

District of Squamish Historical Context Statement

GARIBALDI ESTATES

08 May 2024
Revised 16 December 2024



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Cover photo: Postcard of Garibaldi Estates, 1971. (Eric Andersen)

Neighbourhood historical context statements:

Identify and explain the major themes, factors and processes that have influenced the history and distinctive character of a neighbourhood.

Their objective is to provide a framework to investigate, identify and manage heritage resources, capturing the overall essence of the neighbourhood and ensuring a process of thoughtful growth and change.

They use broad heritage themes to contextualize a neighbourhood or heritage resource historically in place and time.

They are succinct historical summaries that act as a planning tool for the effective management of a neighbourhood's heritage and character.

They are not intended to be a detailed account of the history of a neighbourhood, but to guide appropriate change and growth based on an understanding of a neighbourhood's evolving heritage.

INTRODUCTION

Squamish's distinct neighbourhoods

Neighbourhoods can be defined as geographically localized units of identity and cohesion within municipalities, being characterized by the provision of basic services (church, school, park, transportation, shopping) and a sense of community among residents.

Neighbourhoods emerge, decline, disappear, strengthen, and alter their boundaries depending on a range of factors including the changing character of the municipality of which they are a part, population shifts, urban renewal, service availability, and municipal commitment to neighbourhoods' value.

Each of Squamish's neighbourhoods demonstrate a distinctive character. Some attributes reflect the history of the city as a whole, others are specific to processes within the neighbourhood. Each neighbourhood has gone through a process of development, survived challenging times, has been revitalized, and has evolved with a current identity and feeling of community, heritage and character. Squamish's neighbourhoods, while responding to present day sensibilities, have emerged out of a civic history whose principal features are essential to their understanding.

What is a historical context statement?

A historical context statement is a document used in planning for a community's heritage resources. It identifies the broad patterns of historic development in the community and identifies historic property types, such as buildings, sites, structures, objects, landscapes, districts and intangible features which represent these patterns of development. A historic context statement provides direction for evaluating and protecting heritage resources. As a planning document, it is meant to be a dynamic work, evolving as a community changes over time.

Historical contexts, developed with the identification of broad themes, are combined with observations about the physical evidence of a neighbourhood to identify heritage values and guide approaches to conservation and management. They draw attention to potential recommendations for new additions to the register, and identify areas requiring more detailed historical research.



Area encompassed by Garibaldi Estates Historical Context Statement.

1: GARIBALDI ESTATES NEIGHBOURHOOD CONTEXT

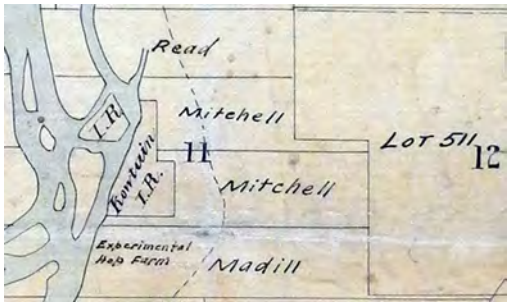
1.1 Boundary description

The western edge of the Garibaldi Estates neighbourhood is Government Road, the former provincial highway, extending to its eastern boundary at the foot of the slope of land on which Garibaldi Highlands is located. The northern boundary consists of stretch of green space just north of Cheakamus Way, while Mamquam Road forms the southern extent of the neighbourhood. The area today is bisected by the Sea to Sky Highway. The site consists of 32 hectares of land (80 acres).

To the south of Mamquam Road lies the Squamish Valley Golf Club and the Mamquam River. The neighbourhood includes a small section of commercial properties on the west side of Highway 99 between Diamond Road and Cheakamus Way, along with more robust commercial uses found in Garibaldi Village.



Mamquam River.



1893 map showing the Kowtain Indian Reserve and the George Henry Mitchell, William G. Mitchell and E.B. Madill pre-emptions. (Eric Andersen)

1.2 Thematic historical context

This historical context has been developed using the thematic framework found in the 2024 Heritage Management Strategy as an organizing tool.

Watercourses, floods, dikes, and mountains

Garibaldi Estates is situated on a flat portion of land, dominated by the Garibaldi Highlands escarpment on its eastern edge, which in part has dictated the layout of the subdivision.

Garibaldi Estates has a number of associated rivers and creeks nearby. The Mamquam River flows from the Mamquam glacier ice field high above the community of Squamish with Skookum Creek, Ring Creek, Mashiter Creek, and many other smaller tributaries entering it before it drains into the Mamquam River along the valley bottom.[1] Coho have long been associated with Meighan Creek, which flows down from the Garibaldi escarpment, through Coho Park and into a culvert under Highway 99 to empty intothe Squamish River near Eagle Run.

Squamish is located within the Coastal Western Hemlock (CWHdm) biogeoclimatic (BGC) zone which occurs at low to mid elevations along the entire coast of BC, mainly on the eastern slopes of the Coastal Mountains. It has the highest average rainfall of any zone in the province, although prolonged summer dry spells are common. The zone typically occurs from sea level to about 650 metres elevation. Zonal forested sites are dominated by Douglas-fir, western red-cedar, and western hemlock, along with an understory of salal (Gaultheria shallon), red huckleberry (Vaccinium parvifolim), sword fern (Polystichum munitum), vine maple (Acer circinatum), dull Oregon-grape (Mahonia nervosa). Mosses include step moss (Hylocomium splendens), Oregon beaked moss (Kindbergia oregana), and lanky moss (Rhytidiadelphus loreus).[2]

1 Squamish River Watershed Society.

2 Durand Ecological and Polar Geoscience. *District of Squamish Terrestrial Ecosystem Mapping*. 2016

Evolution of a close-knit community

From its inception, Garibaldi Estates was designed to accommodate families, a "planned family area where children can enjoy the best living."[3] Today, residents of Garibaldi Estates appreciate these characteristics of the neighbourhood: a sense of community, safety, commercial services in the neighbourhood, quietness of the streets, privacy, yard space, gardening opportunities, the environment, housing diversity, and the ability to age in place.

While not in the study area, Mamquam Elementary School was constructed in 1956 to serve the local community, and today has around 350 students. After the construction of Highway 99, the school was accessed from Garibaldi Estates via a pedestrian overpass from the main shopping area along the highway.

Town at the end of Howe Sound

Garibaldi Estates is a mix of residential and commercial development with an established neighbourhood of single family homes, newer townhouse and condo complexes, and a mix of businesses along the Sea to Sky Highway.

The then-unorganized mid-Squamish Valley area came to be known as Mamquam with the establishment of the Mamquam utility boards that provided water and sewer services in 1959. These services enabled the acquisition of a large tract of agricultural land by visionary developer and local resident Pat Goode for the development of the Garibaldi Estates subdivision, along with land purchased by the federal government under the Veteran's Land Act (VLA). The VLA subdivision was approved in 1966.



Eric Axen with Garibaldi Park Estates sign carved from a log from Curly Lewis's ranch, 1960. (Squamish Public Library)

Work began on the $3-million, 80-acre, 240-lot Garibaldi Estates housing development in spring of 1958. It involved five West Vancouver businessmen and Pat Goode. Lot sizes were approximately 70'x 110'.[4]



Fred and Emma Thorne retirement home at location of Greg Gardner Motors illustrating the residential nature of this area before commercial development. (Eric Andersen)



Prefabricated home at 1816 Garibaldi Way, in the current commercial area west of Highway 99, 1957. (Peter Alder Collection)

3 10th Anniversary: Garibaldi Estates Ltd. *Squamish Times*. 07 August 1968.

4 "Work Starts on $3 Mill. Squamish Housing Deal." *Squamish Times*. 04 April 1958.



Garibaldi Mall Medical-Dental Block with Pat Goode at left, 1972. (Eric Andersen)

By 1963, more new homes were being constructed in Garibaldi Estates. Some were built by construction contractors such as Cavin and Keay, Werger Construction and Twiss Brothers.[5] Advertising in 1964 offered zoned lots for duplex, fourplex and apartments on Cheakamus Way, Garibaldi Way and Diamond Head Road, an indication of the planned diversity of housing in the development. Sewer, water and paved roads were in place by that time.[6]

By 1968, the 10th anniversary of the beginning of Garibaldi Estates, 75 families had built homes, there were apartments and duplexes, townhouses were being designed and a shopping complex was in the works. A new post office was planned and the water system, street paving lighting and sewers were all in place.[7]

Post-World War II several factors including the lack of new housing, continued population growth, and returning veterans ready to start families combined to produce a building boom, almost all of it concentrated in the suburbs.[8] The experience of World War II demonstrated the possibilities offered by large-scale production, prefabrication methods and materials, and streamlined assembly methods that could be applied to housing construction.

Working the land, plying the water

Prior to becoming a residential subdivision, the Garibaldi Estates neighbourhood plan area was home to several economic developments and institutions. The area reflects Squamish's early agricultural history, encompassing a number of former farms and ranches established beginning in the 1890s. The valley's first hop farm was established by E.B. Madill in 1890 on part of the land where the Veteran's Land Act subdivision would be constructed. Others included the George Mitchell farm, the Bonson farm (later the Hamilton dairy farm, then the Hans Wafler farm), and the Read/Peter Herres farm near Leski's crossing near the current location of the Lavandel lavendar farm.



View east at E.B. Madill's ranch from Armstrong's Corner, today's VLA subdivision, 1913. (Squamish Public Library 19.13)

5 "Twenty new homes in Garibaldi Park Estates." *Squamish Times*. 18 July 1963.
6 *Squamish Times*. 06 February 1964.
7 "10th Anniversary, Garibaldi Estates Ltd." *Squamish Times*. 07 August 1968.
8 National Register Bulletin. *Historic Residential Suburbs*. 2002.

Fred Thorne, the founder and longtime chair of the Squamish Valley Farmer's Institute and manager at the Squamish Valley Hops Company, took over the E.B. Madill ranch after World War I. Thorne lived in the location of the current Greg Gardner Motors business. The Farmers Institute Hall was situated nearby on Government Road.



Fred and Emma Thorne home at the location of Greg Gardner Motors, n.d. (Squamish Public Library)



Squamish Valley Farmers Institute Hall on Government Road, c.1950s. (Squamish Public Library 35.12)

A junction of the north-south Howe Sound & Northern Railway mainline met the Newport Timber Company logging railway that extended eastward along what is now Mamquam Road, then up Round Mountain near the Garibaldi Park boundary – today's Ring Creek Forest Service Road.[9]

The residential lot at 2163 Mamquam Road was once part of the site of the Newport Timber Company blacksmith shop, laydown yard (material and equipment storage) and supply depot. It was later the site of Curly Lewis's stump ranch (an undeveloped ranch in the bush where animals graze among the stumps of felled trees). Lewis, from Barbados, was reportedly the first

9 Eric Andersen. *The Newport Timber Company - Exposed*. 2022.

Black person to settle in Squamish. In the 1970s, John and Colleen Drenka purchased the property and built a retirement home there.[10] The Curly Lewis ranch site is visible on the historical aerial photographs from 1946 and 1959.

Early retail establishments were included in the original development planning prior to the construction of Highway 99 through the neighbourhood. Development of today's Garibaldi Village shopping plaza area began in the 1980s, following the completion of the new highway alignment.



Newport Timber Co. Shay locomotive with log cars along today's Mamquam Road seen from the laydown yard and blacksmith shop (2163 Mamquam Road), c.1912-13. (Squamish Public Library, Thorne family collection)

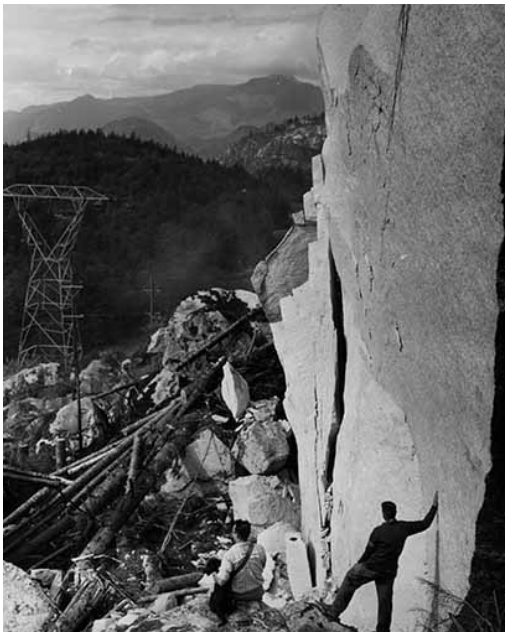
Trails, roads, railways and water routes

A trail existed between the Squamish Nation's Kowtain village to the former course of the Mamquam River with its major salmon spawning area and fishery used by the Squamish prior to the settler community. The original Mamquam River made a bend to the south to join the East Branch of the Squamish River.

Two north-south railway rights-of-way traverse the Garibaldi Estates area on the west side, the Pacific Great Eastern/Canadian National line and the Howe Sound & Northern line. The HS & N was decommissioned in 1915 and its right-of-way developed for housing in the 1980s. The Mamquam Road section of the Newport Timber logging railway was by the 1930s known simply as "the trail to Curly Lewis' ranch."

Mamquam Road and the Ring Creek forest service road were constructed as railway grades for the Newport Timber Company, which operated between 1910 and 1913.

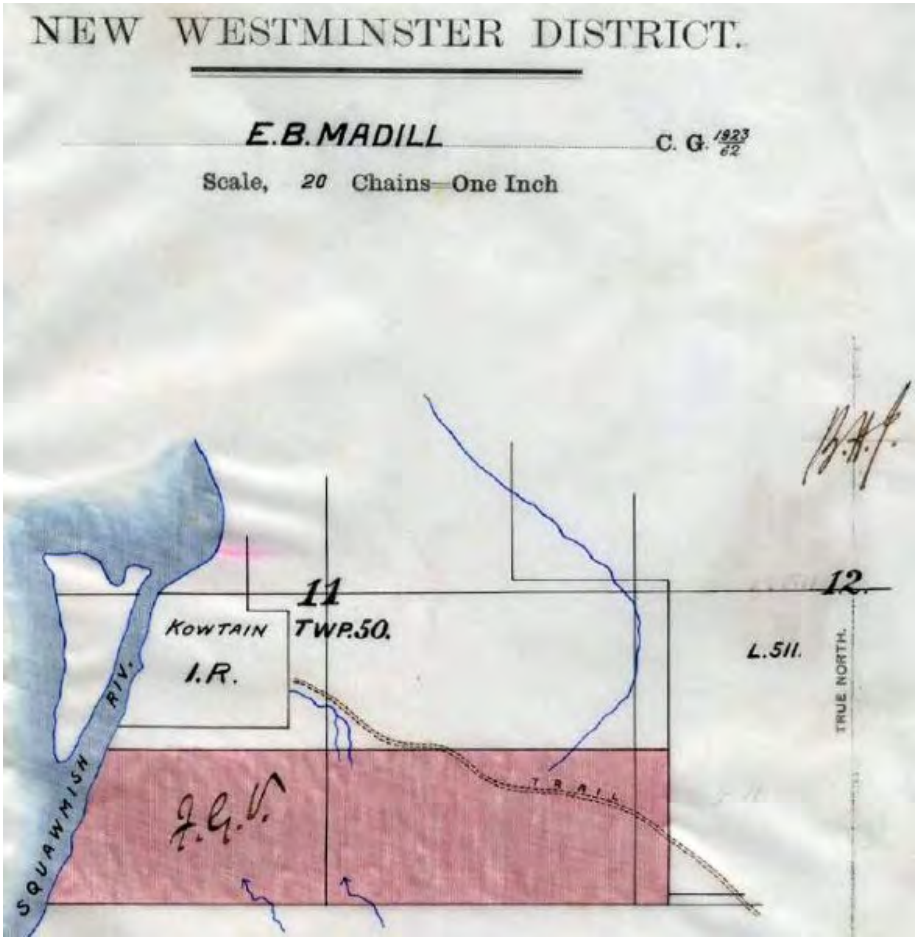
At the time Garibaldi Estates was being developed, a B.C. Electric transmission line crossed over the front of the property parallel to the right-of-way earmarked for the new highway. The B.C. Electric right-of-way would be paved in asphalt for a parking lot servicing the new retail development adjacent to the new subdivision. Surveys were completed and the installation of road



Transmission line construction near Squamish, 1959. (VPL 34081)

10 Ibid.

and water infrastructure was about to commence in the spring of 1958.[11] By 1962, the Mamquam Sewer Board had plans to construct a sewer system in Garibaldi Park Estates.[12]



E.B. Madill's pre-emption and the location of his hop farm, showing the trail from the Squamish Nation's original Kowtain village to the Mamquam River and today's location of their reserve. (Eric Andersen)

A road was built from Whistler to Squamish in 1962, initially a rough track that was mostly rocks and dirt, with streams to cross along the way. The road was plowed infrequently, making winter journeys treacherous. The road was paved in 1966 and improvements have continued to the present day, with the most recent upgrades in place for the 2010 Olympics.[13]

When the new Highway 99 was constructed in the 1980s, it bisected the Garibaldi Estates neighbourhood, isolating the residential/commercial area along Government Road and creating the neighbourhood edge that would eventually become Garibaldi Village.

Squamish is my home

The Garibaldi Estates neighbourhood is located within the asserted traditional territory and areas of interest of the Skwxwú7mesh First Nation. The Kowtain Reserve is located just northwest of Garibaldi Estates on the left bank of Kowtain slough on the Squamish River.

11 "Work Starts on $3 Mill. Squamish Housing Deal." *Squamish Times*. 04 April 1958.
12 "Sewer Board Forms." *Squamish Times*. 25 January 1962.
13 Eric Andersen. Communication regarding Heritage Management Plan content.

Community and society in Squamish were influenced by the presence of a wide range of religious denominations representing the community's spiritual qualities. In Garibaldi Estates, this included the presence of St. John the Divine Anglican Church, with a church hall constructed on Diamond Road in 1968.

Place of adventure

Garibaldi Estates embodies Squamish as a place of adventure particularly for the easy access to local mountain biking and hiking trails, with the Coho Trail leading north and up the escarpment to link with the many trails of Garibaldi Highlands and Alice Lake.

The Squamish Valley Golf Club opened its fairways to members and the public on July 1, 1967. Built on land formerly bisected by Mashiter Creek, and with a modest budget, it was a golf design project that relied on volunteer hours, support and enthusiasm from the local community, and contributions from local businesses.[14] Two significant parks include Coho Park which provides fish habitat and a trail system known as the Coho Park and Seven Up Loop. Pat Goode Park is a large grassed playground used by children, youth and families.

Diverse district municipality

With the establishment of sewer and water utility services by 1959, the then-unorganized mid-Squamish Valley, at that time part of the larger area of Brackendale,[15] became known as Mamquam, providing the essential amenities necessary for the development of Garibaldi Estates. In October 1964, representatives of four areas - Mamquam Water District, Mamquam Sewer District, Brackendale and the VLA agreed to hold a ballot regarding incorporation into a district municipality.[16] In November of that year, 78% of the residents of Squamish, Mamquam and Brackendale voted in favour of amalgamation into a district municipality.

The *Veterans Land Act* was adopted during World War II following a Canadian tradition of settling returned and ex-soldiers. Established as half-acre lots in Squamish, the parcels were larger than the regular single-family subdivisions to enable small-scale farming and keeping livestock. The District is currently considering the repeal of Bylaw 211, established in 1966, which restricts subdivision of parcels known as the *Veteran's Land Act* or VLA Lands.[17]

1.3 Evolution of Garibaldi Estates

Residential and commercial uses

The cluster of commercial enterprises on the south side of Highway 99 have construction dates primarily from the 1990s-2000s, with the exception of the buildings associated with a service garage at 40350 Government Road constructed in 1967, and a restaurant built in 1969, attesting to the early commercial development in this part of the Estates. Developed prior to the construction of Highway 99 in the 1980s, these commercial businesses evolved along Government Road and are still accessed via that road.

A review of residential building construction dates at BC Assessment reveals that about 75% of the still-existing housing stock in the neighbourhood was

14 Squamish Valley Golf Club. *SVGC History*. https://squamishvalleygolf.com/golf/
15 BC Archives. Lower Squamish Valley map. 1952.
16 "Areas agree to vote on incorporation." *Squamish Times*. 01 Octiber 1964.
17 *Squamish Reporter*. 07 June 2021.

constructed during the time of the development of the lands into Garibaldi Estates, the early 1960s to early 1970s.

Within the VLA section of the neighbourhood, Kalodon Road has a mix of residential building dates from 1962 to 1965, with a few dating from the 1970s. Garibaldi Way has a majority of early houses, with many dating from 1962, one from 1960 and others from 1967. Read Crescent has four dating from the early 1960s with significant infill of later structures. Diamond Head Road has about 50% of its houses dating from the early 1960s.

Veterans Land Act

The *Veterans' Land Act* was part of Canada's veteran rehabilitation program that helped to establish veterans as farmers, fishermen, or as owners of part-time farms or small holdings. A potential VLA subdivision was first discussed in Squamish in the late 1950s, to be located on 80 acres of crown land in an area known as Armstrong's Corners near the current Mamquam Elementary School.

A residential VLA zone was included in the District's 1965 zoning bylaw.[18] The VLA subdivision found within today's Garibaldi Estates came up for discussion in 1966 with a new subdivision plan that proposed dividing most of the properties, then containing one acre, in half. Residents were supportive of the half-acre lots and at the time indicated that they did not wish to further subdivide. The District supported the opportunity to subdivide VLA lands, and while doing so, adopted VLA Subdivision Bylaw No. 211 1966 in order to control how these lots were subdivided in future. VLA Subdivision Bylaw No. 211 included text and a map schedule that identified all subdivision opportunities within the area.[19] The resulting layout is of larger lots in the VLA area of the Estates as compared to the rest of the subdivision.

Planning and design

In Garibaldi Estates, developer Pat Goode captured the post-World War II planning and design aesthetic in both the layout of the subdivision and the design of the majority of its housing.

The suburban ranch house of the 1950s and 60s reflected modern consumer preferences and growing incomes. With its low, horizontal silhouette and rambling floor plan, the house type reflected an appreciation of the informal lifestyle of the West Coast and the changing functional needs of families.[20] In Garibaldi Estates, this took the form of traditional rancher and split-level rancher, with some modest mid-century builder style homes which emerged after WWII to provide inexpensive housing for returning soldiers and their families.[21] There is one walk-up apartment building complex dating from 1966.

At the same time, the curvilinear subdivision design became the standard of both sound real estate practice and local planning, and suburban landscaping became influenced by an interest in new ideas of space, new ideas in science and technology, the adjustment of social classes, the accumulation of wealth, and more availability of exotic plant species.

Many of the neighbourhood street names, including Cheakamus Way, Garibaldi Way and Diamond Head Road, appear to be inspired by local geographical features.

18 "First reading for two revised bylaws. *Squamish Times*. 03 June 1965.
19 "VLA residents to approve plan. *Squamish Times*. 20 January 1966.

Garibaldi Estates historical aerial photographs



Garibaldi Estates aerial, 1946. (UBC GIC BC 260 #14)



Garibaldi Estates aerial, 1959. (UBC GIC BC 5007 #26)



Garibaldi Estates aerial, 1964. (UBC GIC BC 5099 #120)



Garibaldi Estates aerial, 1974. (UBC GIC BC 5585 #21)



Pat Goode in the early 1970s at the intersection of Garibaldi Way and Diamond Head Road. (Eric Andersen)

2: HERITAGE VALUES

Recognizing and establishing the heritage value and singular character of Garibaldi Estates was undertaken as part of the neighbourhood planning process. The community engagement included small group conversations amongst Squamish residents and landowners, many of whom lived in the Garibaldi Estates neighbourhood. The Small Groups Conversations Engagement Summary noted that the perspectives represented within these small group conversations ranged considerably. Information from this summary along with the historical context narrative has informed the following statement of values.

Moving forward, a clear articulation of the heritage values and neighbourhood character can assist in the future management of the neighbourhood and in the thoughtful adaptation to new development, densification or infill.

a. Aesthetic values

Bounded by the Garibaldi Highlands escarpment, Mamquam Road and the Squamish Valley Golf Club, Highway 99 and green space to the north, Garibaldi Estates is distinctive for its flat topography that allowed the development of commercial and residential uses. Natural history features such Meighan Creek, a sensitive ecosystem, the nearby Mamquam River, and the area's native vegetation provide clues about the area's native landscape.

Aesthetic value is also found in the curved streets and housing styles, many dating from the early 1960s, along with the mature trees, some orchard trees, and domestic ornamental landscapes lining the roadways. Also of value is the dense tree canopy at the rear of many residential buildings. The surrounding mountains provide spectacular viewscapes from almost everywhere in the neighbourhood.

b. Historical values

The Indigenous history associated with Garibaldi Estates is significant as part of the use of the land for hunting, gathering and fishing, represented by the nearby Kowtain 17 Reserve. The area is valued as a place of as yet untold history and stories of the Indigenous presence here.

Squamish's economic and industrial history is an important value, seen in the location of two former railways - Pacific Great Eastern/ CN line and the Howe Sound & Northern - the presence of the Newport Timber Company and its logging railway, and Squamish's agricultural history through the location of a number of former farms and ranches beginning in the 1890s.

The neighbourhood is important for its residential history, particularly that associated with the developer Pat Goode and the support of the wider community. There is value in the residential aspects of the VLA portion of the neighbourhood with its current lot sizes the result of a federal initiative to create affordable housing and agricultural opportunities for returning World War II veterans and their families.

c. Scientific values

Garibaldi Estates is valued for embracing new post-war technologies, seen in the development of prefabricated housing and the principles of larger-scale housing production and streamlined assembly methods.

While the neighbourhood's original riparian ecosystems were impacted by development, recent efforts to rehabilitate Meighan Creek and its wetlands provide both important habitat, as well as recreational and nature education opportunities.

d. Cultural or symbolic values

The location of the neighbourhood adjacent to, and history with, the nearby former Kowtain Village and today's Kowtain reserve is valuable as acknowledgment of the Squamish Nation culture and presence throughout the District.

Garibaldi Estates is valued for the vision of its developer Pat Goode who captured the design spirit of the place at a time when a modern post-World War II aesthetic was being embraced. It was envisioned and designed as place that would include a mix of housing types, including single family homes, apartments, duplexes, and townhouses.

While there are no outstanding buildings or structures, the value of the neighbourhood lies in its post-war subdivision design of curving streets, suburban landscape and collection of 1960s-1970s residential structures in predominantly rancher or split-level styles, as well as the way the place is perceived as a communal whole.

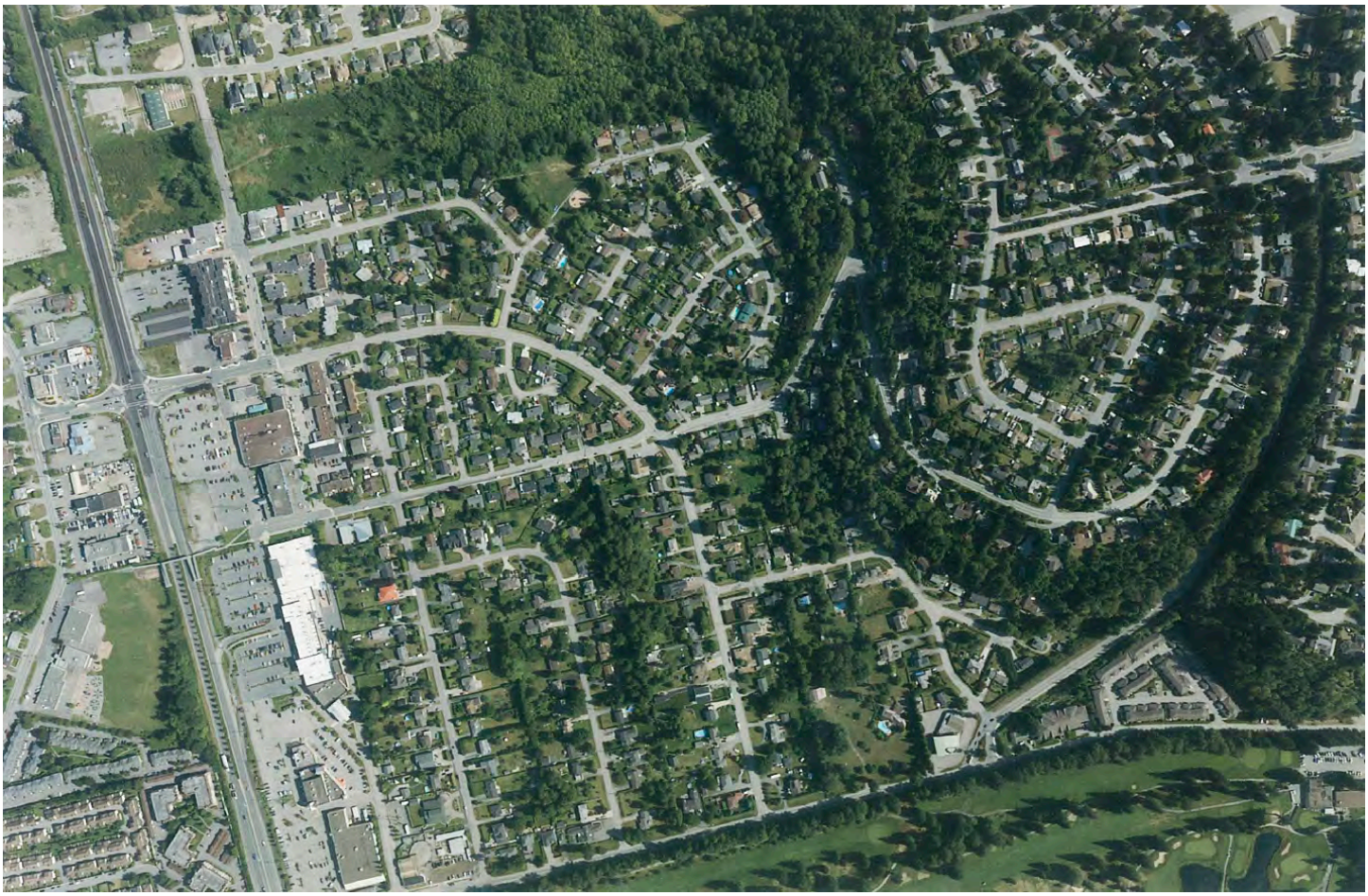
e. Social values

Garibaldi Estates is considered a livable and desirable neighbourhood, offering diverse housing and a unique residential form that includes large VLA and smaller lots and curving suburban roadways. The area is valued for its quiet streets, easy access to parks, trails, bike paths, commercial spaces, and employment opportunities and the existing diversity of housing forms.

Garibaldi Estates is important for its cultural and neighbourhood cohesiveness, recreational opportunities and sense of community. The walkable nature of the neighbourhood and the availability of parks, trails and other recreational amenities represent a distinct sense of community. The neighbourhood is valued for being developed as an area for families, with neighbours and children interacting on the suburban streets.



Garibaldi Village Phase 1. (Manulife)



Garibaldi Estates aerial, 2016. (UBC GIC BCD 16401 #063)

3: NEIGHBOURHOOD VIBE

3.1 Neighbourhood qualities

Along with community heritage values, identifying the important character or qualities of Garibaldi Estates can provide informed decision-making when changes to the neighbourhood occur. The following neighbourhood qualities have been identified and organized according to the cultural landscape categories found in the *Standards and Guidelines for the Conservation of Historic Places in Canada.*







a. Evidence of land use

- Adjacent Kewtín (Kowtain) Skwxwú7mesh Úxwumixw Reserve.
- Residential uses, in particular, those related to the provision of post-war subdivision housing.
- Former agricultural uses seen in early hop farming and forest extraction from the logging railway, now Mamquam Road, that is the site's south boundary.
- Several significant park and recreational spaces including:
  - Pat Goode Park, named for the legendary developer
  - Coho Park, an example of a rare urban, temperate rainforest area
  - Coho Park trail, leading to a series of mountain biking trails on the escarpment
  - A small playground
- Institutional uses that include a crematorium and Anglican church.
- Commercial and retail uses in Garibaldi Village and west of Highway 99 accessed by Government Road.

b. Evidence of traditional practices

- An Archaeological Overview Assessment has been completed.

c. Land patterns

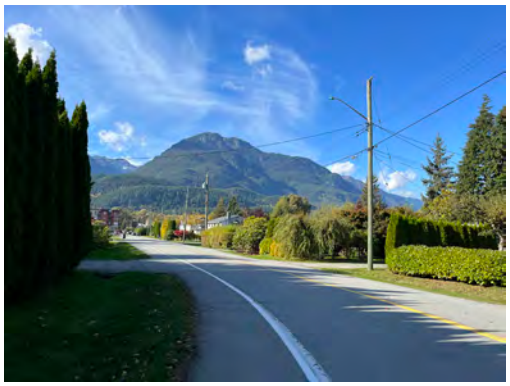
- Distinct areas of land use and character, including residential subdivisions, commercial/retail and park land.
- Still distinguishable land patterns from past land uses, such as Mamquam Road, the site of the Newport Timber Company, Curly's ranch and former forest harvesting.
- The isolation of the commercial area west of Highway 99 and its early use as a residential area accessed from Government Road.
- *Veterans Land Act* subdivision with its large lots and unique development opportunity.
- Curvilinear subdivision layout, with cul-de-sacs on certain streets.

d. Spatial organization

- Distinctive street layout of the residential area with rectangular grid, curved streets and cul-de-sacs.
- Presence of early commercial area across Highway 99 that was once part of the development of the Estates.







- Presence of back lanes in some areas of the neighbourhood.
- Residential-scale street widths with drainage ditches and gravel shoulders.
- Siting of individual houses facing each street within the residential area, presence of front yards and the more or less regular spacing of side yards in between them.
- Organization of the subdivision against the backdrop of the Garibaldi Highlands escarpment.
- Streets such as Park Crescent and Ridgeway Crescent that end at geographical and built features such as the escarpment, green space to the north and former logging railway, now Mamquam Road.

e. Visual relationships

- Significant views of the surrounding mountains and the Garibaldi Highlands escarpment from within the residential area.
- Views that include foreground (streets, buildings, yards), middle ground (along streetscapes, buildings on the escarpment, parks) and background elements (such as Highway 99 and surrounding mountains).
- Visual relationships between residential buildings evident in their relatively similar scale and regular spacing within the landscape.

f. Circulation

- Major streets that outline the edges and spine of the neighbourhood such as Cheakamus Way, Garibaldi Way, Glenalder Place, Diamond Head Road and Mamquam Road.
- Supporting streets such as Parkway Road, Ridgeway Crescent and Garibaldi Crescent.
- Streets mostly without sidewalks, and without traditional curb and gutter.
- Neighbourhood access to trails via Coho Trail.

g. Ecological features

- Vegetation associated with the Coastal Western Hemlock biogeoclimatic zone
- Meighan Creek and its coho salmon habitat.

h. Vegetation

- Riparian and estuarine vegetation associated with Meighan Creek.
- Deciduous and coniferous street tree planting with a selection of similar/repeating species on each street.
- Variety of ornamental front yard planting, including lawn, shrubs, flowering plants and vines.
- Vegetation such as lawn and trees associated with the area's parks.
- Remains of fruit trees, possibly former orchard plantings.

i. Landforms

- Significant landforms of Garibaldi Highlands escarpment and the lower

bluff that create a distinct vertical plane along the northeast edge of the neighbourhood.

- Generally flat ground plane sloping to Government Road that facilitated earlier timber extraction and then residential land uses.

j. Water features

- Meighan Creek and Mamquam River to the south.

k. Built features

- Residential housing types that generally fall within one of three standardized post-war house styles and their modern design.
- Newer housing of a variety of styles.
- Small-scale features such as a variety of fence and retaining wall types, mailboxes, address signs, street signs, play equipment etc.

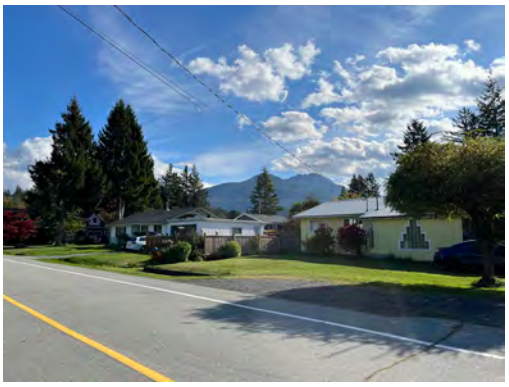
l. Infrastructure

- Hydro-electric towers in the parking area parallel to Highway 99.
- The pedestrian overpass used to access Mamquam Elementary School and places and services on the west side of Highway 99.
- Streetlights on some streets but not others, gravel drainage areas, drainage ditches (which also support biodiversity) and residential-scale street width.
- Sidewalks/no sidewalks on some residential streets, and the walking and cycling routes along Coho Trail.

m. Intangible elements

- Evidence of people's use of the place past and present found in place and street names, written documentation and oral traditions.
- Community and neighbourhood rituals, events or traditions.
- Identified sense of place and sense of community.









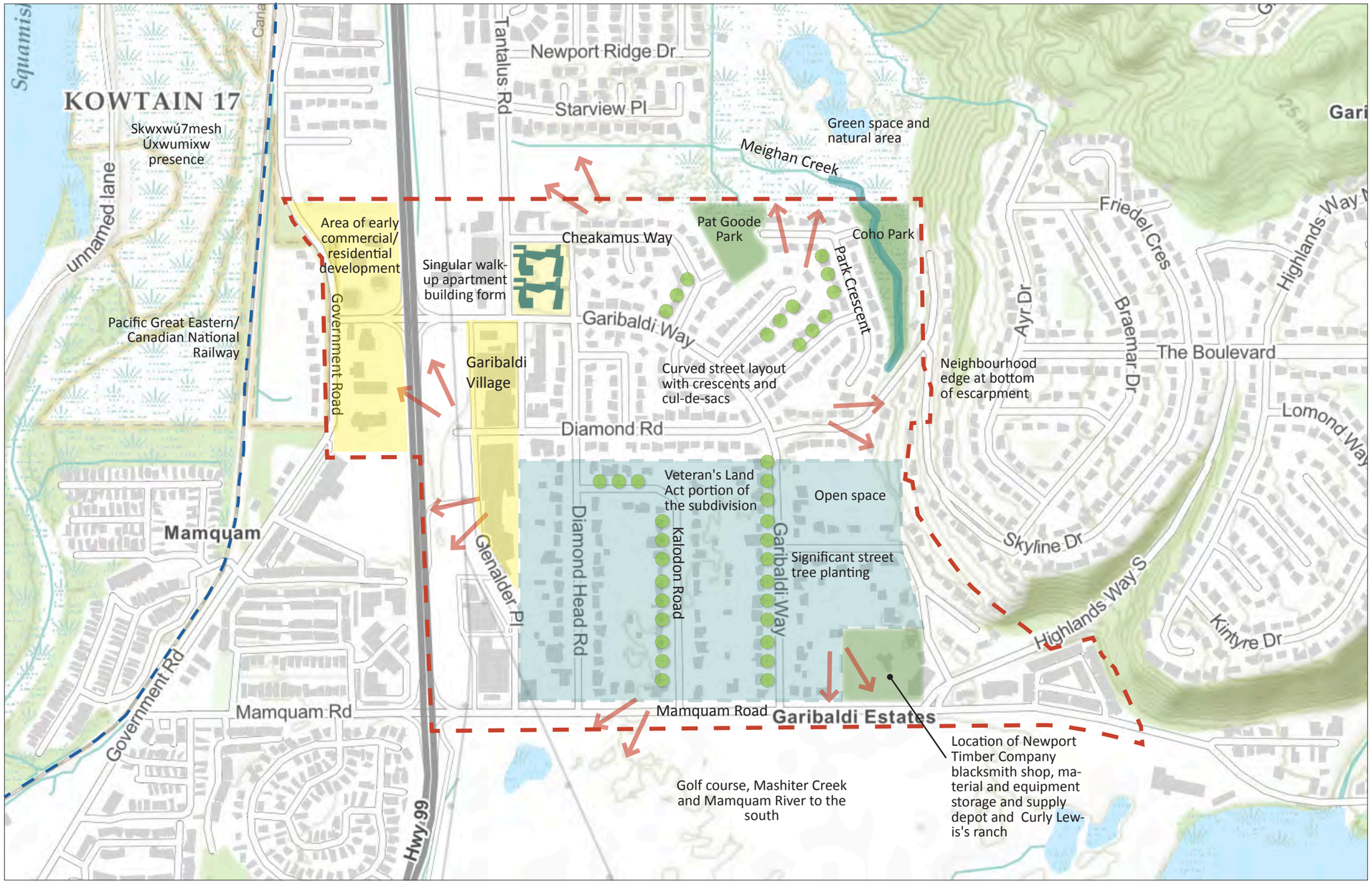



NO
THRU
ROAD




ANYTIME FITNESS
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3.2 Mapped Characteristics, Qualities, Places and Features



4: Resources

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Historical airphotos

Airphoto number	Year
BCD 16401 #158-161	2016
BCD 16402 #63-60 and #43-45	2016
BCC 05025 #59-61	2005
FFC 99000 #144-145	1999
BCC 94122 #29-30	1994
BCB 90103 #89-90	1990
BC 81017 #152-154 and #186-189	1981
BC 78130 #59-61 and #41-43	1978
BC 5585 #20-22 and #25-27	1974
BC 5226 #149-151	1967
BC 5099 #119-120	1964
BC 5007 #25-27	1959
BC 1634 #47-48	1952
BC 260 #13-14	1946