

DISTRICT OF SQUAMISH

Minutes of the Meeting of the Community Development Standing Committee held Tuesday, March 7, 2017 at 12:00 p.m. in the Council Chambers, 37955 Second Avenue, Squamish, B.C.

PRESENT:

Mayor Patricia Heintzman, Chair
Councillor Susan Chapelle
Councillor Karen Elliott
Councillor Peter Kent
Councillor Ted Prior
Councillor Jason Blackman-Wulff
Councillor Doug Race

ADVISORY IN ATTENDANCE:

Linda Glenday, CAO
Robin Arthurs, GM Corporate Services
Caroline Ashekian, Environmental Coordinator
Chris Wyckham, Director of Engineering
Jonas Velaniskis, Director of Development Services
Sarah Dicker, Agenda Coordinator
Terry Murray, Executive Assistant

Mayor Heintzman called the meeting to order at 12:02 p.m.

1. WELCOME TO THE SQUAMISH NATION TRADITIONAL TERRITORY

Ha7lh en skwalwn Kwis tl'iknumut tl'a Skwxwuu7mesh Uxwumixw

2. ADOPTION OF AGENDA

It was moved by Councillor Elliott,
seconded by Councillor Prior,
THAT the March 7, 2017 Community Development Standing
Committee Meeting agenda be adopted.

CARRIED

3. COMMITTEE MINUTES

A. MINUTES

- (i) Community Development Standing Committee Meeting Minutes, February 7, 2017

It was moved by Councillor Race,
seconded by Councillor Kent,
THAT the February 7, 2017 Community Development
Standing Committee Meeting minutes be approved.

CARRIED

B. BUSINESS ARISING

4. DELEGATIONS

- (i) Ekistics: Klahanie Resort Update

P. Fenske, Ekistics Principal of Town Planning, was present to provide an update on the Klahanie Resort, including the process and vision of the project:

- Location of the project;
- Overview of the proposed resort which allows access to the water;
- A history of previous uses for the land;
- Site challenges which included:

- Steep slopes,
 - Waterfront setbacks,
 - Environmentally sensitive (riparian) areas,
 - BC Hydro CN Rail,
 - Deteriorated roads
- Resort Structure to include:
 - Lodge (main hotel)
 - Spa and wellness centre
 - Point Villas on the waterfront (exclusive area)
 - Canopy suites (luxury camping)
 - Activity dock
 - Falls Pavilion
 - Residences
- Approval steps
 - Legal ownership of land and control and use over roads and access
 - Sea to Sky parking overflow alternative.

Council questions and comments included:

- What is the timeline?
 - As soon as possible, starting with the development permit (DP) process in the Fall
- What is the zoning?
 - Tourist Commercial (C3)
- Could a pedestrian overpass be included in the plans?
 - Looking at potential access points but overpass is not deemed necessary
- Further clarification on timeline
 - Start formal DP application in summer/fall
 - One year for DP process
- Would WLNG impact the project proposal
 - Not a problem as it is practically invisible from this site
 - Discussion regarding whether the public can have access to the bay area
- Conversation took place surrounding accessibility to Downtown Squamish from the resort

5. BUSINESS

- (i) Waterfront Landing Development Application Update (OCP Amendment Bylaw No.2483, 2016 and Zoning Amendment Bylaw No.2484, 2016)

J. Velaniskis, Development Services Director & S. Stratis, Planning Consultant were in attendance to discuss the Waterfront Landing development application, including:

- Overview of the project and processes to date (since August 2015)
- Concerns with project were mostly traffic related but also included access to trails
- Technical reports included
 - Environmental Assessment
 - Water and Sewer Analysis

- GeoTech Report
 - Flood Hazard Assessment
 - Noise and Vibration Assessment
 - Marine survey
 - Commercial demand
 - Proposal has now been increased from 10,000 to 50,000 sq ft
 - Traffic Impact Study
 - Importance of Laurelwood Road in relation to traffic flow
 - Three lane overpass required
 - Operational issues for 2029 if Pemberton Bridge is not built and the need for the implementation for an alternate truck route
 - Safe routes to school can be increased with the proposed pedestrian bridge.
- Review of previous site plan
 - Increase in commercial space
 - Decrease of residential space
 - Improved access
 - Small cluster of duplex units
 - New location of marina
 - Buildings have been moved to meet flood setback requirements
- Community Amenity Contributions (CACs)
 - 6.6 million in CACs
- Developer responsibilities
 - Construction of Laurelwood Road
 - Grade separating of rail crossing
 - Mamquam pedestrian bridge
 - Affordable housing
 - Waterfront parks and trail
 - Strata and internal trails and parks
 - Marina
 - Commercial lands
 - Green building standards
- Next steps were discussed.

Council questions and comments included:

- What is the CAC commitment for this project?
 - 6.8 million total
- Phasing was discussed. When will the affordable housing aspect be expected?
 - Estimated to be approximately 2 years
- What is the waterfront diking plan?
 - Ideally, greenshores diking plan. Will likely stay away from sheet piling
- Request for the affordable aspect of the CAC be brought to phase one of the project
- Concerns with lack of mixed use density
- Looking to the future needs of the site
- Council spoke in favour of the site plan.

Meeting recessed at 1:20 p.m.

Meeting resumed at 1:28p.m. with all of Council in attendance as well as staff as before the recess

(ii) Trees and Soils Management Bylaws (currently Site Alteration Bylaw) Update

C. Ashekian, Environmental Coordinator was present to discuss the Trees and Soils Management bylaws. Her update included:

- Background and objective of the bylaw was discussed
- Suggested improvement to the existing Site Alteration Bylaw
- Decoupling the bylaws; tree and soils were separated
- Scope and exemptions were reviewed
- Fee structure in comparison to other like municipalities
- Companion bylaw amendments needed include Municipal Ticket Information, Land Development Procedures and Fees and Charges
- Public engagement moving forward – IAP2 level: Consult and Involve as needed.

Council questions and comments included:

- Lawful use of the land needs to be considered and limitation on District authority.
Suggestion that this bylaw should be part of the zoning bylaw
 - Staff advised that the District is not interfering on lawful use of the land, only ‘how’ it is used
- Discussion on how to better use fees
- Suggestion to penalize (with fines) people who break the bylaw
- Is there a provision for new growth after clear cutting?
- Discussion regarding invasive species inclusion in the bylaw
- How does this bylaw protect stands of trees
 - The bylaw wasn’t intended to be a tree protection bylaw. Development Permit Area 1 & 11 takes care of that
- Blowing dust concerns and bylaw limitations
- Use of collected fees was debated and latitude for use of the funds
- Discussion regarding the sensitive ecosystem mapping done previously and identifying sensitive areas
- D. Rittberg, Cardinal Concrete, suggested that this is a tax and penalty on legitimate construction. Suggestion made to only penalize the people who are not in compliance. He spoke to concerns regarding the bureaucracy involved in a typical house building site
- Council suggested that the bylaw should consider small vs. large developments
- Clarification needed on use of the funds and it is important to understand the staffing requirements to administer.

It was moved by Councillor Race,
seconded by Councillor Elliott,

RECOMMENDATION: THAT Council receive the update from Community Planning & Infrastructure dated March 7, 2017 on the draft Tree Management Bylaw and draft Soils Management Bylaw for discussion and provide staff with feedback prior

to public engagement.

CARRIED

Meeting recessed at 2:20 p.m. and resumed at 2:27 p.m. with all of Council in attendance as well as staff as before the recess

(iii) **Affordable Housing Discussion**

Mayor Heintzman provided an update to Council on a meeting she attended with Hon. Peter Fassbender, Minister for Community, Sport and Cultural Development and Hon. Rich Coleman, Minister of Natural Gas Development and Minister Responsible for Housing and Deputy Premier.

Council discussion included:

- Contract is in place for a Housing Coordinator – RFP in place
- It is important to have a shovel-ready project. Use of the reserve funds was discussed
- Identifying potential pieces of land for affordable housing is important
 - Staff advised that this has been done at a high level
- Long term planning needs to be done by the Housing Coordinator as well; project managing abilities are needed for this position
- Consultants vs. an employee; important that position moves projects forward
- Mayor Heintzman's upcoming meeting with BC Housing was discussed
- Transit and Regional Transit funding and expansion was discussed.

(iv) **Development Update**

Jonas Velaniskis, Development Services Director was in attendance to provide an update on current developments, including:

- Cleveland Avenue 6 story development coming soon - C2-C4 zoning
- Third Avenue reapplication
- ALR exclusion on Harris Rd.

Council questions and comments included:

- Parking needs to be considered downtown and planning for the future mode share shift
- BC Rail road right of way at the gateway property was discussed
- Considerations of shading on Cleveland. Viewscapes are maintained and employment parking needs to be considered
- Parking variances and cost of stalls needs to be addressed by Council at a future meeting
- Brennan Road subdivision clarification was denied.

6. COUNCIL

A. STATUS OF RECOMMENDATIONS TO COUNCIL

B. REFERRALS FROM COUNCIL - Nil

7. ROUNDTABLE DISCUSSION

8. TERMINATION

It was moved by Councillor Race ,
seconded by Councillor Kent,
THAT the meeting be terminated.
CARRIED

Meeting terminated at 3:18 p.m.

Mayor Patricia Heintzman, Chair