

From: [Claire Halley](#)
To: [Hearing](#)
Subject: Development proposal North Crumpit
Date: July 24, 2020 2:06:23 PM

Hello,

As a resident of Squamish, specifically residing in Crumpit Woods, I strongly oppose the District of Squamish's rezoning proposal for North Crumpit.

In a town that is already bursting at its seams, with little to no investment in existing infrastructure (hospitals, schools, rec centre, roads etc.) this process to continue to develop lands without addressing the short falls associated with it, is reckless and does not protect our greenspaces from becoming lost to development, or protect the existing residents access to the above infrastructure short falls.

I live in Squamish because I love our community. In the past 5 years, Squamish has increased the high density capacity of new townhome and condominium development - specifically in the downtown area. Many of these new homes are owned by people who do not reside in Squamish and use the real estate as an investment property or air b n b. As a result, rental rates continue to sky rocket and living in Squamish becomes less and less affordable.

Although we have exploded with new developments, there are still very little jobs that pay an affordable wage, and our residents are having to rent with multiple other housemates, work multiple jobs, and many are resorting to 'van life' as an affordable means to living.

We are losing our community feel. We have become a destination and a landing place for investment money, but overall it is not benefitting the residents who call Squamish home. Not just for a season, but year round.

We need to address the areas that need attention - the hospital, the schools, the roads, the rec centre before we continue to grow our capacity.

The area behind Crumpit Woods is a vast greenspace enjoyed by hikers, bikers and families. We live here for the nature and greenspace. It is how we identify with our town; by enjoying the natural surroundings. Continued loss of green recreation space is detrimental to the mental health and wellbeing of our residents.

Please consider all of the above when making decisions to continue to rezone development lands within our community.

Sincerely,

Claire Halley

Hello,

please accept this letter as our club's comments on several of the proposed rezoning bylaws that are scheduled for the July 28 public hearing.

As well, I would like the opportunity to speak for 5 minutes at the hearing. Is that possible, and if so, can you please send me the appropriate weblink?

thank you,

Francesca (Chessy) Knight, President

99 Trials Association



PO Box 2021
Squamish, BC V8B 0B4
99trials@gmail.com
www.99trials.ca
BC Society Act # S-0065624

July 24, 2020

To Mayor and Council,

This letter is sent in response to the District's scheduled July 28, 2020 public hearings for the following Official Community Plan (OCP) amendment [rezoning] bylaws:

1. OCP amendment bylaw # 2731, 2020: proposed rezoning from RS-1 to RM-5
affected lands: North Crumpit parcel and Newport Ridge parcel
 - a) Our concern with this parcel is the potential loss of all or a portion of the extensive network of trails within it. These trails are enjoyed by a variety of users in addition to trials motorcycles, including mountain bikers, hikers, trail runners, etc. Many of these trails were built by the trials riding community, and maintained by same. When a development permit application is eventually submitted for this parcel, our club would like to participate in any land use decisions concerning trails.

We wish to work with the District and the developer on the preservation of existing trails where possible, and where some trails will be lost to development, we will help with the location, design and construction of connector trails that can keep the remaining trail network as a contiguous whole. This approach worked well with the Crumpit Woods subdivision, and we ask that the same approach be utilized when the North Crumpit parcel goes through the development review and approval process.

- b) With respect to the proposed rezoning from RS-1 to RM-5, it was always our understanding that this parcel would be developed as a single-family subdivision. With this proposed significant increase in density, there should be a trade-off in the form of additional green space (in other words, the trade-off for development of the North Crumpit parcel with such high density is a commensurate level of green space protection). In particular, we support item 10.6 (h) of the OCP (page 41): *Provide opportunities for the integration and public enjoyment of natural areas and support low-impact, sustainable recreation where appropriate and without adversely affecting environmentally sensitive areas.*
2. OCP amendment bylaw # 2738, 2020. Proposed rezoning of unsurveyed Crown land from RS-1 to Resource (RE).

Location: northeast quadrant of Valleycliffe, bounded to the west by the Powerhouse Access Road.

Our comment for Parcel A is the same as comment 1(a) above. Parcel A contains a significant trail network, and Parcel B is used as a staging area for a variety of user groups (trials riders, quads, dirt bikes, etc.).

3. OCP amendment bylaw # 2737, 2020. Proposed rezoning of private land from RS-1 to Resource (RE). Parcel is connected to the northeastern boundary of the North Crumpit parcel (OCP amendment bylaw # 2731, 2020).

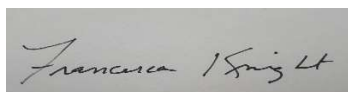
Our comment is the same as comment 1(a) above. As with the parcels discussed in item 1 and 2 above, this subject parcel represents a significant portion of the Valleycliffe trail network.

We also have a two general comments on future development planning and project review in Squamish.

1. We would like to be a stakeholder participant for the Valleycliffe sub-area plan. This plan is identified in the OCP (page 35). In particular, we recognize item 9.4(d) (viii) as an area where we could provide valuable input: *inventory of existing recreational values and opportunities for protection and enhancement of trail corridors, parks, open space, and greenway corridors*. When this sub-area plan commences, our club would be happy to appoint a representative to the planning committee.
2. There is a large number of rezoning applications proposed this summer, with 23 scheduled just for the July 28 public hearing. This large number of applications puts a burden on local clubs, non-governmental organizations (NGOs) and individual stakeholders to review each bylaw and see which of the 23 require a response / comment. This pressure is compounded by the District holding a virtual public hearing, as opposed to an in-person session in Council Chambers. While we understand that the reality of covid-19 imposes these virtual meetings, it is unfair to stakeholders if the District expects that a virtual public hearing on 23 rezoning bylaws represents an appropriate level of stakeholder consultation. Covid-19 has slowed many important activities, including elective surgeries and provincial court proceedings. At this time, it only seems reasonable for the District to slow the pace of development such that more time can be given to legally mandated and meaningful public consultation.

We appreciate the opportunity to comment on these proposed rezoning bylaws. The motorcycle trials terrain in Squamish is world-class, and with 901 members on our private Facebook page (99 Trials), trials riders represent an important stakeholder group in Squamish. With our long history of trail construction (which many other user groups enjoy) and maintenance, we also believe that we have standing in land use decisions within the municipality. We are grateful for the privilege of riding within some areas of the District boundary, and we look forward to participating in important land use decisions as the municipality grows.

Sincerely,

A handwritten signature in cursive script, reading "Francesca Knight", written in black ink on a light-colored background.

Francesca (Chessy) Knight, President

Mayor and council

Sorry for confusion

It is the following

18. Where a future application for re-zoning is made, subsequent to a District of Squamish initiated rezoning process that reduces potential maximum residential densities in order to better align zoning with policies of the Official Community Plan, voluntary community amenity contributions that are offered as part of such future rezoning applications to mitigate or address neighborhood impacts of increased density will be considered in relation to the original zoning, rather than zoning implemented through the District led re-zoning to align with OCP policy.

this is the amendment that was not passed by council and more specific to the issue and concerns that we have.

It gets very confusing.

Hopefully this can be rectified.

regards

Greg Fleck

On Jul 24, 2020, at 10:25 AM, Greg Fleck <gregf@serviceworks.com> wrote:

Mayor and Council

I am extremely disappointed that the council did not accept item 18 as listed below.

We were approached by the planning department in respect to changes re zoning for our property Squamish Station.

One of the main considerations was the inclusion of a "large format grocery store" on the property. We have an excellent relationship with Nesters and have a long term lease with them. I voiced concerns that in the future that markets change. The video store is a good example how they were quickly surpassed by advances in technology.

I specifically asked about the DCC's and CAC's, we went forward in good faith with the planners re the following

Consider the following policies when assessing rezoning applications for the parcel PID: 023-491-108 (Figure 16-2):

- a. In recognition of historic zoning for this property, support rezoning applications that enable a floor area ratio of up to 2.8, in line with floor area ratios identified in Section 29.1 Downtown Land Use Designations.
- b. Assessment of voluntary community amenity contributions offered through any proposed rezoning processed should only be considered in development scenarios that propose to increase floor area ratios above 2.8 through a combined rezoning and OCP amendment.
- c. To maintain the role of Downtown as a core community service centre, commercial space that could support a large format grocery store should be retained in future rezoning development applications.

Council not approving these items leaves us in a very tenuous and difficult situation. We proceeded in good faith and now the terms have been significantly changed.

Obviously the future is difficult to predict and also the complexities in understanding all of the details and implications of the zoning.

I was led to believe that these changes included the statements above.

Hopefully this can be resolved quickly.

Regards

Greg Fleck

On Jul 23, 2020, at 11:36 AM, Bryan Daly <bdaly@squamish.ca> wrote:

Hello Greg,

I am writing to you in regards to the District of Squamish 2020 Zoning Bylaw Update – Stage 1 amendments, which includes bylaws related to your property. These amendments were considered by Council on July 7th at which 1st and 2nd reading was given for the Stage 1 Zoning Amendments. [The Agenda item with the Bylaws can be found here.](#) [The Report to Council for this discussion can be found here.](#)

As we had previously discussed, staff had recommended that the following language be added to the District of Squamish Community Amenity Contribution Policy:

18. Where a future application for re-zoning is made, subsequent to a District of Squamish initiated rezoning process that reduces potential maximum residential densities in order to better align zoning with policies of the Official Community Plan, voluntary community amenity contributions that are offered as part of such future rezoning applications to mitigate or address neighborhood impacts of

increased density will be considered in relation to the original zoning, rather than zoning implemented through the District led re- zoning to align with OCP policy.

Council discussed this recommendation at the July 7th meeting but decided not to adopt the amendment. At this time staff do not have plans to bring the Community Amenity Contribution Policy amendment back to Council for consideration.

Because we had discussed this item as part of the discussion around the proposed rezoning, staff are reaching out to land owners for whom this policy would be relevant to in order to let them know it was not adopted. If you have questions about this feel free to contact me. If you would like to provide comment to Council about the proposed Community Amenity Contribution Policy amendment you may email comments to hearing@squamish.ca. Please cc any comments you made to planning@squamish.ca.

Thanks,

Bryan Daly | Development & Subdivision Coordinator
District of Squamish | *Hardwired for Adventure*
604.815.5001 | bdaly@squamish.ca | www.squamish.ca
<image001.jpg>

I acknowledge that I work on the traditional territory of the Squamish Nation, Sk̓wx̓wú7mesh Úxwumixw.

 Please consider the environment before printing this e-mail.

From: Greg Fleck <gregf@serviceworks.com>
Sent: June 24, 2020 9:19 AM
To: Bryan Daly <bdaly@squamish.ca>
Cc: Matt Gunn <MGunn@squamish.ca>
Subject: Re: OCP Policies for Squamish Station Mall

Bryan

My only concerns relate to as previously mentioned the “large formate grocery” and that the last document didn’t mentions the “section a of item 1” however I do recall you mentioning that was covered in another section.

As stated before I have very limited experience in zoning and all of the implications.

I am assuming that the first document is showing the current zoning at .5 fsr and the second is the proposal to change to 2.8 fsr.

However we are not planing any changes at the present time and realize that these changes are positive for the site in the future.

Regards

Greg

ServiceWorks Distribution Inc

Please excuse brevity and any mistakes sent from my iPhone

On Jun 24, 2020, at 8:04 AM, Bryan Daly <bdaly@squamish.ca> wrote:

Hi Greg,

For reference I have attached a copy of the proposed amendments. If you have any questions please let me know.

Thanks,

Bryan Daly | Development & Subdivision Coordinator
District of Squamish | *Hardwired for Adventure*
604.815.5001 | bdaly@squamish.ca | www.squamish.ca

<image001.jpg>

I acknowledge that I work on the traditional territory of the Squamish Nation, Sk̓wx̓wú7mesh Úxwumixw.

 Please consider the environment before printing this e-mail.

From: Greg Fleck <gregf@serviceworks.com>
Sent: June 22, 2020 11:08 AM
To: Bryan Daly <bdaly@squamish.ca>
Cc: Matt Gunn <MGunn@squamish.ca>
Subject: Re: OCP Policies for Squamish Station Mall

Bryan

Thanks for the prompt reply

Greg

ServiceWorks Distribution Inc

Please excuse brevity and any mistakes sent from my iPhone

On Jun 22, 2020, at 10:35 AM, Bryan Daly <bdaly@squamish.ca> wrote:

Hi Greg,

Please see the Official Community Plan downtown land use designations map and the definition of downtown gateway, which is the land use designation that is applicable to your site:

<image002.png>

<image003.png>

It should be noted that the adjacent properties are fall under a different land use designation, mixed employment. Rezoning applications are always at the discretion of Council, however making a rezoning application that is inline with the applicable land use designation is always a good start. Any rezoning application is reviewed against the land use designation and other relevant policies in the Official Community Plan. If you have any other questions please let me know.

Thanks,

Bryan Daly | Development & Subdivision Coordinator
District of Squamish | *Hardwired for Adventure*
604.815.5001 | bdaly@squamish.ca | www.squamish.ca

<image001.jpg>

I acknowledge that I work on the traditional territory of the Squamish Nation, Skwxwú7mesh Úxwumixw.

 Please consider the environment before printing this e-mail.

From: Greg Fleck <gregf@serviceworks.com>
Sent: June 22, 2020 9:02 AM
To: Bryan Daly <bdaly@squamish.ca>
Cc: Matt Gunn <MGunn@squamish.ca>
Subject: Re: OCP Policies for Squamish Station Mall

Bryan

Thank you for the details re the project behind us

I am surprised by the height and the density

With the changes in the OCP and zoning would our site be able to do similar density and mixed usages?

Greg

ServiceWorks Distribution Inc

PO Box 91910
West Vancouver BC
V7V 4S4

Please excuse brevity and any mistakes sent from my iPhone

On Jun 22, 2020, at 8:25 AM, Bryan Daly <bdaly@squamish.ca> wrote:

Hi Greg,

There have been no changes made since we last spoke about this bylaw update.

The rezoning application at 1100, 1120, 1140 Hunter Place is a mixed use building that includes residential, here is a [link](#) to the project page for that rezoning. If you have any other questions please let me know.

Thanks,

Bryan Daly | Development & Subdivision Coordinator
District of Squamish | *Hardwired for Adventure*
604.815.5001 | bdaly@squamish.ca | www.squamish.ca
<image001.jpg>

I acknowledge that I work on the traditional territory of the Squamish Nation, Sk̓wx̓wú7mesh Úxwumixw.

 Please consider the environment before printing this e-mail.

From: Greg Fleck <gregf@serviceworks.com>
Sent: June 20, 2020 12:04 PM
To: Bryan Daly <bdaly@squamish.ca>
Cc: Matt Gunn <MGunn@squamish.ca>
Subject: Re: OCP Policies for Squamish Station Mall

Bryan

Thanks for the update

I take it there are no other changes than what we have discussed before

I am curious re the zoning behind us on Hunter place, what is the current status? I recall seeing that they have requested new zoning

Does that request include residential ?

Thanks

Greg

ServiceWorks Distribution Inc

PO Box 91910
West Vancouver BC
V7V 4S4

Please excuse brevity and any mistakes sent from my iPhone

On Jun 16, 2020, at 12:59 PM, Bryan Daly <bdaly@squamish.ca> wrote:

Hi Greg,

I am reaching out to let you know that phase 1 of the zoning bylaw update including the amendments we've previously discussed regarding 1200 Hunter Place will be brought forward for 1st and 2nd reading on July 7th, 2020. If you have any questions or comments please don't hesitate to contact me.

Thanks,

Bryan Daly | Development & Subdivision Coordinator
District of Squamish | *Hardwired for Adventure*
604.815.5001 | bdaly@squamish.ca | www.squamish.ca
<image001.jpg>

I acknowledge that I work on the traditional territory of the Squamish Nation, Sk̓wx̓wú7mesh Úxwumixw.

 Please consider the environment before printing this e-mail.

From: Greg Fleck <gregf@serviceworks.com>

Sent: March 17, 2020 12:09 PM

To: Bryan Daly <bdaly@squamish.ca>

Cc: Matt Gunn <MGunn@squamish.ca>; Jessie Fletcher <JFletcher@squamish.ca>

Subject: Re: OCP Policies for Squamish Station Mall

Bryan

Thanks for the update

Please keep me posted as to when it might proceed

Greg

ServiceWorks Distribution Inc

PO Box 91910
West Vancouver BC
V7V 4S4

Please excuse brevity and any mistakes sent from my iPhone

On Mar 17, 2020, at 11:50 AM, Bryan Daly <bdaly@squamish.ca> wrote:

Hi Greg,

I am reaching out to let you know that the proposed OCP and Zoning Bylaw amendments that affect the Squamish Station Mall that were intended to be brought forward for 1st and 2nd reading tonight have been removed from the agenda. At this point I am unable to provide an estimate as to when we will be bringing these amendments forward, but I will provide an update as soon as that information becomes available. If you have any questions or concerns please let me know.

Thanks,

Bryan Daly | Development & Subdivision Coordinator
District of Squamish | *Hardwired for Adventure*
604.815.5001 | bdaly@squamish.ca | www.squamish.ca
<image001.jpg>

I acknowledge that I work on the traditional territory of the Squamish Nation, Sk̓wxwú7mesh Úxwumixw.

 Please consider the environment before printing this e-mail.

From: Greg Fleck <gregf@serviceworks.com>

Sent: Thursday, February 20, 2020 5:53 PM

To: Matt Gunn <MGunn@squamish.ca>

Cc: Jessie Fletcher <JFletcher@squamish.ca>; Bryan Daly <bdaly@squamish.ca>

Subject: Re: OCP Policies for Squamish Station Mall

Matt

I have heard back from a couple of my outside resources and so far have only a couple of comments that I would like to pass on.

There is a concern that “the large formate grocery store” in the future may be not be feasible. With Amazon and Whole Foods coupled with Walmarts aggressive moves in retail food the landscape may change. Your guesses will be as good as mine as to what will happen in 20 year. The concern will be the definition of “large” and how that may be interrupted.

The other comment relates to “historic zoning for this property”. While we understand this now I am not so sure as to how this may be interrupted by future planners.

Other than that the floor area ratio and the community amenity contributions above 2.8 are acceptable.

I hopefully will hear back from my other contacts shortly.

Regards

Greg

On Feb 13, 2020, at 12:00 PM, Greg Fleck <gregf@serviceworks.com> wrote:

Matt

Thanks for the info and discussion yesterday

I will need to seek outside support in understanding the changes and how this reflects on future potential redevelopment of our property

As stated we have no immediate plans to change the property but recognize that the future we would not want to limit nor encumber the potential to add residential components.

Regards

Greg

ServiceWorks Distribution Inc

PO Box 91910
West Vancouver BC
V7V 4S4

Please excuse brevity and any mistakes sent from my iPhone

On Feb 13, 2020, at 10:56 AM, Matt Gunn <MGunn@squamish.ca> wrote:

Hi Greg,

As discussed, here are some proposed OPC policies that attempt to reflect what we talked about pertaining to your site.

Let me know what your thoughts are about these policies:

(i) Consider the following policies when assessing rezoning applications for the parcel PID: [023-491-108](#) (Figure 16-2):

- a. In recognition of historic zoning for this property, support rezoning applications that enable a floor area ratio of up to 2.8, in line with floor area ratios identified in Section 29.1 Downtown Land Use Designations.
- b. Assessment of voluntary community amenity contributions offered through any proposed rezoning processed should only be considered in development scenarios that propose to increase floor area ratios above 2.8 through a combined rezoning and OCP amendment.
- c. To maintain the role of Downtown as a core community service centre, commercial space that could support a large format grocery store should be retained in future rezoning development applications.

<image001.jpg>

Figure 16-2 PID: [023-491-108](#)

Sincerely,

Matt Gunn MRM (Planning), RPP | Planner

District of Squamish | *Hardwired for Adventure*

[604.815.5047](tel:604.815.5047) | mgunn@squamish.ca | www.squamish.ca

<image002.jpg>

I acknowledge that I work on the traditional territories of the Squamish Nation, Sk̓wxwú7mesh Úxwumixw.

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Greg Fleck
President

gregf@serviceworks.com

cell 604.240.5138

PLEASE NOTE NEW ADDRESS

Letter to District

July 23, 2020

Sent to: hearing@squamish.ca

ZONING BYLAW NO. 2722, 2020 – Crumpit North - Valleycliffe

I am against this proposal for the following reasons:

Take a look at the attached Gaia map based on the planning department map on the muni site.

If the land owner wanted to, he could develop the site and destroy a lot of beautiful trails.

I am convinced the present owner would not do that but who will guarantee he is not selling the land tomorrow or next year and the new owner may not have the same commitment to the biking community?

Furthermore:

1. Why up-zone in this location?

This up-zoning produces a multifamily zone at the periphery of the community. There being no reasons given in the Muni information package one has to assume it is to make a substantial gift to the land owner.

A similar development/up-zoning request for the Cheema lands had been refused until our population reaches a certain level.

Why is this acceptable at Crumpit-North when not acceptable for the Cheema lands?

The nearest Multi Unit Residential zone is at the commercial centre of Valleycliffe. If more zoning of this type in Valleycliffe is deemed to be in the public interest should it not be adjacent to the existing Multi Unit Residential zone with closer proximity to services and schools?

2. Restricted Access

There is presently only one access to this land – via the already overloaded Clark Drive intersection with Hwy 99, and Westway Ave., which also serves 2 schools.

No up-zoning should be considered until a 2nd access is completed e.g. from Finch Drive.

3. Preliminary Subdivision Plan?

How is one to make an intelligent comment if one has no information what potentially a subdivision plan might look like?

E.g. will a multifamily dwelling be allowed directly adjacent to the newish single-family zoned neighbourhoods created only in 2003 (Ravens Plateau) and 2016 (Crumpit Woods)?

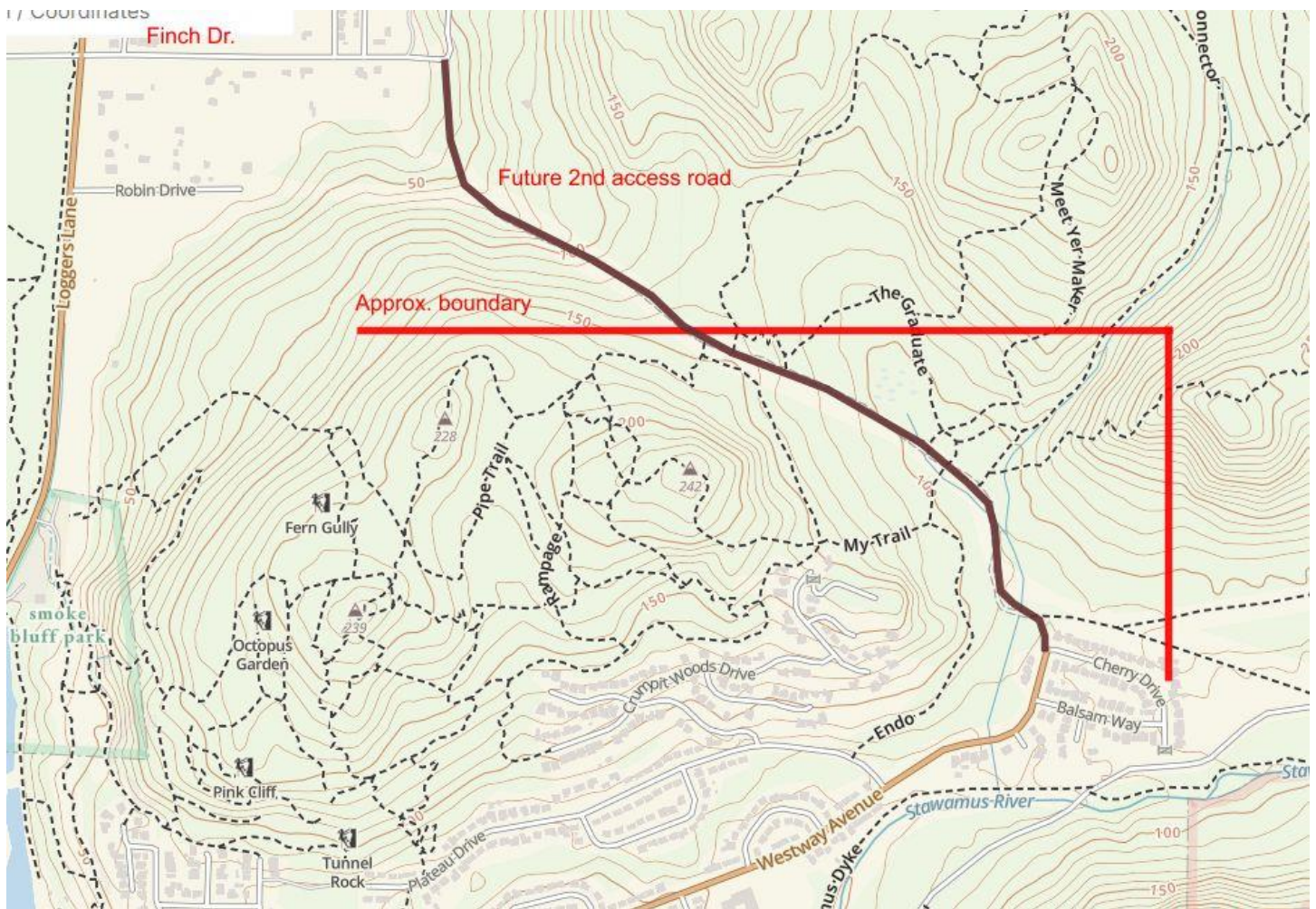
4. Recreational Opportunities Lost

Much of this land is hillside and has outstanding bike trails that clearly ought to be preserved in our ***“Hardwired for Adventure”*** community. Would it not be easier to maintain these trails if the existing single-family zoning were retained?

Herbert Vesely,

██████ Cherry Drive,
Squamish, V8B-0W1

Encl: Gaia Map – showing some of the trails in this area



Source: Gaia Maps

Submissions including during hearing: hearing@squamish.ca

Written submissions may be handed in at the front counter or mailed to the District of Squamish.

If you wish to watch only and not participate, the meeting can be watched without joining the meeting. [Visit our live meetings page.](#)

From: [Juliee Holterman](#)
To: [Hearing](#); [Council](#)
Subject: Public Hearing – A. Rezone Large Greenfield Properties Zoned RS-1 to Multiple Unit Residential RM-5; North Crumpit Parcel and Newport Ridge Parcel
Date: July 24, 2020 11:46:14 AM

July 24th 2020

District of Squamish
37955 Second Avenue
P.O. Box 310
Squamish, BC V8B 0A3
hearing@squamish.ca

Dear Mayor Elliott and Members of Council:

Re: Public Hearing – A. Rezone Large Greenfield Properties Zoned RS-1 to Multiple Unit Residential RM-5; North Crumpit Parcel and Newport Ridge Parcel

I strongly opposed to the rezoning.

Would council please listen to the people of Squamish, think about matter and ask the question if we the people would like to see single family living slowly disappear ? I know they wanted to see more single family added not less.

I am in great disbelief that you would force this upon our town. I strongly encourage you to find other ways to manage the anticipated growth of Squamish.

Thanks for your time ,
Julie

From: [Terry Murray](#)
To: [Hearing](#)
Subject: FW: crumpit woods rezoning
Date: July 24, 2020 2:36:52 PM

From: Kate Oconnor [REDACTED]
Sent: Thursday, July 23, 2020 9:52 PM
To: Council <Council@squamish.ca>
Subject: crumpit woods rezoning

Dear Mayor and Council,

I am writing to oppose the proposed re-zoning of crumpit woods to RM5 zoning. I worry about the amount of traffic and limited entrances/exits to our neighbourhoods. With increased density the traffic and congestion will be more pronounced.

Thanks,
Kate O'Connor

July 20th 2020

District of Squamish

JUL 24 2020

To: Council.

Referring to the affected lands. RECEIVED

Known as "North Crumpit."

In the hope that I will be heard,
before July 28th or on July 28th 2020.

My wish is that you will think
of (before any decisions are made)
of why Squamish is known and loved,
not only in Canada but also in the
rest of the world.

Squamish is known for it's beauty
and it sports. ~~additive to the~~
~~world~~ (and we greatly benefit from
this) come here ^{we advertise} because of our

NATURE.

Please do not allow any more
nature lands, to be developd
We do need more housing - but
there is a lot of suitable →

II.

land available closer to the
Center of Town.

Please do not continue to
develop more land for housing
6 - 7 - 8 - 9 --- km from down-
town Squamish.

If you do this, the cost of
services and taxes will just
go up and up.

Please do not take more
previously land - nature land -
away for Housing Development.

Sincerely: Lone Tratt
Lone Tratt.

-----Original Message-----

From: Matt Blackman [REDACTED]
Sent: Friday, July 24, 2020 1:07 PM
To: Council <Council@squamish.ca>
Subject: Error in public notice page

The first map in this webpage about the Greenfield rezoning proposal incorrect. There are two maps of the Newport Ridge Parcel and none of the Crumpit Woods parcel.

Can someone please fix it?

<https://squamish.ca/yourgovernment/meetings/public-hearings-and-meetings/public-hearing-july-28-2020/a-rezone-large-greenfield-properties/>

Thanks

--

Matt Blackman
Squamish Alternative Energy Group
<https://www.facebook.com/groups/SquamishAltEnergy/>

From: [Terry Murray](#)
To: [Hearing](#)
Subject: FW: Notice of opposition
Date: July 24, 2020 2:36:02 PM

-----Original Message-----

From: Matt Blackman <[REDACTED]>
Sent: Friday, July 24, 2020 9:50 AM
To: Council <Council@squamish.ca>
Subject: Notice of opposition

Given that its summer and many are still coming to terms with our new isolation reality, I just recently learned of an attempt by council to massively change zoning in town.

I was at the meeting about 18 months ago when council attempted to slip through an amendment that would convert RS1 to duplex zoning. There had been no public discussion. Luckily, the response from the shocked and surprised audience was enough to thwart this attempt which was pushed back for discussion at a later time.

I strongly oppose council's attempt to convert RS1 zoning to RM5 and find it troubling for a number of reasons which I will outline when I speak at the July 28 meeting. I will be sending emails and making phone calls to garner support to stop this latest attempt to further urbanize our town with little public notice.

--

Sincerely,

Matt Blackman

[REDACTED]
Squamish Alternative Energy Group
<https://www.facebook.com/groups/SquamishAltEnergy/>

From: [Pam Kozdrowski](#)
To: [Council: Planning](#)
Subject: Greenfield spaces
Date: July 24, 2020 2:52:56 PM

Dear Council & Staff,

I am adamantly opposed to the rezoning of ANY greenfield spaces in the District of Squamish.

We do not need any further over priced sprawl that is not likely to reach capacity for (some estimates suggest) ~15 yrs.

We need to, foremost, protect our wildlife habitats, riparian areas, and sensitive and species at risk.

I am adamantly opposed to the rezoning of ANY greenfield spaces in the District of Squamish.

Pam Kozdrowski
Squamish, BC

From: [Pauline Skiffington](#)
To: [Hearing](#)
Subject: Public Hearing - July 28, 2020
Date: July 24, 2020 10:35:47 AM

I am writing to express my disagreement with your proposal to amend the zoning bylaws and amend the Official Community Plan.

There needs to be more public consultation with respect to these amendments.

To attempt to push through these types of amendments which will adversely affect our "community" during a pandemic is unnecessary and unjustified.

I can appreciate that there is a desire to have more affordable housing in Squamish, but having that housing with such intense density and adding commercial traffic into it in some cases, does not serve our "community".

Development is not the answer. We have seen so much development lately and it is coming too quickly.

Our utilities and amenities need to be improved before a bigger population can draw on them.

We are stretched thin as it is with respect to the cost of taxes on both residential and commercial property owners.

Our long term care facility for seniors cannot meet the community need. Elderly people are being sent out of town because there is no room for them to stay in Squamish where their families and support systems live.

Our sidewalks need built, our roads need improved, our parking issues need addressed, our embarrassing recreational centre needs expansion

Start investing in your own community and start representing the needs of your current residents and taxpayers!

STOP THE BUILDING and STOP THE DEVELOPMENT.

There is not enough time to properly weigh the effect on our community if you pass these bylaws and amendments on Tuesday, July 28.

Why the rush? Engage your community before you approve anything.

Pauline Skiffington

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



This email has been checked for viruses by Avast antivirus software.

www.avast.com

From: Rachel Shephard [REDACTED]
Sent: July 23, 2020 3:53 PM
To: Planning <Planning@squamish.ca>
Subject: Newport Ridge re-zoning

Hi there,

Another question about the upcoming re-zoning proposals.

The Newport Ridge area appears to be a key corridor for migrating western toads and it likely also provides summer/fall/winter habitat for adult toads. Virtually the whole parcel is also an ESA. Has any detailed assessment of wildlife/habitat values been done, prior to proposing this OCP/Zoning change?

And a comment. I note that the revised OCP wording directs council to consider various policies – around density, housing types and employment – when considering future development re-zoning applications. Given that this is a large greenfield site, with high environmental value, it would be great if council were also directed to consider policies around maintaining or improving habitat values when considering future land use and re-zoning applications.

rachel

From: [Charlene Pawluk](#)
To: [Hearing](#)
Subject: FW:
Date: July 24, 2020 9:22:26 AM

From: website@squamish.ca <website@squamish.ca>
Sent: Friday, July 24, 2020 6:25 AM
To: Website Enquiries <websiteenquiries@squamish.ca>
Subject:

Full Name*

Shuna Mcclements

Email*

[REDACTED]

Address or area of concern*

Squamish

Primary Phone*

[REDACTED]

Business Phone

[REDACTED]

In regards to*

Comment to Council & District CAO

Respond to me by*

Email

Type your message here*

Mayor and council,
I oppose very strongly the rezoning of ANY green spaces to high density residential.
Instead please create the artificial "growth boundaries" that are already zoned
residential into park.

After living in this town for 34 years, I am so disappointed to see this council
cramming and jamming high density buildings onto every scrap of land, without
increasing infrastructure (especially schools). Not to mention disregard of sensitive
habitat in this once beautiful town.

It makes me so sad that now with the excuse of Covid 19, council is making this
drastic changes behind closed doors, without public input.

Development is too fast and not very attractive or sensitive to already developed
neighbourhoods. It seems like development is happening without an OCP and without
careful thoughtful consideration!!!! Slow down!

I can't believe that I voted this council in and now I am blindsided!! All I am hearing is that friends that have lived here for years are wanting to move because they hate what is happening with all of this development.

Shuna McClements

From: [Shuna McClements](#)
To: [Hearing](#)
Subject: Citizen input re: development
Date: July 24, 2020 6:27:31 AM

Mayor and council,

I oppose very strongly the rezoning of ANY green spaces to high density residential. Instead please create the artificial "growth boundaries" that are already zoned residential into park.

After living in this town for 34 years, I am so disappointed to see this council cramming and jamming high density buildings onto every scrap of land, without increasing infrastructure (especially schools). Not to mention disregard of sensitive habitat in this once beautiful town.

It makes me so sad that now with the excuse of Covid 19, council is making this drastic changes behind closed doors, without public input.

Development is too fast and not very attractive or sensitive to already developed neighbourhoods. It seems like development is happening without an OCP and without careful thoughtful consideration!!!! Slow down!

I can't believe that I voted this council in and now I am blindsided!! All I am hearing is that friends that have lived here for years are wanting to move because they hate what is happening with all of this development.

Shuna McClements

July 23, 2020

District of Squamish
37955 Second Avenue
P.O. Box 310
Squamish, BC V8B 0A3
hearing@squamish.ca

Dear Mayor Elliott and Members of Council:

Re: Public Hearing – A. Rezone Large Greenfield Properties Zoned RS-1 to Multiple Unit Residential RM-5; North Crumpit Parcel and Newport Ridge Parcel


I am writing you today to share my strong opposition to the District-led rezoning for the above large greenfield parcels. The new RM-5 zone is less aligned with the OCP than the current RS-1 zone. The RM-5 zone allows for one type of housing only (large low-rise apartments), whereas RS-1 allows for three types of housing (single family home, secondary suite, and carriage house). Both parcels are exceptionally large, and it will be very difficult to finance/build/sell multiple acres of 1800 square foot apartments.

It seems that a mix of the RS-1 zoning would give more people a chance to get into the market, and give the DOS a broader tax base rather than the limitation of one group. This would also keep the price of single family lots from escalating. With such a massive reduction in single family development in Squamish, there will be fewer projects available to bid on and the competition for these jobs will increase significantly, likely forcing local contractors to leave our community to seek employment.

As this public hearing is fraught with proposed changes, in a time where we are faced with COVID-19 communication restrictions, I strongly believe that these changes need careful consideration and significant public input.

I respectfully ask Mayor and Council to reconsider this rezoning proposal and vote against 3rd/4th reading.

Yours truly,



Steve Vroom
Coast Valley Contracting Ltd.
1121B Enterprise Way,
Squamish, BC V8B OE8
604-892-4075

From: [Terry Murray](#)
To: [Hearing](#)
Subject: FW: Rezoning of Crumpet Woods from Single Family to RM5 Zone
Date: July 24, 2020 2:36:22 PM

From: Wes Staven <wstaven@hedbergassociates.com>
Sent: Friday, July 24, 2020 8:22 AM
To: Council <Council@squamish.ca>
Subject: Rezoning of Crumpet Woods from Single Family to RM5 Zone

Hi there, I am in shock that this is the direction Council is taking and stand in firm opposition to this course of action. Existing single family residential neighborhoods away from the (appropriate) high density downtown core should remain as such. I am not opposed to some multi-family units in the area, but to not allow any is, in my opinion, beyond the pale.

Please reconsider your decision,
Wes.

Wes Staven, RPF
Planning Forester

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Squamish, BC, Canada, V8B 0S5
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