

# Community Workshop <sup>#2</sup>

October 25, 2017

Creating a **vibrant**  
Downtown Squamish  
for the future by  
shaping development  
today.



Aja Philp & Kerry Hamilton, Planners

CHAMBER OF COMMERCE



SQUAMISH

DOWNTOWN  
SQUAMISH  
BUSINESS IMPROVEMENT ASSOCIATION

SQUAMISH

# Workshop Overview

- 5 min - Welcome**
- 30 min - Presentation**
- 20 min - Working Group 1**
- 20 min - Working Group 2**
- 20 min - Working Group 3**
- 20 min - Working Group 4**

# Workshop Goals

- Understand *how did we get here and why*
- Learn about *what we heard*
- Find out *what is proposed and where*
- Have your say!

CHAMBER OF COMMERCE



  
DOWNTOWN  
SQUAMISH  
BUSINESS IMPROVEMENT ASSOCIATION

  
SQUAMISH

# How did we get here...

2000

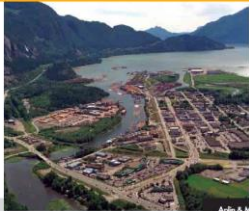
2005

2006-14

2014-16

2017

## Squamish 2000 Plan

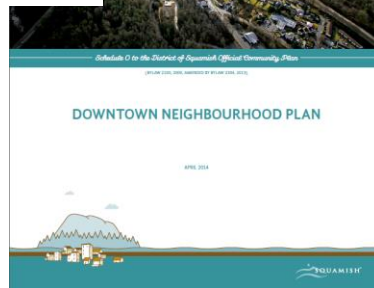
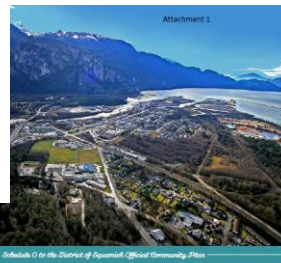
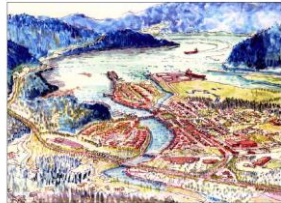


Adrian & Marla Consultants Ltd.  
Hanson Tucker Architects  
Caribbi Consulting Corp.  
Creative Transportation Solutions Ltd.

November 2000  
Updated July 2009

District of Squamish  
Comprehensive Downtown Development Strategy

## DOWNTOWN SQUAMISH CONCEPT PLAN



## DISTRICT OF SQUAMISH ACTIVE TRANSPORTATION PLAN



## Community Workshop

Creating a vibrant  
Downtown Squamish  
for the future by  
shaping development  
today.



**Thursday, May 4**  
6:30 p.m. to 8:30 p.m.

Howe Sound Inn and Brewing Co.  
37801 Cleveland Avenue  
squamish.ca/downtown

Join us to discuss proposed zoning bylaw changes centered on setbacks and commercial space, and explore options to achieve the Downtown vision.

A presentation at 6:30 p.m. will be followed by round-table discussions. Light snacks will be available and discounted drink specials will be offered.





# ...and *why* are we here?

## Implementation of the Downtown Vision and Active Transportation Plan

- Increase commercial and office space Downtown to foster local employment
- Improve Downtown streetscapes by making them more green and pedestrian and bike friendly, while maintaining parking
- Preserve the existing small town “High Street” character of Cleveland Avenue



# What was previously proposed?

## Setbacks

- Increase front building setbacks from 0 m to 2.5 m along Third, Second and Pemberton Avenue

## Employment Space

- Employment space at grade, along street frontages, and on one other storey; minimum 10 meter depth

## Height

- 2 storeys along Cleveland Avenue



# What we heard

Workshop

Over 50 people

Survey

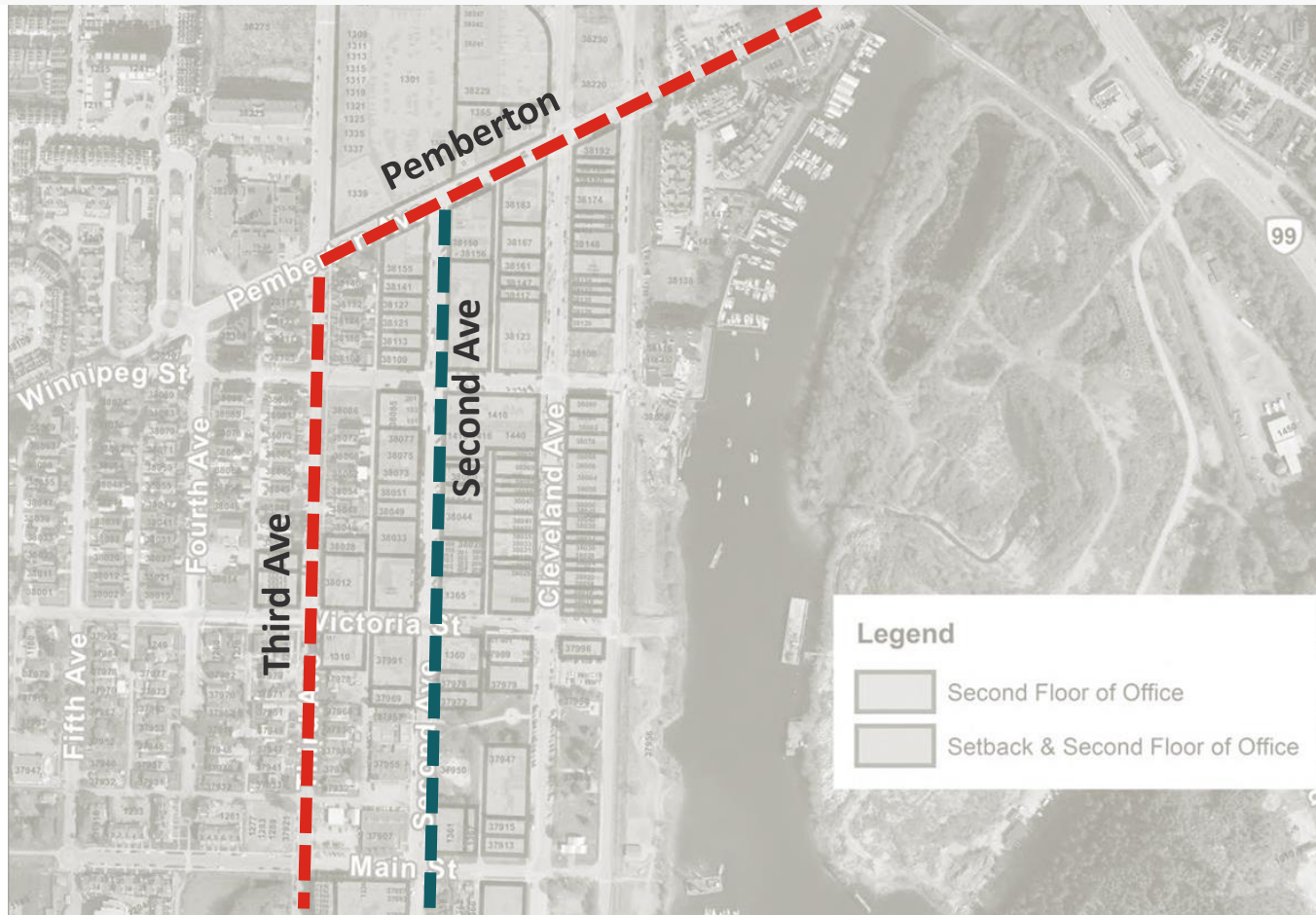
177 responses

Advisory Design  
Panel

2 discussions



# Workshop #1 Setbacks



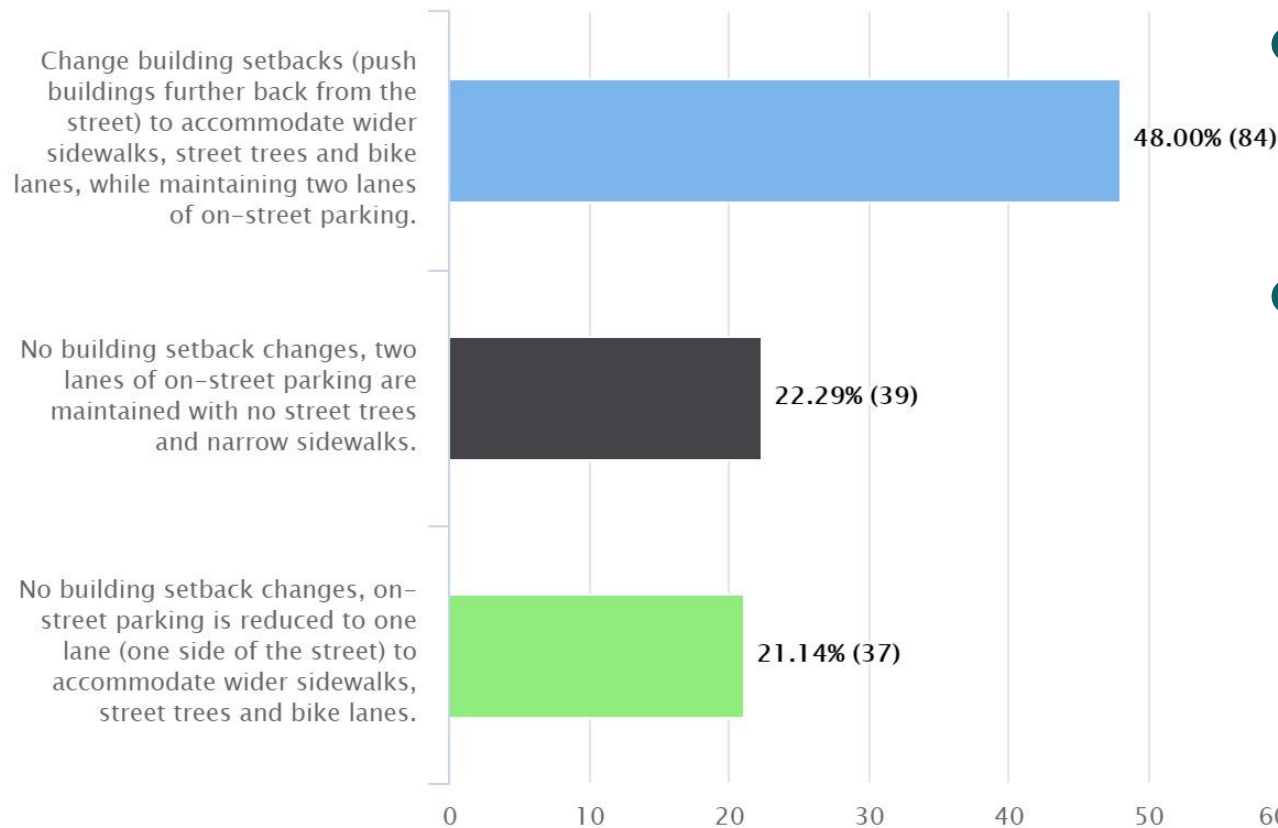
- 2.5m Setback
- 25m ROW
- 2 lanes of parking
- Separated Bike Lanes/  
bike lanes
- Trees & wider sidewalks



# What we heard

## Setbacks

Which of the following directions do you most support?



• 48%

Change building setbacks

• 22%

No setback, no trees and narrow sidewalks

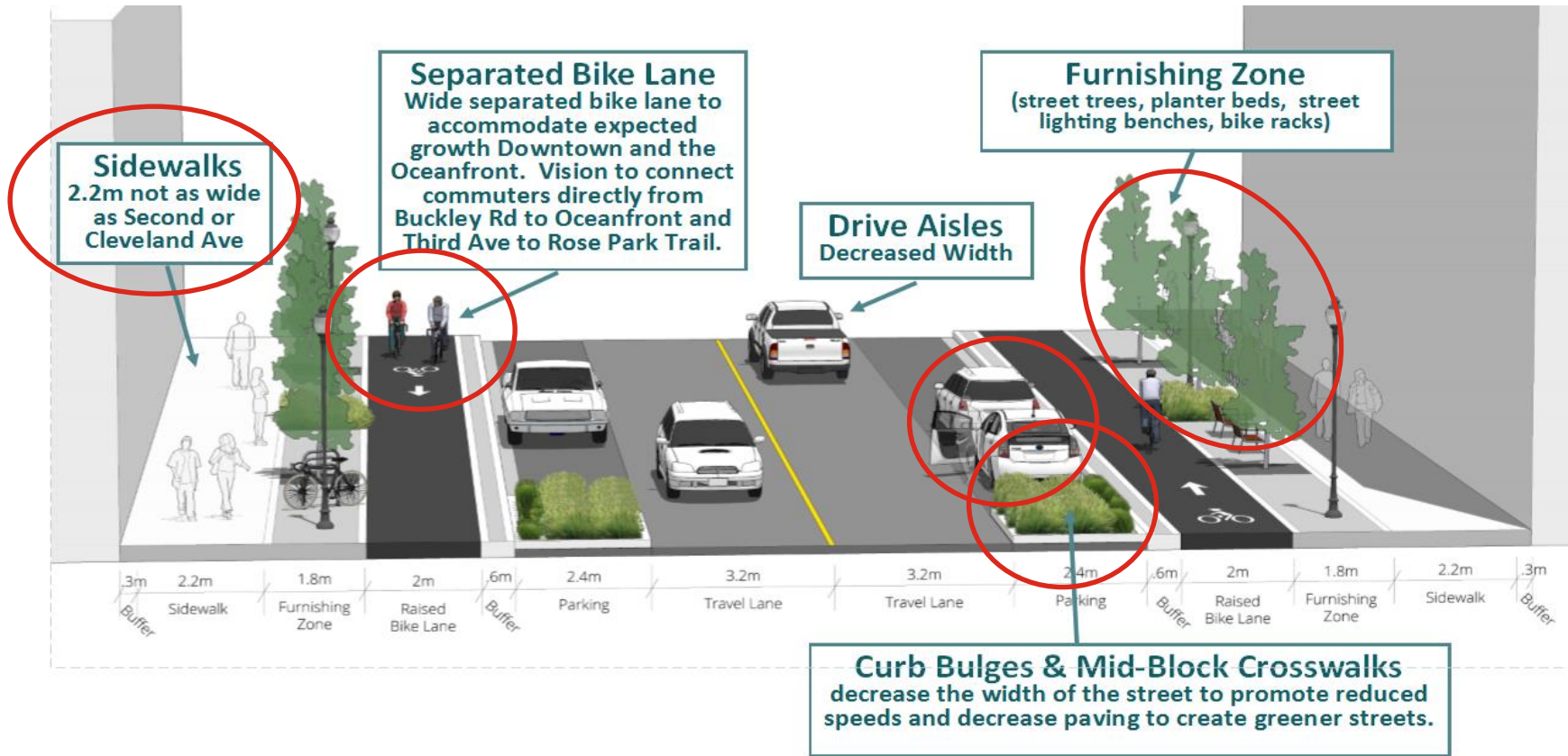
• 21%

No setbacks, one lane of parking



# What we heard

## Setbacks



# What we heard

Setbacks

## Bike Lanes

- Split support for separated bike lanes verses unnecessary or that two streets of bike lanes were excessive.

## Car Free

- Support for car-free streets and on-street parking on only one side of the road. More support for wide sidewalks and trees.

## One-Way Streets • alternative to setbacks?

## Parking Garage

- Need for a parking garage and maintenance and need for more on street parking and parking in general.

## Small Lot Impact

- Setbacks may impact, sight lines, ramp access and reduce parking on site.



SQUAMISH

# What we heard

## Setbacks

- Varying setbacks
- Hydro Lines
- Reduce paving
- Increase walkability
- Trees and vegetation
- Street examples from other municipalities in BC.



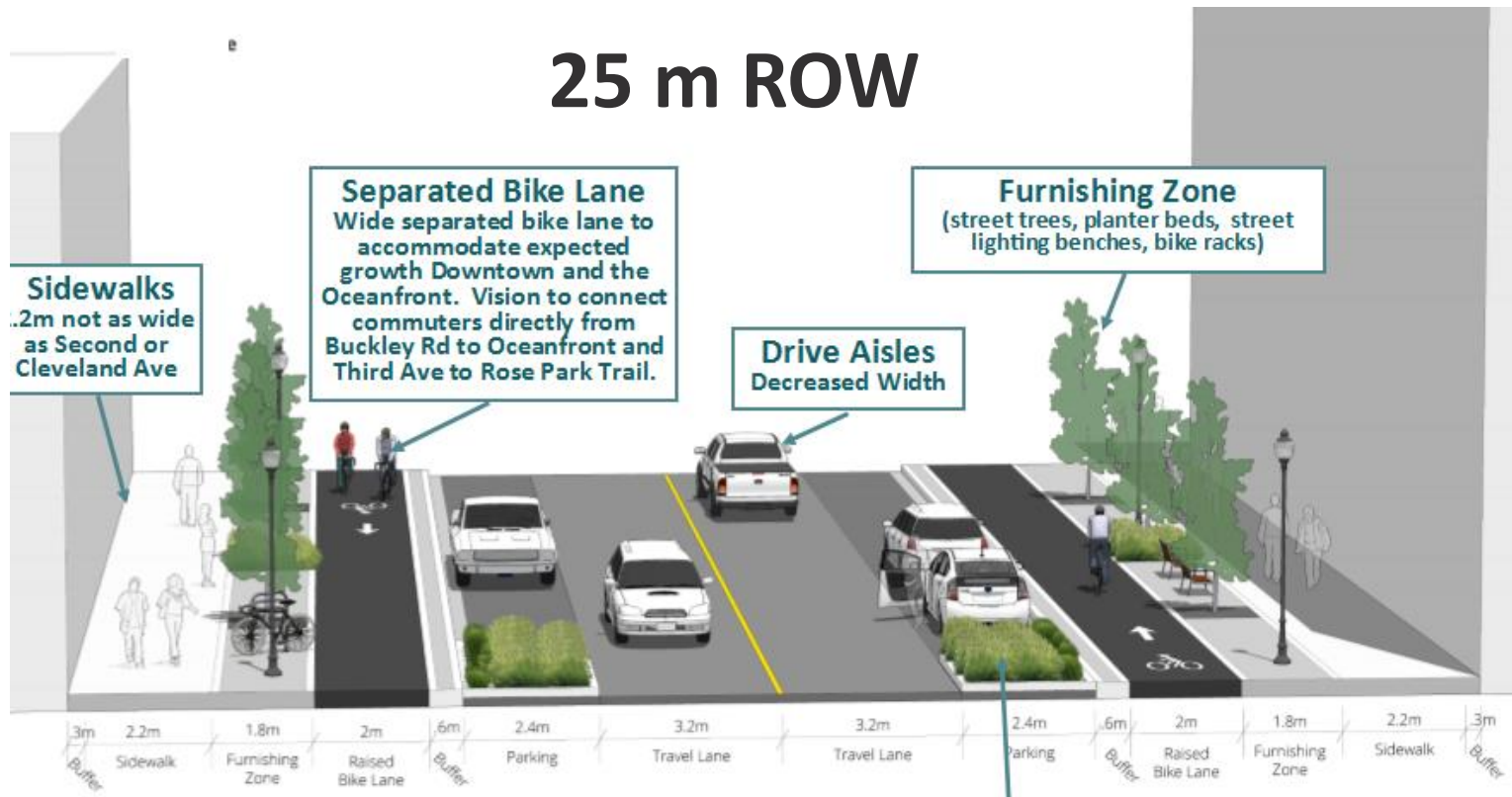


# What is proposed

Setbacks

## Third Avenue - Maintain 2.5m Setback

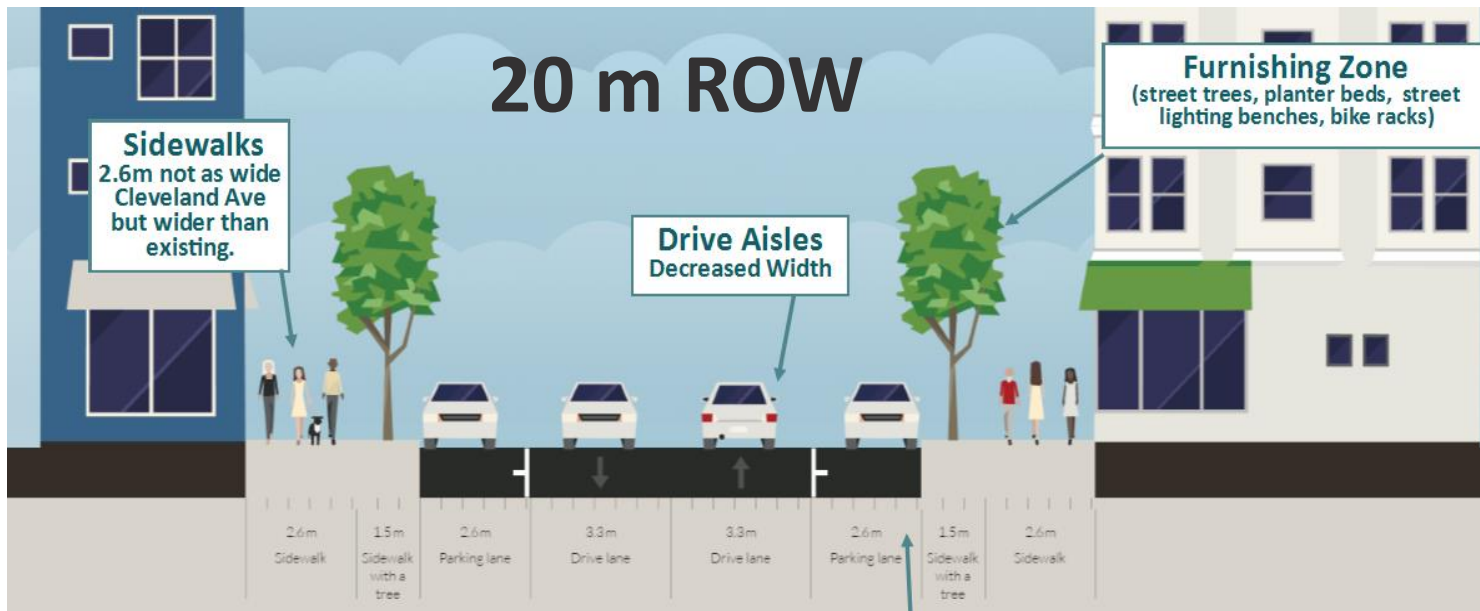
### 25 m ROW



# What is proposed

Setbacks

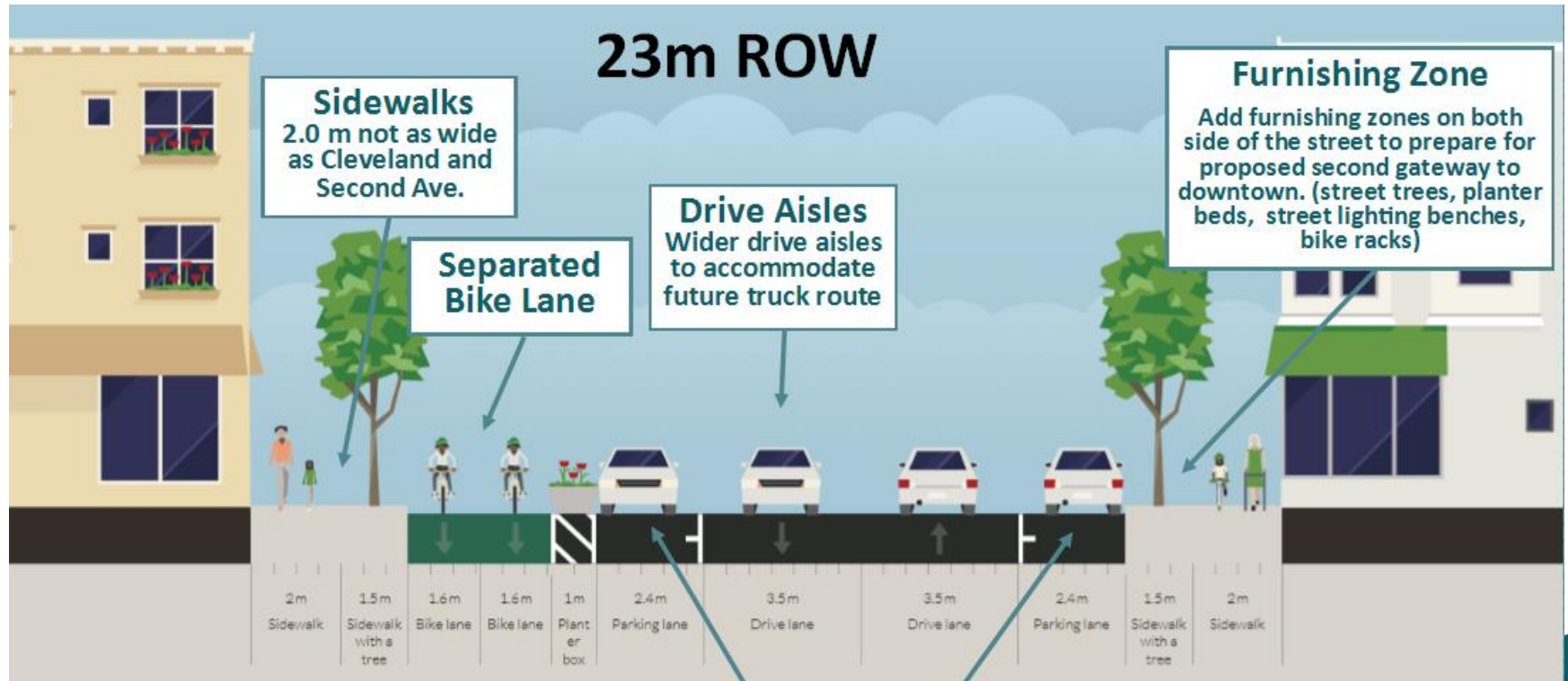
## Second Avenue - No Setback



# What is proposed

Setbacks

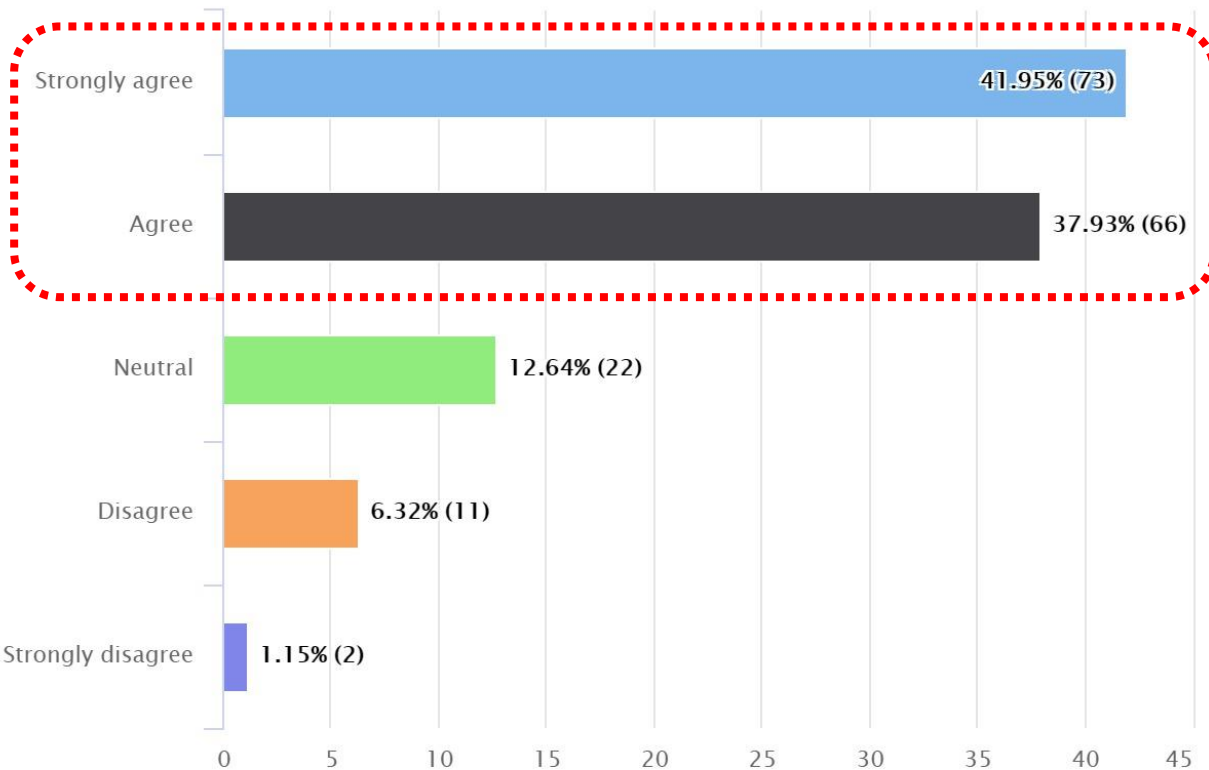
## Pemberton Avenue - 1.5m Setback



# What we heard

Employment  
Space

## Should we increase the amount of employment space?



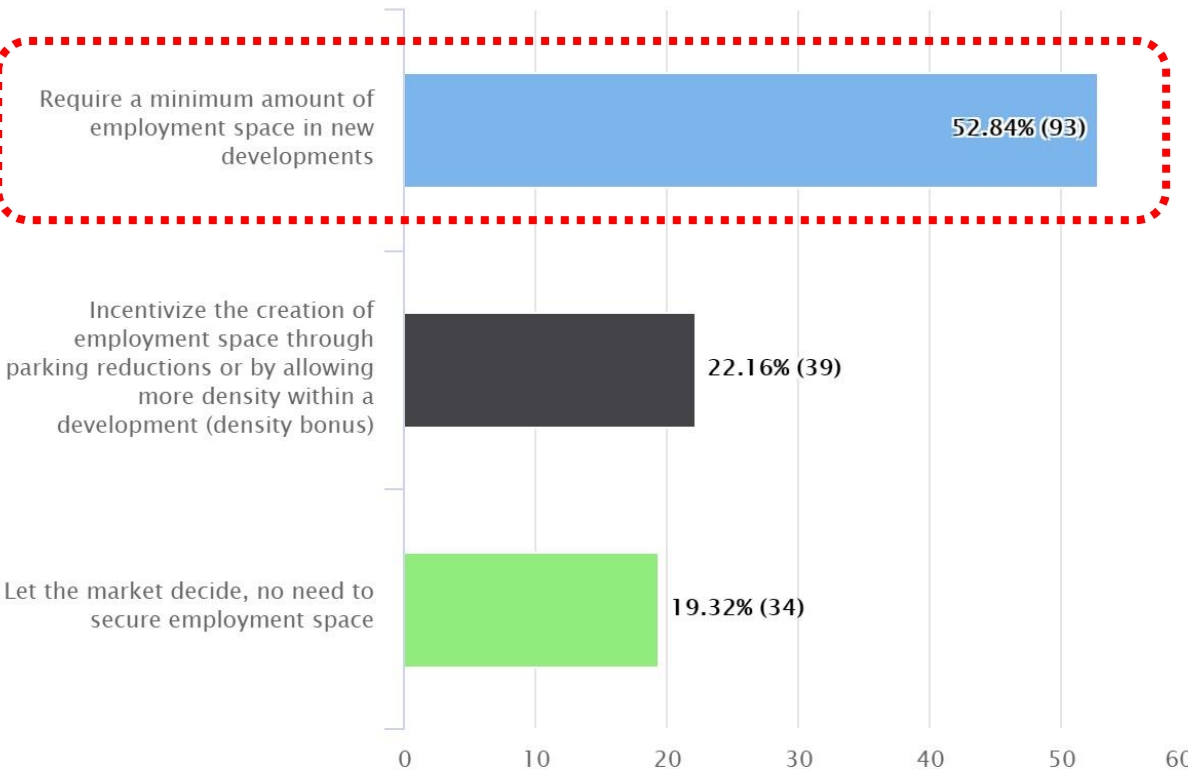
- 80%  
Agree
- 7%  
Disagree



# What we heard

Employment  
Space

## How do we secure employment space to meet demand?



- 53%

Require

- 22%

Incentivize

- 19%

Do Nothing

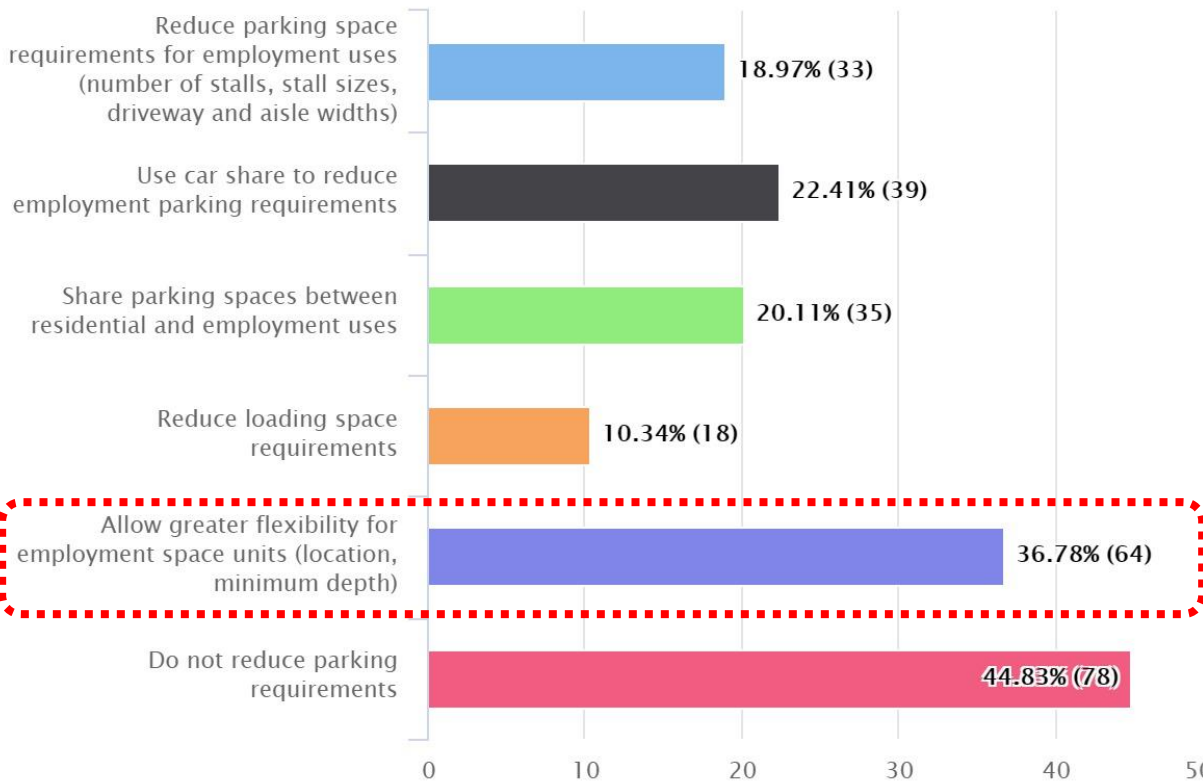


SQUAMISH

# What we heard

Employment  
Space

## What options could incentivize employment space?



- Flexibility
- Don't reduce parking requirements

# What is proposed

Employment Space

## Flexible Approach

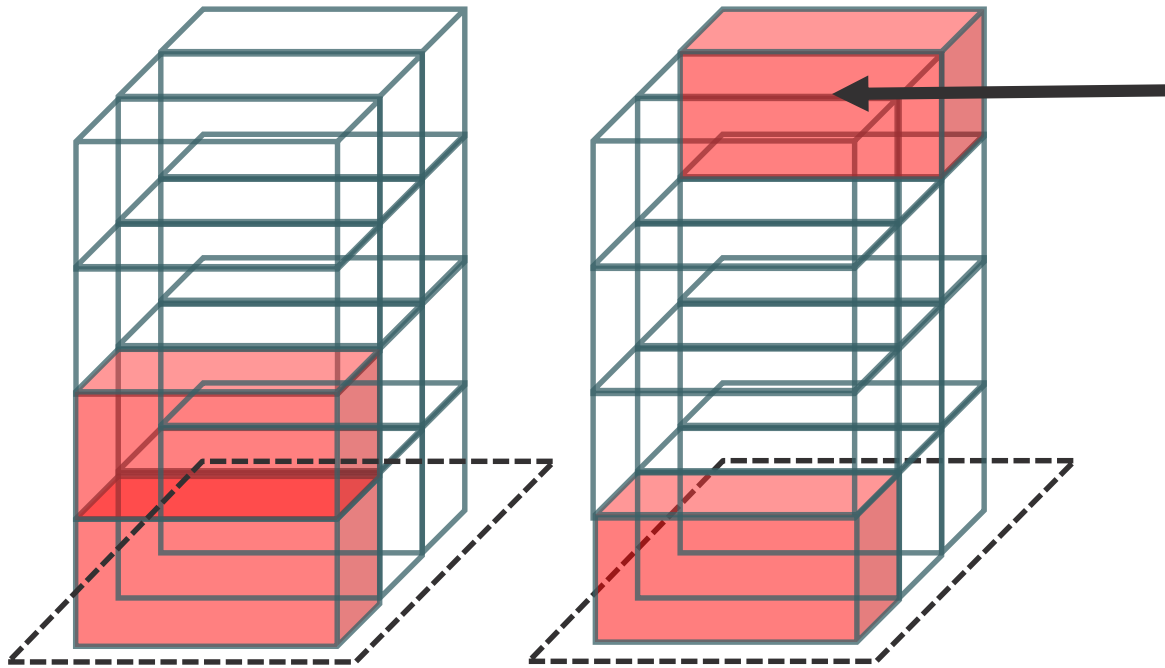
- Require minimum % of building floor area for employment space
- Space can go anywhere, but still want commercial street frontage

## How Much Space?

- 20% of a building's gross floor area

# What is proposed

Employment Space



Employment space can be located anywhere

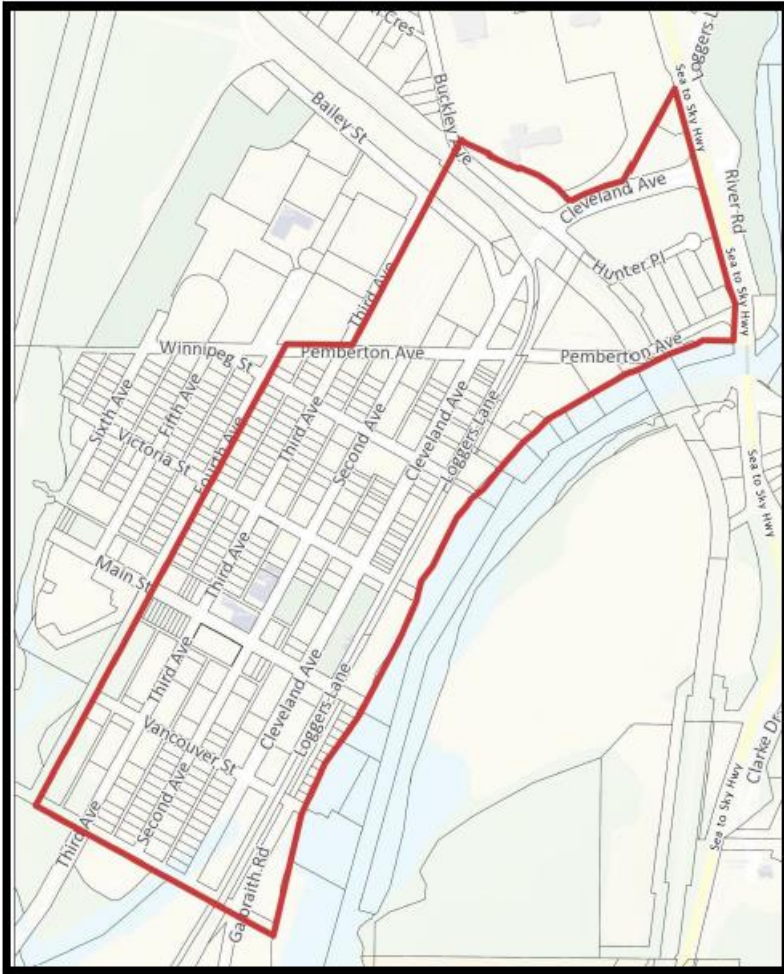
Original

New Proposal



# What we heard

## Parking



Most popular topics discussed in the workshop and heard in the survey comments.

- maintain or increase parking downtown.
- develop a central parking garage Downtown.

# What is proposed

Parking

- Proposal 1:** • Amend the cash-in-lieu map area to provide for equality between Cleveland Ave and the other commercial core streets.
- Proposal 2:** • Propose different cash-in-lieu option for smaller lots downtown.
- Proposal 3:** • Increase Cash-in-lieu amount

# Cleveland Character and Height

## Previously Proposed:

- Public hearing (March) for proposed 2 storey height limit, based on Downtown Plan policies; bylaw rescinded by Council

## Moving forward:

- Begin a comprehensive downtown discussion

*Figure 4: Cleveland Ave Heights and Setbacks*



# Cleveland Character and Height

## What is the character of Cleveland?

- High street / main street feel - small scale shops

## How can we preserve it?

- Policy and zoning tools, which include regulating density (FAR), frontage widths, step backs, etc.



# Cleveland Concepts

## Add Density Regulations (Floor Area Ratios)

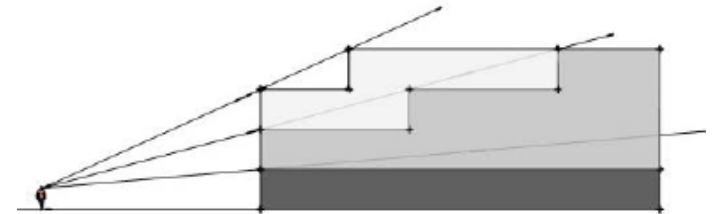
- Currently there are no density regulations for Cleveland

## Step back upper storeys

- Reduce impact of taller buildings (shadow, views)

## Set narrow frontages

- Maintain historic small scale





# Cleveland Concepts

## Public Open Spaces Plan

- Identify public spaces (current and future)
- Establish measures to protect and enhance these spaces:
  - Views
  - Sunlight
  - Activation



# Working Groups

Employment Space

Setbacks

Parking

Cleveland Character  
and Height

# Next Steps

How will your Feedback be used?

Workshop and comments summary  
published



Drafting zoning bylaw amendments



Zoning bylaw amendment readings  
and future public hearing

# #SQUAMISH 2040

Your Future. Your Plan. Our Squamish.



**Check out the OCP Bylaw online December 1!**

For presentation for a First Reading mid-December 2017