Garibaldi Estates Neighbourhood Plan Executive Summary

Draft Plan

The District of Squamish is in Phase 4 of the Garibaldi Estates Neighbourhood Planning Process. In Phase 3 of the planning process, a range of land use options were considered, along with emerging policies. Phase 3 concluded with the selection of preferred land uses scenarios, having balanced neighbourhood feedback with community needs, and policy directions. Based on this direction, direction from Council, supporting plans and policies, and Provincial Government legislation, a draft plan has been completed for consideration in Phase 4.

Read this Executive Summary and review the draft plan at: Garibaldi Estates Neighbourhood Plan | Let's Talk Squamish (letstalksquamish.ca)

There are two ways to share your feedback:

- Visit Garibaldi Estates Neighbourhood Plan | Let's Talk Squamish (letstalksquamish.ca) and share your feedback though the Let's Talk Discussion Forum.
- Join us for Neighbourhood Engagement Events in June.

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Guiding Principles

Together, the following guiding principles have informed the objectives and policies included in the Garibaldi Estates Neighbourhood Plan.

Livability
Retain and enhance the livability of the Garibaldi Estates neighbourhood.

Housing Options
Provide a diverse range of housing forms and tenures suitable for a broad range of District of Squamish residents. Support the provision of attainable housing and rental options in the neighbourhood.

Connectivity
Support pedestrian and cycling connections within the neighbourhood and to adjacent areas. Improve transportation infrastructure for the safety and convenience of residents and visitors.

Employment
Preserve dedicated commercial areas as employment lands and consider options to integrate additional commercial opportunities into the neighbourhood through mixed uses.

Food Production
Provide enhanced opportunities for gardening, food production and agriculture to support local food access and the wider regional food system.

Services and Amenities
Ensure access to day-to-day services and amenities for neighbourhood residents. Build on the role of the neighbourhood as a service hub for the broader community.

Parks, Greenspace and Public Outdoor Space
Improve and expand existing parks and outdoor public spaces to meet the needs of residents and foster a sense of community for all members. Preserve the canopy of mature trees that enhances the character of the neighbourhood and supports environmental values.

Respond to Climate Change
Reduce greenhouse gas emissions (GHGe) and eliminate non-renewable energy use associated with new growth. Ensure resilience to interface wildfire hazard.

Neighbourhood Design
Ensure new residential and commercial development supports a safe, inclusive, and accessible environment with visual appeal.

Infrastructure
Plan for appropriate water, sanitary, transportation and green infrastructure services to support the neighbourhood as it continues to mature. Share costs of infrastructure upgrades across the range of development activities in the neighbourhood.

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Changes to Scenarios from Stage 3 to Stage 4

As the draft plan was created, several elements considered in Stage 3 of the planning process have evolved in response to changing Provincial legislation, as well as input and decisions during Stage 3.

General approach

- Land Use Designation (previously referred to as sub area) boundaries have been adjusted so that, where practical, they follow road alignments.
- Land Use Designation boundaries were adjusted to combine areas where permitted uses supported by Council were similar.

Specific Areas

- The Mixed-Use Residential area (Diamond Head North) was extended east to include the Spectacle Building (40437 Tantalus Road).
- The Mixed-Use Residential area (Diamond Head South) shifted to match road alignments and follow a proposed lane between Kalodon Road and Mamquam Road.
- The Ground Oriented Residential area (Estates Centre) was extended north to Diamond Road.
- The Medium Lot Residential area (Estates North) was expanded to include the Estates East small lots based on consistent land uses supported under Provincial legislation.
- The Multifamily Residential area was separated from the Estates East area to permit height and density in line with the existing zoning on the majority of parcels due to the independent location.

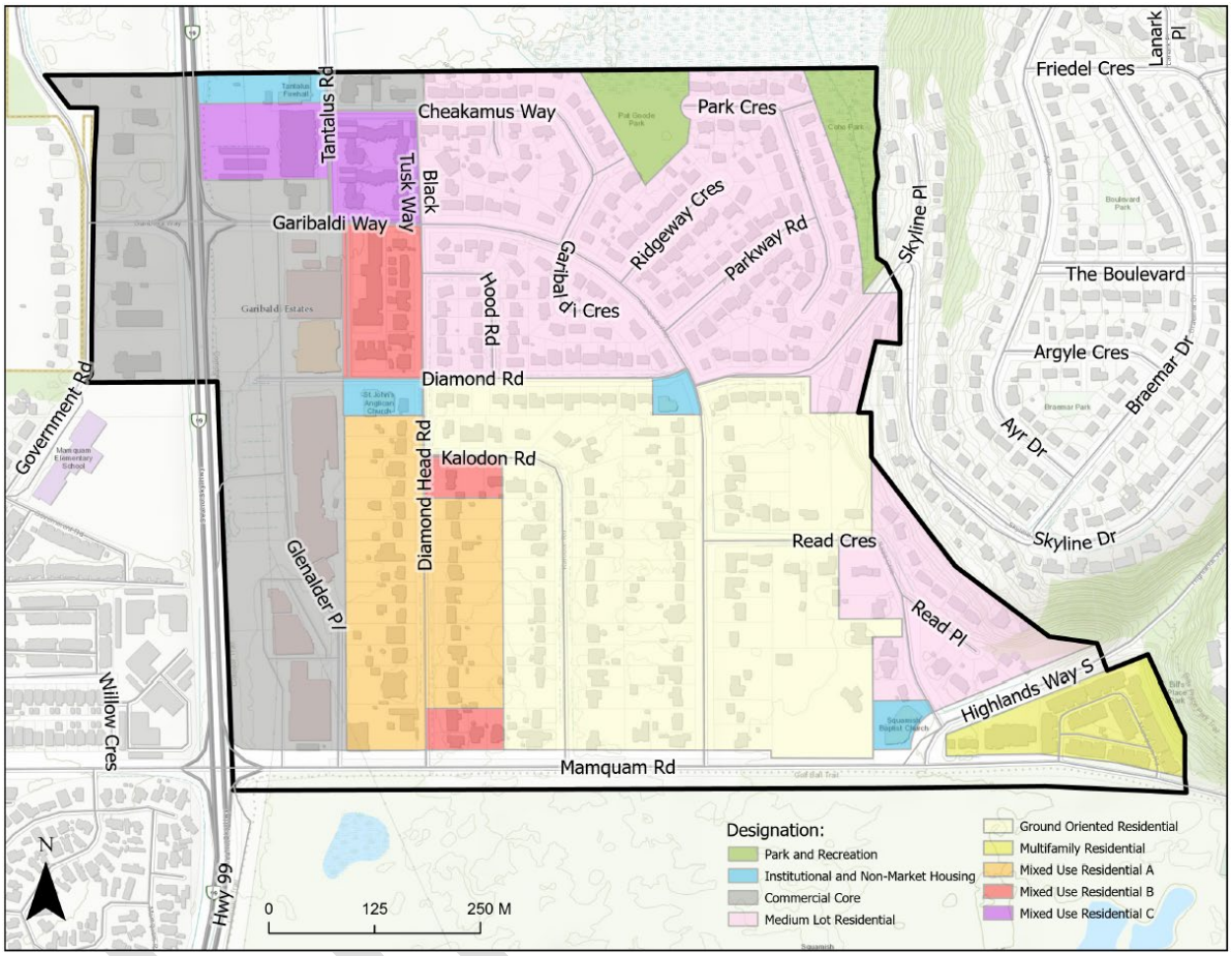
Land Use Policies

- Single unit dwelling was removed as a supported use on Diamond Head Road. The existing single family uses remain supported in zoning, but development application rezonings will only support transition to mixed-use buildings, to support the complex transition to a mixed-use street design.
- The maximum building heights were transitioned from meters to storeys for clarity.
- Height and density of buildings the on east side of Diamond Head Road were increased to match the west side, to address concerns regarding project viability of 3 story mixed-use projects.
- The 0.3-hectare stinction for townhouse use in Estates East was removed given new identified boundaries. Smaller parcels were moved to a new land use designation with Estates North.
- Parking requirements on Mixed-Use Residential A were reduced to account for Provincial guidance on frequent transit.
- Small lot subdivision and cottage cluster use were removed as supported uses. The new R-1 zoning implementing the Provincial Bill 44 requirements provides opportunities for multiple primary dwelling units and stratification.

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Land Uses Plan

The Garibaldi Estates land use plan designates a broad range of opportunities for commercial, residential, institutional and park space in the neighbourhood.



These land use designations replace the sub areas identified in Stage 3 of the planning process.

A vision for several specific areas of the neighbourhood, along with supporting objectives and policies, is outlined on the following pages.

Garibaldi Village Commercial



Vision

The Garibaldi Village area is envisioned as a key commercial centre for the neighbourhood and the community. with an expanded role as a destination for day-to-day needs, regional shops and services, and employment.

Land Use Designation

Commercial Core

Maximum Building Height

Area	Maximum Height
Properties West of Highway 99 (Mamquam Neighbourhood)	6 Storeys
Properties East of Highway 99 (Garibaldi Highlands side)	4 Storeys

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Plan Objectives and Policy Highlights

Objectives	Policy Highlights
Support the Garibaldi Village area as one of Squamish's core commercial areas offering significant retail and services opportunities for residents of the neighbourhood, the community, the region, and visitors to the Sea to Sky Corridor	• Encourage the development of dedicated office buildings throughout the Commercial Core with retail use on the ground floor. • Residential uses are not supported within the Garibaldi Village Commercial Core to preserve existing and future opportunities for commercial land uses such as retail and office. • Increased building heights are supported in the Commercial Core area east of Highway 99 to facilitate redevelopment viability given limited parcel sizes and flood construction levels.
Consider opportunities to enhance and activate outdoor amenity spaces within the public realm through redevelopment activities	• Design open spaces to be vibrant, inviting and accessible for all, with shelter from elements for year-round use. • Invest in enhancements of current public spaces such as the small Diamond Road park at the end of Diamond Road near London Drugs. • Incorporate public plaza space into the design of future commercial development, particularly in areas offering significant employment opportunities. • Design public spaces for pedestrian users with strong linkages to active transportation routes.
Support the establishment of mid-block connections to improve pedestrian connectivity.	• Mid Block connections between Diamond Head Road and the Commercial Core area to the east are important to link intended pedestrian-oriented retail areas and local spaces for gathering.
Facilitate opportunities for public art within the Garibaldi Estates Neighbourhood.	• In areas with mixed-use retail/apartment development and in the Commercial Core area, encourage public art installations as part of redevelopment projects to improve vibrancy.

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Diamond Head Road



Diamond Head Road - long term vision

Vision

The Diamond Head Road area is envisioned as a vibrant, pedestrian-oriented high street rich in amenities. A mix of residential and commercial space supports creates an inviting destination that encompasses shops and services, public space for socializing, and a range of transportation options.

Land Use Designations

Mixed-Use Residential A, B, & C, Institutional and Non-Market Housing

Maximum Building Height and Density

Use	Maximum Height	Maximum Floor Area Ratio
Mixed-Use Retail/Apartment south of Garibaldi Way	4 Storeys	0.7 – 1.6
Mixed-Use Retail/Apartment north of Garibaldi Way	5 Storeys	2.0
Single-unit dwelling	Align with District of Squamish R-1 Zoning	

Plan Objectives and Policy Highlights

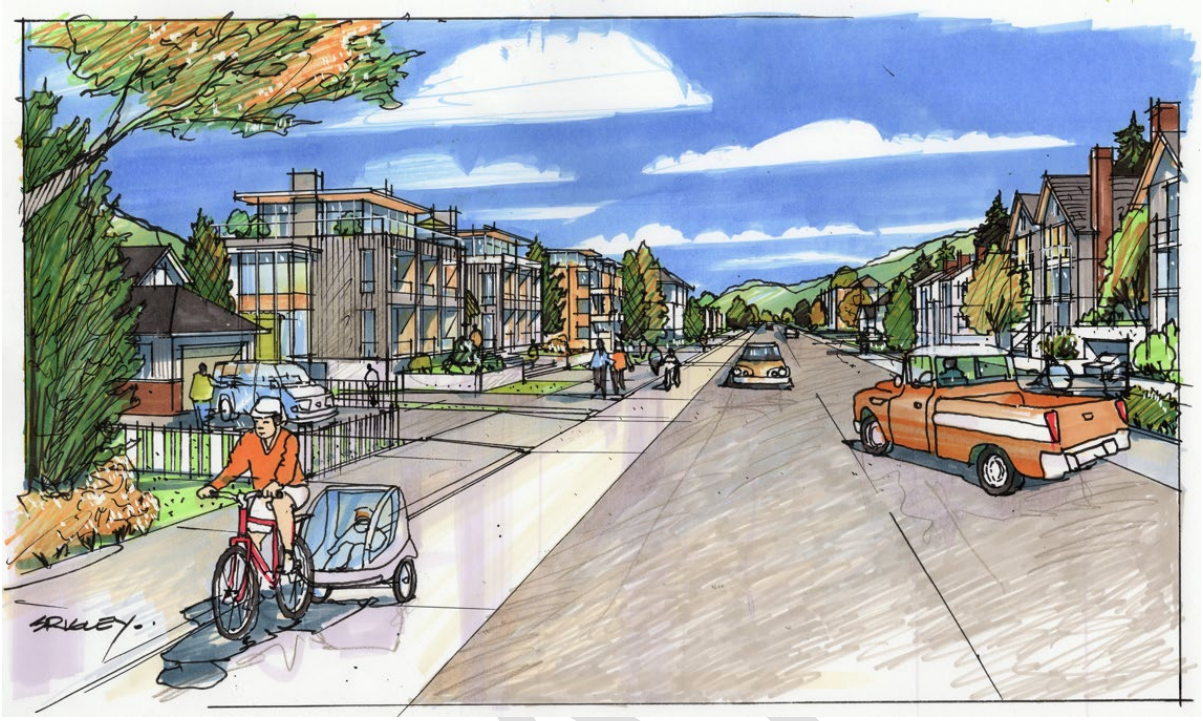
Objectives	Policy Highlights
Establish an attractive pedestrian oriented retail environment along Diamond Head Road that enables residents to socialize, and to meet day-to-day needs within walking distance of home.	• Encourage the development of mixed-use buildings with ground level retail space that support the needs of retail tenants in Squamish.

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Support mixed-use buildings along Diamond Head Road with vibrant, walkable retail uses at the ground floor, and apartments above.	• The maximum floor area ratio range reflects the difference between anticipated pre-zoned density, and density that might be achievable through a rezoning process. • A minimum of 20% of gross floor area should be used for commercial space. • Retail space and a pedestrian realm should be established at the Flood Construction Level with an accessible connection down to a sidewalk along Diamond Head Road. • Establish minimum parking requirements for the Mixed-Use Residential areas that consider Provincial legislation related to frequent transit networks; 1 parking space per dwelling unit.
Support the establishment of a cohousing development within the Garibaldi Estates.	• Cohousing projects may not be required to meet the standard employment space requirements; indoor amenity space beyond zoning requirements may be exempt from gross floor area calculations; and can be pre-zoned to 0.8 FAR. • Cohousing should have significant indoor amenity space, a communal kitchen and dinning area, and common useable open space that facilitates connections between residents.
Ensure community benefits that meet the needs of the neighbourhood are provided with any new development.	• Encourage the establishment of a regional farm hub that encompasses a commissary kitchen and market. • Develop childcare centres in combination with larger redevelopment projects.

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Estates Centre



Estates Centre - Long term vision

Vision

The Estates Centre is envisioned to support a range of traditional and missing middle housing forms, including small-scale multi-unit housing and townhouses, complemented by inviting public spaces, well connected active transportation routes, and a healthy tree canopy.

Land Use Designations

Ground Oriented Residential

Maximum Building Height and Density

Use	Maximum Height	Maximum Floor Area Ratio
Single-unit dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning as directed by Provincial legislation.	
Townhouse	3 Storeys	0.6 - 0.8

Plan Objectives and Policy Highlights

Objectives	Policy Highlights
Support a range of ground oriented missing middle housing options, including small-scale multi-unit housing and townhouses, in an established residential neighbourhood within walkable distance to various	• Ensure townhouse development properties are an appropriate size to enable efficient land use, maximize useable opens space, and minimize allocation of land to driveways. • The maximum floor area ratio range reflects the difference between anticipated pre-zoned density, and density that might be achievable through a rezoning process.

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neighbourhood services and amenities.	• Townhouse units located adjacent to the street should be oriented facing the street, with pedestrian access from the sidewalk to front doors of each unit.

Support accessory commercial units on residential properties to increase access to walkable services throughout neighbourhoods.	• Consider the following regulations for ACUs:
	  • Can be within an accessory building or principal building.
	  • Can be located up to the front lot line,
	  • Can occupy a maximum floor area of 75m^2.
	  • Parking is not required beyond residential regulations.

Encourage retention of mature trees and natural vegetation on private property during re-development.	• New development should be designed to preferentially retain existing mature trees and new trees should be planted to provide buffering from adjacent properties. Required open space should be consolidated at the rear of the properties to ensure adequate space for tree health. • Encourage the preservation of existing mature trees and the planting of new large-canopy trees adjacent to the rear property line in the Ground Oriented Residential area. • Update streetscape standards included to ensure street trees are included in future street designs throughout the neighbourhood.
Create a vibrant, resilient, and healthy neighbourhood with unique public spaces that support public gathering and connection.	• Consider the placemaking opportunities such as pocket parks and small activation, and larger community gathering spaces. • Encourage vibrant streetscape activation such as traffic circle or boulevard gardens, seating at wider street corners, or art installations within gardens.
Encourage active transportation as a primary transportation mode in the neighbourhood.	• Establish a mix of sidewalks, pedestrian paths and bike lanes along Garibaldi Way, Diamond Road and Mamquam Road. • An east-west mid-block connection for pedestrian movement is supported between Garibaldi Way (near Read Crescent) and the Garibaldi Village commercial area. • Develop District of Squamish owned land along the north side of Mamquam Road as a greenway.

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Estates North and Estates East



Vision

The Estates North and Estates East is envisioned to support traditional and small-scale multi-unit housing, complemented by attractive parks, well connected active transportation routes, and a healthy tree canopy.

Land Use Designations

- Medium Lot Residential
- Multifamily Residential

Maximum Building Height and Density

Use	Maximum Height	Maximum Floor Area Ratio
Single-unit Dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning as directed by Provincial legislation.	
Townhouses and Apartments *(between Highlands Way S and Mamquam Rd, identified as Multifamily Residential in the Land Use Plan)*	3 Stories	1.0

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Plan Objectives and Policy Highlights

Objectives	Policy Highlights
Support a range of small-scale multi-unit housing options, in an established residential neighbourhood within walkable distance to various neighbourhood services and amenities.	• Support the establishment of a diverse range of housing forms in alignment with Provincial guidance on small-scale multi-unit housing.

Support accessory commercial units on residential properties to increase access to walkable services throughout neighbourhoods.	• Consider the following regulations for ACUs:
	  • Can be within an accessory building or principal building.
	  • Can be located up to the front lot line,
	  • Can occupy a maximum floor area of 75m^2.
	  • Parking is not required beyond residential regulations.

Encourage retention of mature trees and natural vegetation on private property during re-development.	• New development should be designed to preferentially retain existing mature trees and new trees should be planted to provide buffering from adjacent properties. Required open space should be consolidated at the rear of the properties to ensure adequate space for tree health. • Update streetscape standards included to ensure street trees are included in future street designs throughout the neighbourhood.

Ensure sufficient and well-located park space that provides active and passive recreational opportunities to meet the diverse needs of the neighbourhood.	• Enhance Pat Goode Park by adding some of the following amenities:
	  • A covered space that can be used year-round.
	  • Elements that are intended for older kids.
	  • Elements for mature residents such as a fitness circuit, chess tables or picnic areas.
	  • Improved parking.

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