Ha7lh skwáyel
Welcome!

let's talk squamish

Welcome

Neighbourhood Commercial Nodes in Squamish

OPEN HOUSE

Learn more about this initiative and share your input on how neighbourhood commercial nodes can best serve your community. Your feedback will help guide plans for more walkable and vibrant neighbourhoods in Squamish.

Visit LetsTalkSquamish.ca to learn more

The District of Squamish is located on the unceded traditional territory of the Skwxwú7mesh Úxwumixw (Squamish Nation). We're grateful to the Skwxwú7mesh People who have cared for these lands since time immemorial.

Neighbourhood Commercial Nodes in Squamish

Project Information

What is a neighbourhood node?

A neighbourhood node is a small, local commercial area that has shops and services that you can walk or bike to from your home to meet your day to day needs.

Shops and services can include businesses such as corner stores, café or coffee shops, salons, daycares, physio and fitness related studios, and other expanded home-based businesses.

What we learned

Analysis shows that a viable neighbourhood node typically includes 930 m^2 of commercial space and serves a minimum of 2,000 nearby residents. At present, only 32% of Squamish residents live within a 5 minute walk of a neighbourhood node.



Valleycliffe General Store



The Crabapple Café



The Backyard

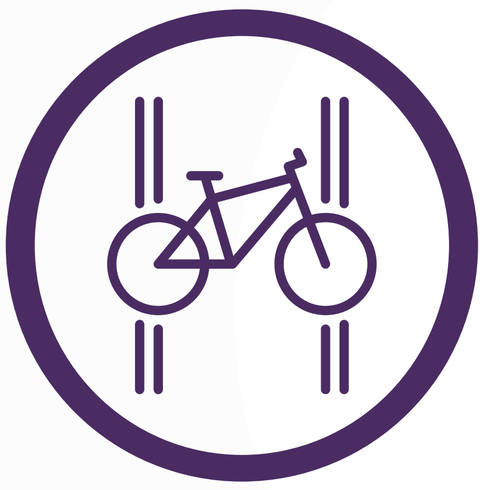
Background

What is the value of neighbourhood nodes?

Neighbourhood nodes provide several benefits to local residents and the broader community.



Locating day-to-day services closer to where residents live throughout the community increases the opportunities for walkability. Which makes neighbourhoods more accessible, age-friendly, and equitable.



Neighbourhood nodes increase transportation options by enabling residents to access day-to-day services by walking or cycling. Encouraging active transportation options supports the health of community residents and helps reduce greenhouse gas emissions.



Neighbourhood nodes, which offer services close to home, can reduce traffic and parking from vehicle trips to Squamish's two commercial centres: Downtown and Garibaldi Village.



Neighbourhood nodes can contribute to neighbourhood identities and provide places to meet and connect with neighbours, fostering stronger social connections.

Background

Why are neighbourhood nodes important for community planning?

Reduce transportation emissions and encourage active transporation

More daily needs close to home means fewer car trips, lower GHG emissions, and an easier shift to walking and biking.

Support compact mixed use and reduce sprawl

Neighbourhood nodes bring everyday amenities closer, which helps protect green space and keeps growth focused within existing neighbourhoods.

Strengthen neighbourhood connections

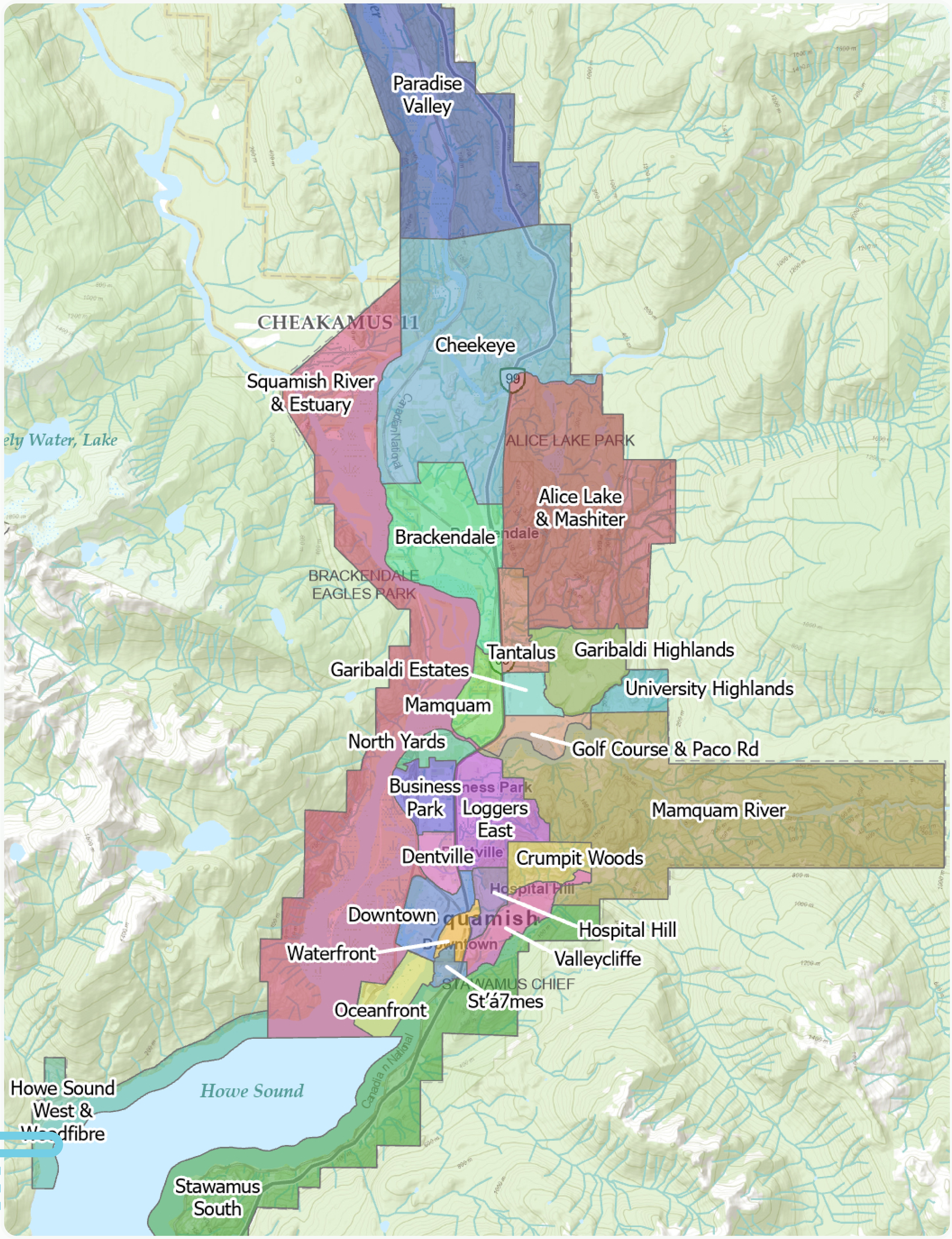
Having more local destinations makes it easier to meet neighbours, improves walkability, and supports an age friendly and inclusive community.



Neighbourhood Commercial Nodes in Squamish

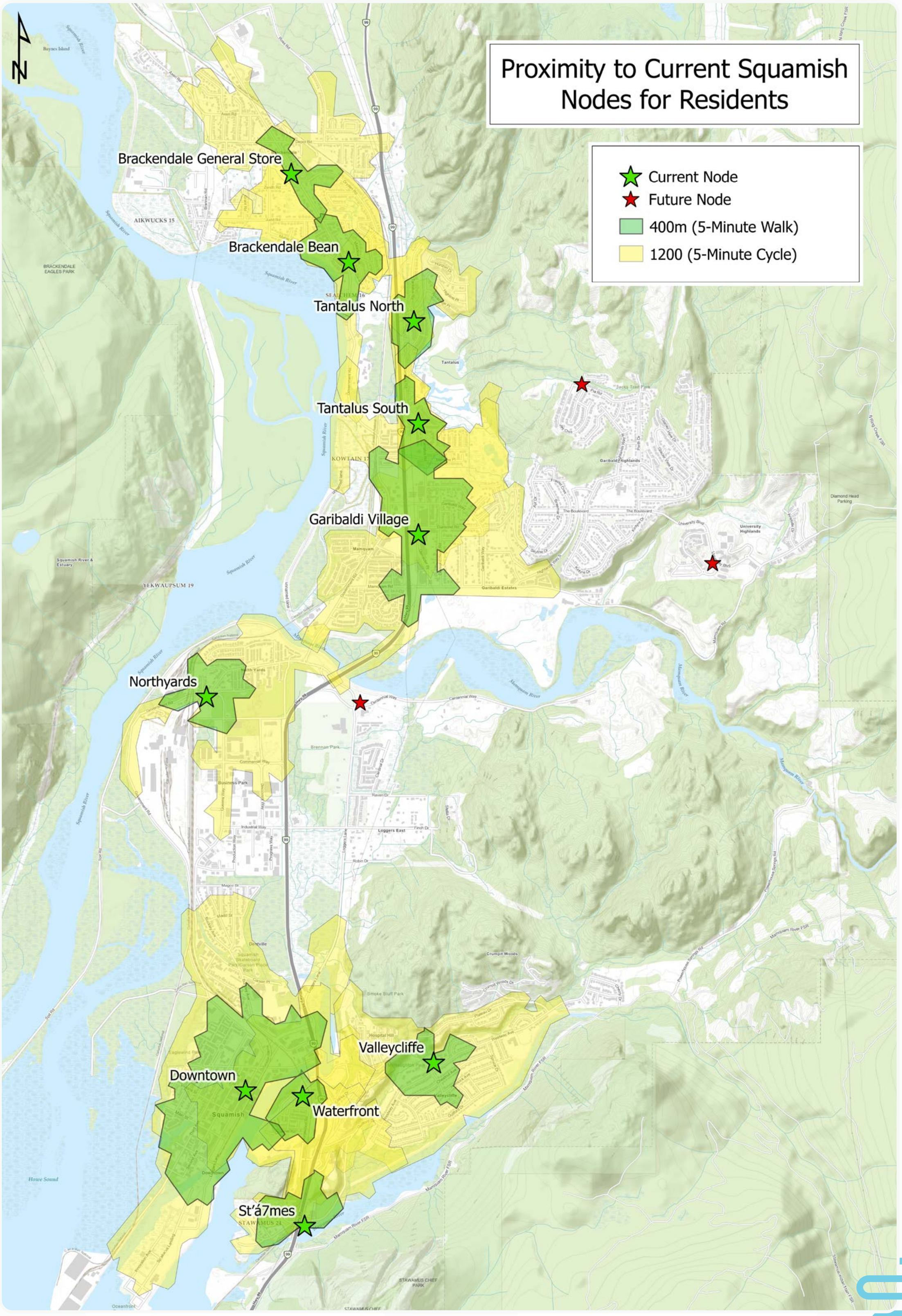
District of Squamish

Where do you live in Squamish?



Neighbourhood Commercial Nodes in Squamish

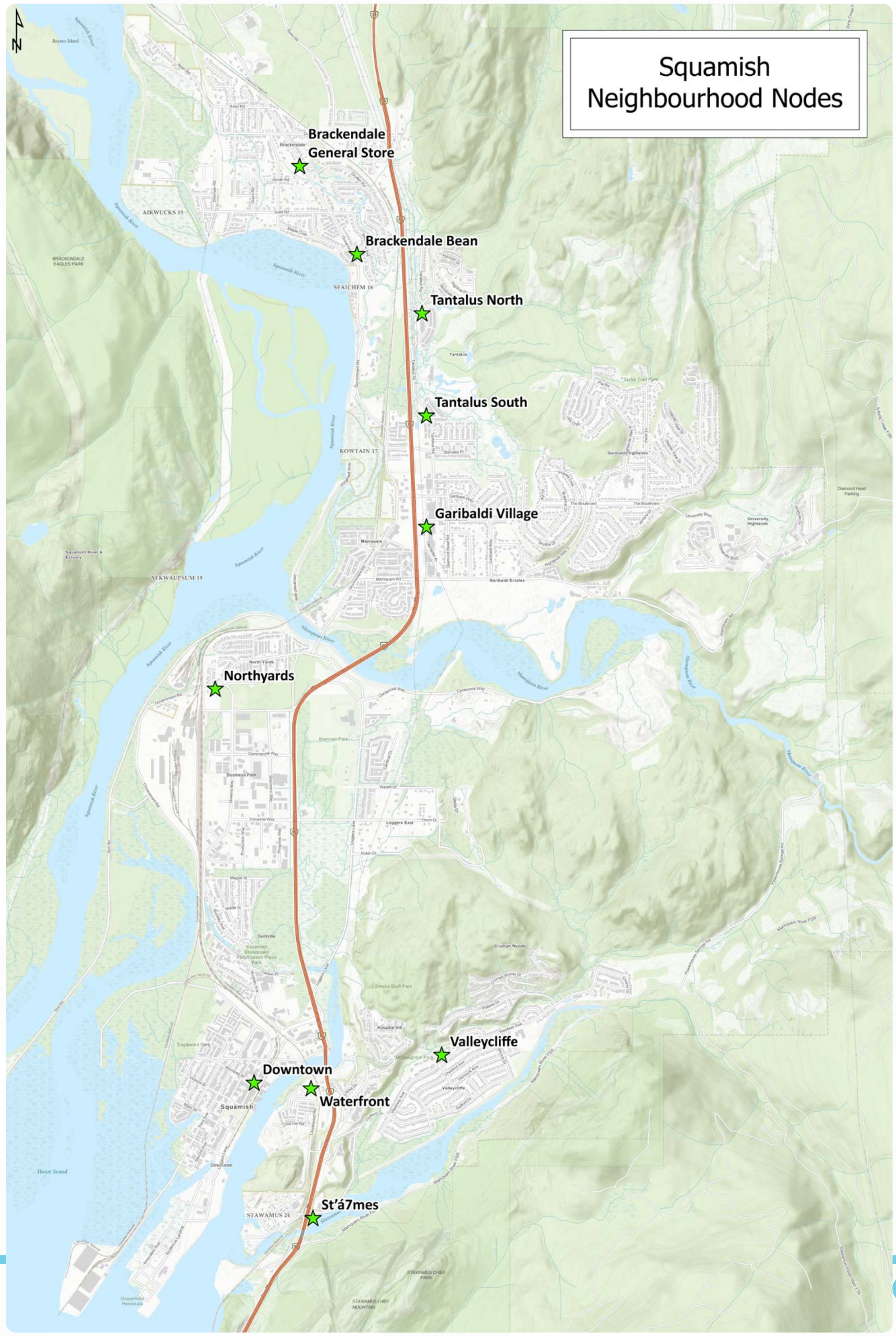
Current Nodes



Neighbourhood Commercial Nodes in Squamish

Current Nodes

Identify where in your neighbourhood you would like to see commercial services?



Current Access to Neighbourhood Nodes

The District of Squamish currently has 8 identified neighbourhood nodes and 2 commercial centres.

Neighbourhood Nodes

Brackendale Bean | Brackendale General Store | Northyards | Queensway | St'á7mes | Tantalus North | Tantalus South | Valleycliffe | Waterfront

Commercial Centres

Downtown | Garibaldi Village

Combined, neighbourhood nodes and commercial centres in Squamish are within a 5-minute walk of 10,165 residents, or 32% of the population, and within a 5-minute cycle of 22,327 residents, or 72% of the population.

	5-Min Walk (400 m)		5-Min Cycle (1,200 m)	
Neighbourhood Nodes	**Dwelling Units**	**Residents**	**Dwelling Units**	**Residents**
Brackendale Bean	226	599	449	1,252
Brackendale General Store	125	350	728	2,090
Northyards Queensway	308	714	708	1,703
St'á7mes	32*	108*	33	80
Tantalus North	175	375	428	1,005
Tantalus South	135	337	280	720
Valleycliffe	326	768	1,191	3,164
Waterfront	502	1,088	810	1,655
Commercial Centres				
Downtown Commercial Centre	2,372	4,761	3,105	6,457
Garibaldi Village Commercial Centre	462	1,065	1,638	4,201
Total		**10,165**		**22,327**
% of All Squamish Residents (31,120)		**32%**		**72%**

(Number of Units and Residents within 400m or 1200m of Specified Nodes)

*Squamish Nation unit and population data sourced from Squamish Housing Needs Assessment 2024. Note the spatial data for individual homes within Squamish Nation villages is not included within the 400m and 1200m neighbourhood node mapped analysis.

Neighbourhood Commercial Nodes in Squamish

Current Access to Neighbourhood Nodes

In several neighbourhoods, 100% of residents are within a 5-minute cycle of a neighbourhood node. These include Mamquam, Garibaldi Estates, Northyards, Downtown and Hospital Hill. In other neighbourhoods very few of the residents are within a 5-minute cycle of a neighbourhood node. These include the Garibaldi Highlands, University Highlands, Loggers East and Crumpit Woods.

Neighbourhood	Population	Access to Neighbourhood Nodes via 5-Minute Cycle (1,200 m)		No Neighbourhood Node within 5-Minute Cycle (1,200 m)	
	# Residents	# Residents	% Residents	# Residents	% Residents
Brackendale	3,784	3,354	89%	430	11%
Mamquam	2,524	2,524	100%		
Tantalus	1,736	1,724	99%	12	1%
Garibaldi Highlands	3,961	109	3%	3,852	97%
University Highlands	1,938	0	0%	1,938	100%
Garibaldi Estates	1,557	1,557	100%		
Northyards	1,700	1,700	100%		
Loggers East	1,519	0	0%	1,519	100%
Dentville	1,685	1,513	90%	172	10%
Downtown	4,944	4,944	100%		
Waterfront	1,655	1,655	100%		
Valleycliffe	2,941	2,694	92%	247	8%
Crumpit Woods	440	28	6%	412	94%

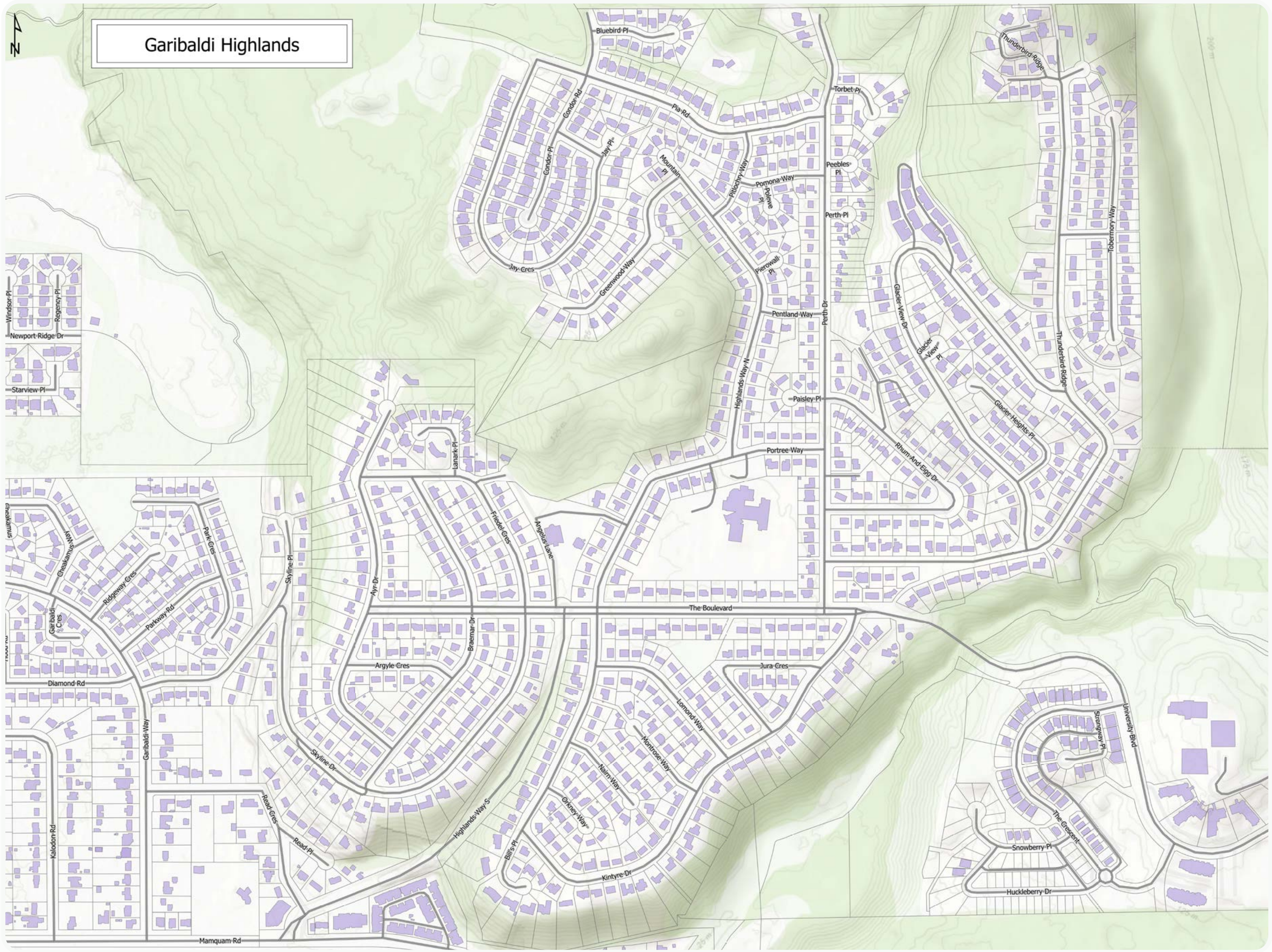
(Resident Access to Commercial Node by Neighbourhood.)

Neighbourhood Commercial Nodes in Squamish

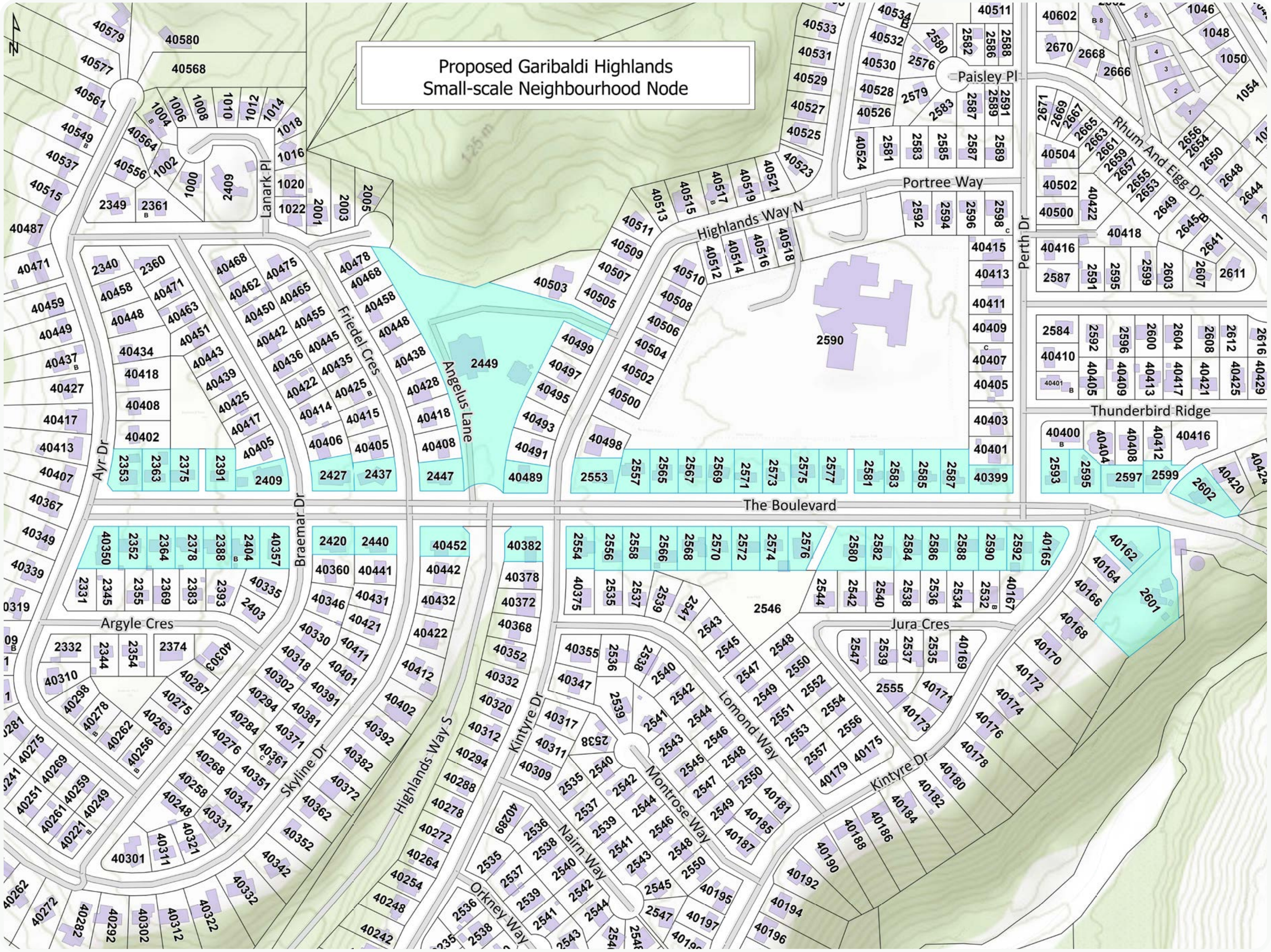
Garibaldi Highlands

Identify where in your neighbourhood you would like to see commercial services?

Take the online survey to share your input.



Proposed Future Highlands Neighbourhood Node
Zoning Initiative 1



Proposed Future Highlands Neighbourhood Node
Zoning Initiative 1

What is being proposed?

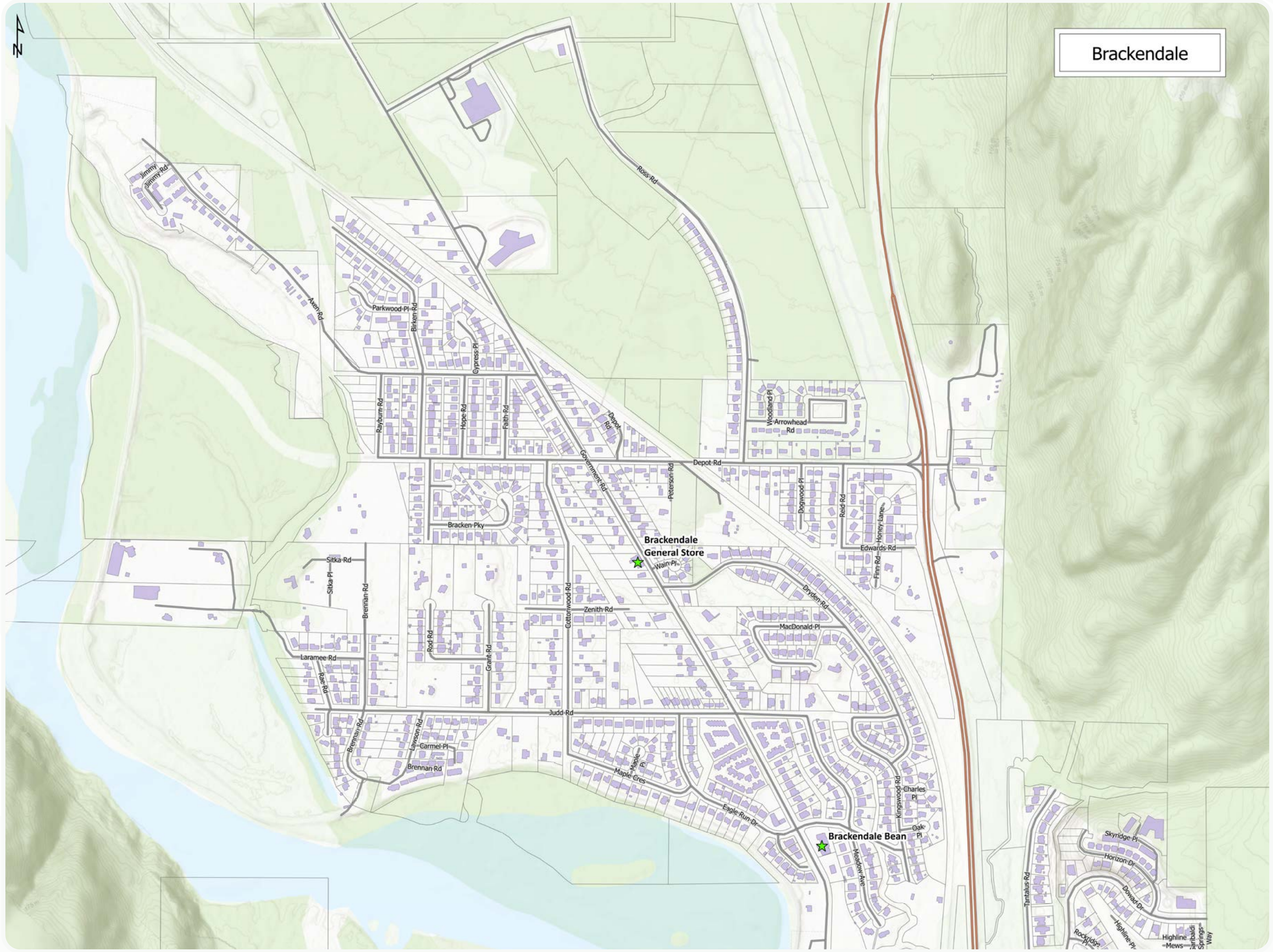
- Garibaldi Highlands Neighbourhood identified as the area most in need of a neighbourhood commercial node.
- Proposing to allow Neighbourhood Commercial uses for properties that front The Boulevard.
- Why The Boulevard? It is the busiest street in the Highlands and has bus routes, bike lanes, sidewalks and on-street parking, so is the best opportunity to integrate neighbourhood node uses.
- Potential neighbourhood commercial uses will likely be small scale and constrained by lot size, parking and residential uses.
- Future neighbourhood node will also eventually be located in northwest area of the Highlands (long term vision).
- Neighbourhood Commercial uses include retail, office, personal service, child care, restaurant and indoor recreation.

Neighbourhood Commercial Nodes in Squamish

Brackendale

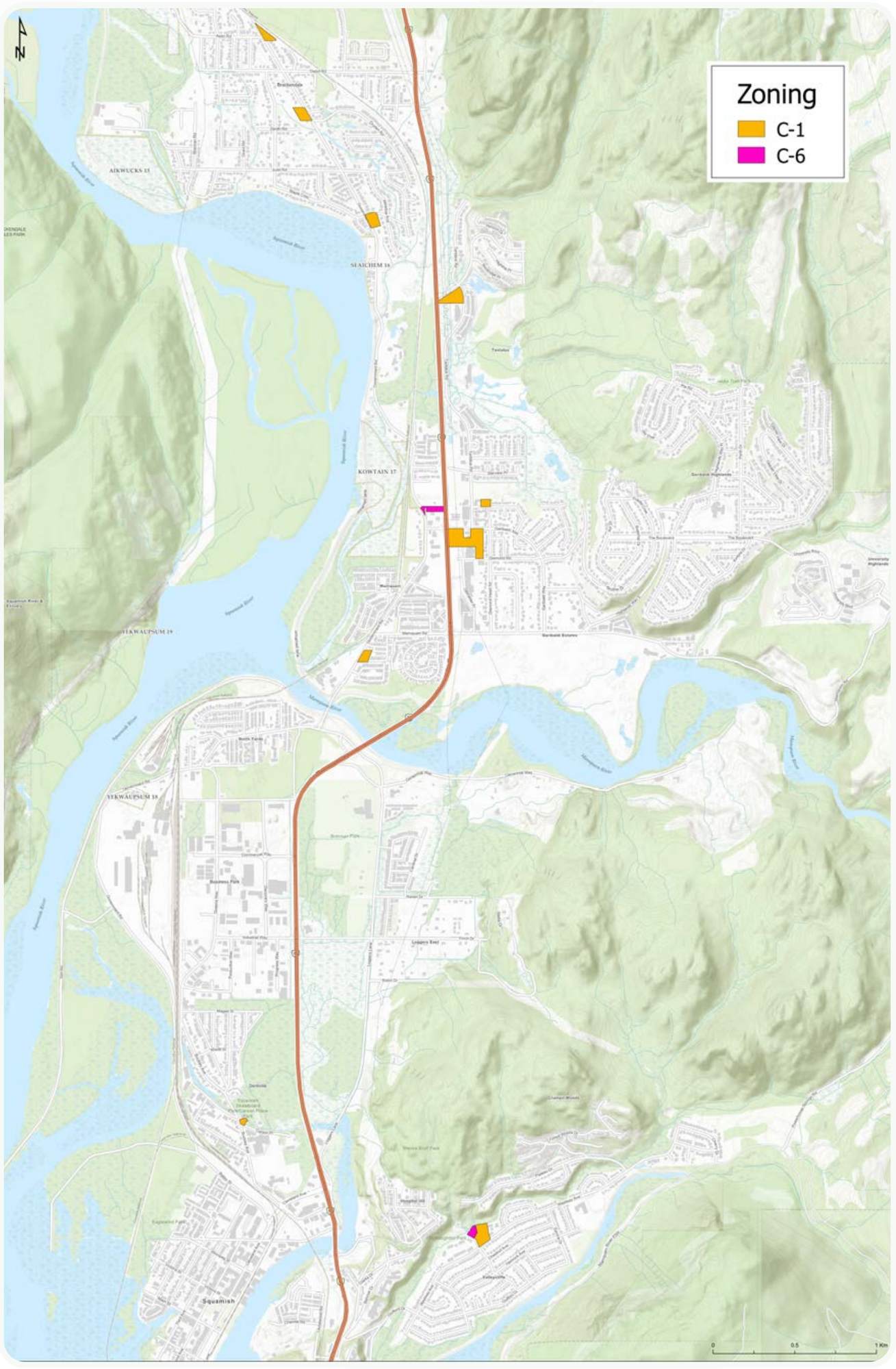
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Proposed Local Commercial Zoning Improvements
Zoning Initiative 2

- Expand permitted commercial uses in C-1 (Local Commercial) and C-6 (Liquor Primary Establishment Commercial) Zones to improve the viability of existing neighbourhood nodes.
- Add assembly and indoor recreation uses to C-1 Zone.
- Increase height in C-1 Zone from three storeys to four storeys.
- Add assembly, entertainment and restaurant uses to C-6 Zone.
- Require 20% employment space in new C-1 development.



Neighbourhood Commercial Nodes in Squamish

What's missing in your neighbourhood?

What commercial services would you like to see in your neighbourhood?

Some possibilities include corner store, medical clinic, restaurant, bike repair, coffee shop etc.

Take the online survey to share your input.