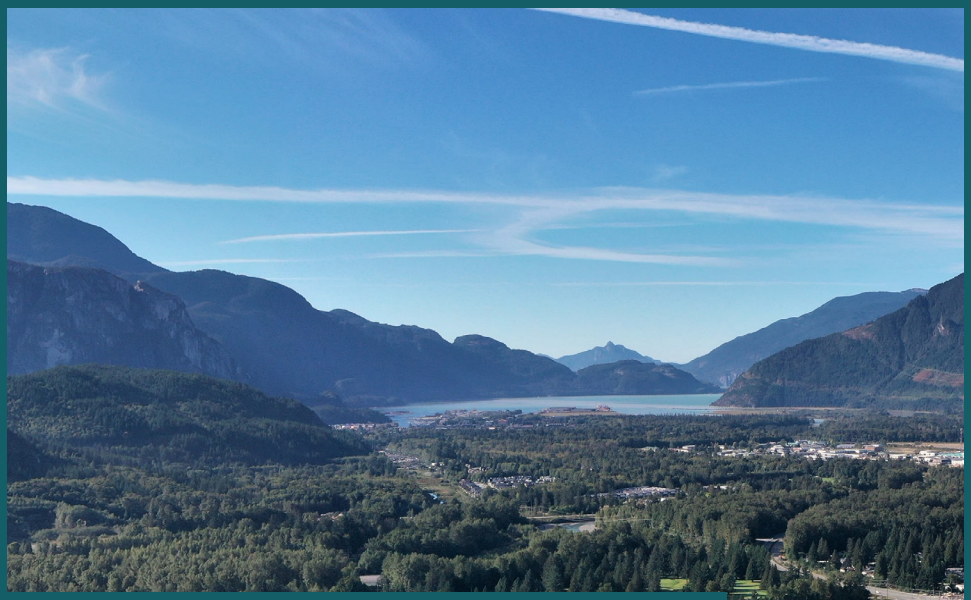


GARIBALDI ESTATES
NEIGHBOURHOOD PLAN
PROPOSED SCENARIOS



ESTATES EAST SUB-AREA 2023

ABOUT THIS ENGAGEMENT

INTRODUCTION

Thank you for participating in the Garibaldi Estates Neighbourhood Planning Process. The goal for the neighbourhood plan is to develop a vision for the future of the Garibaldi Estates over the next 20 years that supports a diversity of housing options, employment space, transportation, and community amenities. We want to hear from Squamish residents to create a plan that is a good fit for the neighbourhood, improves the livability of the area, and supports larger community goals outlined in the Official Community Plan (OCP).

At this step in the process future neighborhood scenarios are being presented to community members to generate discussion and feedback regarding the proposed land uses. The scenarios are intended to reflect input received from community residents through previous neighbourhood planning engagement activities, as well as the community vision for Squamish outlined in the OCP.

Feedback regarding these scenarios will be gathered from community stakeholders through an online survey and small group conversations.





ABOUT THE SUB-AREAS

To present possible future land-uses for Garibaldi Estates, the neighbourhood has been divided into six sub-areas. Boundaries for the sub-areas reflect parcel sizes, existing zoning, existing land uses and input received during early engagement activities. The sub-areas provide an opportunity for discussion regarding future land uses but are not fixed, they can be adjusted at a later stage based on community feedback when developing a preferred neighbourhood plan.

For each of the six sub-areas, two to three future scenarios have been developed; the scenarios build on each other through the additional of new housing forms and, where appropriate, additional height or density. These scenarios present options for how the neighbourhood could evolve in coming years.

PLANNING DEFINITIONS

LOT COVERAGE

The percentage of a total property that is covered by buildings. If a property is 500 square metres, and a one storey house that is 250 square meters is built on the property, the lot coverage would be 50%.

FLOOR AREA RATION (FAR)

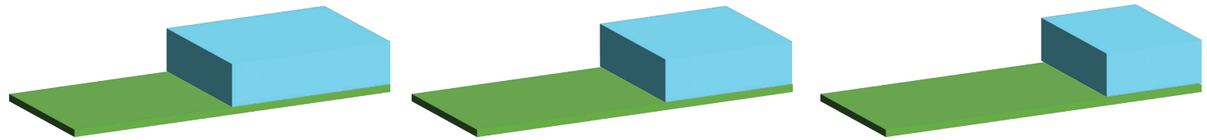
The ratio of a building's total floor area to the total area of the property on which it is constructed.

For example, if a building is subject to a FAR limit of 0. 5, then the total square footage of the constructed building must be no more than half the area of the parcel itself.

A higher ratio indicates a more dense building. The District of Squamish uses the floor area ratio to regulate density through the zoning bylaw. The illustration provides examples of FAR limits.

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

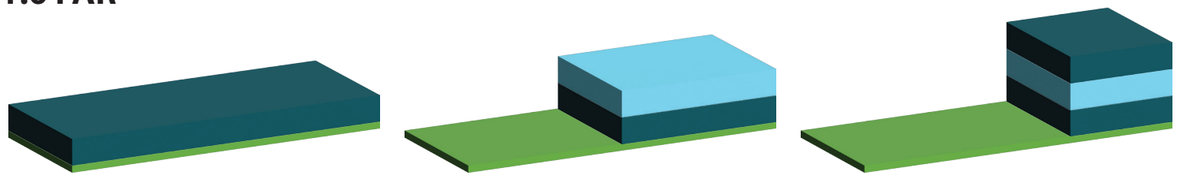
ILLUSTRATIONS OF **LOT COVERAGE**



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

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

1.0 FAR

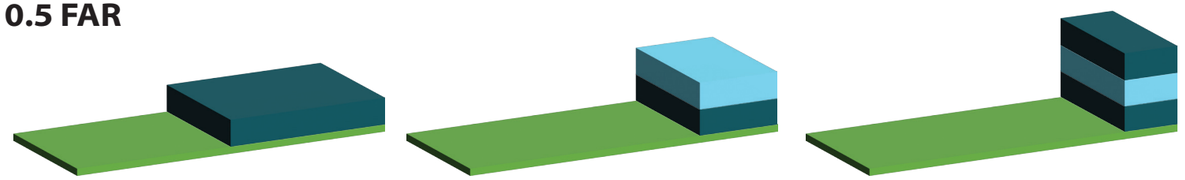


1 Storey
(100% lot coverage)

2 Storey
(50% lot coverage)

3 Storey
(33% lot coverage)

0.5 FAR



1 Storey
(50% lot coverage)

2 Storey
(25% lot coverage)

3 Storey
(17% lot coverage)

ESTATES EAST



OVERVIEW

The Estates East sub area includes the residential properties east of Garibaldi Way along Read Crescent, Read Place and Mamquam Road. The sub area includes a mix of land uses. Properties in the area range in size, from smaller properties, to larger properties up to 1.6 hectares in size. Many properties have single-family homes and some include accessory dwellings such as secondary suites. The area also includes townhouses, apartments and a church.

The current zoning for this area is largely Residential-1A (RS-1A). The primary use in this zone is single family homes. The sub area also includes:

- One large Rural Residential (RL-1) property;
- A Residential 2 (RS-2) lot which permits single-family homes and duplexes;
- A Residential Small Lot (RS-3) single-family zone;
- Two Multiple Unit Residential 3 (RM-3) properties are zoned for apartments.

The maximum height for buildings across the sub area varies.

The maximum height in the RS-1A and RS-2 zone is 9 m. Due to flood construction requirements generally supports a 2-storey building. The maximum height in the large RL-1 zone is 10.68 m or 3- storeys. In the RM-3 zone the maximum height is 15 m.

The maximum Floor Area Ratio, which limits density, is between 0.45 and 0.5 for the RS-1A and RS-2 zones and 1.0 in the RM-3 zone. There is no established maximum density on the RL-1 zone.

A number of the existing homes in the sub area are not built to the current maximum density (floor area ratio), particularly on larger properties.

CURRENT STATE





ESTATES EAST SUMMARY

	Permitted uses	Maximum height (m)	Storeys	Maximum Density (FAR)
Current	Single Family Home	9	2	0.5
Scenario A	**Residential Pacels <0.3 ha** Single Family Home Duplexes Existing height and density **Residential Parcels >0.3 ha** Single Family Home Duplex Triplex Cottage Cluster Small Lot Single Family **Civic & Multiple Unit Residential** Zoning remains the same	9	2	0.5
Scenario B	**Residential Parcels <0.3 ha** Single Family Home Duplexes Small Lot Single Family Existing height and density **Residential Parcels >0.3 ha** Townhouse - 30% of parcel dedicated to agriculture/ greenspace/park **Civic & Multiple Unit Residential** Zoning remains the same	10.68	3	0.8
Scenario C	**Residential Parcels <0.3 ha** Single Family Home Duplexes Existing height and density Small Lot Single Family Triplex **Residential Parcels >0.3 ha** Stacked Townhouse - 30% of parcel dedicated to agriculture/ greenspace/park **Civic & Multiple Unit Residential** Zoning remains the same	10.68	3	1.0

IMPORTANT CONTEXT

- The sub-area includes several large properties over 0.3 ha. Most of these properties can currently be subdivided under the existing VLA Bylaw.
- A range of additional housing forms are supported across the Estates East sub-area in Scenario A within the existing maximum heights.
- The sub-area includes several large properties over 0.3 ha in size which were identified as possible locations for small-scale commercial farming by the Squamish Food Policy Council.
- The Estates East was an area where there was some support for more diverse housing forms at higher densities on larger parcels during public engagement in Stage 2 of the planning process.
- To support commercial farming, Scenario B and C require 30% of the property be dedicated to agriculture, greenspace or park. Townhouses or stacked townhouses are proposed to on the remainder of the large properties.

PROPOSED LAND USE DESCRIPTIONS

SCENARIO A, B & C

The proposed land use options are district for the following three categories of properties:

- Residential properties under 0.3 hectares
- Residential properties over 0.3 hectares
- Prosperities with civic and multiple unit residential zoning

Proposed uses for prosperities with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road) remain the same as the existing zoning uses for Scenario A, B and C



SCENARIO A

In Scenario A the new housing form that is proposed for residential parcels under 0.3 ha is duplexes. A maximum height of 2 storeys (9m) and a maximum Floor Area Ratio (density) of up to 0.5 aligns with the existing zoning found on most of these properties.

For residential properties over 0.3 ha, the Scenario A proposal is to enable subdivision that aligns with RS-2 and RS-3 zoning. On these parcels the following land uses would be permitted: single Family Homes, duplexes, triplexes, cottage clusters and small lot single family. These parcels would be subject to a maximum height of 2 storeys (9 m) and a maximum Floor Area Ratio (density) of up to 0.5.

Zoning would remain the same as the existing zoning for properties with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road.

SCENARIO A HOUSING TYPES

1. Duplex
2. Triplex
3. Cottage Cluster

	Current	Scenario A
Permitted Uses	Single Family Home	**Residential Pacels <0.3 ha** Single Family Home Duplexes **Residential Parcels >0.3 ha** Single Family Home Duplex Triplex Cottage Cluster Small Lot Single Family **Civic & Multiple Unit Residential** Zoning remains the same
Maximum Height (m)	9	9
Storeys	2	2
Maximum Density (FAR)	0.5	0.5

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO B

In Scenario B the new housing form that is proposed for residential parcels under 0.3 ha is small lot single family, where properties could be subdivided to allow for smaller properties, each with a smaller home built on it. This would be in addition to duplexes. A maximum height of 2 Storeys (9 m) and a maximum Floor Area Ratio (density) of up to 0.5 aligns with the existing zoning found on most of these properties.

For residential properties over 0.3 ha, the Scenario B proposal is to enable townhouse development, provided 30% of the parcels are dedicated to agriculture/greenspace or park. These parcels would be subject to a maximum height of 3 Storeys (10.68 m) and a maximum Floor Area Ratio (density) of up to 0.8.

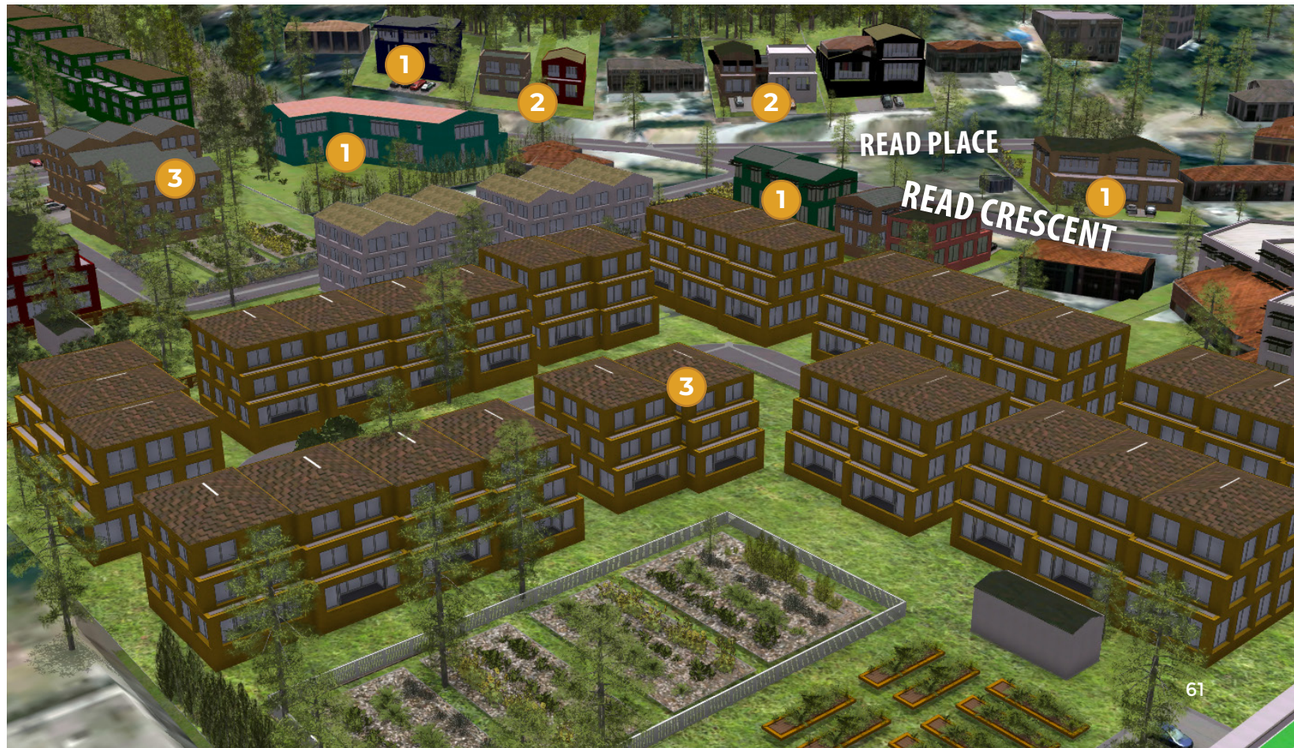
Zoning would remain the same as the existing zoning for properties with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road).

SCENARIO B HOUSING TYPES

1. Duplex
2. Small Lot Single Family
3. Townhouse
   30% Parcel Agriculture/ Greenspace/Park

	Current	Scenario B
Permitted Uses	Single Family Home	**Residential Parcels <0.3 ha** Single Family Home Duplexes Small Lot Single Family **Residential Parcels >0.3 ha** Townhouse - 30% of parcel dedicated to agriculture/ greenspace/park **Civic & Multiple Unit Residential** Zoning remains the same
Maximum Height (m)	9	10.68
Storeys	2	3
Maximum Density (FAR)	0.5	0.8

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.





SCENARIO C

In Scenario C the new housing form that is proposed for residential parcels under 0.3 ha is triplexes. This would be in addition to duplexes and small lot single family. A maximum height of 2 Storeys (9 m) and a maximum Floor Area Ratio (density) of up to 0.5 aligns with the existing zoning found on most of these properties.

For residential properties over 0.3 ha, the Scenario C proposal is to enable stacked townhouse development, provided 30% of the parcels are dedicated to agriculture/greenspace or park. These parcels would be subject to a maximum height of 3 Storeys (10.68 m) and a maximum Floor Area Ratio (density) of up to 1.0.

Zoning would remain the same as the existing zoning for properties with civic zoning (the Baptist Church) and multiple unit residential zoning (apartments and townhouses along Mamquam Road).

SCENARIO C HOUSING TYPES

1. Small Lot Single Family
2. Duplex
3. Triplex
4. Stacked Townhouse
   30% Parcel Agriculture/ Greenspace/Park

	Current	Scenario C
Permitted Uses	Single Family Home	**Residential Parcels <0.3 ha** Single Family Home Duplexes Small Lot Single Family Triplex **Residential Parcels >0.3 ha** Stacked Townhouse - 30% of parcel dedicated to agriculture/ greenspace/park **Civic & Multiple Unit Residential** Zoning remains the same
Maximum Height (m)	9	10.68
Storeys	2	3
Maximum Density (FAR)	0.45 - 0.5	1.0

Images are only intended to show approximate height and density of potential future land uses. Other elements (e.g. design and location, aesthetics, parking, landscaping) are not intended to be accurate representations.



GLOSSARY
HOUSING FORM EXAMPLES

Single Family Home

A single family home is a detached residential structure that sits on its own land and is designed to be used as a single dwelling unit, having just one kitchen, unshared walls and unshared utilities. Secondary suites, which contain their own kitchen, but are limited in size, can be located within a single family home. In addition, accessory dwelling units, also known as carriage houses, can be built on the property of a single family home.



SMALL LOT SINGLE FAMILY

A small lot single family home is a single family dwelling (house) built on of a parcel of land that is smaller in size than a typical single family homes. In Squamish, small lot single family zoning has a minimum parcel size that is 1/3 of the typical single family zone and a minimum width that is half the typical single family zone. Some examples of areas in Squamish with this type of housing include Hospital Hill and Amblepath.





DUPLEX

A duplex is a building which must meet the same size restrictions as a single family dwelling but which contains two separate dwelling units. The dwelling units are often placed side-by-side with a common wall; however, they can also be built front-to-back or stacked vertically, which can enable them to fit on narrower lots. Duplexes may include a backyard and a garage for each unit. Duplexes can be built to have the appearance of a single family home.



TRIPLEX

A triplex is a building which must meet the same size restrictions as a single family home but which contains three dwelling units. The dwelling units can be located side-by-side or may have elements stacked on top of each other. Side-by-side units each typically have ground floor entry; stacked units can have a mix of ground floor entry and shared entries for stacked units. A development permit is required for triplex development. Triplexes may include a rear yard and garages for each unit.

FOURPLEX

A fourplex is a 2-3 Storey building with four dwelling units, typically arranged with two units on the ground floor and two units above, with shared or individual entries from the street. This housing type can have the appearance of a large-sized single-unit house and may include a rear yard. Depending on the size of the lot, a mix of garages and an outdoor off-street area may be used for parking.



TOWNHOUSE/ CONSOLIDATED TOWNHOUSE

A townhouse is a series or cluster of two or more individual dwelling units, attached either vertically or horizontally, where individual access to each unit is from the finished grade of the lot. Entries often face a street or shared outdoor space, which is a requirement. Garages are often located on the ground level with living space located on the second and third Storey. Townhouses are typically stratas; home owners own their individual lot and share the ownership of common property with other lot owners.

A consolidated townhouse is a townhouse development located on a new lot up to 0.5 ha in size created through the consolidation of 2 or 3 parcels. This land use is proposed to provide flexibility in utilizing the long, narrow parcels typical in the Garibaldi Estates.





COTTAGE CLUSTER

A cottage cluster is a group of small, 1- to 1.5 storey buildings arranged around a shared courtyard visible from the street. The shared courtyard is an important community-enhancing element and unit entrances generally lead to the courtyard which replaces the function of a backyard. In some examples buildings can be up to 2 Storeys. Cottage clusters typically feature outdoor parking rather than garages.



STACKED TOWNHOUSE

A stacked townhouse is similar to traditional townhouses in that they are attached dwellings, each with their own front door at ground level. However, stacked townhouses contain multiple units above each other. Typlically, one unit makes up the first floor with an additional unit available on the second and third floors. Stacked townhouses are typically built on top of underground parking structures. Units typically have access to some private outdoor space such as a yard or rooftop terrace.

MIXED USE COMMERCIAL

Mixed Use Commercial buildings are multistorey buildings building that combine commercial and residential land uses. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support residential apartments and are accessed from an entrance that is separated from the commercial uses. Examples of these buildings can be found in areas of downtown Squamish as well as along Tantalus Road.



CONSOLIDATED SUBDIVISION

A consolidated subdivision is a consolidation of 2 or 3 parcels to create a new lot up to 0.5 ha in size, which can then be subdivided in a different configuration that would support single family homes, duplexes and triplexes on smaller parcels. This land use is proposed to provide flexibility in utilizing the long, narrow parcels typical in the Garibaldi Estates.





MIXED USE COMMERCIAL CORNER

A three storey building located on a corner property. Retail space is located on the ground floor, 2 floors of apartments are located above the retail space.



MIXED USE CIVIC BUILDING

Civic mixed use buildings host a range of public and civic uses at a scale designed to serve a residential neighbourhood. Uses can include activities where community members come together for religious, charitable, cultural, recreational or educational purposes. Examples include churches, schools, theaters, and recreation facilities. Other uses that can be accommodated include childcare facilities, assisted living residences, and community care facilities. Typically, zoning allows civic mixed use locations to be multi storey.

COMMERCIAL BUILDING FORM EXAMPLES

3 STOREY RETAIL OFFICE

Commercial Retail/Office buildings are multi-storey buildings in commercially zoned properties. The ground floor of these buildings support retail land uses such as shop, services, and restaurants. Upper storeys support office land uses such as health care providers or professional businesses.



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SQUAMISH