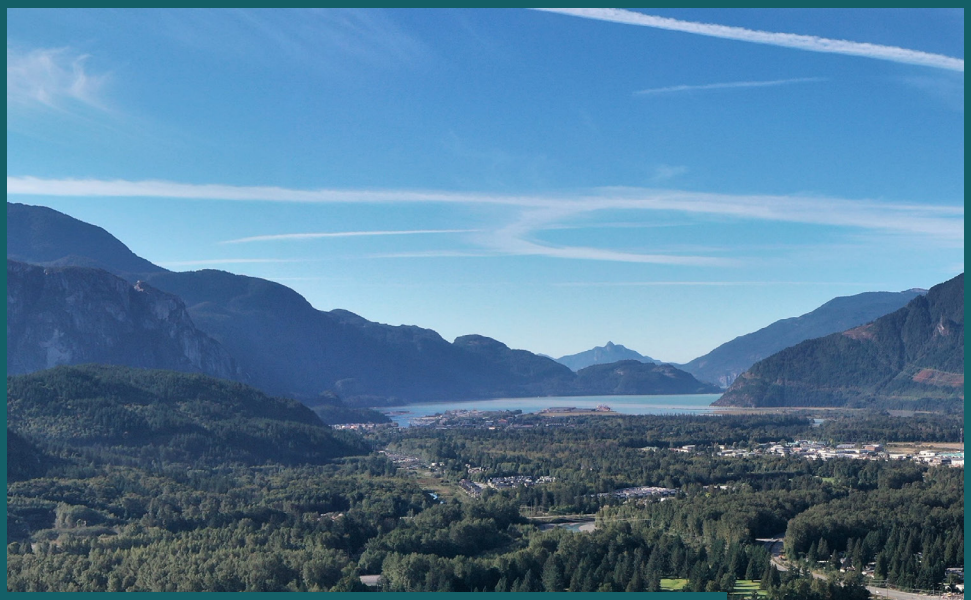


GARIBALDI ESTATES
NEIGHBOURHOOD PLAN
PROPOSED SCENARIOS



COMMERCIAL 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)

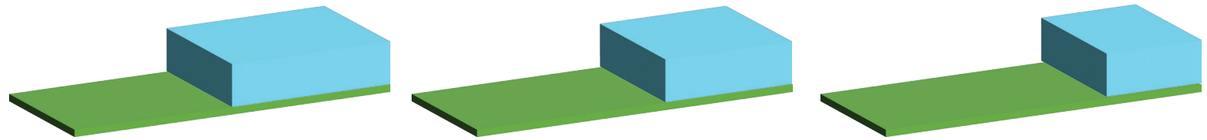
The ratio of a building's total floor area to the total area of the property on which it is constructed.

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.

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

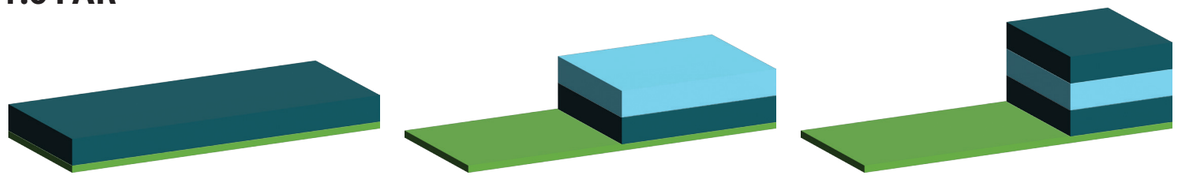
ILLUSTRATIONS OF **LOT COVERAGE**



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

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

1.0 FAR

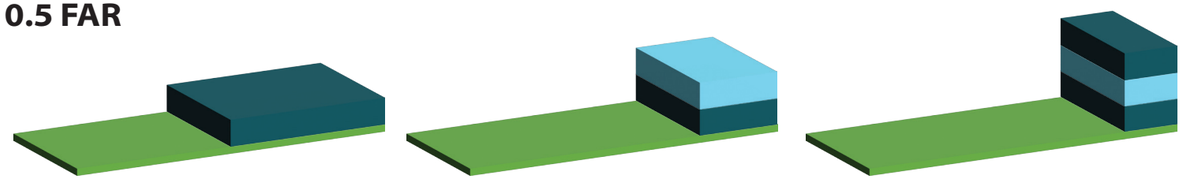


1 Storey
(100% lot coverage)

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)

COMMERCIAL



OVERVIEW

The Commercial sub-area includes the commercial properties along Highway 99. On the east side of the highway it extends from the Tantalus Firehall to Mamquam Road. This includes the Garibaldi Village commercial area. On the west side of the highway it extends from just north of the Shady Tree to the GM dealership.

This sub-area includes retail businesses, small specialty shops, restaurants, basic services, big box stores and 2nd storey professional offices.

There is a variety of existing commercial zoning in the area, including: Local Commercial (C-1), Vehicle Fueling Station Commercial (C-2), Tourist Commercial (C-3) and Liquor Primary Establishment Commercial (C-6). There are also several properties with comprehensive development (custom) zones, such as: the Chevron Gas Station (CD-7), CIBC (CD-74), the Spectacle Building (CD-27), and Garibaldi Village from London Drugs to Canadian Tire (CD-19).

Currently, the maximum height for buildings in most of the Commercial sub-area is 3 storeys (10.68 m). There are two exceptions:

A gas station on Garibaldi Way (maximum height of 5 m),

Garibaldi Village (maximum heights between 8.5 m and 16.5 m).

Many of the properties in this sub-area also have a maximum lot coverage, generally between 33-50%. For commercially zoned properties, maximum height and maximum lot coverage are tools used to indirectly control density.

Generally, existing buildings in the commercial sub-area are far below the maximum height and densities allowed by current zoning. Limited demand for large commercial buildings and constraints such as powerlines and flood hazard have resulted in development below what is allowed in the existing zoning bylaw.

CURRENT STATE





IMPORTANT CONTEXT

- The Commercial sub-area is one of Squamish's only pure commercial areas that does not allow residential development.
- When residential uses are permitted on a property, they tend to drive the development process and displace other uses, such as office space.
- Office space typically provides a higher density of well-paid jobs.
- For these reasons, residential uses are not proposed in the Commercial sub-area to ensure future employment land for the long-term.
- The building heights proposed in Scenario A are the same as existing zoning. Scenario B allows additional building height to support additional employment opportunities.

COMMERCIAL SUMMARY

	Permitted uses	Maximum height (m)	Storeys
Current	Retail Office	10.68 (Most areas) 5.2-15 (a few properties)	3 (Most areas) 2-4 (a few properties)
Scenario A	Retail Office	10.7	2-3
Scenario B	Retail Office	13.8 (East) 15.8 (West)	4

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A & B

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

In both scenarios proposed, commercial properties will remain commercial properties. Retail space is on the ground floor and office space or other commercial space is on floors above the ground level.

The only difference between the two scenarios is the number of storeys that are allowed above ground level.

In both scenarios, there is no change from the current zoning for the vehicle fueling stations east of Highway 99 along Garibaldi Way and the Spectacle Building to the north, which is currently a 4 storey retail/apartment building.

In this sub-area, flood hazards on the west side of Highway 99 and powerlines on the east side of the highway are constraints to development. There is also variation in the configuration of lots due to these constraints. This makes it challenging to use floor area ratios and maximum lot coverage to regulate building sizes. For this reason, the number of storeys (height) is the main tool used to regulate building size in the proposed scenarios.



SCENARIO A

Scenario A supports 3 storey commercial buildings with retail space at the ground level and 2 storeys of office space above the ground floor.

There is no change in building heights from the current height that is permitted under existing zoning (10.68 m) for almost all properties in the Commercial sub-area.

The images are based on the existing building footprints and road alignments. Only the building height changes between the two scenarios. If the buildings are redeveloped in the future, it is likely that the building design and road alignment would change.

SCENARIO A BUILDING TYPE

3 Storey Mixed Retail Office Buildings

	Current	Scenario A
Permitted Uses	Retail Office	Retail Office
Maximum Height (m)	10.68 (Most areas) 5.2-15 (a few properties)	10.7
Storeys	3 (Most areas) 2-4 (a few properties)	3

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 supports 4 storey commercial buildings with retail space at the ground level and 3 storeys of office space above the ground floor.

The images are based on the existing building footprints and road alignments. Only the building height changes between the two scenarios. If the buildings are redeveloped in the future, it is likely that the building design and road alignment would change.

SCENARIO B BUILDING TYPE

4 Storey Mixed Retail Office Buildings

	Current	Scenario B
Permitted Uses	Retail Office	Retail Office
Maximum Height (m)	10.68 (Most areas) 5.2-15 (a few properties)	13.8 (East) 15.8 (West)
Storeys	3 (Most Areas) 2-4 (a few properties)	4

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.



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