twenty new homes in Garibaldi Park Estates." *Squamish Times*. 18 July 1963.

6 *Squamish Times*. 06 February 1964.

7 "10th Anniversary, Garibaldi Estates Ltd." *Squamish Times*. 07 August 1968.

8 National Register Bulletin. *Historic Residential Suburbs*. 2002.

Fred Thorne, the founder and longtime chair of the Squamish Valley Farmer's Institute and manager at the Squamish Valley Hops Company, took over the E.B. Madill ranch after World War I. Thorne lived in the location of the current Greg Gardner Motors business. The Farmers Institute Hall was situated nearby on Government Road.



Fred and Emma Thorne home at the location of Greg Gardner Motors, n.d. (Squamish Public Library)



Squamish Valley Farmers Institute Hall on Government Road, c.1950s. (Squamish Public Library 35.12)

A junction of the north-south Howe Sound & Northern Railway mainline met the Newport Timber Company logging railway that extended eastward along what is now Mamquam Road, then up Round Mountain near the Garibaldi Park boundary – today's Ring Creek Forest Service Road.⁹

The residential lot at 2163 Mamquam Road was once part of the site of the Newport Timber Company blacksmith shop, laydown yard (material and equipment storage) and supply depot. It was later the site of Curly Lewis's stump ranch (an undeveloped ranch in the bush where animals graze among the stumps of felled trees). Lewis, from Barbados, was reportedly the first

⁹ Eric Andersen. *The Newport Timber Company - Exposed*. 2022.

Black person to settle in Squamish. In the 1970s, John and Colleen Drenka purchased the property and built a retirement home there.¹⁰ The Curly Lewis ranch site is visible on the historical aerial photographs from 1946 and 1959.

Early retail establishments were included in the original development planning prior to the construction of Highway 99 through the neighbourhood. Development of today's Garibaldi Village shopping plaza area began in the 1980s, following the completion of the new highway alignment.



Newport Timber Co. Shay locomotive with log cars along today's Mamquam Road seen from the laydown yard and blacksmith shop (2163 Mamquam Road), c.1912-13. (Squamish Public Library, Thorne family collection)

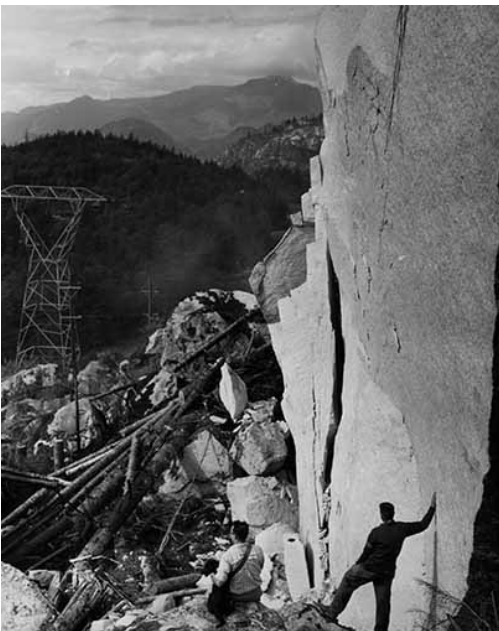
Trails, roads, railways and water routes

A trail existed between the Squamish Nation's Kowtain village to the former course of the Mamquam River with its major salmon spawning area and fishery used by the Squamish prior to the settler community. The original Mamquam River made a bend to the south to join the East Branch of the Squamish River.

Two north-south railway rights-of-way traverse the Garibaldi Estates area on the west side, the Pacific Great Eastern/Canadian National line and the Howe Sound & Northern line. The HS & N was decommissioned in 1915 and its right-of-way developed for housing in the 1980s. The Mamquam Road section of the Newport Timber logging railway was by the 1930s known simply as "the trail to Curly Lewis' ranch."

Mamquam Road and the Ring Creek forest service road were constructed as railway grades for the Newport Timber Company, which operated between 1910 and 1913.

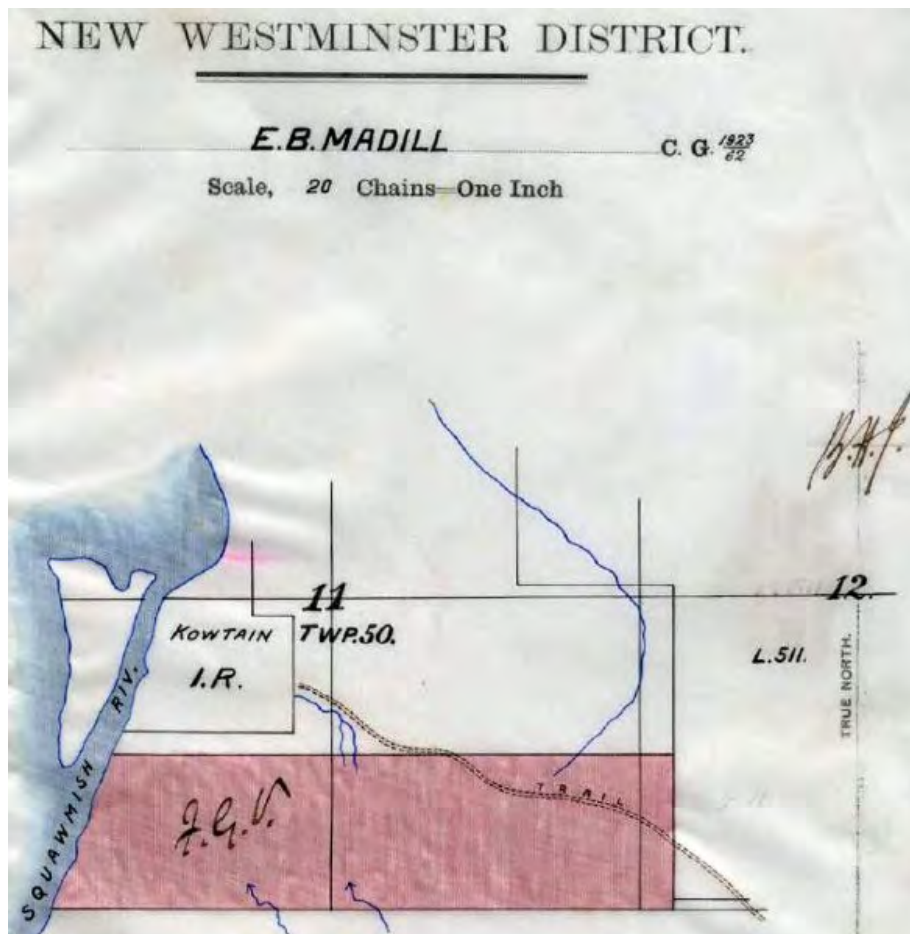
At the time Garibaldi Estates was being developed, a B.C. Electric transmission line crossed over the front of the property parallel to the right-of-way earmarked for the new highway. The B.C. Electric right-of-way would be paved in asphalt for a parking lot servicing the new retail development adjacent to the new subdivision. Surveys were completed and the installation of road



Transmission line construction near Squamish, 1959. (VPL 34081)

10 Ibid.

and water infrastructure was about to commence in the spring of 1958.¹¹ By 1962, the Mamquam Sewer Board had plans to construct a sewer system in Garibaldi Park Estates.¹²



E.B. Madill's pre-emption and the location of his hop farm, showing the trail from the Squamish Nation's original Kowtain village to the Mamquam River and today's location of their reserve. (Eric Andersen)

A road was built from Whistler to Squamish in 1962, initially a rough track that was mostly rocks and dirt, with streams to cross along the way. The road was plowed infrequently, making winter journeys treacherous. The road was paved in 1966 and improvements have continued to the present day, with the most recent upgrades in place for the 2010 Olympics.¹³

When the new Highway 99 was constructed in the 1980s, it bisected the Garibaldi Estates neighbourhood, isolating the residential/commercial area along Government Road and creating the neighbourhood edge that would eventually become Garibaldi Village.

Squamish is my home

The Garibaldi Estates neighbourhood is located within the asserted traditional territory and areas of interest of the Skwxwú7mesh First Nation. The Kowtain Reserve is located just northwest of Garibaldi Estates on the left bank of Kowtain slough on the Squamish River.

11 "Work Starts on \$3 Mill. Squamish Housing Deal." *Squamish Times*. 04 April 1958.

12 "Sewer Board Forms." *Squamish Times*. 25 January 1962.

13 Eric Andersen. Communication regarding Heritage Management Plan content.

Community and society in Squamish were influenced by the presence of a wide range of religious denominations representing the community's spiritual qualities. In Garibaldi Estates, this included the presence of St. John the Divine Anglican Church, with a church hall constructed on Diamond Road in 1968.

Place of adventure

Garibaldi Estates embodies Squamish as a place of adventure particularly for the easy access to local mountain biking and hiking trails, with the Coho Trail leading north and up the escarpment to link with the many trails of Garibaldi Highlands and Alice Lake.

The Squamish Valley Golf Club opened its fairways to members and the public on July 1, 1967. Built on land formerly bisected by Mashiter Creek, and with a modest budget, it was a golf design project that relied on volunteer hours, support and enthusiasm from the local community, and contributions from local businesses.¹⁴ Two significant parks include Coho Park which provides fish habitat and a trail system known as the Coho Park and Seven Up Loop. Pat Goode Park is a large grassed playground used by children, youth and families.

Diverse district municipality

With the establishment of sewer and water utility services by 1959, the then-unorganized mid-Squamish Valley, at that time part of the larger area of Brackendale,¹⁵ became known as Mamquam, providing the essential amenities necessary for the development of Garibaldi Estates. In October 1964, representatives of four areas - Mamquam Water District, Mamquam Sewer District, Brackendale and the VLA agreed to hold a ballot regarding incorporation into a district municipality.¹⁶ In November of that year, 78% of the residents of Squamish, Mamquam and Brackendale voted in favour of amalgamation into a district municipality.

The *Veterans Land Act* was adopted during World War II following a Canadian tradition of settling returned and ex-soldiers. Established as half-acre lots in Squamish, the parcels were larger than the regular single-family subdivisions to enable small-scale farming and keeping livestock. The District is currently considering the repeal of Bylaw 211, established in 1966, which restricts subdivision of parcels known as the *Veteran's Land Act* or VLA Lands.¹⁷

1.3 Evolution of Garibaldi Estates

Residential and commercial uses

The cluster of commercial enterprises on the south side of Highway 99 have construction dates primarily from the 1990s-2000s, with the exception of the buildings associated with a service garage at 40350 Government Road constructed in 1967, and a restaurant built in 1969, attesting to the early commercial development in this part of the Estates. Developed prior to the construction of Highway 99 in the 1980s, these commercial businesses evolved along Government Road and are still accessed via that road.

A review of residential building construction dates at BC Assessment reveals that about 75% of the still-existing housing stock in the neighbourhood was

14 Squamish Valley Golf Club. *SVGC History*. <https://squamishvalleygolf.com/golf/>

15 BC Archives. Lower Squamish Valley map. 1952.

16 "Areas agree to vote on incorporation." *Squamish Times*. 01 October 1964.

17 *Squamish Reporter*. 07 June 2021.

constructed during the time of the development of the lands into Garibaldi Estates, the early 1960s to early 1970s.

Within the VLA section of the neighbourhood, Kalodon Road has a mix of residential building dates from 1962 to 1965, with a few dating from the 1970s. Garibaldi Way has a majority of early houses, with many dating from 1962, one from 1960 and others from 1967. Read Crescent has four dating from the early 1960s with significant infill of later structures. Diamond Head Road has about 50% of its houses dating from the early 1960s.

Veterans Land Act

The *Veterans' Land Act* was part of Canada's veteran rehabilitation program that helped to establish veterans as farmers, fishermen, or as owners of part-time farms or small holdings. A potential VLA subdivision was first discussed in Squamish in the late 1950s, to be located on 80 acres of crown land in an area known as Armstrong's Corners near the current Mamquam Elementary School.

A residential VLA zone was included in the District's 1965 zoning bylaw.¹⁸ The VLA subdivision found within today's Garibaldi Estates came up for discussion in 1966 with a new subdivision plan that proposed dividing most of the properties, then containing one acre, in half. Residents were supportive of the half-acre lots and at the time indicated that they did not wish to further subdivide. The District supported the opportunity to subdivide VLA lands, and while doing so, adopted VLA Subdivision Bylaw No. 211 1966 in order to control how these lots were subdivided in future. VLA Subdivision Bylaw No. 211 included text and a map schedule that identified all subdivision opportunities within the area.¹⁹ The resulting layout is of larger lots in the VLA area of the Estates as compared to the rest of the subdivision.

Planning and design

In Garibaldi Estates, developer Pat Goode captured the post-World War II planning and design aesthetic in both the layout of the subdivision and the design of the majority of its housing.

The suburban ranch house of the 1950s and 60s reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected an appreciation of the informal lifestyle of the West Coast and the changing functional needs of families.²⁰

In Garibaldi Estates, this took the form of traditional rancher and split-level rancher, with some modest mid-century builder style homes which emerged after WWII to provide inexpensive housing for returning soldiers and their families.²¹ There is one walk-up apartment building complex dating from 1966.

At the same time, the curvilinear subdivision design became the standard of both sound real estate practice and local planning, and suburban landscaping became influenced by an interest in new ideas of space, new ideas in science and technology, the adjustment of social classes, the accumulation of wealth, and more availability of exotic plant species.

Many of the neighbourhood street names, including Cheakamus Way, Garibaldi Way and Diamond Head Road, appear to be inspired by local geographical features.

¹⁸ "First reading for two revised bylaws. *Squamish Times*. 03 June 1965.

¹⁹ "VLA residents to approve plan. *Squamish Times*. 20 January 1966.

²⁰ *Urban Design and Planning: A Guide to the City*. 2002.

Garibaldi Estates historical aerial photographs



Garibaldi Estates aerial, 1946. (UBC GIC BC 260 #14)



Garibaldi Estates aerial, 1959. (UBC GIC BC 5007 #26)



Garibaldi Estates aerial, 1964. (UBC GIC BC 5099 #120)



Garibaldi Estates aerial, 1974. (UBC GIC BC 5585 #21)



Pat Goode in the early 1970s at the intersection of Garibaldi Way and Diamond Head Road. (Eric Andersen)

2: HERITAGE VALUES

Recognizing and establishing the heritage value and singular character of Garibaldi Estates was undertaken as part of the neighbourhood planning process. The community engagement included small group conversations amongst Squamish residents and landowners, many of whom lived in the Garibaldi Estates neighbourhood. The Small Groups Conversations Engagement Summary noted that the perspectives represented within these small group conversations ranged considerably. Information from this summary along with the historical context narrative has informed the following statement of values.

Moving forward, a clear articulation of the heritage values and neighbourhood character can assist in the future management of the neighbourhood and in the thoughtful adaptation to new development, densification or infill.

a. Aesthetic values

Bounded by the Garibaldi Highlands escarpment, Mamquam Road and the Squamish Valley Golf Club, Highway 99 and green space to the north, Garibaldi Estates is distinctive for its flat topography that allowed the development of commercial and residential uses. Natural history features such as Meighan Creek, a sensitive ecosystem, the nearby Mamquam River, and the area's native vegetation provide clues about the area's native landscape.

Aesthetic value is also found in the curved streets and housing styles, many dating from the early 1960s, along with the mature trees, some orchard trees, and domestic ornamental landscapes lining the roadways. Also of value is the dense tree canopy at the rear of many residential buildings. The surrounding mountains provide spectacular views from almost everywhere in the neighbourhood.

b. Historical values

The Indigenous history associated with Garibaldi Estates is significant as part of the use of the land for hunting, gathering and fishing, represented by the nearby Kowtain 17 Reserve. The area is valued as a place of as yet untold history and stories of the Indigenous presence here.

Squamish's economic and industrial history is an important value, seen in the location of two former railways - Pacific Great Eastern/ CN line and the Howe Sound & Northern - the presence of the Newport Timber Company and its logging railway, and Squamish's agricultural history through the location of a number of former farms and ranches beginning in the 1890s.

The neighbourhood is important for its residential history, particularly that associated with the developer Pat Goode and the support of the wider community. There is value in the residential aspects of the VLA portion of the neighbourhood with its current lot sizes the result of a federal initiative to create affordable housing and agricultural opportunities for returning World War II veterans and their families.

c. Scientific values

Garibaldi Estates is valued for embracing new post-war technologies, seen in the development of prefabricated housing and the principles of larger-scale housing production and streamlined assembly methods.

While the neighbourhood's original riparian ecosystems were impacted by development, recent efforts to rehabilitate Meighan Creek and its wetlands provide both important habitat, as well as recreational and nature education opportunities.

d. Cultural or symbolic values

The location of the neighbourhood adjacent to, and history with, the nearby former Kowtain Village and today's Kowtain reserve is valuable as acknowledgment of the Squamish Nation culture and presence throughout the District.

Garibaldi Estates is valued for the vision of its developer Pat Goode who captured the design spirit of the place at a time when a modern post-World War II aesthetic was being embraced. It was envisioned and designed as place that would include a mix of housing types, including single family homes, apartments, duplexes, and townhouses.

While there are no outstanding buildings or structures, the value of the neighbourhood lies in its post-war subdivision design of curving streets, suburban landscape and collection of 1960s-1970s residential structures in predominantly rancher or split-level styles, as well as the way the place is perceived as a communal whole.

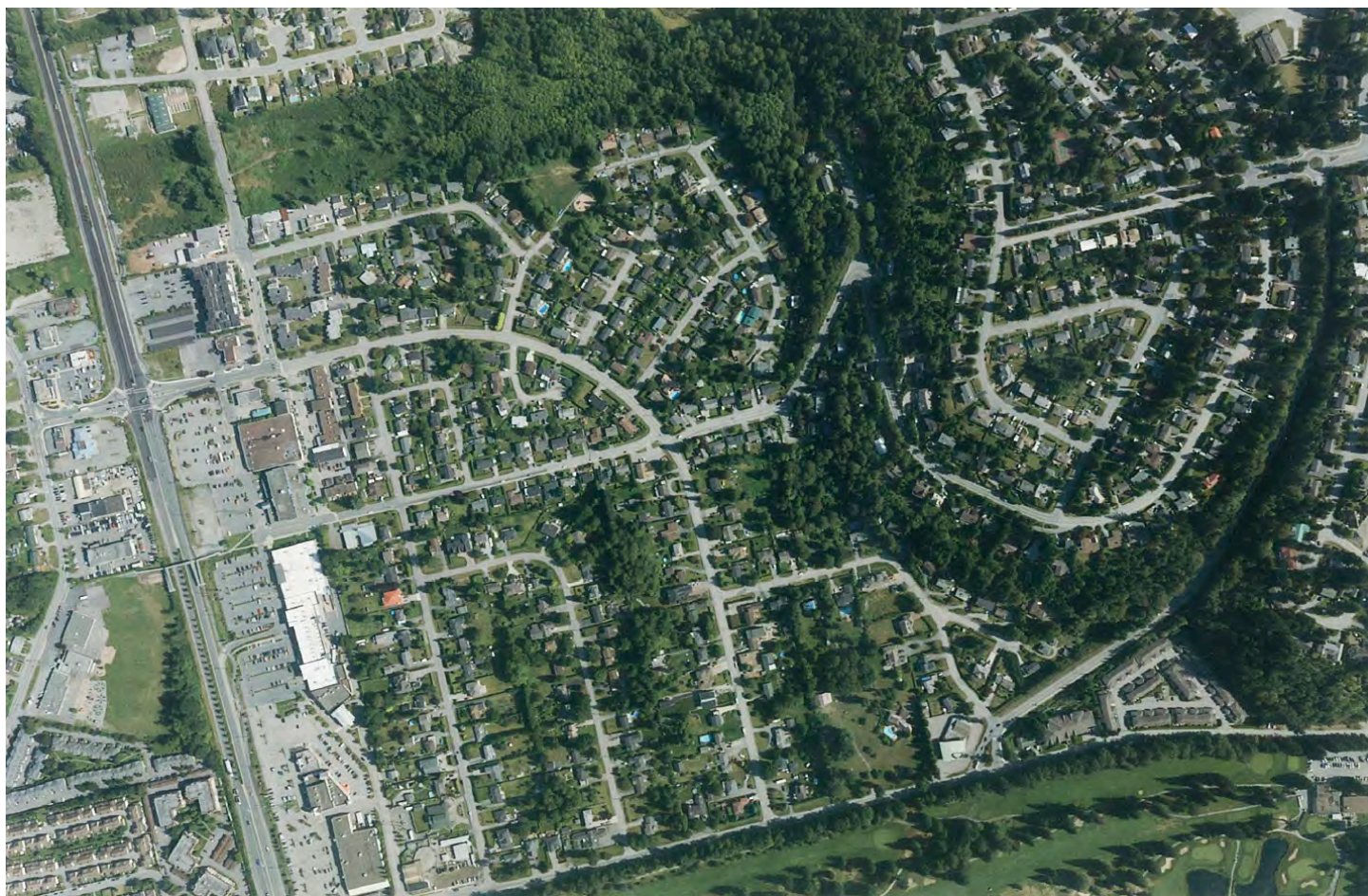
e. Social values

Garibaldi Estates is considered a livable and desirable neighbourhood, offering diverse housing and a unique residential form that includes large VLA and smaller lots and curving suburban roadways. The area is valued for its quiet streets, easy access to parks, trails, bike paths, commercial spaces, and employment opportunities and the existing diversity of housing forms.

Garibaldi Estates is important for its cultural and neighbourhood cohesiveness, recreational opportunities and sense of community. The walkable nature of the neighbourhood and the availability of parks, trails and other recreational amenities represent a distinct sense of community. The neighbourhood is valued for being developed as an area for families, with neighbours and children interacting on the suburban streets.



Garibaldi Village Phase 1. (Manulife)



Garibaldi Estates aerial, 2016. (UBC GIC BCD 16401 #063)

3: NEIGHBOURHOOD VIBE

3.1 Neighbourhood qualities

Along with community heritage values, identifying the important character or qualities of Garibaldi Estates can provide informed decision-making when changes to the neighbourhood occur. The following neighbourhood qualities have been identified and organized according to the cultural landscape categories found in the *Standards and Guidelines for the Conservation of Historic Places in Canada*.

a. Evidence of land use

- Adjacent Kewtín (Kowtain) Skwxwú7mesh Úxwumixw Reserve.
- Residential uses, in particular, those related to the provision of post-war subdivision housing.
- Former agricultural uses seen in early hop farming and forest extraction from the logging railway, now Mamquam Road, that is the site's south boundary.
- Several significant park and recreational spaces including:
 - Pat Goode Park, named for the legendary developer
 - Coho Park, an example of a rare urban, temperate rainforest area
 - Coho Park trail, leading to a series of mountain biking trails on the escarpment
 - A small playground
- Institutional uses that include a crematorium and Anglican church.
- Commercial and retail uses in Garibaldi Village and west of Highway 99 accessed by Government Road.

b. Evidence of traditional practices

- An Archaeological Overview Assessment has been completed.

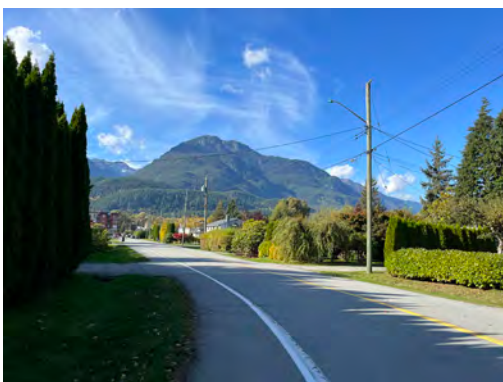
c. Land patterns

- Distinct areas of land use and character, including residential subdivisions, commercial/retail and park land.
- Still distinguishable land patterns from past land uses, such as Mamquam Road, the site of the Newport Timber Company, Curly's ranch and former forest harvesting.
- The isolation of the commercial area west of Highway 99 and its early use as a residential area accessed from Government Road.
- *Veterans Land Act* subdivision with its large lots and unique development opportunity.
- Curvilinear subdivision layout, with cul-de-sacs on certain streets.

d. Spatial organization

- Distinctive street layout of the residential area with rectangular grid, curved streets and cul-de-sacs.
- Presence of early commercial area across Highway 99 that was once part of the development of the Estates.





- Presence of back lanes in some areas of the neighbourhood.
- Residential-scale street widths with drainage ditches and gravel shoulders.
- Siting of individual houses facing each street within the residential area, presence of front yards and the more or less regular spacing of side yards in between them.
- Organization of the subdivision against the backdrop of the Garibaldi Highlands escarpment.
- Streets such as Park Crescent and Ridgeway Crescent that end at geographical and built features such as the escarpment, green space to the north and former logging railway, now Mamquam Road.

e. Visual relationships

- Significant views of the surrounding mountains and the Garibaldi Highlands escarpment from within the residential area.
- Views that include foreground (streets, buildings, yards), middle ground (along streetscapes, buildings on the escarpment, parks) and background elements (such as Highway 99 and surrounding mountains).
- Visual relationships between residential buildings evident in their relatively similar scale and regular spacing within the landscape.

f. Circulation

- Major streets that outline the edges and spine of the neighbourhood such as Cheakamus Way, Garibaldi Way, Glenalder Place, Diamond Head Road and Mamquam Road.
- Supporting streets such as Parkway Road, Ridgeway Crescent and Garibaldi Crescent.
- Streets mostly without sidewalks, and without traditional curb and gutter.
- Neighbourhood access to trails via Coho Trail.

g. Ecological features

- Vegetation associated with the Coastal Western Hemlock biogeoclimatic zone
- Meighan Creek and its coho salmon habitat.

h. Vegetation

- Riparian and estuarine vegetation associated with Meighan Creek.
- Deciduous and coniferous street tree planting with a selection of similar/repeating species on each street.
- Variety of ornamental front yard planting, including lawn, shrubs, flowering plants and vines.
- Vegetation such as lawn and trees associated with the area's parks.
- Remains of fruit trees, possibly former orchard plantings.

i. Landforms

- Significant landforms of Garibaldi Highlands escarpment and the lower

bluff that create a distinct vertical plane along the northeast edge of the neighbourhood.

- Generally flat ground plane sloping to Government Road that facilitated earlier timber extraction and then residential land uses.

j. Water features

- Meighan Creek and Mamquam River to the south.

k. Built features

- Residential housing types that generally fall within one of three standardized post-war house styles and their modern design.
- Newer housing of a variety of styles.
- Small-scale features such as a variety of fence and retaining wall types, mailboxes, address signs, street signs, play equipment etc.

l. Infrastructure

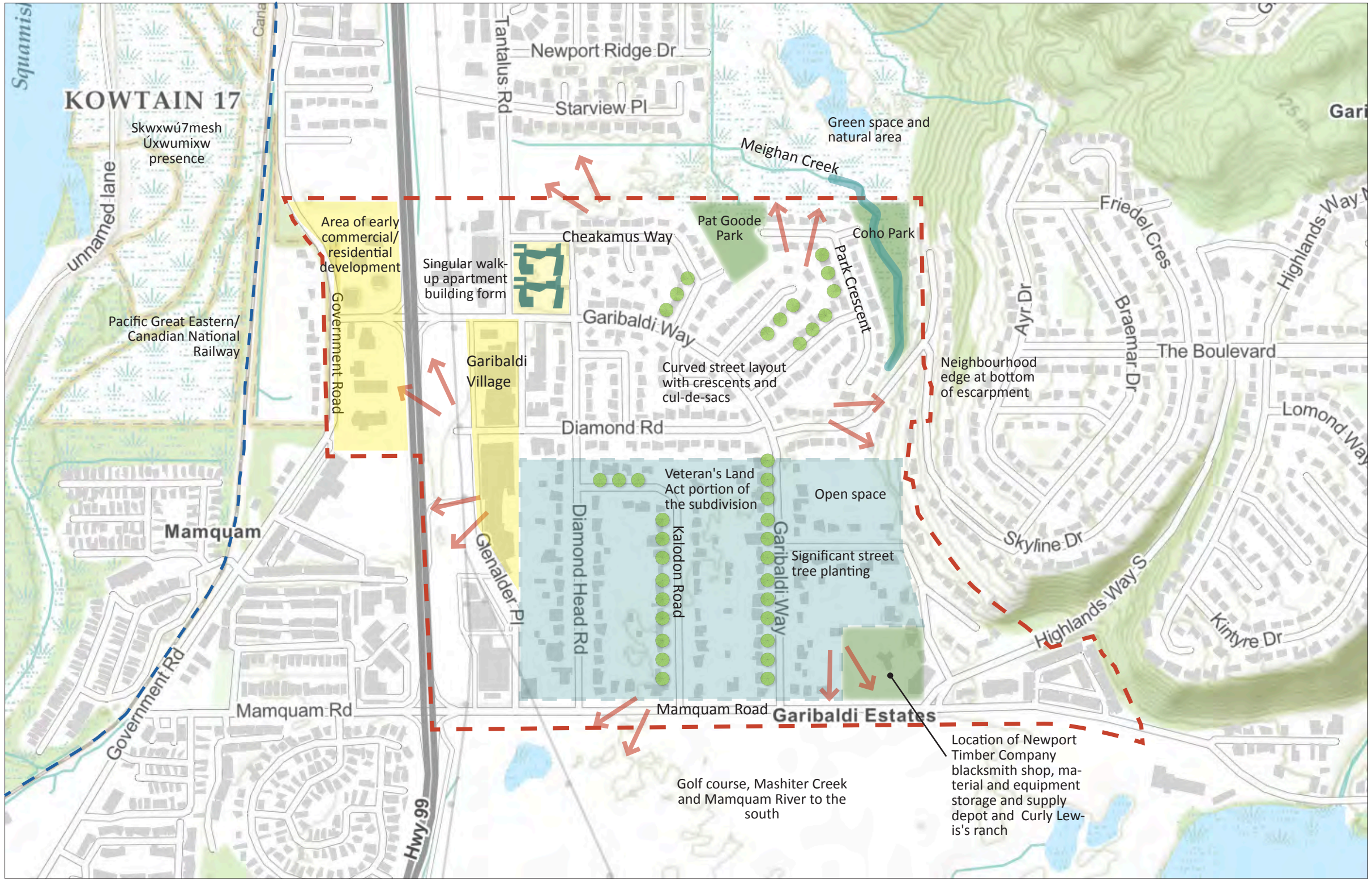
- Hydro-electric towers in the parking area parallel to Highway 99.
- The pedestrian overpass used to access Mamquam Elementary School and places and services on the west side of Highway 99.
- Streetlights on some streets but not others, gravel drainage areas, drainage ditches (which also support biodiversity) and residential-scale street width.
- Sidewalks/no sidewalks on some residential streets, and the walking and cycling routes along Coho Trail.

m. Intangible elements

- Evidence of people's use of the place past and present found in place and street names, written documentation and oral traditions.
- Community and neighbourhood rituals, events or traditions.
- Identified sense of place and sense of community.



3.2 Mapped Characteristics, Qualities, Places and Features



4: Resources

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Skwxwú7mesh Úxwumixw. Ta na wa Yúus ta Stitúyntsam̓ - Rights and Title Department. *Heritage Policy*, 2021.

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Historical airphotos

Airphoto number	Year
BCD 16401 #158-161	2016
BCD 16402 #63-60 and #43-45	2016
BCC 05025 #59-61	2005
FFC 99000 #144-145	1999
BCC 94122 #29-30	1994
BCB 90103 #89-90	1990
BC 81017 #152-154 and #186-189	1981
BC 78130 #59-61 and #41-43	1978
BC 5585 #20-22 and #25-27	1974
BC 5226 #149-151	1967
BC 5099 #119-120	1964
BC 5007 #25-27	1959
BC 1634 #47-48	1952
BC 260 #13-14	1946



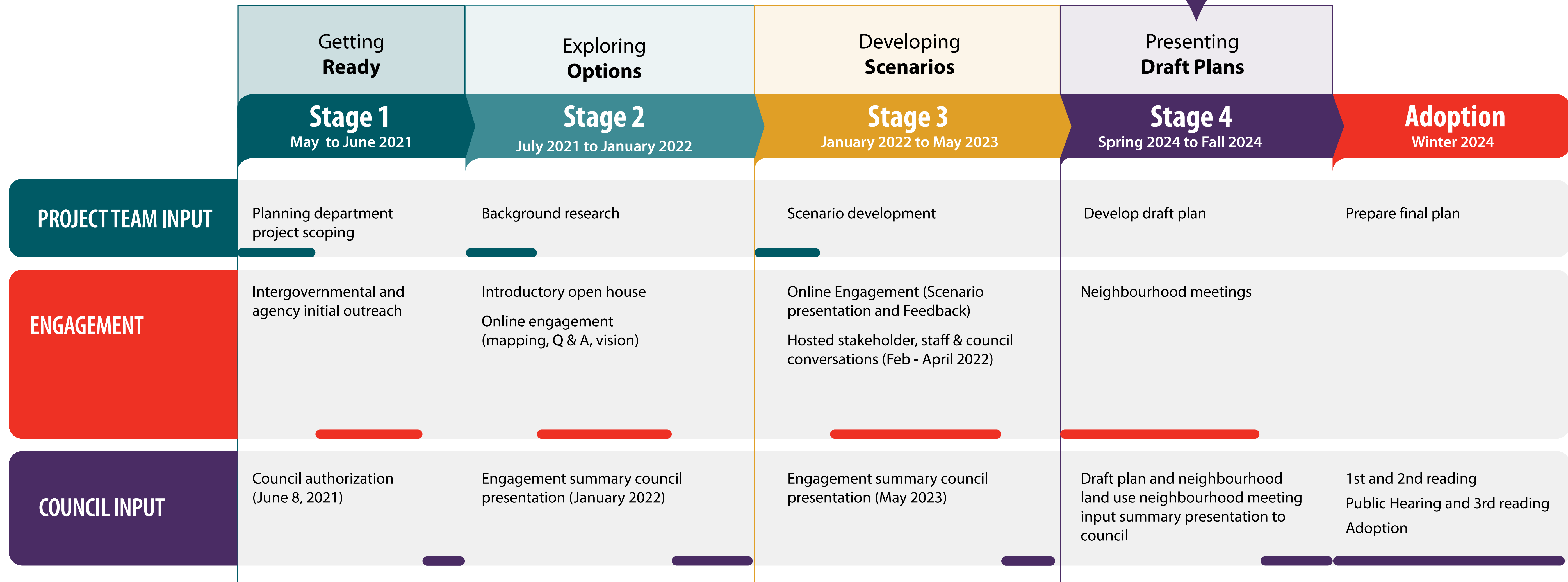
Welcome

**GARIBALDI ESTATES
NEIGHBOURHOOD
PLAN STAGE 4**



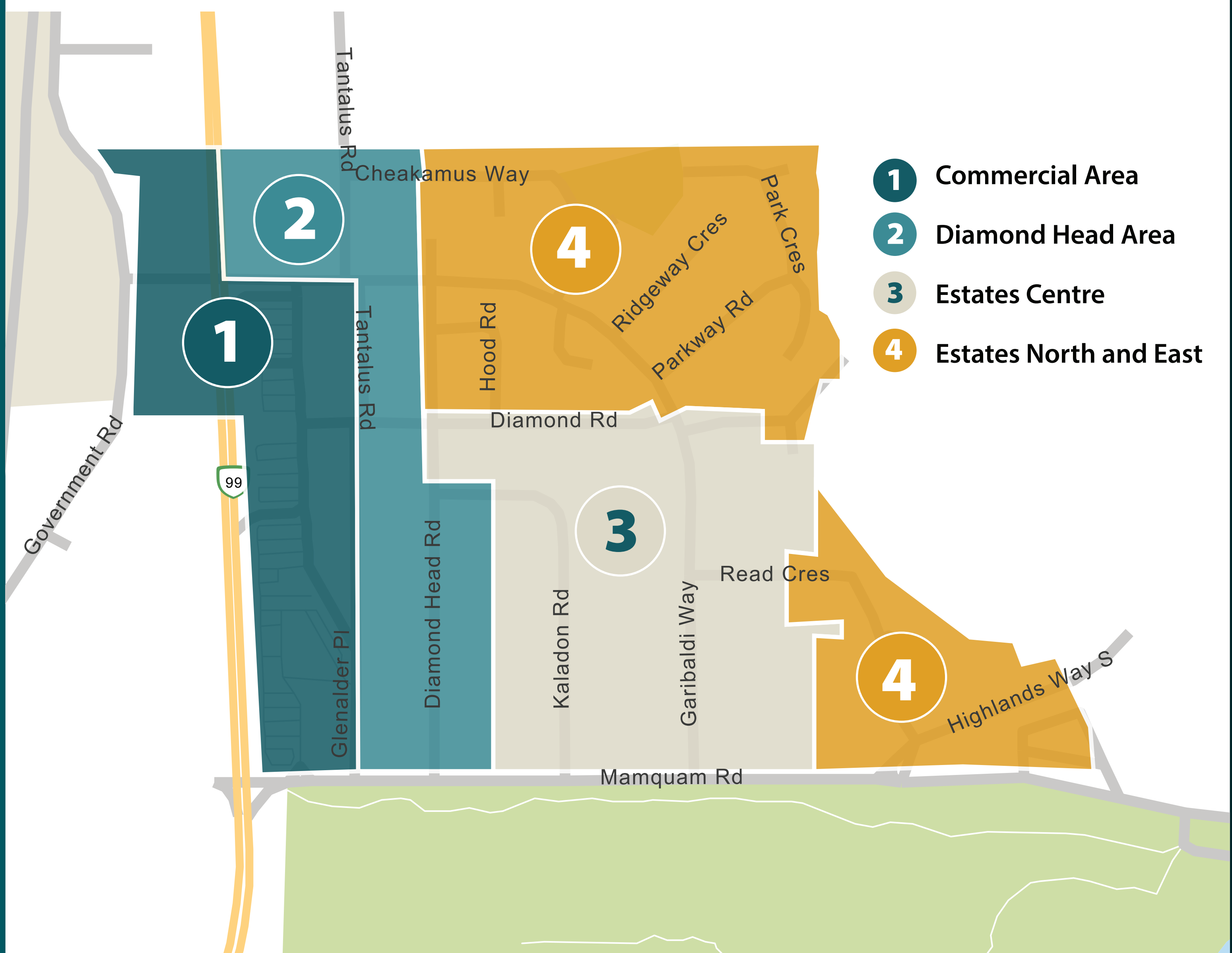
GARIBALDI ESTATES NEIGHBOURHOOD PLAN TIMELINE

We are here





GARIBALDI ESTATES SUB AREAS



Land Use Designation Boundaries

General approach

- Boundaries have been adjusted so that, where practical, they follow road alignments.
- Sub area boundaries were adjusted to combine areas where permitted uses supported by Council were similar.

Specific Areas

- Mixed Use Residential (Diamond Head North) extended east to include Spectacle Building (40437 Tantalus Road).
- Mixed Use Residential (Diamond Head South) shifted to match road alignments and along proposed lane between Kalodon Road and Mamquam Road.
- Ground Oriented Residential (Estates Centre) extended north to Diamond Road.
- Medium Lot Residential (Estates North) expanded to include Estates East small lot based on consistent land uses supported under Provincial legislation.
- Multifamily Residential land use designation was separated from the East area to permit height and density in line with the existing zoning on the majority of parcel due to the independent location.



WHAT HAS CHANGED FROM STAGE 3 TO STAGE 4

Land Use Policies

- Single unit dwelling removed as a supported use on Diamond Head Road. The existing single family uses remain supported in zoning, but development application rezonings will only support transition to mixed use buildings, to support the complex transition to a mixed use street design.
- Maximum building heights transitioned from metres to storeys for clarity.
- Height and density of buildings on east side of Diamond Head Road increased to match west side to address concerns regarding project viability of 3 storey mixed use.
- 0.3 hectares distinction for townhouse use in Estates East removed given new boundaries identified. Smaller parcels moved to new land use designation with Estates North.
- Reduced parking requirements on Mixed Use Residential A to account for Provincial guidance on frequent transit.
- Removed small lot subdivision and cottage cluster use. New R-1 zoning implementing Bill 44 provides opportunities for multiple primary dwelling units and stratification.



HOW DECISION ARE MADE IN LOCAL GOVERNMENT

Every year Council approves a Five-Year Financial Plan based on:

- Official Community Plan
- Council's strategic plan
- Master plans and strategies
- Public priorities based on feedback
- Initiatives currently underway and budgeted
- Required externally-driven initiatives
- Legislative considerations

Other factors considered include:

- Community needs and feedback
- Financial plan and budget considerations
- External factors such as, Regional Growth Strategy, etc.
- Considerations of other government partners (e.g. Provincial or Federal government, First Nations)
- Legislation, bylaws
- Best practices

Staff implement Council decisions and keep the community informed by:

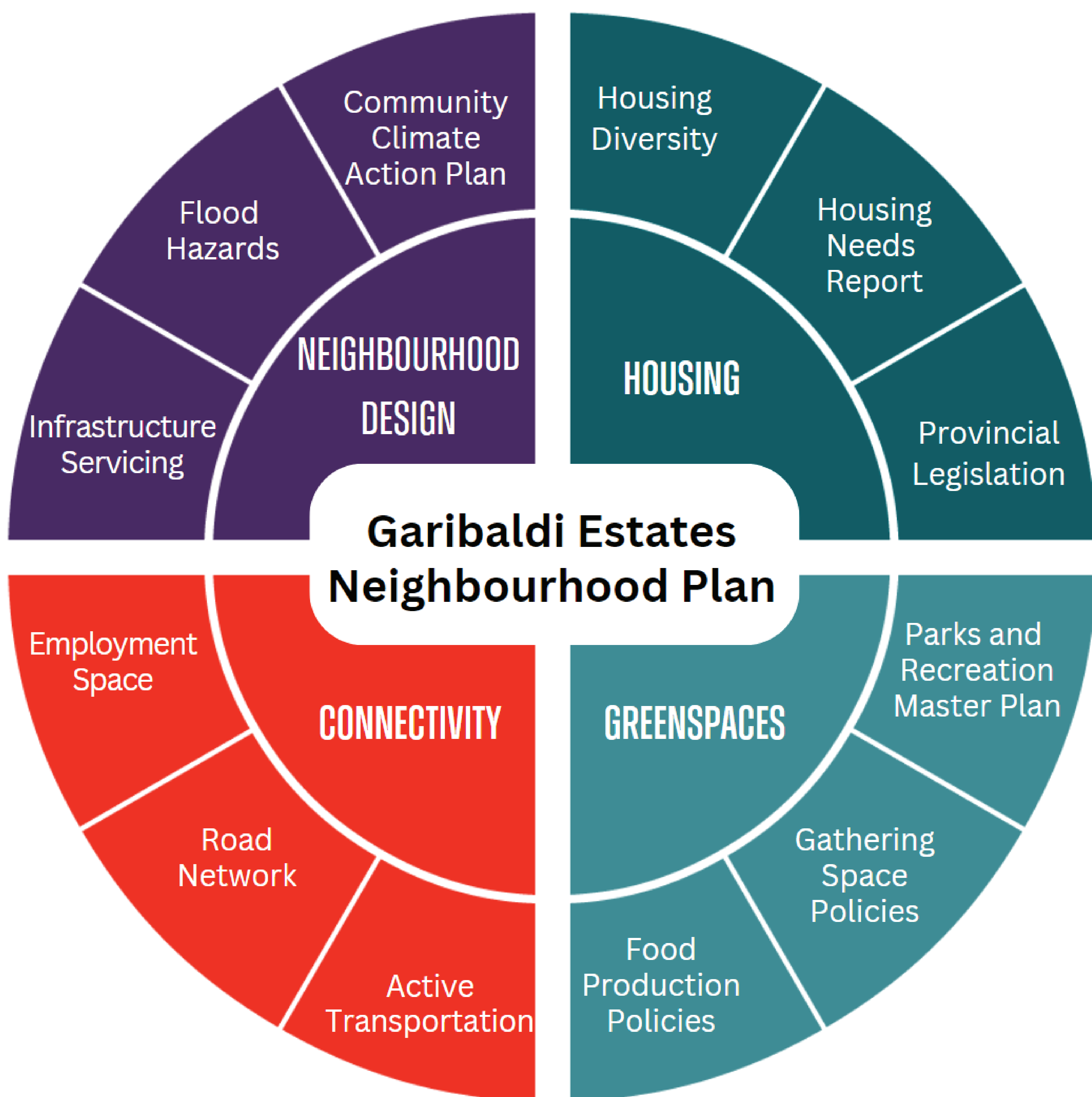
- Website
- E-newsletters
- Local newspaper and other media channels
- Social media channels

Residents and interested parties can be involved and informed by:

- Attending, participating in or watching a Council meeting
Attending
- Participating in engagement opportunities
- Following District social media channels.
- Providing feedback directly via email, social media, by phone or in person



WELCOMING NEW PEOPLE AND NEW HOMES INTO OLDER NEIGHBOURHOODS: KEY ISSUES AND CONSIDERATIONS



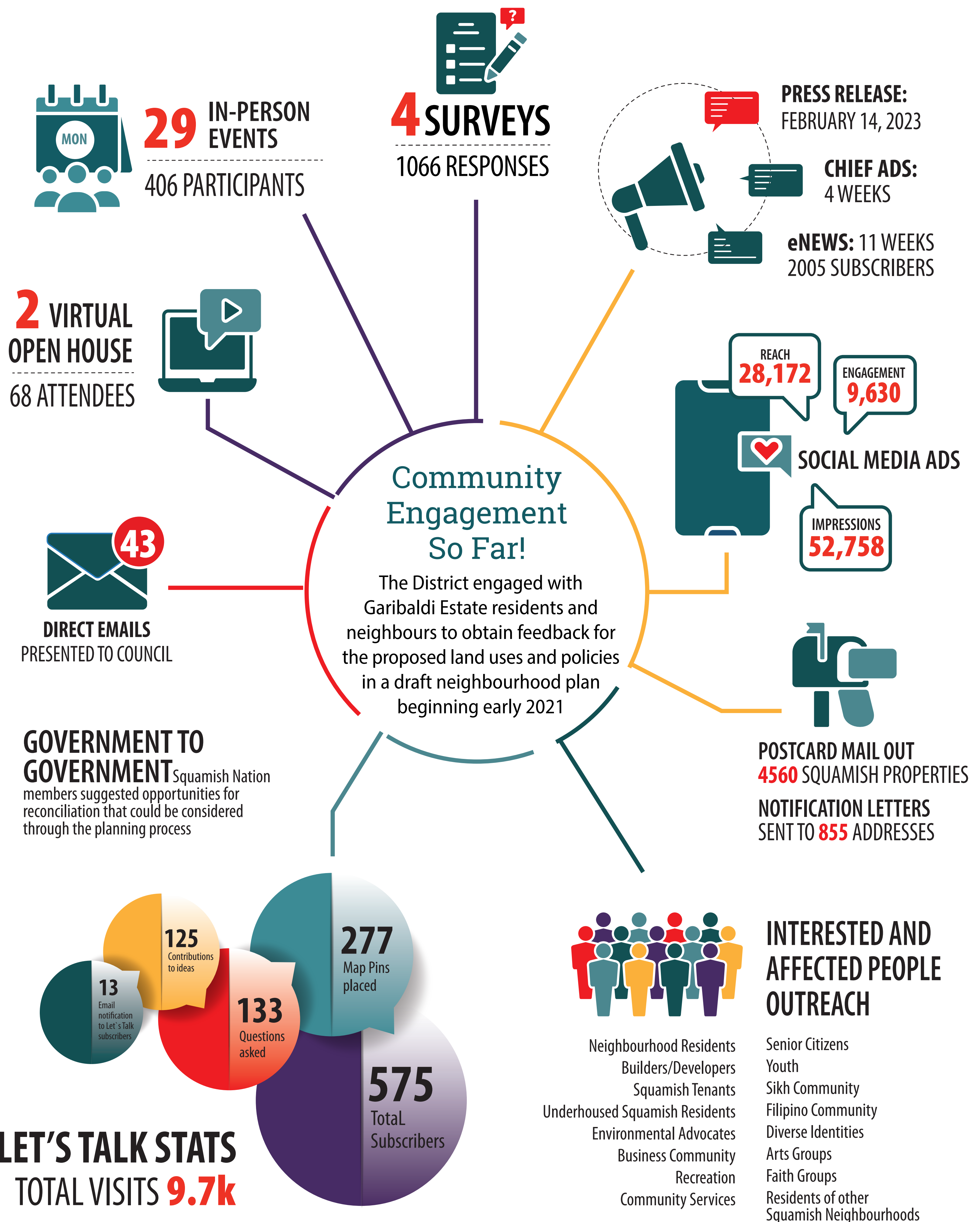


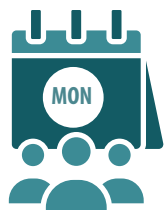
CONDUCT GUIDELINES

- Everyone will be given a reasonable opportunity to be heard.
- No one should feel discouraged or prevented from making their views known.
- Treat everyone courteously
- Listen to others respectfully
- Focus on the issues and avoid making debate personal.
- Embrace respectful disagreement as democratic rights that are natural components of an inclusive public process and tools for making sound decisions
- Anger, rudeness, ridicule, obscene or profane language, impatience and lack of respect for others, and personal attacks will not be tolerated
- To encourage and respect expression of all views, meeting rules prohibit clapping, booing, whistling, stomping of feet, shouts of approval or disagreement, profanity, or comments that are threatening, abusive, personal, or slanderous.



ENGAGEMENT SUMMARY





29 IN-PERSON
EVENTS

406 PARTICIPANTS



4 SURVEYS

1066 RESPONSES



PRESS RELEASE:
FEBRUARY 14, 2023

CHIEF ADS:
4 WEEKS

eNEWS: 11 WEEKS
2005 SUBSCRIBERS

2 VIRTUAL
OPEN HOUSE
68 ATTENDEES



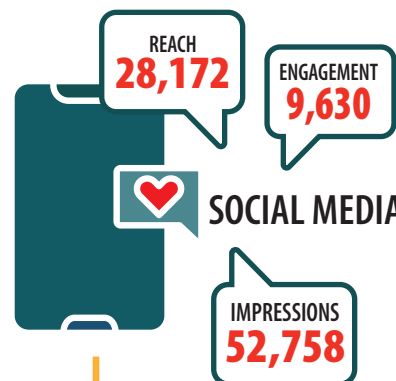
DIRECT EMAILS
PRESENTED TO COUNCIL

**GOVERNMENT TO
GOVERNMENT**

Squamish Nation
members suggested opportunities for
reconciliation that could be considered
through the planning process

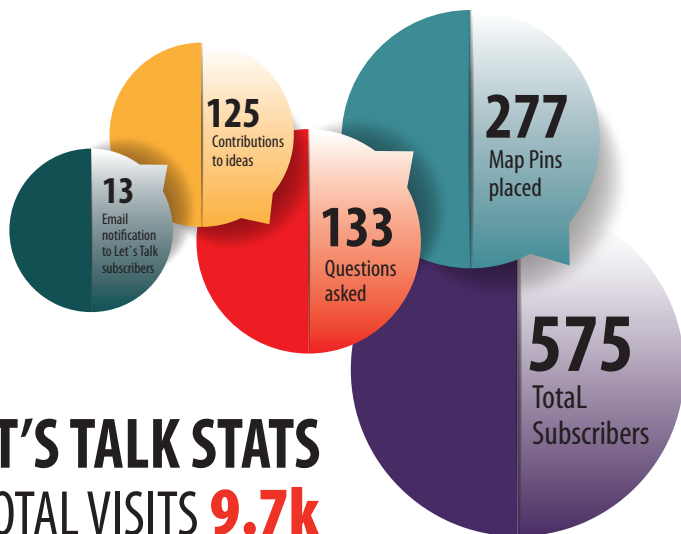
Community Engagement So Far!

The District engaged with
Garibaldi Estate residents and
neighbours to obtain feedback for
the proposed land uses and policies
in a draft neighbourhood plan
beginning early 2021



POSTCARD MAIL OUT
4560 SQUAMISH PROPERTIES

NOTIFICATION LETTERS
SENT TO **855** ADDRESSES



LET'S TALK STATS
TOTAL VISITS **9.7k**



**INTERESTED AND
AFFECTED PEOPLE
OUTREACH**

Neighbourhood Residents
Builders/Developers
Squamish Tenants
Underhoused Squamish Residents
Environmental Advocates
Business Community
Recreation
Community Services

Senior Citizens
Youth
Sikh Community
Filipino Community
Diverse Identities
Arts Groups
Faith Groups
Residents of other
Squamish Neighbourhoods

We are here

