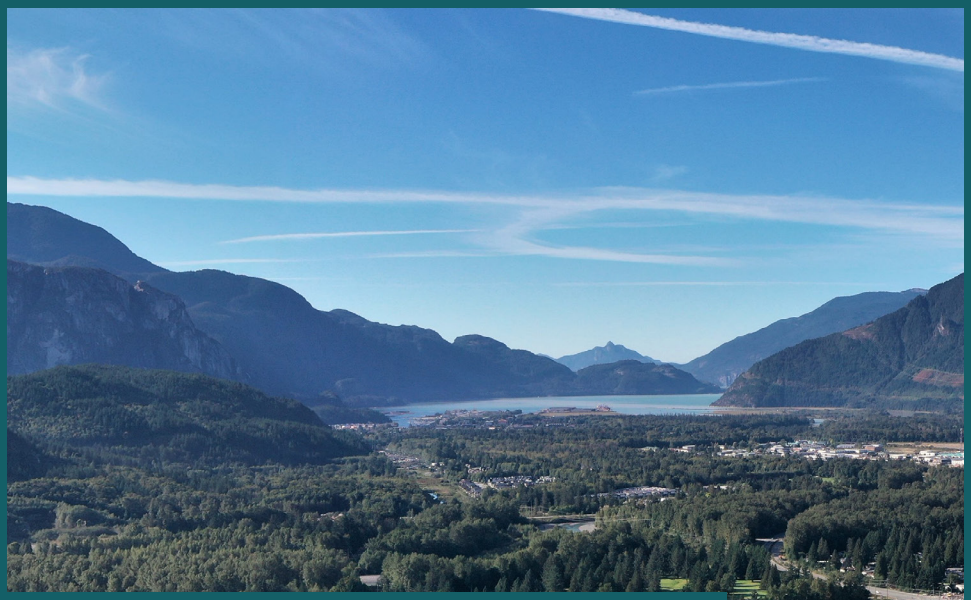


GARIBALDI ESTATES
NEIGHBOURHOOD PLAN
PROPOSED SCENARIOS



DIAMOND HEAD SOUTH SUB-AREA 2023

ABOUT THIS ENGAGEMENT

INTRODUCTION

Thank you for participating in the Garibaldi Estates Neighbourhood Planning Process. The goal for the neighbourhood plan is to develop a vision for the future of the Garibaldi Estates over the next 20 years that supports a diversity of housing options, employment space, transportation, and community amenities. We want to hear from Squamish residents to create a plan that is a good fit for the neighbourhood, improves the livability of the area, and supports larger community goals outlined in the Official Community Plan (OCP).

At this step in the process future neighborhood scenarios are being presented to community members to generate discussion and feedback regarding the proposed land uses. The scenarios are intended to reflect input received from community residents through previous neighbourhood planning engagement activities, as well as the community vision for Squamish outlined in the OCP.

Feedback regarding these scenarios will be gathered from community stakeholders through an online survey and small group conversations.





ABOUT THE SUB-AREAS

To present possible future land-uses for Garibaldi Estates, the neighbourhood has been divided into six sub-areas. Boundaries for the sub-areas reflect parcel sizes, existing zoning, existing land uses and input received during early engagement activities. The sub-areas provide an opportunity for discussion regarding future land uses but are not fixed, they can be adjusted at a later stage based on community feedback when developing a preferred neighbourhood plan.

For each of the six sub-areas, two to three future scenarios have been developed; the scenarios build on each other through the additional of new housing forms and, where appropriate, additional height or density. These scenarios present options for how the neighbourhood could evolve in coming years.

PLANNING DEFINITIONS

LOT COVERAGE

The percentage of a total property that is covered by buildings. If a property is 500 square metres, and a one storey house that is 250 square meters is built on the property, the lot coverage would be 50%.

FLOOR AREA RATION (FAR)

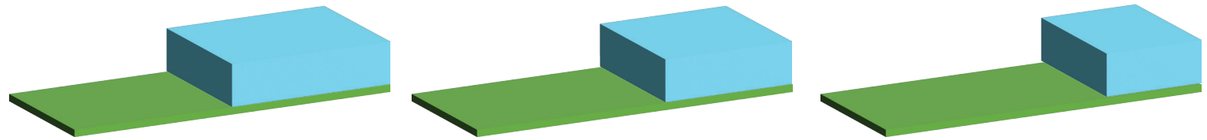
The ratio of a building's total floor area to the total area of the property on which it is constructed.

For example, if a building is subject to a FAR limit of 0. 5, then the total square footage of the constructed building must be no more than half the area of the parcel itself.

A higher ratio indicates a more dense building. The District of Squamish uses the floor area ratio to regulate density through the zoning bylaw. The illustration provides examples of FAR limits.

$$\text{Floor Area Ratio} = \frac{\text{Total Floor Area of Building}}{\text{Total Lot Area}}$$

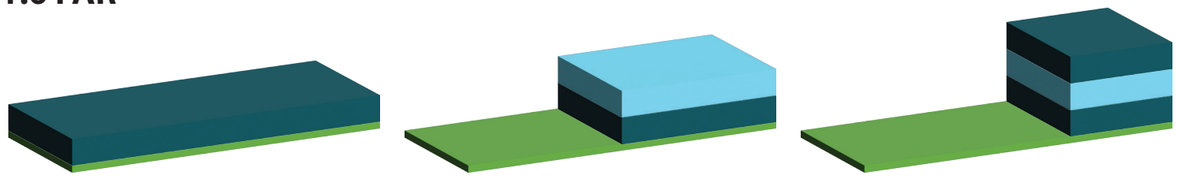
ILLUSTRATIONS OF **LOT COVERAGE**



50% Lot Coverage | **40% Lot Coverage** | **30% Lot Coverage**

ILLUSTRATIONS OF **MAXIMUM FLOOR AREA RATIO (FAR)**

1.0 FAR

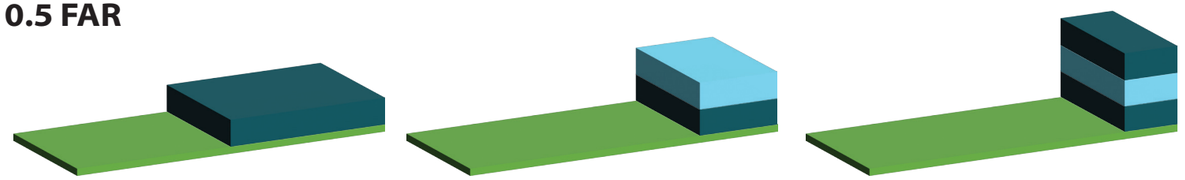


1 Storey
(100% lot coverage)

2 Storey
(50% lot coverage)

3 Storey
(33% lot coverage)

0.5 FAR

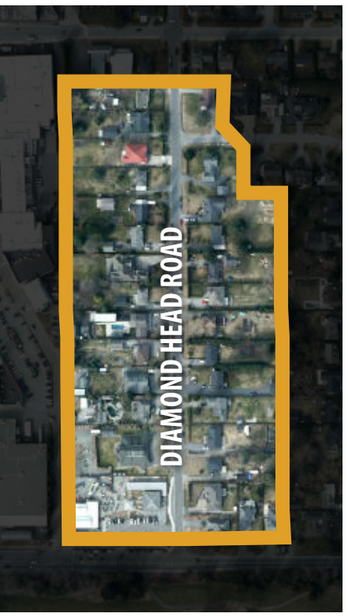


1 Storey
(50% lot coverage)

2 Storey
(25% lot coverage)

3 Storey
(17% lot coverage)

DIAMOND HEAD SOUTH



OVERVIEW

The **Diamond Head South** Sub-area encompasses residential along Diamond Head Road between Mamquam Road and Diamond Road.

The area is mainly single family homes on large residential properties. Several properties contain accessory dwellings such as carriage houses.

A commercial property on Mamquam road contains several retail stores, a coffee shop and a restaurant.

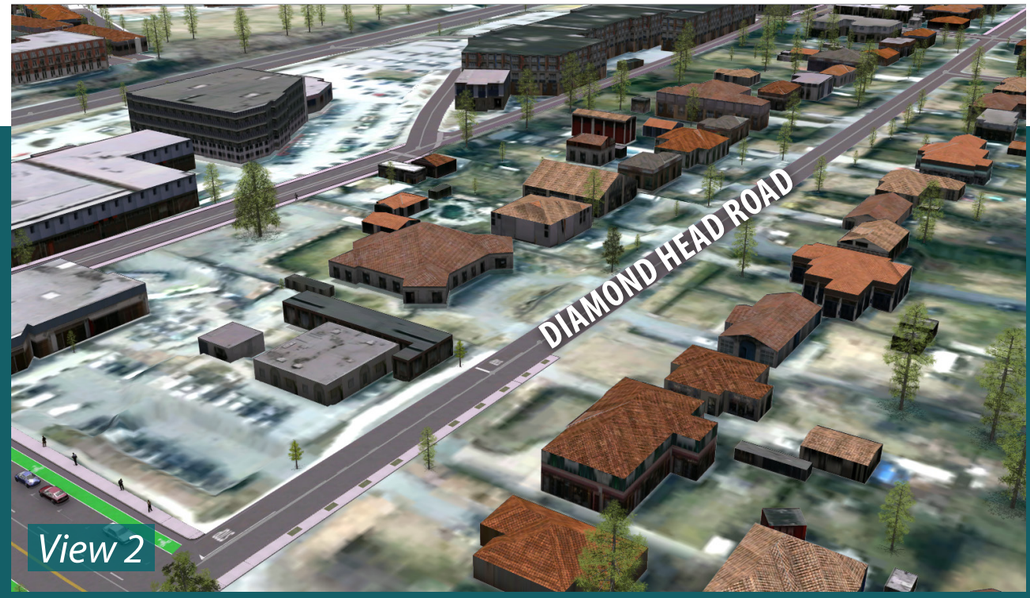
The current zoning for this area is mostly Residential-1A or RS-1A, which primarily permits single family homes.

The maximum height for buildings in the RS-1A zone is 9 m. Due to flood construction requirements, this generally supports a 2 storey building. The maximum density (Floor Area Ratio) is between 0.45 and 0.5.

The current zoning allows for very large homes in the area due to the large property sizes, many of which are approximately 0.2 ha. On most properties in the area, houses could be around 10,000 square feet in size. Most of the existing homes in the area have a density floor area well below the current maximum and many are well below the 9 m maximum height.

CURRENT STATE





IMPORTANT CONTEXT

- The Diamond Head South sub-area is located next to a significant commercial area at Garibaldi Village.
- Large lot sizes in this sub-area could allow for additional housing forms, which are proposed in Scenario A and B.
- Diamond Head South is an area where some support for mixed-use buildings was expressed in the public engagement during Stage 2 of the planning process.
- Retail/apartment mixed-use buildings are proposed in Scenario C. The maximum height is limited to a 1 storey increase for properties that back onto residential properties.

DIAMOND HEAD SOUTH SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)
Current	Single Family Home Commercial Hub Locavore	9 9.45 Locavore	2	0.5 0.22 Commercial Property
Scenario A	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex	9 9.45 Locavore	2	0.5 0.22 Commercial Property
Scenario B	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex Consolidated Townhouses Mixed Use Commercial Corner	9 10.7 Townhouse/ Mixed Use	2 3 Townhouse/Mixed Use	0.5 0.8 Townhouse/Mixed Use
Scenario C	Single Family Home Mixed Use Retail/Apartment	12 East of Diamond Head Rd 15.6 West of Diamond Head Rd	3 East of Diamond Head Rd 4 West of Diamond Head Rd	1.0 East of Diamond Head Rd 1.6 West of Diamond Head Rd

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

Three land use scenarios are proposed for the Diamond Head South sub area. In all scenarios the existing single family home use is permitted.

In Scenario A, three new missing middle forms are permitted; however, buildings can not be any larger than what is currently allowed for a single family home.

In Scenario B, townhouses and mixed-use commercial buildings are also permitted up to 3 storeys in height.

In Scenario C the only new use permitted is 3 to 4 storey mixed use buildings with apartments above retail space.



SCENARIO A

Scenario A supports new housing forms such as duplexes, triplexes, cottage clusters, and small Lot single family dwellings.

There is no change to the maximum permitted height and density that is currently allowed. The existing RS-1 zoning currently allows a maximum height of 2 storey at 9 m and a maximum density of up to 0.5 Floor Area Ratio.

	Current	Scenario A
Permitted Uses	Single Family Home Commercial Hub (Locavore)	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex
Maximum Height (m)	9 9.45 (Locavore)	9 9.45 (Locavore)
Storeys	2	2
Maximum Density (FAR)	0.5 0.22 (Commercial Property)	0.5 0.22 (Commercial Property)

SCENARIO A
HOUSING TYPES

1. Duplex
2. Small Lot Single Family
3. Cottage Cluster
4. Triplex

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

The first proposed land-use is a consolidated townhouse development. This is where 2 or 3 parcels could be combined to form a property of up to 0.5 hectares in size, to support a townhouse development.

The second proposed land-use is a mixed-use commercial corner building. As the name implies, this use is supported on corners and enables retail space at the ground floor and 2 storeys of apartment space above.

For both of the proposed uses, the maximum height would be 3 storey (10.7 m) and the maximum Floor Area Ratio (density) would be 0.8.

	Current	Scenario B
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Cottage Cluster Triplex Consolidated Townhouse Mixed Use Commercial
Maximum Height (m)	9	9 10.7 Townhouse/Mixed Use
Storeys	2	2 3 Townhouse/Mixed Use
Maximum Density (FAR)	0.45-0.5	0.5 0.8 Townhouse/Mixed Use

SCENARIO B HOUSING TYPES

1. Duplex
2. Small Lot Single Family
3. Cottage Cluster
4. Triplex
5. Consolidated Townhouse
6. Mixed Use Commercial Corner

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO C

Scenario C supports mixed-use buildings along both sides of Diamond Head Road, resulting in a new area of retail shops and services along a pedestrian friendly streetscape. Apartments would be located above the ground floor retail.

Along the east side, backing on to residential properties in the Estates Centre sub-area, the maximum building height would be 3 storey (12 m). Along the west side, backing onto the Garibaldi Village commercial area, the maximum building height would be 4 storey (15.6 m). Redevelopment of these properties in combination with future redevelopment of the Garibaldi Village commercial properties could provide an opportunity to reorient the commercial properties to the Estates residential area for improved connectivity and access.

On the east side of Diamond Head Road the maximum Floor Area Ratio (density) would be 1.0, on the west side the maximum Floor Area Ratio would be 1.6.

SCENARIO C HOUSING TYPES

1. Mixed Use Retail/Apartment 3 Storeys
2. Mixed Use Retail/Apartment 4 Storeys

	Current	Scenario C
Permitted Uses	Single Family Home	Single Family Home Mixed Use Retail/Apartment
Maximum Height (m)	9	12 (East of Diamond Head Rd) 15.6 (West of Diamond Head Rd)
Storeys	2	3 (East of Diamond Head Rd) 4 (West of Diamond Head Rd)
Maximum Density (FAR)	0.45 - 0.5	1.0 (East of Diamond Head Rd) 1.6 (West of Diamond Head Rd)

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.



GLOSSARY
HOUSING FORM EXAMPLES

Single Family Home

A single family home is a detached residential structure that sits on its own land and is designed to be used as a single dwelling unit, having just one kitchen, unshared walls and unshared utilities. Secondary suites, which contain their own kitchen, but are limited in size, can be located within a single family home. In addition, accessory dwelling units, also known as carriage houses, can be built on the property of a single family home.



SMALL LOT SINGLE FAMILY

A small lot single family home is a single family dwelling (house) built on of a parcel of land that is smaller in size than a typical single family homes. In Squamish, small lot single family zoning has a minimum parcel size that is 1/3 of the typical single family zone and a minimum width that is half the typical single family zone. Some examples of areas in Squamish with this type of housing include Hospital Hill and Amblepath.





DUPLEX

A duplex is a building which must meet the same size restrictions as a single family dwelling but which contains two separate dwelling units. The dwelling units are often placed side-by-side with a common wall; however, they can also be built front-to-back or stacked vertically, which can enable them to fit on narrower lots. Duplexes may include a backyard and a garage for each unit. Duplexes can be built to have the appearance of a single family home.



TRIPLEX

A triplex is a building which must meet the same size restrictions as a single family home but which contains three dwelling units. The dwelling units can be located side-by-side or may have elements stacked on top of each other. Side-by-side units each typically have ground floor entry; stacked units can have a mix of ground floor entry and shared entries for stacked units. A development permit is required for triplex development. Triplexes may include a rear yard and garages for each unit.

FOURPLEX

A fourplex is a 2-3 Storey building with four dwelling units, typically arranged with two units on the ground floor and two units above, with shared or individual entries from the street. This housing type can have the appearance of a large-sized single-unit house and may include a rear yard. Depending on the size of the lot, a mix of garages and an outdoor off-street area may be used for parking.



TOWNHOUSE/ CONSOLIDATED TOWNHOUSE

A townhouse is a series or cluster of two or more individual dwelling units, attached either vertically or horizontally, where individual access to each unit is from the finished grade of the lot. Entries often face a street or shared outdoor space, which is a requirement. Garages are often located on the ground level with living space located on the second and third Storey. Townhouses are typically stratas; home owners own their individual lot and share the ownership of common property with other lot owners.

A consolidated townhouse is a townhouse development located on a new lot up to 0.5 ha in size created through the consolidation of 2 or 3 parcels. This land use is proposed to provide flexibility in utilizing the long, narrow parcels typical in the Garibaldi Estates.





COTTAGE CLUSTER

A cottage cluster is a group of small, 1- to 1.5 storey buildings arranged around a shared courtyard visible from the street. The shared courtyard is an important community-enhancing element and unit entrances generally lead to the courtyard which replaces the function of a backyard. In some examples buildings can be up to 2 Storeys. Cottage clusters typically feature outdoor parking rather than garages.



STACKED TOWNHOUSE

A stacked townhouse is similar to traditional townhouses in that they are attached dwellings, each with their own front door at ground level. However, stacked townhouses contain multiple units above each other. Typlically, one unit makes up the first floor with an additional unit available on the second and third floors. Stacked townhouses are typically built on top of underground parking structures. Units typically have access to some private outdoor space such as a yard or rooftop terrace.

MIXED USE COMMERCIAL

Mixed Use Commercial buildings are multistorey buildings building that combine commercial and residential land uses. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support residential apartments and are accessed from an entrance that is separated from the commercial uses. Examples of these buildings can be found in areas of downtown Squamish as well as along Tantalus Road.



CONSOLIDATED SUBDIVISION

A consolidated subdivision is a consolidation of 2 or 3 parcels to create a new lot up to 0.5 ha in size, which can then be subdivided in a different configuration that would support single family homes, duplexes and triplexes on smaller parcels. This land use is proposed to provide flexibility in utilizing the long, narrow parcels typical in the Garibaldi Estates.





MIXED USE COMMERCIAL CORNER

A three storey building located on a corner property. Retail space is located on the ground floor, 2 floors of apartments are located above the retail space.



MIXED USE CIVIC BUILDING

Civic mixed use buildings host a range of public and civic uses at a scale designed to serve a residential neighbourhood. Uses can include activities where community members come together for religious, charitable, cultural, recreational or educational purposes. Examples include churches, schools, theaters, and recreation facilities. Other uses that can be accommodated include childcare facilities, assisted living residences, and community care facilities. Typically, zoning allows civic mixed use locations to be multi storey.

COMMERCIAL BUILDING FORM EXAMPLES

3 STOREY RETAIL OFFICE

Commercial Retail/Office buildings are multi-storey buildings in commercially zoned properties. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support office land uses such as health care providers or professional businesses.



4 STOREY RETAIL OFFICE

Commercial Retail/Office buildings are multi-storey buildings in commercially zoned properties. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support office land uses such as health care providers or professional businesses.





SQUAMISH