



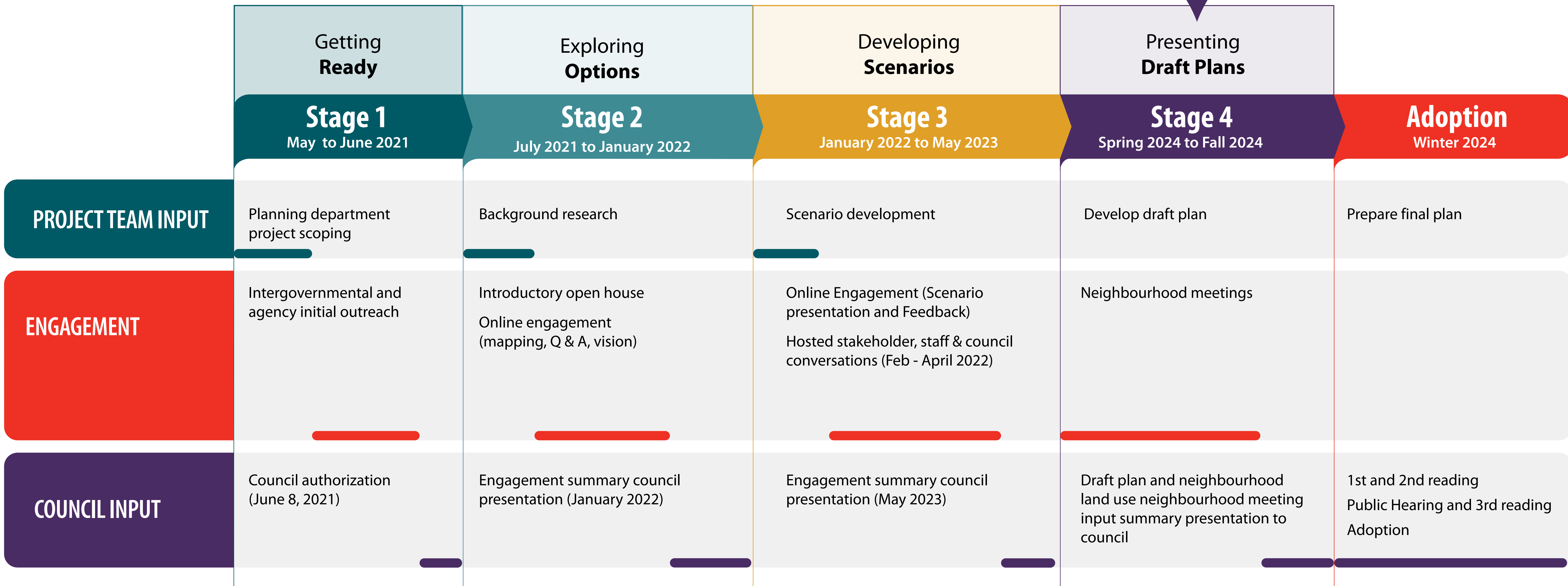
# Welcome

**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:

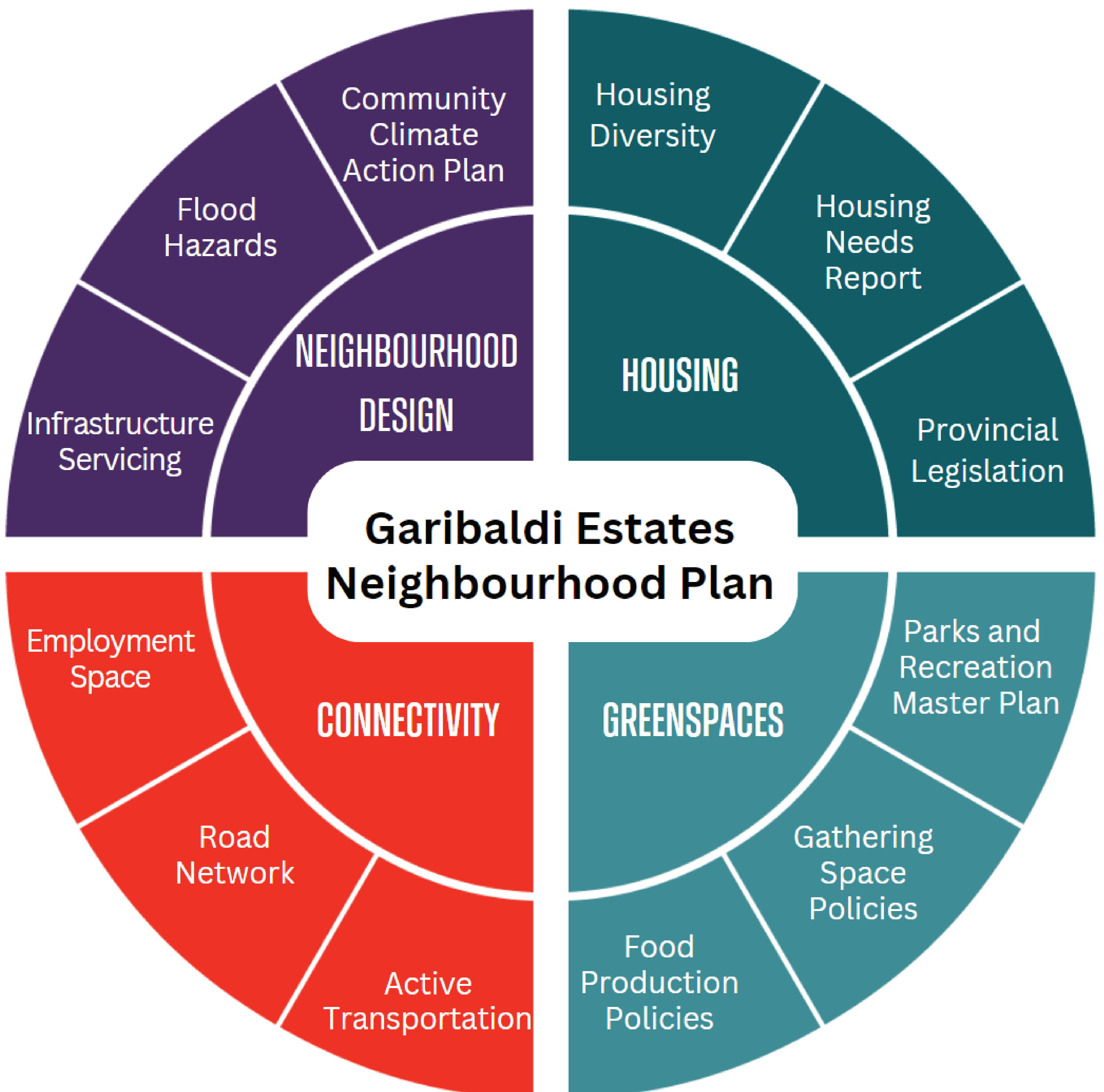
- Website
- E-newsletters
- Local newspaper and other media channels
- Social media channels

## 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





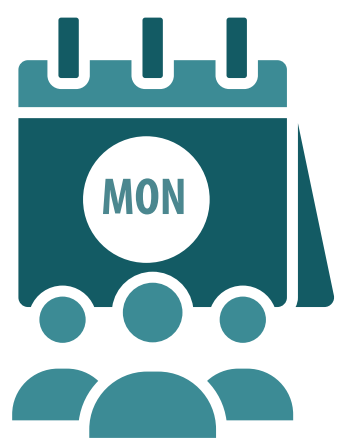
# CONDUCT GUIDELINES

- 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

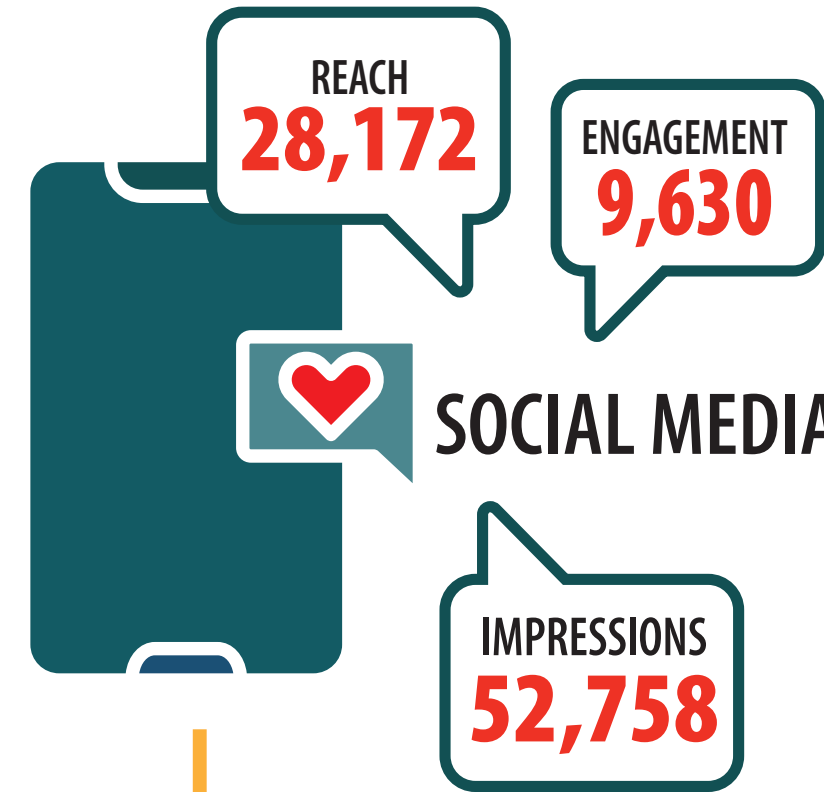
**eNEWS:** 11 WEEKS  
2005 SUBSCRIBERS

**2** VIRTUAL OPEN HOUSE  
68 ATTENDEES



## 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



**SOCIAL MEDIA ADS**

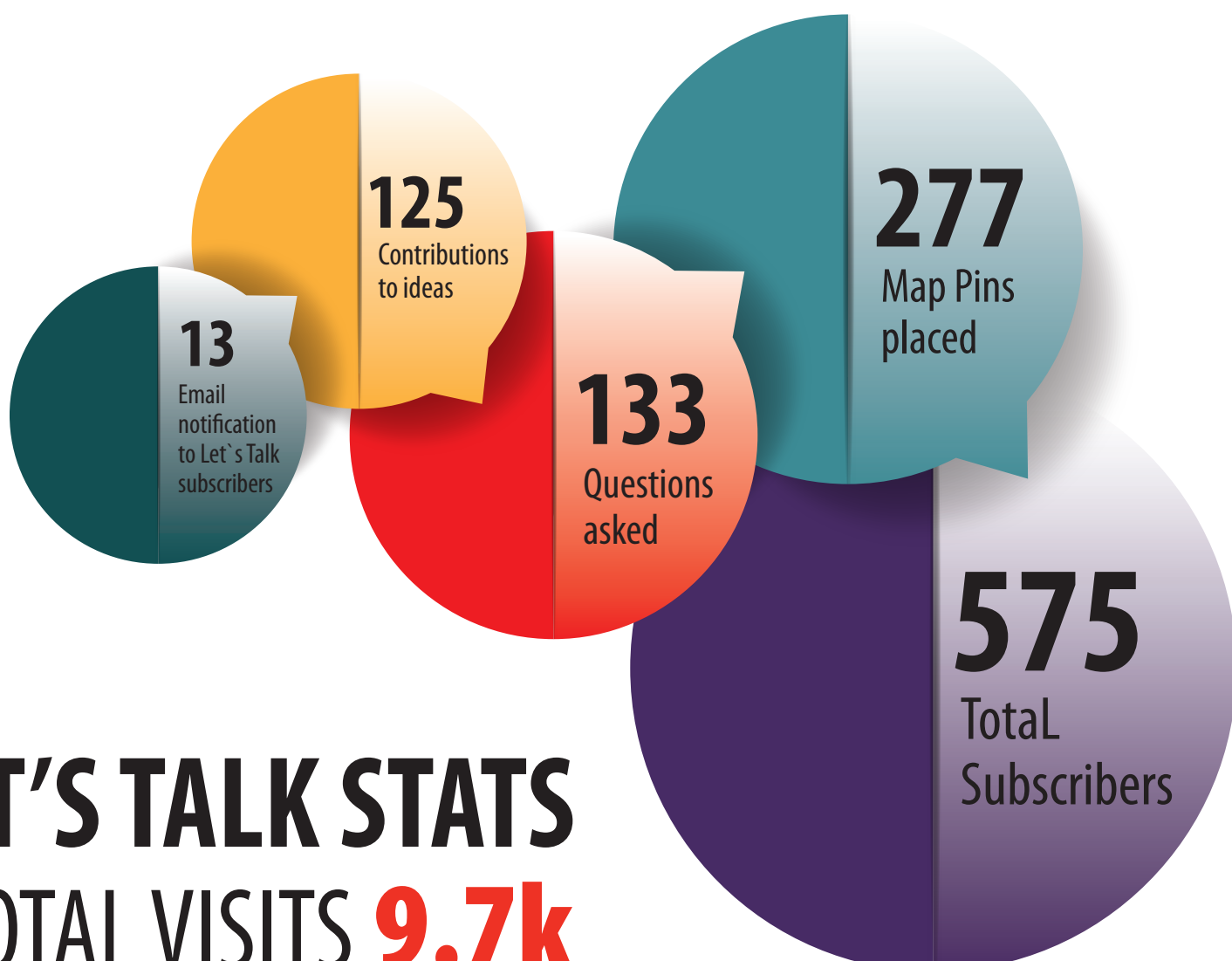


**43** DIRECT EMAILS PRESENTED TO COUNCIL



**POSTCARD MAIL OUT**  
4560 SQUAMISH PROPERTIES  
**NOTIFICATION LETTERS**  
SENT TO 855 ADDRESSES

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



**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