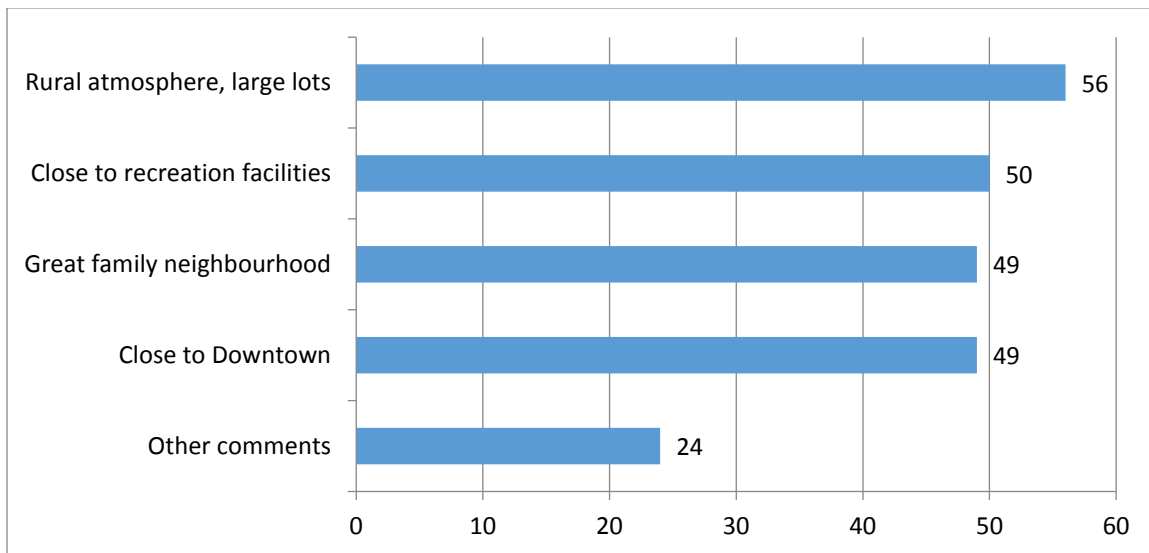


## Survey Results – Loggers East Open House #1 (survey closed Oct.31, 2019)

### 1. What do you value most about living in this neighbourhood? (check all that apply)

Responses: 102

**Snapshot:** The rural setting, proximity to recreation/Downtown and great family neighbourhood were the most selected responses (several options could be chosen). Other comments highlighted the natural environment and equestrian opportunities.



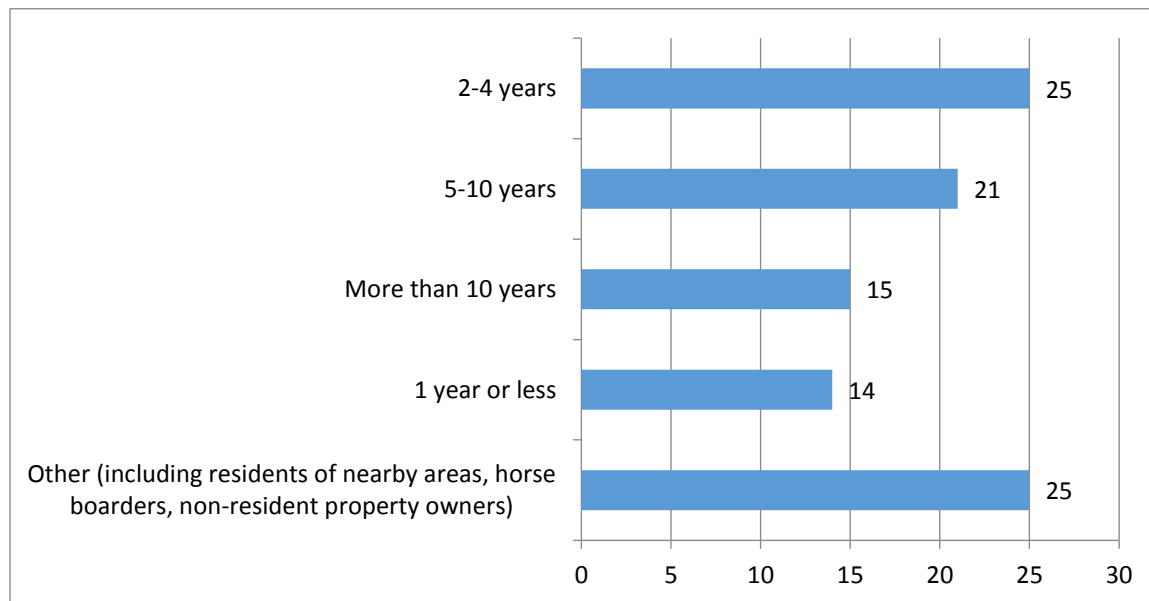
#	Other comments:
1.	Access to forest
2.	Don't live there
3.	Environmental values
4.	Equestrian faculties, large properties, ability to have animal (supporting small hobby farms)
5.	Equestrian ring
6.	Flat and easy to bike places
7.	Green space! Trees! Areas for animals to live
8.	Horses
9.	Horses and proximity to SVEA lands
10.	I do miss having shops/restaurants closer as when I lived in Garibaldi Estates
11.	I have lived at ___ Raven Drive since 1990; built my house; my kids grew up
12.	It has a unique character. Feels quiet and removed, but still accessible. Not jam packed with huge houses.

13.	its natural beauty; the ability to have green space; the river running by; the trees; the colour in the Fall; Corridor Trail; horseback riding facilities; the area perfectly represents the rural atmosphere and dwellings for a small rural community such as Squamish
14.	Natural areas, wildlife habitat/corridors
15.	Natural areas. Wildlife
16.	Quiet
17.	Quiet, friendly, safe
18.	Recreational horse boarding
19.	Safety
20.	Smaller lots within compact communities providing a more unique and compassionate neighbourhood.
21.	The equestrian barns and trail
22.	Trails and green zones, protected areas.
23.	Unobstructed views
24.	Wildlife corridor

## 2. How long have you lived in this neighbourhood?

Responses: 100

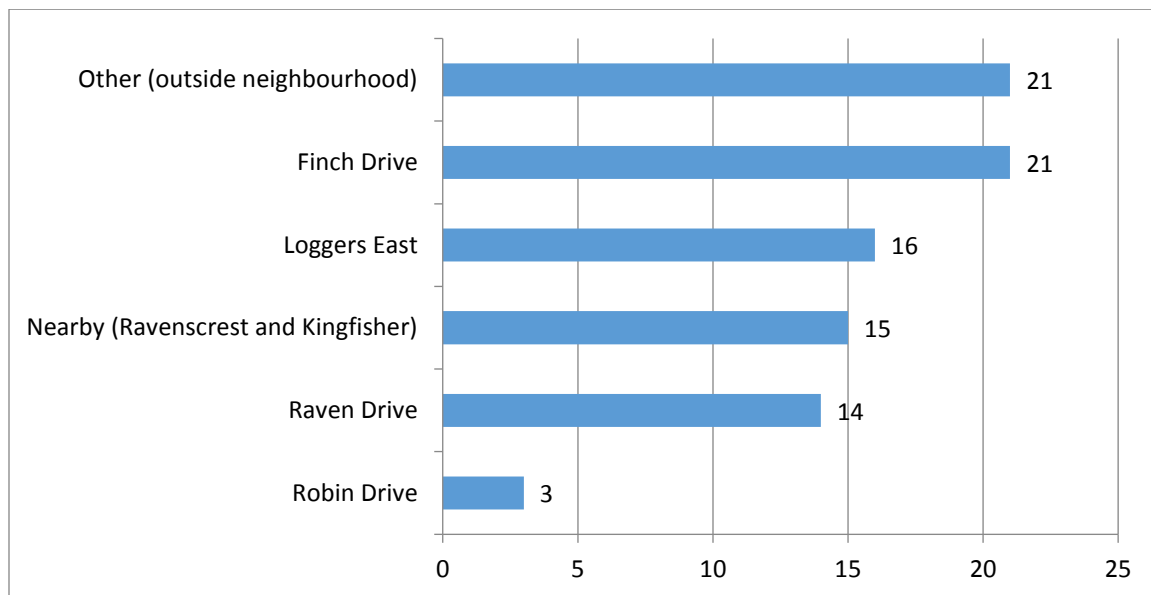
**Snapshot:** Responses from neighbourhood residents are split between newer and longer-term residents. In addition, some 25% of respondents do not live in the neighbourhood, but may live nearby (such as Kingfisher/Ravenscrest), use the area for horse boarding, or own property but live elsewhere.



### 3. Which street do you live on own property within the plan area?

Responses: 90

**Snapshot:** The majority of respondents indicated they live in the Loggers East plan area (60%) while 40% live outside plan area, both nearby in Ravenscrest/Kingfisher and other locations.



### 4. Do you have any concerns with growth or change in this neighbourhood? (Please list top three)

Responses: 91

**Snapshot:** Many responses indicate concern with environmental/habitat protection, changes to density/housing types, traffic, and changes to the rural nature.

#	Concerns
1.	1) Disappointment that the rural/agricultural properties are being taken over by density of housing. 2) Concern that this is all very soft ground with underground rivers. The density that is happening could become a tragedy in an earthquake. 3) These are unique properties where people have live/work situations, which don't exist elsewhere in Squamish.
2.	1) This has always been a rural area and the recent development here is changing that. There is high density development all over Squamish and to allow for more development in one of the last urban neighbourhoods is wrong. 2) There are animals in the area that would be displaced with more development. The creeks are fish bearing and there are frogs, coyotes, bears and beavers that all live in the area.
3.	1). Concerned that larger buildings (i.e. 5 story and up) will be constructed in the neighbourhood. 2) I'm concerned that development will impede the flow of water overland during a flood from the Mamquam. Worsening the impact on my property. 3) Concern that the tree barrier along Loggers lane would be impacted. It's really nice how it is.

4.	<p>1) I am concerned that the area will be rezoned and we will not be able to stay here with our horses.</p> <p>2) I am concerned about the high speeds and levels of traffic, complete disregard for the speed limit and pedestrian safety, i.e. Peter!</p> <p>3) People moving into the neighbourhood unaware that a horse and rider have the same rights as motor vehicles on roadways. People should slow down, give a wide berth, Don't honk your horn. Show a little respect. A rider can be thrown from a horse that is spooked resulting in serious injury.</p>
5.	<p>1. Climate and rising oceans and the approval of development of a rural town in a flood plain thereby allowing a gain for the people today with the knowledge that there is a higher than acceptable risk of disaster in the area within the next 80 years.</p> <p>2. Diminishment of the concept of rural living as opposed to the high density of the city...</p> <p>3. Lack of creative thinking and design to build a picturesque residential area in town.</p>
6.	<p>1. Density proposed 2. School capacity 3. Increased traffic and road use in residential kids play areas</p>
7.	<p>1. Would like to see some densification as many of these are single owner, large lots. Large, infill lots that are close to amenities are becoming scarce. These lots offer great potential to provide much needed housing.</p> <p>2. Would be a shame for these lots to go to industrial use. This area personifies Squamish living; balancing living in a city while living in harmony with our environment.</p>
8.	<p>1. Condos/townhomes with high density and multiple vehicles would destroy the quiet gentleness that is now present. The area is now safe and slow. Most people respect the rural feel and drive accordingly i.e.: slowly, making it safe for children, horses or just smelling the roses.</p> <p>2. Why not link Valleycliffe with Centennial which seems a natural connection rather than contemplate Finch which then can remain a quieter, less dense area of smaller lots/homes and cottage clusters.</p> <p>3. The area currently is pleasantly dim respecting "Dark Skies". Lining the area with light standards that are still too high, as on Kingfisher would add to the overlit cold feel of many streets. If there does need to be street upgrades, please let's keep it to a minimum, keep them at 21 feet or less with strategic trees to soften their impact and please let's look to the many communities that have done so successfully. Our night sky is important for us and for all the other creatures that depend on the softness of the night.</p>
9.	<p>1. That it is pushing out the horse community</p> <p>2. not going to be many horse friendly trails left</p> <p>3. more traffic that does not slow down around horses</p>
10.	<p>Access to trails/climbing areas.</p> <p>Increased traffic on loggers lane</p>
11.	<p>condos, loss of wild life habitat</p>
12.	<p>Construction traffic and noise</p>
13.	<p>Densification of rural properties.</p>
14.	<p>Encroachment on wildlife habitat, water management , increased traffic and noise</p>
15.	<p>Further encroachment on park and wildlife buffer zones. Additional mono-culture development.</p> <p>Loss of diverse residential properties</p>

16.	Future buildings shadow and size impacting my southern exposure Aesthetic of future buildings not matching current aesthetics. Diversity of future home types not meeting community and neighbourhoods needs. We have enough town homes and Single family homes
17.	Habitat (winter range for deer) + medium industrial should be preserved
18.	Habitat encroachment from increased density, impact to species at risk, impact to recently restored fish channels under the Mamquam reunion project.
19.	High traffic volume, loss of rural feel, negative environmental impact
20.	Horses and ruralness will be lost.
21.	I have great concerns regarding the change in this area. This is the one of the only rural neighbourhoods left in Squamish. There must be a very thoughtful plan put forth. There are major water drainage problems as some people have filled in the drainage ditches in and drains onto neighbouring properties.
22.	I have heard rumour (if true) of a low income housing development coming to the area. This is a concern
23.	I like how quiet it is, and this is selfish - but our place has an awesome view of Garibaldi, it would be a shame if there was a giant condo blocking that.
24.	I think we need the growth & change
25.	I would like to see industrial use excluded in this area. Industrial should be across the highway in the industrial park and not in residential areas.
26.	Include PROPER bicycling infrastructure in any new developments; type of housing relative to the neighbourhood & given there are a lot of apartments in downtown; include some commercial & business.
27.	Increased noise and traffic Safety Persevering the natural habitat
28.	It is a unique land-use area and is at risk of becoming suburbia
29.	It is currently an amazing, quiet neighbourhood with great, easy access to nature and is safe and quiet. Let's keep it that way! If development is NEEDED allow for affordable single family units.
30.	It should stay rural large lots. No more dense housing or condos.
31.	It would be amazing to have a longer term growth plan where the character, feel, neighbourhood, wooded areas, businesses, interactions and uses are deliberately thought about as opposed to the usual developer pack in the cheap houses to make a buck - once it's gone, it's gone. See Raven development for an example.
32.	It's inevitable but should be planned to make it a community with amenities and not just housing
33.	It's unnecessary and fueled by greed
34.	Keep the area rural and keep these subdivisions out. There is not enough parking for vehicles in these new subdivisions. I.e.: Ravenwoods
35.	Keeping it residential

36.	Lack of street/visitor parking for Seven Peaks, traffic congestion/speed on Loggers Lane
37.	Large amount of traffic in area where people are still riding horses to the riding arenas. Drivers do not respect the horse's right of way or safety.
38.	Large buildings that potentially block mountain views. Shortage of amenities for vastly growing number of families with children (parks, green space, sidewalks or paths)
39.	Larger lots replaced with dense housing, recreational areas removed
40.	Losing the natural beauty and integrity of Squamish
41.	loss of horse friendly stabling and access to riding areas
42.	Loss of rural lifestyle. Loss of lot sizes suitable for keeping horses. Increase in property taxes beyond current retired resident's ability to pay.
43.	Loss of wildlife habitat/wetlands, natural beauty. Loss of conservation lands. Loss of wildlife corridors.
44.	More noise, removing trees
45.	<p>My concern is losing what we have got. The horsey green space, that allows for neighborhood/environmental/ecological diversity within the larger community. It offers an amenity without forcing equestrian/dog/gun/rural lifestyles way up the Squamish or Paradise valley, promoting a non-walkable fossil fuel dependency. Mixed-use spaces. My kids grew up ditch-swimming, in their wetsuit gear, snorkeling down the dug fish channel along Raven Drive to Loggers Creek, by the Ball Fields (retrieving lost balls) and out the Blind Channel. Good local fun, great family neighborhood. 30 years ago, I envisioned, built and still maintain the riparian trail from Raven to Centennial Way. It was my Goat walking trail. I kept Goats for 16 years, with fields presently fallow. But I'll get back to goat keeping, and bee keeping, and we've got chickens and a garden, so I need to maintain my rural zoning. Plus, my lot is split kitty-corner NE to SW, by Finch Creek; I maintain a riparian corridor, I have and enjoy natural riparian forest and wildlife, and this reduces the viability of my lot for development. The Equestrian Riding Ring, Brennan Centre/Loggers Sports lands, Legacy Park, the Gun Range, the nature/rec zoning between Loggers Lane and H99, the Nature Loop trail system, these are uses consistent with a low density rural neighbourhood; they complement one another.</p> <p>My concern is that this neighborhood planning was not started earlier; in the Greg Gardner era say, and the critical moment has passed; we're done. With respect to local Industrial Lots, Bilne and Langis have been there forever and are certainly grandfathered (for now); but Black Tusk Cranes moved onto Finch with the Industrial Park right there, WTF; and though I know people like dogs, doggy care facilities are not good neighbors, Bylaw folks are useless. Or in Patty's time, with the McQueen subdivision on Finch, the so-called pocket gardening strata. This strata has set the precedent. A subarea plan was definitely needed then; before that was passed. I get the sense we are looking at very high density between Finch and Robin, Condos Condos, and elsewhere, any lot that sells will be subdivided ad-hoc; in some cases developers will buy multiple lots and redevelopment will maximize density. I think that is where we're going, and it concerns me. Presently I am building big fences to keep out the world.</p>
46.	Natural vegetation and wildlife
47.	No

48.	No as long the development provides home for all demographics with many types of housing that are affordable
49.	No real concerns.
50.	None, I think development is good
51.	Not at all. It's just a matter of time given proximity to city centre and trend in the area with densification. The only issue I would have is with any high speed driving through the neighbourhood given the number of kids around.
52.	Not sure.
53.	Parking, Density, Nature
54.	Plan should return to ALR, not residential; overdensifying area/increased traffic; environmental impacts (flooding a la Raven development, damage to the bluffs)
55.	Please no more box stores or strip malls in Squamish, and Don't cut any forest down to build houses.
56.	Scared of getting Too crowded Lack of infrastructure growth: roads, parking, facilities etc Too much residential growth will reduce nature's beauty and feeling of close to open skies and mountains and rivers
57.	Should be well planned, community neighbourhood, walkable/bus route
58.	So much has changed so quickly and there is so much industrial. When and where will there be land given for school development (and not just public but private options as well)?
59.	Subdividing the lots Increased traffic Gun noise (ha just kidding)
60.	The affect on wildlife is my top concern.
61.	This area is prone to flooding and has a very high water table, which affects the land owners already. Any introduction of new fill within this site will further result in pushing the groundwater in a manner that could further flood existing basements and properties. As well, the area in question was never targeted for high density development.
62.	Too much construction, not enough infrastructure to support more growth. Removing land where animals live.
63.	Too much traffic, development without community amenities, loss of rural character (horses roaming neighborhood),
64.	Traffic
65.	Traffic and safety. There needs to be a crosswalk in front of the rec. centre
66.	Traffic congestion on loggers, loss of quiet rural feel. Such a unique experience to live in a rural like setting so close to downtown
67.	Traffic resident increase, animal conflict, construction traffic/ noise (drilling/blasting, excavation, heavy machinery, large vehicle traffic)
68.	Traffic, maintaining greenspace, wildlife being impacted

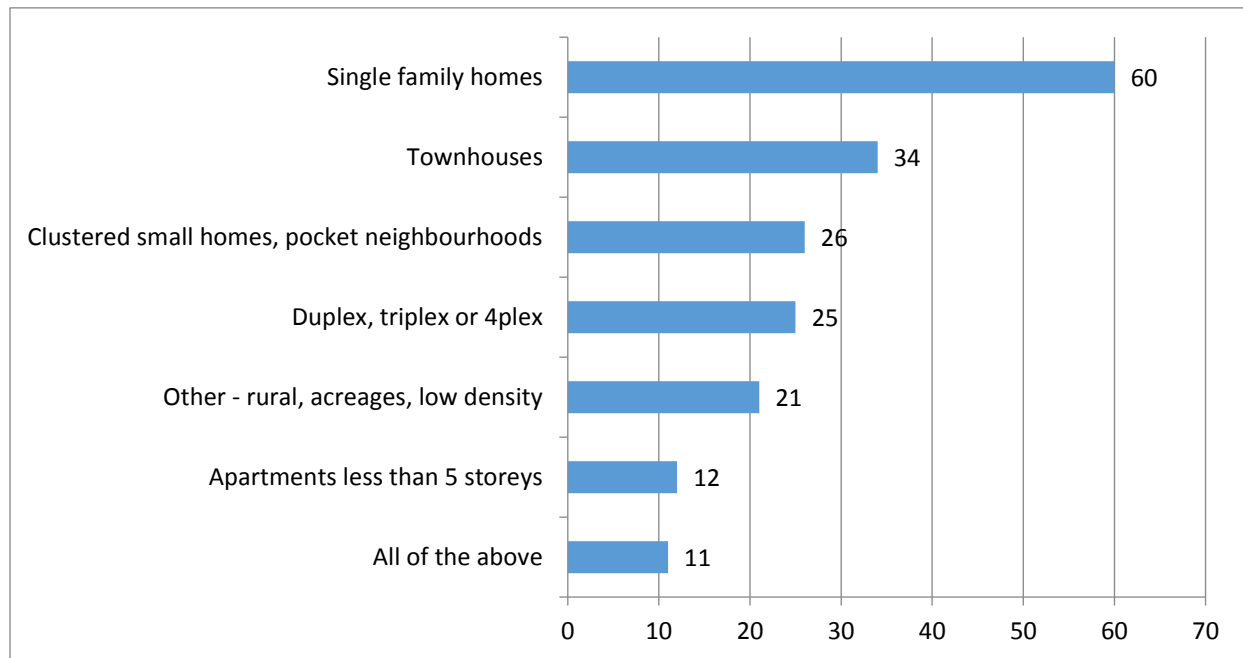
69.	Traffic, parking, density
70.	Traffic, safety, sensitive habitats, lack of infrastructure to support densification, urbanizing a rural area
71.	Traffic; Light blocking our house; loss of neighbourhood feel
72.	Want to maintain residential character while accommodating growth in the area
73.	Water table increasing as this is already an issue, lack of space for sidewalks and safety of pedestrians, parking problems when not enough parking spaces are given in the development
74.	We do not want to see the rec center moved to another location. Also do not want to lose the beautiful mountain view (we live across from rec center).
75.	We need to build more cheap apartments and town houses in this area rather than single family house.
76.	Wet lands loss, habitat loss. recreational trails
77.	Wildlife habitat Corridor loss including riparian habitat.
78.	yes that we will lose the ability to have horses and other hobby farms close to downtown as well flooding
79.	YES! We travel that road often on horseback!
80.	Yes, more density means less trails for horseback riding. We have limited space already.
81.	Yes, the number of potential people per lot, the environmentally protected areas, the traffic.
82.	Yes, this area near the adventure centre should have a great first impression. Large commercial trucks spilling oil should be banned, tires and equipment all over the area does not show a great residential area near a rec centre.
83.	Yes. 1) Growth will add a lot more traffic congestion on the area. 2) Destruction of green space/ nature trails to build commercial space. 3) destruction of peaceful, scenic neighbourhood and views to transform into commercial area like big city...the very reason we moved I to the area and not to the city or downtown core
84.	Yes. Traffic, more loss of trees and land
85.	Yes: 1) Effects on wildlife and wildlife habitat; especially large mammals, 2) infringement on highly sensitive water bodies and riparian areas; particularly the eastern half of the study area
86.	4. Do you have any concerns with growth or change in this neighbourhood (please list top three):
87.	1) Disappointment that the rural/agricultural properties are being taken over by density of housing. 2) Concern that this is all very soft ground with underground rivers. The density that is happening could become a tragedy in an earthquake. 3) These are unique properties where people have live/work situations, which don't exist elsewhere in Squamish.
88.	1) This has always been a rural area and the recent development here is changing that. There is high density development all over Squamish and to allow for more development in one of the last urban neighbourhoods is wrong. 2) There are animals in the area that would be displaced with more development. The creeks are fish bearing and there are frogs, coyotes, bears and beavers that all live in the area.

89.	<ol style="list-style-type: none"> <li>1). Concerned that larger buildings (i.e. 5 story and up) will be constructed in the neighbourhood.</li> <li>2) I'm concerned that development will impede the flow of water overland during a flood from the Mamquam. Worsening the impact on my property.</li> <li>3) Concern that the tree barrier along Loggers lane would be impacted. It's really nice how it is.</li> </ol>
90.	<ol style="list-style-type: none"> <li>1) I am concerned that the area will be rezoned and we will not be able to stay here with our horses.</li> <li>2) I am concerned about the high speeds and levels of traffic, complete disregard for the speed limit and pedestrian safety, i.e. Peter!</li> <li>3) People moving into the neighbourhood unaware that a horse and rider have the same rights as motor vehicles on roadways. People should slow down, give a wide berth, Don't honk your horn. Show a little respect. A rider can be thrown from a horse that is spooked resulting in serious injury.</li> </ol>
91.	<ol style="list-style-type: none"> <li>1. Climate and rising oceans and the approval of development of a rural town in a flood plain thereby allowing a gain for the people today with the knowledge that there is a higher than acceptable risk of disaster in the area within the next 80 years.</li> <li>2. Diminishment of the concept of rural living as opposed to the high density of the city...</li> <li>3. Lack of creative thinking and design to build a picturesque residential area in town.</li> </ol>

#### 4. What type of future housing do you think is a good fit in this area? (Check all that apply).

Responses: 99

**Snapshot:** Single family homes were the most strongly supported (60%). Lower density multiple family (townhouses, clustered small homes and duplexes) as well as rural acreages were somewhat supported. There was very little support for apartments.



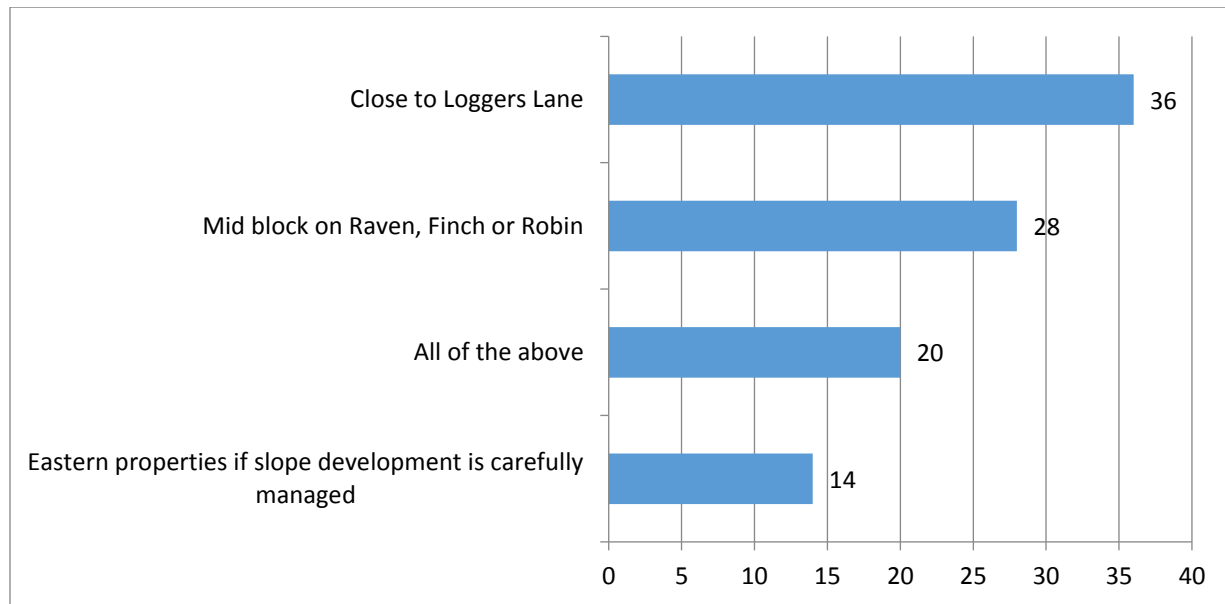
#	Other comments
1.	A mix of housing types, affordable.
2.	ALR
3.	Feel it should be left as it is, rural!!
4.	I can see a mix of the above being good as long as other considerations are in place (e.g.: wooded areas, access to trails, network of bike trails, some larger or mixed use lots included.
5.	I do not support any further development in this area
6.	I do particularly favour clustered small homes similar to Amblepath. Makes owning a home more attainable.
7.	I would only comment on the Valleycliffe area I live in.
8.	Keep it rural, large lots
9.	Large lots/land for agriculture and animals
10.	Larger residential lots with small houses

11.	Leave large lots! Is nothing sacred??
12.	low impact
13.	More rec areas...community areas, community barns,
14.	Must be compatible to protect all of issues raised in question 4.
15.	No dense housing
16.	None (x2)
17.	Please no 5 storey buildings....unless they have roof gardens and balconies big enough for a small garden...or forest
18.	Pocket Neighborhoods
19.	Single residential housing on a minimum of 10 acre properties to ensure low impact development and prevent flooding or impacts on the high ground water table.
20.	Single residential, 2-3 acreage, large lot, allowing horses to remain in our community
21.	Slow down the density. The area should remain semi-rural
22.	Starter family housing needed, that's why I selected townhouse development for mid-block sections such as along Finch
23.	The development that was done at the end of Finch drive is ideal, as it has all the parking needed And doesn't cause traffic issues on the street.
24.	What is already existing. Large lots, paddocks for equestrian use.

6. The Loggers East neighbourhood contains lands within the floodplain and some areas with high environmental values or steep slopes. If issues can be managed, where do you think future growth should be located?

Responses: 94

**Snapshot:** Development is somewhat supported close to Loggers Lane (38%) and mid-block on Raven, Finch or Robin Drives (30%), while many additional comments were received suggesting limited growth.



#	Other comments
1.	Areas that are already compromised, not natural areas.
2.	Avoiding the east side of the study area
3.	Behind Squamish Montessori or gun club
4.	Don't develop these areas into high density!
5.	I am against further development of this area (x2)
6.	I don't think development should take place in floodplains and I don't think development should take place where the environment is negatively affected.
7.	I hesitate to tick the other two options as my idea of "managed" and the districts might mean two totally different things, but done well and respectfully over time, the area could be beautiful and still feel like you are in the country.
8.	Mid block on Raven? That is me and there is a creek & powerlines there, so this seems a poorly thought out question.
9.	No further development should be undertaken in an area that is absolutely known to be prone to flooding!!!!!!
10.	No where leave as is of subdivide the 2/2.5acres into one acre lots

11.	Not anywhere near these areas (x2)
12.	Not sure I care. But close to Logger's Lane would be good; spending a lot of money to build on a slope is probably a bad idea. Keep it easier to build.
13.	Outside of the area
14.	Outside the neighbourhood
15.	Slow down the development
16.	Stay rural.
17.	This question does not make sense. High environmental values should be kept protective. Taking all the floodplain for housing will decrease the available space for species that require wetlands.
18.	We feel it can't be managed properly there is just too much ground water to be dealt with effectively. This has already been shown by our well over filling, our basement filling and the land across from Loggers Lane being flooded when it used to be fairly dry in the rainy season.

## 7. What, if anything, do you think is missing in this neighbourhood? What amenities do you think are needed in the future?

Responses: 80

**Snapshot:** The most frequent amenities suggested were parks/playgrounds, connected trails, general store/café and habitat protection. A number of respondents also indicated that nothing is missing; the area is great as it is.

#	Responses
<i>No amenities needed; keep as is</i>	
1.	None (x3)
2.	None, keep this area natural
3.	If a major developer wants to build in the area again let's see some real amenities. This area also attract many families and is lacking playgrounds compared to most other areas in Squamish. Brennan park outdoor play facilities are limited, dated and inadequate for growing number of area residents. How Ravenswood was able to build a 157 lot subdivision and only provide a patch of grass in astounding. If the DOS is going to keep approving density to meet the demands, let's see real amenities that benefit the neighbourhood in return.
4.	Nothing missing...just love living the country rural
5.	The recreation amenities with Brennan Park are excellent, hopefully that only improves. Close enough to Downtown for other amenities.
6.	Pretty good as is (x2)
7.	Nothing missing, everything needed is close and/or surrounds the area
8.	Leave as is

9.	Access to amenities are not far away, can be accessed by bike, walking or car. None needed in this area.
10.	Nothing is missing in the neighbourhood
11.	Don't think anything is missing
12.	Nothing. It is an amazing, central, quiet, safe place to live. Please respect that in any decisions that make, especially with large developers.
13.	Nothing is missing now, but I can imagine what we have (not built up, distinct character) being lost in the future.
<b><i>Parks, Playgrounds, Recreation</i></b>	
14.	Perhaps a playground given the number of homes with young families. But I assume that is already being considered
15.	A good big playground for all ages (1-12 years old)
16.	Park, playground for kids (x 6)
17.	Small neighbourhood parks (x 5)
18.	If town house/duplex residences are provided there should be green space provided: squares in the middle of intersections, small parks, etc; places where children can play outside safely without always having to be supervised or entertained. If town house/duplex residences are provided there should be green space provided: squares in the middle of intersections, small parks, etc; places where children can play outside safely without always having to be supervised or entertained.
19.	Upgraded Brennan Park
20.	Playground for kids. Ravenswood really missed the mark in this respect. Walkability to coffee shops, corner store, café etc. Community gathering space.
21.	Children's playground, café or community gathering space.
22.	Parks with swings or play structures. Brennan Park has only 2 swings and 1 slide! Perhaps designated green spaces (for free play/picnics) with trees for shade.
23.	Make recreation area dedicated to the thriving bike and rock climbing community...keep natural...this will keep visitors coming to the area and spending money in the community.
<b><i>Rural living</i></b>	
24.	Horse community down there has been lost. Would be nice to regrow it.
25.	Mixed residential small farms. Community farm.
26.	Community barn, walking and equestrian trails
27.	Indoor arena for horseback riding year round
28.	More areas for the horses
<b><i>Commercial uses</i></b>	
29.	General store, pub
30.	A community grocery store, cafes or restaurants, green space and recreation trails.
31.	Coffee shop (x 6)

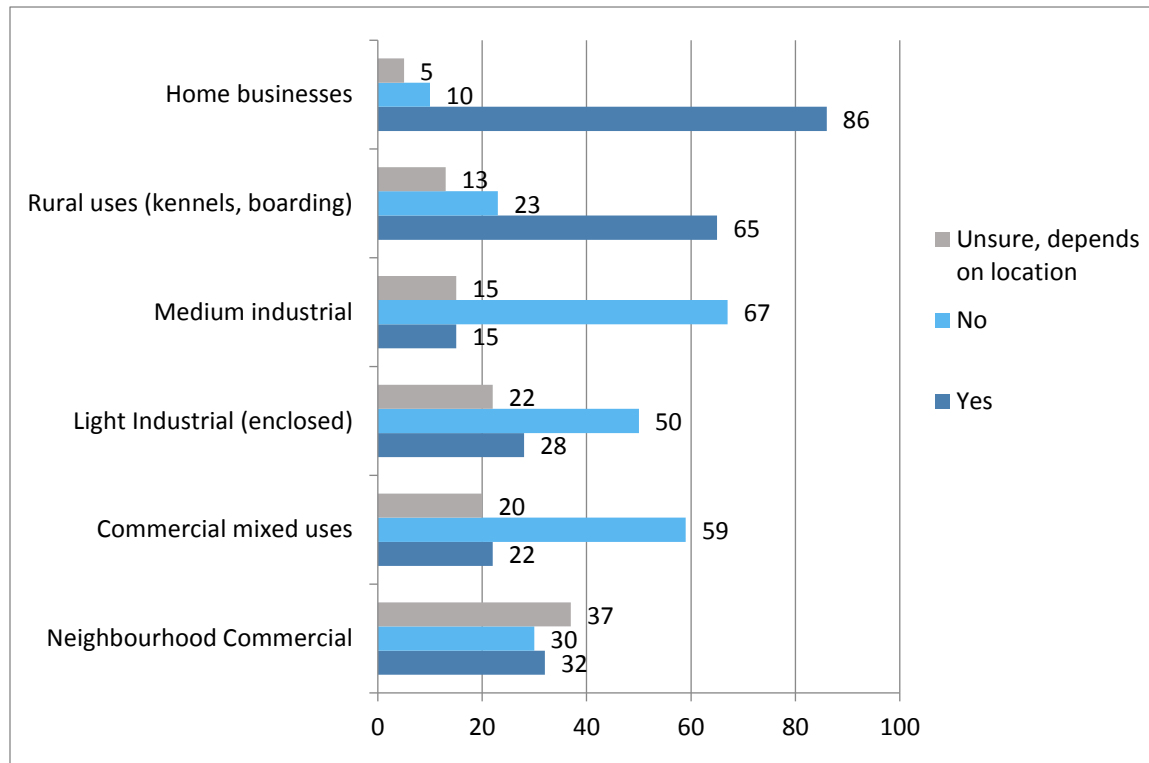
32.	Mixed commercial/industrial
33.	A small rural feeling coffee shop or local general store or small restaurant
34.	Cinemas
35.	Probably just a grocery & drugstore
36.	A proper fitness facility, some community focused amenities like coffee shop with kids play area, small bakery, corner store/small grocer
37.	Grocery/general store/coffee shop
38.	Quality Mexican food. Pump track.
39.	Local grocery store, physicians office, coffee shop/deli
40.	We need some grocery stores around here.
<i>Bike paths, trails</i>	
41.	Bike paths, connected transportation, trail networks
42.	Most cities in Metro Vancouver are utilizing BC Hydro Easement land to enhance the community in some way. Unfortunately, with the recent developments, this area has just been ignored as if it doesn't exist. We need to use this land for parks, green space, walking and cycling paths.
43.	Access to Valleycliffe trails. The only access now is via a private driveway!!!!
44.	More options for people with horses! More trails for multi-purpose use. Safe trails for animals and people to the SVEA land.
45.	Dedicated elevated or separated bike paths running east/west.
46.	Integrated walking trails and bike paths connecting green spaces throughout the area.
47.	More trail access. More rec. areas
<i>Schools and daycare, medical</i>	
48.	Schools and/or daycares (x3)
49.	School grounds
50.	We need a bigger hospital, private labs or hospital expansion. Maybe some of this area can be used for that.
51.	School bus stops for kids at Ecole Squamish Elementary
<i>Roads, sidewalk, infrastructure</i>	
52.	Currently there are no sidewalks on Finch, which is due to there being a stream on one side and property on the other. However, I do not feel these are needed.
53.	Safe access across HWY 99. Every other neighbourhood has a pedestrian overpass (Valleycliffe, Estates, and Brackendale) yet there have been hundreds of new properties built with no safe passage to the school catchment assigned Squamish Elementary. This neighbourhood also doesn't qualify for bus pick up for elementary aged students (in either English or French) so children wanting to walk or bike are forced to cross the most dangerous intersection in Squamish (HWY 99/Cleveland).
54.	Paved roads for Robin and Raven, water and sewer

55.	A pedestrian overpass to easily walk from Brennan Park fields to Walmart area. There are so many new places opening up on the west side of the highway directly across from us, but it takes a long time to walk there. And the current crossing at Finch and 99 feels risky for pedestrians.
56.	Crosswalks and safety lights. Extra overnight parking.
57.	More sidewalks
58.	Bus/bike lanes/sidewalks
59.	Raven Drive has just been paved by the developer of Ravenswood development. The company DID NOT pave the entire street and no sidewalks were provided on Raven Drive.
60.	Higher quality roads and street lighting
61.	Natural gas on Kingfisher Rd.
<i>Protected natural areas</i>	
62.	None, keep this area natural
63.	Greenspace is becoming encroached throughout Squamish, and this neighbourhood is one of the key greenspace belts; high density development will cause loss of critical greenspace, and make a mockery of any District Green-belt initiatives underway.
64.	Protection of the forested and natural areas.
65.	Expansion of conservation areas to support the Mamquam reunion fish channels and other environmental values
66.	Protected park land
67.	Water management systems for flood area! Plant more trees and create a larger green space that will also protect the spawning waterways.
68.	Preservation of sensitive habitat. Habitat restoration.
69.	If we are going to build housing within highly environmental value areas, we need to highlight that we care about the wildlife around us. There should be spaces for wildlife land conservancy that is more or equal to the amount of land used for housing.
70.	Nature trails, equestrian trails, and adequate wetland areas are all absent in this area and should be explored and developed before any housing is considered. Five tributaries flow down from Crumpit Woods to the east and along Centennial Road to the north that regularly (every 5 or 6 years) flood the entire neighbourhood. Densification is not appropriate for this location.
<i>Other</i>	
71.	<p>I think that bylaws should be passed to mandate developers/builders to design residential units to include effective bear proof lock ups for organics either attached to the side of the houses or in a bulk area where residents can deposit waste and bins can be made available on day of pick up. Also, parking of cars/trucks/ etc. need to be considered. Our town's roads are littered with parked vehicles which cause safety hazards. In addition developers are providing residences without appropriate garages that you can fit regular cars and SUVs into....other than smart cars!</p> <p>More density to create community, agriculture under powerlines</p>
72.	This area is close to all amenities, which is why it should be higher density.
73.	Family housing variety

## 8. Do you support the following types of commercial uses in some parts of the neighbourhood?

Responses: 101

**Snapshot:** There was strong support for home businesses and rural uses (dog kennels, boarding), and modest support for neighbourhood commercial uses (32%, with another 37% unsure, depending on location). Mixed commercial, light and medium industrial uses were not strongly supported (50-67% opposed).



## 9. What other comments or ideas do you have for the future of the neighbourhood?

Responses: 62

**Snapshot:** A wide range of comments indicated both support for redevelopment and concern for the natural areas and potential loss of rural character with additional density.

Other Comments:	
Managing Growth, Future Housing and Density	
1	Given the trend in the area with smaller lots I would think more of the same and perhaps townhomes would nicely complete this neighbourhood and make it one of the most desirable areas in Squamish given the proximity to the city centre and the layout. Having an area that kids can bike around and play street hockey and trick or treat, etc would be wonderful. Such a development close to the recreation areas is a no brainer. The larger lots and industrial areas sitting next to developed and dense areas is awkward and should be corrected as soon as possible to give the neighbourhood a more residential and intimate atmosphere. I realize though that it's a work in progress.
2	We look forward to a developed neighbourhood with paved roads, sidewalks, and parks.
3	I realize that this area is going to be developed, however I feel that the mass density that the district is looking for i.e. townhouses is not appropriate for this area due to the water table already being beyond its capacity, streams running through yards and lack of space for parking. Single family homes with their own neighbourhood structure like at the end of Finch (7-8 homes max) is all this area can sustain. Especially if it is potentially going to happen on each property. Each year our Artesian Well is over flowing with water for 5 months, this only happened for 1-2 months max before. The ditches are at full capacity during any rain now and the tides affect the areas water table dramatically and the drainage of the ditches.
4	Keep the housing to a minimum
5	Please no condos
6	I love living in this neighbourhood, even though I've only been here a few months (lived elsewhere in Squamish before). I acknowledge that I am very much part of the new Squamish wave (came by way of Whistler a few years ago, early 30s couple with young child) and while I respect the people who have lived in the community a long time, there seems to be such a resistance to change and development, which I think is too bad. Growth needs to be managed responsibly and the environment absolutely needs to be protected. But people need places to live, and people breathe life into communities. If we build communities that encourage people to interact through public spaces, parks, coffee shops, shared trails, etc., then I think that is a positive thing. I respect the right for "old Squamish" to voice their opinions, but it is also important to know that some people support these developments. The caveat is that we need to maintain services and infrastructure - if we are building family friendly homes, let's make sure we have daycare spaces (and staff!), schools, and facilities for these people.
7	My survey remarks will not matter I am being forced out of this town and I will not look back. Disgraceful what you're doing. Nothing is sacred.
8	Keep it natural. There are plenty of other areas that are being developed. IF you develop it, be SMART about it and think about the walkability index. Put things in place to BUILD community, coffee shops, local retailers, think about amenities that can be used by parents dropping off kids at Brennan Park. STOP filling every space with poorly constructed townhouses.

9	Slow down the over-development. We need to keep some mixed use/rural areas instead of the massive development - Squamish needs to keep some of its unique identity by not turning all of the land into housing – it's starting to look like any other suburban place.
10	Recreational and residential with a couple small food coffee shops. Commercial park is already an eyesore so heavy retail and commercial should stay there
11	This is a great opportunity to create a family neighborhood with its strong location and proximity to recreational facilities
12	Over the past few years, the District has promoted higher density, everywhere. While Smart Growth, especially downtown makes sense, having a transitional area of gradually increasing density while still close to both north and south Squamish makes for a more creative, interesting, welcoming, quieter community.
13	A neighbourhood is a home. We don't need to mix business and industrial with residential. Let's make an attempt to keep some part of our town attractive and relaxed and a place where families can play and relax together without equipment roaring in the background, or the backup beepers from trucks sounding endlessly throughout the days. We have an opportunity to do something right in the development of Squamish. Let's enhance the beautiful surroundings we have here and develop a residential area that fits into nature and uses innovative environmentally smart building materials and creative designs.
14	Stop developing. There aren't enough jobs in Squamish to accommodate all of the people moving into these developments - thus creating a community completely dependent on commuting to the city for work which isn't environmentally sustainable.
15	I'm more concerned with the proposed development along the Mamquam dike (south side). The plans I saw showed structures that would be visible from the popular fishing / recreations spots on the river. Seems like too much.
16	Community developments (like co-housing), neighbourhood node, (community cafe and restaurant), more density because it's close to town and Brennan park.
17	I think a mix of uses helps keep the character of the neighbourhood - a range of uses, businesses, houses is good.
18	Some low-cost housing would be helpful to the community. Also a gathering place: cafe or pub, and maybe a small grocery.
19	With close proximity to downtown & recreation it's a good area to densify given the population growth in Squamish
20	If you own a home, LIVE IN IT!
21	A VERY good balance between housing densification and protective land for wildlife. If more houses will be built, multifamily residential housing should be built - not large plots for single family homes. These single family homes should be built in less environmental sensitive areas. We have already seen a fluctuation of these single family homes in Crumpit woods, near the university and the Rec Centre, for example. We need to focus on housing densification in a proper manner IF we are to build side by side with highly valuable, environmentally sensitive areas. Really does not make sense to me... these areas should be protected and a different area not in the floodplains should be considered instead.
22	Not at all happy with the direction Squamish is going with this neighbourhood. Completely different from the Maples and Ravenswood! This is ALL WRONG there is SO much high density housing going in, keep this neighbourhood single family homes where kids can play in the street!
23	Any future buildings in direct proximity of the Maples/Raven wood should account for and honour that zoning. These properties don't have to be identical dedicated single family homes,

	but should represent an incremental change. I appreciate that zoning changes over time, but 8 years is not long.
24	This could be a jewel of a residential area with increased density and common green space around riparian areas
<b><i>Protecting Natural Areas, Wetlands, Wildlife, Flood Hazard</i></b>	
25	I love the natural spaces in this neighbourhood; I am very concerned with over-development.
26	There are lots of animals in this area including in the wet areas... I have personally seen bears, coyotes, deer, elk not far from here, beavers, marmot and many types of birds
27	We are losing everything that makes Squamish an amazing place to live. We need to slow down development and concentrate on maintaining/preserving the natural treasures and beauty we have here and why we live here. Please keep it as wild as possible and concentrate on habitat restoration where possible.
28	Low lying land and wetlands are incredibly important to maintain flood hazard management. When you raise land and pave it the water is channeled to the lowest places which now include homes in the area that were built before flood level plan I was in effect. Wetland areas are obviously needed to help mitigate floods not pavement. Wildlife corridors are shrinking and people are invading every space allowed to them. There are currently bears and wintering deer in the area. Human pressure is bad for these animals and they are important for the small ecosystem in this area.
29	Low impact uses and expansion of conservation land in this area would support the restoration work established under the Mamquam reunion project.
30	The eastern half of this study area along with the riparian and river-classified TEM areas should be heavily considered for their 'upstream' effects before any development commences.
31	No further densification should be permitted in this area. Refer to the Mamquam Blind Channel Integrated Watershed Management Plan prepared by Hay and Company in December 2005 to see how prone the area is to flooding and tidal influx.
<b><i>Retain Rural Uses and Character</i></b>	
32	This is a very valuable and sensitive rural area that is appreciated for its large lots and space to keep horses for the young people in Squamish. It is an area with significant drainage problems that would only be made worse by a more dense form of development. It is rare to have such a rural area so close to a downtown centre and we should protect this area for its environmental value. I believe that this area should be preserved in its current zoning.
33	Community gardening, agriculture, family farms
34	We need to keep large lots for current stable and kennel use. Also retain current home business enterprises. This is an ecologically fragile area that should not be removed from its current rural status. Too few areas in Squamish are being adequately protected. We should not lose this one to development.
35	Keep the neighborhood quiet and rural. That is why people move to Squamish.
36	Question 8 lists all existing uses. The acceptability is a matter of density of use. Small business with a small overall footprint on the lot. Allowed uses need to respect overall guiding semi-rural character of neighbourhood; which includes providing a greenbelt for general nature and wildlife corridor function.
37	High density is not the answer for this neighborhood. Most of us move here because it's rural natural environment. We love the horses being walked and ridden down our street. We love sense of safety when we have our kids playing in the front yard without a high volume of road traffic. We don't want to lose that sense of community and rural living in Squamish with high volume, high density living.

38	Some of the main reasons we moved to this area are the quiet farm like environment, the natural green behind us, the distance we are from downtown and uptown, the safety and small community feel on the street we call home.
39	Less density housing - more single family homes. As there is still a rural feel to the area, continuing to allow for horses/riders to safely use the road will help keep that feel.
40	The greenspace and rural areas give Squamish that something special that people love. Keep it accessible. Don't make it into typical house condensed suburbia.
41	Please do not squeeze out the equestrian community
<b><i>Amenities; Community Facilities</i></b>	
42	Schools and daycares
43	Need to consider schools and small neighbourhood commercial
44	Gathering spaces please!
45	If you're going to continue to allow development ensure there is a true legacy left behind with quality amenities for residents to enjoy for many years to come.
46	This may not apply but they need to fix Brennan park soon and we really need a splash pad, I meet so many other mom s in whistler from Squamish. We are a big enough town that we should have at least one. Also again a play ground. The one behind Brennan park can barley be called a play ground.
47	Developments with CRUs at ground level are fantastic for fostering a sense of community if planned properly. A continuation (or addition to) the existing walking/bike path through the new neighborhood would be great. Better street lights along Loggers Lane and slower speed limits for the safety of children. An outdoor park (with shade!) and some sort of water feature would be amazing for our hot summers.
48	I appreciate that the neighbourhood (and our entire town) is growing, though would strongly advise building amenities as requirements of developers for use, particularly for children. I'd appreciate a balance of open space (walkways, bike paths) to be integrated with homes, not just rows upon rows upon rows of houses (as the Ravenswood development) has become.
49	Community Barn
50	Indoor arena and another skating rink
51	Nothing
<b><i>Trails, Pedestrians, Cycling</i></b>	
52	Access to trails at east end of finch. Improving services (schools, recreation, etc.) before densifying
53	Would be nice to have trail access to the Valleycliffe trail network. There is an existing trailhead in the neighborhood, but involves entering private property to access. A trail could be cut just before the private property to link to the trail network
54	I can only say safe pedestrian access between Valleycliffe, Loggers Lane, Redbridge and the Bosa Waterfront development needs to be high priority. I will definitely comment more specifically to neighbourhood planning and development in the area I reside, which is Valleycliffe.
55	We should build another hiking trail.

***Traffic, Roads, Safety***

- 56 Traffic safety, containing flooding and huge puddles on sides of roads, adding crosswalk. It's extremely busy on Loggers lane in front of the recreation centre. There needs to be a crosswalk with flashing lights and speed control. Please keep as much tree / green space as possible. The beauty of the trees and trails must remain intact! Thank you
- 57 Creating a connecting road from Valley cliff through the neighbourhood would negatively impact our neighbourhood. It would bring unwanted traffic to our quiet neighbourhood and affect our children's quality of life.
- 58 Future access road from the back end of Valleycliffe must be considered.
- 59 Speed bump on loggers between finch and Brennan park. Too many trucks and cars floor it!!!
- 60 Develop access to Valleycliffe for a second access.

***Communications with residents***

- 61 Town hall meetings with presentations from council and environmental groups would be more useful than the open house approach. It would be good to hear ideas and concerns as part of consultation process.
- 62 It is disturbing to see that Fortis is surveying Finch Drive for the twinning of their WLNG pipeline. A 24" PLUS 12" set of pipelines has no place running through residential neighbourhoods and I urge the District to inform the public of this development openly in your information and discussions.