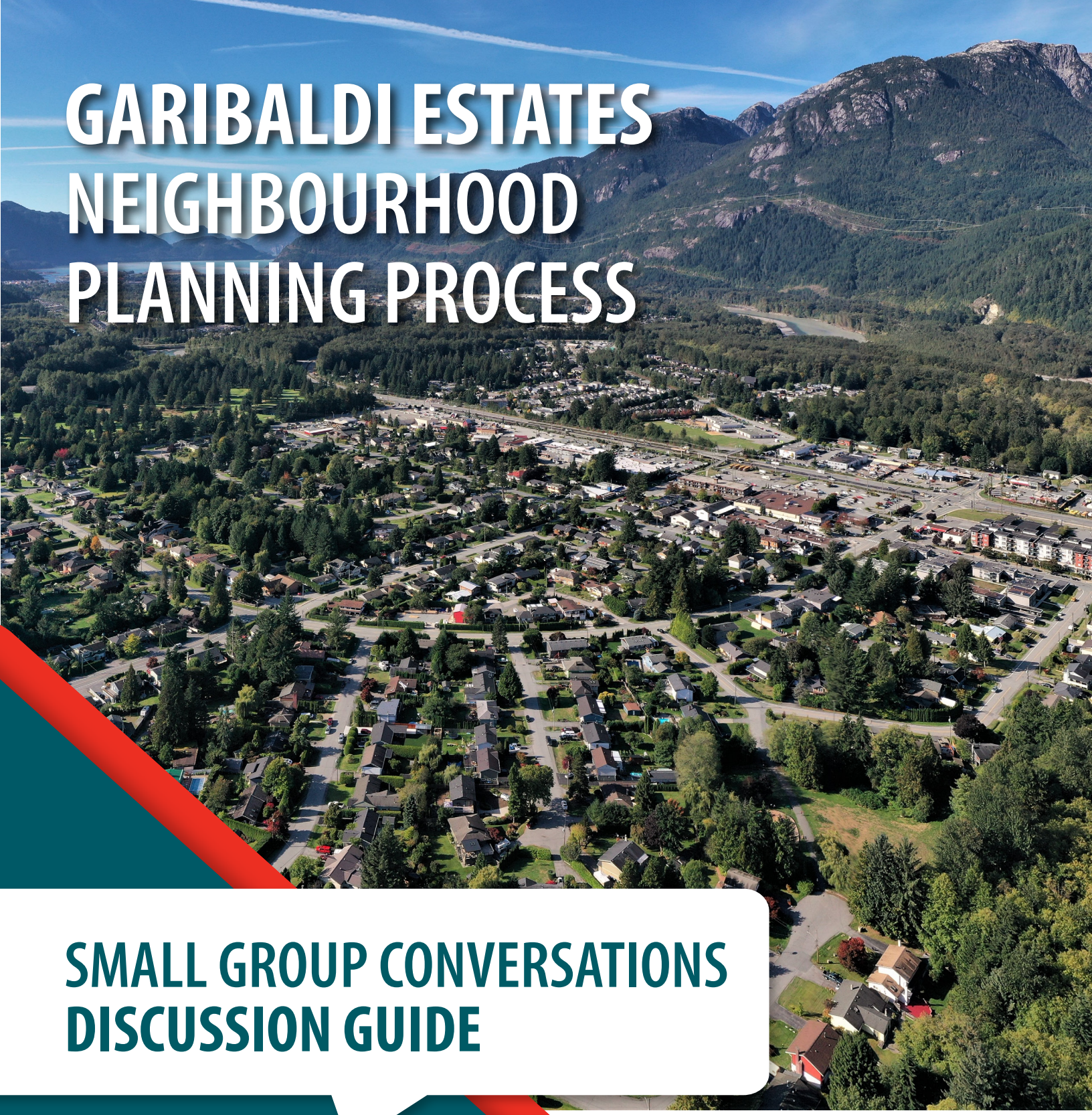
GARIBALDI ESTATES NEIGHBOURHOOD PLANNING PROCESS



SMALL GROUP CONVERSATIONS DISCUSSION GUIDE



SQUAMISH

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WHY A NEIGHBOURHOOD PLAN? WHY NOW?

Known for its desirable natural setting, recreational opportunities and proximity to the Lower Mainland, Squamish has become one of Canada's fastest growing communities.

This has contributed to a high demand for:

- More attainable housing
- Additional employment space
- Improvements to our transportation system
- Upgraded community amenities

We can't stop Squamish from growing. This means that the chance to shape how the Garibaldi Estates evolves over the coming decades is now.

A Neighbourhood Plan is an opportunity to come together as a community to:

- Develop a vision for the future
- Identify and preserve what makes our community a great place to live
- Identify and discuss areas for potential improvement
- Develop a vision for the future that is aligned with the growth our community.

Without a neighbourhood plan, redevelopment of individual properties over time won't be directed by a shared vision and we will miss the opportunity to ensure any changes support larger community goals.

ABOUT THIS GUIDE

This discussion guide is intended to support conversations and encourage the sharing of diverse perspectives amongst neighbours and friends as they consider the future vision for Garibaldi Estates Neighbourhood.

The goal of these conversations is to explore community ideas, concerns, opportunities, and values through collaborative dialogue. Gathering in small groups will allow us to have conversations and explore these ideas deeper. It will also help people feel comfortable sharing their thoughts and listening to the ideas of others.

The results of these conversations will be presented to Council in May 2022. They will help to inform land use scenarios in the Garibaldi Estates. All land use scenarios will be presented to the community for further discussion and feedback.

WHO ARE THESE SMALL GROUP DISCUSSIONS FOR?

These small group discussions are for anyone who cares about the future of the Garibaldi Estates and the needs of our growing community.

We want to hear from current Garibaldi Estates residents about opportunities and concerns regarding how the neighbourhood should evolve within our growing town.

We also want to hear from segments of the Squamish population whose voices have been under-represented in the process so far, including:

- Youth
- Seniors
- Employer, Employees and Critical Services
- Renters



DISCUSSION FORMAT

Discussions can include District staff and a Council member or be hosted by independent groups who prefer to meet on their own. For groups meeting with District staff and a Council member, the host can decide if they would like to facilitate the discussion, or if they would like District staff to facilitate the discussion. These discussions are expected to last approximately two hours.

For discussion groups meeting with a District of Squamish staff and Council member:

- District representatives will record major themes that are discussed and reflect what they are hearing to the group as the conversations proceeds.
- Following the meeting, staff will provide a summary of major themes to participants. This summary will be included in an engagement report to Council.
- At each discussion District staff will ask participants if they would like their names and backgrounds to be shared. If everyone in the group supports sharing this information we will include these details in the summary.

For independent conversations:

- Hosts are encouraged to select an individual to record major themes discussed for each question, reflect those themes back to the group throughout the conversation, provide those themes to the group following the conversation, and submit the themes to the District of Squamish by email at planning@squamish.ca.

ABOUT THIS PROCESS

STAGE 1

Project initiation	Complete	Spring-Summer 2021	• Planning Department Project Scoping • Preliminary Interdepartmental Engagement • Intergovernmental and Agency Initial Outreach

STAGE 2

Neighbourhood & Community Context	Complete	Fall 2021	• Background Research • Online Engagement (Mapping, Q&A, Vision) • Introductory Open House • Engagement Summary Council Presentation (January 2022)

STAGE 3

Stakeholder Group Conversations	Current stage	Winter 2022 - Winter 2023	• Small Group Conversations with Community Members, Staff & Council (March-April 2022) • Engagement Summary Council Presentation (May 2022)
Future Neighbourhood Scenarios		May 2022 - January 2023	• Scenario Development • Online Engagement (Scenario presentation and Feedback) • Future Scenarios Open House • Engagement Summary Presentation to Council

STAGE 4

Proposed Land Use and Policy Plan		WInter-Summer 2023	• Online Engagement • Draft Plan and Neighbourhood Land Use Open House • Engagement Summary Presentation to Council

STAGE 5

Bylaw Adoption		Summer - Fall 2023	• 1st & 2nd Reading • Public Hearing and 3rd Reading • Adoption

BACKGROUND

Before you begin, please take a moment to review the following information.

- **Appendix A:** What Are the VLA Lands?
- **Appendix B:** Missing Middle Housing
- **Appendix C:** Squamish Community Housing Society
- **Appendix D:** Affordable Housing in Squamish
- **Appendix E:** Stage 2 Engagement Summary (Fall 2021)
- **Appendix F:** Glossary of Terms

READY TO BEGIN: DISCUSSION GUIDE QUESTIONS

This guide contains a set of introduction questions followed by and three sets of questions designed to help guide conversations about the Garibaldi Estates Neighbourhood Plan. Please complete the introduction questions, followed by one or more of the remaining question sets. Choose the questions sets that are most relevant to your experience and relationship to the neighbourhood.



QUESTION SETS

Introduction Questions

The following are intended as quick, warm-up questions to be answered by all groups:

- What brings you to this meeting?
- What do you love about living in Squamish?
- What is one or two things you feel are important for any neighbourhood?

(Examples could include neighbourhood look and feel, easy access to specific businesses, services or public facilities, etc.)



Question Set 1:
Creating Future Neighbourhood Scenarios

The goal of these questions is to help us gain a better understanding of the values and principles that should be considered, together with what we heard during stage two of this process, as we develop future land use scenarios for the Garibaldi Estates neighbourhood.

Please consider the following questions:

1. What benefits do you see regarding changes that are occurring in Squamish neighbourhoods (outside of the downtown area?)
2. What concerns do you have about changes that are occurring in Squamish neighbourhoods (outside of the downtown area?)
3. What are potential solutions to address these concerns?
4. How can the Garibaldi Estates Neighbourhood evolve over the next 20 years in a way that meets the needs of both existing residents and a growing community?
5. What values or principles should guide the creation of a future scenario for the Garibaldi Estates Neighbourhood Plan?
6. What shops or services (such as daycares) are important to support day to day activities in a walkable neighbourhood?

Question Set 2:
Good Local Jobs and Community Services

As Squamish grows, a lack of employment space and housing options for employees are issues that prevent local businesses from thriving. These issues can also create challenges for providers of basic community services such as trades people, firefighters, RCMP, daycare providers, doctors, nurses, dental hygienists, physiotherapists, teachers, grocery store workers and bus drivers. Neighbourhood planning can encourage land uses that provide more workspaces and diverse housing options to support employees. The goal of these questions is to get a better understanding of how the Garibaldi Estates can support local services, businesses, and job creation, before developing any land use scenarios.

Please consider the following questions:

1. What opportunities and challenges are facing the organization you own, manage or work for?

2. What role does housing play in the success of the organization you own, manage or work for?

3. What role does the availability of retail or office space play in the success of the organization you own, manage or work for?

4. What kind of physical space and neighbourhood would provide a good location for the organization you own, manage, or work for?

5. What vision for the future of Garibaldi Estates would support the success of the organization you own, manage or work for?

Question Set 3:
Non-Market Housing

Through this neighbourhood planning process, we've heard that a housing organization, similar to the Whistler Housing Authority, should be created to support the affordable housing needs of Squamish. This work is well underway. In 2018 Council set a goal to establish an affordable housing governance structure in the 2019-2022 Council Strategic Plan. In December 2021 this goal was realized with the establishment of the Squamish Community Housing Society.

The society will help build and manage non-market housing in Squamish. This non-market housing will not be sold or rented at current housing prices; instead prices will be more closely aligned with household incomes in Squamish. As is the case now, local non-profit housing providers will continue to be the key drivers of subsidized or supported housing.

To achieve its goals, the Society will need to accumulate and manage homes, most of which will likely be multi-family. It will be challenging for the District to provide land and funding to build these homes, so other sources will be important.

1. In new multi-family developments, a percentage of the finished homes may be donated to the Society as Community Amenity Contributions (CACs).

2. Other homes may be built by the District of Squamish or the Society using CAC funds donated by developers of new residential projects.

3. Additional homes may by built with grant money from the provincial or federal government, or be built by an agency like BC Housing.

4. Finally, some homes that are privately built might be added to stock managed by the Society under a system such as a density bonus.

Question Set 3 continued:
Non-Market Housing

Before we begin to develop land use scenarios for the Garibaldi Estates, we are seeking to gain a better understanding of how the Garibaldi Estates can support non-market housing in Squamish.

Please consider the following questions:

1. How does the current housing market impact the lives of people you know or services you rely on?
2. How could homes managed by the Squamish Community Housing Society support people you know or services you rely on?
3. What characteristics would make a neighbourhood a good fit for non-market housing?
4. How could the Garibaldi Estates Neighbourhood Plan support the goals of the Squamish Community Housing Society?

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