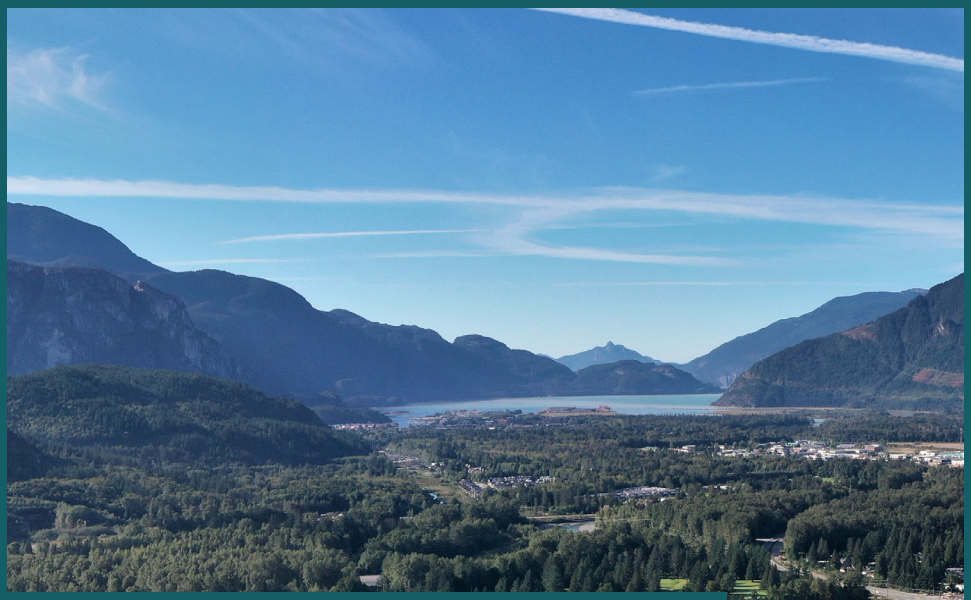


GARIBALDI ESTATES
NEIGHBOURHOOD PLAN
PROPOSED SCENARIOS



ESTATES CENTRE 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)

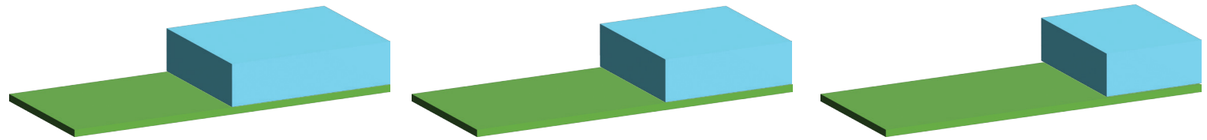
The ratio of a building's total floor area to the total area of the property on which it is constructed.

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.

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

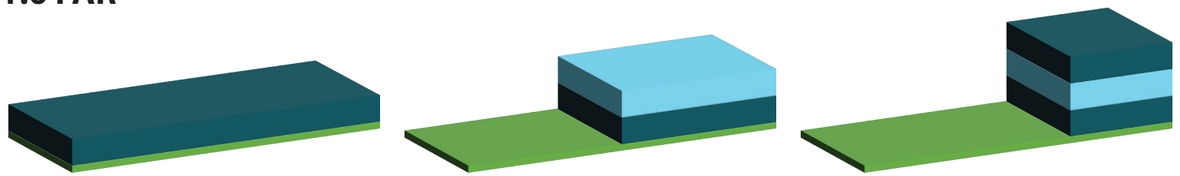
ILLUSTRATIONS OF **LOT COVERAGE**



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

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

1.0 FAR

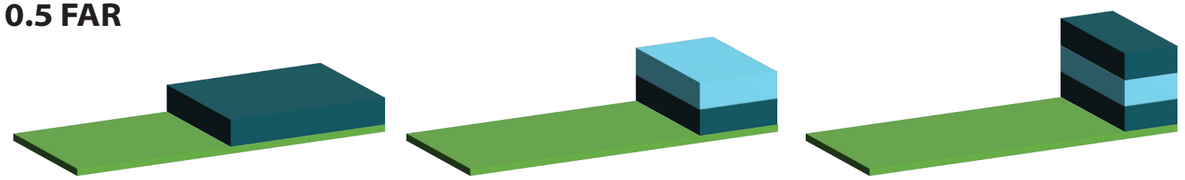


1 Storey
(100% lot coverage)

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)

ESTATES CENTRE



OVERVIEW

The Estates Centre sub-area includes the residential properties along Kalodon Road and Garibaldi Way between Diamond Road and Mamquam Road

The area is mainly single family homes on large residential properties. A number of properties contain secondary suites and accessory dwelling units, also known as carriage houses.

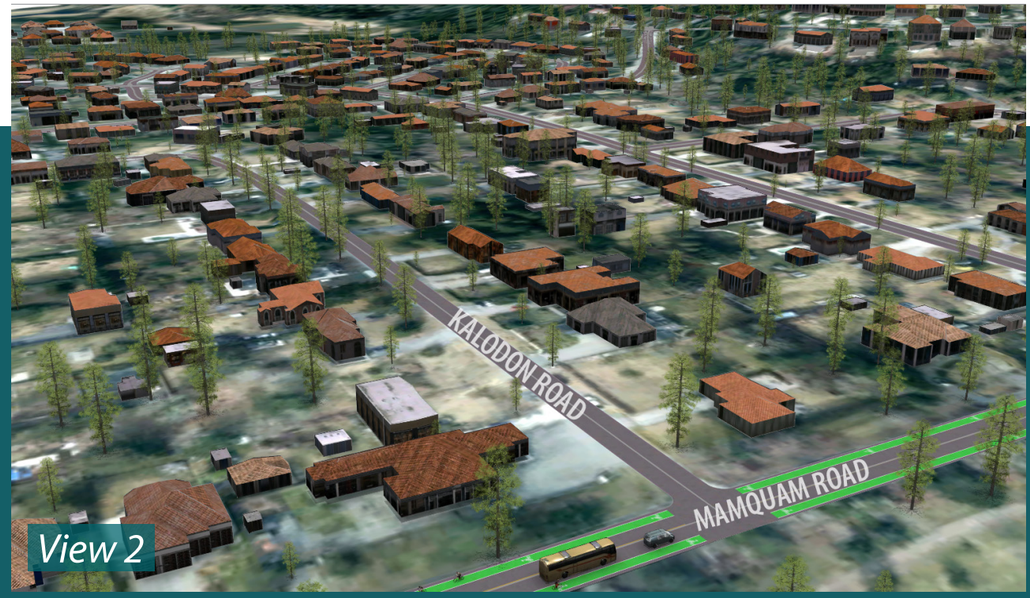
The current zoning for this area is Residential-1A or RS-1A, which primarily permits single family homes.

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, which are generally between 0.13 and 0.2 ha. On most properties in the area, houses could be between 7,000 and 10,000 square feet in size. Most of the existing homes in the area have a floor area far below the current maximum and many are well below the 9 m maximum height.

CURRENT STATE





ESTATES CENTRE SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)	
Current	Single Family Home	9	2	0.45 - 0.5	
Scenario A	Single Family Home Duplex Small Lot Single Family	9	2	0.45 - 0.5	
				0.45	Small Lot Single Family
Scenario B	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster	9	2	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
				0.45	Small Lot Single Family
Scenario C	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses	10.7	3	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
				0.45	Small Lot Single Family
				0.8	Consolidated Subdivision Consolidated Townhouses

IMPORTANT CONTEXT

- Large lot sizes in this sub-area could allow for additional housing forms.
- Housing forms with more density are supported as the scenarios progress from scenarios A to C.
- There is no change in maximum height and density for scenario's A and B.
- In scenario C, maximum height is limited to a 1.7 m increase.

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

As part of Stage 3 in the Garibaldi Estates Neighbourhood Planning Process, three future land-use scenarios are proposed for the Estates Centre sub-area. These scenarios are titled A, B and C.

Existing uses of single family homes, secondary suites and accessory dwelling units are permitted in all scenarios



SCENARIO A

Scenario A allows two new housing forms: duplexes and small lot single family dwellings.

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

	Current	Scenario A
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family
Maximum Height (m)	9	9
Storeys	2	2
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5
		0.45 Small Lot Single Family

SCENARIO A
HOUSING TYPES

1. Single Family Home
2. Small Lot Single Family
3. Duplex

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

Scenario B includes the housing forms from scenario A, while allowing additional housing forms: triplexes, fourplexes and cottage clusters.

For triplexes and fourplexes, there is no change to the maximum height and density that is currently allowed with the existing RS-1 zoning.

Triplexes and fourplexes could not be built any larger than what is currently allowed for a single family home. However, they would be divided into multiple units, and parking would be required on the property for each unit.

Cottage clusters are groups of small, 1- to 2 storey buildings arranged around a shared courtyard visible from the street. Cottage clusters typically feature outdoor parking rather than garages.

	Current	Scenario B	
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster	
Maximum Height (m)	9	9	
Storeys	2	2	
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
		0.45	Small Lot Single Family

SCENARIO B
HOUSING TYPES

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

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SCENARIO C

Scenario C includes the housing forms in scenario A and B, while permitting two additional land uses.

The first is a consolidated townhouse development. 2 or 3 parcels could be combined to form a single property up to 0.5 ha in size to support a townhouse development. The maximum height would be 3 storeys at 10.7 m and a maximum density of up to 0.8 Floor Area Ratio.

The second land-use is a consolidated subdivision. Again, 2 or 3 parcels could be combined to form a single property up to 0.5 ha in size. This property could then be subdivided in a different configuration to support single family homes, duplexes and triplexes. This would allow the road access needed to create new properties on the long narrow properties found in the Estates Centre.

SCENARIO C
HOUSING TYPES

1. Consolidation Subdivision
2. Consolidation Townhouse

	Current	Scenario C	
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses	
Maximum Height (m)	9	10.7	
Storeys	2	3	
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
		0.45	Small Lot Single Family
		0.8	Townhouse

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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.



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SQUAMISH