

Garibaldi Estates Neighbourhood Plan

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June 2024

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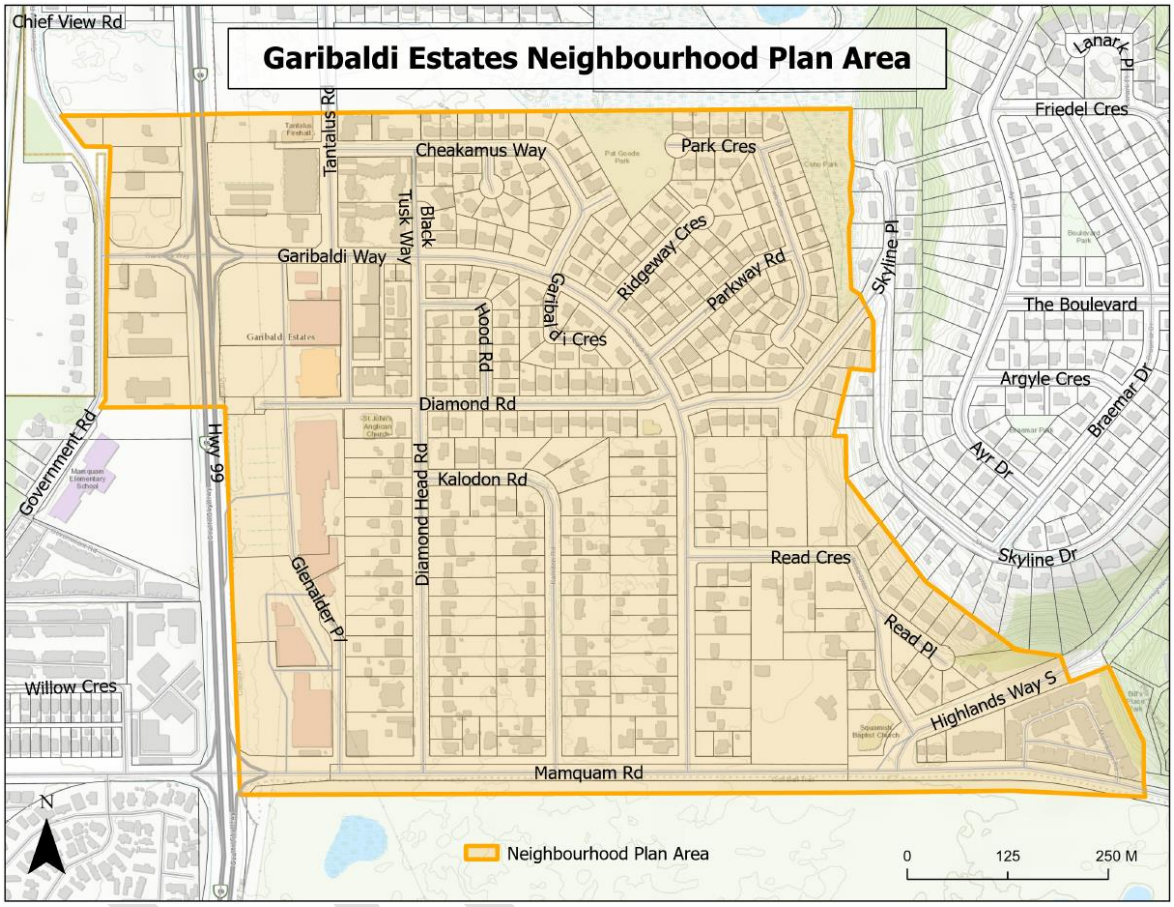
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INTRODUCTION

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Plan Area

The Garibaldi Estates Neighbourhood Plan area encompasses the land north of Mamquam Road, south of the Pat Goode and Coho Park's north boundary, west of the slope leading to the Garibaldi Highlands, and east of Highway 99, plus commercial properties west of the highway near Garibaldi Way. The plan is meant to guide future growth where there is additional capacity for future housing and employment space in the area.



Garibaldi Estates Neighbourhood Plan Area

The Garibaldi Estates is a centrally located neighbourhood within the District of Squamish. Residents of the Garibaldi Estates appreciate many aspects of the existing neighbourhood. The neighbourhood encompasses friendly streets, mature trees, access to excellent parks, connections to trails and bike paths, and numerous walkable commercial services and employment opportunities. A range of existing housing forms contribute to housing diversity; however, the area has limited dedicated rental buildings. These attributes make the neighbourhood an excellent place to live.

The large 'VLA' lots are a unique aspect of the neighbourhood. These lots were created as a soldier settlement program under the Veterans Land Administration, a branch of the Department of Veterans Affairs. The Veterans Land Act was developed during WW II and the Korean War, following a Canadian tradition dating from the 17th century of settling returned and ex-soldiers. One goal of the program was to ensure stability for the returning veterans. To enable this, agricultural activities were supported on the VLA lots so that veterans could earn additional income off the land. Municipal zoning guide land use on

VLA lots rather than Federal regulations; historically, subdivision has been controlled by the District of Squamish V.L.A. Subdivision Bylaw 211, 1966.

The VLA lots represent an important opportunity to accommodate diverse housing options within the neighbourhood given their large size, central location, low flood hazard, access to amenities, and proximity to transportation options. Many of these characteristics apply to residential areas across the Garibaldi Estates neighbourhood. In recognition of this, the Official Community Plan (OCP) includes policy direction to provide opportunities for increased housing diversity and density within the Garibaldi Estates, and to initiate a public process to repeal the 'District of Squamish V.L.A. Subdivision Bylaw 211, 1966' to support infill development near the Garibaldi Village commercial area. This direction is well aligned with the 2023 Squamish Housing Needs Report, which indicates that a significant amount of new housing is needed within the horizon of this neighbourhood plan.

Plan Purpose

The Garibaldi Estates is a centrally located neighbourhood well connected to community services and infrastructure; the neighbourhood is identified in the OCP as a key neighbourhood to accommodate some of the expected growth in Squamish. This Neighbourhood Plan is intended to provide coordinated direction for land use, housing and employment space supply, transportation, infrastructure, recreation, and service provision in the neighbourhood. The Plan helps to manage change and inform how the community vision and needs may be achieved over a 20-year horizon (2044). Because it is expected to meet evolving needs, the Neighbourhood Plan may require multiple updates and amendments during its life. The plan is meant to be a flexible and living document.

Public Input

Community engagement has been conducted throughout the Estates Planning Process with focus on engaging the current residents of the area, as well as with the broader community and community organizations. Engagement activities for the planning process are outlined below:

- **Stage 1** - Project Initiation
  - Project kick-off, Council approval of engagement initiation.
- **Stage 2** - Engagement Kick-Off
  - Launch of *Let's Talk Squamish* page.
  - Initial survey, idea sharing, mapping, and open houses.
- **Stage 3** - Future Neighbourhood Scenarios
  - Small-group discussions
  - Future possible land-use scenarios presented to the community for consideration.
- **Stage 4** - Proposed Land Use and Policy Plan
  - Open houses and online engagement regarding the draft land use and policy plan.
- **Stage 5** – Bylaw Adoption
  - Public Hearing process and Council consideration.

Stage 2 Engagement Activities

Let's Talk Squamish was used as the primary hub for engagement activities in Stage 2 of the Garibaldi Estates Planning Process. The platform hosted multiple activities including surveys, an opportunity to ask

questions, a mapping exercise, and a vision & ideas activity. The engagement platform saw considerable use over the course of Stage 2.

Two open house events were held in October 2021. Two virtual open houses were also held in October 2021.

In support of the Garibaldi Estates Neighbourhood Planning Process, Squamish Climate Action Network, a local non-profit organization involved in local food systems policy, hosted a Garibaldi Estates Agriculture and Food Assets Workshop with the Squamish Food Policy Council. The workshop focused on several questions related to food production and opportunities to integrate food assets within the neighbourhood plan.

Early engagement with First Nations was initiated at the start of the planning process. Both the Squamish Nation and the Tsleil-Waututh Nation were contacted by staff by email and the Squamish Nation online referral platform. An Archaeological Overview Assessment was completed at the request of Squamish Nation. The two Nations have been kept up to date on progress in the planning process via email and the online referral system.

Stage 3 Engagement Activities

For Stage 3 of the planning process, future land use scenarios were developed for the Garibaldi Estates Neighbourhood; these scenarios presented options for how to manage change the Garibaldi Estates in the coming years as the neighbourhood evolves together with other Squamish neighbourhoods.

Community engagement regarding land use scenarios was initiated in February 2023 and focused on small group meetings. The intended discussion format for the meetings was to provide an opportunity for questions and discussion regarding land use scenarios and emerging ideas. Feedback from these sessions informed development of the draft Plan.

Squamish Nation Staff met with District of Squamish staff regarding the neighbourhood planning process in April 2023. Squamish Nation members suggested opportunities for reconciliation that could be considered, these suggestions have been integrated into policy development.

OurSquamish, a Squamish placemaking organization, provided input into the Garibaldi Estates Planning Process regarding placemaking and activating public spaces. Staff integrated the input into policies within the draft plan.

The Squamish Community Housing Society (SCHS) provided input into the Garibaldi Estates Planning Process regarding the delivery of housing in Squamish to support a diverse and vibrant population. The input recommended that the plan support additional height and density for projects that deliver critical housing priorities. These include 100% non-market rental or co-op housing, 100% secured market rental housing, below-market rental units transferred to the SCHS, redevelopment of exiting rental brislings as 100% secured rental housing with a share of Perpetually Affordable Housing units to preserve existing affordability and housing, and housing developed by or in partnership with the Squamish First Nation. In addition, the SCHS input recommended the plan support additional height and density for redevelopment of existing church, daycare or other institutional uses.

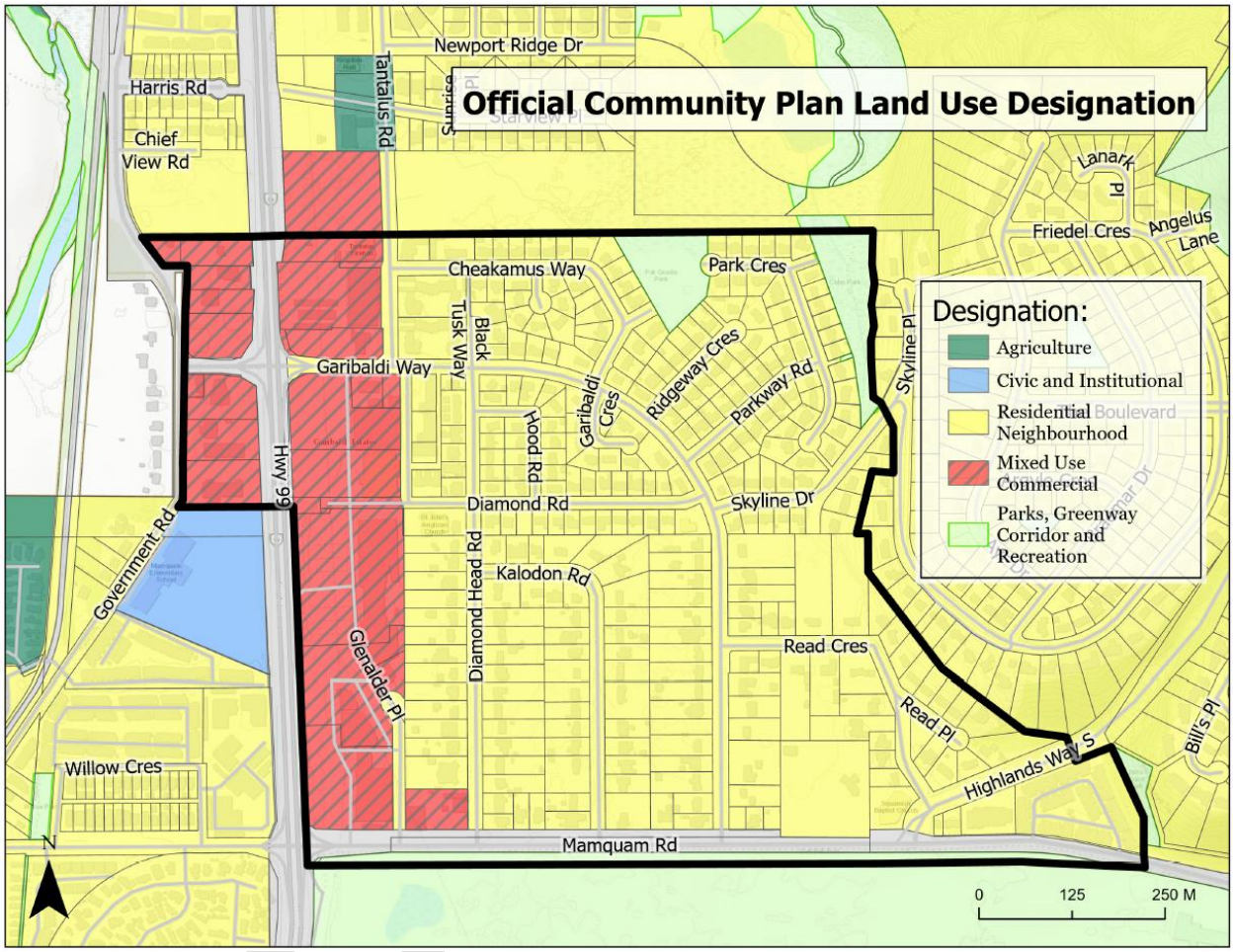
BACKGROUND

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Current Planning Policy

Official Community Plan

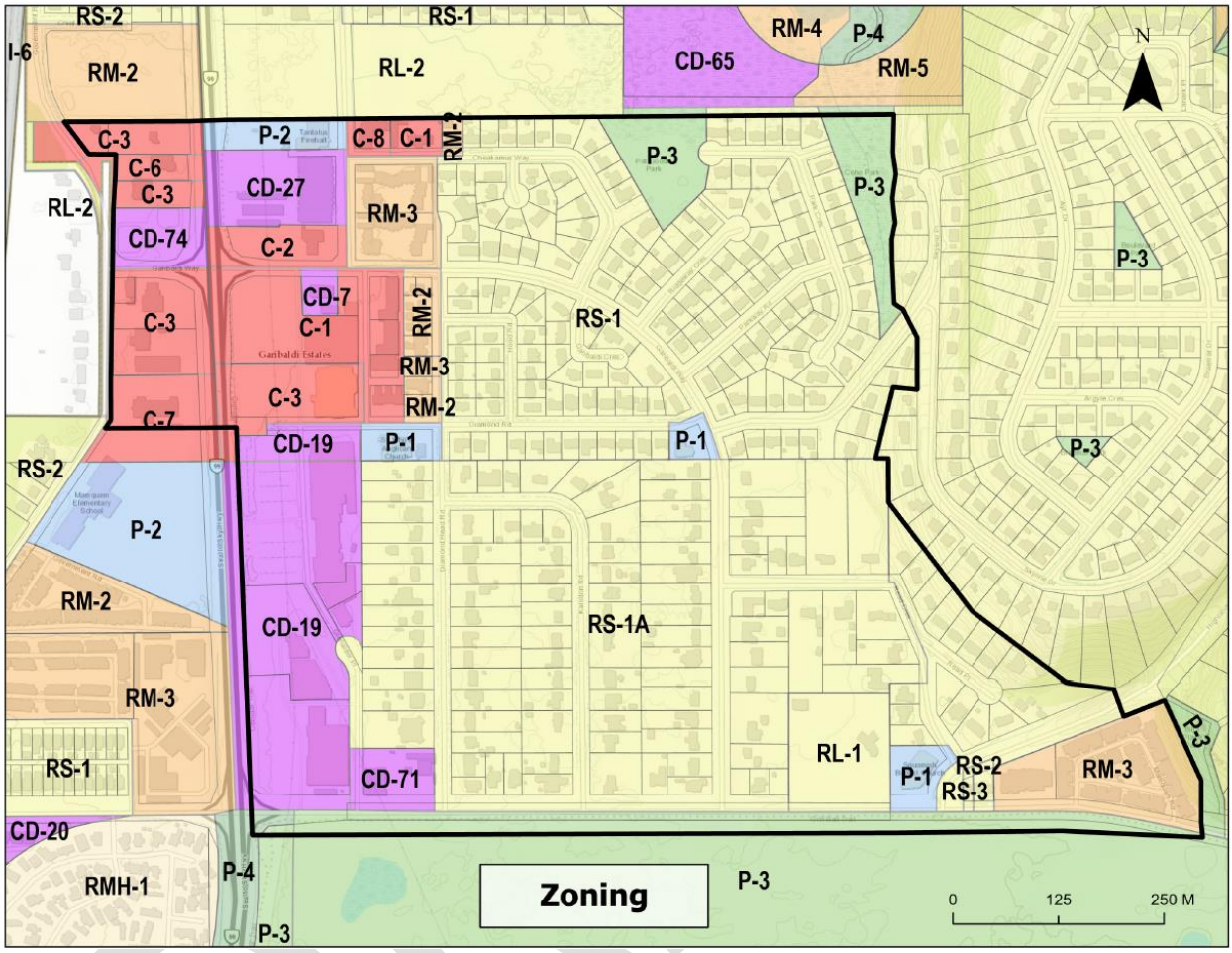
The Garibaldi Neighbourhood Plan is drafted as a schedule to the OCP that provides greater direction on land uses and policies specific to neighbourhood. Prior to the adoption of the Neighbourhood Plan, the OCP land use designations (Schedule B) for the Garibaldi Estates Neighbourhood include **Residential Neighbourhood** across most of the plan area, **Mixed Use Commercial** along the highway, and two parcels designated **Parks, Greenway Corridors and Recreation**.



Official Community Plan Designations

Residential Neighbourhood is intended to accommodate residential growth for Squamish through a diverse mix of housing and employment forms. The intention of these lands is to support complete neighbourhoods; mixed residential and commercial land uses are allowed within these areas. neighbourhoods. OCP policies support increasing the range of attached multifamily housing types to create compact neighbourhoods and maximize efficient use of municipal infrastructure and transportation. **Mixed-Use Commercial** is intended to support ground level commercial uses with complementary office, professional services and/or residential uses allowed above the first floor. **Parks, Greenway Corridors and Recreation** applies to lands permanently set aside for: provincial, regional, and municipal parks; major recreational areas and natural greenway.

Zoning



Current Zoning

Existing zoning in the Garibaldi Estates includes a range of commercial and residential zones. The commercial area along Highway 99 includes C-1 Local Commercial, C-2 Vehicle Fueling Station, C-3 Tourist Commercial, C-6 Liquor Primary Establishment Commercial, C-7 Highway Commercial, and C-8 Crematorium Commercial. This area also includes several comprehensive development zones including CD-7, CD-19, CD-27, CD-71, and CD-74. Most of the residential properties in the neighbourhood are zoned RS-1A Residential 1, which permits single-unit dwellings as well as secondary suites and accessory dwelling units. Other residential zones found within the area include RL-1 Rural Residential 1, RM-2 Multiple Unit Residential 2 and RM-3 Multiple Unit Residential 3. Three properties which are current or former churches are zoned P-1 Neighbourhood Civic; the District firehall is zoned P-2 Assembly District.

Land Use and Population

Current Land Use

The Garibaldi Estates Neighbourhood Plan area is 77.7 hectare in size, representing 3.2% of land within the Squamish Growth Management Boundary. The following characteristics of the neighbourhood were identified through review of District of Squamish zoning data and BC Assessment data.

- The Estates area is comprised predominantly of low-density residential land use, with single-unit dwellings occupying over 60% of land (excluding road dedication). According to BC Assessment data, 19% of these properties include legal secondary suites or accessory dwelling units (carriage houses). Almost all these properties are zoned Residential 1. One larger property is zoned RL-1.
- Just under 24% of land (excluding road dedication) is occupied by commercial land uses, primarily retail businesses on commercially zoned land.
- Approximately 6% of land (excluding road dedication) is occupied by multi unit residential, including plexes, apartments, and townhouses; most of these properties are zoned RM-2 and RM-3.
- Just over 3.5% of land (excluding road dedication) is used for public parks.

Garibaldi Estates Land Use (Excluding Road Dedication)	Zones	%	Dwelling Units	Dwelling Units/ha
Commercial and Comprehensive Development	C, CD	23.91%		
Civic and Assembly	P-1, P2	2.07%		
Park	P-3	3.65%		
Residential - Single-unit (including 54 with suites)	RS-1	61.38%	338	9.1
Residential - Two-unit dwelling and Small Lot	RS-1/2/3	0.59%	6	16.8
Multiple Unit Residential	RM	5.83%	168	47.4
Rural	RL	2.56%	1	0.6
Total			**513**	

Dwelling Units by Zoning (BC Assessment and District of Squamish Data)

2021 Census Results

In 2021, Stats Canada conducted a national census of population; the District of Squamish had Stats Canada organize the census results by neighbourhood boundaries. Results of this work provide a snapshot of the population living with the Garibaldi Estates Neighbourhood during the planning process. Dwelling unit totals in the Stats Canada information are significantly below those identified through BC Assessment Data. This likely reflects unoccupied dwelling units such as suites, or dwelling units and secondary suites which were not included in the census data.

Garibaldi Estates Population	#	%
Men	615	51.5%
Women	575	48.1%
Total	**1195**	
Residents 0 to 14 years old		16.3%
Residents 15 to 54 years old		69%
Residents 65 years old and over		14.2%
Total	**1195**	

(Stats Canada 2021 Census – 100% Data)

Languages Spoken Most Often at Home in Garibaldi Estates	#	%
English	1020	85.4%
French	15	1.3%
Official Language Not Specified	5	0.4%
Cebuano	10	0.8%
Tagalog (Pilipino, Filipino)	30	2.5%
Other Austronesian	5	0.4%
Punjabi (Panjabi)	55	4.6%
Other Indo-Iranian	10	0.8%
Spanish	10	0.8%
Japanese	5	0.4%
English and a non-official language	30	2.5%
Total	**1195**	

(Stats Canada 2021 Census – 100% Data)

Occupied private dwellings by type in Garibaldi Estates	Total	%
Single-detached house	270	64%
Semi-detached house	15	4%
Row house	10	2%
Apartment or flat in a two-unit dwelling	20	5%
Apartment in a building that has fewer than five storeys	100	24%
Other single-attached house	10	2%
Total	**425**	

(Stats Canada 2021 Census – 100% Data)

Shelter-cost-to-income ratio for owner and tenant households in Garibaldi Estates	#	%
Spending less than 30% of income on shelter costs	320	74%
Spending 30% or more of income on shelter costs	115	26%
Total	**435**	

(Stats Canada 2021 Census – 25% Data)

Private households by tenure in Garibaldi Estates	#	%
Owner	255	59%
Renter	175	40%
Total	435	

(Stats Canada 2021 Census – 25% Data)

Rental Housing

The Garibaldi Estates has limited dedicated rental buildings. These include:

- Sixty-four apartment units at Garibaldi Garden Court at 1951 Garibaldi Way.
- 6 townhouse units at 40351-40361 Diamond Head Road.
- 6 apartment units at 1917-1927 Diamond Head Road.

Zoning on the 3 properties above is restricted to residential rental tenure for a minimum of the current housing units. This ensures that any redevelopment of the property will include replacement of the existing rental units.

In addition, within the RS-1 properties, BC Assessment data indicates that fifty-four properties have suites. These properties could include secondary suites or separate accessory dwelling units, also referred to as carriage or laneway homes. Generally, these types of dwelling units are considered part of the rental housing stock.

Archaeological Potential

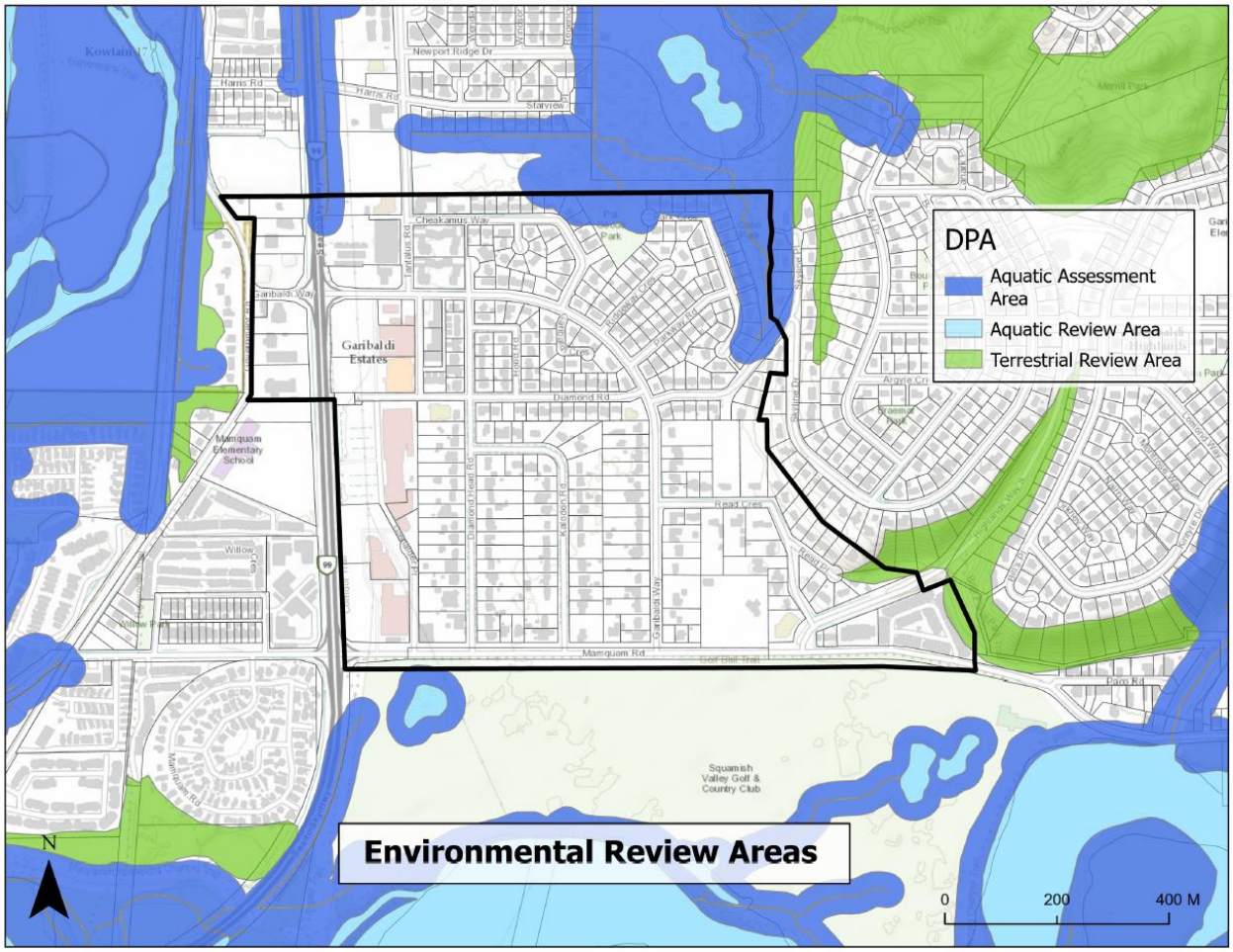
In the initial stages of the Garibaldi Estates Neighbourhood Planning Process, an Archaeological Overview Assessment was conducted for the plan area. Overall, most of the Garibaldi Estates Neighbourhood area is assessed as having low potential for the presence of archaeological material and/or deposits due to the generally flat topography, likely seasonally inundated in the past, and devoid of any significant features or watercourses, aside from the eastern periphery abutting the Garibaldi escarpment. This low potential rating is informed by prior land clearing, logging, road construction, and residential and infrastructure developments that have taken place in the past within the plan area which may have resulted in the destruction and/or removal of any other archaeological sites or materials that may have been present in the area prior to development activities.

Two areas of moderate to high potential were identified, includes a previously identified archaeological site and its immediate surrounding area, and a second area which is comprised of a large flat bench located adjacent to the Garibaldi escarpment that appears to be largely untouched by previous development activities.

Environment

The OCP designates Environmental Review Areas on Schedule K-1. These review areas are identified as either Terrestrial Review Areas, Aquatic Review Areas, or Aquatic Assessment Review Areas. This mapping has been informed by Environmentally Sensitive Areas (ESA) mapping in the "District of Squamish Sensitive Ecosystems Inventory (SEI) and Environmentally Sensitive Areas Mapping" report (January 2016), and the "District of Squamish Wetlands Inventory and Mapping and Watercourse Mapping" report (December 2016).

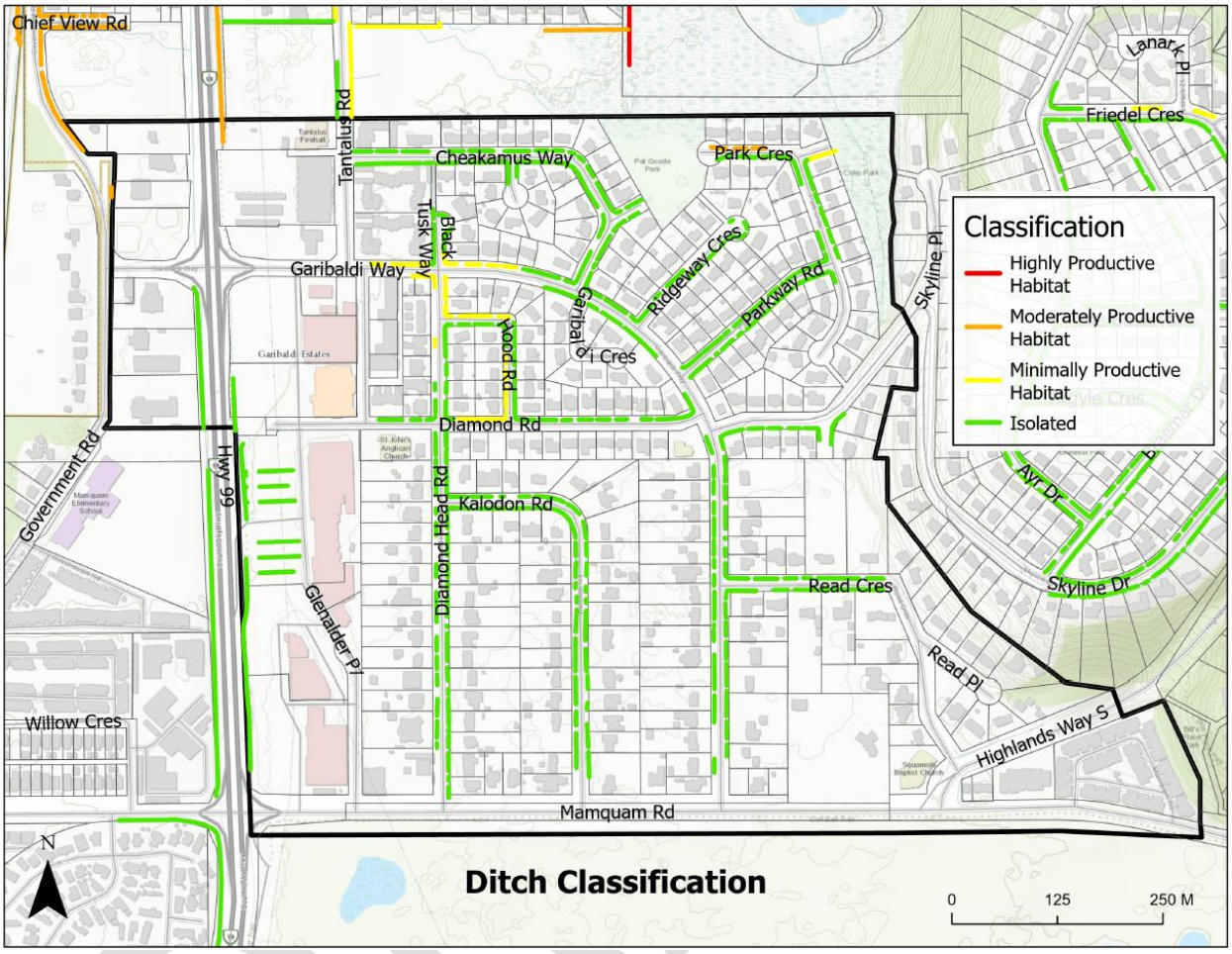
Within the Neighbourhood Plan area, Aquatic Assessment Areas are primarily found in the northeast corner of the plan area along riparian areas within Coho Park and Pat Goode Park, as well as a section of the Corridor Trail in the northwest corner of the plan area. In addition, a limited extent of Terrestrial Review Area can be found in the southeast corner of the plan area, adjacent to Mamquam Road.



Environmental Review Areas 1. OCP Schedule K-1

The OCP also designates the habitat productivity of ditches within the community in Schedule K-2. Ditches are classified as either isolated, minimally productive habitat, moderately productive habitat, or high productive habitat. Within the Garibaldi Estates, a significant majority of ditches are classified as isolated. A limited number of ditches are classified as minimally productive habitat, specifically near the

Garibaldi Way and Diamond Head Road intersection and adjacent to Park Cres. In addition, there are moderately productive ditches at the NE corner of the neighbourhood, at the end of Park Crescent.



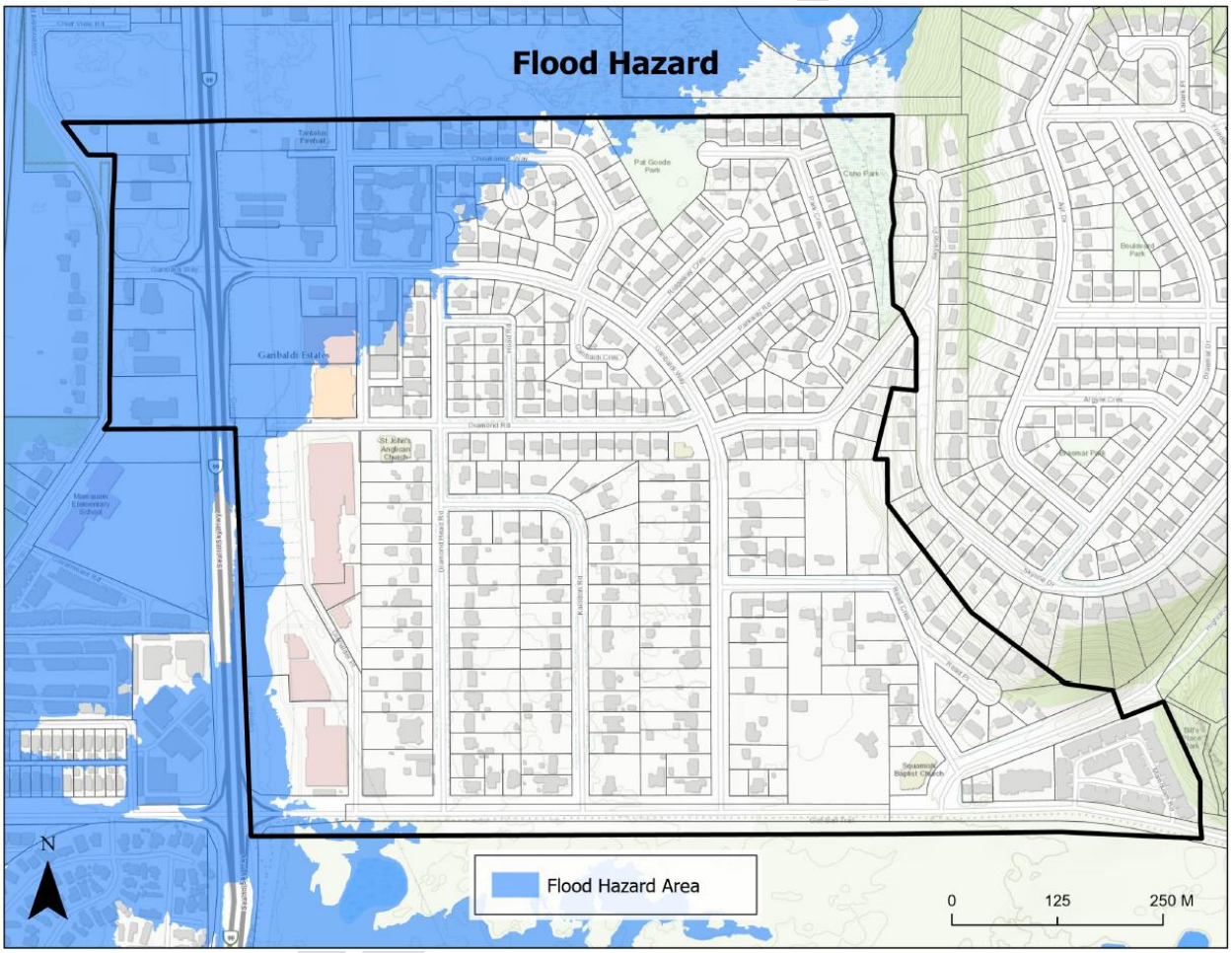
Ditch Classification – Habitat Productivity OCP Schedule K-2

Applications for development within the District of Squamish are subject to Development Permit Area (DPA) 1 guidelines. Terrestrial guidelines in DPA 1 apply to Terrestrial Review Areas as shown on Schedule K-1. Watercourses and Wetlands guidelines apply to aquatic review areas and aquatic assessment areas as shown on Schedule K-1 and ditches as shown on Schedule K-2.

Flood Hazard

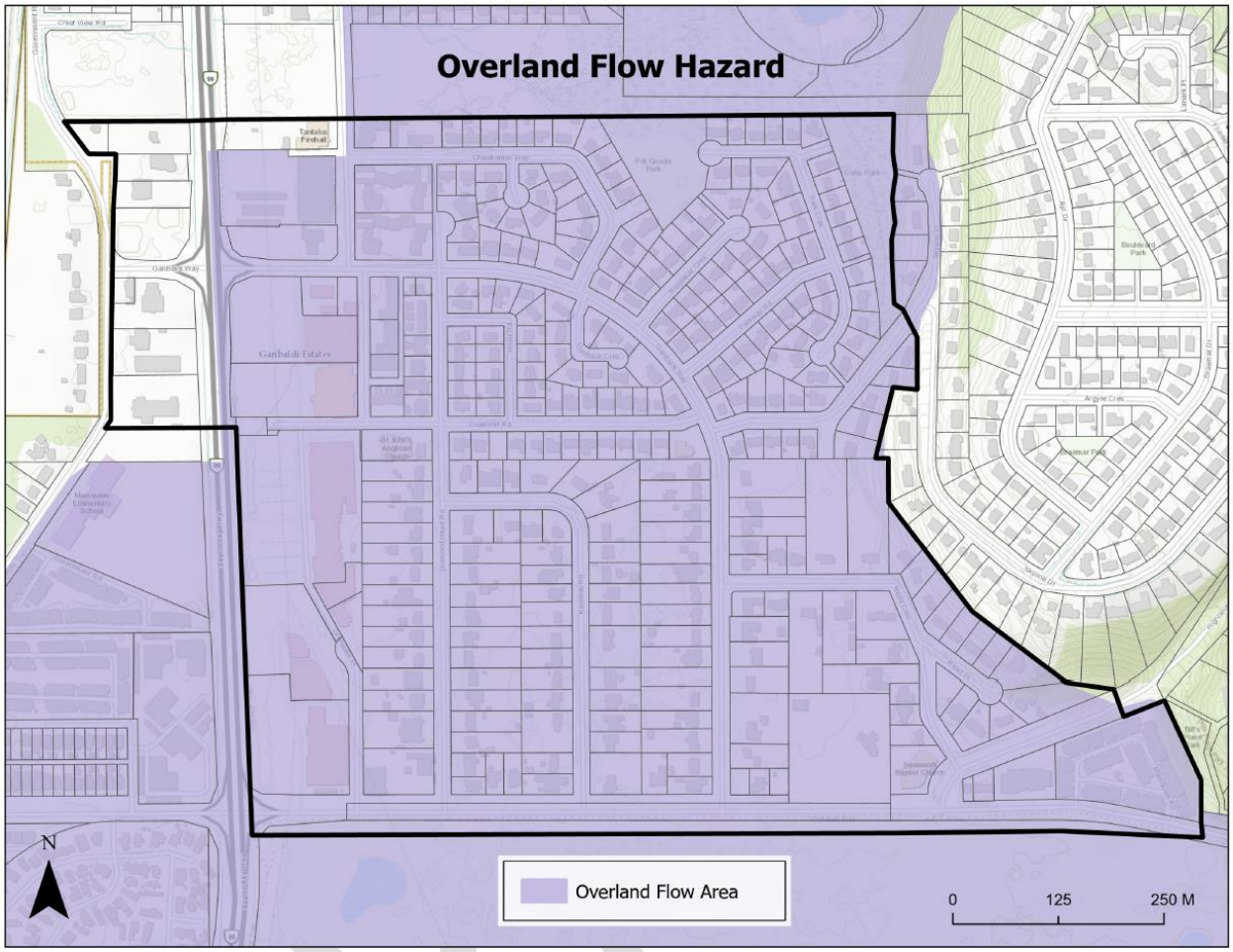
The District of Squamish has evaluated flood hazards comprehensively throughout the community as part of the Integrated Flood Hazard Management Plan (IFHMP).

While the Garibaldi Estates is within a designated floodplain, most areas of the neighbourhood are outside of flood hazard areas identified as part of the Squamish and Mamquam River floodplains. Areas that are encompassed by these flood hazard areas primarily a limited number of commercial properties in the northwest corner of the plan area, adjacent to Highway 99, and a limited number of nearby residential properties.



Garibaldi Estates Flood Hazard Area

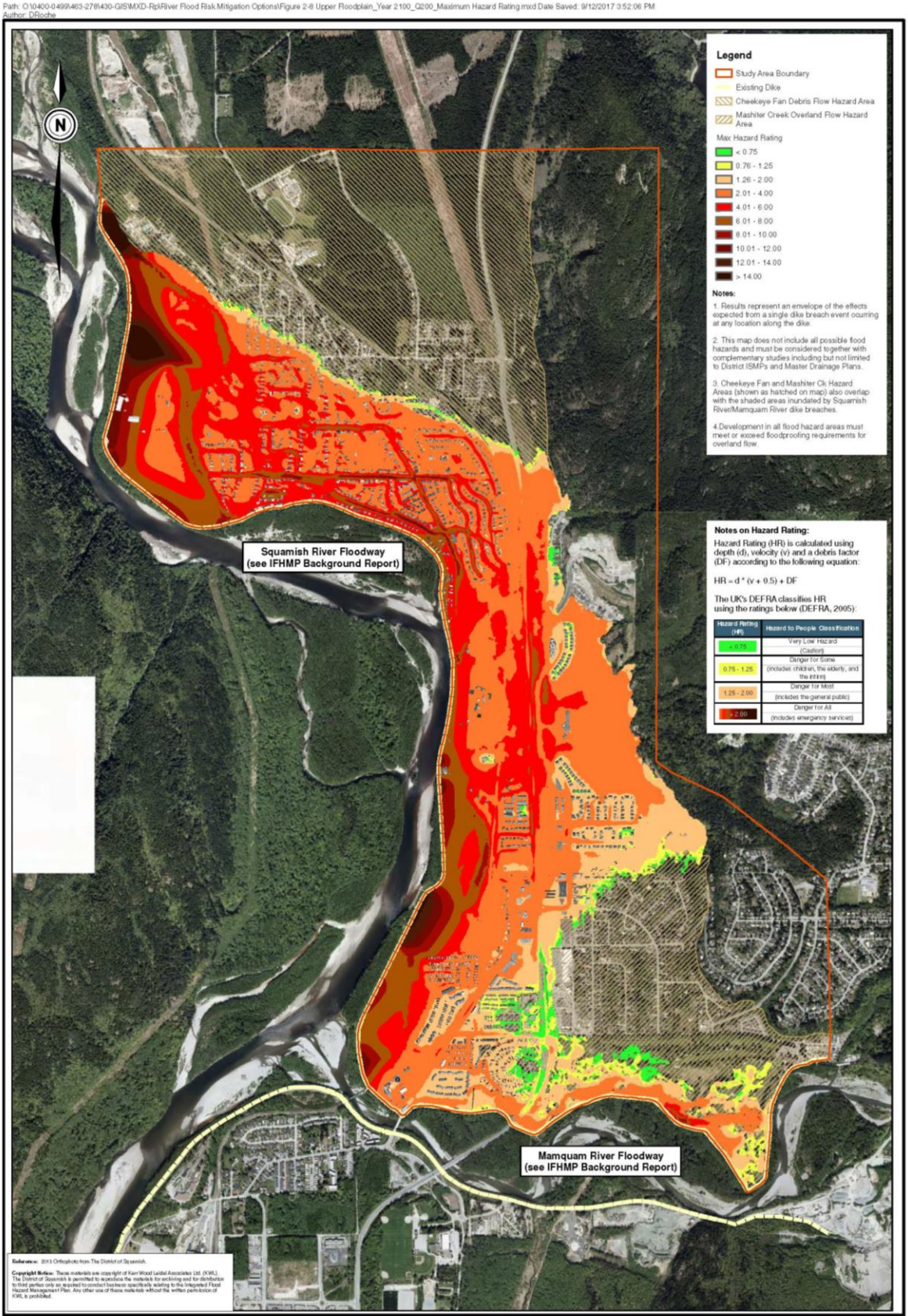
Much of the Garibaldi Estates is an Overland Flow Hazard Area. An Overland Flow Hazard Area is an area where shallow water may flow during a flood event, but where water is not expected to rise to a significant depth. The area has been designated as an Overland Flow Hazard Area due to the potential of Mashiter Creek 'avulsing' (overflowing its banks). In the Overland Flow Hazard Area, development will be governed by the requirement for a Flood Construction Level (FCL) to be 1 metre above the finished grade around the building.



Garibaldi Estates Overland Flood Hazard

Overall, the Garibaldi Estates is considered one of the lowest hazard floodplain areas in the community. This is illustrated in the floodplain mapping contained with the IFHMP. This is illustrated in Figures 2-5, 2-6, 2-7 and 2-8 of the River Flood Risk Mitigation Options. The maximum hazard rating (Figure 2-8) for the northern portion of the community is included below.

Path: O:\0400-0499\463-278\430-GIS\MXD-Rpt\River Flood Risk Mitigation Options\Figure 2-8 Upper Floodplain_Year 2100_Q200_Maximum Hazard Rating.mxd Date Saved: 9/12/2017 3:52:06 PM
Author: DRoche

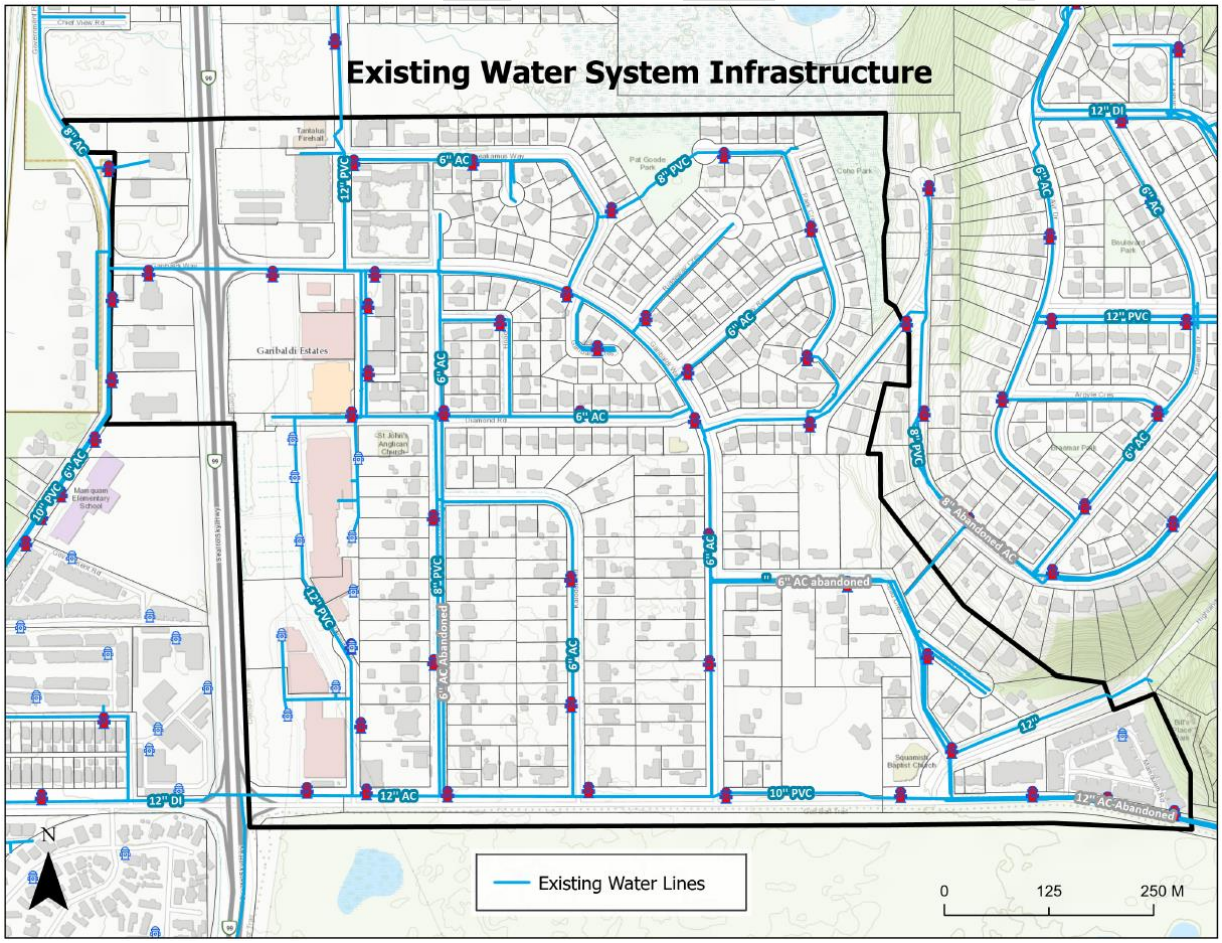


Servicing Infrastructure

Generally, water and sanitary servicing throughout the Garibaldi Estates Neighborhood is connected to larger infrastructure running north-south through the Garibaldi Village Commercial area and east-west along Mamquam Road. The bulk of stormwater management currently occurs through a system of ditches along roads in the residential areas of the neighbourhoods. The neighbourhood's existing water and sanitary sewer systems are described in more detail below.

Water System

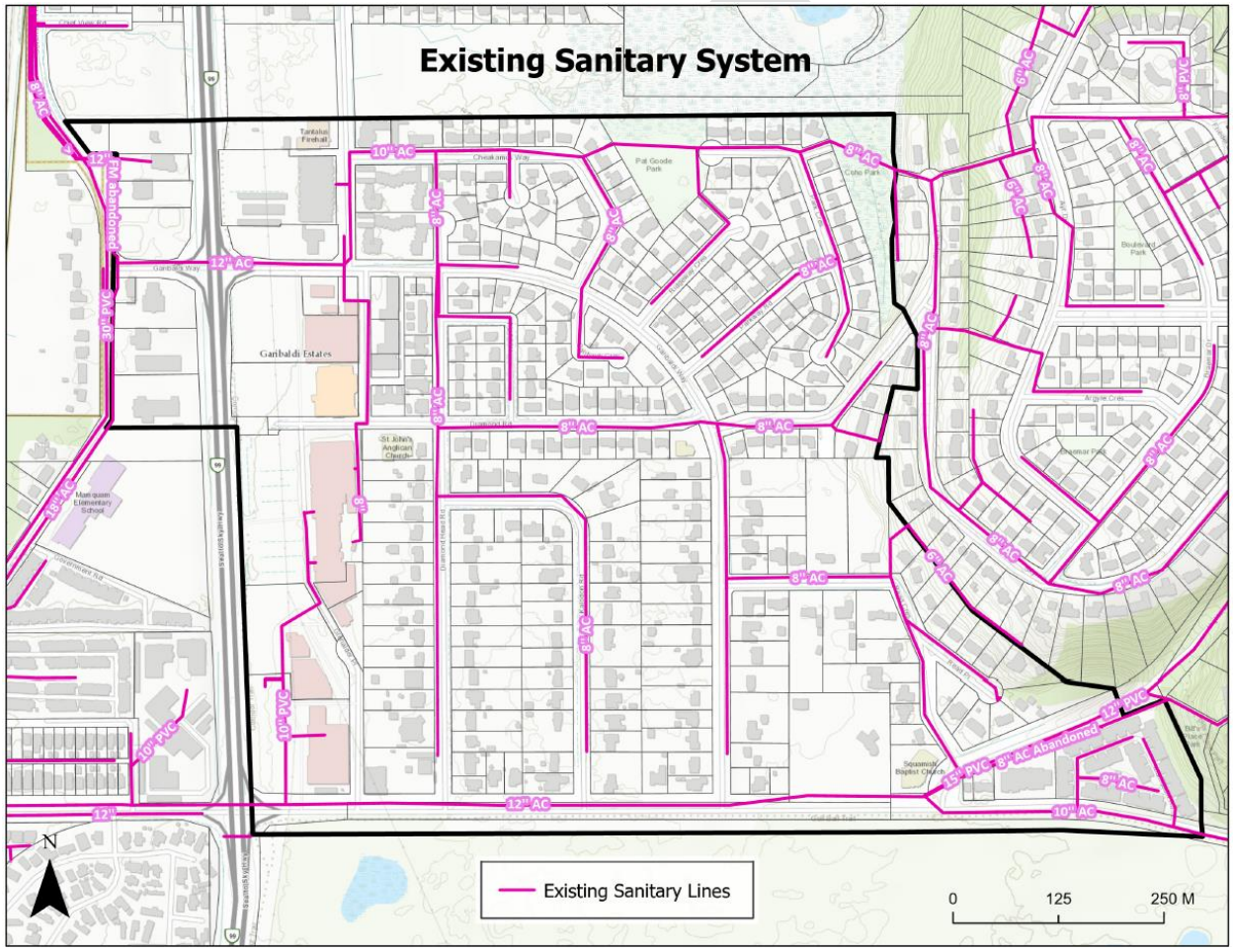
The existing water distribution network consists largely of a mix of newer PVC watermain and older asbestos-cement (AC) watermain, with the majority being AC. 12" watermains are located along Garibaldi Way from Highway 99 to Diamond Head Rd, along Tantalus Road and Glenalder Way, along Mamquam Road from Highway 99 to Diamond Head Rd and east of Highlands Way S. A section of 10" watermain can be found along Mamquam Road between Diamond Head Road and Highlands Way South. Sections of 8" watermain can be found along Diamond Head Road, through Pat Goode Park, and up Skyline Dr. Most other lines in the neighbourhood are 6" watermains. A number of these watermains located within the neighbourhood also service large areas of the community, including areas of significant future growth, and provide critical connections to maintain adequate fire flows throughout Squamish.



Existing Water Infrastructure

Sanitary Sewer System

The majority of the existing sanitary sewer system consists of older AC sewer lines, with a few short sections of newer PVC lines. 12" sanitary lines are located along Mamquam Road and up Highlands Way South, Tantalus Road between Garibaldi Way and Cheakamus Way, and Garibaldi Way west of Tantalus Road. A short section of 15" line can be found on Highlands Way South. 10" sanitary lines can be found on Mamquam Road east of Highlands Way South, through the southern portion of Garibaldi Village, and the west end of Cheakamus Way. The remainder of the network is predominantly composed of 8" sanitary line, with a few limited sections of 6" line. Similarly to the existing watermain infrastructure, some of the sewer lines located within the neighbourhood transmit flow from adjacent areas of the community, and in the case of the main along Mamquam Road, transmit flows from areas of significant future growth.

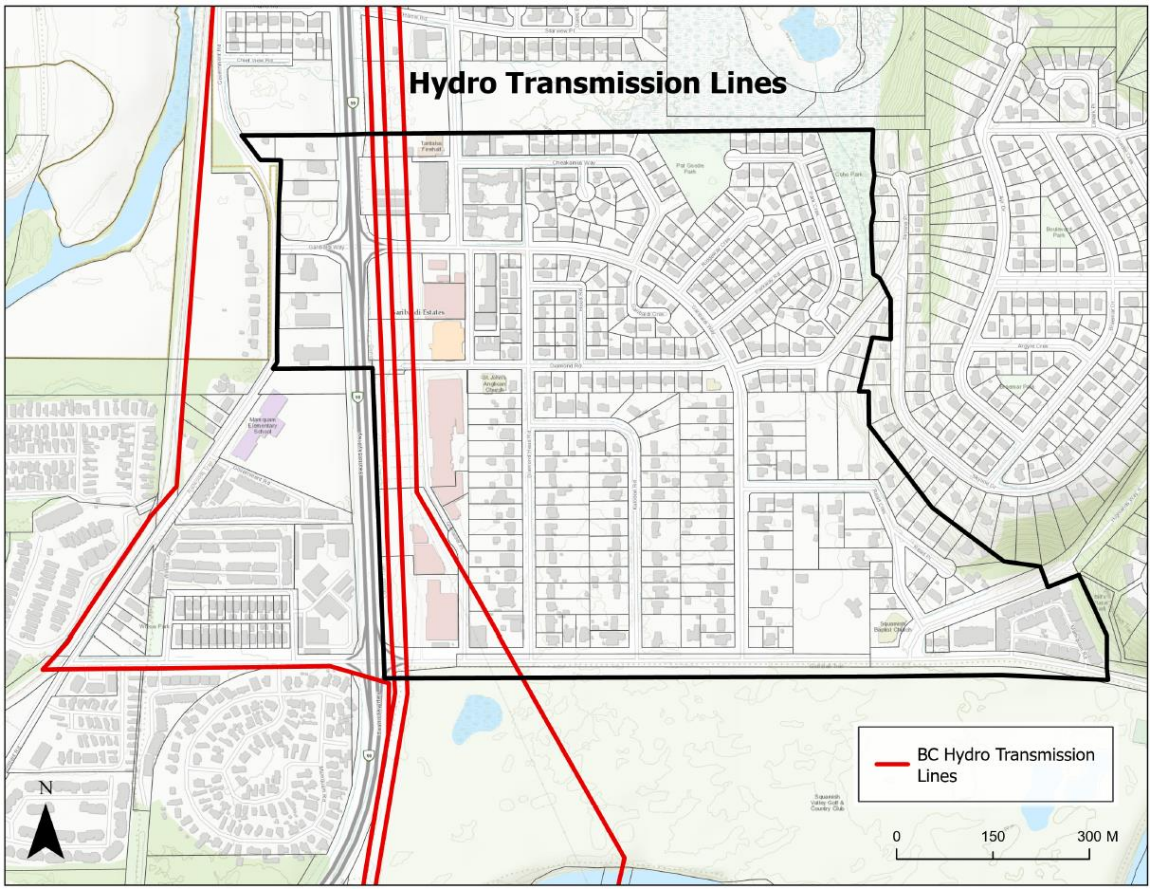


Existing Sanitary Infrastructure

Major Utilities

A significant BC Hydro transmission line corridor runs north-south through commercial properties on the western edge of the neighbourhood plan area. In the southern half of the plan area, two BC Hydro transmission line converge north of Mamquam Road; moving north the two lines run parallel adjacent to Highway 99 occupying a corridor approximately 82 metre wide. These hydro lines impact potential use of the subject properties. Within this corridor, buildings are not permitted; compatible uses such as trails, gardens or parking may be allowed (subject to BC Hydro approval). Currently parking is the predominant use within this area.

As part of the planning process, staff met with BC Hydro to discuss options for expanding development opportunities within the transmission corridor. Moving the transmission lines underground is possible; in such a move, it may be possible to slightly reduce the overall width of the corridor. However, the cost of such an investment is very significant. In addition, once underground, transmission must remain accessible for maintenance; as such, structures are not permitted above buried transmission lines. Given the limited benefit from such a change, it is unlikely that such an investment would be financially feasible or warranted.



Existing Transmission Lines

Transportation Background

The Garibaldi Estates is served by one arterial road (Highway 99), two major collectors (Mamquam Road and Garibaldi Way), and one minor collector (Tantalus Road). Most of these roads have transit stops, and street parking is generally informal, if not limited. Most roads in the Estates lack pedestrian functionality.

Active Transportation

Streets in the Garibaldi Estates include blocks up to 450 metre long, cul-de-sacs, limited sidewalks, and a lack of neighbourhood connections. Because of this, many walks to services (parks, grocery, etc.) are upwards of 1,000m – or more than 10 minutes of walking. Limited north-south sidewalk opportunities exist. This results in limited opportunities for safe walking. Garibaldi Way, Mamquam Road, and Diamond Head Road are identified as locations for pedestrian improvements in the medium term in the District's Active Transportation Plan.

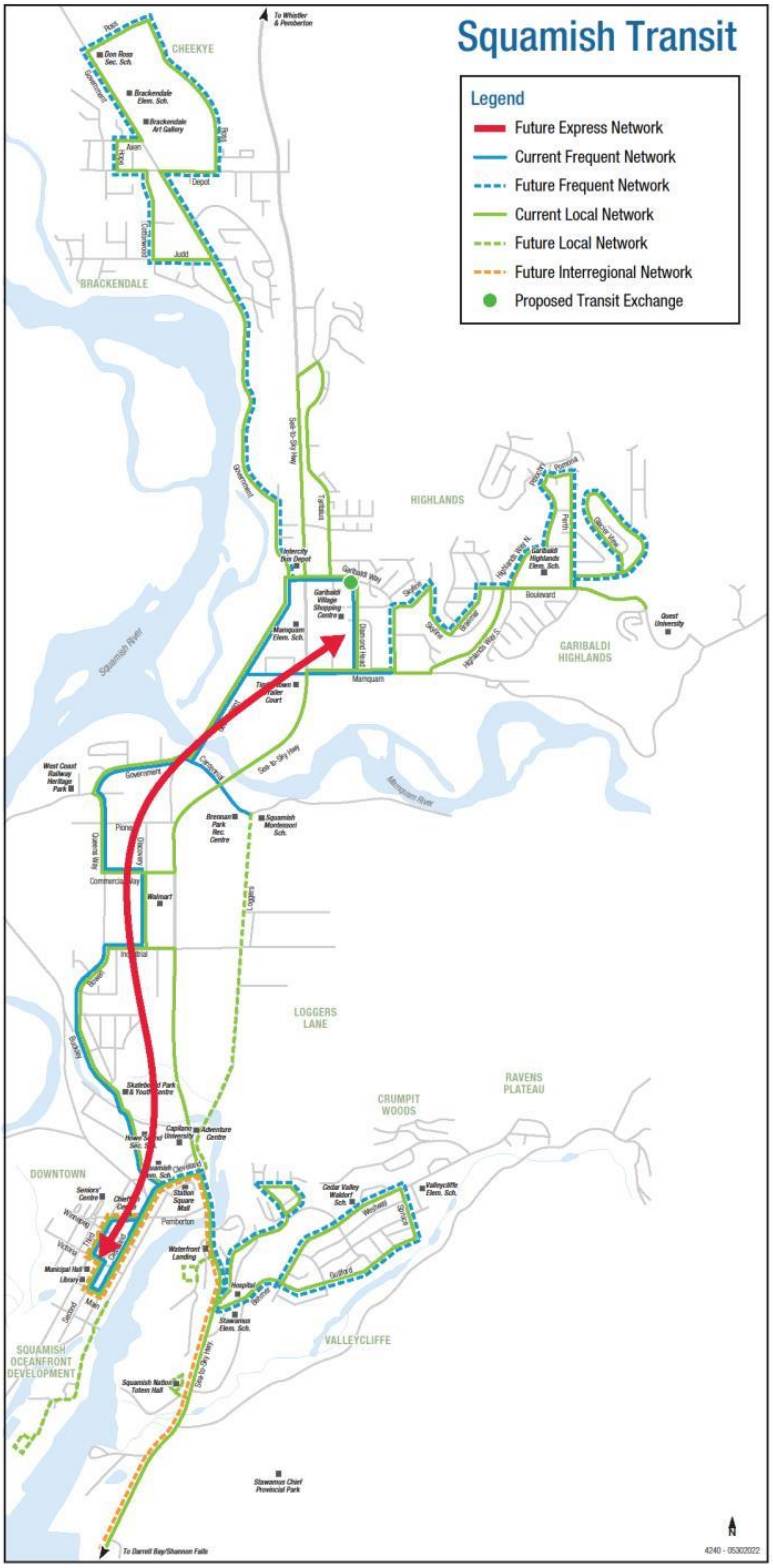
The Garibaldi Estates is partially served by bicycle infrastructure in the form of on-street bike lanes on portions of Garibaldi Way, the Corridor Trail, Tantalus Road north, and Mamquam Road. The District's Active Transportation Plan identifies Garibaldi Way, Mamquam Road, Diamond Road and Diamond Head Road as priority areas for improved bicycle infrastructure.

Transit

The Garibaldi Estates are served by four bus routes: the Route 1 Brackendale, Route 2 Highlands, Route 9 University and Route 4 Garibaldi. Routes 9 and 4 currently only operate on weekdays, and Route 4 has limited trips.

Staff have engaged with BC Transit to discuss land use planning options that would support enhanced bus service and increased ridership (also known as transit mode share). A key result from these discussions was the importance of developing a frequent transit route that provides 15-minute frequency. One of the critical metrics to achieve this level of service is the density of jobs and residents within a 400 metre walk of the bus stops along the core transit network. A density of 3,500 residents and jobs/km^2 is considered by BC Transit to be an appropriate minimum density to support service with 15-minute frequency. Resident and job density above this threshold further supports the viability of frequent transit.

DRAFT



Squamish Transit Network
Squamish Transit Future Action Plan 2022

The Squamish Transit Future Action Plan 2022 outlines priorities for improvements to the Squamish transit network. A sub-priority outlined for implementation in 2027 is to add additional frequency to the Frequent Transit Network to work towards 15-minute service between 7:00 AM and 7:00 PM during the week. The current Frequent Transit Network passes through the Garibaldi Estates, running along Diamond Head Road.

Provincial Housing Regulations and Frequent Transit

With the introduction of Bill 44 by the Provincial government in November of 2023, proximity to a Frequent Transit Network has become an important consideration when determining future land uses. The new Provincial legislation prescribes land use and zoning regulation direction for areas within 400 metre and 800 metre of bus stops with scheduled stops that are, on average, every 15 minutes. Notably, under Bill 44, local governments are now prohibited from setting off-street parking requirements in relation to small-scale multi-unit residential uses for properties over 281 m^2 that are wholly or partially within 400 metres of a bus stop along these frequent transit networks. Recognizing the priorities outlined in the Squamish Transit Future Action Plan 2022, it is likely that many properties will meet these criteria within the projected timeframe of this neighbourhood plan. To account for this new Provincial guidance, parking requirements below previous standards should be considered along the Frequent Transit Network where 15-minute transit service is expected; this is particularly relevant to the Diamond Head Road area.

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NEIGHBOURHOOD VISION

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Guiding Principles

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.

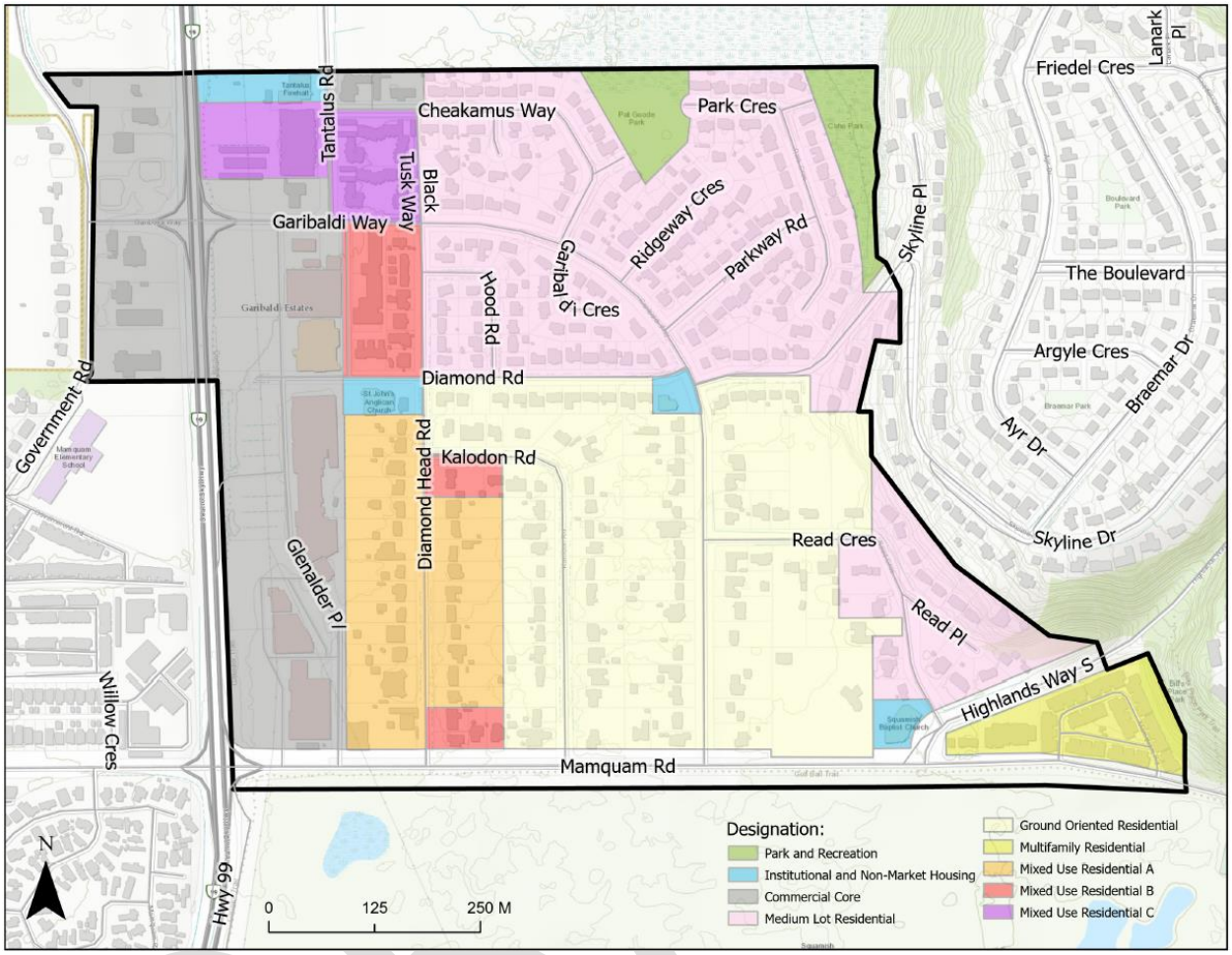
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LAND USE PLAN

The Garibaldi Estates Land Use Plan provides a long-term vision intended to direct the evolution of different land uses (residential, commercial, institutional, parks, etc.) within the neighbourhood. The District of Squamish Zoning Bylaw includes specific regulations that govern land use and development in the District. These regulations address permitted uses such as specific housing forms (e.g. two-unit dwelling or townhouse) or specific commercial businesses (e.g. retail store, office, gas station). The Zoning bylaw also includes detailed development requirements such as building height, setbacks, and densities. Any changes to zoning bylaw regulations through rezoning applications or District-led bylaw changes are required to align with the policies in this Plan. The Garibaldi Estates Future Land Use Plan is included on the following page as Schedule A. This section also includes descriptions for each land use designation.

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Schedule A Land Use Plan



LAND USE DESIGNATIONS

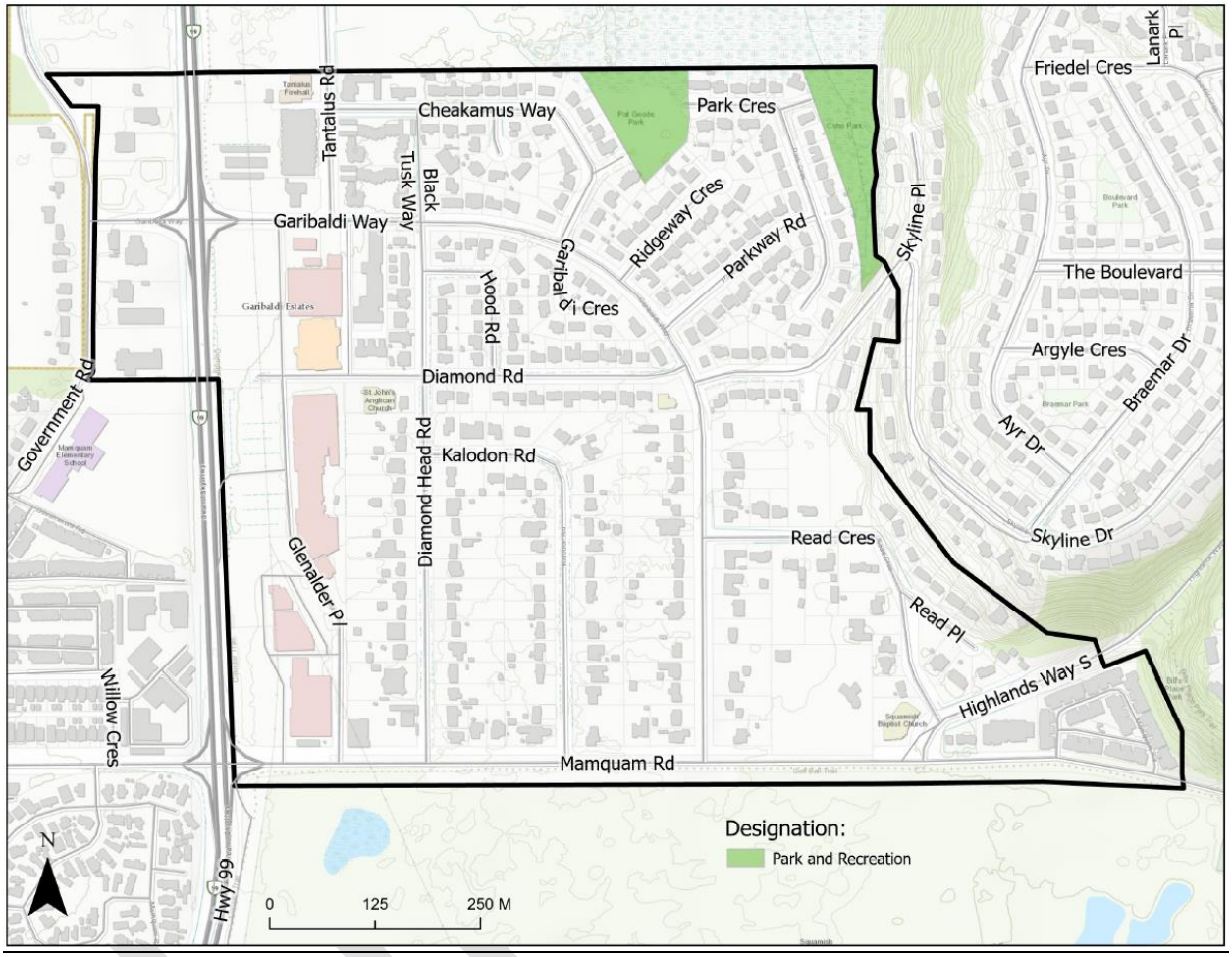


Diamond Head Road Pedestrian Oriented High Street – Long term vision

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Parks and Recreation

Area



Parks and Recreation Land Use Designations

Intent

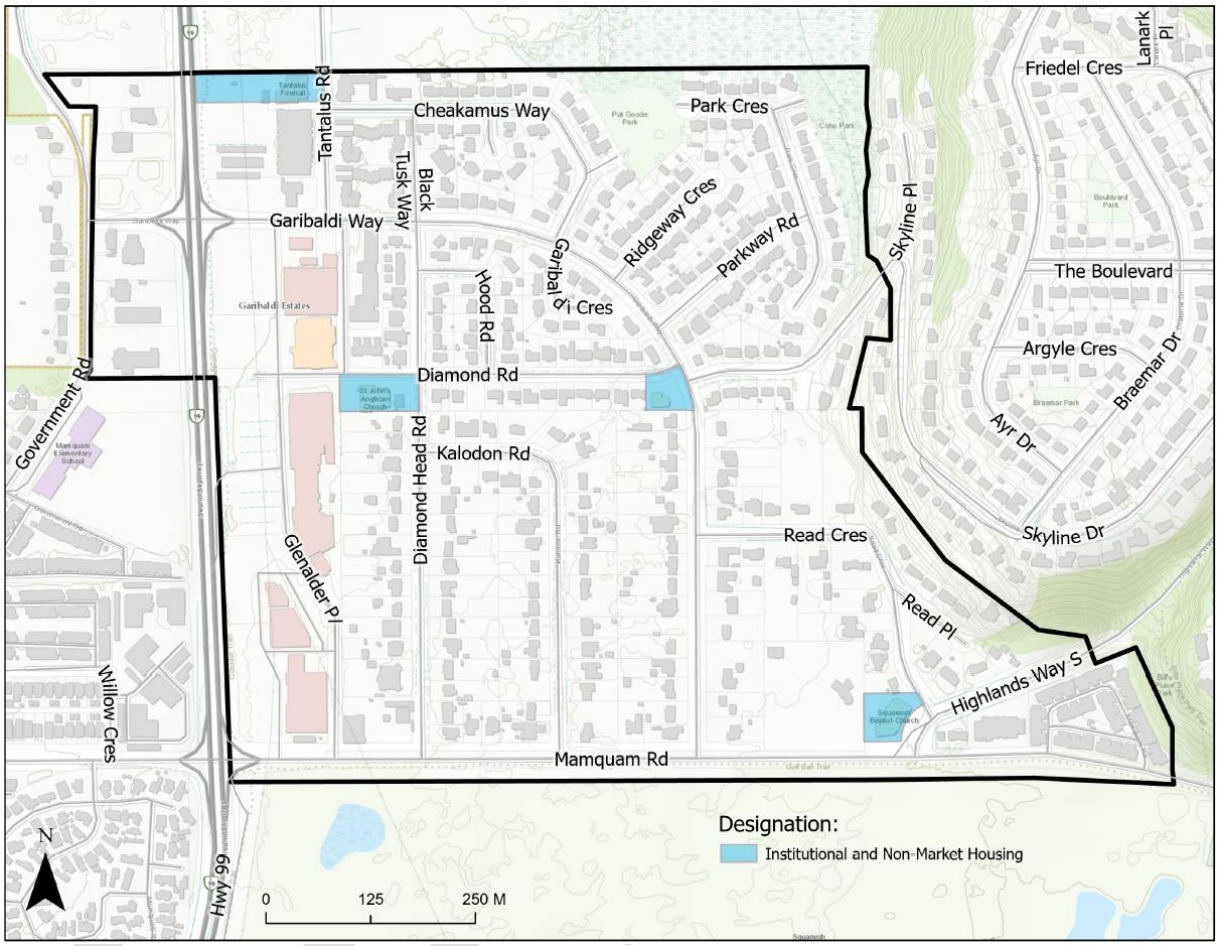
To support neighbourhood parks, trails, and recreation facilities. To provide sufficient useable active park space. To protect and enhance natural areas such as watercourses, riparian corridors and habitats. To support fish and wildlife populations.

Supported Land Uses

- Neighbourhood parks
- Protected environmentally sensitive areas

Institutional

Area



Institutional Land Use Designations

Intent

To support a variety of institutional uses that serve the residents of Garibaldi Estates and the broader community. To support the creation of affordable housing units that complement institutional land uses.

Supported Land Uses

- Institutional buildings such as schools, churches, day cares and community facilities.
- Public and civic uses designed to serve a residential neighbourhood.
- Essential government, administrative, recreation and cultural services which serve the entire District.
- Mixed-use buildings that combine institutional uses and publicly funded non-market rental apartment dwellings.
- Rental housing that is secured mainly at non-market rates.

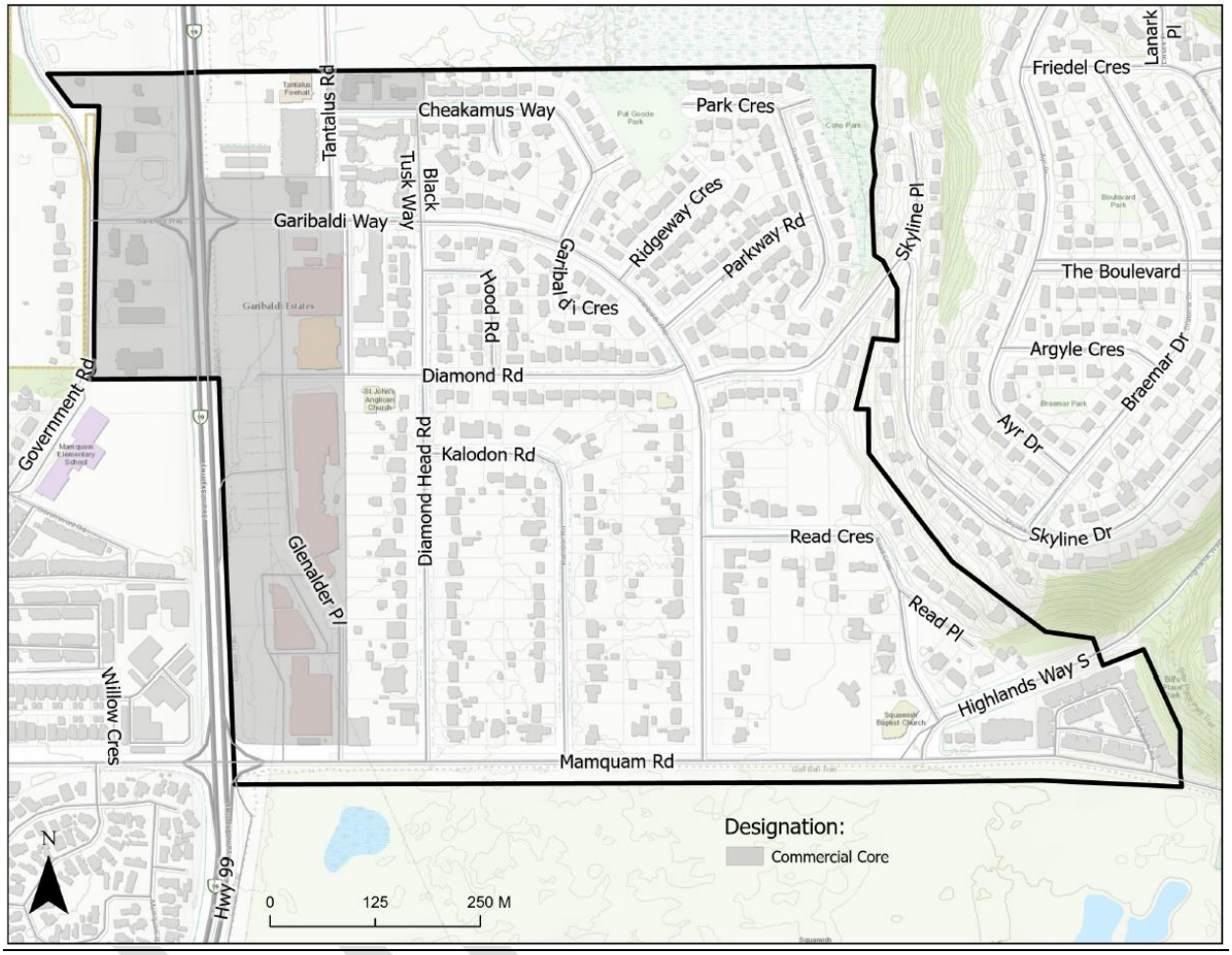
Institutional Policies

- Zoning regulations related to siting, lot coverage, gross floor area and the number of permitted principal buildings do not apply to public service land uses owned by the District of Squamish, Provincial or Federal government agencies, or for affordable housing delivered by a government agency or non-profit organization.
- Affordable housing delivered by a government agency or non-profit organization are not subject to a maximum building height, in alignment with the Zoning Bylaw.
- Support rezonings to increase height and density for redevelopment of existing church, daycare or other institutional uses.

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Commercial Core

Area



Commercial Core Residential Land Use Designations

Intent

To function as a vibrant commercial centre in the north half of Squamish, supporting a range of commercial services for residents of the Garibaldi Estates neighbourhood and the broader community. To host significant employment opportunities in both retail and office space.

Supported Land Uses

- A broad range of commercial land uses
- Multi story mixed-use buildings with retail at grade and offices above
- Large format retail stores
- Multi- and single-tenant retail buildings

Maximum Building Height

Area	Maximum Height
Properties West of Highway 99	6 Storeys
Properties East of Highway 99	4 Storeys

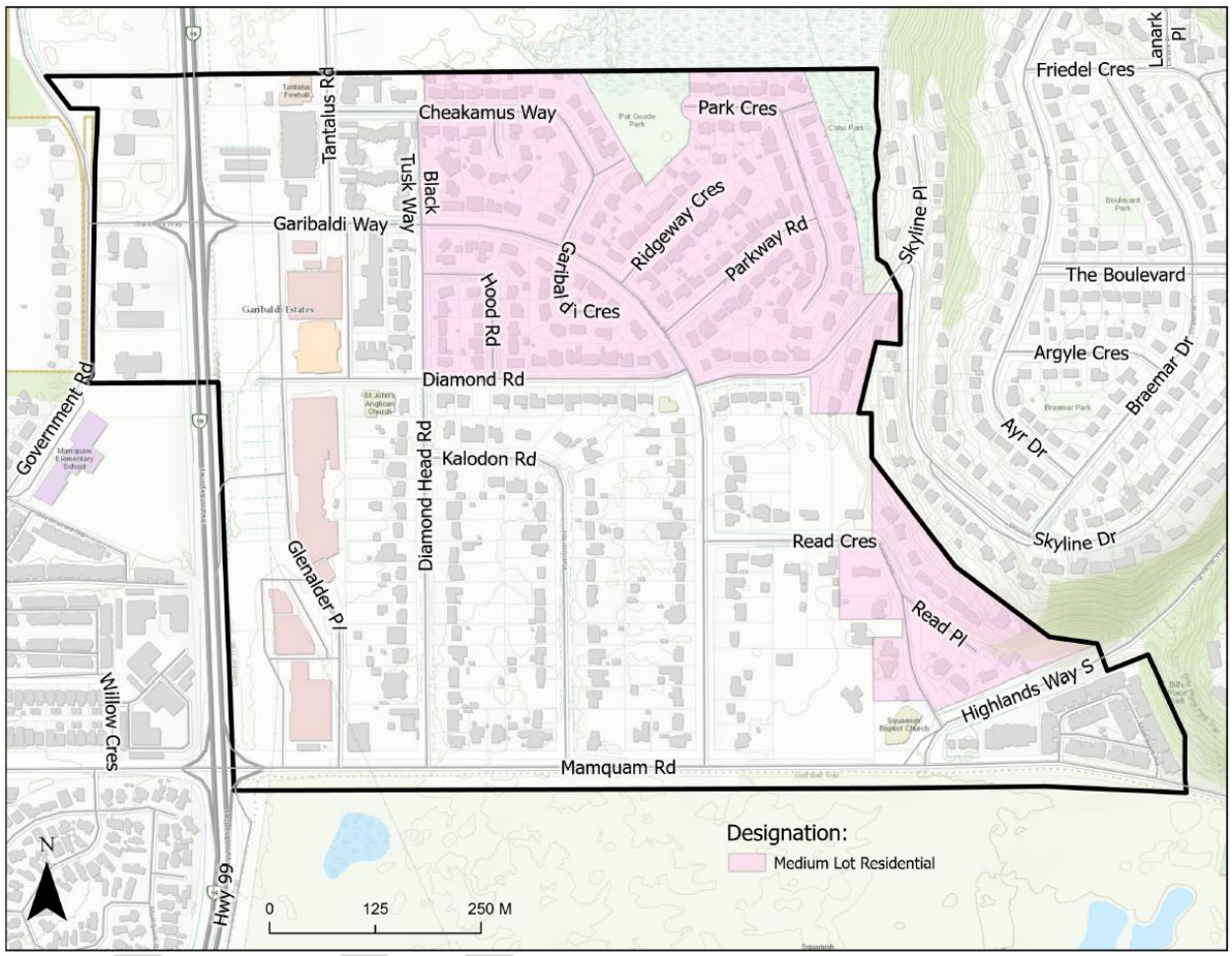
Commercial Core Policies

- On the west side of Highway 99, support commercial buildings with increased height, up to 6 stories, to ensure project viability, given the high flood construction level and small lot size.
- Redevelopment of commercial properties east of Highway 99 must incorporate site planning that establishes a safe pedestrian realm along the commercial frontage. Vehicular access and travel corridors should be directed away from the pedestrian realm to minimize exposure of pedestrians to vehicle traffic when moving to and from parking areas.
- Residential land uses are not supported within the Commercial Core area.
- Connect the Commercial Core area to residential areas to the east using mid-block connections and access to retail space from the east where possible.
- Rezoning applications within the Commercial Core area east of Highway 99 should integrate connections between the Corridor Trail and the retail frontages; and consider opportunities to establish a north-south cycling route through the development adjacent to the retail frontage that can connect with neighbouring commercial properties.
- For properties 2.0 hectare in size or larger within the Commercial Core area at the time this plan is adopted, rezoning applications to expand the gross floor area, floor area ratio, or height beyond what is permitted under existing zoning must address the following considerations in development design:
    - Ensure building design has a maximum north-south dimension of 65 m.
    - Should multiple buildings be proposed, site design must ensure buildings are separated by a minimum 35 metre from one another. This 35-metre separation is intended to function as a pedestrian realm plaza located at ground level for use by employees and customers of all ages and abilities, and to provide east-west connectivity through the built form for customers.
    - Provide direct access to an accessible washroom facility from the plaza.
    - Establish a significant landscaping buffer to provide visual screening separating the parking area from the plaza and commercial development.
    - Provide significant electric vehicle and e-bike charging stations close to the plaza.
    - Provide parking spaces for use by a car share operation close to the plaza.

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Medium Lot Residential

Area



Medium Lot Residential Land Use Designations

Intent

To support a range of small-scale multi-unit housing options, in an established residential neighbourhood within walkable distance to various neighbourhood services and amenities.

Supported Land Uses

- Single-unit dwelling
- Two-unit dwelling
- Multiple Dwelling Residential

Maximum Building Height

Use	Maximum Height
Single-unit Dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single family Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning

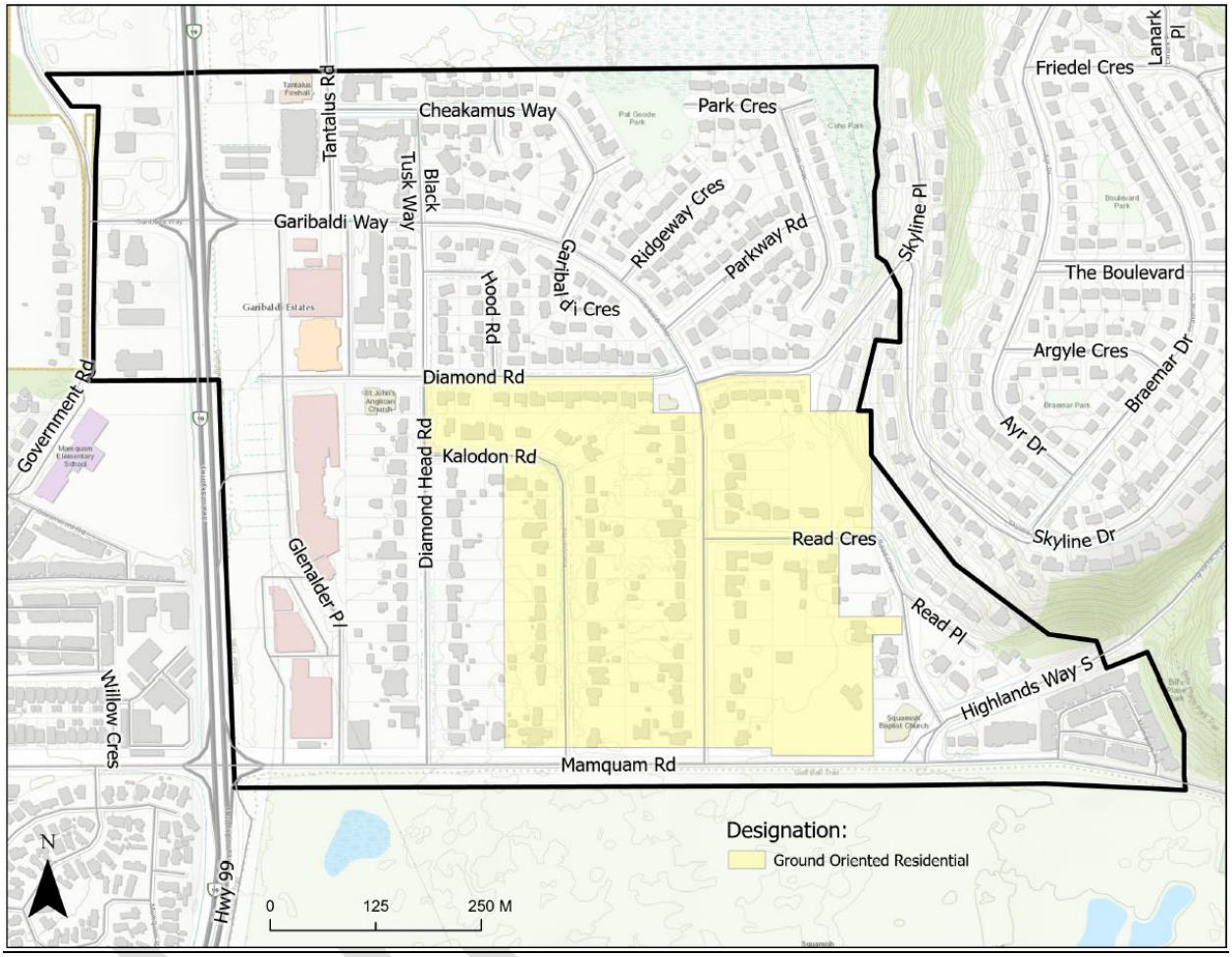
Medium Lot Residential Policies

- Support the delivery 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.

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Ground Oriented Residential

Area



Ground Oriented Residential Land Use Designations

Intent

To 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 services and amenities.

Supported Land Uses

- Single-unit dwelling
- Two-unit dwelling
- Multiple Dwelling Residential
- Townhouse on properties a minimum 0.3 hectare in size

Maximum Building Height

Use	Maximum Height
Single-unit dwelling Two-unit dwelling	Align with District of Squamish R-1 Zoning
Multiple Dwelling Residential Townhouse	3 Storeys

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single-unit dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning
Townhouse	0.6 - 0.8

Ground Oriented Residential Area Policies

- 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.
- Site planning and design for any proposed redevelopment of 2163 Mamquam Road (PID: 014698561) should support connection of the proposed Mamquam Greenway (see Parks and Public Open Space Section) to the active transportation network on Read Cres and Highlands Way S.

Townhouse Minimum Lot Size and Dimensions

- Ensure townhouse development properties are an appropriate size to enable efficient land use, maximize useable opens space, and minimize allocation of land to driveways. Townhouse developments are only supported on properties with the following characteristics:
    - A minimum lot size of 0.3 ha, and
    - A minimum frontage of 40 m.

Townhouse Density

- The maximum floor area ratio range is intended to reflect the difference between anticipated by-right density, and density that might be achievable through a rezoning process:
    - Following adoption of this plan, amend the Zoning Bylaw to permit mixed-use development at a floor area ratio of 0.6 by-right.
    - Applications for townhouse development at higher densities, up to a floor area ratio of 0.8, may be considered to support improved project viability. To be supported, projects should demonstrate at the rezoning stage strong alignment with the policies of this

neighbourhood plan, the OCP, and Zoning Bylaw requirements, including specific considerations for:

- Ground oriented residential area policies in this section.
- Open space requirements and policies, including tree canopy considerations.
- Access and transportation considerations.
- Flood construction level.
- Waste room regulations.

Townhouse Design

- Support up to 3.0 metre addition to the maximum height for principal buildings to enable:
  - rooftop access to a maximum of 12 m^2 gross floor area; and
  - trellises or shade sails.
- Align setbacks with those of the R-1 zoning, including a reduced font setback, to provide additional opportunity for common open space at the rear of properties.
- For townhouse units located adjacent to the street:
  - Building entries should be oriented with the long axis of the buildings facing the street, building entries are not supported to face the interior lot line;
  - pedestrian access should be provided from the sidewalk to front doors of each unit; and
  - front yards should be provided as private useable open space in the front setbacks.
- Townhouse unit design should locate garages and parking spaces in such a way to minimize visibility from the fronting public street.
- A minimum distance between buildings of 8.0 metre should be required to enable the provision of drive-aisles and walkways, or landscape strips.
- Provide landscaping strips at entrances and around drive aisles. Landscaping strips should be a minimum of 0.75 metre in width to facilitate healthy plant growth.
- Pedestrian walkways are encouraged in the following locations, particularly within developments on parcels over 0.45 hectare in size:
  - along strata roads;
  - in common useable open space within the development; and
  - connecting to adjacent sidewalks.
- Solid waste storage should not front the street and should be accessed by laneways where possible.
- The use of underground or semi-submerged parking is encouraged where feasible, to maximize contiguous open space adjacent to dwelling units.

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Potential Townhouse Design within the Ground Oriented Residential Area.

Townhouse Open Space

- For properties fronting Garibaldi Way and Kalodon Road, common useable open space in townhouses developments should be consolidated and directed to the rear of properties to maximize tree canopy within the neighbourhood. The tree canopy can be maximized through the preservation of existing mature trees, which are found at the rear of many properties, or by establishing contiguous areas between parcels that back on to one another where new trees can be planted. New trees should be fire resistant and should not be animal attractants.
- Encourage the connection of private useable open space located at grade to common useable open space, where possible.

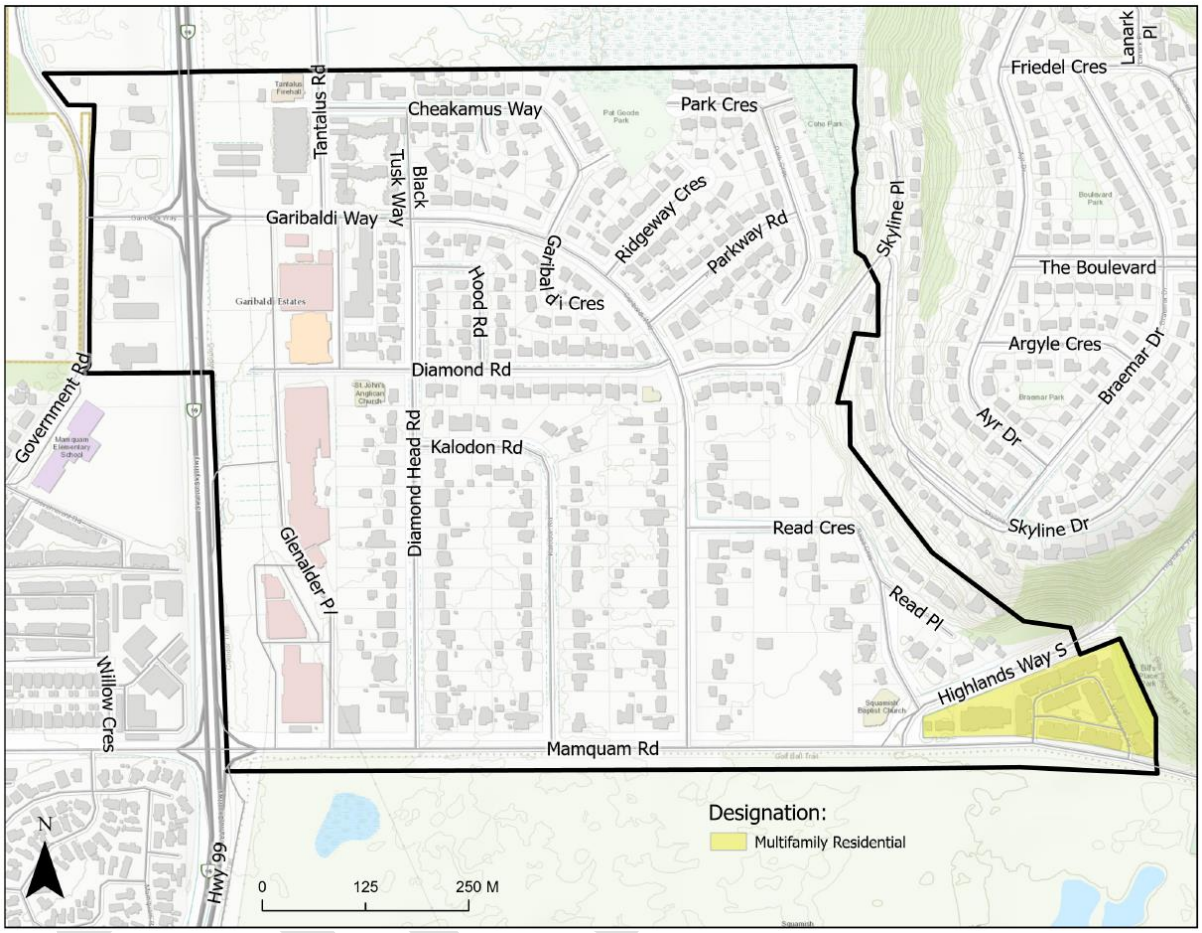
Townhouse Community Amenity Contributions

- Townhouse development projects are expected to provide Community Amenity Contributions (CACs) in line with targets included in the District of Squamish Community Amenity Contribution Policy. For developments on properties over 0.5 hectare in size, CAC contributions can be offset through dedication of 30% of land to agriculture/greenspace/park.

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Multifamily Residential

Area



Multifamily Residential Land Use Designations

Intent

To support a range of multifamily housing, including apartments and townhouses, which provide diverse housing options for Squamish residents.

Supported Land Uses

- Townhouse
- Apartment

On the two westernmost parcels (PID 030095492 and PID 030095506) the following land uses are supported:

- Single-unit dwellings
- Two-unit dwelling
- Multiple Dwelling Residential

Maximum Building Height

Use	Maximum Height
Single-unit dwelling Two-unit dwelling	Align with District of Squamish R-1 Zoning
Multiple Dwelling Residential Townhouse	3 Storeys
Apartment	15.0 m

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single family Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning
Townhouse Apartment	1.0

Multifamily Residential Policies

- Support the establishment of a diverse range of housing forms in alignment with Provincial guidance on small-scale multi-unit housing.

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Mixed-Use Residential A

Area

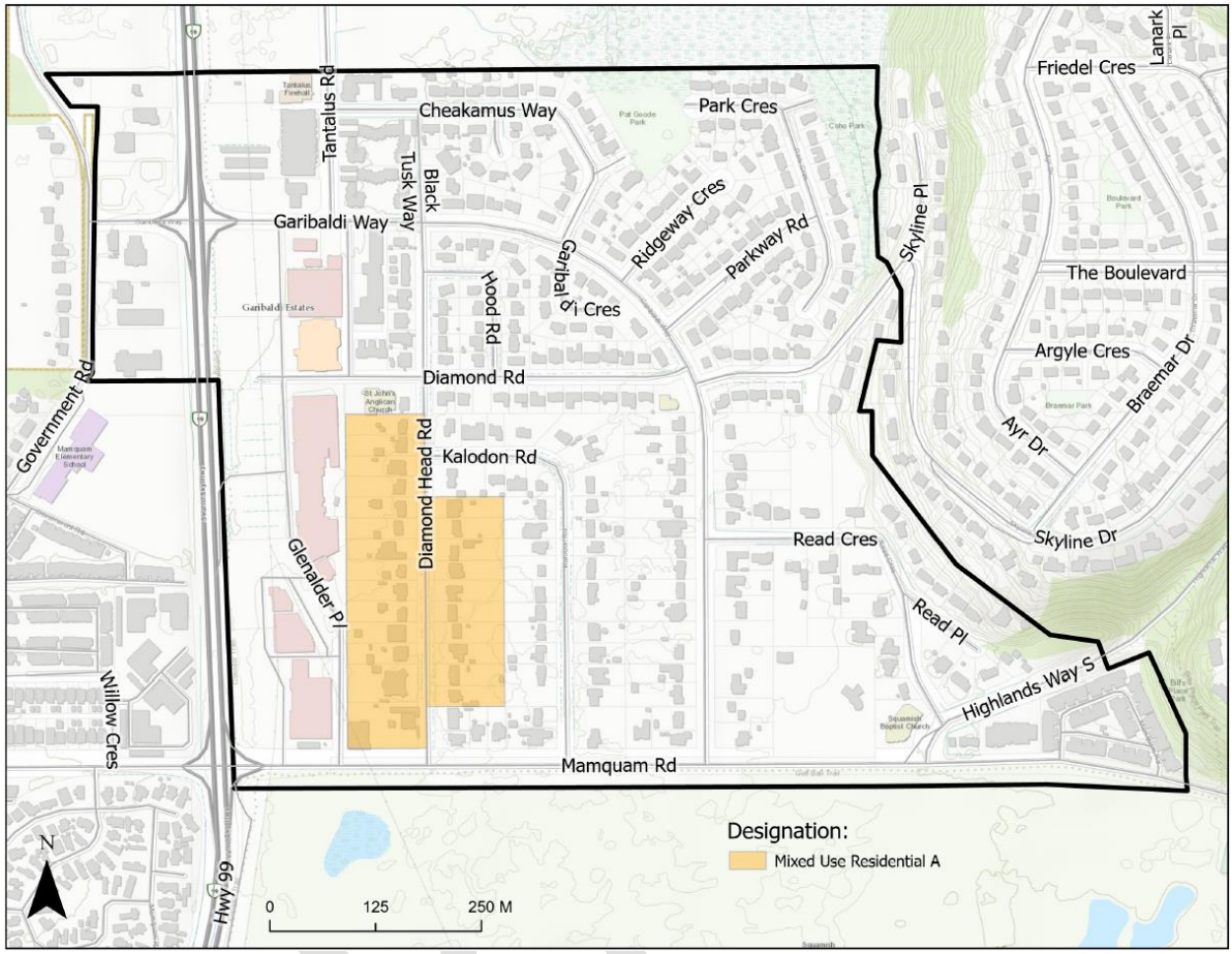
Backgrounder: Anticipated Frequent Transit Network Land Uses

As outlined in the Squamish Transit Future Action Plan 2022, service along Diamond Head Road with 15-minute frequency is a transit goal within the timeframe of this neighbourhood plan. Once at the level of frequent transit service, Provincial small-scale multi-unit legislation tabled in late 2023 will be applicable to the entire area within the Garibaldi Estates designated Mixed-Use Residential A. Under that provincial legislation, the establishment of any off-street parking requirements in relation to small-scale multi-unit residential uses for properties within the Mixed-Use Residential A area will not be permitted.

In addition, the Transit Future Action Plan anticipates a transit exchange within the vicinity of Garibaldi Village; at that time Provincial legislation pertaining to Transit-Oriented Areas, also tabled in late 2023, is expected to be applicable to a considerable proportion of the Diamond Head Road area. That legislation also prohibits local governments from establishing requirements for off-street residential parking other than for use by persons with disabilities.

Given Provincial legislation related to frequent transit networks and transit-oriented area, the timelines associated with the development process, and the vision for this area is to transition to mixed-use apartments with retail at the street level, consideration of alternative parking standards is appropriate. Parking requirements should reflect the anticipated transit network infrastructure guidance and supports transportation goals outlined in the OCP *that prioritizes walking, cycling and transit as a hierarchy of transportation modes. Along Diamond Head Road, minimum parking requirements should align with R-1 regulations until 15-minute transit service is established, at which time parking requirements should be removed, in alignment with Provincial requirements.*

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Mixed-Use Residential A Land Use Designations

Intent

To support mixed-use buildings on large properties along Diamond Head Road with apartments above vibrant retail uses that offer walkable services to the neighbourhood.

Supported Land Uses

- Mixed-use buildings with retail or institutional uses on the first storey, and residential apartments above

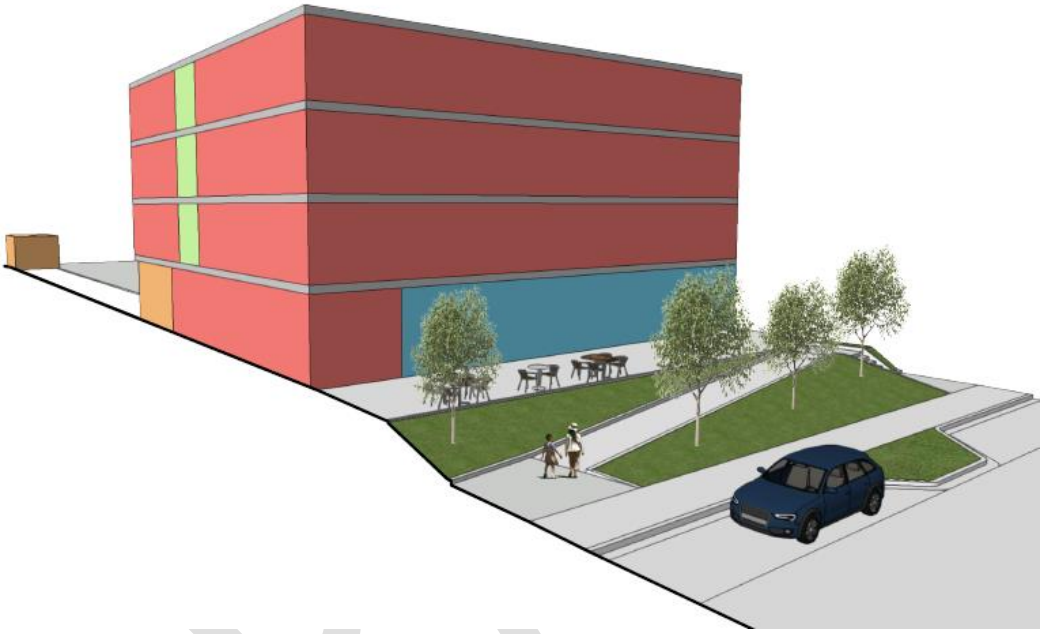
Target Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Mixed-Use Retail/Apartment	0.7 – 1.6

Maximum Building Height

Use	Maximum Height
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Mixed-Use Retail Apartment	4 Storeys

Mixed-Use Residential A Area Policies



Possible mixed-use frontage design along Diamond Head Road

Mixed-Use Density and Height

- The maximum floor area ratio range is intended to reflect the difference between anticipated by-right density, and density that might be achievable through a rezoning process:
    - Following adoption of this plan, amend the Zoning Bylaw to permit mixed-use development at a floor area ratio of 0.7 by-right. Consider the inclusion of a bonus for 100% rental housing projects to achieve 5 storey height and a 0.9 floor area ratio.
    - Applications for mixed-use development at higher densities, up to a floor area ratio of 1.6, may be considered to support improved project viability; however, higher densities may not be achievable. To be supported, projects should demonstrate strong alignment with the policies of this neighbourhood plan, the OCP, and the District of Squamish zoning bylaw requirements, including specific considerations for:
        - Mixed-Use Residential A area policies in this section.
        - Open space requirements.
        - Bike and vehicle parking requirements.
        - Driveway access.

- Flood construction level.
- Waste room guidelines.

Mixed- Use Pedestrian Realm

- Development south of Diamond Road, along the east side of Diamond Head Road, is intended to front Diamond Head Road. 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. The design of the interface between the retail frontage, pedestrian realm and street should be informed by flood construction level and hazard mitigation recommendations determined through a Mashiter Creek Hazard Assessment.

Mixed-Use Building Setbacks

- A front setback of 10 metre for mixed-use buildings along Diamond Head Road should be established in the District of Squamish Zoning Bylaw if 1 metre flood construction level above grade is a recommendation of the Mashiter Creek Hazard Assessment, in consideration of the following:
  - The provision of enough space to establish a sloped, landscaped area connecting from a sidewalk in the road right of way, up to the flood construction level, with stairs and a sloped accessible path leading from the street to the retail storefront, as needed to accommodate the overland flood hazard construction level.
  - Accommodation of a pad-mounted transformer for electrical service.
  - The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- A front setback of less than 10 metre for mixed-use buildings along Diamond Head Road may be considered if a Mashiter Creek Hazard Assessment recommends a flood construction level less than 1 metre above grade, in consideration of the following:
  - The front setback should be determined in consideration of the distance required to provide sloped accessible path leading from the street to the retail storefront, or an alternate approach to provide accessibility between the street and retail frontage.
  - The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- For buildings along the east side of Diamond Head Road, south of Diamond Road, a rear setback of 9.0 metre should be considered to accommodate the establishment of a 6.0 wide lane for parking and servicing access.
- Interior side lot line setbacks for mixed-use buildings along Diamond Head Road should be 0.0 metre to support a continuous pedestrian realm along retail frontage. A larger setback may be appropriate in limited locations where mid block connections are appropriate.

Mixed-Use Design

- Support up to 3.0 metre addition to the maximum height for principal buildings to enable:
  - Stairs and elevator providing rooftop access to common open space; and
  - trellises or shade sails.
- Solid waste collection should be within a dedicated waste room, preferably at the rear of the property, accessed through the rear laneway.

Mixed-Use Commercial Floor Area

- In mixed-use buildings along Diamond Head Road, 20% of gross floor area or more should be used for commercial employment space.

Mixed-Use Parking Requirements

- The Zoning Bylaw should be amended to establish or eliminate minimum parking requirements for the Mixed-Use Residential A that consider Provincial legislation related to frequent transit networks and to support increased common greenspace and stormwater management through infiltration.
    - Following adoption of the neighbourhood plan, specific minimum parking requirements for residential uses should reflect requirements of the R-1 zone.
    - Once frequent transit that meets Provincial criteria is established, parking requirements should be removed, in alignment with Provincial legislation.
- Consider permitting shared use of visitor and commercial parking spaces for mixed-use buildings along Diamond Head Road.

Mixed-Use Parking and Servicing Access

- Parking and solid waste collection for mixed-use buildings should be accessed from the rear of the properties using a north-south lane where possible.
- In tandem with the redevelopment process, establish north-south, 6 metre wide, public lanes along the rear lot line of properties utilizing a variety of land acquisition strategies to provide public access to the rear lot line.
- To provide additional access opportunities to the future north-south lanes, consolidation to form one or two properties with a minimum frontage of 45 metre is supported where dedication of a temporary public access easement is established between Diamond Head Road and the north-south lanes. Once the complete north-south lanes have been established, the access easements may be discharged and converted to a use such as useable open space, or converted to a mid-block active transportation connection, if agreed upon by the land owner and District of Squamish.
- Redevelopment of properties designated Mixed-Use Residential B along Mamquam Road and Kalodon Road is supported to establish the initial sections of a north-south lane. Incremental additions to the lane are encouraged though successive development on adjacent properties.

Overland Flow Hazard

- Prior to any development of mixed-use buildings along Diamond Head Road, a study should be conducted regarding the Mashiter Creek overland flow hazard to determine an appropriate flood construction level, and to identify an appropriate method to address the hazard while establishing a retail environment on the ground floor and a pedestrian realm adjacent to the retail area.
- Prior to any development of mixed-use buildings along Diamond Head Road, the District of Squamish Floodplain Bylaw should be updated based on the findings of the Mashiter Creek overland flow hazard study.

Backgrounder: Anticipated Frequent Transit Network Land Uses

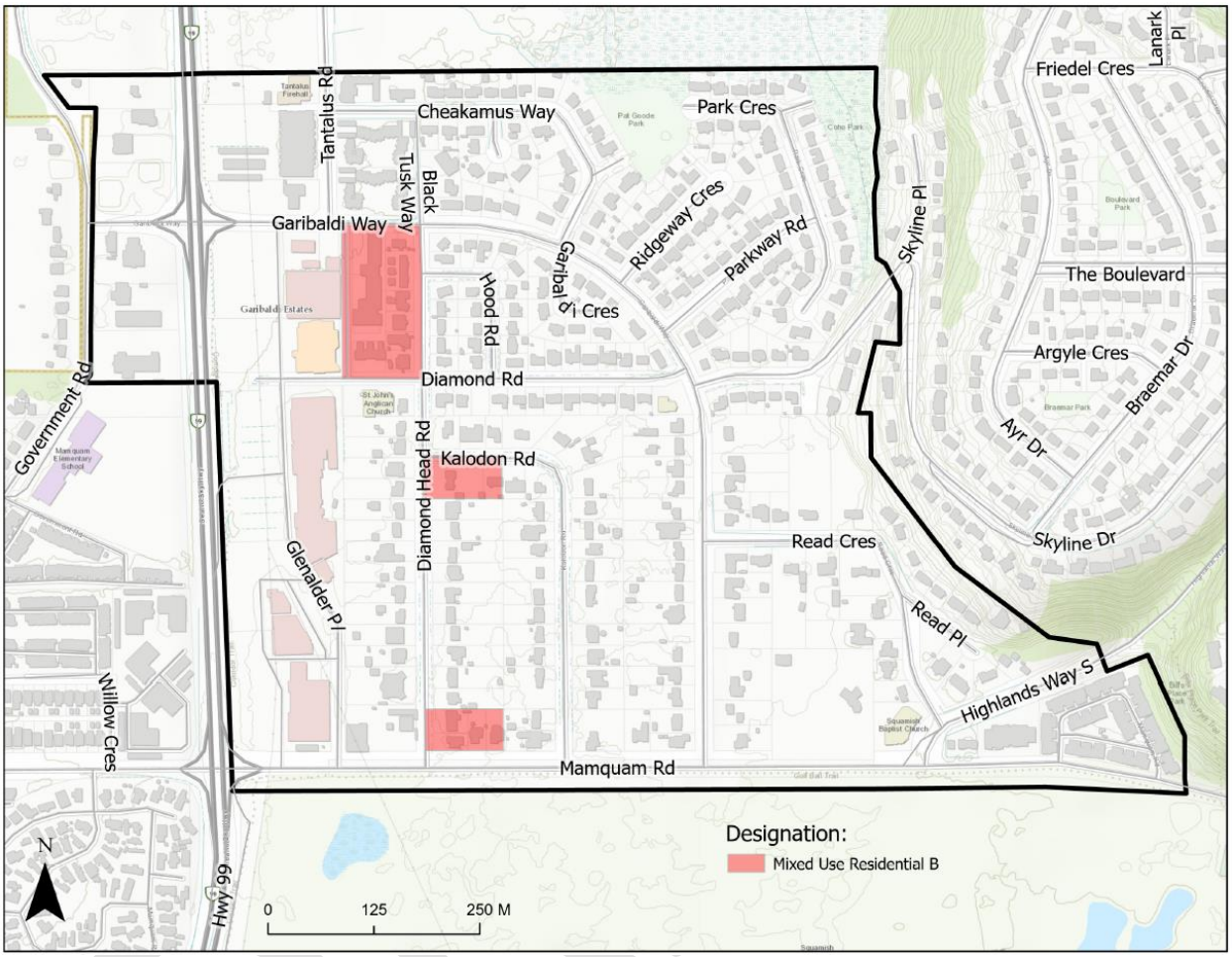
As outlined in the Squamish Transit Future Action Plan 2022, service along Diamond Head Road with 15-minute frequency is a transit goal within the timeframe of this neighbourhood plan. Once at the level of frequent transit service, Provincial small-scale multi-unit legislation tabled in late 2023 will be applicable to the entire area within the Garibaldi Estates designated Mixed-Use Residential A. Under that provincial legislation, the establishment of any off-street parking requirements in relation to small-scale multi-unit residential uses for properties within the Mixed-Use Residential A area will not be permitted.

In addition, the Transit Future Action Plan anticipates a transit exchange within the vicinity of Garibaldi Village; at that time Provincial legislation pertaining to Transit-Oriented Areas, also tabled in late 2023, is expected to be applicable to a considerable proportion of the Diamond Head Road area. That legislation also prohibits local governments from establishing requirements for off-street residential parking other than for use by persons with disabilities.

Given Provincial legislation related to frequent transit networks and transit-oriented area, the timelines associated with the development process, and the vision for this area is to transition to mixed-use apartments with retail at the street level, consideration of alternative parking standards is appropriate. Parking requirements should reflect the anticipated transit network infrastructure guidance and supports transportation goals outlined in the OCP *that prioritizes walking, cycling and transit as a hierarchy of transportation modes. Along Diamond Head Road, minimum parking requirements should align with R-1 regulations until 15-minute transit service is established, at which time parking requirements should be removed, in alignment with Provincial requirements.*

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Mixed-Use Residential B



Mixed-Use Residential B Land Use Designations

Intent

To support housing diversity in mixed-use buildings and apartments on smaller properties near Diamond Head Road with apartments above vibrant retail uses that offer walkable services to the neighbourhood.

To recognize the challenges for mixed-use development on smaller parcels and parcels which may benefit from consolidation, and to encourage redevelopment of parcels that could support important transportation connections in the Diamond Head Road area.

Supported Land Uses

- Mixed-Use building with retail or institutional uses on the first storey, and residential apartments above.
- Residential apartments on the following parcels:
    - PID 007-161-182 (40261 KALODON RD)
    - PID 007-191-987 (1959 MAMQUAM RD)

  - PID 007-191-979 (1949 MAMQUAM RD) if consolidated with PID 007-191-987 (1959 MAMQUAM RD)
- Two-unit dwelling and Multiple Dwelling Residential along Diamond Head Road north of Diamond Road.

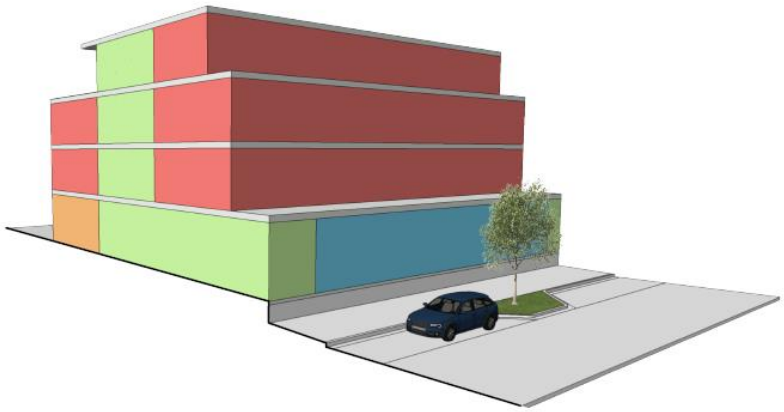
Maximum Building Height

Use	Maximum Height
Single-unit dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning
Mixed-Use Retail Apartment	4 Storeys

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single-unit dwelling Two-unit dwelling Multiple Dwelling Residential	Align with District of Squamish R-1 Zoning
Mixed-Use Retail/Apartment	1.3 – 1.6
Apartment	1.3 – 1.6

Mixed-Use Residential B Policies



Possible mixed-use design fronting Diamond Head Road north of Diamond Road

Mixed-Use and Apartment Density

- The maximum floor area ratio range is intended to reflect the difference between anticipated by-right density, and density that may be achievable through a rezoning process:

- Preliminary analysis has identified potential site designs that align with policies in this plan at the lower identified density. The District of Squamish should amend the Zoning Bylaw to allow mixed-use development at a floor area ratio of 1.3 by-right.
- Applications for mixed-use or apartment development at higher densities, up to a floor area ratio of 1.6, may be considered to support improved project viability. To be supported, projects should demonstrate strong alignment with the policies of this neighbourhood plan, the Official Community Plan, and the District of Squamish zoning bylaw requirements, including considerations for:
  - Mixed-Use Residential A area policies in this section.
  - Open space.
  - Bike parking.
  - Driveway access.
  - Flood Construction Level.
  - Waste rooms.

Pedestrian Realm

- Development south of Diamond Road along the east side of Diamond Head Road is intended to front Diamond Head Road. 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. The design of the interface between the retail frontage, pedestrian realm and street should be informed by flood construction level and hazard mitigation recommendations determined through a Mashiter Creek Hazard Assessment.

Commercial Floor Area

- In mixed-use buildings along Diamond Head Road, a minimum of 20% of gross floor area should be used for commercial employment space.

Setbacks for Mixed-Use Buildings

- If a 1 metre flood construction level above grade is a recommendation of a Mashiter Creek Hazard Assessment, a front setback of up to 10 metres for mixed-use buildings along Diamond Head Road should be established in the District of Squamish Zoning Bylaw in consideration of the following:
  - The provision of enough space to establish a sloped, landscaped area connecting from a sidewalk in the road right of way, up to the flood construction level, with stairs and a sloped accessible path leading from the street to the retail storefront, as needed to accommodate the overland flood hazard flood construction level.
  - Accommodation of a pad-mounted transformer for electrical service.
  - The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- For mixed-use buildings along Diamond Head Road south of Diamond Road, a front setback of less than 10 metre may be considered if a Mashiter Creek Hazard Assessment recommends a flood construction level of 1 metre in consideration of the following:
  - The front setback should be determined in consideration of the distance required to provide sloped accessible path leading from the street to the retail storefront, or an alternate approach to provide accessibility between the street and retail frontage.

    - The creation of an activated pedestrian streetscape adjacent to the retail storefront.
- For buildings along the east side of Diamond Head Road, south of Diamond Road, a rear setback of 9.0 metre should be considered to accommodate the establishment of a 6.0 wide lane for parking and servicing access.
- For mixed-use buildings along Tantalus Road and Diamond Head Road north of Diamond Road, front setbacks should accommodate outdoor uses associated with retail frontage, such as patio seating.
- Interior side lot line setbacks for mixed-use buildings along Diamond Head Road and Tantalus Road should be 0.0 metre to support a continuous pedestrian realm along retail frontage.

Design

- Support up to 3.0 metre addition to the maximum height for principal buildings to enable features such as:
    - Stairs and elevator providing rooftop access to common open space; and
    - trellises or shade sails.
- Solid waste collection should be within a dedicated waste room, preferably at the rear of the property, accessed through the rear laneway.
- Innovative solutions should be encouraged to provide social spaces across multiple levels through building mass, variation, and integration to meet common useable open space requirements.

Parking Requirements

- The Zoning Bylaw should be amended to establish or eliminate minimum parking requirements for the Mixed-Use Residential B that consider Provincial legislation related to frequent transit networks and to support increased common greenspace and stormwater management through infiltration.
    - Following adoption of the neighbourhood plan, specific minimum parking requirements for residential uses should reflect requirements of the R-1 zone or the general zoning regulations/practice applicable across the community.
    - Once frequent transit that meets Provincial criteria is established, parking requirements should be removed, in alignment with Provincial legislation.
- Permit shared use of visitor and commercial parking spaces for mixed-use buildings along Diamond Head Road.

Parking and Servicing Access

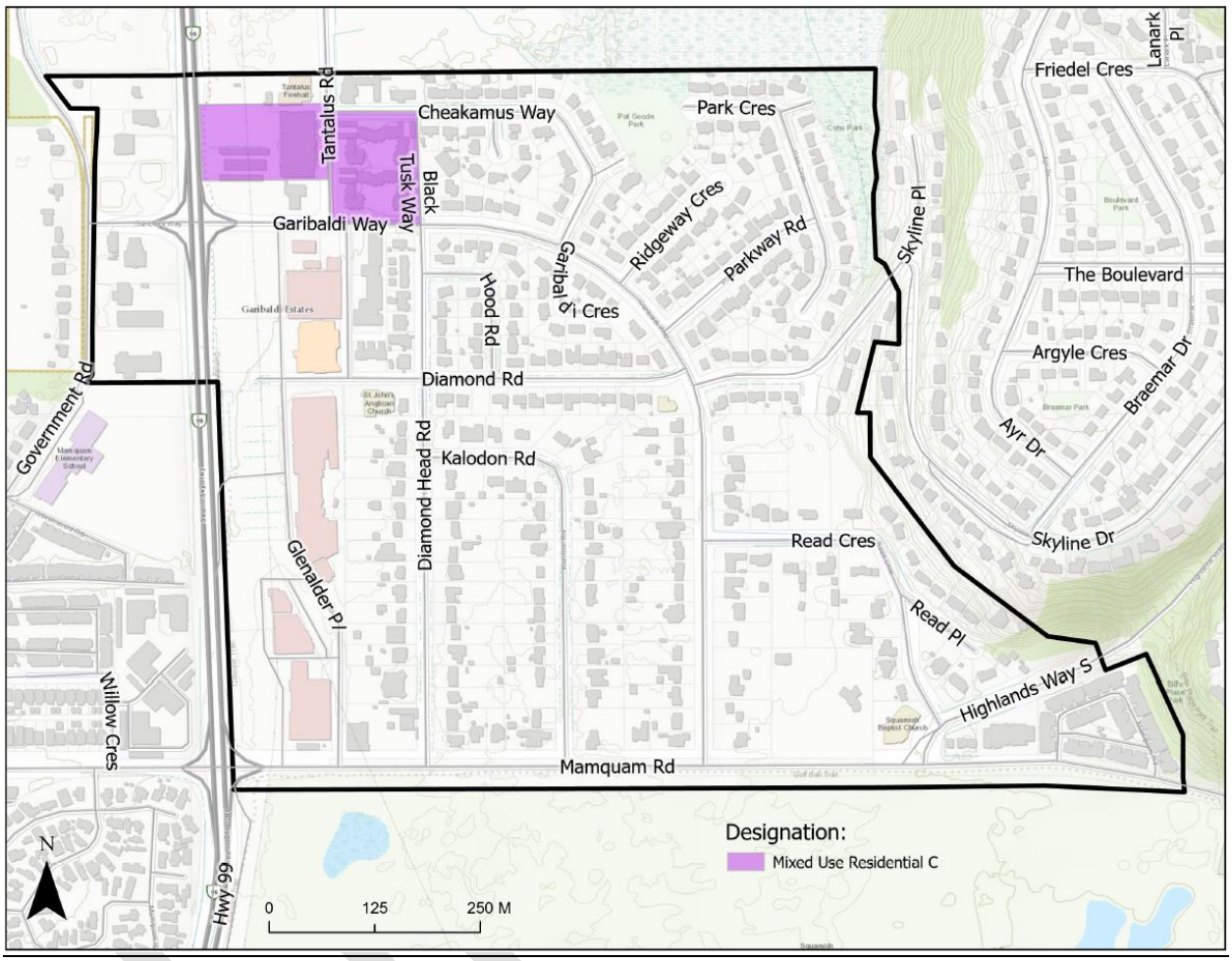
- For properties north of Diamond Road and West Diamond Head Road, where possible, access to parking and solid waste facilities for mixed-use buildings and apartments should be from the established rear lane to support the development of a continuous pedestrian realm along retail frontages.
- For properties east of Diamond Head Road and south of Diamond Road:
    - Development applications should support the establishment of a public access lane connecting Kalodon Road at the north end and Mamquam Road at the south end, utilizing a variety of land acquisition strategies by the District of Squamish.

- Where possible, parking, and solid waste collection for mixed-use or apartment building should be accessed from the public access lane on the eastern side.
- Consolidation of properties along Mamquam Road are encouraged to support practical access points from a public access lane.
- Consider supporting an increase in height and density to enable viable development projects where consolidation of multiple lots is beneficial to establishment of a public access lane and achieving the intended development pattern with mixed-use buildings and a pedestrian realm along Diamond Head Road.
- Residential development without a mixed-use retail component is supported for the following three specific properties to increase project viability and facilitate the establishment of a public access lane connecting Kalodon Road at the north end and Mamquam Road at the south end:
    - PID 007-161-182 (40261 KALODON RD)
    - PID 007-191-987 (1959 MAMQUAM RD)
    - PID 007-191-979 (1949 MAMQUAM RD) 1834 if consolidated with PID 007-191-987 (1959 MAMQUAM RD)

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Mixed-Use Residential C

Area



Mixed-Use Residential C Land Use Designations

Intent

To support housing diversity within the Garibaldi Estates, including mixed-use apartments and rental tenure units, in combination with retail space that offers walkable services to the neighbourhood.

Supported Land Uses

- Mixed-use buildings with retail commercial on the first storey, and residential apartments above.

Maximum Building Height

Use	Maximum Height
Mixed-Use Retail Apartment	5 Storeys

Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Mixed-Use Retail/Apartment	2.0

Mixed-Use Residential C Policies

- Development applications should support improvements to exiting transportation infrastructure including the intersection at Garibaldi Way and Tantalus Road.
- Development applications along Tantalus Road and Mamquam Road should include pedestrian oriented retail development at the ground level that supports a vibrant public realm and activated street frontage.
- In mixed-use buildings, a minimum of 20% of gross floor area should be used for commercial employment space.
- The provision and integration of childcare space is strongly encouraged.
- The use of underground or semi-submerged parking is encouraged where feasible, to maximize contiguous open space

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POLICIES

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Housing



Diverse Housing Proposed on Garibaldi Way — Long term vision

Background

Residential areas in the Garibaldi Estates are close to a diverse range of services, amenities, parks, greenspace, and transportation opportunities. These characteristics make the neighbourhood a desirable place to live and provide an important opportunity within the District of Squamish to support missing middle housing forms. The Garibaldi Estates Neighborhood Planning Process is intended to consider this opportunity.

In November 2023, part way through the Garibaldi Estates Planning Process, the Province of British Columbia announced changes to the Local Government Act as part of the Homes for People Plan. These changes are intended to support housing diversity within municipalities. These changes include mandatory zoning for small-scale multi-unit housing and reduced parking requirements for properties within specific distances of transit stops on frequent transit networks.

Residential policies within this plan have been drafted to address the results of the Garibaldi Estates planning process, as well as new Provincial requirements under the Homes for People Plan.

Garibaldi Estates Dwelling Unit Projections

To understand infill growth potential within the Garibaldi Estates under the land use designations included within this plan, the existing land uses were compared to a theoretical potential, as well as a high and low growth land use scenario for the year 2044.

The Existing scenario reflects current land uses. In 2024, the total number of existing dwelling units within the Garibaldi Estates is 546 dwellings, with single unit dwellings forming the largest proportion, followed by apartments and then townhouses.

Scenario	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total Dwelling Units
Existing	301	16	63	166	**546**
Plan Maximum	0	985	644	1168	**2797**
2044 High	206	200	358	756	**1520**
2044 Low	269	68	163	367	**867**

2024 Existing and Projected Dwelling Units in the Garibaldi Estates

The Plan Maximum scenario reflects an assumption that every property in the Garibaldi Estates Neighbourhood transitions to the maximum density option supported within the plan. This scenario would result in approximately 2,800 total homes with apartments making up the largest proportion, followed by multiple dwelling residential and townhouses. However, given the magnitude of change the scenario reflects, this scenario does not represent a possible future reality.

A more nuanced scenario for the year 2044 is represented in the 2044 High scenario. This scenario represents a high growth estimate over the coming decades based on past trends and expectations. This 2044 High scenario would result in 1,520 total dwelling units by 2044, with apartments making up the largest proportion, followed by townhouses and then a roughly equal split between single unit dwellings and multiple dwelling residential units. Approximately 80 existing single unit dwelling would be replaced with new housing forms, resulting in a total of approximately 1,000 new dwelling units to the neighbourhood.

The 2044 Low scenario has been calibrated against the expected growth rate for the community and the total development potential. In this scenario, approximately 320 new dwelling units could be expected to be completed in the Garibaldi Estates by 2044 for a total of 867 dwelling units. In this scenario apartments make up the largest proportion of dwelling units, followed by single unit dwellings, then townhouses and finally multiple dwelling residential units. Approximately 30 existing single unit dwelling would be replaced with new housing forms, resulting in a total of approximately 320 new dwelling units to the neighbourhood.

It is important to note that housing projections in the 2044 Low Scenario are significantly below the 2023 District of Squamish Housing Needs Report, which projected that, under a high growth scenario, 6,840 new homes are needed by 2031.

The most likely outcome is that the total number of residential units in the Garibaldi Estates in 2044 will be somewhere between the 2044 Low scenario at 867 dwelling units and the 2044 High scenario at 1,520 units. The true rate of growth will depend on a broad range of economic, demographic, and political trends which are challenging to accurately predict.

The scenarios depicted above are dependent on numerous assumptions, which are outlined in Appendix A.

Objectives

- To support a diverse mix of housing options in the Garibaldi Estates that meet the needs of current and future residents.
- To support the establishment of a cohousing development within the Garibaldi Estates.

Policies

Diverse Housing

- Encourage and support a mix of unit sizes, housing types, and tenure across the neighbourhood, including apartments, townhouses, multiple dwelling residential, secondary suites and accessory dwelling units, two-unit dwellings and single-unit dwellings.
- Support senior housing facilities within proximity of services and amenities.

Affordable Housing

- Support non-market housing throughout the neighbourhood on all properties where residential land uses are permitted.
- Support increases to height and density beyond policies outlined in the land use designations for development projects aligned with the following critical housing priorities:
    - 100% secured market rental housing;
    - 100% non-market co-op housing (member owned and controlled residential development);
    - housing developed by or in partnership with the Squamish Nation.
- For redevelopment of exiting purpose-built rental buildings, support additional height and density, beyond policies outlined in the Garibaldi Estates Neighborhood Plan land use designations, provided the proposed development includes dedicated rental units in alignment with the Perpetually Affordable Housing Policy or comparable District of Squamish policy. The number and size of proposed rental dwelling units should meet or exceed the number and size of existing rental dwelling units.
- Affordable housing projects owned by a government agency or non-profit organization are not subject to a maximum building height or gross floor area restrictions, in alignment with the District of Squamish Zoning Bylaw.
- Encourage the development of affordable housing projects on land designated Institutional within the Garibaldi Estates.

Parking Requirements

- For townhouses developments utilizing tandem parking, consider locating one of the required parking spaces in an unenclosed carport to maximize the use of the space for parking.
- Enclosed parking spaces in townhouse developments may include garage entrances and sizes that are suitable for large vehicles frequently owned by Squamish residents.

Cohousing Developments

Backgrounder: Cohousing

Cohousing typically refers to multifamily developments such as townhouses or apartments, with the following characteristics:

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- *Cohousing is neither a specific ownership structure, nor tenure. Generally, cohousing is stratified, though some communities use the co-op structure.*
- *Future residents are integral to the planning and development process.*
- *Cohousing projects can support intergenerational housing through the inclusion of accessible ground-oriented units in combination with larger, family-oriented units.*
- *Cohousing developments can include affordable housing units rented at below market rates.*
- *Cohousing units are typically structured to face inwards towards a central shared space.*
- *Increased common areas in cohousing developments allow homes will smaller private spaces.*
- *Cohousing developments sizes are ideally between 25-35 units.*

- Cohousing is encouraged to:
    - Support the creation of an intentional, collaborative community of private homes clustered around shared space.
    - Address alienation found in modern housing developments where few people know their neighbours and there is little sense of community.
    - Support the combination of autonomous compact self-contained private dwellings with the benefits of shared, spacious community amenities within individual residential developments.
- To qualify for the cohousing zoning exceptions, development projects should have the following cohousing characteristics:
    - Indoor amenity space that that supports spontaneous connections and may include meeting spaces and nooks with seating, gathering spaces, community workshops, guest bedrooms, and children's playrooms. Consider a target of 7% of the project gross floor area for indoor amenity space.
    - A communal kitchen and dinning area equipped with facilities for heating food and baking. Consider a target of accommodating 65% of projected residents. Commercial grade cooking facilities are not required.
    - Common useable open space with amenities that facilitate spontaneous connection such as garden allotments, children's play areas, gathering spaces, or central pedestrian common area.
- Projects that meet the identified cohousing characteristics may be eligible for the following cohousing zoning exceptions:
    - Exemption from, or reduction of, the standard employment space requirements in the Mixed-Use Residential A area.
    - Exemption of indoor amenity space beyond requirements in the District of Squamish Zoning Bylaw from gross floor area calculations.
    - Increased by-right maximum floor area ratio of up to 0.8, rather than 0.7 as identified in the Multi Family Residential A area.

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Parks and Public Open Space

Background

Parks and open space are an essential part of the Garibaldi Estates Neighborhood. These assets allow residents to access nature, participate in recreation opportunities, and outdoor gatherings.

As the Garibaldi Estates neighbourhood grows and accommodates more residents, it is important to ensure residents are well served by parks and open spaces. These amenities should be accessible to all residents and provide options for recreation and play within the community.

Engagement activities for the Garibaldi Estates Neighbourhood Planning Process highlighted that residents would like access to a range of public open space options. Examples of these amenities include more park space, communal outdoor space such as pocket parks, additional benches and seating area, covered spaces that can be used year-round, elements that appeal to a range of ages, including structures geared to older kids, a dog park, activated places for more mature residents, facilities and spaces designed for teens, public washrooms at parks and trailheads, and public art.

Objectives

- To ensure sufficient and well-located park space that provides active and passive recreational opportunities to meet the diverse needs of the neighbourhood.
- To create a vibrant, resilient, and healthy neighbourhood with unique public spaces that support public gathering and connection.

Policies

New Neighbourhood Park

- Establish a new Neighbourhood Park in the Garibaldi Estates Neighbourhood, in alignment with the 2012 District of Squamish Parks and Recreation Master Plan (PRMP), which identifies the neighbourhood location as a Potential Underserved Area.
- The new neighbourhood park should be of sufficient size. Consider the PRMP'S Park Acquisition Guidelines.
- The new neighbourhood park should meet active and passive recreation needs of the neighbourhood. It should include a playground (with high play value equipment to meet needs of 0-5 years and 5-12 years), multi-use sports court(s), public washroom, open grass area for playing sports, paths, seating, area for teens to be social, planting beds, trees and site furnishings (e.g. waste receptacles, lights, bike racks, benches).
- The creation of a new municipal park will depend on factors such as available land parcels, development opportunities and funding options. Some options that can be used to establish a new park could include:
    - Acquisition of a portion of a property under consideration for development as part of a rezoning process. Consider a variance to common useable open space requirements, for larger developments that consolidate properties and offer land for a Neighbourhood Park as part of a community amenity contribution.
    - Purchase of property funded in part by development cost charges or amenity cost charges.

  - Utilization of existing municipal land.
- The design of new neighbourhood parks should include thoughtfully designed gathering spaces and sports/play areas.

Public Open Space

- Develop high-quality public open space throughout the Garibaldi Estates. Public open space can be located in parks, on District of Squamish-owned land, along multi-modal paths, on boulevards, within front setbacks, on or near trails, and incorporate existing natural areas and existing trees.
- Public open spaces to be considered include the following:
  - Pocket parks, sidewalk extension that provides more space and amenities for people using the street, and corner plazas.
  - Public park spaces created through multi-family developments.
  - Areas with multiple seating options in a variety of locations including sheltered/shaded areas, commercial patios with public use Rights-of-Way, and transit stops.
  - Landscaping, planters, and murals.
  - Community gardens.
  - Public washroom.
  - All-weather covered spaces.
  - Bike shelters.
  - Public art (pedestrian infrastructure, lit gathering spaces, indigenous works).

Enhance Amenities at Existing Parks

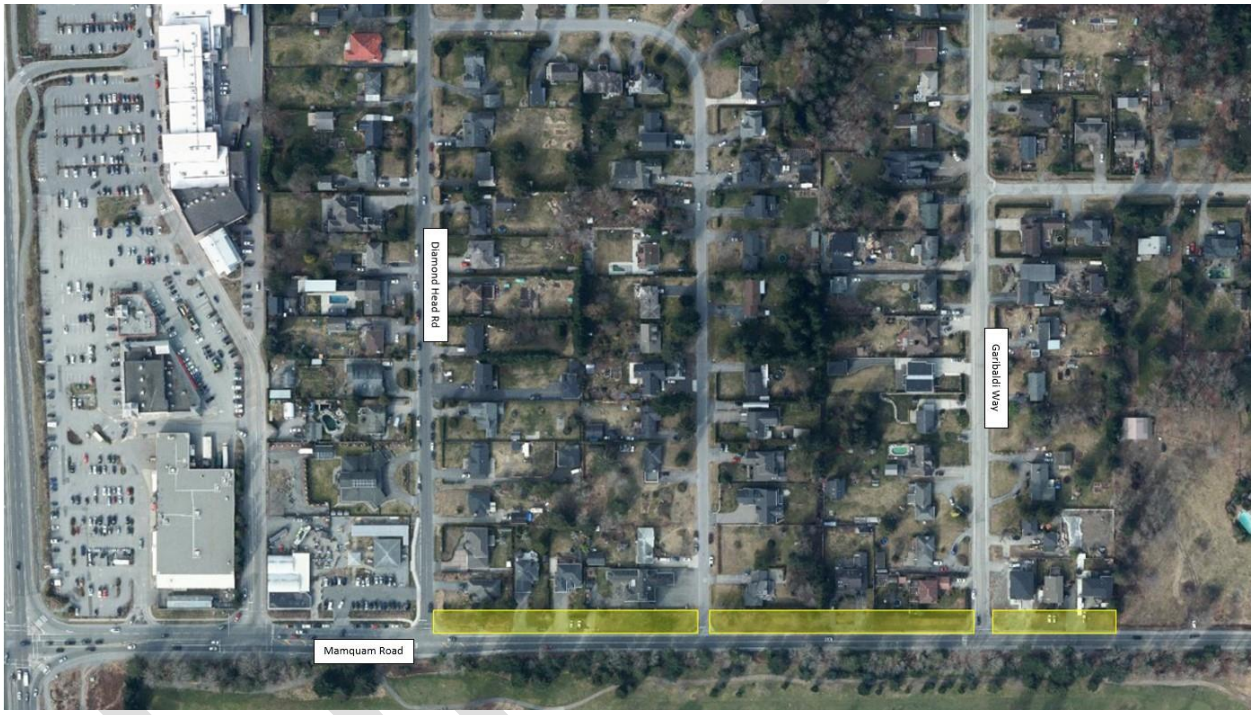
- Incorporate high quality, high play value, low maintenance, CSA standard play structures that fit Squamish aesthetic to existing child play areas.
- Install accessible, covered seating in parks to encourage gathering and year-round use.
- Incorporate “foyer” style entrances at gate of parks for gathering and opportunity for information about the space or activation opportunities.
- Ensure active transportation infrastructure along road access to District parks.
- Provide end of trip bike facilities in parks such as covered bike racks.
- Incorporate way finding to Coho Park along access roads.
- 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 (i.e. pump track, features that facilitate youth hanging out, etc.).
  - Elements for mature residents such as a fitness circuit, chess tables or picnic areas.
  - Improved public parking.

Mamquam Greenway

- Develop District of Squamish owned land along the north side of Mamquam Road as a greenway incorporating a variety of public amenities such as:
  - Clearly marked, separated bike lanes, pedestrian routes and/or multi use paths with safe road crossings and linkages.
  - Food gardens.

- Green infrastructure.
- Shade trees with accessible benches & seating including covered seating.
- Small plazas and pocket parks.
- Covered public kiosks.
- Public art.
- Portable washrooms and waste receptacles.
- Colourful crosswalks.
- Pedestrian and bike-level lighting.

- Consider bioswales along Mamquam road to reduce flooding while activating the area, particularly surrounding active transportation infrastructure.



District Land along Mamquam Road Identified in Yellow

Commercial Core Area

- Consider opportunities to enhance and activate outdoor amenity spaces within the public realm through redevelopment activities, or on District land, using the following approaches:
  - Through redevelopment, require public open space of sufficient size to meet the needs of the public to gather, have space for children to play, and to include trees and plantings. It can be strata-maintained but must be publicly accessible with public Rights-of-Way.
  - Design open spaces to be animated, 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 (small area with a 'Neighbourhood Nook' covered space, table and bench).
  - 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.
  - Consider establishing a food truck plaza in larger parking spaces or open space, near active commercial areas. A food truck plaza should include lighting and sufficient trees and plantings to make it a pleasant and enjoyable space with shade.

Ground Oriented Residential Area

- Support the installation of murals on electrical boxes along pathways.
- Create public street corners with dedicated public space and the addition of landscaping and benches to street corners design, particularly in proximity to Mamquam road where pedestrian traffic may be higher.
- Create the following placemaking opportunities during the design of townhouse developments:
  - Pocket parks and small activation features such as accessible seating areas with natural placemaking features, and community gathering spaces.
  - Larger community gathering spaces, where feasible, in larger scale development projects.
- Encourage vibrant streetscape activation with smaller projects such as:
  - Traffic circle or boulevard gardens where street design permits.
  - Seating at wider street corners with adequate lighting.
  - “Local libraries”.
  - Art installations.
  - Community gardens.
- Increase boulevard width on streetscapes to improve tree canopy and enhance natural streetscape opportunities.

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Transportation & Connectivity

Background

The Squamish Official Community Plan, Active Transportation Plan, Community Climate Action Plan, and other District policies strongly support well connected, walkable neighbourhoods and actively shifting away from dependency on car travel. This theme is expected to be reflected in the Transportation Master Plan, currently being developed. Three main active transportation routes connect the Garibaldi Estates to other neighbourhoods. These include bike routes leading to the Garibaldi Highlands via Garibaldi Way/Skyline Drive and Mamquam Road/South Highlands Way, and the north-south Corridor Trail adjacent to Highway 99. Most of the roads in the neighbourhood are built with ditches rather than sidewalks and will require upgrades to establish sidewalk pedestrian connections.

Objectives

- To encourage active transportation as a primary transportation mode in the neighbourhood.
- To promote a well-connected neighbourhood by establishing formal walking and cycling routes that meet accessibility needs within the neighbourhood and to areas beyond.
- To support the development of a convenient and efficient transit system.
- To support the establishment of mid-block connections to improve pedestrian and cycling connectivity.
- To incorporate active transportation as part of road upgrades.
- To anticipate and support upgrades to road infrastructure that accommodate growth expected in the neighbourhood over time.

Policies

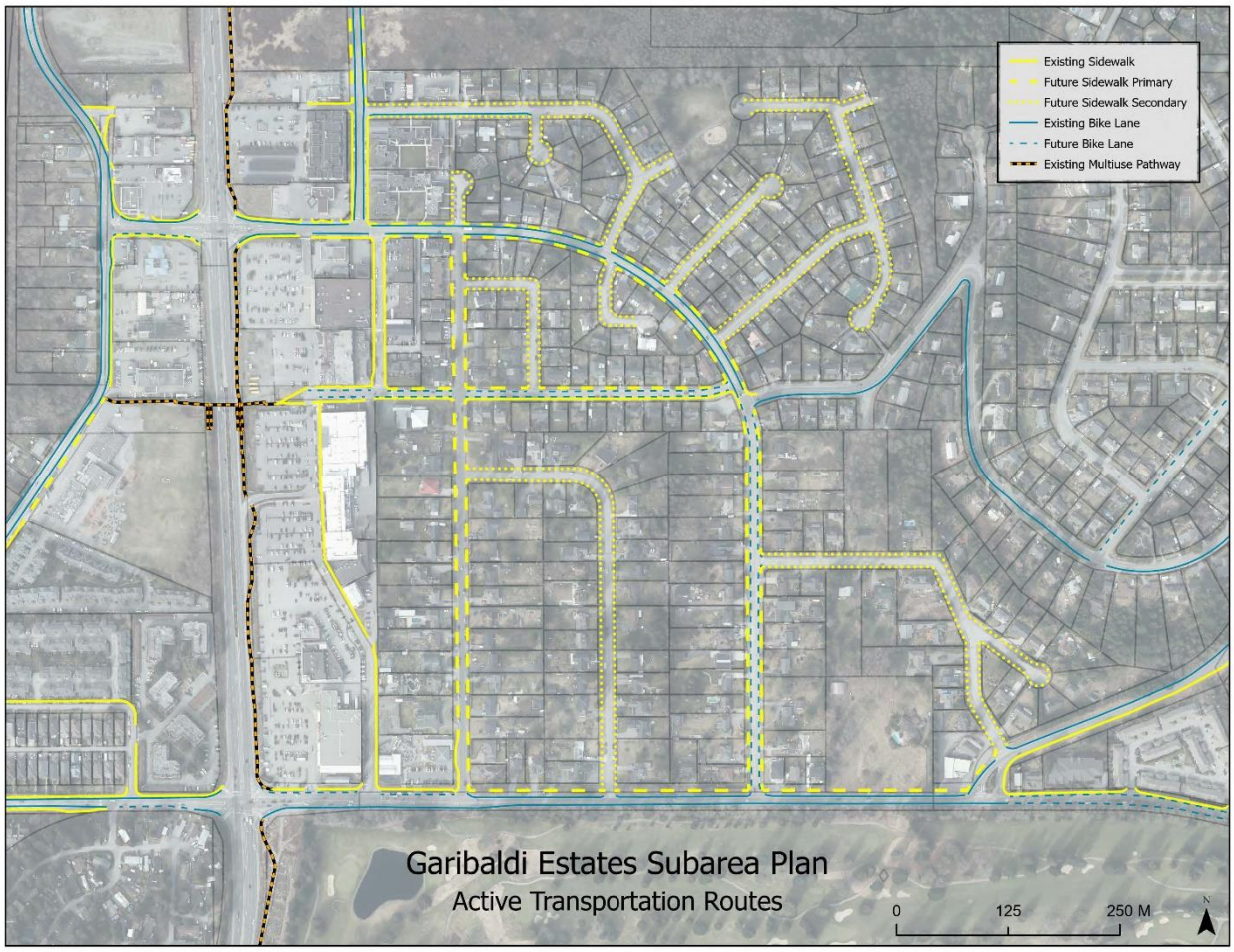
Street Design

- Following completion of the District of Squamish Transportation Master Plan, identify appropriate and functional designs for roads within the Garibaldi Estates Neighbourhood, in consideration of policies in this subsection.
- Ensure streetscape standards that include large tree species to support the enhancement of the neighbourhood tree canopy.

Active Transportation Routes

- Proposed active transportation routes for the Garibaldi Estates Neighbourhood include existing and future sidewalks and bike lanes. Roads noted as Future Sidewalk Primary will be the initial focus for sidewalk construction, however as opportunities arise on roads noted as Future Sidewalk Secondary, sidewalks will need to be constructed there also.

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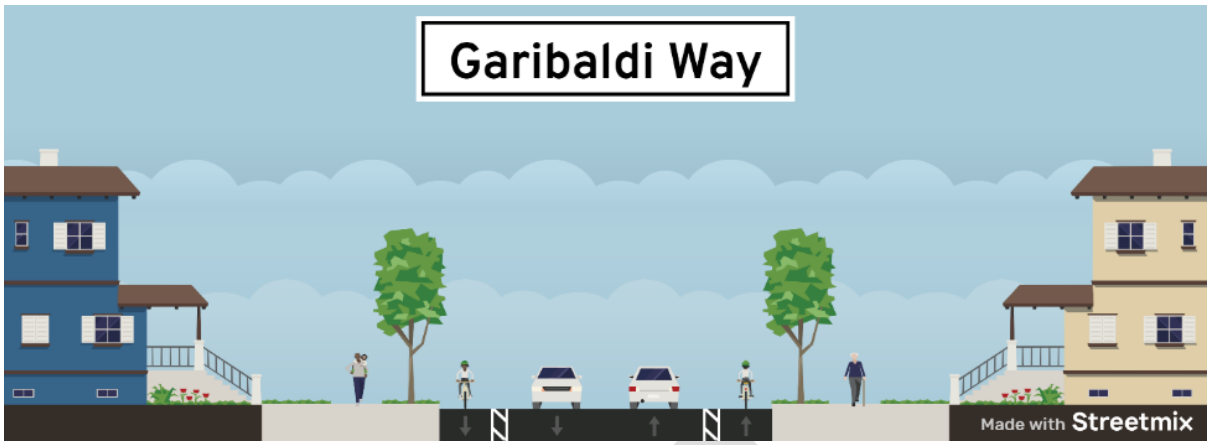


Existing and Future Garibaldi Estates Active Transportation Routes

- New development will be required to address upgrades to fronting roads as per the District of Squamish Subdivision and Development Control Bylaw.
- New and upgraded active transportation routes within the Garibaldi Estates will be sought through development applications in alignment with street designs identified by the District of Squamish.
- Establish an additional north-south bike route between the Corridor Trail on Highway 99 and Garibaldi Way, to improve cycling connectivity. Consider Diamond Head Road for this route, provided there is sufficient space right-of-way.
- Proposed attributes of priority active transportation routes are outlined below. The exact configurations may be determined through a District's design process and may not be exactly as shown.

Garibaldi Road

  - On Garibaldi Road, establish sidewalks and bike lanes along the entire length of Garibaldi Way.



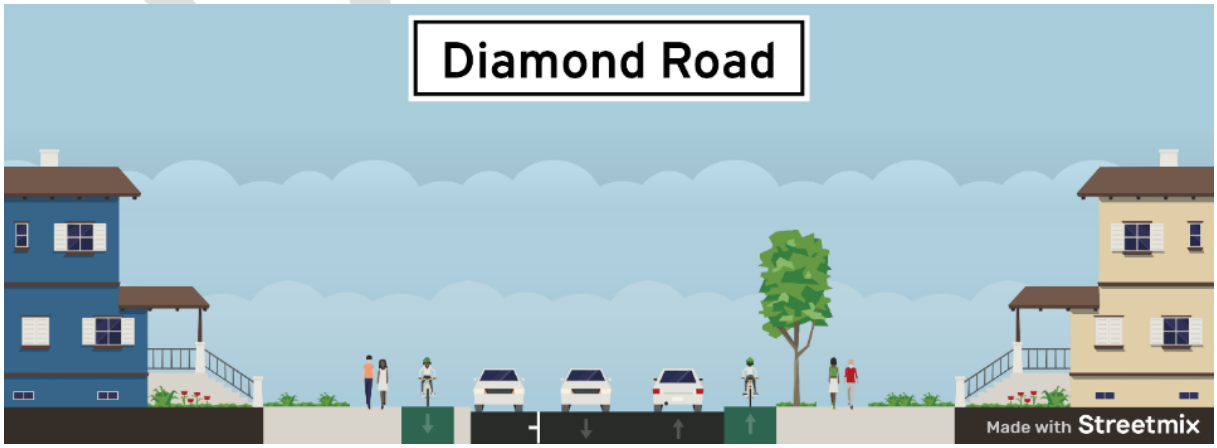
Mamquam Road

- On Mamquam Road, complete bikes lanes on both sides and establish a pedestrian path along the north side of Mamquam Road.



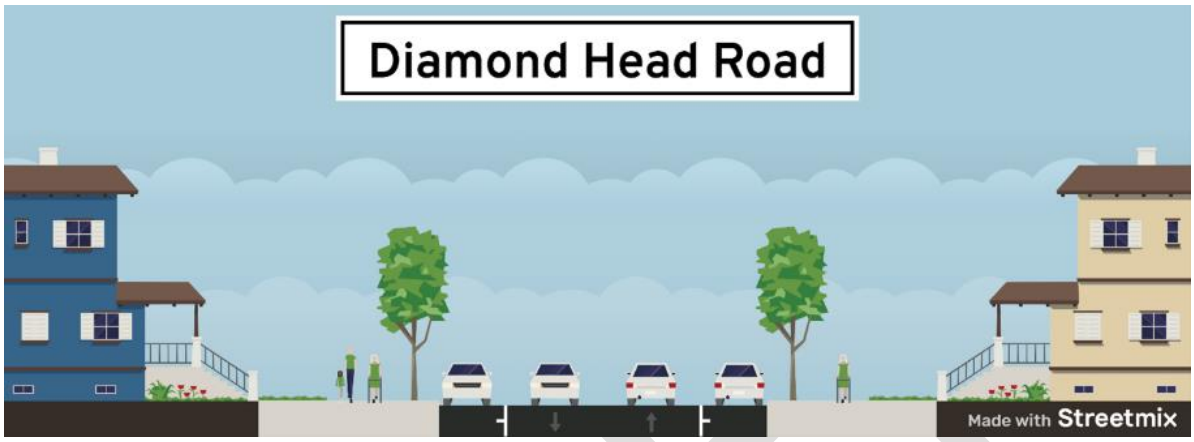
Diamond Road

- On Diamond Road establish bikes lanes on both sides of Diamond Road, maintain a sidewalk along the south side, and establish a new sidewalk on the north side.



Diamond Head Road

- On Diamond Head Road establish sidewalks along both sides of the road. Because bus service along Diamond Head Road forms a part of Squamish's frequent transit network; accommodating transit infrastructure, parking, a generous sidewalk, and greenspace along Diamond Head Road is expected to preclude developing bike lanes along the road.



- A strong focus on pedestrian active transportation along Diamond Head Road should be supported by incorporating public realm improvements that create an activated pedestrian experience. Improvements to consider 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.
  - Narrower streets with soft features (gardens, tree canopy) to slow traffic.

Kalodon Road

- On Kalodon Road consider a street design that includes wider sidewalks, boulevards, landscaping design elements, traffic calming features, and increased tree canopy to improve aesthetics, promote safety, expand the tree canopy and encourage active transportation.

Active Transportation Facilities

- As part of significant residential or commercial redevelopment projects, consider opportunities to establish publicly accessible "bike hubs" with covered gathering areas, bike repair tools, and waste disposal, particularly for areas with significant existing or expected active transportation use.
- Ensure residential developments provide sufficient covered bike parking for residents with facilities for e-bikes, cargo bikes and bike trailers.

Mid Block Connections

Backgrounder: Mid-Block Connections

Mid-block connections are outdoor public pedestrian routes that provide a connection or short-cuts through blocks. This mid-block connection offers pedestrians an opportunity to break down the scale of long blocks and to create easy connections between residential streets and nearby destinations such as shops and services.

- An east-west mid-block connection for pedestrian and cyclist movement is supported between Garibaldi Way (near Read Cres) and the Garibaldi Village commercial area to improve the convenience of active transportation routes between residences and services at Garibaldi Village given the layout of long north-south blocks.
- Consider a variety of land, or right-of-way, acquisition strategies to establish the mid block connection, including opportunities through redevelopment.
- Mid Block connections between Diamond Head Road and the Commercial Core area to the east are particularly important to link intended pedestrian-oriented retail areas and local spaces for gathering.
- Design of the mid block connection should consider the following characteristics which are intended to improve functionality:
    - A width of 4 metre to allow for a path oriented towards pedestrian traffic.
    - Incorporate seating and landscaping, where suitable.
    - Place lighting at regular intervals.
    - Support a height of 4 stories for developments along side the path.
    - Where appropriate, situate building entrances and windows in facades facing the mid-block connection to activate the streetscape, increase pedestrian activity and increase overlook of the space.
    - Establish the following setbacks on properties adjacent to mid block connections to minimize impacts of lateral obstructions, such as lane delineators, street trees, landscaping, railing, fences, and curbs:
        - 0.2 metre for lateral obstructions 100-750 mm in height.
        - 0.5 metre for lateral obstructions >750 mm in height.
    - Incorporate creative and interactive programming such as public art displays to animate the spaces, create more inviting spaces and increase sense of safety.

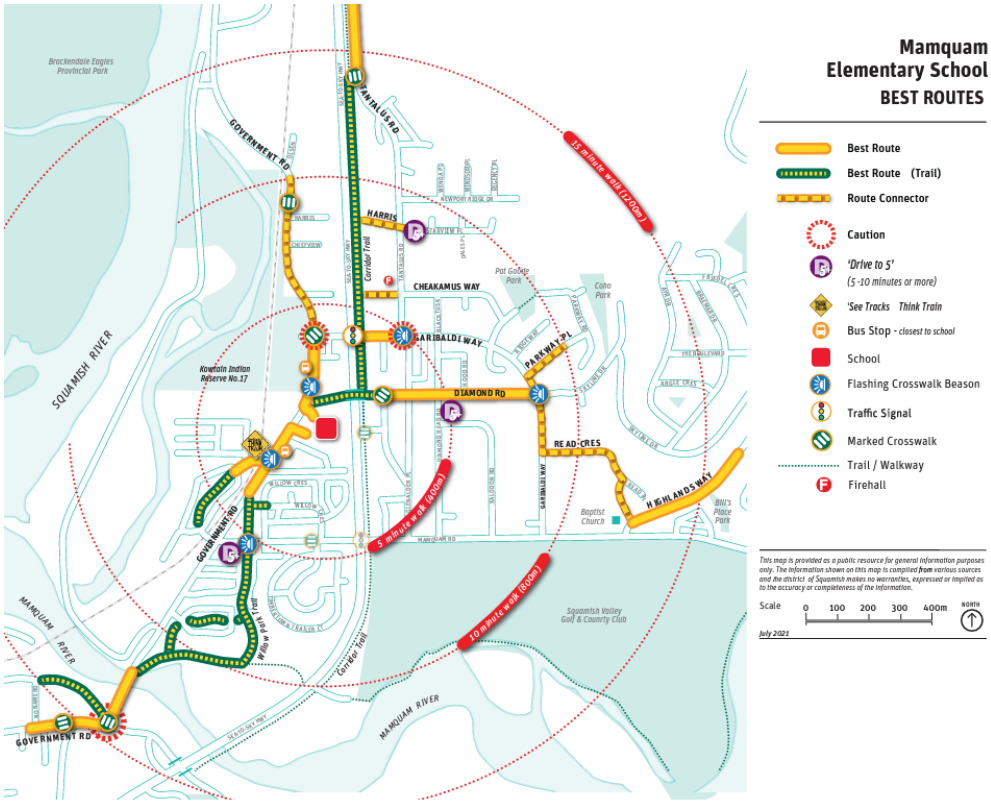
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General Location of Mid Block Connection Between Garibaldi Way and Garibald Village

Safe Routes to School

- Elementary school students living in the Garibaldi Estates Neighbourhood Plan area are within the Mamquam Elementary catchment area. The primary safe route to Mamquam Elementary is along Diamond Road and across Highway 99 via the pedestrian overpass. Some residents may opt for an out of catchment transfer to Garibaldi Highlands Elementary School, accessing safe routes via Diamond Road, Garibaldi Way, Read Cres and Highlands Way South, The Boulevard, and Highlands Way North. Road and frontage upgrades have the potential to significantly improve many of the current routes and may enable new safe route options. Maps for the current routes are shown in this section; mapping should be updated periodically to reflect changes.
- Middle school grades 7 to 9 attend Don Ross Middle School and secondary grades 10-12 attend Howe Sound Secondary School, with students bussed from stops in the Garibaldi Estates Neighbourhood.



Mamquam Elementary School Safe Routes



Garibaldi Highlands Elementary School Safe Routes

Diamond Head Road Laneways

- Consider a variety of land, or right-of-way, acquisition strategies to establish a vehicle laneway along the west side of properties between Glenalder Place and Diamond Head Road, to provide opportunities for vehicle access and solid waste service.



Properties Proposed for Laneway Access from the East.

- Consider a variety of land, or right-of-way, acquisition strategies to establish a vehicle laneway along the west side of properties between Mamquam Road and Kalodon Road, to provide opportunities for vehicle access and solid waste service.



Properties Proposed for Laneway Access from the West.

- The laneways are intended establish opportunities for servicing and residential access, while facilitating opportunities along Diamond Head Road to enhance the public realm, improve pedestrian safety, and support alternative transportation options with reduced interruption by driveways.
- If a north-south laneway is established along the west side of properties Glenalder Place and Diamond Head Road, consider the following:
    - Encourage reduced vehicle traffic speed in the lane.
    - Future development along the lane should include characteristics that invite pedestrian use of lane including the following.
        - Establish a landscaping strip on private property along both sides of the lane.
        - Ensure the form and character of any buildings along the lane include design elements that address the lane, rather than large, blank surfaces.
    - Redevelopment of commercial properties west of the lane should consider incorporating the following elements:
        - Mid block connections through to the pedestrian realm on the west side of the commercial properties.
        - Connectivity to the retail environment directly from the lane.
        - Lit pedestrian pathways adjacent to the lane.

Commercial Core Area

- For significant entrances and exists within the Commercial Core area, including connections to Tantalus way and Mamquam Road, follow best practice guidelines such as the BC Active

Transportation Design Guidelines. This may include elements such as continuous sidewalks or bike lanes, appropriate traffic control, good sightlines, and adequate lighting.

Tantalus Road and Garibaldi Way

- Address existing and future congestion at the Garibaldi Way and Tantalus Road intersection through implementation of the following improvements:
    - Convert the Tantalus Road / Garibaldi Way intersection to a signalized intersection, with no right-turn-on-red at all approaches to minimize vehicle vs pedestrian/bike conflicts.
    - Convert the Garibaldi Way / Plaza parking access to a right-in right-out with a center median.
    - Establish new sidewalks and protected bike lanes on Garibaldi Way and Tantalus Road north of Garibaldi Way.
    - Review the westbound left turn to Tantalus Way South.

Transit

- Support future transit expansion to establish 15-minute Frequent Transit Network through the Garibaldi Estates Neighbourhood along Diamond Head Road
- To support future ridership increases on the District of Squamish transit system, establish a transit exchange near the Garibaldi Village area that:
    - Acts as a centralized location for connecting multiple transit lines and allows riders to transfer between routes; and
    - Offers customers and bus operators enhanced convenience, comfort, and safety during travel on transit.
- Support the establishment of pocket parks near transit stops with accessible seating.

Carshare

- Support carshare parking in on-street parking spaces throughout the neighbourhood.

Access to Highway 99

- Support and advocate for improvements to Highway 99 to address present and future congestion, as identified in the 2022 Garibaldi Estates Transportation Study.
- Road network changes that are supported as options for addressing increased traffic volume due to future development, and improving access between the Garibaldi Estates and Highway 99, include the following:
    - Encourage the Ministry of Transportation and Infrastructure to establish a 70 km/hour Speed Limit along Highway 99 extending north of Dowad Drive.
    - Pursue establishment of a new Newport Ridge Drive Connection between Highway 99 and Tantalus Road as resources allow.
    - Pursuer establishment of a right-in-right-out access from Highway 99 onto Dowad Drive and a westbound left turn for access from Dowad Drive onto Highway 99.
    - Pursue establishment of an unsignalized intersection at Newport Ridge Drive and Highway 99 with right-in-right-out from northbound Highway 99 and southbound left turn in off Highway 99 onto Newport Ridge Drive.
    - Maintain a single westbound left turn from Garibaldi Way to Highway 99.
    - Maintain a 3-lane cross-section on Garibaldi Way on both sides of the Highway.

  - Pursue establishment of a third northbound lane on Highway 99 starting south of Garibaldi Way and extending north to Newport Ridge Drive.
  - Pursue establishment of a dual westbound left turn from Mamquam Road onto to Highway 99.
  - Pursue establishment of a third northbound lane on Highway 99, starting south of Mamquam Road and extending north to the Garibaldi Village right turn in.
- Identify a mechanism to ensure incremental infill development across the Garibaldi Estates neighbourhood contributes to a fund for anticipated road network improvements to ensure equitable cost sharing of infrastructure upgrades.

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Employment Space

Background

The Garibaldi Estates neighbourhood includes one of the primary commercial centres within the District of Squamish, providing over 27,000 m^2 of retail and office space. This space, which is located along Highway 99 between Mamquam Road and Garibaldi Way, makes an important contribution to employment in our community, while providing numerous shops and services to community members. As part of the neighbourhood planning process, it is important to consider options for future employment space and associated job opportunities, to meet the needs of future residents.

The most significant opportunity to create new employment space is through mixed-use commercial buildings in the Commercial Core area along Highway 99. Currently, this area is largely retail, with limited second storey office/employment space. Multi-storey office and other employment use buildings with retail at the ground floor are supported in this plan.

Throughout the Mixed-Use Residential areas, mixed-use buildings at the ground floor provide opportunities for an expansion of employment space, shops, and services to residents of the Garibaldi Estates.

Objectives

- To 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.
- To support a diverse range of local employment opportunities in the Garibaldi Estates neighbourhood that provide jobs for neighbourhood residents as well as members of the wider community.
- To establish an attractive pedestrian oriented commercial environment along Diamond Head Road that enables residents to socialize, and to meet day-to-day needs within walking distance of home.
- To preserve dedicated commercial land for the possibility of future employment opportunities that support high employee density.
- To increase access to small scale retail and service opportunities throughout the neighbourhood that improve community connection and create spaces for local gathering.

Policies

Commercial Core Area

The Garibaldi Estates Neighbourhood plan supports the development of a significant amount of employment space within the plan area. Within the Commercial Core Area, up to 43,000 m^2 of commercial space could be developed. This amount of office space has the potential to support up 2,300 employees.

- Support commercial uses that generate varied and increased local employment opportunities for Squamish residents.

- Encourage the development of dedicated multi-storey commercial 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.
- Ensure that the prominence of street corner locations capitalizes on opportunity for retail or commercial activity.

Mixed-Use Residential Area

Mixed-use buildings along the length of Diamond Head Road south of Diamond Road are envisioned to establish a new pedestrian oriented commercial area and contribute a considerable amount of new commercial space within the neighbourhood. Along Diamond Head Road and Tantalus Road up to 10,500 m^2 of commercial space could be developed, which has the potential to support up to 300 employees. Place making opportunities in mixed-use areas can help draw patrons, create sense of community, and provide space for employees and neighbours to gather.

- Encourage the development of mixed-use buildings with ground level commercial space that supports the needs of retail tenants in Squamish, including the following characteristics:
    - Smaller unit sizes to maximize efficient utilization of space in high-cost locations.
    - High ceilings, supportive of high-quality retail space.
- Utilize front setbacks along Diamond Head Road to support potential requirements for grade transitions between the road and the flood construction level, as informed by a Hydrotechnical Hazard Assessment of Mashiter Creek.
- Consider setbacks for mixed-use buildings to provide adequate frontage area for:
    - Outdoor patios with food & beverage businesses.
    - Public spaces with seating, encompassing hard features and landscaping, to enable gathering for patrons of businesses and residents of area.
    - Opportunities to accommodate sidewalk extensions that provides more space and amenities for people using the street, and small plaza type public spaces, including accessible seating, lighting, and all-weather use areas.
- Use the prominence of street corners to create buildings that defines the surrounding area and reinforce the adjacent public space through their overall form and façade. Building elements that emphasise the corner include:
    - reduced setbacks.
    - architectural elements including corner pediments, parapets, and awnings or verandahs that wrap the corner.
    - extra height at the corner; and
    - entrances to ground floor commercial / retail space placed in the most prominent position at the corner, with entrances to upper residential spaces placed along the façade on either street.

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Accessory Commercial Units

Backgrounder: Accessory Commercial Units

Accessory Commercial Units (ACUs) are small structures built on residential properties that host businesses. The intent is to enable walkable services throughout neighbourhoods without the impact of building larger commercial structures. Like Accessory Dwelling Units (ADUs) ACUs are intended to be smaller in scale than the principle residential building on the property. However, while ADUs are typically located in the back yard, ACUs are often located in the front yard, often within the front setback.

ACUs typically support minimal impact, small-scale, homeowner-driven passion projects which cater primarily to neighbourhood clients. ACUs offer opportunities for gathering and access to commercial services away from busy commercial areas. For homeowners interested in starting a business, ACUs can dramatically reduce the incremental cost in comparison to leasing a separate space. Typically, ACUs are located within an accessory building; however, they can be located within principal building, thereby reducing barriers and increasing affordable commercial space.

Examples of businesses that might locate in an ACU include coffee shops, artisan retail, massage therapist, yoga studio, barbershop/salon, bicycle repair, or tech/software office.

- Amend the District of Squamish Zoning Bylaw to allow ACUs within existing Garibaldi Estates neighbourhood residential zones to increase access to walkable services.
- Consider the following regulations for ACUs when amending the Zoning Bylaw:
    - ACUs can be located within an accessory building or within the principal building.
    - ACUs can be located within the front setback, up to the front lot line,
    - ACUs can occupy a maximum floor area of 75 m^2.
    - Parking is not required for ACUs.
    - ACUs may be identified using one non-illuminated sign.
    - For ACUs where people may gather for commercial uses, ensure waste management, and encourage accessible seating options, either on the property, or nearby, such as a small seating area on a nearby corner.
- Encourage local growers to collaborate with owners of ACUs for sale of farm goods in market type settings.

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First Nations

Background

The District is committed to a long-term journey towards Truth, Healing and Reconciliation in Squamish. The District supports Reconciliation and healing efforts, engagement, and partnerships to build strong relationships with First Nations founded in respect and recognition of Aboriginal rights and title, culture, and heritage.

Objectives

- To respect, honour and promote expressions of local First Nations culture and heritage within the Garibaldi Estates.
- To honour and respect First Nations archeological and burial sites within the neighbourhood.

Policies

- Integrate First Nation's place names into neighbourhood locations and streets.
- Integrate cultural signage where appropriate within the Garibaldi Estates Neighbourhood, including:
    - extent of traditional territory of First Nations;
    - the harvesting and use of native plant species by First Nations;
    - indigenous animal species; and
    - First Nations place names.
- Support the establishment of services within the Garibaldi Estates Core Commercial area aligned with the needs of Squamish Nation residents that are not conveniently accessible north of the Downtown commercial area.
- In collaboration with Skwxwu7mesh Uxwumixw (Squamish Nation), recognize specific sites and locations of cultural importance within the Garibaldi Estates Neighbourhood if identified.

Archaeological Considerations

- For areas within the Garibaldi Estates Neighbourhood Plan not identified as Archaeological Areas of Potential prior to the adoption of this plan, proposed development should proceed under a development specific Chance Finds Procedure (CFP).
- For private property identified prior to the adoption of this plan as an Archaeological Area of Potential, it is recommended that proposed future developments be redesigned to avoid the property. If the property cannot be avoided due to engineering concerns, it is recommended that a site alteration permit be obtained and that future ground altering developments within and adjacent to the site be subject to monitoring by a professional archaeologist and trained First Nations representatives under the provisions of the appropriate First Nations permits.
- Within Coho Park, an Archaeological Impact Assessment, involving Skwxwú7mesh Úxwumixw (Squamish Nation), and səlilwətaɬ (Tsleil-Waututh Nation) community representatives, should be conducted for any contemplated future development.

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Environment

Background

There are important natural features within the Garibaldi Estates Neighbourhood. Coho Park and Pat Goode Park encompass riparian areas, greenspace and mature trees that contribute to the neighbourhood identity and character, serving as both natural and recreational amenities. These natural features also contribute habitat for species that inhabit the area. As the neighbourhood continues to evolve, deliberate protection of these natural features will support the long-term health of the neighbourhood's ecosystems.

During community engagement for the Garibaldi Estates Neighbourhood Plan, several residents highlighted the importance of mature trees located on private properties within the neighbourhood. Residents highlighted the contribution these trees made to the character of the Garibaldi Estates, as well as their environmental benefits. During the drafting of the plan several approaches were considered to support preservation of these trees: a District wide urban forest management plan, planting of new street trees along public roads through upgrades that accompany infill development, and Development Permit Area Guidelines or zoning provisions specific to the retention of existing mature trees or planting of new trees along rear property lines, particularly on large properties south of Diamond Road.

Objectives

- To protect and enhance the ecological values of the Garibaldi Estates neighbourhood.
- To recognize the value of natural assets as part of municipal infrastructure.
- To encourage stewardship of trees and green spaces and achieve a mature tree canopy, carbon sequestration and habitat benefits.
- To encourage retention of mature trees and natural vegetation on private property where possible during re-development.
- To encourage the incorporation of native vegetation and pollinator-friendly species in landscaping, and the removal of invasive plants.
- To encourage the planting of shade trees where appropriate, using species that are best suited for changing climate conditions.

Policies

Development Guidelines

- New development in the Garibaldi Estates should follow guidelines and recommendations outlined in Environmental Best Management Practices for Urban and Rural Land Development (BC MOE, 2014). This includes best management practices for storm water, pollution prevention, wildlife, and ecosystem management.
- Protect riparian areas along watercourses to provide habitat for aquatic and terrestrial species, facilitate stormwater management, and contribute to the neighbourhood's greenspace and urban tree resources.
- All Streamside Protection and Enhancement Areas (SPEAs) should be viewed as significant habitat and protected; riparian buffers adjacent to watercourses will also protect wildlife use of water features.
- Minimize impact of exterior lighting from developments on nearby habitat areas.

- Bear safe design should be provided for any garbage/composting facilities and landscaping.
- Pursue opportunities, as part of ongoing road improvement projects, to add street trees, rain gardens, landscaped bump outs, and additional greening along street frontages, to support stormwater management, provide shade for pedestrians and improve connections between habitat areas.

Tree Canopy

- Prioritize a tree canopy analysis for the Garibaldi Estates and establish canopy targets for the neighbourhood within the District's Urban Forest Management Plan in the future.
- Develop street design standards for roads within the neighbourhood to ensure street trees are included in future street designs throughout the neighbourhood.
- Consider the use of soils cells to ensure the long-term health of street trees along public roads.
- 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. In the properties between Diamond Head Road and Read Cres, opportunities for the retention or enhancement of the tree canopy along rear property boundaries should be identified during redevelopment. 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.

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Arts, Culture and Heritage

Background

Establishment of the Garibaldi Estates Neighbourhood, as it is now known, began in the mid 1900s. At that time, the unorganized mid-Squamish Valley area came to be known as Mamquam with the establishment of the Mamquam utility boards that provided water and sewer services. These services enabled the acquisition of a large tract of second growth forest land for the development of the Garibaldi Estates subdivision by a developer Pat Goode, along with a Veteran's Land Act (VLA) subdivision in the 1970s. The area was marketed as 'Sunny Garibaldi Estates' for its south-facing slopes. More detail about the history of the Garibaldi Estates can be found in the District of Squamish Garibaldi Estates Historical Context Statement.

At present there are no dedicated venues for arts and culture in the neighbourhood. More recently, a limited number of public art pieces have been installed in public areas. These include 'Squamish Wings 2.0", a mural by Liesl Petersen, located in the commercial development at 1861 Mamquam Road, and 'Salmon', a sculpture by Christina Nick, located at 1870 Diamond Road in Garibaldi Village. Wood sculptures of an orca an of a salmon can be found in the Squamish Valley Golf Club, near the neighbourhood. As the neighbourhood evolves, there is opportunity to cultivate and look for space for gathering, arts and culture.

Objectives

- To support space needs of the creative community within the District of Squamish.
- To facilitate opportunities for public art within the Garibaldi Estates Neighbourhood.
- To support conservation of Garibaldi Estates heritage values.

Policies

Arts Venues

- Encourage the establishment of venues within the neighbourhood that support the arts and culture communities of both the Garibaldi Estates and the broader District of Squamish, including:
    - Venues capable of hosting community events.
    - Small specialty maker spaces with their own galleries.
    - Small dedicated gallery spaces.

Public Art

- Encourage the integration of art with recreation opportunities in District of Squamish parks 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.
- Implement the District of Squamish Public Art Policy for new development within the neighbourhood.
    - Work with local artists/schools/community groups in commissioning art to increase community connectivity.
    - Consider locations where public art is visible from the highway and adjacent areas.
    - Consider art on cross walk off Mamquam road adjacent to the Commercial Core area.

Heritage Conservation

- Acknowledge and protect Indigenous heritage within the neighbourhood.
    - Work with Squamish Nation community to protect and celebrate cultural heritage and resources.
    - Integrate Indigenous placenames, artwork and other cultural expressions to share Indigenous values and perspectives in the landscape and built and natural environment.
    - Contribute to a broader program of local cultural revitalization of the Squamish Nation.
- Heritage conservation and design
    - Provide heritage information about the neighbourhood to property owners including residents and developers.
    - Consider the neighbourhood qualities outlined in the District of Squamish Garibaldi Estates Historical Context Statement when making decisions about new infill or development.
    - Retain the curvilinear subdivision pattern and the significant relationships between the neighbourhood's major qualities.
    - Consider the integration of native plant material to increase biodiversity while retaining the character of the planted landscape.

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Future Infrastructure and Risk Mitigation

Background

Generally, water and sanitary servicing throughout the Garibaldi Estates Neighborhood is connected to larger infrastructure running north-south through the Garibaldi Village Commercial Area and east-west along Mamquam Road. The bulk of stormwater management currently occurs through a system of ditches along roads in the residential areas of the neighbourhood. It is anticipated that the neighbourhood will require upgrades to the water, sanitary sewer, and drainage infrastructure to accommodate growth.

The District of Squamish Integrated Flood Hazard Management Plan (IFHMP) identifies flood hazards throughout the community. Much of the Garibaldi Estates neighbourhood is outside of the modelled Squamish/Mamquam River floodplain; however, many of these areas are subject to overland flow hazard from Mashiter Creek. Designating the Garibaldi Estates as an overland flow hazard area in the IFHMP was based on review of previous studies and not on a detailed assessment of the Mashiter Creek. Through more detailed study, the Flood Construction Level is expected to be refined.

Objectives

- To provide adequate infrastructure to serve the long-term needs of the Garibaldi Estates neighbourhood and lands beyond.
- To protect new development from flood risk.
- To ensure new development does not increase stormwater flows or drainage issues.

Policies

Infrastructure

- To inform new development opportunities identified in the Schedule A Land Use Plan, the District of Squamish should complete a servicing model study for stormwater, water, and sanitary sewer infrastructure. The intent of the study is to identify the scope of upgrades required to accommodate infill potential in the Garibaldi Estates Neighbourhood, in addition to anticipated development in adjacent neighbourhoods and lands beyond.
- Based on results of the water and sanitary sewer servicing model study, identify an approach to equitably share the cost of required upgrades across anticipated growth in the neighbourhood and beyond.
- All new development is required to provide road, water, sanitary sewer, and stormwater infrastructure etc. as required by, and to the standards set forth in, the District of Squamish Subdivision and Development Control, unless otherwise varied by the District.
- All new development is required to provide frontage upgrades which include the Future Sidewalk Primary and Future Bike Lanes identified in the Garibaldi Estates Neighbourhood Plan Active Transportation map and policies unless otherwise varied by the District.
- Mixed-use commercial/apartment development is anticipated along the east side of Diamond Head Road between Kalodon Road and Mamquam Road. New servicing infrastructure is anticipated to be sited in a new lane established at the rear of these properties connecting to established infrastructure on Kalodon Road and Mamquam Road. Infrastructure installed in this lane should be sized to accommodate projected mixed-use buildings on Diamond Head Road.

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Drainage and Stormwater

- Stormwater management practices shall minimize negative impacts to water quality, water quantity and ecosystem health in accordance with the following principles:
    - Reduce or avoid any impacts to public infrastructure and the environment.
    - Maximize the use of landscape-based solutions to meet both storage and water quality treatment requirements.
    - Maintain and enhance natural assets and riparian forest integrity by maximizing tree canopy on each lot through tree retention and replanting/restoration of vegetation where possible.
    - Minimize total impervious area (TIA) and minimize the EIA (effective impervious area, or the area that drains directly to a watercourse or municipal systems) through development practices such as pervious paving and unpaved parking and access routes outside of accessible design requirements. The EIA can be achieved through techniques such as disconnecting roof leaders from the municipal system and drainage to an aboveground or subsurface storage tank.
- New development should be required to:
    - Provide a site-specific stormwater management plan that meets District requirements.
    - Mitigate impacts of development on water quality and water quantity through on-site stormwater controls.
    - Source controls may be required to treat potential pollutant loading in runoff and to protect watercourses.
    - Provide sufficient land area for on-site detention of stormwater which may be in the form of detention ponds, above-ground, or below-ground storage facilities.
    - Provide a lot grading template in additional to flood construction levels to ensure buildings are appropriately placed to avoid nuisance flooding during normal saturated conditions and catastrophic flooding during a design event.
    - Strata developments with stormwater detention, storage, and/or water treatment infrastructure/facilities should be required to establish a program for monitoring and maintenance of stormwater facilities.

Rights-of-Way

- Major roads and engineering services, including stormwater, water, and sanitary sewer, detention ponds, and road dedications, widenings, and rights-of-way should be provided and extended (at no cost to the District) to accommodate the proposed development. Various means of recovering servicing costs, such as Latecomer Agreements, Development Cost Charges credits, and Development Cost Charges Frontender Agreements may be considered, where applicable, to the acceptance of the District.
- All new streets, extensions and realignments are expected to be dedicated as public rights-of-way.

Flood & Wildfire Hazard

- Any new construction must meet flood construction levels in accordance with District Floodplain Management Bylaw requirements unless varied by the District.

- Complete a Mashiter Creek Hydrotechnical Hazard Assessment as it relates to proposed land uses in the Garibaldi Estates neighbourhood.
    - Examine if 1 metre is an appropriate Flood Construction Level or if a lower level could be appropriate.
    - Identify options for addressing the overland flow hazard, particularly in areas supporting commercial and mixed-use developments where the pedestrian realm is an important consideration. Consider options such as raising sections of road right-of-way, treating sub areas of the neighbourhood as contiguous blocks, and diversion opportunities for overland flow as methods to facilitate a pedestrian realm adjacent to commercial frontage.
- Ensure new construction and landscaping meet the guidelines of the Protection from Wildfire Hazard Development Permit Area and the Wildfire Landscaping Management Bylaw.

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Energy & Climate Change

Background

In 2020, Squamish adopted the Community Climate Action Plan, which aims to reduce emissions by at least 45% below 2010 levels by 2030 with strategies and actions that account for 38% in emissions reductions.

In 2021 Council adopted a Low Carbon Incentive Program. This program is intended to minimize the environmental impact of housing development in Squamish by discouraging the use of high-carbon energy sources used in residential construction.

In May 2023, the BC Building Code was revised, allowing municipalities to implement the Zero Carbon Step Code which regulates building operating emissions rather than efficiency. This update will provide new opportunities to address greenhouse gas emissions and provides an alternative to the Low Carbon Incentive Program.

Policies included in the Garibaldi Estates Neighbourhood Plan aim to reduce reliance on non-renewable energy and reduce community emissions.

Objectives

- To prioritize/incentivize use of low carbon energy systems and highly efficient construction techniques in the built environment.
- To ensure that as the neighbourhood grows, development patterns support active transportation options as alternatives to car dependent development.

Policies

- For development projects subject to rezoning application, ensure low carbon energy sources are incorporated as the exclusive energy source, to limit the production of greenhouse gas associated with ongoing operations of those buildings.
- Support the development and implementation of District of Squamish policy to address embodied carbon in new construction.
- Encourage developments to use wood-based building materials or other carbon storing materials beyond business-as-usual practices.
- Encourage site layout and connectivity that is highly integrated with active transportation and recreational networks.

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Food and Agriculture

Background

Throughout the planning process, residents expressed an appreciation of food production opportunities in the Garibaldi Estates Neighbourhood. Respondents enjoyed the opportunity to garden for personal reasons and highlighted the opportunity for these properties to support urban agricultural activities among young farmers. This local food production was highlighted as sustainable practice that involved lower GHG emissions than commercially produced food. Food security was also identified as a benefit of food production on these properties.

The Squamish Climate Action Network Food Policy Council completed a report to inform the Garibaldi Estates Neighbourhood planning process. The report provided an overview of what small-scale farming could look like in the Garibaldi Estates and included policy recommendations to advance a holistic sustainable food system. The report identified seven existing food assets in or near the neighbourhood, which included: Garibaldi CAN Grow Community Garden, Mamquam Edible Schoolyard, Mamquam Elementary School, Independent Grocer, Kitchen Quickies, and Plant X.

Objectives

- Support small-scale farming within the Garibaldi Estates Neighbourhood.
- Support the creation of a regional farm hub, including a commissary kitchen and market, in the Garibaldi Estates.

Policies

- Consider the establishment of a Community Agriculture Fund to support continued operations and maintenance of small-scale farming within the Garibaldi Estates Neighbourhood.
- Encourage the establishment of a community farm within a larger development located in the eastern portion of the Ground Oriented Residential area. The community farm is envisioned to encompass the following characteristics:
    - Approximately 70% of the land dedicated to farm business and 30% of the land dedicated to community gardens.
    - Covenant dedication of areas proposed for food agricultural uses requiring continuous agricultural use by an approved community group, land trust, agricultural operator, or strata.
- Encourage the establishment of a regional farm hub in the Mixed-Use Residential A area. The regional farm hub is envisioned to encompass the following characteristics:
    - A commissary kitchen and market.
    - Support for farmers to conduct on-going and year-round sales to compliment farmers existing operations (CSA, farmers market, relationships with restaurants).
- Encourage land sharing opportunities for front or rear yards on larger properties to support food production. Consider a demonstration project to encourage uptake.

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Neighbourhood Amenities

Background

The Garibaldi Estates Neighbourhood is served by two parks and three child care facilities. New development will need to address the need for community amenities, such as additional public gathering spaces and child chare facilities, to accommodate population growth within the neighbourhood.

Child Care

The Squamish Child Care Needs Assessment identifies accessible, affordable, and high-quality child care as a critical need in the community, relevant to the overall affordability situation for families, and a meaningful contributor to social and economic development. An initial "reach" target rate of 30% for access to care (30 spaces per 100 children) has been used in the past; however, this goal is now recognized as low, a childcare access rate of 40% is recommended in this plan as a community-wide reach target.

Currently there are three child care facilities within the Garibaldi Estates neighbourhood:

- Discovery Kids Childcare, located at 2120 Diamond Road, is a facility that provides care for children between the age of 0-5, and currently can accommodate 25 children.
- Les Petits Aventuriers, located at 2178 Skyline Dr, is a family child care facility that provides care for children aged 2 to 5 years old, and currently can accommodate 7 children.
- Kamp Sonshine Day Care, located at 2262 Read Cres, is a licensed before- and after-school care program in the Squamish Baptist Church, and currently can accommodate 20 children.

Together, these three facilities offer a total of 52 child care spaces within the Garibaldi Estates. Stats Canada Data from the 2021 Census indicates that there are 195 children living in the Garibaldi Estates ages 0-14. The current childcare access rate for children within the Garibaldi Estates is 27%. In addition, afterschool childcare is offered at Mamquam Elementary adjacent to the plan area.

Within the Garibaldi Estates there are a limited number of opportunities for new child care facilities that could be developed under land use scenarios supported in the neighbourhood plan. Development projects that align with policies in the Community Amenity Contribution Policy are anticipated to contribution to the overall childcare needs; other opportunities to meet the overall needs include small scale residential child care facilities in homes throughout the neighbourhood. Development projects that could support childcare needs include:

- Redevelopment of the civic zoned St. Anglican's Church property at 40285 Diamond Head Rd, as a civic building with expanded uses.
- A mixed-use redevelopment of Garibaldi Garden Courts at 1951 Garibaldi Way.
- Mixed-use development along Diamond Head Road.
- An amenity provided as part of a larger townhouse redevelopment in the Ground Oriented Residential Area. However, feasibility of securing a child care amenity will depend on other community amenities negotiated as part of those developments. For example, scenarios where 30% of land is dedicated to agriculture/greenspace or park will have limited opportunities for contributions to child care.

The 2044 High Scenario and 2044 Low Scenarios for future dwelling unit numbers outlined in the housing policy section of this plan were used to estimate the child populations. Under the 2044 High Scenario, an estimated 518 children would reside in the Garibaldi Estates; 207 child care spaces would be required to achieve an access rate of 40%. To enable this access rate, 155 new child care spaces would be required beyond the existing 52 spaces.

Under the 2044 Low Scenario, an estimated 322 children would reside in the Garibaldi Estates; 129 child care spaces would be required to achieve an access rate of 40%. To enable this access rate, 77 new child care spaces would be required beyond the existing 52 spaces.

2044 High Scenario					
	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total
Dwelling Units	**206**	**200**	**358**	**756**	**1520**
Estimated Child Population	**111**	**110**	**168**	**129**	**518**
Child Care Spaces to Achieve 40% Access	**44**	**44**	**67**	**51**	**207**

2044 Low Scenario					
Scenario	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total
Dwelling Units	**269**	**68**	**163**	**367**	**867**
Estimated Child Population	**145**	**37**	**77**	**62**	**322**
Child Care Spaces to Achieve 40% Access	**58**	**15**	**31**	**25**	**129**

Objectives

- To ensure community benefits that meet the needs of the neighbourhood are provided with any new development.

Policies

Community Amenity Contributions

- All new developments seeking rezoning for additional density should meet targets set out in the District's Community Amenity Contributions policy. Any onsite amenities should provide direct benefit to the wider neighbourhood.
- Priorities for community benefits in the Garibaldi Estates neighbourhood (beyond standard bylaw requirements) are:

- Secured affordable rental housing.
- Child care facilities.
- Neighbourhood park/open space that provides opportunity for public playground.
- Pocket parks on the parcel frontage and/or adjacent to trail connections to create gathering spaces that are open to all residents.
- Mid block connections that provide opportunity for east-west pedestrian connections through the neighbourhood, as described in the transportation policy section of this plan.
- Arts venues identified in the Arts, Culture and Heritage section of this plan, which are publicly owned or owned by a not-for profit organization.
- Commercial space dedicated to a regional farm hub, which incorporates a commissary kitchen and market, intended to support farmers to conduct on-going and year-round sales to compliment farmers existing operations (CSA, farmers market, relationships with restaurants).
- Specific to parcels over 0.3 hectare in the Ground Oriented Residential Area, either:
  - dedication of 30% of parcel area to agriculture, greenspace, or park or,
  - contributions to secured affordable rental housing.
- Contributions to a Community Agriculture Fund to support continued operations and maintenance of small-scale farming in the neighbourhood.

New Neighbourhood Parks

- Design of development projects within the southwest area of the neighbourhood should consider opportunities to establish a neighbourhood park in alignment with needs outlined in the Parks and Recreation Master Plan.
- Design of larger developments in the Ground Oriented Residential Area should consider opportunities to dedicate significant greenspace or agriculture amenities to serve the needs of residents within the neighbourhood area where feasible.

Child Care and Institutional Uses

- Prioritize the development of child care facilities within the Garibaldi Estates Neighbourhood in alignment with the Community Amenity Contribution Policy.
- Develop childcare centres in the Mixed-Use Residential, Multifamily Residential and Ground Oriented Residential areas in combination with larger redevelopment projects, in line with targets from the Community Amenity Contribution Policy.
- Support inclusion of smaller purpose-built multiage family-based childcare operations throughout all residential areas.
- Ensure areas with significant child populations or services such as day cares, activity centres and parks have designated pick up/drop off zones with clearly painted directions on roads and signage.

IMPLEMENTATION

Implementation actions identify key steps that will be necessary to move the Garibaldi Estates Neighbourhood Plan from policy to action.

The Schedule A Future Land Use Plan outlines the future land uses for the Garibaldi Estates neighbourhood. Land use changes from current uses will require rezoning and, in some cases, Development Permits in accordance with Official Community Plan (OCP) policies.

General Implementation Steps

- The Garibaldi Estates Neighbourhood Plan will be adopted as a Schedule to the OCP Bylaw at which time, an OCP amendment bylaw should revise the OCP land use designations to those shown on the Schedule A Land Use Plan.
- The Garibaldi Estates Neighbourhood Plan is intended to supplement the broader policies of the OCP. In case of any discrepancy with the OCP, the more detailed policies of the Neighbourhood Plan will prevail.
- New development applications may be required to address the policies of this plan at the time of rezoning, subdivision and/or development permit application.
- The District may initiate a rezoning process that brings the current zoning closer in line with Plan policies to avoid development outcomes not aligned with the Plan.

Development Guidance Policies

- Complete guiding policies with respect to the following matters:
    - A water and sanitary servicing review for the Garibaldi Estates Neighbourhood, reflecting potential development opportunities, to identify future infrastructure needs.
    - Street design with cross sections for key roads within the Garibaldi Estates, including Garibaldi Way, Diamond Head Road, Diamond Road, and Mamquam Road.
    - An integrated stormwater management plan or other neighbourhood level drainage plan that is applicable to the Garibaldi Estates Neighbourhood, to inform stormwater infrastructure needs and policies.
    - A Mashiter Creek Hydrotechnical Hazard Assessment to determine an appropriate flood construction level for the overland flow hazard within the neighbourhood.

District of Squamish Bylaw Updates

Veterans Land Act (VLA) Bylaw

- Repeal District of Squamish Veterans Land Act (VLA) Bylaw No. 211, 1966 to allow reconfiguration of property boundaries in alignment with policies in this plan.

Zoning Bylaw

- Amend the District of Squamish Zoning Bylaw to permit Accessory Commercial Units on residential properties within the Garibaldi Estates Neighbourhood.
- Amend the District of Squamish Zoning Bylaw to provide zoning for apartment uses in the Mixed-Use Residential A and Mixed-Use Residential B areas.
- Amend the District of Squamish Zoning Bylaw to provide zoning for townhouse uses in Ground Oriented Residential Area.

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- Amend the District of Squamish Zoning Bylaw to support cohousing opportunities within the Mixed-Use Residential A area.

Subdivision and Development Control Bylaw

- Update the Subdivision and Development Control Bylaw to enable the Engineering Department to secure needed rights-of-way, and utility and access easements through the development process.

On Street Parking Management

- Consider the implementation of a Resident Exempt Zone to manage on-street parking along Diamond Head Road and adjacent roads impacted by visitation to the proposed retail land uses. A Resident Exempt zone consists of a geographic area where residents may choose to register their vehicles to an address within the zone. Registered vehicles are exempt from existing on-street parking restrictions. Non-residents are permitted to park within the Resident Exempt zone provided they observe the time restrictions.

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APPENDIX A

Garibaldi Estates Projections Assumptions

To understand infill growth potential within the Garibaldi Estates under the land use designations included within this plan, the existing land uses were compared to a theoretical potential, as well as a high and low growth land use scenario for the year 2044.

Scenario	Single Unit Dwellings & Suites	Duplexes & Multiple Dwelling Residential	Townhouse Dwellings	Apartment Units	Total Dwelling Units
Existing	301	16	63	166	**546**
Plan Maximum	0	985	644	1168	**2797**
2044 High	206	200	358	756	**1520**
2044 Low	269	68	163	367	**867**

2024 Existing and Projected Dwelling Units in the Garibaldi Estates

Assumptions in these scenarios are outlined below.

The Plan Maximum scenario reflects an assumption that every property in the Garibaldi Estates Neighbourhood transitions to the maximum density option supported within the plan.

The 2044 High scenario represents a high growth estimate over the coming decades based on past trends and expectations. The scenario is dependent on numerous assumptions, which are outlined below.

- **Multiple Dwelling Residential:** The 2044 High scenario assumes two redevelopments per year within the plan area from single unit dwellings to multiple dwelling residential with four strata lots and one secondary suite, as permitted under the R-1 zoning. Over 20 years, this would result in 40 single unit dwellings being replaced by 200 new strata and secondary suite unit,
    - *Assumption basis: Currently the District of Squamish includes over 1,100 properties zoned RS-2, which allows two-unit dwellings, also known as duplexes. Over the past 10 years, the average number of new duplex developments on RS-2 properties across the entire community is just under two per year. In the last four years that average has climbed to 3.5 projects per year. Two such developments per year in the Garibaldi Estates represent a significant increase in development of this housing form.*
- **Large Lot Townhouses:** Completion of townhouse projects on all six larger properties in the eastern plan area, resulting in approximately 170 new strata townhouse units.
- **Single Unit Dwelling to Townhouse:** Conversion of 15 large single-unit dwelling properties in the Ground Oriented Residential Area to townhouse developments, representing 30% of 51 possible properties, resulting in approximately 125 new townhouse units.
- **Single Unit Dwelling to Apartment:** Conversion of 19 single unit dwelling properties to apartments along Diamond Head Road and Tantalus Road, representing 50% of 38 potential properties, plus

redevelopment of an older apartment property on Garibaldi Way, resulting in approximately 590 new apartment units.

The 2044 Low scenario calibrates growth in the Garibaldi Estates against the expected growth rate for Squamish and the total development potential across the community. Estimates of new dwelling unit potential across the remainder of the District of Squamish indicates a plausible capacity of approximately 11,000 new dwellings (including single dwelling units, multiple dwelling residential, townhouses, and apartments) over the next 20 years. Combined with the Garibaldi Estates capacity identified in the 2044 High scenario, the total plausible capacity across the community is roughly 12,000 new dwelling units. However, BC Stats population projections for Squamish indicate 10,759 new residents between 2024 and 2044, resulting in a total population of 36,256. At an average of 2.6 residents per dwelling unit, this projection suggests a total of 4,136 new dwelling units across the community in the next 20 years, or 34% of the plausible capacity across the community. Because these expected dwelling units will be distributed across the entire community; the 2044 Low scenario assumes that only 34% of the plausible neighbourhood development capacity will be completed over the next 20 years, to align with the Provincial population projections. This suggests that approximately 320 new dwelling units could be expected to be completed in the Garibaldi Estates by 2044 for a total of 867 dwelling units.

Census data indicates that the Provincial population projections have underestimated growth in Squamish, particularly in recent years. Consequently, the most likely outcome is that the total number of new residential units in the Garibaldi Estates in 2044 will be somewhere between the 2044 Low scenario and the 2044 High scenario. The true rate of growth will depend on a broad range of economic, demographic, and political trends which are challenging to accurately predict.

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