Garibaldi Estates Neighbourhood Plan – OurSquamish policy recommendations

Thank you for including OurSquamish in the next round of engagement efforts for more specific policy recommendations. OurSquamish have developed the below recommendations following an engagement session with community members, discussing preferred placemaking strategies to be incorporated into the neighbourhood plan, as well as using our original submission and the emerging ideas into specific policy actions.

Summary of recommendations

OurSquamish discussed recommendations for broader policy directions for all sub areas in the Garibaldi Estates plan. These recommendations highlight key values of creating a vibrant, resilient and healthy neighbourhood and each sub area having unique public spaces to support public gathering and connection. These are to be read in conjunction with our previous submission which highlighted our key suggestions for the main plan and provided example images of the possible placemaking strategies that would fit in these specific areas.

1. Create central gathering areas for each sub area
    a. Ensure larger public spaces (plazas, parklets, multiple seating areas) for commercial areas and larger open residential and mixed-use areas
2. Enable small commercial opportunities in areas of lower density to improve community connection and create spaces for local gathering
3. Ensure infrastructure to enable active transportation as a primary mode in the Estates
    a. Focus on pedestrian and bike specific infrastructure, all meeting accessibility needs
4. It is suggested for areas of high levels of usage (transit, commercial, employment hubs, high density residential buildings) that end of trip cycling facilities are made available
    a. Ensure each sub area has “bike hub” where areas of gathering are considered, including covered storage/gathering area, bike repair tools, waste disposal
    b. For areas of high pedestrian traffic, provide publicly maintained, gender neutral bathroom facilities, proper waste disposal are available
    c. Consider for high-density residential areas (apartment buildings, large town-house complexes, with or without commercial uses) to have covered bike parking, with number of racks based on the projected number of residents in the area with facilities for e-bikes, cargo/family bikes and bike trailers in commercial areas, particularly where there may be higher volumes of family visitors

Area specific recommendations

The below provides the specific policy recommendations for the current proposed sub-areas. While some suggestions are specific to certain intersections or places, some could be interchanged within areas of similar land use as it is recognized the areas are subject to change.

Commercial

Recommendations for this area are focused around the commercial and employment centers where most people will gather. The goal is to provide strong and vibrant community gathering areas given the high volume of visitors and employees. All policies to centre around safe and complete streets in and out of this area and increasing its pedestrian focus.

1. Public outdoor space
    a. Enhance and activate amenity spaces within the public realm
        i. Open spaces are to be animated and designed to be inviting and accessible for all to use, year-round (shelter from elements).
        ii. Public spaces are to be focused on the pedestrian user and easily connected to active transportation routes
        iii. Invest in enhancements of current public spaces, including the existing OurSquamish parklet
        iv. New commercial development to have public plaza space, particularly when clustered or high areas of employment spaces for future placemaking opportunities.
2. Host a food truck plaza in larger parking spaces/open space at areas of higher density commercial units
    a. To have adequate and accessible seating and covered seating options
    b. Ensure adequate maintenance and access to water and power
    c. Ensure pedestrian safety, considering clear crosswalks and barriers surrounding seating area
    d. Ensure appropriate lighting, consider decorative lighting for low light times of year and for increasing vibrancy
    e. Utilize natural streetscape options with greenery in areas where possible
3. Areas of greater child/senior populations or services (day cares, activity centres, parks) to have designated pick up/drop off zones with clearly painted direction on road and signage
4. For larger entrances in/out commercial areas (particularly Tantalus way, off of Mamquam road) to have clear pedestrian and cycling infrastructure and to consider 4 way stops in high traffic areas
    a. Maximize use of cross walks, lit traffic control when possible
    b. Consider rain activated art on cross walk off Mamquam road in to commercial area
5. Implement public art policy for new development
    a. Work with local artists/schools/community groups in commissioning art to increase community connectivity
    b. Art to be visible to highway in adjacent areas
    c. Art installations to be added to high volume areas during times of construction where applicable on fences/barriers, highlighting local artists/schools/community groups
6. Activate rainwater management
    a. Install bioswales along Mamquam road to reduce flooding while activating area, particularly surrounding active transportation infrastructure
7. Utilize midblock connections wherever possible to increase connectivity between areas
    a. Ensure proper rainwater management
    b. Utilize public art/other activation methods on walls/fencing when possible to create more inviting spaces and increase sense of safety

    c. Ensure adequate lighting
    d. Ensure pedestrian and cycling focus
8. Employ creative wayfinding tactics for areas with high levels of visitors
    a. Use sidewalk painting or basalt bands to indicate proximity to popular end destinations

Diamond Head South

With Diamond Head South's proximity to the commercial area, the focus of public spaces should be on connecting the areas for pedestrians and providing local areas for gathering in the sub area.

1. Utilize midblock connections wherever possible to increase connectivity between areas, particularly on the West side Diamond Head road
    a. Ensure proper rainwater management
    b. Utilize public art when possible to create more inviting spaces and increase sense of safety
    c. Ensure adequate lighting
2. Permit zoning for Accessory Commercial Units (ACUs) in areas further from commercial area to encourage gathering and local features away from busy areas
    a. All ACUs to have accessible seating options directly in front or within proximity, consider using street corners for small seating areas
    b. ensure proper waste management at any areas where people may gather or commercial uses
3. Create frontage for public space in mixed-use zone
    a. allow for adequate space to accommodate for smaller parklet/pocket plaza uses when developed
4. Create narrower streets with soft features (gardens, tree canopy) in high pedestrian areas for traffic slowing

Diamond Head North

Focus on place making opportunities in mixed use areas f to draw in patrons and create sense of community and space for employees and neighbors to gather.

1. New mixed-use development to include adequate frontage space for public seating
    a. Public spaces to focus on gathering for patrons of businesses and residents of area
    b. Size to accommodate parklet and pocket plaza type public spaces, including accessible seating, lighting, all weather usage
    c. Public spaces to be composed of both hard and soft features to maintain residential feel
2. Include art installations in higher density residential areas and where mixed-use commercial land uses are to improve vibrancy

Estates East

The overall focus of this area is to highlight the natural features and bring people to the potential local agriculture opportunities. This area can focus on ensuring safe active transportation in and out and use the transit stop as a potential gathering "hub".

1. Create pocket park/plaza for meeting space by transit stop (Highlands Way/Read Cr.)
    a. Ensure accessible seating and tables for gathering
    b. Install bike station with repair tools
    c. Ensure adequate lighting and waste management
2. Activate streetscapes with smaller projects, particularly away from parks and greenspace to ensure vibrant streetscapes throughout sub area
    a. include traffic circle or boulevard gardens where street design permits
    b. seating at wider street corners with adequate lighting
    c. local “libraries”
    d. art installations within gardens
3. Permit small commercial opportunities to enhance connectivity with the area given the lower density, particularly along Read cr.
    a. Width of street can better accommodate for seating/gathering areas in front of possible ACUs
    b. Collaborate with local growers/community gardens for market type opportunities
4. Developments to have maximum permitted width of boulevard to improve tree canopy and natural streetscape opportunities
5. Enhance active transportation infrastructure to natural features in area and with any new developments of gathering spaces

Estates Centre

The Estates Centre can focus on integrating placemaking opportunities within townhouse clusters and utilize larger gathering spaces with the higher levels of density.

1. Include pocket parks with natural placemaking features and small gathering places in areas of higher density for community gathering
2. Consider larger community gathering space,
3. Increase tree canopy along busier street (Kalodon) to enhance natural feeling
    a. Widen sidewalks and boulevards with tree canopy surrounding to encourage active transportation
    b. Natural design elements to bring softer feeling when density increases to maintain “Squamish” feel
4. Consider permitting small commercial opportunities and mixed use, particularly in areas of highest density
5. Utilize small activation features where density is lower
6. Consider mural boxes along pathways
7. Design street corners with additional landscaping and benches, particularly as edging closer to Mamquam road where pedestrian traffic may be higher

Estates North

The focus of Estates North is on the parks in the area and enhancing their current state and natural features. Activating these areas as they develop can create spaces for people to gather without any commercial interest and enhance the current aesthetic.

1. Enhance child play areas to incorporate natural play structures that fit Squamish aesthetic
2. Ensure adequate active transportation infrastructure between key areas in sub area
3. Install accessible, covered seating in all parks to encourage gathering and use year round
4. Incorporate “foyer” style entrance at gate of parks for gathering and opportunity for information about the space or activation opportunities.
5. Incorporate way finding to Coho park along street
6. Ensure active transportation infrastructure along street to Coho and Pat Goode park with end of trip facilities in park