GARIBALDI ESTATES

EMERGING IDEA

SQUAMISH

TRANSPORTATION

The District is exploring 'Emerging Ideas' as themes to consider as policies are developed for the Garibaldi Estates Neighbourhood Plan. Emerging ideas reflect public input received earlier in this planning process, as well as existing District policies (i.e. Official Community Plan). This page focuses on transportation in the neighbourhood.

Summary

There are emerging ideas for transportation proposed for the Garibaldi Estates on the following topics:

- Active transportation (section 1)
- A transit exchange (section 2)
- Access to Highway 99 (section 3)
- Specific improvements to the Garibaldi Estates active transportation network are being proposed as part of the Garibaldi Estates Neighbourhood Planning Process. These build on the District's Active Transportation Plan.
- Proposed active transportation improvements include:
- Sidewalks and bike lanes along the entire length of Garibaldi Way.
- Bikes lanes on both sides of Mamquam Road.
- A pedestrian path along the north side of Mamquam Road.
- A cyclist pushbutton to cross Mamquam Road at Glenalder
- Infrastructure to cross Mamquam Road for westbound cyclists.
- Bikes lanes on both sides of Diamond Road
- A new sidewalk on the north side of Diamond Road.
- New sidewalks along both sides of Diamond Head Road.

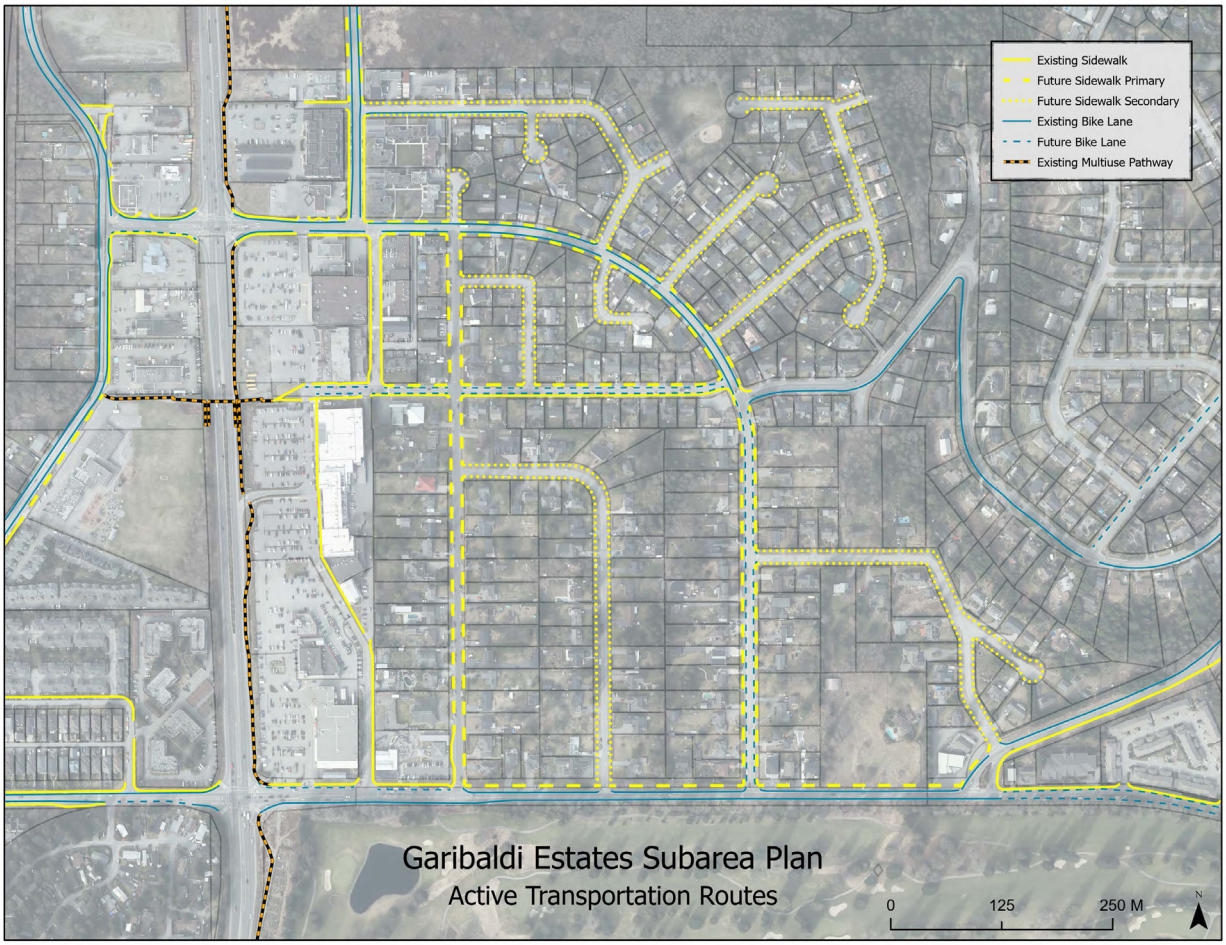
Section 1: Active Transportation

Pedestrian options and bike lanes were specific areas where residents felt there were opportunities for improvements. Please review the emerging ideas and background information for active transportation improvements in the Garibaldi Estates below.

The District developed an Active Transportation Plan in 2016 that guides the implementation of new active transportation infrastructure. The plan outlines the proposed cycling and pedestrian networks and provides specific guidance related to projects that are anticipated in the Garibaldi Estates area. These networks also form part of the District's Official Community Plan. There is flexibility in this plan and the Garibaldi Estates Neighbourhood Planning Process represents an opportunity to review and update the proposed active transportation infrastructure and explore topics such as:

Separated bike and pedestrian travel networks
Establishing targets for bike parking along the active transportation network
Including covered parking suitable for e-bikes where feasible.
While the Active Transportation Plan's cycling network plan is comprehensive, the sidewalk network plan only focuses on higher priority sidewalks (this is due to the high cost of installing sidewalks). There are many residential streets that are not included in this primary sidewalk network; however, the District intends to gradually build sidewalk on these streets as funds from development or grants becomes available.

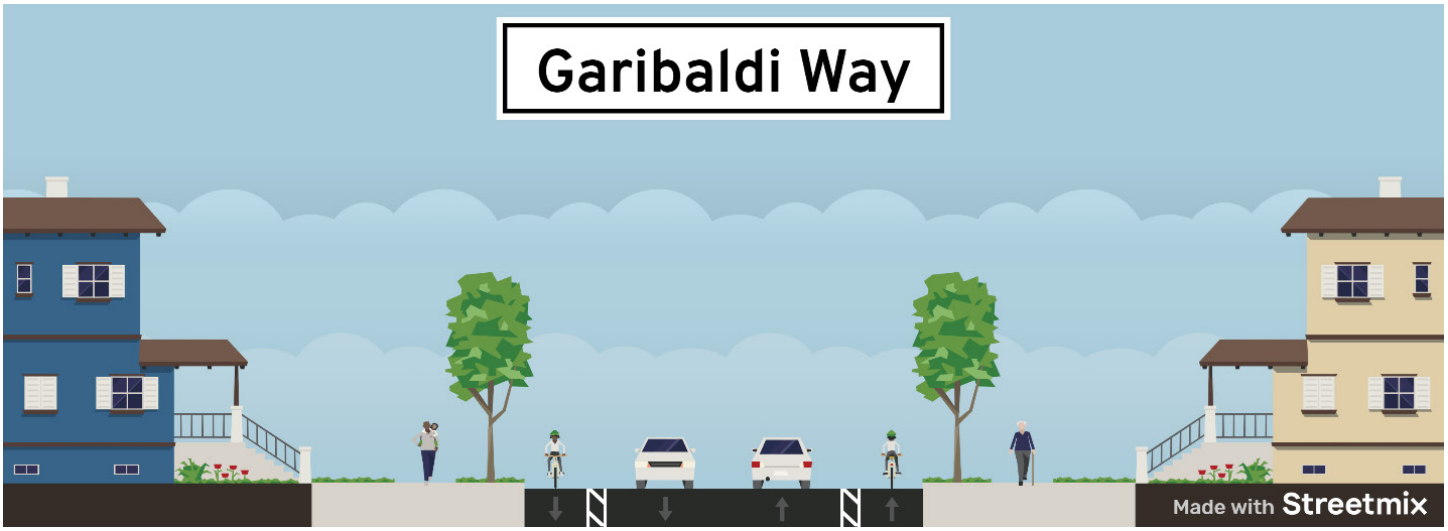
The image below provides more detail on the active transportation improvements that could be proposed as part of the Garibaldi Estates Neighbourhood Plan.



Proposed Active Transportation Improvements: Garibaldi Way

Emerging Idea: Establish sidewalks and bike lanes along the entire length of Garibaldi Way.

A proposed design for active transportation along Garibaldi Way includes sidewalks and bike lanes on both sides of the street along its entire length. Both sidewalks and bikes lanes are currently considered medium-term priorities in the District of Squamish Active Transportation Plan.



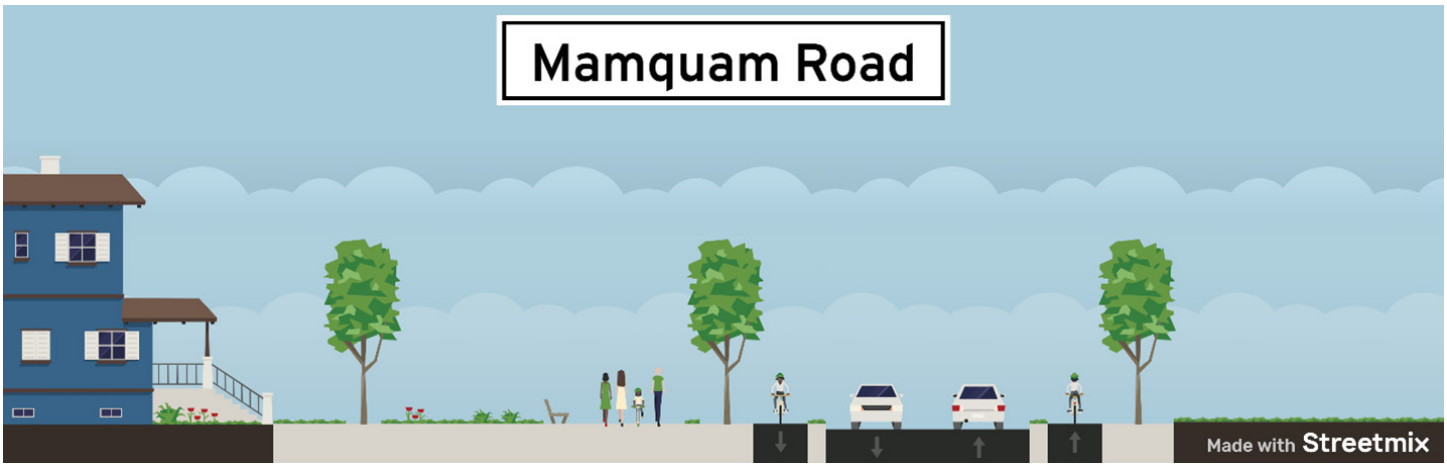
Proposed Active Transportation Improvements: Mamquam Road

Emerging Idea: Complete bikes lanes on both sides and establish a pedestrian path along the north side of Mamquam Road.

Emerging Idea: Improve infrastructure to cross Mamquam Road and connect to the corridor trail for westbound cyclists.

Currently, bike lanes on both sides of the street have been established along the majority of Mamquam Road. A final section of planned upgrades will include installation of the westbound bike lane between Diamond Head Road and Highway 99 following completion of Mamquam sewer upgrades. This will include the installation of a traffic light push-button at Glenalder Place to support westbound cyclists connecting to the southbound Corridor Trail at a more convenient location than Highway 99. In addition to the bike lanes along Mamquam Road, a pedestrian path along the north side of the road is proposed from South Highlands Way to the start of the sidewalk at Diamond Head Road.

A final decision on the layout for Mamquam Rd has not been made. The example below shows one possible configuration, but other options are available. For example, rather than on street bike lanes, a two-way bike path on one side of the road is possible. Completion of both the pedestrian path and cycling facility are considered medium-term priorities in the District of Squamish Active Transportation Plan.



Proposed Active Transportation Improvements: Diamond Road

Emerging Idea: Establish bikes lanes on both sides of Diamond Road.

Emerging Idea: Maintain a sidewalk along the south side and establish a new sidewalk on the north side of Diamond Road.

A proposed design for active transportation along Diamond Road includes bicycle lanes between Glenalder Place and Diamond Head Road. Completion of the bicycle lanes is currently considered a medium-term priority in the District of Squamish Active Transportation Plan.



A strong focus on pedestrian active transportation along Diamond Head Road could be supported by incorporating public realm improvements that create an activated pedestrian experience. These improvements would be particularly relevant for Land Use Scenario C in the Diamond Head South sub area. Improvements could include:

- Natural aspects, shade
- Plazas and gathering spaces
- Boulevard Gardens
- Landscaping and bioswales (landscape features that collect stormwater runoff, soak it into the ground, and filter out pollution)
- Road narrowing at crosswalks to slow vehicle traffic





Funding for Active Transportation Improvements

Active transportation projects are funded through a variety of sources. Once adopted, recommendations in the Garibaldi Estates Neighbourhood Plan will inform updates to the District's master plans. These master plans guide how available funding is allocated.

Construction of any new dwelling units, aside from suites and carriage houses, generates funds for improving transportation infrastructure in the District through Development Cost Charges (DCCs). Some active transportation projects in the Garibaldi Estates area are eligible for DCC funding currently, and others could potentially be added if they meet certain criteria.

As redevelopments occurs at the individual property level, those properties will be required to install curbs and sidewalks, or where appropriate, contribute money to a fund for future frontage improvements. There are many grant opportunities available to help fill in gaps between DCC funding and frontage improvements. Much of the District's active transportation infrastructure upgrades since the Active Transportation Plan was adopted in 2016 have been completed through grants. Finally, Community Amenity Contributions secured through rezonings, or density bonuses established in zoning regulations, can be used to ensure appropriate pedestrian and cycling infrastructure upgrades for the Garibaldi Estates.

Section 2: Garibaldi Village Transit Exchange

Emerging Idea: Establish a transit exchange within the Garibaldi Village commercial hub near the Highway 99, Mamquam Road intersection.

To support future ridership increases on the District of Squamish transit system, the location for a transit exchange north of the Mamquam River will need to be identified. Transit exchanges act as a centralized location for connecting multiple transit lines, allowing riders to transfer between routes. Exchanges also offer customers and bus operators enhanced convenience, comfort and safety. One potential location for such an exchange is the Garibaldi Village commercial hub.

Section 3: Access to Highway 99

Emerging Idea: Support and advocate for improvements to Highway 99 to address present and future congestion, as identified in the Garibaldi Estates Transportation Study.

At the outset of the Garibaldi Estates neighbourhood planning process, the District of Squamish engaged a traffic engineering firm to complete a transportation study for the area. The Garibaldi Estates Transportation Study considered potential traffic volumes that theoretically could be generated under a high growth scenario at different stages of completion of both infill and greenfield developments in the Garibaldi Estates, Garibaldi Highlands and Tantalus areas, including significant future developments at the University, Newport Ridge and DL 509/510. The analysis identified population thresholds that trigger major transportation infrastructure upgrades based on projected growth. This study identified potential improvement options for key intersections within the study area. The District of Squamish has begun preliminary discussion with the Ministry of Transportation regarding these proposed changes to understand their perspective on the proposed improvements. The recommended upgrades included the following:

- 70 km/h Speed Limit along Highway 99 extends north of Dowad Drive.
- New Newport Ridge Drive Connection between Highway 99 and Tantalus Road.
- No additional signal along Highway 99. Highway 99 / Dowad Drive remains unsignalized with right-in-right-out and westbound left turn out. Highway 99 / Newport Ridge Drive is also unsignalized with right-in-right-out and southbound left turn in.
- Single westbound left turn from Garibaldi Way to Highway 99. Garibaldi Way has a 3-lane crosssection on both sides of the Highway. A third northbound lane on Highway 99 starts before Garibaldi Way and extends to Newport Ridge Drive.
- Dual westbound left turn from Mamquam Road to Highway 99. A third northbound lane on Highway 99 starts before Mamquam Road and extends to the Garibaldi Village right turn in.