

REPORT TO: Council

FOR: Committee of the Whole

REPORT FROM: Community Planning & Infrastructure

PRESENTED: July 25, 2017

SUBJECT: Squamish2040 OCP Phase 3 Engagement Summary and Growth Management

Recommendation:

THAT Council receive the Squamish2040 OCP Phase 3 Engagement Summary for information;
AND that Council approve the following resolution:

THAT the District of Squamish advance long-term growth phasing Option 4 in the final draft of the Squamish2040 OCP update, as outlined in the July 25, 2017 staff report.

1. Objective:

To present a summary of engagement and outreach activities and inputs received from the community in Phase 3 of the Squamish2040 OCP process, to outline a recommended long-term phasing approach (discussed as part of the May 2017 OCP Discussion Draft) for growth management and outline other growth management options, to be incorporated into the plan as it is refined in Phase 4 (Plan Finalization and Approvals).

2. Background:

The OCP update process is currently in the final stages of Phase 3 (Plan drafting and review). During Phase 3 the community was asked for feedback on a Discussion Draft of the OCP. The intent was to ensure the OCP content is appropriate before the plan is finalized and presented to Council for bylaw readings and approval in Phase 4. Phase 3 engagement activities included:

- public open house event at Brennan Park,
- distribution of an executive summary and promotion of an online and hard copy questionnaire,
- a series of 18 popup events within the community, including 2 youth outreach sessions, and
- ongoing meetings and outreach with key stakeholders and referral agencies.

A summary of the feedback received through Phase 3 engagement has been drafted by the OCP engagement consultants MODUS and is attached to this report.

Growth management continues to be a major topic of community interest/input through the OCP process. At the April 18, 2017 Committee of the Whole (COW) meeting Council and staff discussed proposed OCP growth management policies. On April 18, 2017 Council passed the following resolution:

THAT the District of Squamish refer the draft Squamish2040 Official Community Plan Growth Management policies presented in the April 18, 2017 staff report for broad

community comment as part of a Discussion Draft for Phase 3 of the Official Community Plan update process.

Community commentary on growth management options was solicited through Phase 3 engagement and has been summarized in this report.

3. Project Information:

Engagement Overview

Community engagement and outreach conducted in Phase 3 is summarized in Attachment 1. The District continued to employ a variety of activities and outreach tactics to solicit feedback on the OCP Discussion Draft. In addition to the public event and survey, 18 OCP ‘pop-ups’ were successfully held at 14 locations throughout Squamish to intercept citizens, build awareness of the plan and engagement opportunities and connect in person on plan policy content. Participation in Phase 3 engagement saw greater engagement of the younger demographic (20-34), but fewer youth (under 19) and seniors’ participation than previous phases, despite focused efforts.

In general, respondents to the Phase 3 engagement process were supportive of the Discussion Draft vision and the 5 proposed goals (outlined below). The majority of comments received through the engagement process related to specific priority outcomes and actions, most of which are addressed on some level by existing policies within the draft OCP. Specific desirable goal outcomes highlighted by respondents included:

Goal 1 – Resilient

Ensure local well-paying jobs and affordable diverse housing, protect green spaces, and plan for climate action and transportation.

Goal 2 – Liveable

Ensure affordable housing, protect green/wetland spaces, create well-paid local jobs, promote outdoor recreation, focusing on infill development, and make it easy to get around.

Goal 3 – Healthy

Protect and enhance green spaces, wetlands and trails, provide childcare, provide options for healthy environments, living and play, support age-friendly and affordable housing, and make it easier to get around by bike/transit/walking.

Goal 4 – Connected

Provide regional transit, provide local community transit, connect neighbourhoods with trails and bike paths, and create more central gathering areas.

Goal 5 – Engaged

Improve civic engagement and communications, recognize and support volunteerism, and highlight cross cultural/First Nations learning and inclusion.

A number of comments specific to policies within the draft OCP were received. These are outlined in the Engagement Summary and will be considered during the upcoming round of draft edits.

Public Feedback on Growth Management Options

A key focus of Phase 3 engagement was to solicit community input on long-term growth management options, outlined in a companion policy guide released with the Discussion Draft (Attachment 2). A dedicated survey question was used to gauge level of support across 3 alternative approaches to address long-term growth phasing. Among the 515 respondents that completed the survey, there was considerable support for directing growth to infill locations, wherein 16% and 44% of respondents supported Option 1 or 2 respectively (outlined below). Both of these options included setting minimum population thresholds below which the District should not consider development applications for lands designated *Future Residential Neighbourhoods*. The remaining 40% of respondents supported an approach that allowed some limited development in *Future Residential Neighbourhoods* where a significant community benefit could be achieved. Further detail regarding the options presented in the questionnaire is provided below.

Option 1: Infill Priority

Proposed Policy Approach

- Wait to consider development of *Future Residential Neighbourhood* lands until Squamish population reaches 22,500 (2016 census population: 19,512 or 19,893 Census Agglomeration including Squamish Nation reserves). Make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and identified major growth areas.

Implications and Trade Offs

- This option represents the status quo reflected in the current OCP (2009); however, the population threshold would be expanded to apply to all proposed designated *Future Residential Neighbourhood* lands. This strategy has been part of a suite of growth management policies in the current OCP that has successfully directed significant growth to infill opportunities.
- Option 1 garnered the least support from the public in the Phase 3 Engagement (16%).

Option 2 - Infill Priority Plus

Proposed Policy Approach

- Wait to approve development of *Future Residential Neighbourhood* lands until the Squamish population reaches 34,000. Make good use of remaining capacity in existing neighbourhoods and vacant and underutilized lands, and substantially build out major growth areas over the medium to long-term (Oceanfront, Waterfront Landing, University Lands - which all still have significant infill capacity).

Implications and Trade Offs

- Option 2 received the most support from the public in the Phase 3 engagement (44%).
- Comments made by these respondents indicate the most common rationale for this choice includes the following goals:
 - Efficient land use
 - Environmental protection
 - Control/slow the pace of development
 - Protect trails and tourism assets

Option 3 - Limited Peripheral Expansion

Proposed Policy Approach

- Allow for some limited development in portions of *Future Residential Neighbourhoods* next to existing developed neighbourhoods (between now and 2040) where significant community benefits can be achieved. Areas to be contemplated under this approach should be of a size large enough to adequately consider landscape values such as environmental and recreational assets and infrastructure needs holistically. Substantially increase the population threshold and make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and major growth areas before expanding into any other surrounding lands.

Implications and Trade Offs

- This option received significant support from the public in the Phase 3 engagement (40%).
- More than half of the comments related to this option identify amenities and values to maintain or enhance through development. The most frequent amenities identified were:
 - Trails
 - Natural Areas/Greenspace
 - Schools

A number of comments offered specific support to development of District Lots 509/510 (see Attachment 2 Policy Guide for location maps).

- It is difficult to determine if respondents are supportive of significantly increasing the population threshold, allowing limiting development in a small portion of *Future Residential Neighbourhood* parcels, or both. Comments from 1/3 of respondents to this question involved support for infill rather than building out. Further, anecdotal comments indicate some members of the public may have selected Option 3 under the perception that it was the most restrictive.
- 244 identical feedback forms were submitted to the District from a single source on behalf of individual signatories (identical photocopied questionnaires signed by 244 different signatures). These forms were in support of 'Limited Peripheral Expansion' and specifically supported development on District Lots 509/510. Respondents noted

support for this development in order to provide access to Highway 99 from the Garibaldi Highlands, provide greenspace and an integrated trail network, provide a new school site and increase housing supply and affordability. Because the 244 responses were specific to District Lots 509/510 only, they were not incorporated into the calculations for response preference.

Draft Plan Revisions: Proposed Growth Management Option 4 – Infill Priority Plus / Specific Expansion Considered

Based on the feedback outlined above, a fourth growth management approach is identified for consideration. Option 4 involves applying the higher population threshold of 34,000 for *Future Residential Neighbourhood* lands in line with Option 2. Additionally, Option 4 would specifically identify what would be considered of significant benefit to enable development of a contiguous portion of one parcel, District Lot 509/510, prior to reaching the population threshold, based on the community input received through Phase 3.

Responses to the Phase 3 questionnaire suggest a community preference for growth management directing growth to infill rather than *Future Residential Neighbourhood* lands. For the respondents that did support limited development in *Future Residential Neighbourhood* (Option 3), support was generally focused on a specific property: District Lot 509/510 (also referred to as the Cheema lands). The comments from these respondents pointed to specific potential benefits from development on the parcel. The primary benefits identified were:

- facilitating the development of improved transportation connectivity between the Garibaldi Highlands and Highway 99 via the Tantalus Road area,
- opening up/servicing a future school site,
- creating additional supply of housing suitable for single family development, and
- securing permanent access to key recreational bike trails and infrastructure.

These items could be considered significant community benefits that may justify some development of District Lot 509/510 in the short to medium term prior to the Squamish population reaching any identified growth management threshold. Of the benefits, the first three are typically secured through development and existing subdivision requirements. However, the fourth item, permanent protection of and access to key recreation trails, is unsecured unless protected through proactive plans, policies and negotiated land use agreements.

Through the OCP engagement process, the Squamish Off-Road Cycling Association (SORCA) has identified the trails on DL 509/510 as a world class amenity and powerful economic driver of the mountain bike industry in Squamish (Attachment 3). SORCA has strongly advocated that high value trail assets be protected on District Lots 509/510, and has provided a map (Figure 1) outlining a land development approach allocating roughly one third to development (highlighted in blue) and two thirds to recreation. This generalized area in the southwest of the parcel would require further refinement based on input from SORCA, District and the land owner.

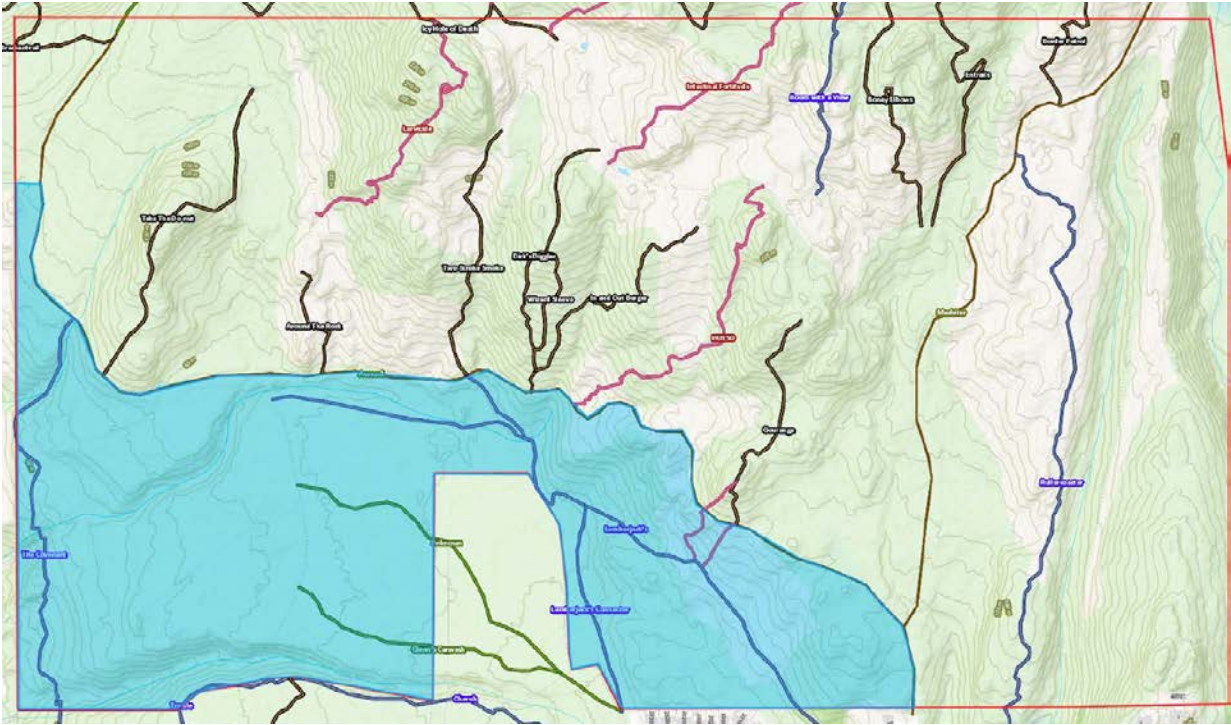


Figure 1. SORCA DL 509/510 proposed land allocation: 1/3 development (blue), 2/3 recreation

Staff note that beyond the recreational assets that have been a major focus for protection within this future growth area, environmentally-sensitive areas (riparian corridors, woodlands and other sensitive habitats) and hazard (steep slope) areas also require comprehensive review and protection. Detailed analysis and determination of developable areas and those for protection in perpetuity is part of the future sub-area planning process, as outlined in the OCP. At this time this high level policy discussion is focused on development phasing in light of current context for growth as well as community needs, policy goals and priorities.

Proposed Policy Approach

- Wait to approve development of *Future Residential Neighbourhood* lands until the Squamish population reaches 34,000 as determined by either the provincial population estimate or the federal census. Make good use of remaining capacity in existing neighbourhoods and vacant and underutilized lands, and substantially build out major growth areas over the medium to long-term (Oceanfront, Waterfront Landing, University Lands - which all still have significant infill capacity).
- Identify specific criteria that would constitute a significant community benefit warranting that the population threshold be reduced from a portion of District Lot 509/510. A primary component of these benefits would be securing permanent protection of most recreational trail assets on the site. Limit the portion of area available for development based on the existing trail network and future potential trail expansion areas (in line with SORCA's comments).

Implications and Trade Offs

- Provides strong growth management by directing growth to infill as supported by questionnaire respondents, and maintains population threshold for other *Future Residential Neighbourhood* areas that are not anticipated to be needed for growth within timeframe of the OCP plan.
- Identifies and provides earlier opportunity to achieve and secure key community benefits by allowing some limited development on District Lot 509/510 based on community and stakeholder input.
- Limited development in new areas before substantial build out of existing residential neighbourhoods and growth areas may have financial implications if benefits do not outweigh cost of new development (maintenance and operational cost of new infrastructure).

Growth Management Considerations

At the April 18, 2017 COW discussion on growth management, a number of questions were raised by Council. Staff have contemplated these items and provided responses below.

What criteria could be used to determine a significant community benefit?

Staff propose that significant (or extraordinary) benefits be defined in policy as a justification for development in *Future Residential Neighbourhoods* if either of the following are met:

- provide a transformative improvement to the community encompassing multiple values across the social, economic or environmental spectrums; or
- resolve a major community challenge for which no other viable solution exists.

What strategy can be used to address a situation where the population threshold is reached and numerous properties become available for development at the same time?

Establishing a future development sequencing strategy for future development areas was discussed during the last OCP update but was seen as challenging given the variety of considerations in play. It is likely wiser to focus on sub-area plan phasing for infrastructure servicing to address and manage future simultaneous development, and monitor closely through OCP implementation.

How is “substantially built out” defined?

Left undefined, this language leaves considerable room for subjective interpretation. Draft OCP policies focus on concentrating development and substantially building out in major growth areas before expanding into new neighbourhoods. Staff suggest clarification that substantial build out means that 85% of all vacant, underutilized, available and developable lands in existing areas are developed based on density targets established under area plans and zoning.

How should a population threshold be addressed during the time between Censuses?

Staff propose that reaching the defined population threshold can be triggered by either the provincial population estimate or the federal census, and that policy specify this approach in the OCP.

What policy can be added to link growth management to employment opportunities?

Section 9.3.2 6) includes components to be included in Sub Area Plans. Staff propose adding “provision of employments lands” as a component of sub area planning.

What trigger should be used for sub area planning in existing neighbourhoods?

The OCP supports sub area planning for existing neighbourhoods such as the Garibaldi Estates, North Yards and Brackendale. Under current conditions, these areas will continue to see infill redevelopment so early and ongoing planning is desirable. The trigger for these projects will likely be Council direction based on work plan prioritization, and also in consideration of neighbourhood redevelopment activity or major project proposals that may warrant need for neighbourhood level land use, transportation and infrastructure planning.

Should the District allocate staff resources to support land use planning on *Future Residential Neighbourhoods* in advance of reaching the population threshold for development approval?

Staff propose that, at the direction of Council, staff do not engage in sub area planning for *Future Residential Neighbourhoods* until a point at which the remaining projected residential inventory land designated *Residential Neighbourhoods* will not accommodate 5 years of projected growth.

Does the OCP support growth in the Garibaldi Estates?

The OCP contains several policies that support growth in the Garibaldi Estates. The Garibaldi commercial area is identified as a neighbourhood node. These areas are supported for increased density to support commercial activity, transit connectivity and greater land use and housing diversity. In addition, the OCP supports consideration of repealing the ‘District of Squamish V.L.A. Subdivision Bylaw 211, 1966’ to enable increased housing diversity and density in the Garibaldi Estates neighbourhood.

What is the nature of the Urban Containment Boundary?

The urban containment boundary (UCB) is intended to delineate the boundary between urban and non-urban (rural) areas, therefore identifying areas beyond which should be closed to most forms of development and generally remain un-serviced. The UCB is intended to be the ultimate boundary of urban development within the foreseeable future. The boundary serves as a clear signal to land owners that the community does not foresee any urban development beyond the UCB. Lands outside the UCB should only be designated Conservation and Ecological Reserve; Resource; Parks, Greenway Corridors and Recreation; Restricted Industrial; or Facilities, Utilities and Transportation Corridors. This does not preclude the use of these designations inside the UCB, which directs the preservation of recreation and environmental assets such natural open spaces, wildlife corridors or other culturally important areas for First Nations, for example.

The UCB was not envisioned to address differences in urban land uses. These differences may be better targeted with the land use designations. In particular, the new designation *Future Residential Neighbourhood* was intended to provide a boundary between near term and long term development lands.

4. Implications:

a) **Budget:**

No additional budget implications are noted, as this policy review is part of the operational budget for the OCP Update.

b) **Organizational Impact:**

Clear direction on growth management priorities and strategies positively impacts the organization's ability to direct and manage growth in Squamish through its policies and plans.

c) **Policy:**

Proposed amendments to the District's OCP growth management policies (2009 OCP Bylaw 2100 – Part 3, sections 10 and 11) are detailed in the May 2017 OCP Discussion Draft as well as this staff report.

d) **Environment:**

Growth management policies will have significant impact on the timing of development involving greenfield properties, many of which encompass environmental values.

e) **Council Priority and Strategic Plan Alignment:**

The OCP update is a priority action identified in Council's 2015-2018 Strategic Plan. As the District's highest level policy document, it relates to all of the District's priority areas: Open and Transparent Government; Healthy Community; Economy and Environment. This growth management policy work aligns with Council's guiding principle of *Maximizing the Built Environment*.

f) **Citizen Engagement**

The Squamish2040 OCP update has included broad public participation through a variety of methods to date through the community consultation program. Detailed engagement summary reports for Phase 1 and 2 are available at www.squamish.ca/ocp. Staff continue to work with the OCP Community Advisory Committee to ensure that public inputs are meaningfully considered in the plan development.

g) **Implementation**

Staff will incorporate Council's inputs and feedback into the next OCP Draft for consideration by Council in Phase 4 of the OCP process.

5. Attachments:

1. Squamish2040 Phase 3 Engagement Summary
2. Squamish2040 Growth Management Policy Guide (May 2017)
3. SORCA OCP Recommendations specific to District Lot 509/510 (Cheema Property)

6. Alternatives to Staff Recommendation:

THAT the District of Squamish advance long-term growth phasing Option ___ in the final draft of the Squamish2040 OCP update, as outlined in the July 25, 2017 staff report.

OR

THAT the District of Squamish refer Squamish2040 OCP growth management policy directions to another committee meeting of Council for further consideration of growth management options.

7. Staff Review

Prepared By:

Matt Gunn & Sarah McJannet
Planners

Reviewed By:

Jonas Velaniskis, Director of Community Planning
Gary Buxton, GM Community Planning & Infrastructure
Robin Arthurs, GM Corporate Services, Recreation & Culture

CAO Recommendation:

That the recommendation of the Community Planning department be approved.

Linda Glenday, CAO

#SQUAMISH
2040

PHASE 3 COMMUNITY ENGAGEMENT SUMMARY
DISTRICT OF SQUAMISH OCP UPDATE



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INTRODUCTION

OVERVIEW

The District of Squamish is updating its Official Community Plan (OCP). As the District's most important plan for the future, the OCP is used by staff and Council to make land use decisions, choose among infrastructure investments, and set community service priorities. To learn more about the OCP update, please visit www.squamish.ca/OCP.



THE OCP UPDATE PROCESS

Over the last 16 months, the District of Squamish has asked residents, business owners and community stakeholder groups to share what they value most about Squamish and to weigh in on how the District can build on the community's strengths while planning for the future. Many opportunities to get involved and provide feedback have been and continue to be planned throughout the process.

The community engagement process (known as #Squamish2040) is also being guided by a Citizen Advisory Committee, which acts as a sounding board for engagement ideas and helps encourage community members to get involved in this process.



In Phase 1, over 1,200 people shared their ideas and priorities for the future through interviews, a public event and questionnaire, and workshops with municipal staff, and students from Howe Sound Secondary, and an informal workshop with Squamish Nation members.

In Phase 2, we dove deeper into policy directions and options through a public workshop, online survey, and citizen-led "OCPizza Party" group discussions using guided workbooks.

Now in Phase 3, we asked the community for feedback on a Discussion Draft version of the OCP which was based on community input from the first two phases, along with existing plans and recent studies. The intent is to make sure we're on the right track before the plan is finalized and presented to Council for approval in Phase 4.

PART 1. WHAT WE DID

PROMOTION & OUTREACH

Phase 3 activities were promoted extensively and in advance through the following channels:

- The 12-page Executive Summary version of the complete Discussion Draft was included in the Chief newspaper for a one-week period and copies were distributed at facilities across Town
- A short video produced by District staff to promote Phase 3 of the OCP process (2,100+ views to date)
- Pop up events hosted by District staff at 14 locations across Town to promote the Discussion Draft, talk to residents, and answer questions
- Project webpage updates (575+ views between May 11 and June 11)
- 4 email campaigns sent to the project mailing list (700+ subscribers)
- 5 mentions in the District e-news from May 11 to June 11 (1,500+ subscribers)
- Social media: 34 Facebook posts, 27 Twitter updates and 17 Instagram posts between May 11 to June 11
- Newspaper advertising: 7 weekly ads ran in the Squamish Chief newspaper
- Radio advertising: 1 week of road/weather tags and 1 eBlast (3,500+ subscribers)
- Online event listings: Squamish Chief, Squamish Reporter, MountainFM, Chamber of Commerce, Tourism Squamish, Squamish Baby and “What’s On Squamish”
- OCP Posters and postcards distributed at grocery stores, coffee shops, cold beer and wine stores, notice boards, medical waiting rooms, gas stations, gyms, schools, District facilities, pizza restaurants and frequently visited locations in Downtown Squamish, Garibaldi Village, Tantalus Road area, Brackendale and Valleycliffe
- Project and engagement activities promotion by Mayor and Council and the Community Advisory Committee through their various social media accounts, activities and networks.

A grand prize of a Sea to Sky Gondola Annual Family Pass has been offered to encourage participation. Each time you contribute to the OCP Update process by attending an event or completing a questionnaire, you are automatically entered to win. The grand prize draw will take place at the conclusion of the OCP Update process, anticipated to be in late 2016.

ENGAGEMENT ACTIVITIES IN PHASE 3

From May 11th to June 11th, citizens were invited to participate in a public open house, online questionnaire, and series of pop-up events to share their feedback and ideas on the Discussion Draft or key elements of the plan.



PUBLIC EVENT – PHASE 3 OPEN HOUSE

A public open house was held on May 24th at the Brennan Park Recreation Centre. **Approximately 300 people attended** to review and share their feedback on key elements of the draft plan and corresponding maps, speak with District staff, and/or dive deep into the complete Discussion Draft.



EXECUTIVE SUMMARY & ONLINE QUESTIONNAIRE

To make the Discussion Draft easier for people to read and distribute widely throughout the community, a short 12-page Executive Summary version was created. This version was inserted in the Chief newspaper and distributed across Town to explain key elements of the plan and provide sample policy highlights.

Paper feedback forms and a corresponding online questionnaire collected feedback on key elements of the plan as well as more specific elements should people care to read the complete Discussion Draft. **A total of 515 questionnaire responses were received** (63 paper, 452 online). In addition, 15 letter submissions were received from individuals and organizations as well as over 250 submissions submitted by a single source on behalf of individual signatories.



NEIGHBOURHOOD POP UP EVENTS

To promote the Discussion Draft and reach a wide range of people across Town, District staff hosted a **series of 18 pop-up events** at various community locations and neighbourhoods including:

- Valleycliffe Mailboxes
- Brackendale/Eagle Run local commercial area
- Garibaldi Park Road
- Stan Clarke Park
- Valleycliffe McNaughton Park
- Squamish Public Library
- SORCA after party at Norman Rudy's (Executive Suites Hotel)
- Squamish Chamber of Commerce Lunch & Learn at the Howe Sound Brew Pub
- Squamish Seniors' Centre

- Howe Sound Women's Centre
- Brennan Park Recreation Centre (ReUse It Fair)
- Sea to Sky Gondola
- Hospital Hill Smoke Bluffs Play Park
- Independent Grocery Store
- Save on Foods
- Squamish Youth Centre
- Don Ross Middle School
- Crabapple Café (Squamish CAN pop up)



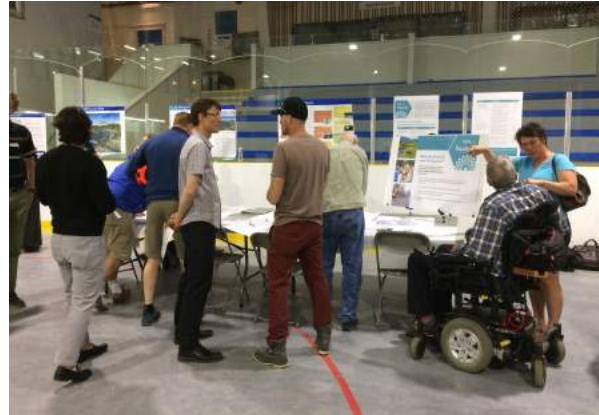
YOUTH WORKSHOPS

To engage with younger residents, District staff held pop-up sessions with local youth at the Squamish Youth Centre and with a leadership class at Don Ross Middle School to ask what the five big goals mean for youth in Squamish. A total of 30 youth were engaged.



ADDITIONAL MEETINGS & OUTREACH

District staff are also holding ongoing meetings with Council, Squamish Nation, the Citizen Advisory Committee, and other key stakeholders as well as preliminary meetings with referral agencies.



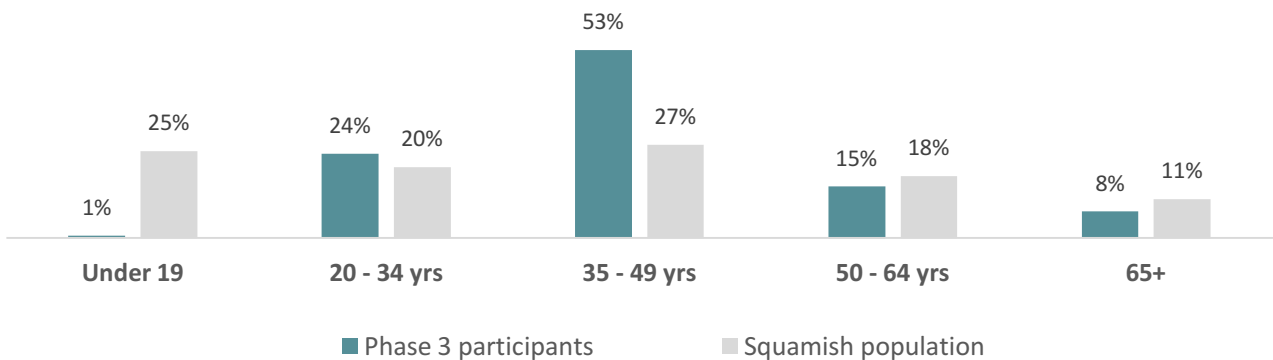
PART 2. WHO PARTICIPATED

A relatively diverse range of people participated in Phase 3. Interestingly, participants in this phase were more representative of a younger demographic than previous phases.

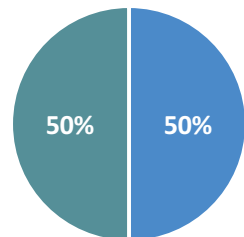
The following provides an overview of the 515 people who completed a paper or online questionnaire. Even more residents were engaged through the public event, youth workshop, and neighbourhood pop-up events; however, if they did not complete a questionnaire, their demographics were not recorded.

Participation by gender was evenly split. There were fewer youth (under 19) and seniors (65+) participating in the Phase 3 questionnaire but a much higher proportion of 20-34 year olds compared to the previous phase. Overall, the age ranges of participants were somewhat more representative of a younger demographic compared to the actual population of Squamish (2016 Census). Home tenure was generally reflective of Squamish with about 75% of participants owning homes and 25% renting.

**Age Ranges of Participants
(vs. actual Squamish population)**

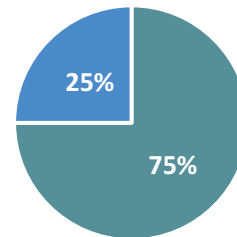


Gender of Participants



■ Female ■ Male

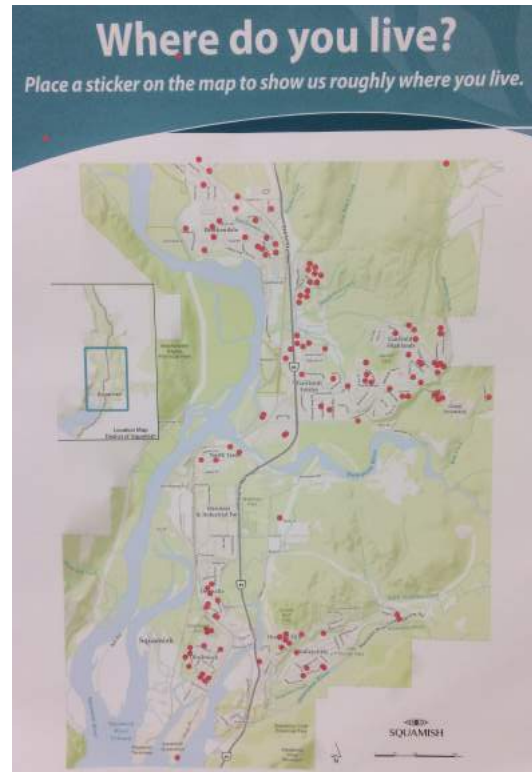
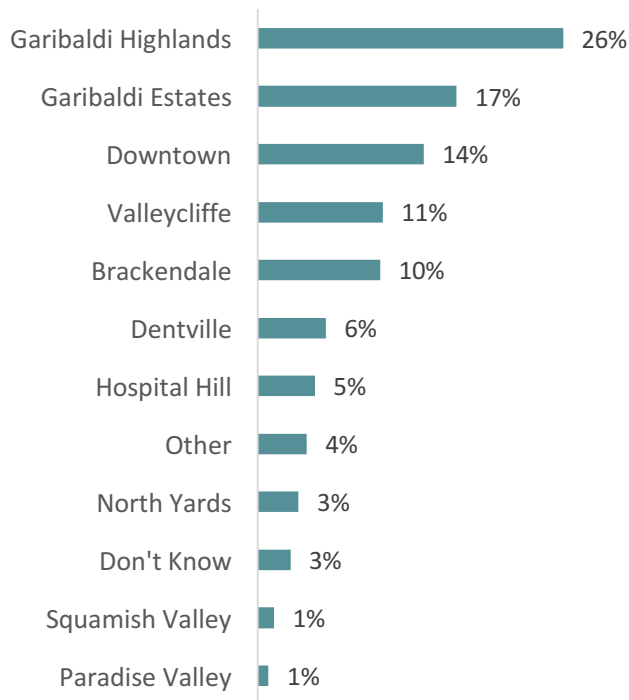
Do you own or rent your home?



■ Own ■ Rent

Participants came from across Squamish with the highest proportion coming from Garibaldi Highlands.

Participants by Neighbourhood

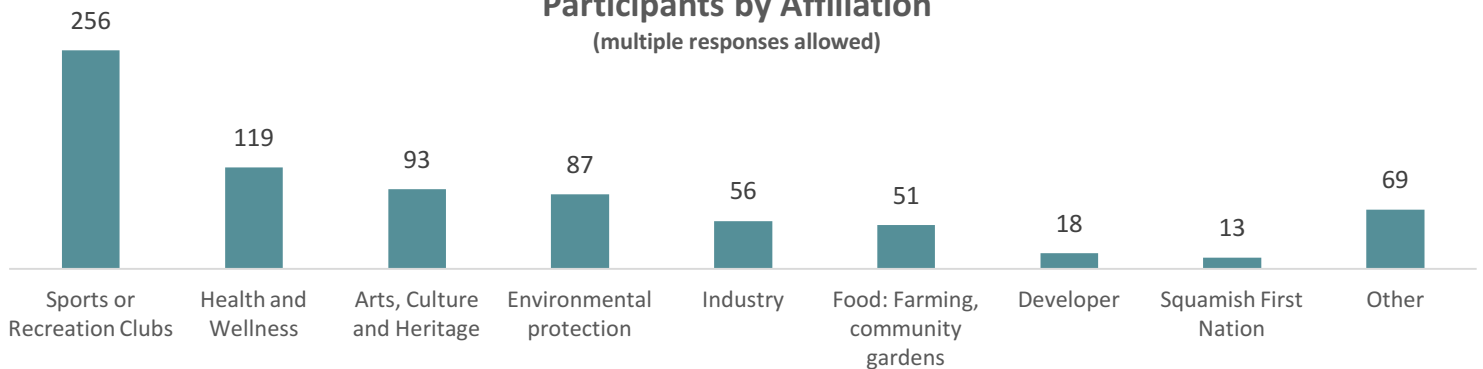


Event participants came from across Squamish

Most participants (74%) identified with being affiliated in some type of activity or group in Squamish. Of those who identified, the highest proportion were involved with some type of sports or recreation club. Other 'groups' included specific industries, professions, volunteer types, specific recreation activities, and parent groups.

Participants by Affiliation

(multiple responses allowed)



PART 3. WHAT WE HEARD

The following provides a summary of feedback received through Phase 3 (public event comments, online and paper questionnaires, letter submissions, and youth workshops).

While a vast number of comments were received, this report provides a summary of general intent along with some highlights of more specific feedback and comments. Detailed comments will be used by the District to further the Discussion Draft into a complete Draft Plan in Phase 4.

KEY ELEMENTS

To make it easier to review and comment on the Discussion Draft, the plan was broken down into a number of key elements. The public event and shorter Executive Summary version were structured around the plan's five main goals.

VISION

The Vision for Squamish2040 sets the foundation for the Plan. A clear, shared vision defines and brings meaning to what's important for our future.

GOALS

All the objectives and policies in the plan are focused on supporting and achieving five big goals for Squamish. These goals provide guidance for addressing key community priorities.



GROWTH MANAGEMENT

Participants were asked to review three alternative options for long-term growth and development phasing and let us know which they thought would be the best approach to achieve our community goals.

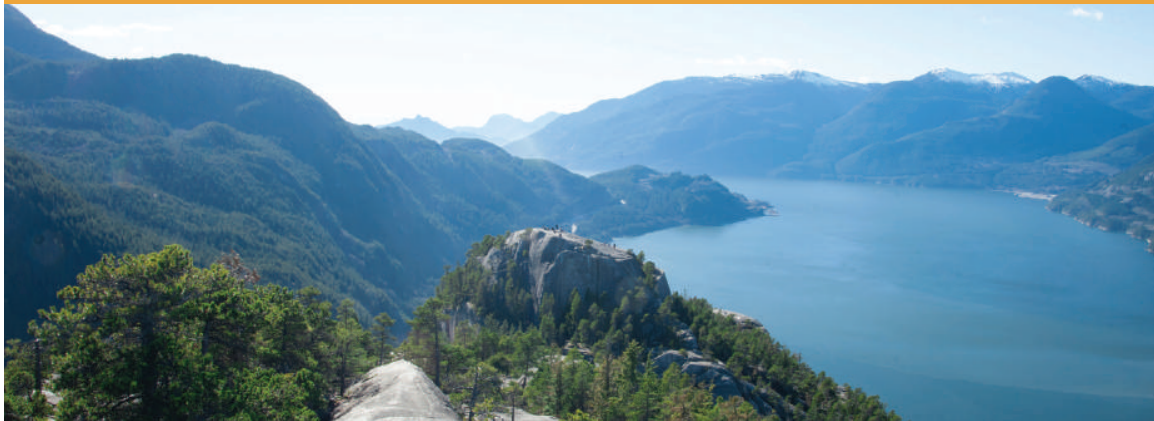
ADDITIONAL FEEDBACK

Some participants also provided general feedback on the complete Discussion Draft and/or commented on specific objectives or policies in the plan.

VISION

Participants were asked to review the draft Vision and provide any comments, concerns, or suggestions for improvement.

In 2040, Squamish is a vibrant, inclusive, connected coastal mountain community with a big heart and a small town spirit. At nature's doorstep, Squamish is a leader and steward, sustaining ecological and human health while supporting resilient neighbourhoods and a thriving, diverse economy for all.



Summary of comments:

A total of 283 comments were made with respect to the draft Vision. Comments generally indicated a good level of support but many also raised concerns about how it will be achieved. Many supportive comments also emphasized specific aspects such as ecological/environmental goals, reducing sprawl, and finding the right balance of infrastructure and development. Other comments focused on specific local issues that need to be addressed. Very few comments were unsupportive of the draft Vision.

The following provides a summary of comments on the draft Vision (with the number of related comments shown in brackets):

- **General Comments**
 - General support and agreement with the draft Vision (102)
 - Need to emphasize affordable housing (27)
 - Need to emphasize ecological health (24)
 - Language is unclear, too vague, specific wording suggestions (20)

- General concern with implementing the Vision such as accountability and trade-offs (18)
- Generally discouraged about the future (7)
- Think this Vision is very ambitious (3)
- Needs to be even more ambitious with bolder goals (2)
- Not supportive of the Vision (1)
- **Comments on Specific Local Issues**
 - Desire to protect green spaces and nature (23)
 - Development focused comments (23)
 - Support for phased development (4)
 - Don't develop Cheema lands (3)
 - Emphasis on developing or adding density to downtown (3)
 - Interest in slowing development and less emphasis on growth (4)
 - Sustainable development (3)
 - Slow the addition of density (2)
 - Develop now, support growth (2)
 - Important to maintain our small-town feel (16)
 - Desire to protect and develop more trails (15)
 - Importance of trail network (8)
 - Development of specific trails (6)
 - Need to focus on bike lanes (2)
 - Desire to limit sprawl (11)
 - Desire to better connect neighbourhoods, and the community (10)
 - Desire for specific recreation amenities such as; boat ramps, dog parks, outdoor water park, recreation centres, etc (4), and water access (10)
 - Concerns about infrastructure needs and who pays for it (7)
 - Support for local job development (8)
 - General comments about the cost of living (3)
 - Include outdoor recreation opportunities into the vision (2)
 - Specific concerns with respect to LNG (2)
 - Desire for an overpass to connect the community (2)
 - Questions with respect to the date '2040' (2)
 - Need to focus on transit to Vancouver (2)

The remainder of comments have a very specific implementation focus and could not be grouped together.

Verbatim comments are provided in Appendix B.

GOALS

Participants were asked to review the five big goals for Squamish and provide any comments, concerns, or suggestions for improvement.



**GOAL 1:
Resilient**

What does Resilient mean for Squamish?

In 2040...Squamish residents, businesses, organizations, and government work together to adapt to change creatively and collaboratively:

- We are a climate action leader and adapting to the effects of climate change, and our citizens, services and facilities are increasingly self-reliant and prepared for emergencies.
- Natural hazard risks are managed to reduce the community's vulnerability.
- All citizens are supported and have access to food, housing, community services, and well-paying employment opportunities.
- Municipal plans and operations are forward-thinking, adaptive and promote collaboration.

Summary of general comments:

A total of 208 comments were made with respect to Goal 1. Most indicated specific support for this goal and very few disagreed with this goal.

The majority of comments suggested specific priority outcomes/actions such as ensuring local well-paying jobs and affordable diverse housing, protecting green spaces, and planning for climate action and transportation. A few comments suggested outcomes that are 'too expensive' or a lower priority shouldn't be addressed, such as being a leader on climate action. Other comments suggested very specific actions or priority hazard areas such as steep areas, sea level rise, and floodplain areas like the Cheekeye Fan and oceanfront development. Lastly, a few comments questioned the ability to achieve this goal given current projects such as Woodfibre LNG, or perceived trade-offs between quality of life and climate leadership action.

Verbatim comments are provided in Appendix B.

“I would like to say that limiting development on floodplains should cease, but that is not practical in Squamish, and much of our existing development is on floodplains. On the whole I feel the plan for resilience is a good one, but I want to emphasize the importance of ensuring proper funding of emergency and risk mitigation services and infrastructure, including making sure that hospital, fire, and flood mitigation are all growing in lockstep with population growth.”

- Participant comment

Comments on specific policies:

Section/ Policy	Comments
26.4.2.4	It's great to see support for neighbourhood community gardens. Let's also call on multi-family developments to include opportunities for growing food.

What does this goal mean for youth in Squamish?

The following provides an overview of comments from youth workshops:

- Stay connected and adaptable to youth, not just provide amenities for young “kids”
- Concerns about people leaving garbage out and conservation officers having to shoot bears
- Concerns about deer being driven away and increasing traffic killing bears and elk
- Need safe activities and youth-friendly spaces - trails, turf fields, special events (e.g. Squamish Live)
- Concerns about hazards: rock fall, forest fires, floods, Garibaldi Lake threat (i.e., earthquake/flooding)
- Sustainability and environmental and social responsibility should be required to be taught in schools

GOAL 2: Liveable



What does Liveable mean for Squamish?

In 2040...Squamish is highly liveable with a vibrant small town feel:

- A range of well-paying jobs are balanced with affordable housing options.
- Development is sustainably managed and financed to ensure adequate services and facilities to meet the community's needs as Squamish grows.
- Natural areas and waterways are stewarded and protected, while outdoor recreation access is maintained.
- There are many opportunities to live, work, play and shop in Squamish.
- World-class recreation, festivals and events enrich our cultural capital and support our economy.
- A wide range of affordable opportunities and amenities for arts and culture, recreation, and learning opportunities and amenities are provided.

Summary of general comments:

A total of 259 comments were made with respect to Goal 2. Most indicated specific support for this goal and very few disagreed with this goal.

The majority of comments suggested specific priority outcomes/actions such as ensuring affordable housing, protecting green/wetland spaces, creating well-paid local jobs, promoting outdoor recreation, focusing on infill development, and making it easy to get around. Other comments noted inconsistencies between goals and the current reality and raised concerns about implementation.

"This looks great. Managing our growth to keep us "big hearted with a small-town feel" is important. We live here for nature and we didn't choose a suburb or city. We need to remain uniquely Squamish."

Verbatim comments are provided in Appendix B.

Comments on specific policies:

Section/ Policy	Comment (s)
18.3	I'm happy to see that there is interest in providing incentives for energy efficient design and construction. It's important to note that smaller homes are more efficient than larger homes in terms of material inputs and energy consumption over time. With so many large homes and townhome units currently in construction, it would be great to incentivize building smaller homes.
37	Would like to see the draft Form and Character Development Permit Areas
10	Section 10 is more 'glossy' with less detail than Section 11, which prescribes requirements for qualified environmental professionals.
106 item 3	Refers to green shores, but how does this reconcile with the recommendations in the Integrated Flood Hazard Management Plan?
17.4.2 - 4	Mentions 'no net loss of trails' - can there be an incentive program for land owners? What about trails that trespass on private lands?

What does this goal mean for youth in Squamish?

The following provides an overview of comments from youth workshops:

- Housing it too expensive, need more affordable options and more rental housing, especially for vulnerable populations
- Need jobs that pay a living wage and cover the cost of housing; not a lot of options for young people
- Need more opportunities for mentoring/job shadowing
- Don't like growth; want the 'small town feel' back; too many people, too much traffic, not enough jobs
- The speed of growth is too much for long-time residents
- Love the nature and bike trails; don't want to lose these to development
- More people means more amenities
- Less townhouses and apartments; more single family lots
- Tantalus a good example of apartments
- Consistent awnings along Cleveland
- Want more amenities: bowling, theatre, all ages night club
- Want more recreation: bike park @ gondola, foam pit, more options for individual and team sports

GOAL 3:
Healthy



What does Healthy mean for Squamish?

In 2040...our community has a holistic view of health that looks at ecological, physical, emotional and spiritual aspects of well-being:

- Our natural areas and ecological assets are protected.
- Our community supports healthy built environments, promoting active living and mobility, a range of affordable and accessible housing, safe parks and open spaces, and access to healthy local foods.
- Early childhood development and lifelong learning is nurtured.
- Our most vulnerable residents are cared for with dignity and respect. Suitable facilities and services are available for people of all ages, abilities, incomes, and cultures.

Summary of general comments:

A total of 211 comments were made with respect to Goal 3. Most indicated specific support for this goal and very few disagreed with this goal.

The majority of comments suggested specific priority outcomes/actions such as protecting green spaces, wetlands and trails spaces as well as trails, providing childcare, options for health and play, support age-friendly and affordable housing, and making it easier to get around by bike/transit/walking. Other comments noted concerns about implementation, whose role it is and who will pay the costs.

“Healthy community goals are great. We need to pay attention to the money spent on this initiative and make sure that it is achieving the desired outcome... Care of our vulnerable residents should be a core value.”

- Participant comment

Verbatim comments are provided in Appendix B.

Comments on specific policies:

Section/ Policy	Comment (s)
25.4	Prioritizing early childhood development within our community is key. The early years are essential to supporting the number of families with young children moving into our community.

What does this goal mean for youth in Squamish?

The following provides an overview of comments from youth workshops:

- Need mental health resources that are efficient, affordable, accessible; have systems in place to support those on waitlists for mental health care
- Housing need to be assessed – who needs what?
- Housing for people w/ special needs
- Address crime
- Squamish is so unique – we must protect our natural environment
- Need more things for youth to do, not everyone likes recreation: more gathering spaces, mall, theatre, bowling alley, all ages club
- More outdoor activities and recreation; need another turf field, more youth baseball, lacrosse

GOAL 4:
Connected



What does Connected mean for Squamish?

In 2040...people in Squamish feel connected, welcomed and genuinely included. It is easy to get around and residents feel connected to each other, to the region, and the world:

- People know their neighbours and feel a strong sense of community across cultures and generations.
- Transit and shared roadways connect neighbourhoods to centres with jobs and amenities. Pedestrians and cyclists can travel through a network of accessible trails, sidewalks, and bike routes.
- There are efficient options for regional travel and commuters can rely less on cars.
- Community gathering spaces encourage social connections and celebrate our coastal mountain character and brand.
- Technology and innovation support social and economic growth and connections.

Summary of general comments:

A total of 205 comments were made with respect to Goal 4. Most indicated specific support for this goal and none disagreed with this goal.

The majority of comments suggested specific priority outcomes/actions such regional transit, local community transit, connecting neighbourhoods with trails and bike paths, and creating more central gathering areas (hubs). There were fewer concerns about implementation with this goal than with others.

Verbatim comments are provided in Appendix B.

“This resonates with me strongly. Local community gathering places and community hubs are crucial to re-integrate neighbourhoods and make sure we know our neighbours. While it is important to have transit to decrease reliance on single occupancy vehicles and support lower income groups, single car travel is part of our town due to how spread out it is and people commuting to the city. The true impact to greenhouse (gases) will be regional transit.”

- Participant comment

Comments on specific policies:

Section/ Policy	Comment (s)
19.4	I do not see any information about connectivity/transit between neighbourhoods and key sites such as the Chief, Shannon Falls, Alice Lake etc. Shuttle services for residents and visitors would help to reduce the parking burden in these key locations.
Schedule F-2 and F-3	Lacking from these two pictures is walkability to Downtown from Hospital Hill or Valleycliffe. There is currently an exceedingly steep route down to Scott Crescent from Northridge. (Google maps calls it the Valleycliffe Trail) It is not usable for parents with strollers or little ones, or anyone but the most fit adults.
14	I would like to see independent schools mentioned in the OCP. They are a big part of the community and would welcome their inclusion in discussions of shared infrastructure.

What does this goal mean for youth in Squamish?

The following provides an overview of comments from youth workshops:

- Need better transit; buses are too full, don't operate in snow, need longer hours, bigger buses, more reliable and frequent service
- Need more commuter transit to Whistler and Vancouver, reduce the number of accidents on the highway; what about a SkyTrain or using existing rail lines?
- Risk factors around transit – technical considerations and cost
- A lot of commuter families = less valuable family time
- Taxis are so expensive
- More paved trails to get around; need more extensive network
- The highway limits access
- Need a boat ramp – Darrell Bay? SODC?

GOAL 5:
Engaged



What does Engaged mean for Squamish?

In 2040...the community is passionate and engaged in community and civic life. A culture of collaboration supports meaningful opportunities for people to get involved:

- Residents of all ages understand and actively participate in local decision making.
- Cross-cultural understanding, appreciation, and relationships are strengthened.
- Opportunities for artistic, cultural, and political expression are nurtured.
- Residents are engaged in meaningful work and volunteerism close to home.
- The District values, demonstrates and shows leadership in open, transparent, and forward-thinking governance.

Summary of general comments:

A total of 141 comments were made with respect to Goal 5. A significant number indicated specific support for this goal and none disagreed with this goal.

The majority of comments suggested specific priority outcomes/actions such as improving civic engagement and communications, recognizing and supporting volunteerism, and highlighting cross cultural/ First Nations learning and inclusion. A few comments noted concerns about implementation, questioning how well it will be done, who will pay, and if it might slow down decision-making.

“This OCP process hopefully has shown that town is engaged, we are young and want a bright future to be a proud art of building and protecting a vibrant community”

“The OCP process has done a pretty good job of creating community engagement in the process - this type of engagement for other decisions would be great.”

- Participant comments

Verbatim comments are provided in Appendix B.

Comments on specific policies:

Section/ Policy	Comment (s)
9.3.2.6	Sub Area Plans at a minimum should spell out the need for future developments to take into account more than just public schools, universities and places of worship.
14.1.2	14.1.2 - Institutional (land) uses like post-secondary institutions (14.1.2.2), child care (14.1.2.4) and places of worship (14.1.2.6,.7 and .8) all get mention here but our community currently supports 3 independent schools that have been challenged to find new locations to meet their growing demand. The need for these and other alternative schools to grow here requires consideration too.

What does this goal mean for youth in Squamish?

The following provides an overview of comments from youth workshops:

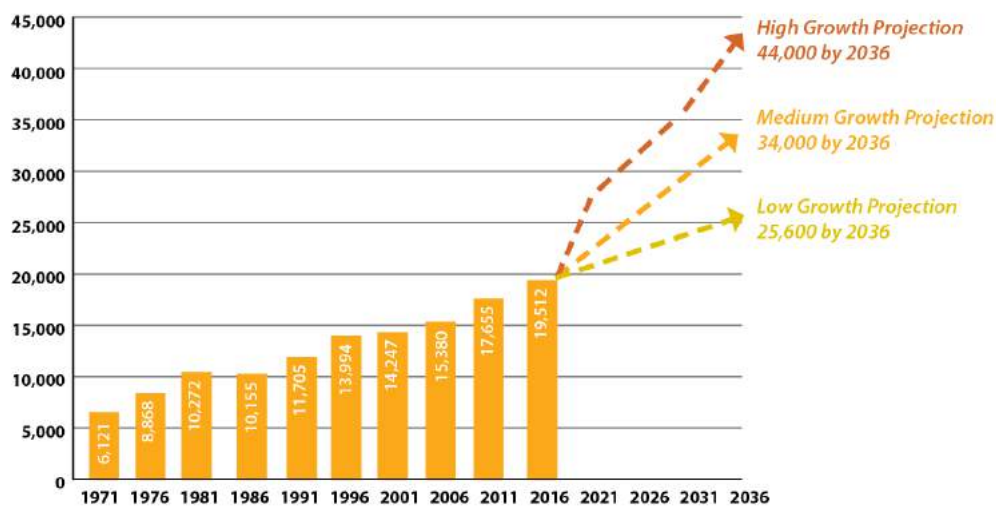
- Need more opportunities to engage youth
- An engaged community is a connected community
- Bring back Squamish Live!
- Don't want to see Squamish become another Vancouver
- Be strategic with what you bring (stores/amenities)

GROWTH MANAGEMENT

OVERVIEW

Squamish is one of the fastest growing communities in the province and is expected to grow to about 30,000 people by 2031 and 34,000 people by 2036. Squamish still has substantial capacity for development in existing neighbourhoods, underdeveloped and designated growth areas – this could easily accommodate low to medium growth scenarios to 2036. However, if Squamish were to experience very high growth of up to 44,000 (somewhat unlikely), some additional lands may be required to meet local housing and employment needs within the timeframe of this plan.

Squamish Actual & Projected Population (1971 - 2036)



In Phase 3, the District produced an *OCP Growth Management Policy Guide* as a companion to the OCP Discussion Draft. It summarized potential growth forecasts, existing available land capacity (see map on following page) and proposed policies to carefully manage long-term growth while meeting our livability and climate goals, and protecting our important natural and recreational assets and amenities.

Policies include an emphasis on infill to focus development and maximize infrastructure in existing developed areas as well as introduction of an ‘urban containment boundary’ to strengthen planning requirements for key areas and identify criteria to direct the rate, location and servicing of future development. Several policy alternatives for phasing long-term development and growth through 2040 were developed and presented to the community to identify the best approach for managing growth in a way that is sustainable and supports our community goals (detailed below).

Squamish Development Capacity Snapshot

Squamish2040 OCP Update: Growth Management Policy Discussion April 18 2017

District of Squamish Official Community Plan

Schedule I

Area Planning

Legend

Adopted Plans

- Neighbourhood Plan
- Sub - Area Plan

Future Plans

- Neighbourhood Plan
- Sub - Area Plan
- Indian Reserve Boundaries
- Cheekeye Special Study Area

* The boundaries for Future Neighbourhood Plans and Future Area Plans are approximate and will be formalized as part of the Sub - Area planning process or as directed by Council.

REMAINING GROWTH CAPACITY IN EXISTING NEIGHBOURHOODS

5,900 – 9,600 Residential Units
14,000 – 24,000 Population

Brackendale

200 – 1,400 Unit Capacity

Garibaldi Estates + Tantalus North

1,000 – 2,000 Unit Capacity

Northyards/N STS Business Park

300 – 500 Unit Capacity

Downtown/Oceanfront/Dentville /Scott Crescent

3,700 – 4,200 Unit Capacity

Valleycliffe

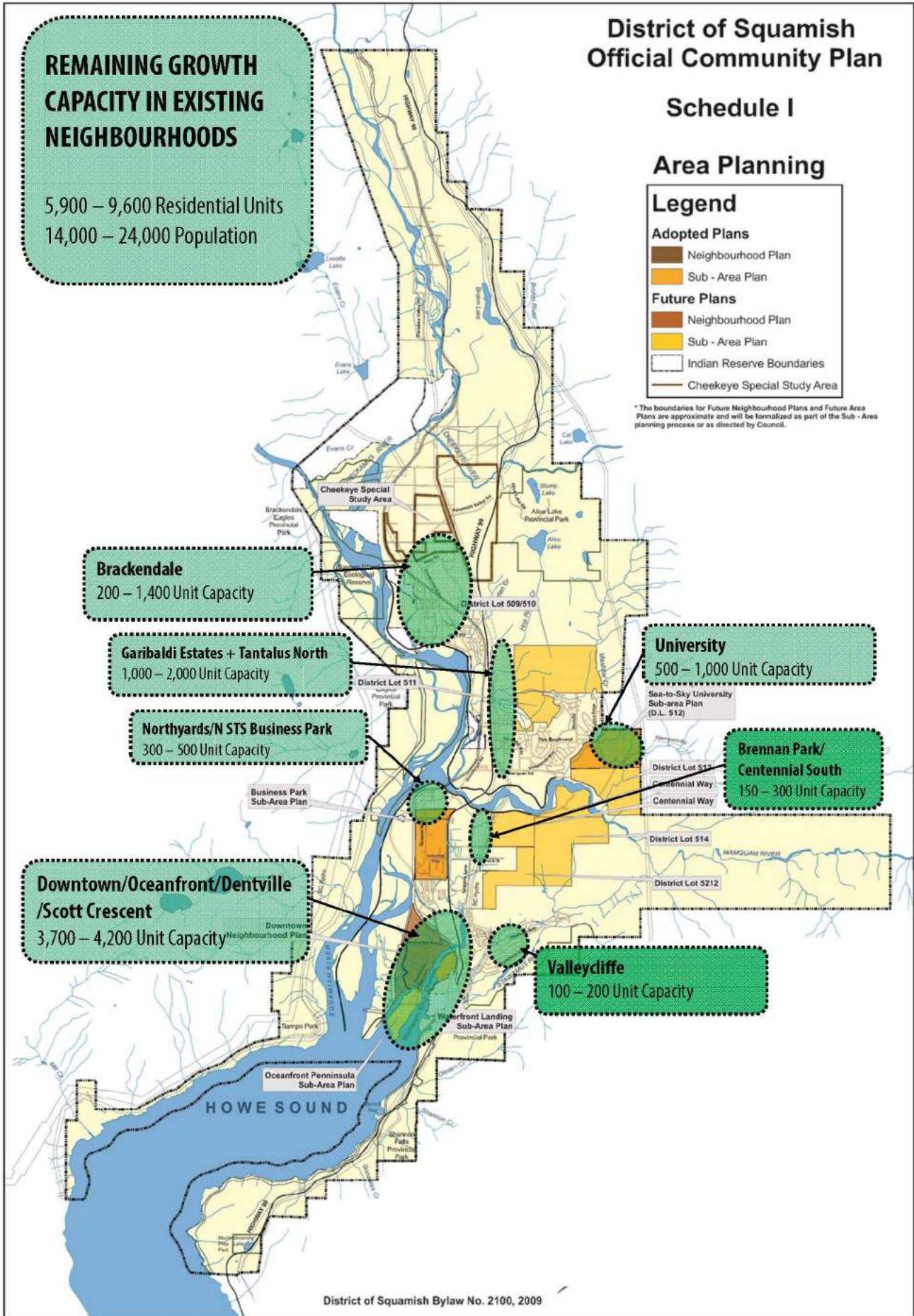
100 – 200 Unit Capacity

University

500 – 1,000 Unit Capacity

Brennan Park/ Centennial South

150 – 300 Unit Capacity



THREE OPTIONS FOR LONG-TERM GROWTH

In previous OCP updates, the District identified future expansion areas for accommodating long term growth. In addition to requiring detailed area planning for these expansion lands, the District set a **“population threshold”** of 22,500 meaning that until the District’s population exceeds this number of people, growth and development should be accommodated in existing areas before expanding into surrounding areas.

As Squamish gets closer to this population and reviews the remaining capacity of existing developed areas, the Discussion Draft presented three alternative options for consideration, each with their own implications and trade-offs, concerning how to best manage and control phasing for long-term growth over the next 20+ years.

OPTION 1: Infill Priority (Status Quo)

Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 22,500 (currently at 19,512). Make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and major growth areas.

OPTION 2: Infill Priority Plus

Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 34,000.

Make good use of remaining capacity in existing neighbourhoods and vacant and underutilized lands, and substantially build out major growth areas over the medium to long-term (Oceanfront, Waterfront Landing, University Lands - which all still have significant infill capacity).

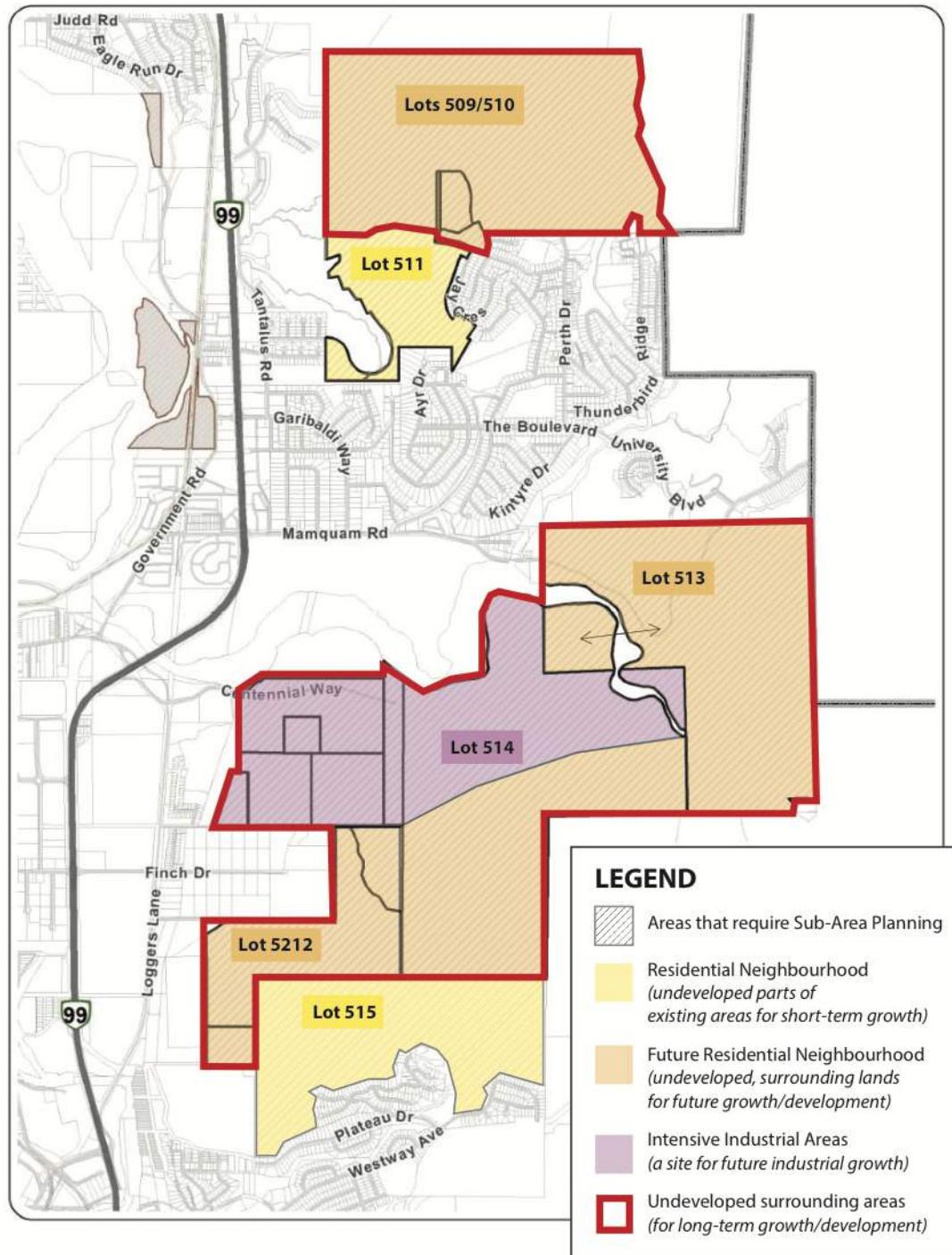
OPTION 3: Limited Peripheral Expansion

Allow for some limited development (specific location and amount TBD) in a small portion of Future Residential Neighbourhoods next to existing developed neighbourhoods (between now and 2040) where significant community benefits can be achieved.

Substantially increase the population threshold and make good use of remaining capacity in in existing neighbourhoods, vacant and underutilized lands, and major growth areas before expanding into any other surrounding lands.

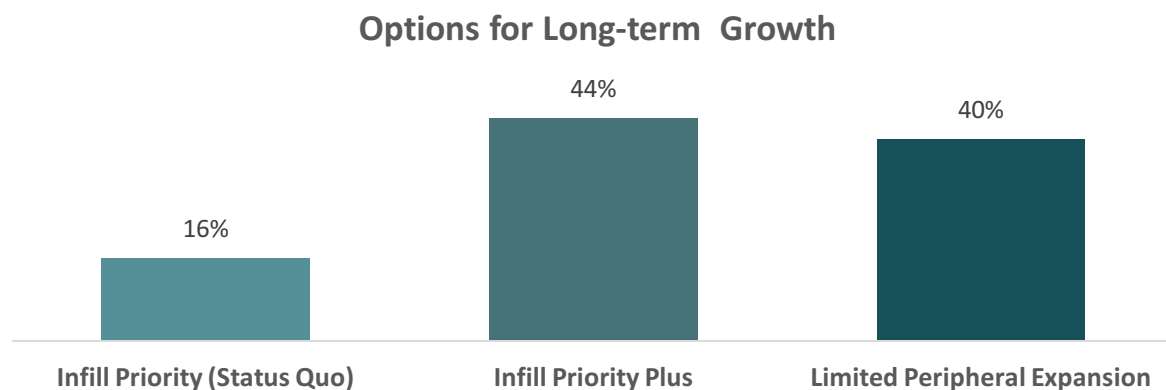
The following map identifies some key properties for phasing future long-term growth.

Squamish Long-Term Growth Map



Community Preferences:

Overall preferences for managing long-term growth slightly favoured the 'Infill Priority Plus' option (178 votes) over the 'Limited Peripheral Expansion' option (161 votes), while both surpassed the 'Infill Priority – Status Quo' option (66 votes).



While these two leading options strive for focused infill development, the 'Infill Priority Plus' option focuses virtually all development into existing neighbourhoods and current growth areas prior to approving future development areas whereas 'Limited Peripheral Expansion' considers some limited development in the short to medium term in specific areas designated as 'Future Residential Neighbourhood' (see Long-Term Growth Map above).

When provided the opportunity to select only one option at a high level in this survey, the preference for these somewhat contrasting approaches is split. That said, those who selected the 'Infill Priority' option may be more likely to support the 'Infill Priority Plus' option over the 'Limited Peripheral Expansion' approach to growth given the choice and its close affiliation with their initial selection.

Preferences by Audience:

While not statistically measurable, preferences do vary somewhat based on some basic demographics:

- Support for 'Infill Priority Plus' was stronger with younger participants: those under 50 were more likely to support 'Infill Priority Plus' (46%) than 'Limited Peripheral Expansion' (38%).
- Female respondents showed a greater preference for 'Infill Priority Plus' and more so compared to males, who supported 'Infill Priority Plus' and 'Limited Peripheral Expansion' equally.
- People who owned their homes expressed a greater preference (49%) for 'Infill Priority Plus' and more so than renters (29%). Both groups expressed a similar preference for 'Infill Priority' at 15%.
- With respect to those with group affiliations, survey participants who preferred the 'Infill Priority Plus' option were more likely to be involved with Environmental Protection (44%), Food (58%) Health (46%), or Sports/Recreation Clubs (46%). Participants who showed a preference for 'Limited Peripheral' included a greater proportion of those affiliated with Arts, Culture and Heritage (45%), Development (63%), Industry (51%), Squamish Nation (56%) and other groups (46%).

Note: Caution should be taken in attributing these perspectives to the larger population as the survey was not randomized and because the number of people affiliated in some groups or demographics was quite low.

Summary of Comments:

Participants were also asked to share comments about each of these options. The following provides a summary of comments on each of these options (with the number of related comments shown in brackets).

- **Infill Priority (Status Quo):** A total of 27 comments addressed this option.
 - Ensure benefits from new development such as affordable and diverse housing, efficient use of land, and respect for the environment (6)
 - General support for infill approaches (5)
 - We need to slow down development, developing too fast (4)
 - Protect natural areas and parks (3)
 - Other comments:
 - Less development leads to affordability challenges (2)
 - Let developers choose, less density = less controversy, we need infrastructure too (2)
 - Consider financial impacts and illegal suites (2)

- **Infill Priority Plus:** A total of 93 comments addressed this option.
 - Infill helps protect the environment; ensure continued protection trees, green space, and wildlife corridors in implementing this option (24)
 - General support and encouragement of infill (17)
 - Infill helps protect and supports recreation; ensure continued focus on trails, access to amenities and greenspace in implementing this option (12)
 - A desire to slow development down (11)
 - Desire for phased and managed development and growth (6)
 - Approach supports a connected community (5)
 - Concern with development at Garibaldi Springs - protect the green space (4)
 - Protects our tourism assets (3)
 - Supports downtown (3)
 - Makes use of our existing infrastructure and reduces costs (3)
 - Other comments:
 - Concern if there is enough land for expected population (2)
 - Desire for sustainable development of housing (2)
 - Ensure building standards, height restrictions downtown (2)
 - Desire more low income housing first (2)
 - Supports more affordable types of housing (2)
 - Waterfront development should be prioritized over other areas (2)
 - Protect small town and neighbourhood character (2)
 - Infill lower hazard risk areas first
 - Develop brownfields first
 - Ensure townhouse parking needs are met
 - Limit home size
 - Ensure complete people centered neighbourhoods
 - Concern about following through given growth pressures
 - Risk of changing development rules
 - Continue planning
 - Need more information
 - Responsible west coast themed development on oceanfront, waterfront, university lands
 - Some peripheral development is ok
 - Traffic problems already exist and will get worse
 - Safer approach
 - Develop more suites
 - Make development pay for infrastructure
 - Fiscally prudent approach
 - Limit speculation
 - Already too dense

Limited Peripheral Expansion: A total of 79 comments from the public questionnaire addressed this option. About one third of these comments suggested consolidating development (infill) rather than building out. This may suggest conditions for peripheral growth (i.e., focus directly adjacent to current development areas, or ensure new growth doesn't impact greenspaces or trails), or it may represent a misunderstanding of the growth options provided. Additionally, more than half of the comments for the 'Limited Peripheral Expansion' option identified amenities and values to maintain or enhance through development.

- Maintain/ensure community values and amenities through development (48)
 - Trails (16)
 - Green spaces (16)
 - Schools (9)
 - Infrastructure (4)
 - No tax burden added (2)
- General support for infill development (16)
- Support 'Cheema' property development (8)
- Helps to support affordable housing (8)
- General support for this option (6)
- Concerns about having a population threshold (4)
- Support infill first (3)
- Slow development (3)
- Other comments:
 - Employment lands are important (2)
 - Support development in the Highlands area (2)
 - Concerns about sprawl (2)
 - Protect waterways and corridors (2)
 - Waterfront should be a priority for development
 - Maintain our culture and current residents
 - Concerns regarding environmental/ trails protection
 - Need more information
 - Need parking in dense areas
 - Change density in neighbourhoods
 - Concern with respect to the decision process
 - Support infill downtown
 - Upgrade building codes - energy
 - Protect Cheema Lands for recreation use
 - Support larger lots, low-density
 - Pre-zone infill
 - Infrastructure needs to be addressed first

Verbatim comments are provided in Appendix B.

In addition to this feedback, 244 identical feedback forms were submitted from a single source on behalf of individual signatories (i.e., photocopied form/comments signed by 244 different individuals).

These submissions support the 'Limited Peripheral Expansion' option for a few specific pieces of property in Squamish, requesting that these areas be considered 'current residential neighbourhoods' so they can be developed immediately (see below for details).

The image shows a feedback form titled "Growth Management". It contains several sections with checkboxes and text input areas. The "Additional or General Comments" section has handwritten notes: "I support Option 3 subject to: 1) DL 509 and 510 must be designated as Residential Neighbourhood and NOT as Future Residential Neighbourhood; 2) There must be NO population threshold cap enforced on DL 509 and 510; 3) The 22,500 population cap must be eliminated from OCP policies and NO new population threshold for DL 509 and 510 in the new OCP; and 4) Allow for full development of DL 509 and 510 now. There must be NO phased development between now and 2040. Development must be allowed to occur as quickly as possible." The "About you" section has checkboxes for "Homeowner", "Renter", "Business", "Other", "Age", "Income", "Education", "Employment", "Home type", "Municipality", "City", "Town", "Village", "Other". The "Squamish" logo is at the bottom right.

"Support Option 3 – Limited Peripheral Expansion' subject to:

- *DL 509 and 510 must be designated as Residential Neighbourhood and NOT as Future Residential Neighbourhood;*
- *There must be NO population threshold cap enforced on DL 509 and 510;*
- *The 22,500 population cap must be eliminated from OCP policies and NO new population threshold for DL 509 and 510 in the new OCP; and*
- *Allow for full development of DL 509 and 510 now. There must be NO phased development between now and 2040. Development must be allowed to occur as quickly as possible.*

I support development of DL 509 and 510 because:

- *It will provide access to Hwy 99;*
- *It will have greenspace and integrated trail network for sports and recreational clubs;*
- *It will have a new school;*
- *Increased supply of housing will make housing prices affordable, especially for single family detached homes, townhouses and duplexes.*

Thus, development of DL 509 and 510 will provide numerous community benefits and it is not in a flood zone. "

ADDITIONAL FEEDBACK

GENERAL FEEDBACK

Participants were also invited to provide general comments on the Discussion Draft.

Summary of Comments:

A total of 122 general feedback comments were received. Popular comments included support for specific development on lots DL 509 and 510 (19), general support for the draft OCP (12), appreciation of the engagement process (13) and concerns with the challenges of implementation such as funding, consistency, and timing (10). Of the nineteen comments in support of developing lot DL 509, 17 responses were identical and handed in together. Only a few comments implied a lack of support for the draft plan.

The remaining comments reiterated common themes from earlier questions as well as a range of specific actions. The following provides a summary of comment themes (with the number of related comments shown in brackets).

- Support for lots DL 509/510 development (19)
- Appreciation of process (13)
- Support for OCP (12)
- Implementation concerns/issues (10)
- Protect and ensure greenspace/environment (7)
- Housing affordability (7)
- Disenfranchised with recent changes(5)
- Garibaldi Springs opposition (4)
- Limit Sprawl (4)
- Slow growth (4)
- Parking concerns (3)
- Ensure/Protect trails (3)
- Focus on local jobs (3)
- Plan is too broad and has overlap (2)
- Unsupportive of OCP (2)
- Support community hubs/nodes (2)
- General (2)
- Unsupportive of LNG (2)
- Hockey rink needed (2)
- Community focus required (2)
- Communications concerns with planning decisions
- Attract cruise ships

- Expand town trail networks
- Trails – funding
- Greywater system support
- Higher density support
- Pump track needed
- Speed up business development and permit process _
- Support tourism
- Need specific waste goals/targets
- Focus on basic government service
- Unsupportive of Polygon amendment
- Cap Development
- Protect Alice Lake green spaces
- Encourage engagement
- Support Infill
- Limit connectivity to active transport
- Safe active transport
- Speed Reduction
- Losing small town feel
- Speed up cultural benefits
- Natural resource importance
- Support performing arts centre
- Youth amenities needed
- Traffic downtown/solutions
- Concern about Blind Channel park
- Outdoor Culture - support
- Waterpark at waterfront idea
- Pave trails to campground
- Unsupportive of tourism
- Community beautification needed
- Downtown – Keep small scale
- Ensure recreation amenities
- Protect community vibe
- Bear attractants concerns
- Youth health
- Connect downtown parks
- Ensure infrastructure

Verbatim comments are provided in Appendix B.

FEEDBACK ON SPECIFIC OBJECTIVES & POLICIES

Participants were also invited to provide comments on any specific objectives or policies within the Discussion Draft.

Summary of comments:

A total of 141 comments were received with respect to the question on objectives and policies. The majority of comments (117) did not reference a specific objective/policy of the Discussion Draft, but rather summarized concerns or priorities regarding local issues or specific developments (reported throughout this summary). These included topics such as protecting greenspace and trails, affordable housing, development of lot DL 509, slowing/managing growth, mixed views on Garibaldi Springs development, local jobs, infill support/density concerns, implementation support or concerns, as well as traffic and transportation concerns.

The following table provides an overview of survey comments and letter submissions directed at specific policies in the draft OCP.

Section/ Policy	Comment (s)
5 and 6	Glad to see acknowledgement of our traditional First Nations territory as well as Truth & Reconciliation.
14.1	Mentions places of worship as valuable to the community. I'd agree that independent schools are equally as important. Not everyone goes to church but the community @Squamish Waldorf does play a role in the "spiritual and social fabric of the community". They also share their grounds, festivals, parenting seminars etc. with the broader community.
9.1	Areas outside of the UCB are to be used for resource, environmental preservation and open space and cultural recreation. There is no mention of the uses beyond the UCB for recreation beyond cultural, and this is a very big issue. Squamish must take a stand on the types of development that occur outside of the boundaries, not be a bystander when the province wants to develop the resources (forestry, mining or a run-of-river power project) on our doorstep. A high percentage of our recreational assets are located on these crown lands.
9.1.2	3) looks to be in conflict with 9.1
10.2.9	Talks to fish-bearing, not aquatic habitat in whole.

Section/ Policy	Comment (s)
10.4.2	<p>I would argue that there are no unavoidable impacts to the environment, only impacts to be addressed. To use the term “unavoidable” truly misses the point that there are impacts that we are willing to manage or mitigate for in the greater search for sustainability.</p> <p>Estuary: Support no new activity of any sort in the estuary until the hopelessly outdated estuary management plan (1999) has been reviewed and updated as required. This document was written at a time when industrial activities were the greatest threat to this most valuable ecosystem, and the values that we in Squamish held were quite different. Today, our understanding of science and nature, and the potential impacts to the estuary lands is much different, requiring a revision to the plan. Written into the plan was a 5 year revision schedule that has also never been adhered to.</p>
10.6.2.	<p>2) talks to developing marine ecologically sensitive areas in alignment with provincial and federal requirements. What happens if one of those other levels of government reduce the requirements, or abdicate their responsibilities to another level of government? We need to strengthen our control over the protection of environmentally sensitive areas, whether they be water, tidal, or terrestrial.</p> <p>Where effective controls do not exist, or the credible standards to which responsible development may occur do not exist, then we must adopt standards from other countries or jurisdictions that have either developed or adopted what can be considered as global best practices.</p>
10.6.8	<p>Talks to the support of a marine working group, where we already have one in the shape of the Estuary Management Committee.</p>
10.7.2	<p>Policies; two that address corridors, and eight that address attractants. If the objective was clearly written, then the policies would fall into place. Written this way would lead one to believe that the objectives behind corridor establishment are less well understood than the attractant issue at city hall.</p>
10.8.2	<p>States that we are to “apply” innovative storm water development standards, where the wording should read that we will adopt and implement the highest standard of storm water control standards.</p>
10.9	<p>“Air Quality” only addressed the pollution created combustion of fossil fuels in vehicles. Much of the pollution is created by vehicle travel on gravel roads, BC Rail locomotives, BC Ferries, wood stoves, fossil fuel combustion for heating in the winter, etc. This section should address air quality to a greater degree.</p>
10.9.2	<p>Add the following “reduce the need to commute through increasing local well-paying jobs”</p>

Section/ Policy	Comment (s)
10.10	The objectives do not address why we are trying to limit tree cutting within the DOS.
11.2.2	The risk is to be controlled and mitigated. In addition, the criteria for the level of risk control required should not be to a level acceptable to the DOS, as this is not a fixed number and is subject to the winds of change.
12.1.2	<p>"12. Commercial Lands 12.1.2 Policies 2) Prioritize infill and redevelopment of underutilized commercial lands to achieve compact urban form and to avoid dispersed commercial development."</p> <p><i>Comment:</i> Should also refer to avoiding encroachment on light industrial land uses.</p> <p>"12.1.2 Policies ... 10) Consider resilience to projected changes in climate when reviewing development proposals for employment and industrial activities."</p> <p><i>Comment:</i> Why are only employment and industrial activities targeted? Residential development in the form of long distance suburbs of Vancouver is our biggest GHG emissions issue -- not industry.</p>
13.2.2	<p>"13.2 Land Use Compatibility 13.2.2 Policies 2) ... the Klahanie area, Waterfront Landing, Robin Drive, North Yards area, Centennial Way and the northern portion of the Cheekeye Fan should area wide hazard mitigation measures be implemented."</p> <p><i>Comment:</i> The Oceanfront development should be explicitly included in this list. Why is it not? Clearly it is a risk zone for neighbourhood interface issues, being surrounded by heavy industry that is there to stay.</p>
13.4.2	<p>"13.4 Heavy Industrial Activity Monitoring ... 13.4.2 Policies d. Regional air quality. 2) Advocate to provincial government agencies to annually measure and report on GHG emissions and airborne particulate matter from industrial facilities."</p> <p><i>Comment:</i> The GHG emissions and air contaminants priority source is highway traffic. Why target industry? Why shouldn't large residential development for highway commuters also be subject to a similar scheme? This policy is overly biased.</p>
16	<p>"Squamish Business Park ... The District of Squamish adopted a Business Park Sub-Area Plan in 2002. This plan lacked clarity for the area's shifting context and was identified as needing updating by the 2014 Employment Lands Strategy, so is therefore being dissolved through the Squamish2040 OCP update."</p> <p><i>Comment:</i> This would seem somewhat abrupt and heavy handed, considering the Planning Principles (section 3.2) outlined in the 2002 Plan, referring to public and stakeholder consultation. The original 2002 Plan process was advised by a Business Park Rate Payers Association.</p>

Section/ Policy	Comment (s)
18.3.3	Add the following “grow local employment to reduce or eliminate commuting”
19	<p>“Transportation, Mobility + Access ... Approximately 24% of the District’s population commutes outside of the community for work. Vehicle transportation currently makes up the bulk of the District’s greenhouse gas emissions (55% of total emissions).”</p> <p><i>Comment:</i> The 2007 Energy & GHG Baseline & Forecast report says light duty vehicles = 64% and heavy duty vehicles 5% of GHG emissions for Squamish.</p>
19.3.2	<p>19.3.2 Policies" and "OCP-Schedule-F1-Major-Transportation-Network"</p> <p><i>Comment:</i> Bailey Street to Government Road route upgrade needs to be recognized.</p>
19.4.4	<p>"19.4.4 Policies 1) Develop an annual transportation monitoring program and monitor traffic volumes, levels of service, use of alternative transportation and mode share."</p> <p><i>Comment:</i> Instead, monitor jobs-to-housing ratio balance as indicator of priority issue of highway traffic and commuting.</p>
20.1.2	4) This, in consideration of 5) should not be considered, but be required.
20.1.2	8) The DCC should be increased for those projects that don’t meet the better standards. Reduced energy and water use are paid back to the owner through reduced fees for water (if we ever start considering charging properly for water) and energy use; environmental sustainability should be a given, not rewarded for achieving what should be the low bar for performance.
20.2.2	1) Water metering must be applied to all premises within the DOS boundaries serviced by municipal water.
22.2.2	<p>"22.2 Forest Lands"</p> <p><i>Comment:</i> WL 0027, WL 0028, WL 1930 -- these are the three Woodlot Licences within the District.</p> <p>"22.2.2 Policies ... 8) Work with the provincial Ministry of Forests, First Nations and natural resource groups to balance resource extraction harvesting activities with outdoor recreation interests."</p> <p><i>Comment:</i> Change "harvesting activities" to "management".</p> <p>"OCP-Schedule-F1-Major-Transportation-Network"</p> <p><i>Comment:</i> the Pioneer Way connection to Highway 99 seems to be identified as existing. Does this need correction or clarification? "</p>
22.3.2	This section, including 22.3.3, if included at all, should be within the flood hazard control section of the OCP. To treat the gravel in a river as a resource to be

Section/ Policy	Comment (s)
	<p>“mined” is a critical mistake as was understood when the DOS last tried to mine the gravel in the Mamquam River to support the development of the oceanfront park. The hopelessly antiquated view that river gravel deposits are important for community building projects must be purged from this community foundational document.</p>
23	<p>“Economic Development ... The modern-day economy of Squamish has significantly evolved since it became the southern railway terminus just over a century ago.”</p> <p><i>Comment:</i> terminus of the PGE (BC Railway)</p>
27.2.6	<p>"27. Arts, Culture + Heritage ... 27.2.6 Policies 5) Find ways to expedite the development of a Performing Arts Centre on the Squamish Oceanfront."</p> <p><i>Comment:</i> This doesn't make sense for several reasons: (1) Oceanfront is too far for most of the valley's population. Brennan park is more central. (2) parking will be a problem (expensive to provide) at Oceanfront -- not a problem at Brennan Park as alternate location. (3) Oceanfront, and especially the southerly end, is a windy, exposed, inhospitable environment for much of the year. This also affect the design and acoustics for the facility itself -- makes it more expensive to build. (4) Neighbouring industry is here to stay -- has nowhere else to move, and will expand functions and throughput at both Squamish Terminals and Site B. Industry must work with the tides, especially in the Blind Channel -- meaning late evening and early morning noise and activity.</p> <p>In summary, the superior location for a performing arts centre is at Brennan Park - - where there is cheaper land (for the District) and cheaper construction, more parking, better accessibility for more residents, and less risk of neighbourhood interface issues with industrial operations (and inclement weather!).</p>
27.4	<p>"27.4 Heritage Conservation ... 27.4.2 Policies ... 2) Develop a heritage inventory and registry to identify, increase awareness and appreciation and protect the District's historical assets."</p> <p><i>Comment:</i> "Historical assets" include archives -- papers and documents. This is very important. We have no community archives. This is a top priority for a Heritage Policy or Strategy.</p>

Summary of letter submissions:

In addition to the public survey, Squamish staff received 15 letter submissions from seven different non-profit organizations (NPO) or other governments, three from businesses, and four from individuals. These submissions were quite detailed and extensive so each is summarized for brevity in the table below.

Type of submission	Summary
NPO - Squamish Climate Action Network (CAN)	Squamish CAN provided policy comments as well as specific actions with respect to: reducing solid waste; reducing transportation demand and supporting regional approaches; prioritizing SMART growth – local jobs and specific building sites; enhancing food systems by preserving and expanding food growing areas, educating food donations and efficient food use; adapting to climate change through flood avoidance; reducing emissions by adding bioenergy to – renewable energy list, and reducing the need for long commutes.
NPO – Squamish Flying Club	The Squamish Flying club included a letter and recent report indicating that in their mind, the debris flow hazard area and Section 11.4.2 (9) in the OCP is using outdated data and not taking into consideration the more recent report that outlines more up to date modelling especially as it relates to the airport being one of the safest locations on the Cheekeye Fan.
NPO – Squamish Access Society	Squamish Access Society recommendations were limited to land use issues relating to: Shannon Falls to Murrin Park in support of a forest outdoor recreation reserve designation for the area; and support for Smoke Bluffs Park expansion and as Mamquam Blind Channel protection. Other items include support for land used as affordable campgrounds, pedestrian access across the Squamish River, and increased opportunities for access to the alpine areas.
NPO – Squamish Off-Road Cycling Association (SORCA)	SORCA recommendations outline support for: Net Gain Trail Policy that ensures trail quality is enhanced to match losses and demand from new users; Trail Funding Strategy with predictable reliable maintenance funding ; Trail Advisory Panel to provide advice on trail changes to ensure a high quality trail network, Binding access for trails built into OCP

	<p>zoning, sub-area planning processes; Parking areas for current and new trail areas; and specific suggestions to support trails on or around the Cheema, Holborn and DL 8056 properties. SORCA also provided a map for reference.</p>
NPO - Tourism Squamish	<p>Notes associated with a Tourism Squamish meeting included managing challenges such as sprawl/loss of natural assets, traffic, a need to reduce impact of tourism on the community, access to good data on current and future tourism, and a need for land that supports tourism enterprises. The notes also expressed support for development downtown, density and accommodation, affordable housing, and easy connections and trails assets for commuting around the community.</p>
Government – Vancouver Coastal Health	<p>In May 2015, the District of Squamish (DoS) and Vancouver Coastal Health (VCH) entered a formal partnership to promote the health and wellness of the community. Through this partnership, the review of the Official Community Plan (OCP) was identified as an opportunity to work together. Comments include: General support with the application of a health lens to the OCP; suggestions to strengthen wording in dealing with non-compliant drinking water and sewerage systems; stronger and more consistent acknowledgement of challenges related to equity, the addition of a ‘health impact assessment’ related to development, a recommendation on wording related to air quality and a consideration impacts of air pollution on ecological and human health, and a suggestion to expand on the emergency preparedness/response activities. Twelve pages of specific policy wording suggestions was also included.</p>
Business – JDEEZ Holdings	<p>JDEEZ holdings , the owner of lands in the Upper Mamquam Blind Channel provided a letter with comments relating to; 1. the proposed OCP land use designation of their property and suggestions for other possible more intensive designations; 2. the proposed OCP development permit area environmental designations on their property and a request review the application of this designation; 3. A desire to discuss the lack of right of way agreement for a District water pipeline and</p>

	encroachment on their property; and 4. General concerns with encroachment and liability concerns.
Business – Squamish Terminals	Squamish Terminals provided feedback on specific parts/sections in the OCP in an eight-page document. Comments included suggestions to: emphasize the importance commercial transportation links intermodal access, and port facilities to the economy of the region and beyond; provide greater clarity on specific words used in the document , better identify the scope of the Squamish Estuary Management Plan and increase awareness of it. Many comments also complemented the policies included in the OCP as it relates to transportation. Many comments related to very specific policy wording and changes.
Business – Fraserwood Industries Ltd., Factor Building Panels, BC Timberframe Co. Ltd.	This letter was sent in by three of the leaseholders on the BCR Squamish Yards who wanted to address two specific policy designation changes. The first comment supports the intensive industrial designation for the former BCR North Yards property and the second comment reflects concern for the expansion of the Squamish Business Park into the BCR Squamish Yards.
Individual	Letter includes general comments about: the importance of environmental stewardship and the vulnerability of this sector by a growing community; how the objectives to include more ‘rationale’ for what we are doing; a suggestion on variance policies; the rationale for the 200m maximum for water services. The remainder of the letter speaks to specific policies and is included in the policy table above.
Individual	This letter commends on the achievement of a draft document and stresses the need for a realistic OCP. A number of other issues/comments are introduced in the letter including: a belief that the growth will exceed forecasts; a desire for effective, reasonable and fair treatment with those impacted from natural hazard mitigation; concerns with respect to statements in the OCP impacting their property and a desire for it to be included in the Conditional Densification Area.

Individual	The email describes the importance of accessibility to water ways flowing into Howe Sound as well as management ideas for fishing on the Squamish River.
Individual	The input received is targeted at OCP topics related to Marine areas. The feedback is quite specific and includes suggestions, appreciation and consultation suggestions on the policy work on the following topics: Regional Growth Strategy and Regional Context Statement; Estuary and Squamish Estuary Management Plan (SEMP) and Squamish Estuary Management Committee (SEMC); Habitat Compensation Agreements in the SEMP; Marine Strategy; Sea Facilities and Marine Light Industrial Zoning; Definitions for New Land Use Designations; Development Permit Area 1 Map and Guideline changes; Land Use Compatibility; and Major Transportation Network. Due to the layout of this document the specific policy feedback is not listed above.

NEXT STEPS

District staff will use all community feedback received to date, especially comments and suggestions from Phase 3, to finalize the Draft Plan. The completed Draft Official Community Plan will then be presented to Council for approval in Phase 4.

While this is the final phase of public engagement on the development of the plan, there will also be a Public Hearing where you can share any final thoughts or comments with Council.

Stay tuned for details and sign up for project updates at www.squamish.ca/OCP.





APPENDIX A: PUBLIC EVENT DISPLAY BOARDS

WELCOME THANKS FOR COMING!

PHASE 3

Official Community Plan Update

Are we on the right track?
Tell us what you think!



#SQUAMISH
2040
Your Future. Your Plan. Our Squamish.

Official Community Plan Update

**SQUAMISH
2040 OCP
DISCUSSION
DRAFT**
May 2017

- Part 1 PLAN FOUNDATIONS
- Part 2 PEOPLE + PLACE
- Part 3 OBJECTIVES + POLICIES
- Part 4 LAND USE + DEVELOPMENT
- Part 5 DEVELOPMENT PERMIT AREA GUIDELINES
- Part 6 IMPLEMENTATION

Get involved with the progression of the plan @ squamish.ca/OCp



#SQUAMISH
2040
Your Future. Your Plan. Our Squamish.

EXECUTIVE SUMMARY

OFFICIAL COMMUNITY PLAN Discussion Draft

**2040...
It's closer than we think!**

Vision

Goals

For more information visit squamish.ca/OCp



SQUAMISH

About the OCP Update

What is an Official Community Plan?

The Official Community Plan (OCP) is our community's **highest level, overall plan for the future**. It sets out a clear vision as well as goals, objectives, and policies to guide how Squamish will grow and develop over the next 20 years.

Why is it important?

Squamish continues to grow rapidly. We have also seen major changes in demographics, increasing concerns around climate change and the environment, and shifts in our economy.

By setting out a clear community vision today, we can shape our future growth in a way that is sustainable and provides a high quality of life for current and future residents. This will also offer **greater certainty** for residents, land owners, governments, agencies, community groups and investors about the **direction and coordination of future growth of Squamish**.

What is the update process?

The Update process has four phases. Now in Phase 3, we have developed a Discussion Draft that will lead us to the final plan. **We need your input** to make sure we're on the right track.



How did we get here?

Community engagement to date

Over 1,400 people have been engaged to date through public open houses, workshops, meetings, citizen-led "OCPizza Parties", and online questionnaires. Ongoing meetings are also being held with Council and various community stakeholders.



40

Interviews with stakeholder groups before Phase 1



11

Members on the Citizen Advisory Committee



380+

Attended 2 Public Events in Phases 1 and 2



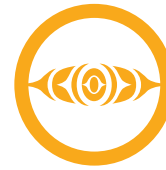
730

Completed questionnaires in Phase 1



80

Students engaged in Youth Workshop in Phase 1



30

Attended an informal event with Squamish Nation members



55

Attended a District Staff Workshop



155

Took part in citizen-led OCPizza Parties in Phase 2

Community outreach to date

Extensive outreach has been used to reach a diverse range of people. Information has been shared through the project website, social media, backgrounder papers, discussion guides, newsletters, videos, posters, postcards, local radio and newspaper ads, and through in-person outreach across town.



3

Youth ambassadors doing outreach across town



700+

Subscribers on the project newsletter mailing list



8

Pop-up outreach events to date in Phase 3



2070+

Views to date of the Phase 3 OCP Video

How did we get here?

How has community input been used?

Your ideas and feedback were directly used to shape the vision, goals, and policies in the Discussion Draft, along with various other plans and strategies undertaken by the District. The Discussion Draft has been reviewed by Council, and the OCP Citizen Advisory Committee, and the District continues to engage with community stakeholders.

Now we need your input on this draft to make sure we're on the right track before we finalize it in Phase 4. The Final OCP will be referred to Squamish Nation and other key agencies before it is presented to Council and the community in the formal approval process (which will include a public hearing).



What we've heard to date

The following key priorities and values from community input have been used to shape the Draft Plan.



GROWTH MANAGEMENT:

While protecting sensitive lands and preserving open spaces, we need to carefully manage and focus future growth to avoid sprawl, plan for efficient infrastructure and create complete, connected neighbourhoods where people can live, work, play, connect, and shop.



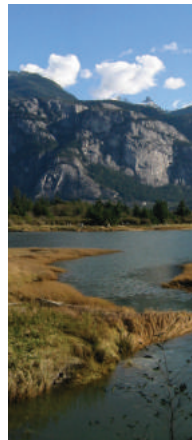
LOCAL & REGIONAL TRANSPORTATION:

People need safe and accessible ways to get around Squamish and to neighbouring communities. Better options for walking, cycling and transit will help to reduce the need for single-occupancy vehicles and support a more active and affordable community.



HOUSING SUPPLY & AFFORDABILITY:

Strong growth and rising housing prices in neighbouring regions are putting pressure on housing in Squamish and many residents are concerned about being able to afford or find suitable housing in order to stay in the community.



ENVIRONMENTAL PROTECTION:

Our natural environment is the backbone of our community; it supports natural habitats for fish and wildlife, as well as our own health and well-being. Protecting natural areas is essential to maintain valuable ecological services and manage our recreation, tourism and economic assets.



ECONOMY & LOCAL JOBS:

Squamish needs more local jobs. This means, preserving a range of employment and industrial lands, promoting business retention, growth and innovation, and focusing on local skill development to support a diverse and sustainable economy and a high quality of life for all.



COMMUNITY HEALTH & WELL-BEING:

Healthy built environments are needed to support well-being at all ages and stages of life. We need to make sure basic needs are met, from nutrition, housing, sufficient income, health and support services, public health and safety, as well as social and community connections.

The Big Picture

Vision

The Vision for Squamish2040 sets the foundation for the Plan. A clear, shared vision defines and brings meaning to what's important for our future.

In 2040, Squamish is a vibrant, inclusive, connected coastal mountain community with a big heart and a small town spirit. At nature's doorstep, Squamish is a leader and steward, sustaining ecological and human health while supporting resilient neighbourhoods and a thriving, diverse economy for all.

5 Goals

OCP objectives and policies are focused on supporting and achieving five big goals for Squamish. These goals provide guidance for addressing key community priorities...



Learn more about:

- Climate Action and Reducing Fossil Fuels
- Natural Hazard Management
- Emergency Preparedness
- Social Connectedness



Learn more about:

- Growth Management
- Affordable Housing & Childcare
- Local Jobs
- Trails & Recreation
- Arts & Culture



Learn more about:

- Community Health, Safety & Accessibility
- Natural Environment
- Outdoor Recreation
- Local Food Systems
- Age-Friendly Housing
- Child Development



Learn more about:

- Local & Regional Transportation
- An Inclusive Community
- Shared Facilities
- Celebrating Heritage
- Digital Connections



Learn more about:

- Community Engagement
- Intergovernmental Cooperation
- Public Asset Management
- Cultural Capital



GOAL 1: Resilient

What does Resilient mean for Squamish?

In 2040...Squamish residents, businesses, organizations, and governments work together to adapt to change creatively and collaboratively:

- We are a climate action leader and adapting to the effects of climate change, and our citizens, services and facilities are increasingly self-reliant and prepared for emergencies.
- Natural hazard risks are managed to reduce the community's vulnerability.
- All citizens are supported and have access to food, housing, community services, and well-paying employment opportunities.
- Municipal plans and operations are forward-thinking, adaptive and promote collaboration.



GOAL 2: Liveable

What does Liveable mean for Squamish?

In 2040...Squamish is highly liveable with a vibrant small town feel:

- A range of well-paying jobs are balanced with affordable housing options.
- Development is sustainably managed and financed to ensure adequate services and facilities to meet the community's needs as Squamish grows.
- Natural areas and waterways are stewarded and protected, while outdoor recreation access is maintained.
- There are many opportunities to live, work, play and shop in Squamish.
- World-class recreation, festivals and events enrich our cultural capital and support our economy.
- A wide range of affordable opportunities and amenities for arts and culture, recreation, and learning opportunities and amenities are provided.



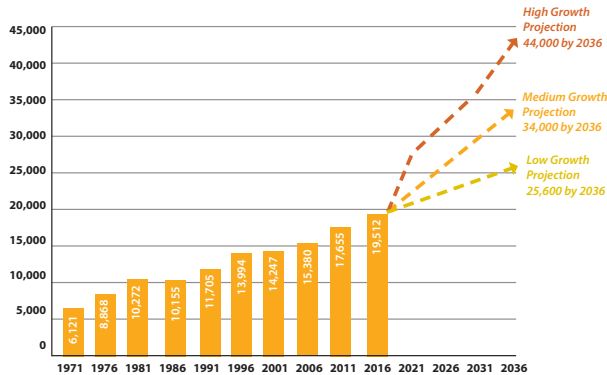
Growth Management

Managing Growth & Land Supply

Squamish is one of the fastest growing communities in the province and is expected to grow to about 30,000 people by 2031 and 34,000 people by 2036.

Squamish still has substantial capacity for development in existing neighbourhoods, underdeveloped and designated growth areas – this could easily accommodate low to medium growth scenarios to 2036. However, if Squamish were to experience very high growth (somewhat unlikely), some additional lands may be required to meet local housing and employment needs within the timeframe of this plan.

Squamish Actual & Projected Population (1971 - 2036)



Population Threshold

In previous OCP updates, the District set a "population threshold" of 22,500 meaning that until our population exceeds this number of people, we should accommodate growth and development in existing areas before spreading into surrounding areas. As we get closer to this population and look at the remaining capacity of existing developed areas, we need to once again consider how to best manage and control phasing for long-term growth.

Three Options For Long-Term Growth

There are three alternative options for consideration, each with their own implications and trade-offs. **We need your input** to decide the best approach to achieve our community goals.

OPTION 1: Infill Priority (Status Quo)

Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 22,500 (currently at 19,512).

Make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and major growth areas.

OPTION 2: Infill Priority Plus

Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 34,000.

Make good use of remaining capacity in existing neighbourhoods and vacant and underutilized lands, and substantially build out major growth areas over the medium to long-term (Oceanfront, Waterfront Landing, University Lands - which all still have significant infill capacity).

OPTION 3: Limited Peripheral Expansion

Allow for *some* limited development (specific location and amount TBD) in a small portion of Future Residential Neighbourhoods next to existing developed neighbourhoods (between now and 2040) where significant community benefits can be achieved.

Substantially increase the population threshold and make good use of remaining capacity in in existing neighbourhoods, vacant and underutilized lands, and major growth areas before expanding into any other surrounding lands.

IMPLICATIONS

- Maximizes infrastructure and servicing costs
- Some existing growth areas are within floodplain hazard areas which may limit infill potential.
- Reflects available supply of vacant and underutilized lands.

IMPLICATIONS

- Maximizes infrastructure and servicing costs
- Some existing growth areas are within floodplain hazard areas which may limit infill potential.
- Reflects available supply of vacant and underutilized lands.
- Anticipates significant build out of major growth areas (Oceanfront, Waterfront Landing, University Lands)

IMPLICATIONS

- Premature expansion into new areas may financially burden the community.
- If high growth occurs, this option may allow earlier opportunities to achieve community benefits (e.g. sites and access for future schools, recreation, green spaces, transportation, servicing, etc.).
- Cumulative impacts from development could potentially affect natural areas/connectivity before larger scale Sub-Area Planning is finalized/approved.

Squamish Development Capacity Snapshot

Squamish2040 OCP Update: Growth Management Policy Discussion April 18, 2017

District of Squamish Official Community Plan

Schedule I

Area Planning

Legend

Adopted Plans

- Neighbourhood Plan
- Sub - Area Plan

Future Plans

- Neighbourhood Plan
- Sub - Area Plan

- Indian Reserve Boundaries
- Cheekeye Special Study Area

* The boundaries for Future Neighbourhood Plans and Future Area Plans are approximate and will be formalized as part of the Sub - Area planning process or as directed by Council.

REMAINING GROWTH CAPACITY IN EXISTING NEIGHBOURHOODS

5,900 – 9,600 Residential Units
14,000 – 24,000 Population

Brackendale

200 – 1,400 Unit Capacity

Garibaldi Estates + Tantalus North

1,000 – 2,000 Unit Capacity

Northyards/N STS Business Park

300 – 500 Unit Capacity

Downtown/Oceanfront/Dentville /Scott Crescent

3,700 – 4,200 Unit Capacity

Valleycliffe

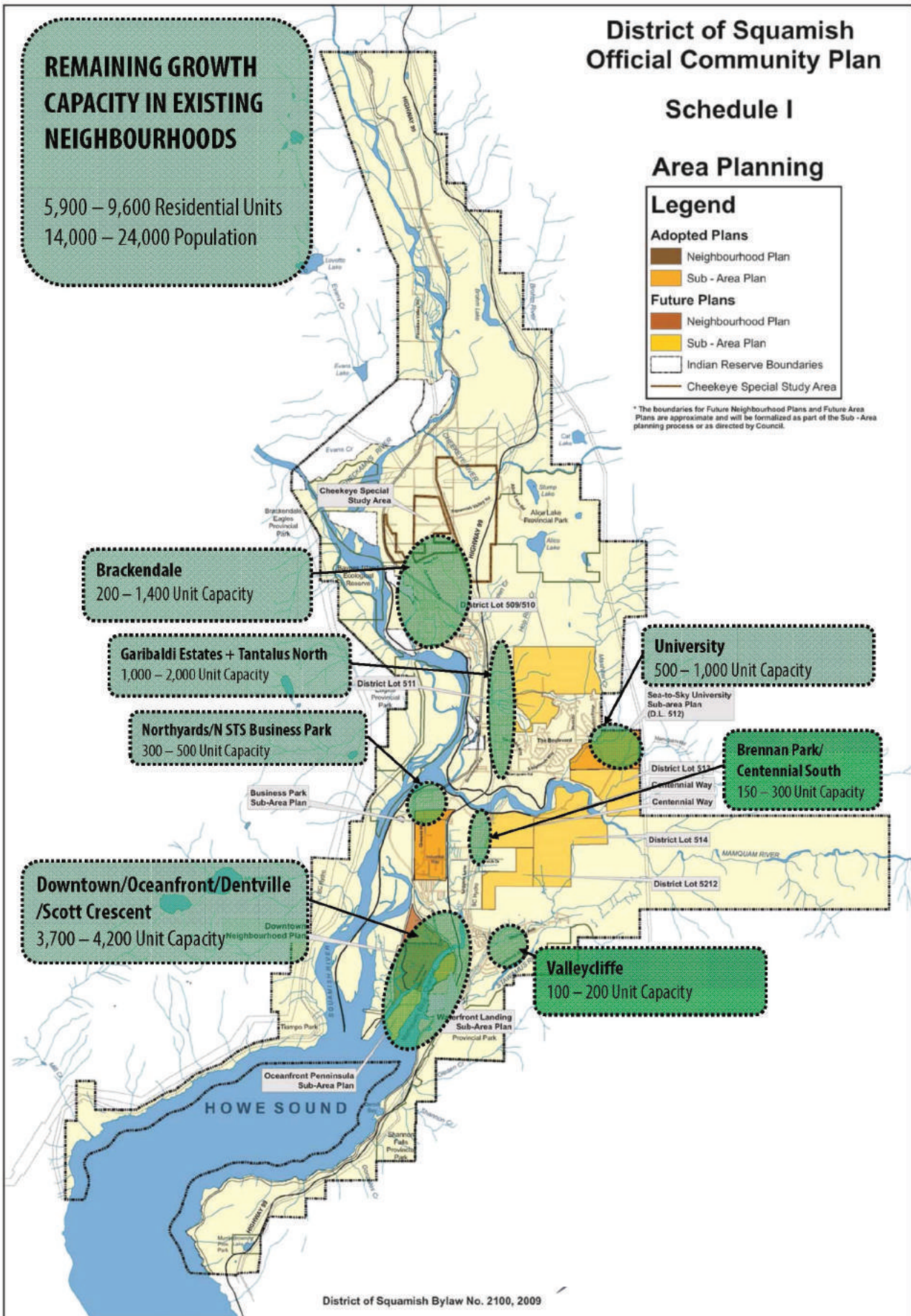
100 – 200 Unit Capacity

University

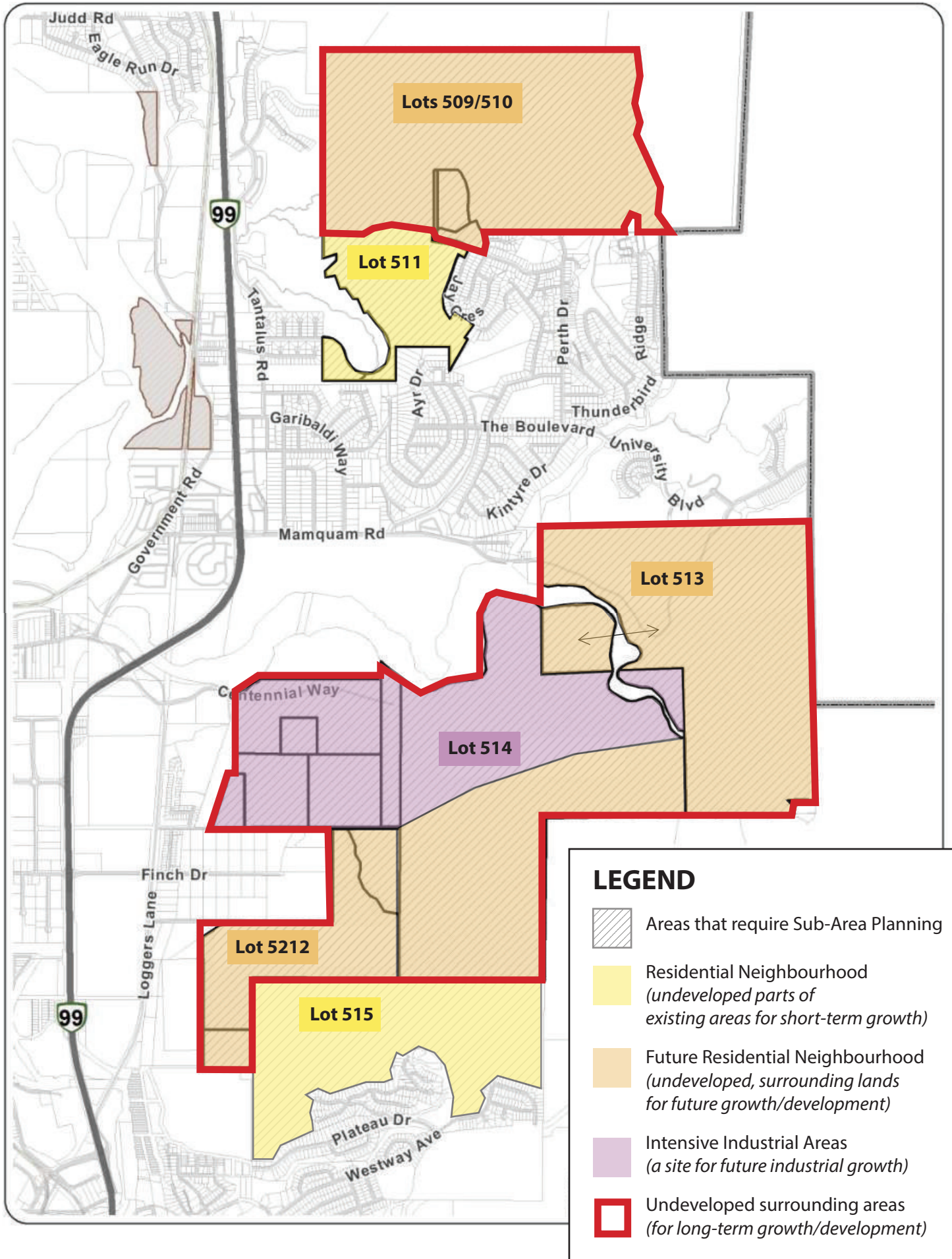
500 – 1,000 Unit Capacity

Brennan Park/ Centennial South

150 – 300 Unit Capacity



Squamish Long-Term Growth Map





GOAL 3: Healthy



What does Healthy mean for Squamish?

In 2040...our community has a holistic view of health that looks at ecological, physical, emotional and spiritual aspects of well-being:

- Our natural areas and ecological assets are protected.
- Our community supports healthy built environments, promoting active living and mobility, a range of affordable and accessible housing, safe parks and open spaces, and access to healthy local foods.
- Early childhood development and lifelong learning is nurtured.
- Our most vulnerable residents are cared for with dignity and respect.
- Suitable facilities and services are available for people of all ages, abilities, incomes, and cultures.



GOAL 4: Connected



What does *Connected* mean for Squamish?

In 2040...people in Squamish feel connected, welcomed and genuinely included. It is easy to get around and residents feel connected to each other, to the region, and the world:

- People know their neighbours and feel a strong sense of community across cultures and generations.
- Transit and shared roadways connect neighbourhoods to centres with jobs and amenities. Pedestrians and cyclists can travel through a network of accessible trails, sidewalks, and bike routes.
- There are efficient options for regional travel and commuters can rely less on cars.
- Community gathering spaces encourage social connections and celebrate our coastal mountain character and brand.
- Technology and innovation support social and economic growth and connections.

GOAL 5: Engaged



What does Engaged mean for Squamish?

In 2040...the community is passionate and engaged in community and civic life.

A culture of collaboration supports meaningful opportunities for people to get involved:

- Residents of all ages understand and actively participate in local decision making.
- Cross-cultural understanding, appreciation, and relationships are strengthened.
- Opportunities for artistic, cultural, and political expression are nurtured.
- Residents are engaged in meaningful work and volunteerism close to home.
- The District values, demonstrates and shows leadership in open, transparent, and forward-thinking governance.



SHARE YOUR FEEDBACK

Help refine the Discussion Draft

Are we on the right track? Let us know your comments, concerns, or suggestions for improvement.

Your input will help us finalize the Draft OCP as we prepare the final plan for agency review before presenting it to Council for approval in Fall of 2017.



SQUAMISH



APPENDIX B: PUBLIC FEEDBACK - VERBATIM COMMENTS

VISION

In 2040, Squamish is a vibrant, inclusive, connected coastal mountain community with a big heart and a small town spirit. At nature's doorstep, Squamish is a leader and steward, sustaining ecological and human health while supporting resilient neighbourhoods and a thriving, diverse economy for all.



Participants were asked to review the draft Vision and provide any comments, concerns, or suggestions for improvement. These are the verbatim comments.

yes

Well stated.

Sounds like a good vision

I like that it contains information on sustaining ecological and human health but it appears that the potential growth/ development contradict preserving ecological health and may result in Squamish being less and less on natures doorstep.

Great job... really informative document and as a small professional services business its good insight

I don't see any mention of plans for the growing pet community. We have a lot of dog owners and the number will only continue to grow. Squamish is the only town in the corridor or greater Vancouver area that doesn't have a plan for off leash dog parks and trails.

I really like the new concept of 'Urban Containment' within established boundaries until 75% infill is reached before a staged release of available lands. I believe that it is crucial to develop increased minimum required for medium and high density neighbourhoods to have adequate parking within the development knowing that street parking is a norm and expectation no only. We have friends who we cannot visit for meals because there is no parking within a reasonable distance of their development. It is crucial in my opinion to open up the 'BC Rail Lands' for industrial uses that are clean (wind turbine production, weldings....)

We need to be careful as we are already starting to lose the small town spirit. This can be seen in difficulty recruiting dedicated volunteers for public services like M-SAR, Fire Rescue, and others yet our population is increasing

yup

to late. we have already become a victim of our success. we are now just another drive through town much like maple ridge, langley or abbotsford....abet on a smaller scale

Solid vision, I agree.

It is important to ensure that future developments at responsible for funding the upgrading or redevelopment of existing infrastructure to support the development, and that this burden is not landed on the existing long time residents through tax increases. The vision also needs to include how the municipality will address the heavy influx of weekend tourists from surrounding areas and what the vision is to accommodate those tourists which, although they bring important revenue to town, is a strain on infrastructure, the surrounding natural landscape, and the accessibility of services for local residents.

I think the big picture is fairly accurate. I'm mostly concerned with some particular details, some of which have not been addressed at this point.

I am all for development but certainly hope we keep to the OCP and keeping pockets green.

We need more land available for tiny homes please .

Nice draft

Re vision: I would suggest removing "with a big heart and a small town spirit" from your vision statement. The statement is great otherwise. The Priorities and Plan drivers reflect the values of our community. First, creating connected neighbourhoods as Squamish feels like a number of separate entities. Where are the places to gather? Can we connect downtown with surrounding neighbourhoods, including connecting Valleycliffe and Hospital Hill with safe pedestrian options, as well as biking routes to and through downtown. Connecting Downtown to Brackendale via the dyke, and making Cleveland & second Ave one way with diagonal parking with encourage more people to come downtown. Housing supply & affordability is a huge issue with the average house cost rising 27% last year. Would like to see more opportunities and support for local jobs, less dollar stores. Creating a parque central idea at the clock tower downtown. Yes, there is a need for better local and regional transit - bus transit within Squamish as well as between Vancouver & Whistler. Environmental Protection, Community Health & Well Being are priorities that are not supported by Woodfibre LNG. I notice that all of these values are reflected in the OCP Goals. I'm not sure if population growth is addressed beyond development issues. For example, what is the plan to accommodate the ever increased #s children in our present school buildings? Goal 2: Liveable Yes, agree that this is on the mark. We need to have more options for working professionals and more amenities in our town. We need to create infrastructure to allow for the increased #s of visitors as they recreate in our neighbourhoods and parks. There is an increase in tension as visitors are crowding parks, as well as parking in our neighbourhoods. In our neighbourhood we have no sidewalks and so an increase in vehicle traffics accessing the Smoke Bluffs means that our neighbourhood is less safe for our kids. Perhaps there needs to be more regulation? But for sure, Squamish is going through some growing pains in this regard. Solid waste is also a big ? as our landfill fills up. Goal: Healthy: How do we access areas like the estuary for recreation purposes and mitigate human wildlife contact? Are there areas we should set aside for the wildlife?! Goal: Connected It's good to see that east/west connectivity has been highlighted. It continues to be an issue for many neighbourhoods, especially Valleycliffe and Hospital Hill as our children have no school transit & this neighbourhood is still the only one not to have an overpass over the highway. The underpass is not sufficient as the route still takes the children through a route where homeless people are, down an industrial road, past a railroad crossing, having to still cross Cleveland and Hunter (a very busy intersection). It is just a matter of time before someone is hit! Great to see education highlighted here. Goal 5: Would like to see more on youth engagement. It is in the OCP, but needs to be highlighted and followed through on. I recently heard a planner from Bogota, Colombia speak at a conference. They have done amazing things in this city. He spoke of building communities he calls 880 cities: make communities for the 8 and 80 year old and you make communities for everyone! It's simple, yet effective, approach. Engage, put yourself in the shoes of, and plan for children and seniors in all decisions. Good to see reconciliation highlighted as well.

It is vital to have a wish-list and a vision for the future -- without it there is no way to guide decision making. At present, however, this draft has not made any decisions. What, for instance, prevents the platitudes about affordable housing from being overrun by moneyed interests?

sounds great

Im worried we will lose the small town feel and many of our parks with all the development.

Good overall but very disappointed at lack of progress on the Neighborhood Energy Utility.

This sounds very nice but I am not sure I have hope we will ever be this, not with the way the rapid developments and cost of living is increasing. I feel that we may be too late

Focus on bike lanes (finish the corridor trail! - including lights

I have grave concerns regarding the proposed high density housing development for the Garibaldi Springs land. This land is home to many plants and animals, further development will disrupt their fragile habitats and destroy what makes Squamish so unique - the beautiful green spaces that surround our communities. Please help us to Keep Garibaldi Green!

I like the vision to densify the downtown core, we need affordable and easy to use transit to get within the town and to Vancouver. We need no parking at the chief, so everybody who hikes it must come into downtown Squamish for a shuttle.

I love the part about the big heart and small town spirit. As well, I like the connection made to ecological and human health. What does resilient neighbourhoods mean?

Squamish, like Vancouver and Whistler, needs to implement a plan for affordable housing in the district. Currently there is no housing for those making under \$80,000 a year here in Squamish. Yet a vast majority of those living in Squamish make far less than that. Also, infrastructure for public transport and cycling and walking corridors must be improved. A part of this will come down to enforcing bylaws that ban roadside parking in bike lanes. Hefty fines must be introduced and bylaw officers should be out in force in the evening and on weekends and holidays. These seem to be the times of most offense.

While releasing more land for housing is a way of making houses more affordable, spreading the development is way more expensive regarding services and public transportation.

Limiting urban sprawl is highly important I feel. The access we have to forested areas and trails is highly important. Squamish used to be quite a "green" (in color) town due to all the forested areas we had when going from one area to the next. This town really needs to pinpoint vacant land (or unused; ie fields) that have been previously cleared and just sit there. The trend in the past few years has been to cut down forest for camping sites for Squamish live. That was a nice little patch of forest in town and now is a cleared field. There's so much land that has been previously cleared and is just sitting there. We need to address those areas prior to clearing new lands. We also need to develop downtown and the waterfront!!

Urban planning

We need to make sure we don't create an "us" and "them" divide in Squamish. We see it already "old Squamish" and "city folk" - with "old Squamish" feeling pushed out and gentrified, doesn't bode well for an inclusive feeling community. Need to make sure that "new Squamish" maintains that sense of community and doesn't just become transplanted Vancouver. I say this as a relatively "new" Squamish.

Vision statement is good.

How do we keep the small town feel when in 2017 the pace has already picked up. These seem like fancy words to me to be honest. And maybe a little too vague. A new person to town told me the other day that back yards were a luxury in Squamish now.....is this really true? I sure hope not!

Great vision, but extra emphasis needs to be put specifically on how Squamish will stand up to developers

By itself, this statement is meaningless.... obviously everyone would say yes.

I think the draft vision sets a great tone for what we want to achieve in our city. The challenge is going to be maintaining this vision in light of the many pressures that the city staff and councils are going to face in the coming years.

The Draft Vision sounds good on paper. I think the critical piece comes in with proceeding carefully in development to actually MEET this vision - particularly focusing on the way in human health and resiliency depend on developing carefully and preserving greenspace, trail connectivity and the essential outdoors that is Squamish

The vision is clear and covers not only the small town nature of Squamish, but also the environmental issues.

Hold off on all residential construction until the downtown and Nexen lands are complete.

I think it's a fantastic vision! I really feel like that's how Squamish is now though and think it's critical to not let growth and development have a detrimental impact on the community.

This is a strong vision statement. I think the idea of "connection" in all senses of the word will be key to Squamish's liveability in the future.

I love living here and I think you would be crazy to disagree with anything I have seen in the OCP summary. The challenge for any municipal government is execution and so far we are headed in the right direction but moving a lot slower than people would like. I think WFLNG is in flagrant opposition to much of what you lay out in Goals 1-3. I strongly feel Council must make life as difficult as legally possible for the proponents and the Province and the Feds. I think it remains the single largest threat to the vision laid out for 2040.

The vision touches on key values of ecology and health. Resiliency is also good, but I would like to see climate change resiliency as an explicit part of the vision.

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

Hello Ms. Heintzman, I am writing ahead of the community consultation meeting this week as I will be out of the country working. I understand there is a discussion to be had regarding the derelict Garibaldi Springs golf course property, of which my home backs on to via Windsor Place. I attended the developer's open house several months ago and was very impressed. Dare I say, Excited! What is currently an inaccessible swath of private property that separates me from the trails, the Highlands and Coho Park, I would be thrilled to have more community, more amenities, more accessible park space in my neighbourhood. I understand there is a faction of Highlands homeowners who are vocal in their Nimbyism. I'm sure they appreciate their nature views from above the property; however, this space is quite literally in my backyard and I am in full support of it. The Tantalus Road area would only benefit from more community, more access to trailways, more safe walking routes for small children, like my three year old daughter. While I regret not being able to attend the consultation this week and voice my support in person, I hope you will take into account that *IMBYism is alive and well for someone like me, who is most likely to be impacted by traffic (along Newport Ridge) and density. I welcome this in my backyard. The opposition's perspective seems to be more about their home values and views than the potential positive impacts to those living down below them. I appreciate you taking the time to read this note. I will follow what I can whilst in Dublin this week.

Squamish is simply a bedroom community of Vancouver. Anyone I know, including myself and family who were long term locals, are leaving.

It is comprehensive.

I like it. Comprehensive.

LOVE IT! This is exactly the kind of community I want to live in.

Sounds great!

stewardship needs its own line

That sounds pretty good

More care needs to be given to development of housing that could be effected by flooding hazard. So much of the low laying development (that is close to existing dykes and water channels) seems to be at risk if a flood event did occur. The proximity of development next to rivers in this community must be more carefully considered. (Fisherman's Park town homes!) Not just to limit new development, but developers to adhere to safety regulations for the new homeowners flood risk.

The Vision sound good, especially the mention of ecological protection. Unclear what is meant by resilient neighbourhoods? What is resilient about the neighbourhoods? I would prefer to see a statement that implies the neighbourhoods will blend with the landscape; that the neighbourhoods will not be an eyesore or replace current areas of natural beauty or recreation.

Highlands needs a mini commercial hub like Brackendale

parking, parking and more parking

There should be no changes to the zoning at Garibaldi Springs Golf course

I think it is critical that we maintain as much green-space in Squamish as possible, while promoting sustainable developments that allow residents to leave the car at home.

pretty excellent statement above. I for one hope the community is a shining light on a green healthy hill!

Please keep the "sustaining ecological" health part of this statement true and stop developing on wetlands and green space.

In a 1971 report commissioned by the Anaconda Mining Company at Britannia Beach, Lehman Brother's of New York clearly stated that they saw the future of Howe Sound and the region as a residential, recreational hub and that any ambition to further industrialize it would not fit into a positive narrative of our future. I believe in this was a vision of Squamish which is the best basis for long term planning.

If this draft is promised, it sounds great community.

Boost jobs, especially in health care, and childcare. Give tax break to those that work in the community, instead of commuters that spend their money outside the community

Suggest waterfront focused market like lonsdale quay with retail. Hotels and resorts, industry grows in the commercial and Industrial street area. Similar build out to banff

Where are the amenities? New ice surfaces, new pool, movie theatre, bowling alley, water park??

Density and Heights need to be increased to support the downtown, mixed use buildings are great on the lower floors but we need people to be there and live there to keep shops open

I feel that we need to focus on that "small town spirit" and avoid becoming a bedroom community at all costs. We need to focus on refining and providing for what we have already.

I think it's very valuable to maintain the small town feel and will be interested to see how Squamish will be a leader for human health.

Good thing there is twenty years to accomplish all this! We have a long way to go.

We really like it.

Affordable housing...

Less emphasis on people. Rapid population growth will undermine the virtues of the community

I want to capture that "small town spirit" and recognize how lucky we are to have such natural treasures all around us.

Too much emphasis on growth as an "objective". Stop pushing for growth.

It is a bit idealistic but is starting to seem practical. I think that there should be more density options, such as laneway houses as well as rental suites (like in Vancouver), rather than either or.

I believe Squamish is growing at a rate that would see development increases as a benefit. the timing is good now to build for the future, not wait for the future.

Sounds great

"A thriving, diverse economy for all" - you will need to make sure there is affordable housing for people who contribute to the lower end of that economy

Overall, I like the vision statement. The part about "big heart" sounds nice but what does it actually mean? I think being more specific here would give the vision statement more impact.

I think Squamish needs to be careful to not have rampant over development, which seems like it's already happening. Downtown needs to be re worked and we have to decide if we are an industrial town or a tourism town. Which is it? Cause we can't be both.

stop the sprawl, I've got enough neighbours as it is.

I really like the topics within the plan, they really speak to me. A few highly specific comments and ideas I have: when we talk about Livability, I'd love if we can address how noisy the train is at nighttime! Also, in terms of jobs, I'd love if we can have more events by the local chamber of commerce to help people realize new business opportunities. (Perhaps we can revive Startup Squamish?) In addition, it's important to me that we continue to develop more eco-friendly Squamish-Vancouver transportation options like the Squamish Connector to improve access to careers in Vancouver in an environmentally friendly way. Finally, I would be in huge support of improving access to trails in the Tantalus.

I think Squamish should strive to be more than what is stated above. Although I like the language regarding stewardship, sustainability and human wealth, Squamish should have a clear vision for the future--and focus on it's unique and distinct qualities. The town has branded itself as the "Adventure Capital", but it could also be a though leader in the ecology and sustainability. Why not try to attract corporations that embrace those goals? Try to find a way to create jobs locally that support that mission statement? Companies such as Patagonia that represent both adventure and ecology? Or encourage more education and research centres of innovation? Technology is undeniably the future--how is Squamish attracting and supporting job growth in these areas? Squamish has amazing outdoor spaces and environment. Planning is now starting to shape and connect the community. However, Squamish is still missing a central (year round) community space--with weather protection. What has been planned to connect the community to inspire more "heart" described above?

I would vote for a better use of renewable energy such as wind, solar and wind. I think over the next 20 years a sustainable small wind and solar area with additional small scale hydro generator would make a difference. All combined could potential be enough to power most of the required energy. With additional battery power each individual household/business could store that energy. Then how about battery powered public transport rather than the outdated diesel buses..maybe not now but further down the road..squamish could become a leader in use of renewable energy, zero net housing, electric powered public transport. Another suggestion: how about providing each house with its own external rain water collecting station. It obviously rains a lot in squamish.. why not collect it and use it when there is water shortage in the summer months. Australia is the best example. --it works just fine. Oh another issue I'll see is the parking situation in downtown squamish. I believe this is already at the max on week and holidays. Thanks

We should be open to as much development as possible. We are in a housing crunch, more supy is the only real solution to high prices.

Keep green space please

Connected should include access to the many rivers the flow into Howe Sound. This would include kayak ,canoe and rubber raft launching.

Need better access to valleycliff from downtown that does not take you on the main Hwy we also need more car parking downtown all good to say bike it that doesn't work for many seniors

we have a long way to go to get there

Sounds and looks pretty good. I particularly like the focus on engagement.

The second half is a run on sentence, easy to lose focus as a reader. Make it two sentences.

Sceptical whether we can maintain our small town spirit with how quickly development is happening.

the vision sounds good. each and every development needs to support this vision.

If there is an Official Community Plan in place, why are we so quick to amend it for the profit developers. There are existing developed locations in town, which are not green spaces, that can be re-developed for additional high density housing. The Squamish City Council needs to temper the population growth in order to keep our town a livable and vibrant community. Large Green Spaces and controlled population growth must be part of Squamish's future, otherwise our fate is to become another commuter town known for endless townhouses, intolerable traffic, and fast food/gas station highway stops on the way to Whistler. We are much more than that! Squamish's municipal infrastructure (water/sewer/fire/hospital, etc.) cannot support a huge population growth. The highway cannot support more "bedroom community" commuter traffic. The highway is both dangerous and over-burdened, and extremely overloaded (read: parking lot) on summer and winter weekends. Population growth for the sake of increased tax revenue, without any infrastructure to support the additional population, is not a sustainable plan. KEEP SQUAMISH GREEN!

Good vision, long way to go from present day

Suggestion - "...Squamish is a leader and steward, that works government to government with Squamish Nation to maintain ecological integrity and human health while supporting resilient neighbourhoods and a diverse economy."

To maintain the appeal of Squamish, greenspaces and trails must be preserved. All recent development I've seen has zero regard for preserving park land and just clearcuts entire areas and fills it with housing. This is such short term thinking.

In the draft I see notes about limiting urban sprawl and maintaining or improving trail networks, but from what development is already in the works currently and the next couple years, it hardly looks like it's on track. Squamish is incredibly sprawled already, and people are here to enjoy the outdoors and trail network around them. Lets now over sprawl and build it out to the point where people wonder why they bothered moving here in the first place. Lets get some density going and critical mass in the right areas so that people can enjoy amenities and community services close to home, and spare all the forests for recreation.

Start thinking about how we are supposed to get around during times when vital sections of our roads are closed or blocked. Parts of Squamish are impossible to get to or from during these times.

Consider roundabouts. They are NOT pedestrian friendly. Very dangerous. Keep them out of neighborhoods.

Why is it 2040? our vision has to include future generations

I like it. Especially the ecological sustainability portion.

na

Sounds good, but very skeptical that this will be followed.

Sounds good as long as all the ecological and human health initiatives do not come at the expense of destroying Squamish's natural ecosystem to build more homes and other human structures.

Squamish needs to be an outdoor community and protect our forests and rivers close to the town.

I think Squamish has a hard time supporting the "diverse economy for all" at this time.

would love to see more district involvement with all kinds of Trails

I like the plan, Squamish needs to focus on adding apartment buildings and move away from condo and town houses, create density around the existing downtown, this will allow affordable housing options that don't involve a mortgage. By adding affordable housing options we can retain the younger people who grow up here, reduce our environmental footprint and showcase our under used waterfront.

In 2040, Squamish is a vibrant, inclusive community, connected to the people and its coastal mountain setting. Its heart beats with a small town spirit. Squamish is a leader and steward of sustainability for both ecological and human health through a diverse economy, which promotes thriving and resilient neighbourhoods.

As a coastal community Squamish needs to protect and enhance our access to the ocean for our citizens. My specific concern is need for a proper boat ramp with adequate parking for trailers. Currently, our communities one and only boat ramp is located on lot 44 (I believe) it is not maintained, it does not have a dock, it is not possible to use it at low to medium tide levels because it is not long enough and it will probably be removed with the land owner develops this property. On a weekend in the summer there are often a dozen trucks / trailers parked near the ramp. It is imperative that parking be in close proximity to the ramp for basic logical and safety reasons. A vibrant "coastal community" needs to provide access to the water! There are potential plans for a dingy ramp associated with a high performance sailing center at NEWPORT beach and that is great but this set up does not provide access for the majority of pleasure boaters.

Access to the water is vital to a coastal community. A launch ramp is critical piece of infrastructure to link our community with the water. Adequate parking for trucks and trailers is essential to a proper ramp. Our current ramp is inadequate and no one is accountable to it. The I believe it is on lot 44 which will no doubt be developed in the future leaving our coastal community without proper access to the water. There is talk of ramps for dingies and a sailing center and that is great. We need a plan for launching and retrieving larger boats. To the best of my knowledge this has not been properly considered. The Newport beach lands are ideal, Darrel Bay may be an option as well.

This is inspiring and shows good optimism which are important for a vision statement.

Like it!

Let's not push further onto nature's doorstep

Sounds ideal and quite romantic. I don't have much faith that will actually be the case. I assume we'll be overrun with more townhomes, condos and less green space. And if LNG is here that certainly won't be the case.

the community is not currently connected. fragmented communities exist in valleycliff, downtown, the estates and the highlands. neighbourhoods are not resilient; we are losing ecological and human health by promoting new development in car-dependent developments.

Good. I suggest adding affordable in the vision. I fear squamish is quickly out of reach for average earners...

Think that it's good, but could potentially be stronger with language that is inclusive or recognizes and celebrates the rich culture (First Nation's and other) that exists and will exist in Squamish 2040.

more infrastructure, schools, and updated hospital necessary for the influx of people to the area. Views of our mountains and access to our green spaces must be preserved. Developers should be building diversified and affordable housing.

Excellent Vision - struggling to see that the direction development decisions are taking the town in 2016/17 will take us to this vision.

Larger retail spaces with more affordability downtown for more than coffee shop, lawyers, real estate agents. What about movie theaters, live theaters, music venues, art spaces. More affordable industrial space. Who can afford \$2200/mth for a shop? Restaurants and coffee shops and pubs should be put on the waterfront. Why does the new condo development not have waterside commercial? Return to 4 story buildings downtown. Up, is our only view and with 6 story we are losing it quick. Create streets out of alleyways. With all the new access to apartments and laneway homes, these spaces need sidewalks and landscaping. Don't give in to every developer's wish; why not make them build smaller and make lower profit margin, they will still build, its Squamish. Continue with valley trails for off street bike commuting. Invest in a summer recreation bus system for locals to get to the lakes and parks.

I hope that ecological and human health is a priority for Squamish.

affordable housing

It works as a vision statement, but really doesn't have enough specificity to provide direction. 'Inclusive' comes very early on. It's a buzzword that isn't specific enough and likely won't last until 2040, but the sentiment is fine.

I don't want to see the Cheema lands developed by gangsters!

"sustaining ecological and human health" is the most important part of this statement. Thriving economy will come from our focus on ecology and human health.

Neighbourhood connectedness needs more improvement for valleycliffe/hospital hill. We need an overpass!

Vision doesn't touch on our natural playground and the importance of protecting that defining asset. Without nature at close proximity for walking, running, riding, relaxing we are just any other community. "At nature's doorstep, Squamish is a leader and steward, sustaining ecological and human health and protecting access to our recreational assets, while supporting...etc.

Who wouldn't agree with this statement ?

More green corridors, biking/hiking paths/trail connecting all Squamish and more cross country trails allowed to be built

This is a great vision and I hope that council is able to adhere to this and not allow developments that deviate from this vision.

The vision sounds good. I would put more emphasis on the word 'connected' - a sense of community is greatly compromised by development sprawl. The natural setting for Squamish is spectacular, but how town has so far been developed leaves much to be desired. As it stands, Squamish is really several totally disjoint neighbourhoods with no clear core. We have an opportunity to fill in the neighbourhood gaps and densify without losing valuable greenspace. We should do everything possible to avoid further sprawl beyond the edges of town.

I agree. As long as your vision also includes solid infrastructure and services for the growing population. I cannot stress enough how important it is to have jobs, dense housing, limited sprawl and cherished outdoors for this community.

Where is affordability on housing, retaining existing community

Restrict development on District lots 509, 510 and the Cheekye fan.

really like it. "big heart and small town spirit" It is understandable and not "corporate" but reaches the citizen reading it.

I agree with this mission statement! Most of the moves we have made as a town to solve issues of affordability, housing inventory and cost, environmental stewardship and recreation promotion/management have been on the right track recently. We are either seeing the effects, or will see them in the next couple years. Management of density and development will be key in the future, and in the near future, the OCP land use for the Garibaldi Springs project. This does not fit the land useage, regardless of who owns it or what they propose. We have traded hotels and townhomes and golf courses for this land already to allow an owner to survive. Don't let our OCP and community green space be bought and developed by the highest bidder! We have so much land zoned for development already, we don't need to put a small town on our second most sensitive piece of land in Squamish.... let's talk about developing this land when there is nothing left for residential land in non-sensitive eco systems.

I like it!

I'd love to see Squamish get here well before 2040 - why not 2020? If we wait until 2040 it will be too late. Also- how can Squamish remain a small town? Are there things that the OCP can do to limit growth?

A full modern indoor sports multiplex. Four hockey arenas .

Great vision! So how do we get there? How do we stay at nature's doorstep? We need to keep the green spaces green. We need to resist the developers that want to pave this paradise. We need to not only maintain a zero net loss of green space but with the growing population we need a net gain of green space. The bigger our population gets, the more green space we need. Protect our assets. Protect our green space

More intermediate bike trails

It is a very nice statement, however if we continue to rezone land and build endless residential units without securing good employers it will be just that - a nice statement.

This 'vision' as stated is so broad as to be almost meaningless. It could apply to any other BC community of the size of Squamish. We are not an isolated community, but in close proximity to a major Canadian metropolis to the south and year round resort to the north. Our vision of the future should make reference to that unchanging facts instead of making statements as if we were in isolation.

I think this statement should include a reference to the outdoor recreation opportunities that are a major reason many of us choose to live here.

Please add something along the new developments into our economy such as the LNG pipeline. As this will be a huge contribution to our new community and our vision.

Sounds good. I think these are important points and squamish's ecological goals should be maintained whilst it expands.

Providing affordable housing is a major concern for myself, as well as the people that I communicate with in our community. It is sad when you hear that more and more young families are leaving Squamish, because they cannot afford to live here, buy a house (or even a townhouse), or enjoy any of the activities due to being house-poor.

Include recreational opportunity

Sounds good to me

I think that there are number of items in the draft plan that should be revisited and assessed with the long term effect on housing prices and park space in sight. Requiring a slough of environmental restrictions, hazard setbacks, affordable housing will only drive housing prices further through the roof. There are no housing options for the "middle" for young professionals like myself that would one day want to buy and invest in this community. Young professionals that add vibrancy to the town. Without any form of Revitalization Taxes, how does Squamish plan to attract and retain employers in this town? With community nodes, how does Squamish plan on creating a vibrant and thriving downtown? By buying "Sensitive Habitat" with tax payers money that if truly protected, would be inaccessible to the public, how does this benefit the community? These lands should be made un-developable through the efforts put into the District's Environmentally Sensitive Mapping project. My suggestion is to consider the effects this OCP has as a whole on housing prices, as it stands, to me it's the first time home buyer who suffers.

I like small town spirit but what about our size? I think we are missing a unified vision of how big Squamish is in the future..

Theoretically, I support everything that has been presented in the Draft Vision. However, in practise, the actions that I observe occurring within the community does not demonstrate Mayor, Council and the District of Squamish Management and Staff following through on the recommendations that have been presented. Affordable housing is a critical issue in this community. As a longtime resident of 20 years, I have lost count of the number of highly educated, qualified, motivated and actively engaged members of the community that have since moved on to other, more affordable, coastal communities. I am struggling myself to keep my home (half

of a duplex). As a result, I put forward a proposal to add a secondary suite in my duplex which would act as a mortgage helper for me while also providing affordable rental housing. The Building Inspector told me "I don't understand why people like you, that can't afford a home on your own, don't move to another community where you can". I have been told on no uncertain terms that I am not allowed to have a secondary suite in my home although I am allowed to build all the components of a secondary suite and then share the entire living space with roommates as I have been doing on and off for the past 7 years. As a mature, single, woman, I no longer want to share my home with 20 year old roommates. Not only is it becoming increasingly difficult to find like minded roommates with an increasingly large age gap between us, but I have had 2 roommates that actually made me feel threatened in my own home. In a community where affordable housing is the number 1 topic of conversation, it absolutely baffles me that the District Of Squamish, Mayor and Council would not only support but encourage secondary suites on a case by case basis in duplexes as well as detached homes. Home owners are struggling increasingly to afford to remain in this community and I know countless individuals who have built secondary suites illegally in their homes due to the bureaucratic nightmare of dealing with the building department. Citizens are going to take action to afford to remain in their homes when they become desperate to pay the bills. My recommendation is that secondary suites be evaluated on a case by case basis for detached as well as non-detached buildings. In some situations a secondary suite may not be feasible, however in other areas, a secondary suite may be hugely beneficial. Secondary suites can generate income for the District of Squamish, if taxed reasonably enough that it is still feasible for home owners to rent it and cover the increased cost of taxes. The rental revenue generated from these suites provides home owners with more disposable income to put back into the community instead of the bank. Moreover, the secondary suite also provides affordable housing for the tenant who then also has more disposable income to spend within the community. I have now turned down countless couples, including families with children, because I am not allowed to rent out my space independently. I am totally house poor with no disposable income whatsoever. Moreover, one of the families I was forced to decline, has been looking for housing for over 3 months. Now they are still on the street and I am still struggling to afford to pay for my home. This is unacceptable. Which brings me to the next topic, vacation housing. As a result of the strict no secondary suite bylaw, I am now seriously considering starting an Airbnb which I have read is also being considered for termination. Again, vacation rentals provide home owners with an opportunity to help afford to pay for their mortgage and associated bills. I know several home owners, such as teachers, who airbnb their home for a couple months over the summer in order to subsidize their vacation. Their home would never have been placed in the rental market and is not eliminating a potential source of affordable housing for a tenant. I also know friends who rent that are also airbnb their living spaces in order to subsidize the cost of rent. Again, vacation rentals such as airbnb are part of the solution for addressing the affordable housing issue. Vacation rentals help both home owners and, in some cases tenants, afford their bills. This provides home owners with more disposable income to spend within the community. Moreover, the guests staying in the vacation rentals are also coming to Squamish to recreate and spend their vacation dollars in this community which again helps support the local economy and local jobs. I think a critical component for addressing the affordable housing issue, is recognizing that there is no one solution. Secondary suites, vacation rentals, tiny homes, liveaboards and adequate camping facilities all contribute to supporting the local economy and provide diverse housing options for both longterm and shorterterm Squamish outdoor enthusiasts. People are going to keep building illegal suites, camping in illegal spaces, living on their boats, in their campers and tiny homes regardless of the rules because at the end of the day people need to survive. "When the river is wild, don't swim upstream, turn and swim with the current!" Please stop making it impossible for people to remain and instead work towards responsible management of all these attempts at affordable housing. Liveaboards can be monitored by requiring that boats are inspected for holding tanks, providing a pump out station, requiring a specified standard of upkeep so that boats are not abandoned or become derelict. Boats are a stunning example of beauty and attract tourists and can increase adjacent property value. Let's work towards creating spaces that encourage liveaboards in a responsible way. Let's work towards finding a safe space for tiny home communities to be established. People don't dream of living tiny, they dream of living affordably. People aren't moving to Squamish for the houses, they are moving here for the lifestyle. I don't know anybody that wants a 3000square foot home. Everybody that I know, what's a little space to call their own, from which they can live, garden, work and play.

Squamish is going rapidly in new development but not in infrastructure and recreational facilities. Make sure real state developers are paying for infrastructure improvements

Please maintain the green space that has been set out for the town. We are currently looking at one cookie cutter complex after then next, being put up cheaply so the developer can make the most in the shortest amount of time. I fear that local businesses and locals as a whole are being pushed out by the greed of big business.

Not so small town anymore.

If the towns going to grow the infrustructure needs to be improved. Also easy access to the bike trails need to be

I like the small town spirit aspect as well as being a leader in sustaining ecological and human health.

overall the OPC is well written, positive and a good overview, the challenge lies in the details

Looks good and I think you are on the right track

Not just sustaining ecological and human health -- but enhancing it!

take out the small town spirit.

Consider adding "safe" community

More clear information on heights and densities for downtown development. More commitments needed for trail access and connectivity for mountain biking. Perhaps a long term plan or vision specifically for recreation in squamish.

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands). Zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries.

Squamish has lost its small town spirit it is now a bedroom community

Overall good. Would like see to a committment to education and youth included.

Yes, this is how I see Squamish, a role model for other towns with a strong focus on sustainable industries. I don't see WLNG in a future vision for Squamish. Not now, not in the future.

Its great. Strong and clear. Perhaps a little wordy but good. I like how ambitious it is - BHAG!

Well said

At less than 1 hour from the Downtown Vancouver core staying a small town is impossible. Resource sector jobs are an important part of a full portfolio of local jobs.

keep squamishs recreation assets just that..assets.

I noticed significant Cheema lead presence at the one OCP open house that I attended, and along with today's visit from some very well spoken young people who are using an understandable Perth Drive resident concern as to traffic volumes through the highlands to "trick" you into signing a petition into request a new access into the highlands through DL509/DL510 through Skyridge. To those of you who's doors were knocked that do have concerns about the traffic, volume and speed up all of the Highlands access points in addition to Perth Drive and lent your signature to their cause, don't be surprised to see that your name is indeed being used to push forwards the Cheema agenda for developing DL509/510. This access from Skyline just being another strategy to persuade DOS that this is indeed a needed development direction. Be aware that signing this petition will ultimately certainly increase volume from all access points, not decrease volume should DL510/509 be developed. You should take a moment before the deadline of OCP contribution in order to lend your real thoughts to how the Cheema lands should be considered with development in mind. Traffic Volume both resident once occupied and heavy truck movement during earth works, blasting, paving and build out. That's an easy decade of vastly increased heavy traffic over what we saw during the Jay crescent build out. Infrastructure. Sidewalks, safe movement for children - Have you taken the opportunity to review and contribute your thoughts to the 2040 OCP yet? <https://squamish.ca/yourgovernment/projects-and-initiatives/ocp/> I went to Brennan Park last week and noticed a reasonable number of written comments aimed at promoting the Cheema DL509/510 development and today was asked to sign a petition to add an additional access to the Highlands to 'reduce traffic' - Happy to be told I'm reading it wrong but I would highly suspect that this is part of the Cheema families strategy towards pushing forwards the case for green lighting their development. As this group is concerned with biking, I'll put my 2c in only in relation to the trails aspect of development. "Section 17/Schedule G" This isn't solely a concern with DL509/510 but also the lot at the top of Perth where rollercoaster is (40782 Perth) as well as the Golf course land, University heights phases etc - Now its great to see that the DOS have considered trail inventory and 'no net loss' however: While the OCP refers to no net loss of trails, it is my belief that *established* trail in private land should be protected or gifted to the District as a requirement in any and all rezoning applications. The DOS are suggesting in 17.4 pg87 that each trail be inventoried for a no net loss policy, however the "value" is very subjective. Is Roller Coaster worth more than 2-stroke smoke? Is Entrails worth the same as Leave of Absence? Machine built trail costs, lets say, \$10,000 per km, so is roller coaster worth \$11,480 based on its 1148m length? Not on your life, trail "value" needs to be considered from its significance on the network as a whole, its attraction of destination riders, its frequency of use for promoting local recreation and on commercial mtb events and other sport events, its traffic count all in addition to its physical build cost. How do DOS put a value on this? What could it be? Rollercoaster could be a pretty easy million dollars worth of established infrastructure as a community asset?! - What does no net loss mean? Does it mean you remove roller coaster and replace it with another 1148m of bike "trail" or must the developer replace it with trail development of an equivalent value? Who decides what value the trail was and what the developers new trail is? - Should this value be determined by the DOS and replacement trail be built by the developer? - This leaves a pretty grey area. Is it better therefore to have the stakeholders like SORCA involved to establish a value and be the ones to implement any replacement trail construction to ensure it meets the vision, need and inherent quality of works undertaken by SORCA over the last 20 years? Can we even ask SORCA to take on such a monstrous task? Should the DOS be providing operating budget for SORCA to be able to evaluate trail inventory and value? Should this be a fee levied against the developer at the point of their

rezoning/development application in the same way that they would need to assess other environmental/geotechnical factors?

It might be worthwhile to illustrate what a "Community Benefit" is when considering new developments in future residential area. Currently the Garibaldi Highlands has no safe exit for young Children by bicycle. Not really safe for Adults at night either. The only two routes into the Highlands are extremely steep for cycling and slippery in the snow for even city transit buses.

Would like to see a more comprehensive plan to encourage local agribusinesses with an eye towards ensuring all members of the community have access to affordable healthy local produce. Including but not limited to the conversation of community assets (I.E. flower boxes along Cleveland and flower beds around the Library etc) to growing space for vegetables rather than flowers etc. The "Incredible edible" model of Todmorden, England is an example of what I mean.

Sounds great but what does it mean? It doesn't really say anything.

future population growth demand is underrated

Like it

I think that it's paramount that Squamish protects its natural green spaces and trail networks.

This sounds great. Let's make the OCP a resilient and enforceable document. Let's help it to be vibrant, inclusive and connected by avoiding sprawl and encouraging community.

I would like to see the end of Pemberton Avenue remain light industrial as well as Paco road be industrial. The industrial businesses that are in those areas now are established and employ Squamish citizens in good paying jobs. We have not left a lot of land for industrial in this community and what industrial land there is, is too expensive for any of those businesses to relocate. For example, Bryan's Auto Body, on Pemberton Avenue is one of only three autobody shops in Squamish. They are all very busy and have to turn away customers, sending them to the lower mainland. The two businesses on that piece of property employ 7 or 8 full time employees and 4 part time ones in good paying jobs well above minimum wage. Neither of these two businesses can afford to relocate. The advantage of having them there is that customers can walk to town if they have a small job to be done. Good for the surrounding businesses and good for the customers. A diverse economy includes industrial businesses.

I agree all development should be allowed now

I would like to see a children's outdoor water park built. Perhaps at the Brennan park. Improvements to connecting walk and bike paths to each other. An outdoor, covered ice rink would be great for winter months. New development should be encouraged along existing infrastructure, reducing the need to build and service new sewage, water, gas, electricity lines. Improve flood protection and discourage new building in flood areas. Develop and support co-op housing. Encourage a bike route from Vancouver to Pemberton for bike touring tourism. Pressure the Federal and Provincial gov. to keep improving Hwy 99 and implement. Bus or Train service from YVR airport to Whistler and Pemberton with stops in Squamish. Clean beach area at Newport development with walkway similar to Stanley Park, west Vancouver and Nanaimo.

Sq Nation. Truth and Reconciliation. Squamish Nation 2011 issued a land management plan filed with fed gov't for Seaichem Indian Reserve Number 16. (RIVERSIDE TRAILER PARK). The document indicates the property is vacant. THE docment says "no third party interests" yet 28 families were living there, as well as the Watershed Grill, and the Williams family residence. In 2016 Sq Nation evicted 19 residents saying Williams owns the other side. This isn't true as the Williams haven't filed probate of estate with Fed Gov't. They obviously have plans for this property. Are they going to wvict the others now? They aren't "sharing" information. Where is the truth? Why should we accept the cheek eye fan development?

Don't like it, too vanilla. Can mean anything. What it should define is a picture of how Squamish will position itself in light of the conflicting challenges of trying to do everything (leader in climate/environmental, attracting jobs, minimizing traffic, growing) while trying to keep things more affordable (housing density, building standards, costs of infrastructure including that required to stay green, setting aside lands for green spaces). Populations are becoming increasingly urbanized and being drawn to Vancouver, not Squamish. Squamish is growing because it is a bedroom community so the vision should paint a picture of how it can counter that trend. Don't say that's in the details because with a vanilla vision, any detailed actions will support it.

No more ugly, cramped townhouses! It seems we are just cramming in anything, anywhere with no overall vision. We don't exist to provide less expensive housing for Vancouver commuters.

Wow, whomever created this dream smokes too much pot! Based on what I have witnessed in this town and province, the natural beauty will be wiped out to create a huge bedroom community of Vancouver, destroying that small town feel!!!!

it should read "sustaining and encouraging ecological and human health..."

I'd like to see more about preservation of the natural environment, fostering of creative communities, building complete communities that benefit the citizenship as a whole, rather than simply capitalizing profits and 'quick win' mentality that caters only to the special interests of land developers.

Good.

The vision does not say anything about the people living in it. The people of Squamish are drawn to the work-life balance unique to this area.

Please add a policy that requires developers to provide green corridors for wildlife to travel thru.

Good framework for engagement and planning

All the right buzzwords.

Slow down with the increased density development and catch up/complete any infrastructure needed to support the increases in population i.e. waste management, sewage treatment, road construction/repair.

Really great. I'm excited.

I like it.

How can you have an OCP that completely ignores a critical piece of the community emergency and transportation infrastructure? The Squamish Airport is a vital part of the community, it is used for recreation, business, emergencies, transportation, tourism...the business' provide much needed economic development and jobs

I like the vision

I am an artist and so would love some focus towards developing a growing a vibrant cultural scene amidst our beautiful natural landscapes.

Great ideas

Focus on density less sprawl

It is critical to include and focus future planning on access and transportation.

Co exist with nature , Respect of the nature.

Development is moving to fast and needs to slow down.

I think Squamish has lost it's vision and is focused now on the almighty dollar. What makes this town beautiful is being taken away and wildlife is being killed of left right and center because they are to being invaded at a overwhelming rate.

Nicely avoids talking about the wlng disaster at our door

I truly believe that we need to sustain ecology and our natural resources as we head into the future for Squamish. I can speak on behalf of myself and many of the people around me that we are here for the life style. For the mountains, the rivers and trails. New development and community growth must keep these in mind. Our tourism industry is driven by nature. We must preserve our resources.

Acknowledge the significance of and commit to preserving the outdoor recreation areas which are important and irreplaceable resources to our local business/economy.

Stop taking away all the animal corridors and green space in our community!!!!!!!!!!!!!! Reduce the # of units on these properties. Stop development of the golf course area on Tantalus rd. Make some affordable housing areas for seniors like reasonably priced trailer park areasdo something to stop this madness!

I am happy with the process and the plan, with the exception of the options that develop green space (including defunct golf courses) before brownfield sites have been exhausted. Actually i prefer zero greenfield development entirely, but I think that its more important to channel development toward existing brownfield sites while they remain is more realistic and practical.

This statement sounds promising. It would be good to include HOW it will be this envisioned town.

I'm wondering if Squamish can have a small-town spirit in 2040 when it is already losing that in 2017.

My biggest concern here is at what cost. Please keep environment and ecological balance and health at the forefront.

Sounds like a great vision

Economy is not even close to diverse. A whole lot of condos does not make or support a community. It creates a cheap alternative to Vancouver.

I like it. Perhaps we could also think about leading the country in Earth stewardship.

Strong eco-tourism / adventure- tourism attraction to the town

Affordable housing, less driving, engage neighbours

I like it

I like it

I love living in Squamish for the past 40 years. I feel connected. I have volunteered for a local + also provincial organizations by voluntary bookkeeping for 25 years, earning honorary memberships. But all this planning is MOOT because when the 9th BIG ONE hits + it is overdue all the estuaries of BC will liquify and the towns + cities will be gonzo.

Nature accessibility for your backyard, it is why we moved to Squamish. It is primordial to keep a direct and fast access to the trail network when considering a new development if we want to keep the vibrant, inclusive, connected coastal mountain community that is Squamish.

affordable housing

- No "Hough Dosh" development. Currently approved developments. - Have too many vacant lots sitting empty for years eg. Jay Cres. neighbourhood. - Lot's sold in 2006/08. Still to this day, vacant lots available. Crumpit Woods, etc.

I believe in growth. Sustainable thought out. I believe we should care about green space and incorporate transit into our decisions. Please do not increase density in outlying areas. Please do increase it downtown

I believe the planners and council realize this but I would like to reiterate. A resilient Squamish is one with a diversified economy, there needs to be room for resource based industries (logging, concrete production, WLNG) and room for other industries (rec tech, technology, public service. The more local, well paying (\$60,000 + per year salary jobs) Squamish can create the better our community will be. We do not want to simply be the backyard or bedroom community to Vancouver

By discouraging low density housing you are essentially putting all the smaller builders out of business. It seems the big developers come in and somewhat strong arm council into allowing for lack of parking, etc. What I've seen in the 23 years I've lived and worked here is because of Vancouver's unaffordability we have to change which in turn is driving out small existing business for big city mentality. (eg. one day we will have to pay to park because council didn't make the big developers put in enough parking). Our town looks crowded with cars parked all over every roadway of all the new developments. Keep the bike paths coming they are great.

That Squamish is a community that supports all groups. The housing issues is a significant barrier for the school district to hire and retain teachers to support the growing school population.

Trails and wilderness recreation are what make Squamish special - these must be protected. Densification will help protect what makes Squamish special.

diverse economy that includes natural resources industry.

Having a better long-term vision to bring businesses in town to allow people to work locally. Whether it's supporting small business owners within their growth process or incentive for larger companies to establish here/ - The vision also needs to be bolder as for 25 years plan instead of surface strategy planning. Bolder goals.

Do not stifle development BUT ensure that building standards are maintaining within existing code and more.

I think that it sounds great.

It's a strong visit that I believe aligns well with the community's values.

Yes, you are on the right track. Create jobs by planning. Create homes - take care of the entire population. Protect the land and air and water - it is finite. Plant more trees. Create an environment where education and cooperation is not just for some \$\$\$ - is a huge factor with it we thrive, use it poorly and we all suffer.

Smart planning for future growth. - Capitalize on growth outflow from Vancouver - proximity is one of our greatest assets - plan to connect and compliment to a larger livable region.

Thank you for taking the time to do proper engagement with the community. I would love to see more details around implementation timelines but I'm sure that will come soon. I would also like to see more in the way of commercial property planning.

Agreed

Pretty good. Better than hardwired.

Need for a Brennan Park expansion - with increasing population

Bryan's Auto Body / Good to Go Auto lands are in the plans as Mamquam Blind Channel which will kill 15 jobs on the site when it converts to condos. There is nowhere for these businesses to go. 15 jobs lost. 3 businesses lost.

Affordable housing is a rising issue. Why develop on unsafe flood plains?

I think it is good. Worried it will be hard to keep small town spirit

please let's keep this in mind moving forward. small town spirit does not include amusement rides and attractions. it does include protected greenspace, and small connected community. growth that is unsustainable does our town no good. allowing people to move here because they heard it's cool doesn't serve our community...it only leads to more people who can't find jobs or affordable housing.

Moderate and carefully planned growth is the key to success for this community. Preserving all recreation activities/opportunities is paramount to keeping this town a great place to live.

This town most definitely needs a second sheet of ice. We have plenty of trails.

Any green spaces that are to be sold should be sold to the people of Squamish before developers. Slow Down.

affordable housing should include low cost tiny and small homes to allow market entry to people

Sounds great!

17.4 Trails - It's great to see a recognition of the value of Squamish's world class trail network. No net loss is great but I would suggest that in addition to "inventorying" trails, each and every trail should/must have a \$ value attached. How much is the trail worth in terms of: - attracted traffic. - visitors and local. - Frequency of use. - Build value ie. replacement construction value. - Importance in the complete network. All developers must be upheld to a \$ value budget to ensure "no net loss" is quantifiable and appropriate.

Keep building trails for recreation. Keep green spaces - careful with developing + increasing density as the environment + green spaces for people is extremely important. Consider train, ferry to Vancouver to lower density of traffic

The Highlands area will need a venue with access to trails + not cross a highway

There needs to be more long term government forested areas for bike track, hiking, trail running and also carbon capturing.

The vision overall appears in-line with the desires of the demographics of the community but is devoid of plans for policing expansion and its integral part in maintaining our healthy community

Small town spirit/feel is essential to keeping Squamish great. It's likely what attracted most people here in the first place. This great place we currently live in won't be nearly as great if the small town feel is lost.

sounds pretty good

Sustainable development that needs to happen now to accomodate repid growth. While considering useable nature that can be created.

Protect the bike trails effected by the Cheema lands. If a trail is lost, make sure a trail of "equal trail value" is made in its place. We need to deal with the weekend traffic going up to Whistler in the summer.

Currently Squamish is little more than a highway drive through where it is next to impossible to incorporate active transport into daily life. How do you reconcile reality with vision

Looks great! Maybe explicitly mention climate actions.

Love it.

Need to incorporate Goal #6: Prosperity

Good general direction. More support for existing basic municipal services needed and should be larger part of OCP.

This is a affordable, cheaper and comfort living

I would like to use specific examples but in general my impression is that this statement is written to sound good but the actions and steps required to build a strong economically viable community will likely be in conflict with the above.

affordable housing

Accommodate phased growth in existing developed areas before expanding into new areas reserved for future housing BUT NOT land designated as green space. People do not move to Squamish to live in crammed in townhomes with no privacy. The argument for affordability doesn't fly as it is cheaper to own a house with a suite. Do not rezone single family land for more townhouses.

Excellent vision

Include diversity of population/people as well.

Vision statements are warm and fuzzy. More specifically I do not see a clear vision for the downtown and how it blends with oceanfront development. Are we just going to let the developers go at it? Will this result in a downtown that attracts those who do not live downtown? It needs a focus, a centre.

Affordable housing and green space

Wonderful vision statement. Importance to ecological and human health is imperative moving forward with our rapidly growing population.

Is the OCP going to stand? I understand that other communities have had issues with stakeholder buy in.. Increasing the population requirement on previous agreements seems like a good road to a major lawsuit

We have a beautiful town and have to consider future developments carefully. High density housing is not the answer as it will bring problems associated with it, ie noise, high traffic, lack of services to support the growing population etc. Even now, people are having trouble signing on with doctors and medical care could well be an issue.

Must have more affordable housing

let's ensure we stay true to the vision of ecological health by implementing sustainable development strategies that work with the terrain and natural features

Moderate and carefully planned growth is the key to success for this community. Preserving all recreation activities/opportunities is paramount to keeping this town a great place to live.

Sounds like a plan man

this looks good I think

What Squamish needs is something that is unique and wholly supported. Examples like Barkerville, Sedona Arizona, places where there is a theme that is timeless. Perhaps a little modern in its theme, but something that draws people into Squamish regardless of what they like. Downtown facades so movie companies can use it to film. People can come to see it. Tourists go out of the way to come visit.

supportive of the vision

Part of Squamish's growth is coming from people leaving the Lower Mainland which is increasingly unaffordable for a vibrant community where they can start a home. Sufficient supply of a variety of housing options is important to preserving Squamish's vibrancy.

Garibaldi at Squamish should not be built.

GOALS

Participants were asked to review the five big goals for Squamish and provide any comments, concerns, or suggestions for improvement. These are their verbatim comments.

GOAL 1:
Resilient

What does Resilient mean for Squamish?

In 2040...Squamish residents, businesses, organizations, and government work together to adapt to change creatively and collaboratively:

- We are a climate action leader and adapting to the effects of climate change, and our citizens, services and facilities are increasingly self-reliant and prepared for emergencies.
- Natural hazard risks are managed to reduce the community’s vulnerability.
- All citizens are supported and have access to food, housing, community services, and well-paying employment opportunities.
- Municipal plans and operations are forward-thinking, adaptive and promote collaboration.

Regarding draft section 19.4 that Reduces single occupancy vehicle use and increasing the use of walking, cycling and transit. I do not see any information about connectivity/transit between neighbourhoods and key sites such as the chief, shannon falls, alice lake etc. As a resident I feel that such connectivity would reduce the burden on parking at areas such as the chief etc. Such shuttle services for non locals would also reduce the parking burden on key visited areas but also if the parking hub was located closer to down town it could increase the likelihood that out of town traffic visits local businesses.

would have to agree with this to some degree. as a 28 year resident there certainly seems to be much less in fighting at city hall and things seem to be running smoother

Oops...see above!

How does one square being a "climate action leader" with, say, Woodfibre LNG?

Resilient but not compliant... no LNG!

Would like to see more progress with truly renewable energy like solar, wind etc and demonstration projects to help educate citizens especially the youth.

Climate action leading is nice but not a high priority for me if it cannot be done within exacting tax base. I would not support increase taxes to pay for carbon offsetting etc. I would support extra money going towards have new building being built to self sufficient standards and the retrofit of current buildings.

Good one. But there is a heavy focus on tourism right now as the savior... high employment rates, yet under-employment as the pay is low. The significant environmental impacts of tourism are RARELY acknowledged

Squamish is a natural location for people to move to. We have an enormous amount of natural beauty to entice people to live here. We must invest in infrastructure to promote the jobs that will support the community without the need to commute to the city for work. Incentives should be investigated to bring companies here that pay well. Lower housing prices would also be necessary to keep people here.

I support the concepts and actions required to ensure resiliency, I expect all development to be permitted with this in mind. Building in areas prone to natural hazards makes no sense, so either it should be denied or designed with this understanding. The community needs to grow with disaster resiliency as a core concept.

Yes, Squamish needs to be self-reliant and sustainable. Focus on local food production would be an important component.

Good to ensure natural hazards are a priority and effects of climate change related to natural hazards (flooding), however being a "climate action leader" is not necessarily in the best interests of citizens and businesses, particularly when no one knows what that even means. The last goal "forwarding thinking, adaptive, promote collaboration" : this is so vague as to be of little substance.

Addressing food security and areas to grow food: 26.4.2.4 - It's great to see support for neighbourhood community gardens. Let's also call on multi-family area developments to include the opportunity for food growing in their developments (choosing open space areas that get adequate sunlight for food production to be possible). Just look at the demand for garden plots at Amblepath and at the Squamish CAN gardens!

Consider deforestation by development and forestry in GHG reduction calculations. the proposed development will create a significant reduction in our carbon sink within the DOS boundaries. Avoiding development in higher natural risk areas is the financially prudent way for a smaller community to proceed without inflicting municipal debt on future generations.

The objectives here are viable and important to Squamish growth

I would like to see a ban on the distribution of plastic bags at all stores in Squamish. Bus service should be increased on weekends for teens so they can get home if they're out at night.

To be a climate action leader we need to focus on sustainable development and take a strong stance AGAINST projects such as Woodfibre LNG.

All good stuff. We should definitely be working towards every single one of those goals. Unfortunately WFLNG wipes out any gains we make here many times over.

I finally after 11 years had to break down and purchase a second vehicle as getting to and from Vancouver has become much more difficult, than when we moved here 11 years ago. I have repeatedly asked the district to have better connectivity to downtown, and finally after 11 years we are ALMOST there. They have put in a pathway and then did not light it, still they have only half of it lit. Being a leader in Climate action and allowing LNG to forge ahead is ????. Although I know it really isn't the districts decision. The cost of housing has skyrocketed and instead of having the condominium complexes donate amenities to the town (which i do not agree with), they should be forced to contribute some units for affordable housing rentals. Also there needs to be a plan to look at other affordable housing options, such as tiny homes. We live in a community where we are all mainly here for the outdoors, so maybe some do not need a lot of space. But the district has sat stagnant on this pressing issue. There needs to be more public education on emergency preparedness.

I retract my previous statement. I see climate here.

This is a very important statement as our Provincial gov't isn't bold nor are they taking climate change seriously. This leaves our communities at risk so think its critical that we have this type of strong statement.

But then why are we developing so many new places in the flood plain when we know that the increase in floods and extremem weather events is happening

Yes to recognizing climate change, being prepared for natural disaster (flood for example) and making it easier for Squamish to use less fossil fuels.

Squamish is not liveable until people can afford to live AND work here.

minimum wage city (livable wage legislation). incentives for homeowners/renters to install renewable energy/energy saving mechanisms.

There are too many restrictions on areas that are holding back business growth e.g. not giving businesses long term leases.

I like this. It is deeply important to me that Squamish be a climate action leader and I think we are doing a pretty good job with this...let's keep that going! Being forward-thinking and promoting collaboration is also very important to me. Working together and having a creative, progressive mindset are key pieces to successful leadership that works and feels inclusive. Squamish Fire Rescue needs more staff as well as a new (safe) firehall at the Garibaldi Estates location. Love the idea Alexis Kraig shared with our Rotary Club about holding 'Block Parties' to get to know our neighbours and what resources or specific challenges/needs we each have in case of a major emergency. Perhaps putting together a 'How To' kit would inspire people to take on the task of putting on those parties in their own neighbourhoods?

I've been looking for well-paying work for over a year now. Without a degree, it does not seem to exist.

why not start an initiative for lowering water consumption right now? lots of towns have rebates and incentives for changing fixtures and toilets. This isn't a future goal, it can be an immediate goal.

More communication of community preparedness (for Natural Disasters), what citizens are meant to do, such as in the case of a rock slide [isolating us from North bound traffic], flood, earthquake, forest fires.

district is small with a small population lets not promise or bite off more than we can chew

Sounds great, but would like to see more specific and measurable deliverables for the climate and energy goals.

Let's make sure that affordable housing is going to only the ones who really need it.

Developers should go through a more rigorous development application and not be able to develop on valuable green space, waterways, riparian areas and waterfront!

Looks good.

The city faces many challenges here, especially with regards to well-paying employment opportunities. The LNG pipedream of the BC Liberals isn't going to be the gravy train that some in this city believe. As Squamish grows, it will be important to attract well-paying (i.e. non-service, non-tourism) jobs that can enable people to afford the cost of housing and living here. Many people currently coming are commuting to Vancouver. Highway 99 is already operating at or above designed capacity and so continued growth as a bedroom community to Vancouver is not sustainable. While it is a chicken/egg problem, I would support limiting growth more until there are stronger employment opportunities for Squamish's future citizens. I am pleased to see efforts being made by developers to mitigate environmental risks re: The Barrier and the Cheekeye Fan development.

Resiliency as a community is dependent upon the resiliency of its residents, in part. Maintenance of the true character of Squamish in the face of growth and preserving those things that both longtime residents and may new residents (including our family - who moved here for the outdoors and the small-town community feel) find life and joy in is essential to this (trail networks, greenspace, not over-developing). I would also suggest that as we know that ANY development in our area impacts the watershed and green areas (and the wildlife that lives there....simply consider the effects we are seeing on bears in the area in the last several years) and impacts the resiliency of our environment and its ability to be strong in the face of natural hazards and climate change, growth/development MUST be considered through the lens of preserving - not blasting out - our surrounding greenspace. Attracting industry to the area which focuses on renewable alternative energy sources and good environmental practice (not LNG) is key for long term sustainable economic and human/animal/nature health.

Zoning areas, or providing variances, so that industry that are interdependent could work, e.g. a bio-digester and an industries that use natural gas or waste heat. Zoning so that things like convenience stores would be viable in Garibaldi highlands, thereby reducing people's need to get into their car for the smallest thing.

I read that a new development permit category was being considered for steep slopes. The development process is already very comprehensive & a required geotechnical assessment/report will identify any hazards on the property. I believe that an additional DP area would be redundant & unnecessary.

In terms of access to good jobs, I'd love if we can have more events by the local chamber of commerce to help people realize new business opportunities. (Perhaps we can revive Startup Squamish?) In addition, it's important to me that we continue to develop more eco-friendly Squamish-Vancouver transportation options like the Squamish Connector to improve access to careers in Vancouver in an environmentally friendly way.

Climate action is fine as long as it doesn't cost anything.

keeping local, small community green spaces, more community gardens. The quality of new buildings should be on par with that of Germany. Currently, all the new developments are low quality and will not last. this is a waste of resources, time and money. they will need to be fixed in under a decade like all the buildings in this town. they are also inefficient for use of energy. Where are the composting toilets, use of renewable energy- solar, wind...

I think it is important to protect our well-being, as well as the environment. I do not support projects which may harm the environment, in order to reduce natural hazard risks. This risk is something we all accept when we move to beautiful natural areas such as Squamish.

Protect Wetlands .Keep the trees in the valley Bottom. This will keep diversity for species coexisting in town . This is crucial if Squamish is to be a leader in regards to future development.

All citizens have easy access to the activities they moved here to be part of. ie climbing, biking, kite surfing etc

Need a resiliency plan, sea level rise, earth quake, tsunarmi and rockfall. The place could easily be cut off.

I think mental health should play a larger part in the plan for a healthy community.

I would lie to know more about how the district intends to make the town reliant to hazards such as earthquakes as i believe this to be very important

Continue efforts with regards to homelessness, the food bank & women's Centre. Work with throat organizations to partner for redeployment of the unemployed where possible.

We don't just adapt to the effects of climate change, but seek solutions to reduce our impact and becomes leaders in reducing our footprint

protection of rivers and streams needs emphasis..

na

All new development should follow best practices and existing guidelines when it comes to building in steep areas and on flood hazard areas. Exceptions should be strictly limited to areas where safety can be guaranteed.

I still think this is a bit of an unusual goal, especially to be listed first. The first priority is to be ready for emergencies? Climate, natural disaster or social related ? I imagine a lot of people won't comment on this one because it's just a bit unclear and although it sounds good doesn't have a lot of substance to it. Obviously a socially supported and strong community is desirable. Just not sure that emergency planning should be top priority in our community vision.

No comments.

The community should balance development and green space.

1) Two items outlined above are very near and dear to me: climate change and natural hazard awareness and mitigation. I am very supportive of the strong initiative Squamish is taking to address climate change and I think it is imperative that move in a climate friendly direction with Squamish's growth. As natural hazards are a big part of what makes Squamish beautiful, it is important to mitigate the current hazards as best we can and plan future growth away from the higher risk areas. The use of the word "adaptive" above can mean that we are open to modifying the current plan if it no longer suits the needs of the community, but it can also imply a reactive rather than proactive approach to planning and its not entirely clear what is meant here.

We should limit any further development in the flood debris zone.

planning now to be a community connected by bikes, trails and greenspace is key becoming a resilient town, not a bedroom town.

Reduce fire code regulation on businesses, currently its too over regulated and maximum occupancy is far over constrained. Improve and maintain opportunities for industrial companies to start up and expand in Squamish, we already have a surplus of carpentry/trades jobs and tourism does not pay a high enough wage to sustainably live here.

There needs to be a comprehensive strategy to create and maintain long term affordable housing.

I feel that nothing is being done to help local business to develop good sustainable jobs. We as a community support each other but developers seem to be the only people who do business here and it's not a long term solution as we can only build so many houses.

i agree we should try to be leaders in green energy

as long as we are a "community that commutes to whistler or vancouver" for work, we are unable to be a climate leader. by developing homes in areas such as the cheekye fan, there is no way we can claim to be reducing the risk of natural hazards.

More ocean level rise planning for downtown

Strongly support the move towards a Squamish that encourages transport by bike and public transit. In particular I'd like to see further developed trail networks like the Whistler Valley Trail, that give people a safe and easy way to walk, bike, run, etc around town.

The housing aspect is hands down the biggest issue we need to focus on. Instead of giving huge gifts to multi-millionaires like Hutchinson, we need to push for strong OCO backed "affordable housing ONLY" developments like rental only housing and stop major developments of speculation development.

I wonder if the GHG emissions also take into account the number of commuters.

Development in vulnerable areas really needs to be avoided. I'm particularly worried about the Oceanfront development.

I think in order to have well paying jobs, we need to make sure that we have a diverse selection of commercial space that is adaptable. I think a small convention centre near the waterfront that was big enough for small concerts and conventions would bring alot of business to town.

Fine overall. Reducing single occupancy vehicle use will require 1) more jobs in Squamish, and 2) continually growing the trail network.

Housing and rent are astronomical... more affordable housing consisting of smaller detached homes on a piece of property for kids to play.

Slow down development outside of the main existing centers

I am hoping this council fights the LNG plant. Natural gas is not our future. The outdoors, tourism, nature - that is our future. Why build a beautiful and very successful gondola and then put an LNG plant across from it to ruin the experience? I'm highly doubtful of the financial benefits to the community, including jobs. And the disruption to ocean life will be enormous.

The LNG plant is diametrically opposed to this goal. With the new government, it should be put onto their agenda again. Need to look at the real hazards around the Cheekeye fan.

Though important to stay with a climate action approach. The reality of pushing that at the forefront could marginalize the overall quality of Squamish. Squamish could look to be a leader, but not at the expense of all aspects of a great community

Add that we are a climate action leader and adapting to and MITIGATING where possible the effects of climate change... In addition to natural hazard risks are managed to reduce the community's vulnerability, our emergency plans support faster recovery in the event of an incident.

This is more of a philosophical, idealistic mission statement, not really a plan.

I think the proposed Cheekeye Fan development is everything but resilient. It's a ridiculous place to build. The Cheekeye River fan is basically the terminus of a massive & very active debris flow (all those unstable looking scree slopes on Mt Atwell you see from town) - that area gets taken out by slide events that have been recorded regularly with intervals of 500 years. There is a reason only the airport and the dump are currently situated there - the government has repeatedly denied build permits for decades. Of course, now there is more money at play - and more development pressure. The developer proposed to build and pay for a debris flow barrier to protect the new community. This barrier will only handle smaller flow events. Also, construction is not the real cost - afterwards it will require significant money for constant annual maintenance to clear it of regularly accumulating debris - money that the community will have to put up. We should be building in safe areas, not in natural disaster hazard zones.

As a local (like born and raised local) I feel like I'm being left behind with all of this new development. I feel like there should be a greater outreach towards long-time Squamish residents that allows us to voice our opinions of certain subjects. Holding community forums is an example. Thank you for reading my reply to this survey.

build apartments in the downtown core, stop demolishing forests to build houses people cant afford

Limit development (especially housing) in the debris flow hazard areas (esp. C1 and C2); ensure dykes are maintained; maintain low, undeveloped, treed areas to absorb flooding should it occur; minimize hard surfaces and maximize permeable ground cover in all developed areas. Create space for bears and minimize bear attractants in residential/commercial areas.

Resilience to me also requires stability. Industry in Squamish has changed drastically in a very short time. needs to be made on consolidating Live, Work, Shop, and PlayIt is no longer a resource based economy. Squamish attracts talent because of it's beauty and outdoor lifestyle. However, Squamish is a "bedroom" community of Whistler and Vancouver. Most people commute for work. To truly be resilient, Squamish needs stable jobs--and incentives for corporations to bring offices to Squamish. More emphasis opportunities into the downtown core. People need to live downtown to support shops and restaurants--and with a vibrant, interesting environment--office environments will also thrive. Why not create tax incentives for corporations that Squamish wants to attract? Head Hunt large employment centres that are socially and environmentally conscious--but also produce real jobs!! Walk-able, Bike-able and accessible community with better transit infrastructure. Reducing commute times also helps with reducing Green house gases.

'well-paying employment opportunities' - this is very important.

Agree with management of natural hazard risk, of which there are many in Squamish. This will also preclude large scale future development in well known hazard areas such as the Chekye fan. To build a multi million dollar berm with multi million dollar maintenance costs for retaining a massive debris flow, let alone a catastrophic landslide from Garibaldi's Chekye slope, seems to be folly if 'natural hazard risk management' is taken seriously. High berms (dams?) are no absolute safety guarantee. Inform yourself about 'Vajont Dam', Italy 1963 and about geologists' and engineers' miscalculations there. The Chekye Fan is a hazard now, but my make it potentially worse by allowing more density there?

Food and community security in the event of natural disasters should be a priority given the hazards we are at risk of, and the isolation they may bring. All commercial and industrial projects should be viewed as to their suitability to our 'climate action leader' status. Development of additional health, education and recreational facilities should start now to accommodate the boom in children/young families. Climate change is one of the biggest threats to our community in our lifetime. As you know, the vast majority of Squamish is built on a floodplain. Increasingly, we are uprooting all of our green spaces and replacing them with impermeable road surfaces and homes which only increases our risk of flooding. It is paramount that we maintain spaces such as the estuary and other parks and green spaces to help mitigate this damage. "Toronto is the first city in North America to have a bylaw to require and govern the construction of green roofs on new development." This was implemented after the City of Toronto had a team from Ryerson University conduct an extensive study on The Environmental Benefits and Costs of Green Roof Technology in 2004. Results showed extensive environmental, storm water management and multi-million dollar financial savings benefits. Green roofs reduce air pollutants, erosion, storm water, contain rainfall, run-off and overflow in urban drainage. They also reduce the effects of the urban heat island (the City of Toronto anticipates green roofs will eventually reduce the air temperature over the city by 2 degrees Celsius). Green roofs reduce hydro consumption thereby increasing energy savings, assist with stream erosion, can be utilized for growing vegetable gardens, act as a migratory corridor for birds and can also be utilized as a space for wind turbines and solar panels. I would like to invite the District of Squamish, Mayor, Council and Management to read up on this review or the Toronto bylaw for themselves to see the highly researched economic, environmental, aesthetic, health and intrinsic values of green roofs. It is my sincere belief that Squamish would benefit hugely by the creation and implementation of a bylaw where all new commercial, industrial and residential buildings, with a slope of less than 30 degrees, be required to install an extensive or intensive green roof system. Not only would green roofs assist with addressing our serious potential storm water and flooding issues but they would also assist with mitigating the effects of climate change, provide sources of food and spaces for community engagement and potentially lead to increased local employment as entrepreneurs create local business to propagate the plant material and begin installing and maintaining green roofs locally rather than sourcing from other communities such as N.A.T.S. Nursery in Langley. In the event that WoodFibre LNG moves forward, a green roof would help reduce their energy consumption and more importantly help mitigate the aesthetic damage and associated potential costs to the Sea to Sky Gondola and Squamish Tourism. I have already submitted a copy of a report on the benefits of green roofs to WoodFiber LNG. that is already occurring.

A lot of bs! A firm wants to bring industrial jobs to town and all this council does is resist. Climate change leader nice way to spend by tax dollars and accomplish nothing, tighter building codes

Stop houses speculation. It only brings here rich people who don't care about nothing except money

Say no to LNG if you want to be a climate action leader. They will add emissions equaling an additional 10,000 cars driving in Squamish every day.

Growth Management and Environmental protection are two priorities that are working against one another. I wish that DOS will be innovative enough to focus on environmental protection FIRST such as keeping natural areas within existing neighbourhoods and develop around those to protect natural features and existing trail systems. Those are the elements that defines Squamish's character, the fact that we can live close to nature. This is the priority.

Resilience is a wise goal. Prevention is important too.

None.

Important to lead people on managing natural hazards because they are unlikely to do it themselves

More transportation links to keep local traffic off highways during busy weekends.

What do you mean by all citizens have access to well-paying employment opportunities? There is a large influx of people from Vancouver and elsewhere fully planning on commuting, that move here knowing there is not a lot of employment. Are you hoping to accommodate everyone?

sounds good

Resilience also has a human component - the strength of the people here. We are strong and come together when faced with adversity.

natural hazard management is not consistent and fails to tackle some key requirements

If we don't know how the community government is making decisions how

I think the most obvious is access to well paying jobs - it's a great goal for 2040...currently they just don't exist. As a result I (and most others I know) commute to Vancouver. As a result of THAT, 'Vancouver' is now moving up here. When I see 'Part Yaletown, Part Downtown' a build in Squamish it's just...blech. With that, building in resiliency by attracting companies to move up here from the city or elsewhere, allowing their workers to be remote, or bringing out a 'living wage' rule (is that a thing?) within the district would help. Of course it's not on you (the district) to do it all, it takes a village, but anything you can do would be nice :)

there should be a ban on construction on critically ecological important areas like swamps and wetlands.

I fear Squamish becoming a soulless commuter suburb. I believe community centered facilities should be main priority. i.e. incorporating shared spaces, green spaces in multi unit townhouses do not count. Developing lot 515 would be extremely disappointing.

Well paying my employment opportunities are important and exciting. I hear possible leadership in new opportunities - enviro tech, and other forward thinking opportunities. I also hear safety and support.

What type of 'well-paying employment opportunities' would be available for locals who are currently expanding their skills in other cities/towns? How would the District of Squamish work with other major stakeholders and organizations to keep jobs in Squamish and avoid a community where the majority of its locals travel elsewhere to expend their skills.

Thumbs up.

Climate plan is very important to try to do our part in mitigating climate change.

You need to create better access to downtown. With the current proposed construction of the Oceanfront and numerous project the and only access through Cleveland avenue with the will be inside gridlock. There needs to be a designated truck route as Loggers Lane is now flanked with residential and parks.

We need to do our utmost to avoid falling back into a reliance on industry to provide much needed taxes. LNG, pipelines, converter stations, etc. should not be options in our communities.

Add bullet point that: All residents share the responsibility to contribute to a resilient community through information sharing, communication and commitment to contribute to a resilient community.

High levels of precipitation. Identifying high risk areas as well as natural spill ways is important. Enhancing the natural sinks and artificial dikes along the rivers and estuary is essential. Rising sea levels. With the development of the water front proper planning for this now is essential. Sheep piling is being used with recent developments along the blind channel, this may not be practical around Newport Beach so other measures will need to be employed. The possible collapse of the natural plug at Garibaldi Lake needs to be kept in the forefront of our minds when expanding into north Brackendale and up the Squamish Valley. There is a reason why I have chosen to live in the highlands and this is it! Links to surrounding communities has and will be severed due to rock slides. A Second rout to the city should be supported if it ever comes up again. Ensuring that the Darrel bay dock is operational is another way to link to Vancouver.

Municipal plans are not forward thinking, they are rushed, nit thought thru and rushed out the door. There are not good paying jobs here at all, yes there are a million minimum wage jobs, the fat I none of the jobs match the real estate

Yes

No LNG, decrease tax rate will help people afford their homes.

Like this

Again, romantic and hard to believe given our current disastrous housing situation.

Supporting green initiative is key. This is the future. We sure need to protect the residents of Squamish and be prepared for emergencies, but not at the cost of destroying our surrounding (forest, water, etc)

Good. I suggest be straightforward, with plain language on what this means. Requires substantial money to upgrade and replace existing infrastructure. Large expenses for climate adaptation such as upgrading dykes

Having a community that attracts business and capital will make it resilient. Not trying to reduce single occupancy vehicle trips by social engineering neighbourhoods.

I agree

Forward-thinking needs to include the long-term maintenance, possible expansion of Squamish Airport and secure long-term tenure for businesses at Squamish Airport. Community needs an alternative to highway access plus alternate emergency access.

Tax incentives for people to raise their homes.

We are aware of conservation need re, water supply at certain times of the year. However we are also aware of plans for water meters. It is to be hoped that such meters will not be used like an extra tax grab. WEe use minimal amounts of water and should not pay any extra, so please ajust your algorithmis on this accordingly.

Overall, I support growth in Squamish. However I do not support growth if it means sacrificing the things that make this a great place, for example the loss of mountain biking trails in favor of residential development.

First of all, I think all your "goals" are amusing - but I like what you see as a good future for Squamish. I have no issues and support the ideas of goal 1.

It's really important to keep a stable and diverse community in order to keep the heart in Squamish. This may mean affordable housing options, and community services.

Natural green space is one important form of carbon capture. Green belts can function as wildlife corridors and reduce the "urban heat island effect" that can occur in our built environment if there are not enough trees.

Will need to be more creative to house lower income earners

reducing single occupancy car trips is a great goal. More infrastructure is needed to make safe walking/biking from valleycliffe to downtown. We need an overpass!

Yes, this is great in theory. Where is the well paying employment coming from? The affordable housing? when developers are allowed free range and to charge (what is coming close to) 1M\$ for a townhouse. That is not resilient.

food support could include cooking and freezing of food from grocery stores similar to the Salvation Army kitchen in North Vancouver

Sounds good, from a climate perspective we have to be careful not to bite off more than the tax base can handle. Big climate policy decisions and infrastructure should be left to higher levels of government. It's also not the DOS responsibility to ensure that citizens have housing and a job. The housing crisis in BC is province wide and subsidizing housing in Squamish will just cause more people to move here from other parts of the province hence driving up prices again. Re employment; again a balance has to be found between providing employment lands for companies that are going to bring people in from out of town vs employing people who live here. When my children are older I would not expect the DOS to subsidize companies so that they will have jobs in town. They will likely have to go elsewhere.

Impressed with the goals of this plan. Concerned in particular with earthquake and wildfire as natural disasters affecting our community

To have well-paying employment that supports the increased cost of living, development needs to shift from being purely residential to supporting growth of job opportunities, industrial land and office areas. Businesses should be provided with incentives to bring jobs to Squamish.

There are a lot of land constraints in Squamish from riparian areas to flood plain and utility corridors. Perhaps a constraints map could be prepared to see the areas least affected by issues such as flooding, steep slopes, etc. These issues seem important in the policy review but the document is so big it is hard to visualize the bigger picture of what lands are truly the best to develop and where.

Yes, we most definitely should be a climate action leader. In a community so heavily engaged in outdoor recreation we should be setting the highest standards for our local businesses to reduce carbon emissions and operate within the most strict guidelines. No LNG, no tankers in Howe Sound, no GAS. Keep Squamish GREEN

No LNG

Goal 1 objectives are very complete. I support the Cheekye project as it meets many of these goals and the CAC of the debris catchment berm proposed by the developer will benefit all of Squamish, and the burden of construction will not be a taxpayer cost

Must develop economy beyond current real estate dependency

Fully support

How can we claim to be a "climate action leader" and at the same time support wood fibre LNG plant?

More ambitious GHG reduction timeline.

Affordable housing for those who work in the Squamish area

This cannot be achieved right now, is it really going to be in place by 2040. Most people commute to the city for work.

Sounds great how do you make that happen?

I strongly agree with the move away from fossil fuel, as a regular commuter I do what I can to car pool to reduce this impact but would be further interested to see how DoS can implement more public transport between both Whistler & Vancouver

I know these bullets, especially that of climate change.

Resiliency is an important factor considering the influx of development and we need to preserve these factors and not sell off land to the highest bidder. Densification over expansion should be a major goal and improving existing infrastructure and community.

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal-quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

It's an optimistic goal but not all citizens want or deserve well-paying jobs. Be realistic. People need to earn their living and work for things. Attempting to supply well-paying jobs to everyone is pie-in-the-sky at best.

Housing diversity is important for resiliency. Different housing types (apartments, townhouses, houses) provide homes for different times in their lives, and people of different means.

If all the hazards are overlaid, how much land is available to be developed? What does this mean for current home owners?

Resilience needs to be in balance with what is economically feasible. If you look too far into the future with climate models nothing will be able to be built. Let's build for the lifespan of buildings (100 years) and allow for flexibility and innovation for future risk management project.

planning and growing with natural hazards in mind is a must and i am glad it is part of the first goal

adaptive and responsive

Help deal with flooding

Need for increased supply of single family homes

Allow for development of single family homes must increase supply to cope with issue of affordable housing

Part of resiliency is careful, slow growth.

becoming for environmentally conscious and promoting clean energy is the way to go.

Resiliency for the community requires a diverse economic base but this is not addressed. We should be looking to attract large employers that are sustainable economically and environmentally and provide good paying jobs to support our families.

RE environment, Woodfibre blows away our best efforts. Need phased out plan if Woodfibre developed. I would love to see Lots 509/510 left undeveloped but this is hardly fair to owners.

Increase supply of single family homes

Single family homes, this will allow further development in the community

Limit pace of growth - aka option 2

Without minimizing our growth footprint we do not increase resiliency.

Very concerned with the proposed development of current green space. (Garibaldi Springs) many other areas to build without affecting delicate habitat.

We are building faster than we are working on employment within Squamish. A commute-based community can't be sustained in the long run. We need to welcome in new community members while being realistic about the capacity of the town. We can't let demand overrule the main reason people want to live here - the environment.

Commuting by bike is a possibility

Resilience means taking care of the environment which drives people to tourism / visitors to the area

Support diverse housing options and accessible rental housing. I appreciate the hazard mitigation, dyking etc. to keep our community safe and these dykes can double as pedestrian and cycling corridors.

Chasing after environmental stewardship through site alteration permit regulations, soil deposition bylaws, tree cutting regulations only adds to the affordability challenge without adding significant value in terms of environmental protection.

We need more transit

Floods - we are building extremely heavily on our flood plain. Put houses on the rocks / EG Plateau/Highlands

Any new development in the flood plains must have the appropriate fees applied to make the surrounding areas able to within the 100 or 200 year flooding events that are forecasted.

A good start but policy in this area must not be rigid. Climate Change doesn't stick to fixed plans, our policy must be flexible to accommodate unexpected positive and negative changes and response to these changes will need to be made rapidly and responsibly.

Glad to see better clarity in terms of making biking and pedestrian mov't more of a priority. Love that we're adding more lockups. Did you see how busy they were tonight?

Happy to hear that planning in place to deal with sea level rise. Please be pessimistic about the possible amount of rise.

#NAME?

\$ post secondary education opportunities / not private, too expensive

If we want to be resilient, then we need to attract businesses that are diverse. At the moment, some of this has happened with some rec tech, brewing, health and wellness businesses choosing Squamish as their home. We have to focus on the long term, not the short term of construction. We can't let the desire for jobs trump our need to live in a sustainable, vibrant, town surrounded by stunning forests and mountains with easy access to them.

Use Smart Growth - no on the highway pocket communities like GAS.

We should have more tourists attractions like whistler

Phase in water metering for all of Squamish.

Great planning. I am not sure about the timeframe of execution as it will most likely affect Squamish before the due date.

I don't like that Goal 1 is basically climate. You will not be a climate leader, that's expensive and it's meaningless to say you will be a leader. You can't but you can try to be as green as you can within your existing constraints. Climate leader conflicts with affordable housing and being a bedroom community (which you can't control). Resilient should be about surviving in the face of societal trends that you have no control over (i.e. people wanting to live in Squamish and work in Vancouver or Whistler, increasing urbanization).

More dyke protection

To support growth, human resources such as community services, hospitals, schools need time to "catch up" to current populations. If growth is too much, too soon the strain will have an immediate negative consequences for current populations.

I would like to see a more aggressive reducing of fossil fuels initiative - possibly some support for Green/Alter. energy

Woodfibre's LNG CEO said he's bringing in outside experts - so much for the jobs, jobs, jobs for Squamish

Less driving. More frequent public transit.

Flood prevention. Proper support for Fire and law enforcement are fundamental to sustainable growth. Without infrastructure intact all the kind words don't mean much.

Developing neighbourhoods with more green space/parks

Very clearly articulated

Perhaps it's somewhere else in the OCP but I think we need to be mindful and specific about Truth and Reconciliation.

Point number 3 above is nowhere near. We may have some upcoming additional resources in Community Services but the rest sadly falls short. Well - paying employment when you have a Mayor and some of Council actively doing their best to prevent a significant industry getting established here. Total hypocrisy. What's with the tax and fees relief to Developers?

Keeping housing affordable and discouraging unoccupied homes (with taxes or similar) will help to maintain a lively town

Great. Forward-thinking and adaptable to new technologies.

Sounds good, no one wants to be flooded

What about a resilient economy, promoting new green industries, new technologies etc

sounds good

The district and government need to step up with regards to initiatives for green building and reducing costs

I would like to say that limiting development on floodplains should cease, but that is not practical in Squamish, and much brownfield is on floodplains. On the whole I feel the plan for resilience is a good one, but I want to emphasize the importance of ensuring proper funding of emergency and risk mitigation services and infrastructure, including making sure that hospital, fire, and flood mitigation are all growing in lockstep with population growth.

I would like to see more accountability in regards to building practices by contractors and promoting sustainable construction in regards to materials used. For example, minimum standards for building insulation to conserve energy, sustainable water management incentives i.e. grey water systems, and overall better quality building practices that are enforced by municipal inspections. Too many contractors getting away with shoddy construction practices and then the homeowner is left unprotected to pick up the pieces.

I would like to see further study on the flood/debris flow hazard in the Cheekye Fan area as well as a cost-benefit analysis of developing in this area. Will ongoing costs of maintaining a debris catchment be offloaded to the District and residents? On another note, and perhaps this is mentioned more somewhere else, but to me resilient would also include a resilient food supply and should mention improving our capacity to produce food locally. I would like to see a requirement to have a Wildlife/Green Belt strategy prepared as developments continue to restrict wildlife movements and result in human-wildlife conflicts. To further reduce issues with wildlife, I would like to see some improvements done on our garbage collection system that is more bear proof so that bears stop regularly binging on household garbage (I think Canmore has a good system in place that could be used as an example). I would like to see a solid tree protection bylaw; not one that puts a cost on each tree, including small, non-ecologically significant trees, but one that actually protects larger, more ecologically significant trees. Perhaps a catalogue of significant trees should be created with varying degrees of protection for different classes of trees.

I like that you are focusing on infill properties. There are so many parcels of undeveloped land in Squamish that need to be developed first. The people who are sitting on ugly piece of land with fences around them should be taxed really high and forced to develop. Transit plans need to include transit along the sea to sky. It's great to say that reducing single occupancy cars, but the reality is that Squamish is a commuter town. Most families need two cars to get to work because all the good paying jobs are in Vancouver or Whistler. There needs to be a bigger focus on parking or increase public transit to Whistler and Vancouver because in reality the citizens of Squamish need cars to get work because there are no good paying jobs here.

How are you going to ensure "well paying jobs"?

GOAL 2: Liveable



What does Liveable mean for Squamish?

In 2040...Squamish is highly liveable with a vibrant small town feel:

- A range of well-paying jobs are balanced with affordable housing options.
- Development is sustainably managed and financed to ensure adequate services and facilities to meet the community's needs as Squamish grows.
- Natural areas and waterways are stewarded and protected, while outdoor recreation access is maintained.
- There are many opportunities to live, work, play and shop in Squamish.
- World-class recreation, festivals and events enrich our cultural capital and support our economy.
- A wide range of affordable opportunities and amenities for arts and culture, recreation, and learning opportunities and amenities are provided.

Right now squamish is NOT liveable. It would be great to see affordable housing

Do not change your he OCP for the Garibaldi Springs Golf Course area. Keep Garibaldi green!

Special attention to 'Affordable, Accessible Childcare', with increased access to childcare services over weekend days. Ensuring accessibility for working Moms within the community.

There appears to be a disconnect between protecting natural areas and maintaining world-class recreation with the proposed growth/development plans. For example when you look at lot 515 and 5212 if both are fully developed this will destroy well utilized trails/green spaces that many of the local residents moved here for. Does such development need to occur and as a community do we need to grow?

great initiative, however if we keep going deeper and deeper into green space... it will all be gone and will feel like Abbotsford... all spread out no community feel

well paying jobs and affordable housing is an oxymoron for squamish. we have become a bedroom community for vancouver and big business is not going to come here. yes there may be some well paying jobs i highly doubt there will be enough to match the over priced housing market....when a rancher sells for \$800,000 plus in valleycliffe last week there is something going wrong with the housing market here

a new primary school and day care programs are badly needed

Can't ignore the need for balanced tourism, heavier industry and commercial business

Oops...see above!

I don't want Squamish to become more of a bedroom community for Vancouver and Whistler commuters. More retail / service / commercial providers are needed, rather than condo developments. Is this where I voice concern over heights of new development? I support 4 storey maximum (not 6) or, with set-backs to avoid a 'wall' effect. Buildings should not be allowed to be built corner to corner, and viewscales need to be designed in. In-filling all of downtown and having a seawall 'around it' won't compensate for the proposed loss of viewscales. The ability to view the surrounding environment as you move through the downtown, and along the corridor as you shop for groceries, go to/from work, etc. is important - not just when you decide to bike/walk the seawall on leisure hours. I strongly support the District figuring out a cap on growth and development. It's okay to set a max population to sustain a healthy liveable community, rather than trading off and figuring out where to put all the development. Everywhere doesn't have to be built out, and caps/boundaries are okay. Smaller scale community is more liveable and enjoyable. Building out over a very long time will enable this, as well as strong decisions on height, location and style of development. I don't see green space being protected in the downtown core. This is achieved now through empty space. If it's all built up, where will the green space be (it's not sufficient to have it to look at, it needs to be street level).

Part of being vibrant is enabling the ability for small bars, cafes and unique eating opportunities to secure permits. It should be relatively easy and zoning should be flexible to allow this in a variety of residential areas as well. Also, enhance retail opportunities/development in Squamish alley ways.

See first comment.

Density is important and so is a balance between housing and green space. New infill developments seem to be at the expense of all greenspaces. We still need trees to clean our air and absorb all the rain. Section 18.3 - Climate Change Mitigation - Community GHG Reductions. I'm happy to see that there is interest in providing incentives for energy efficient design and construction. It's important to note that smaller homes are in and of themselves more efficient than larger homes from the standpoint of both material inputs and energy consumption over time. With so many large homes and townhome units currently in construction it would be great to incentivize smaller builds. Presumably this would also help with affordability. Section 37: Form and Character Development Permit Areas (whatever will replace the old Development permit areas 7 and 8) drafts of these guidelines are not provided in the discussion draft of the OCP but the old DP guidelines were inadequate to ensure that open spaces were of significant size or located such that they could be enjoyed or used to grow food. They also lacked the clarity for council or the Advisory Design Panel (ADP) to adequately direct developers to build businesses or neighbourhoods that look like they belong in Squamish rather than just another North American suburb.

Keep the parks!

Look forward to seeing more local food and beverage production

emphasize affordable housing; don't push out long-time residents with higher prices and or putting other values first that jeopardize the "liveability" aspect.

Yes, please focus energy on developing the local economy, business, as the people that live AND work here will be key to building arts, culture, learning, etc. The community centre is important and needs to grow. Community / cultural festival and events need to grow and it's sad that all we have is a high school auditorium as our only theatre. Outdoor recreation is very important to Squamish so it is good to see this emphasized. Natural areas and waterways within the city limits need protection, but not to the level of emphasis in this plan - it's a city and can not / should not be expected to provide the level of ecosystem services true natural areas / parks can provide, but this seems to be the expectation of the new plan. The plan needs a more balanced approach to protection of water and natural areas, so this doesn't come at the expense of businesses, home owners, community services, etc.

Agree with policy of requiring new development to not only maintain but ENHANCE trail networks. We must protect the character of our trail networks. 1km of sidewalk or paved path is not a suitable replacement for 1km of popular single track trail in the woods. More direction has to be given to developers to create homes that are affordable to the middle class and also allow easy execution of suites and air Bnb to help with mortgage payments and provide more inventory of rental units while keeping single family home ownership a possibility for many.

compared to Vancouver, the park's and recreation adult programs need to be way more plentiful. It is all pretty much geared to kids programming

There is plenty of infill available within the UCB to allow Squamish to continue to grow. There is no pertinent need to convert the existing green corridor of the former Garibaldi Springs golf course into development, excluding the pressure from the developer on council, who purchased the land for millions of dollars. An OCP amendment for this development should not be considered by council, as it black marks the legacy of the not yet inked OCP that is such a great piece of collaboration between the district and the community! It undermines the OCP to allow such an amendment. The Key Priority of environmental protection should strongly be considered, concerning the sensitive wetlands located here.

My biggest concern is how we do this when Howe Sound is not protected against industry that could effect our ability to protect our waterways. It is critical that we manage growth slowly as the pressure to Develop by developers is too much. Building in the lands around Garibaldi that were supposed to be a golf course is a great example. That green space should be sustained as it makes the area more liveable. To allow it to be torn up for more condos right now is short sighted. In order to be a livable community, we need to keep land in trust so that we can respond to the different needs that might exist in 15 years. In the near future, geo thermal, solar communities with priorities to sustain night scapes might be where we want to go but if we have handicapped ourselves by allowing too much development, we will not be able to take on progressive energy options for developments.

This sounds lovely too but we need to act quickly as I see no current actions doing this at all. We are currently losing so many locals in this town as we speak because they can't afford it here or it is changing too fast without a real plan

World class outdoor recreation is the future and a big reason people new to Squamish have chosen it. Sustainably developing the community to leverage the what nature has provided is critical. Stimulating business growth/investment needs to happen to avoid Squamish becoming just another bedroom community.

Make our ocean access livable and profitable. Residential with industrial/commercial.

We need a support system/ art space where artist from the city (Too expensive) will see as viable to stay and put on shows/ residences

More low income housing so we don't see people crammed into homes or moving away from their hometown in order to afford to live.

Developing arts, culture and entertainment is essential to creating a truly attractive, vibrant community. In recent years Squamish has built its reputation on being a world class hub for outdoor recreation, but a town cannot thrive on that alone. The arts, culture and entertainment (including dining options) must be supported and developed to make this town truly three-dimensional. Improved connections are also crucial. Geographically, the town is disparate and sprawling, and suffers from a lack of focal point despite efforts to improve and develop the downtown core. This is changing, so let's keep up the momentum. The extended trail system is a great step forward, but there's still great room for improvement. For example, the neighbourhoods of Valleycliffe and Hospital Hill STILL have no adequate, direct trail connection to the downtown core for pedestrians and cyclists. Let's improve the walk scores of all residential areas throughout the town so that we can easily walk or cycle to basic amenities such as grocery stores rather than have to drive. This will also have a positive impact on our environment, adding to the town's liveability.

There are still many eyesores and unsightly dirt lots around town. Profiteers are speculating on real estate in this town whilst uglifying it. There should be HUGE fines for landowners like the people on Cleveland just south of Corsa Bikes whose valuable lot is a garbage dump. It's totally disgraceful. We live in an area of stunning natural beauty but a lot of this town has been poorly planned and executed cheaply by cheap old school profiteers. We need better looking buildings, more parks and green spaces and more amenities like restaurants and shops. We were really pleased the Copper Coil launched. Went twice. Watched two people have terrible food poisoning. Now I call it 'The Steaming Coil'! We need to create density and continue to market the community to smart, upwardly mobile young people. And yes, WFLNG makes this place less livable not more.

Do developers pay a fee that goes towards infrastructure projects? If they're building townhouse after townhouse, we'll need a new water treatment plant, sewage capacity, etc.. If not there should be a fee for new buildings that goes directly towards town infrastructure. In terms of sprawl, identify the wasted areas in town that are already cleared and develop those prior to clearing a large swath of forest to make another crumpit woods eyesore community. Develop downtown and the water front. I've lived in squamish for 12 years and there's 1 new building on cleveland ave and the waterfront is still not going anywhere...

Natural areas and waterways should include explicit reference to wildlife corridors. The importance of green space is not based only on human usage and access. Green space and greenway corridors are needed to permit the movement of animals amidst the community, both by water and land. We need to maintain buffers of green space between existing and future neighborhoods to preserve the balance between human living space, and the nature that surrounds us. We must ensure we preserve space to both reduce human-animal conflicts, and also to ensure the natural features that distinguish our community are protected in perpetuity.

Yes to trail networks, drinking water quality, available childcare. And NO to changing the OCP to turn greenspace into high density housing. For example, NO to polygons proposal for the garibaldi springs golf course/ greenspace. It should remain greenspace for environmental reasons and for community flow. We should not be turning greenspace to high density housing so developers can make tons of money, this isn't good for our community and doesn't reflect or support long term sustainability!!!!

We are a family that believes greatly in the value of alternate education. We have three young children in the Squamish Waldorf School. We feel that this is a necessary and perfect fit for our children. The fact that there are presently a variety of school "styles" to choose from is a tremendous benefit to our communities future. In order for these schools and the children of them (present and future)to flourish, suitable space (both for land use and building occupancy) needs to be provided to improve there level of service and to provide access to all families that are interested.

I'm interested in how there is going to be affordable housing in the future, when so many great families are already being pushed out because of ridiculous pricing. How will the district enforce lower pricing on developers who want nothing but to make as much money as possible.

How can Squamish grow sustainably?

Hello Ms. Heintzman, I am writing ahead of the community consultation meeting this week as I will be out of the country working. I understand there is a discussion to be had regarding the derelict Garibaldi Springs golf course property, of which my home backs on to via Windsor Place. I attended the developer's open house several months ago and was very impressed. Dare I say, Excited! What is currently an inaccessible swath of private property that separates me from the trails, the Highlands and Coho Park, I would be thrilled to have more community, more amenities, more accessible park space in my neighbourhood. I understand there is a faction of Highlands homeowners who are vocal in their Nimbyism. I'm sure they appreciate their nature views from above the property; however, this space is quite literally in my backyard and I am in full support of it. The Tantalus Road area would only benefit from more community, more access to trailways, more safe walking routes for small children, like my three year old daughter. While I regret not being able to attend the consultation this week and voice my support in person, I hope you will take into account that *IMBYism is alive and well for someone like me, who is most likely to be impacted by traffic (along Newport Ridge) and density. I welcome this in my backyard. The opposition's perspective seems to be more about their home values and views than the potential positive impacts to those living down below them. I appreciate you taking the time to read this note. I will follow what I can whilst in Dublin this week. Kindest regards, Deena -- Deena Zenyk | Head of Center of Excellence | Principal Strategic Consultant Inluitive | Advocate Marketing Experts 604-848-4272 | @DeenaZenyk

As with the Resilient goal, well-paying jobs are going to be a critical component of Squamish being liveable and sustainable beyond a bedroom community for Vancouver commuters. With Hwy 99 already at or above capacity many days, increasing the number of residents and thus cars, etc will mean that the city is no longer livable. With respect to natural areas and outdoor recreation, considerable thought needs to be given to determining where we build given the existing trail network. Many of the growth plans will have an adverse and unacceptable impact on the existing trail network. I am happy to see that there has been a study done to show the economic benefits of mountain biking to Squamish. We need more inputs like this to demonstrate the value of the recreation assets we already have, and to safeguard those assets. Those are why many of residents came to Squamish, and growth that destroys those aspects of our community will mean it is no longer a liveable community for many residents. I am excited about the potential of the UBC satellite at The Oceanfront. I hope that it will lead to new learning and employment opportunities for existing residents and not simply relocate UBC staff from Vancouver to Squamish.

I have recently lived in a city which I would consider not particularly liveable (London, ON). And having moved to Squamish BECAUSE of the outdoor recreation, small town atmosphere and natural beauty, our family believed that we were moving somewhere where what liveability means to us would be respected and honoured. I truly hope this is the case as we move forward into a growing community. Liveable means that housing is affordable - I hope that as we move forward, more consideration will be given to opening up space for tiny homes to be legally located within our community (while we do not live in one ourselves, we know some who hope to and see this as a viable option for many people rather than continuing to build large houses). The current proposed areas of residential development are - in my mind - going to drastically change our community for the worse if all were to be developed. Liveability for this town DEPENDS upon our trail networks and outdoor recreation. Hardwired for Adventure, right? To "live up to" this statement, our nature and trail networks need to come first. Our respect for wildlife needs to come first. Developments such as Garibaldi Springs and the Cheema lands threaten the very core of what Squamish is. I realize that the Cheema lands are privately owned and that the family has been working somewhat with SORCA. However, a vast number of trails will be lost and changed when this area is developed. The development cap should NOT be lifted early. The family purchased the land with that cap in place and it should remain so. Planning for a possible high growth rate of up to 44,000 by 2036 and building homes appropriately would destroy the liveability of our town. Period. We have control over this! Should we continue to build homes and push out into our natural spaces? Not at that kind of rate. Liveability depends upon trail access and connections; connectivity throughout town of cycling paths; protection of Coho Park, Garibaldi, and the wildlife space that IS in the area of the Garibaldi Springs region. On affordable housing - which doesn't mean huge homes. On a vibrant town in which local business is encouraged. On keeping the character of this town as it is with helpful new additions in the spaces already allotted for development (ex - Oceanfront) without adding more developments at this time. Any chance the district can buy back the Cheema lands?

This is great! Please stick to the Smart Growth principles: increased residential densities with a variety of housing so that neighbourhoods are truly diverse and avoid urban sprawl (ie NO Garibaldi @ Squamish - that development is the opposite of Smart Growth!). Myself and many others love living within walking distance to shops/bank/playgrounds/cafes, this is what liveable means, this is what quality of life means: not having to get in your car every time you leave your house, especially if you have kids! Pls continue to slowly build more sidewalks and bikelanes! Yes, yes, yes to continuing to work intently on Zero Waste goals. Yes to organic ban from the landfill. Yes to increased fees for dumping, especially anything that can be reused/recycled. Yes to water metering, too many people think we don't need to conserve water because we live in a rainforest. Yes to continuing to develop the commuter trail systems, again, this is part of the quality of life we all love and why we live here, again, especially awesome for young families. Yes, we need economic diversity...more small businesses are coming here because of the LIFESTYLE, so let's keep making sure we do that part right (and continue creating office/warehouse/light industrial space, at a higher density). Yes to an Arts, Culture and Heritage Strategy! Keep asking developers for more Affordable Housing units, we cannot let Squamish become an elite community.

The outdoor lifestyle is one of the main attractions of living in Squamish. Our trail system is a critical component of this lifestyle. I believe that the District & SORCA are doing an excellent job in developing & maintaining our trails. I believe that most developers recognize the benefits of maintaining trails in the community & have done a good job allowing trails on their property & incorporating the trail system into their development plans. It is important to continue to work collaboratively with developers in this regard.

I think that if you develop a plan that results in development and population growth at a large rate it will be detrimental to the livability of our community. It's one thing to develop low cost rental options for people. I am very concerned development will have a detrimental impact on our natural environment and trail systems. I don't want to live in north van or whistler for a reason and I don't want Squamish to become one of those cities.

Well-paying jobs? Few and far between. Affordable housing options? Squamish is in crisis. Wonderful families are being forced to leave now. How do you propose to do this? All I see are rich families with jobs in the city moving to Squamish and driving the prices to astronomical levels. I am so saddened and concerned by this.

Squamish is turning into a completely unlivable town. People who have been here for years are being shunned out for those with deeper pockets. The gentrification of the buildings and towns is shameful. The lack of vision from developers and Councillors show they are just out for a quick money grab and have little interest in the livability of this town. The jobs are minimum wage and developments to come offer mostly minimum wage jobs. Families need two jobs each just to afford rent/ mortgages. You are turning our green spaces into manicured parks for those with small annoying dogs that bark. There is no real adventure in the way things are being molded. Natural waterways are being threatened by WoodFiber LNG which you are allowing to happen despite being elected on being against it. The new buildings downtown are ruining/will ruin the back of the Chief. YOU say you want to prevent sprawl yet there are so many new developments (crumpit woods, brackendale etc) that contradict that. These large houses are a huge waste of resources and are not sustainable..

Allow development of independent schools that aim to positively contribute and reflect our community values (recreation capitol). Squamish Waldorf School's vision to move its location in a more centralised location could not only provide a great amenity for the town but also reducing the number of families commuting to a single end of town. Looking ahead to where the student base is and how the school could provide an education option to our growing school age population (and fast filling GHE). The Cheema lands look to be a more considered location with Natural Disasters in mind. With the design to include playgrounds, library, artistic and a gymnasium it seems to fit more closely to what young people should be provided with to develop as a healthy member of this community [in contrast with the space that is offered in their current location]. There should be more small business development space, seems to be an enormous amount of new housing [at such a high price] that most of the household income that is needed to fund the mortgage can't be earned in town. A better central place to have festivals, events and sporting communities communicate what's happening in Squamish. A lot of new locals miss half of what's going on due to lack of knowledge of each of these events.

Where are the amenities?? Other than walking, riding and blading trails. Other than arts and culture? Where is the bowling alley, ice surfaces, swimming pool, water park, movie theatre??? Something to do inside when it is raining or snowing.

i like these goals

Good to see that trail user groups are being engaged in the policy-making process for recreational trails. However, many in the community are still deeply concerned about the future of the existing trail network in the face of future residential development. Please continue to engage with the trail user community!

I think you need to reflect on whether the promotion of growth is a virtuous goal or a default that modern communities seem to fall into. Ask yourselves why the promotion of growth is the goal?

One of the reasons my family and I decided to move to Squamish was the small town atmosphere. Being here for seven years the town has grown, new amenities and services provided. There most certainly will come a time, and it is fast approaching, where this small town no longer has quite the same feel. Growth is fine but it cannot be unchecked, unorganized or relied upon for sustainability.

The liveable vision sounds great - we need to keep sprawl down but be smart in our densification. Well paying jobs has and continues to be an issue - we need the muni to be actively recruiting businesses and ensuring a friendly environment to attract businesses, and we need to continue to support and Foster the community based initiatives like Sorca.

Need improvements with our rec centre to improve growth of our young town. *Build another hockey rink and dry land area to practice

outdoor recreation access is a priority.

To me being liveable also means that you can travel around the region freely. As of right now the highway cannot support the Sea to Sky on the weekends. We need a highway that can handle the kind of volume that our rapid growth is creating.

Trails are an extremely important part of this community. Developments that impact trails, even those on private land, should be forced to replace existing trails with new trails of the same character. Gravel paths are not the reason the mountain bikers have moved to Squamish. We need to protect the amazing network we have. Green corridors are very important. We don't need another road to the Highlands. Especially through Coho park and the surrounding area.

This sounds good, I like the number of different elements addressed. Some are worded with a bias: Squamish will have a range of well paying jobs. It would be good to include how this vision will be supported ie- small businesses and local start ups will be nurtured and supported. Likewise, I like the mention of affordable arts and cultural opportunities... It would be amazing to have a community art centre with affordable programs offered to adults and children (painting, clay etc)

The goal is to protect access to our world class recreation but there is nothing in the zoning map to do so. Our most important recreation areas (south of Alice lake) are zoned resource rather than recreation - this makes absolutely no sense so close to a growing town.

upgrade Brennan Park facilities, outdoor waterpark

More community focus and development to create a more concentrated community versus the current sprawl of housing and development. Having a nice small town that feels like a town would enhance the livability for sure.

shop - there needs to be more detail written in that segment. To be blunt, our retail shopping sucks ass. It's a mix of big box crap and poor thought out mom and pop. There should be some criteria put forth before business approval. I'd even like to see the farmers market moved to Cleveland and have the street shut down to cars like the market in Ladner. Also, toooooo many dollar stores. Creates a poor perception of our town. Also, shopping experience needs to be elevated. We live in a town where it rains all the time. Would like to see a proper boulevard down Cleveland with uniform rain awnings to provide protection while people shop. Rent control for small business would allow some small business to gain a foothold.

Protect as much green space as possible, lets not pave paradise.

Please stand by your statement to protect and steward natural areas and waterways.

As we move away from extractive industry into a service economy, there is a transitional period which prosper if more value was added to the forestry practices. This is already emergent and should be supported.

I don't think bringing festivals does not fit geologically well in Squamish. (Not so much venues and parkings to accommodate loads of people, as we experience in Squamish Live.)

cost of living is high for this small community. most people i meet are underemployed. and priced out.

Squamish is in a state of SPRAWL right now. In this way, I don't think you are meeting this goal. The focus needs to shift to building higher density, smaller footprint homes and away from cutting forest and trails to build mansions that nobody in Squamish can afford anyway. Give out the right building permits.

As Squamish grows, I think one of the key things to strive for is to be as "walkable" as possible. To me this means avoiding big box stores and huge parking lots. Instead, commercial spaces should have inviting areas to walk, site, and hangout between shops. Bike lanes and sidewalks with lots of trees also play a big part in this. There are lots of books that explain additional ways to achieve this. Also, there are some beautiful small mountain towns/cities in Europe that could be used as models (ex: Annecy). On a completely different note, one thing that would help liveability A LOT would be to significantly reduce the train noise, especially at night. Thousands of people getting woken up almost every night by a slow moving train with an insanely loud whistle seems like a good place to focus on improving liveability.

Encourage smaller home development (i.e. developing smaller homes in general) to make more effective use of space, and more affordable housing. By prioritising higher density homes we also limit sprawl and maintain access to outdoor recreation - trails which can be used by everyone in the community, regardless of financial status. Discourage or even severely limit the development of large very expensive and exclusive homes.

We do need a diverse economy. I disagree with focusing on branding and things like festivals - we do not need them. I am glad we are building new jobs at breweries and tech companies, but we also need a blue collar trades and resource economy to ensure tax base isn't entirely based on home ownership!

Really looking forward to the increase in arts and culture!

Explain how the municipality will control housing costs without over development? Nice language, but difficult in practice.

Keep the festivals coming. It is good for small business and also showcases the beauty of where we live

Development is currently not meeting the community's needs. Businesses have trouble hiring staff because there is no where for them to live! We need to encourage development (smart development, with parking) and density!

Sound and light pollution are big problems when many people live in close proximity to one another. They should be considered early so that building codes and expectations could be established. Already some HVAC systems in residential areas are loud enough to annoy neighbours all night long. Old lighting systems that shoot light into space should be phased out and replaced with light that targets very specific areas and is energy efficient.

I moved here 5 years ago for the mountain biking and world class outdoor rec lifestyle. I commute to the city for work- I have for 4 years. I grew up in Coquitlam and hate the thought of living there. It's a soulless bedroom community town. In Squamish, there are so many like-minded people that it feels like a community because of it. It feels like home. Turning this town into another bedroom community would be a huge disappointment. I currently rent and would love to buy a home here but it's too expensive. Paving over our prized, world class mountain bike trails for people to buy homes is NOT what I am for...

To me liveable does not only mean a choice of housing and affordable housing, but the quality is also important. With the rate of development we should make sure our older neighbourhoods do not get fully bought up to put in cheap development that looks like it could be anywhere. How do we put policies in place to prevent what is happening around the secondary school?

I think the idea of being the "rec tech" capital of Canada could be huge. I also think we should work to making the Sea to Sky a hub for hops and craft breweries.

Of course jobs are important to any community. Given the fact that society is heading towards a much more digital experience for work in the future, we as a community need not to look to old models of what well paying jobs are as we are no longer a resource driven community.

When we talk about Livability, I'd love if we can address how noisy the train is at nighttime! Also, even though I am new to Squamish this year, it's important to me that we always honour our heritage, with places for lower income and alternative lifestyles (climbers, those living in vans, etc.) to thrive -- this makes us unique!

Woodfibre LNG = livable

Keep Squamish small! No high-rise apartment buildings, etc. Squamish is wonderful because it is what it is. Love the small town vibes and would hate to see it become too dense or heavily populated.

So far this is not even close to reality. Our lakes and river areas are overrun with people and pollution. We're developing way faster than our infrastructure can sustain. Everything from parking for trail riding to the conflict and continued massive use of motorized sport vehicles like dirt bikes are turning this place more into Kamloops and less into the BC South Coast.

incentivise people to live AND work in Squamish, not just a bunch of commuters

If it remains Wild , clean, green(trees). I'll remain as a resident . If I see crucial waterways affected adversely by development I will leave.

All of the above sound great. However, in order to support those goals year round, and to create "affordability"-more population growth and housing supply are required. However, Squamish can't continue to sprawl! Higher density housing in mixed-use buildings is the most sustainable way to keep Squamish liveable, and maintain the parks and natural surroundings. Low-density housing sprawl is not sustainable. It promotes driving vs walking or biking, increases green house gases--and increases the cost of services and as result cost of maintenance born by the Municipality. Need to encourage higher density in condensed areas with a mix of uses to promote a more sustainable future. Creating a vibrant core will also promote and encourage more businesses (and as a result jobs) to support that community heart. Squamish needs a community heart downtown. And a way to sustain and promote community gathering--a year round weather protected community centre, and gathering place. An indoor space that has commercial, and flexible areas for events and performances year round. Squamish also needs "Great Streets". Interesting, vibrant, and unique!! Wide sidewalks with the ability to have patio spaces spilling out into the streets. Public Plaza areas surrounded by restaurants that are integrated into the street to "anchor" the retail--with programming similar to the Farmers Market that attracts both locals and visitors. All street fronts should have large awnings for rain/ weather protection, and street trees to bring back nature into downtown. Bring the urban trail system/ bike paths thru downtown. And another vehicle access point (bridge into downtown) for accessibility. Until cars are not being used, there needs to be a way to circulate through downtown.

Incentives for small business and programs to encourage people to buy local

Movie/theatre, bowling alley. Water park, sandy beach.

I think parks and amenities such as the pool should be a priority. The current pool is old and could use some current design

For the community to be livable you must improve the urban sprawl. Between each of the 'villages' like brackendale and the highlands, there should be plenty of green space and only trails connecting them. The continued building up the mountain must be controlled. Before you know it, Squamish will resemble Port Coquitlam or north vanc Beer more than beautiful Squamish.

More bs support wLng for development

Provide better transit opportunities for locals and visitors alike to enjoy all that Squamish has to offer. Repeatedly, visitors arrive here, disappointed to find out that we don't even have bus service to the gondola from town on a regular basis....as an example

POINT # 3!!! Natural areas and waterways are stewarded and protected, while outdoor recreation access is maintained. This is the exact reason why council should not change Garibadi Springs Golf Course lands OCP designation. It needs to remain as it current designation as greenspace. There are more animals that call that property home than I can list. Letting developers change sensitive lands just for profit is not a precedent the public of Squamish want to set.

Along with affordable housing options (by increasing density and by increasing the amount of subsidized housing), I'd also like to see the community focus on our aging population. I think we need to look at their housing needs as they start to lose their ability to live alone due to health/mobility issues. As my parents age I want them to be able to stay in Squamish, in an environment where they have some independence, but can rely on someone to look out for them. I also think the district should look into allowing suites in duplexes. They are a completely viable option which would significantly add to our rental pool.

Protecting our natural waterways and natural areas is paramount. We have lost many areas already. I hope this will not just be lip service. Manicured over regulated green areas are not the same as protecting wilder places.

na

Again it sounds good, how this actually happens is not at all spelled out though.

Bowling alley, movie theater, or other rainy day activities.

Does this include limiting recreational opportunities so they do not become abused or overused? Such as all the free camping that happens in the area at the detriment of the ecosystems and current citizens.

This sounds good, but I'm concerned that this is not being adhered to in regards to preservation of greenspace. For a community to be liveable we need greenspaces preserved throughout our housing developments. It's disappointing to see how little regard has been paid to this in recent projects, and proposals to change land use from greenspace to housing when that same space has already been declared greenspace to previous owners.

see my initial comments

There needs to be a balance.

I strongly support this. Squamish is currently lacking in some of these areas (ie: jobs, amenities) which people often drive to Vancouver for and it would be good to be self-sustaining. Growth is inevitable and its important that Squamish keeps its natural charm and we dont turn into another Langley or Abbotsford.

Keep Natural areas natural! Limit the urban sprawl that is happening in squamish. Establish a barrier that limits the expansion into green areas and maintain, hiking, running, climbing, biking areas.

Part of what makes Squamish liveable is the access to parks and green space. I live on Tantalus Road and purchased my home knowing that I was backing on to a golf course. To now hear that Council is supportive of rezoning it and allowing multi family on the property is disappointing. I agree that we need to find a way to increase density but a major re-zoning change such as this one does not make it more liveable. We are losing trails and parks. Keep the high density to downtown and surrounding areas.

As per my last comment, people drive to Vancouver for work and so they spend their money there. This is bad for Squamish. People need to work here so they spend their money here.

most of the residents that have moved to squamish in the last ten years have done so because they seek to live in the same community as which they recreate. we do not want to have to drive to gain access to world class recreation. the recent sprawl of development has meant that residents need to push further from town to enjoy the recreation amenities that they once were able to find at their doorstep. the developments that are slated for the near future will mean that we have to push even further afield to enjoy the recreation that we once had at our doorstep.

Affordable housing, opportunities and amenities cannot come at the cost of destroying our natural ecosystem for the purpose of making a profit on the land while creating poor quality homes and buildings. It has already begun to happen where rich land has been sold for the purpose of creating poor quality homes for the sake of making a profit. Also, where would new affordable housing be found in a time when the housing market is at an all-time high and rent or leasing in Squamish is becoming barely affordable? Would these new "affordable buildings" be at the cost of our green spaces and recreational areas? Popular recreational sites have already begun to be sold so how do we ensure it doesn't continue?

'outdoor recreation access' is very important when developing new land. Established bike trails should be saved at all costs. The arts are not thriving in Squamish but should be. Development should be managed carefully, but collaboratively with builders. Affordable housing will continue to be a challenge.

All sounds good

Squamish isn't highly liveable, overplayed tourism and rapid growth is pushing out locals and outdoor enthusiasts who can no longer live here

Create more green job opportunities in our community. Less commuting and creation of more jobs that involve greener solutions for energy creation.

Add a bullet point: That investors, decision-makers and leaders in our community contribute to the "livability" of our community through various means of contribution, enhancement and support.

I have lived in Squamish for 22 years and I love the place and the people. Affordable housing is a major social concern. Most people come to Squamish as a lifestyle choice, my concern is that future generations of Squamish residents will be working so hard to make ends meet that they won't have time to enjoy being here. I am in tourism and the reality is that this type of service jobs or McMountain Jobs as I like to call them do not pay enough to support a family. I think that the supporting our tech sector and education centers is key to our long term job growth strategy. Squamish is all about life style and that means different things to everyone here. Most of us like to be outside. As a coastal community Squamish needs to protect and enhance our access to the ocean for our citizens. My specific concern is need for a proper boat ramp with adequate parking for trailers. Currently, our communities one and only boat ramp is located on lot 44 (I believe) it is not maintained, it does not have a dock, it is not possible to use it at low to medium tide levels because it is not long enough and it will probably be removed with the land owner develops this property. On a weekend in the summer there are often a dozen trucks / trailers parked near the ramp. It is imperative that parking be in close proximity to the ramp for basic logical and safety reasons. A vibrant "coastal community" needs to provide access to the water! There are potential plans for a dingy ramp associated with a high performance sailing center at NEWPORT beach and that is great but this set up does not provide access for the majority of pleasure boaters

LNG could potentially destroy all of this. And re: housing - my kids can't afford a place here, though they both work full time. They are living in a basement suite that is about to be renovated, then who knows where they'll end up. There are no options here to buy or rent. This is one of the main issues. We own our house so we are ok, but adult kids in their 30s can't keep moving back in with their parents. Eventually we'll lose all the vibrant, younger, active members who are the heart of this community. I know many people who are moving away due to lack of housing.

Don't like the word "shop" in the 4th bullet. Shopping options flow from growth and demographics. Natural areas and waterways are stewarded and protected, while outdoor recreation access and surrounding viewscapes are maintained.

YES more support for local festivals - it is seriously lacking!

Sewer and water infrastructure needs major attention before more development. Squamish needs to be a small town not just feel like a small town

This is some wish list. Again with LNG it's highly unlikely.

At all costs, we must fight to prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community. We need to zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Density also implies affordability and livability. Green space and recreation are the identity of this town for many people who live here. We should do everything possible to protect green space. This means not letting projects like the Garibaldi Springs golf course redevelopment from going ahead. District Lot 509 (Cheema lands) & District Lot 510 (between Jay Crescent & Golf Course) are green space. They have endless recreational opportunities and are sensitive habitat that should be protected. There is no need to develop these when ample land is available for development in existing communities. These trails are one-of-a-kind. They are the reason I, and many people I know, live here. They are the reason people from all over the world come to Squamish to ride, trail run, and hike here. Access to these trails is what defines the amazing day-to-day lifestyle we live in Squamish. We should densify and rejuvenate downtown, preserve green space and trail networks, make the waterfront accessible, and create a sense of community with a core where small business can thrive. There is opportunity to fill in the neighbourhood gaps and densify without losing valuable greenspace. For example: all the empty land Downtown, the area around Finch drive (across from Brenan park), as well as the University development. Downtown has so many empty lots and run-down buildings - a mix of business and residential development will create a healthy core. Finch drive is near downtown (so developing there keeps town from sprawling), it's right beside parks and recreational facilities, and has no trail networks to lose - perfect!

Good. Re development. Please stop or holdback any more single family monster single family homes! There is little land left, SFH don't make sense, please be very progressive and think very long term. Why not only new developments are multi family condos town homes rentals row homes etc. The wealthy can redevelop existing homes and existing lots. Use limited lands left only for higher density. Very progressive. Otherwise it's another west Van more or less

I would like to see the green space that the Garibaldi Springs golf course is on left as green space and habitat.!!!!

I agree

Liveable means maintenance of green space, protection of wildlife and fish habitat. Too much destruction of trees and forested areas going on by developers. Density of approved developments making existing neighbourhoods not liveable or enjoyable nor functional. Council permitting variances to increase heights, densities and reduce parking spaces is destroying the liveability of neighbourhoods.

Stop logging tenures within the valley close to town. All new developments should have patios. Maintain mountain biking as a form of employment. Stop LNG, invest in artists, recreation, tourism, tech. Lower shop rents with tax incentives to allow more small businesses to afford space.

As a old-time Squamish resident, I've been getting worried that our small town was going to turn into some big city with major traffic and smog (which it isn't built for) so I'm happy to hear that 23 years from now, this will still be a small town and not some playground for profit hungry cooperations.

I would like to see outdoor access maintained at its current level.

"Planning" speak is so funny.! (I have a degree in planning). It would be nice to have a range of well paying jobs. Not sure what your ideas on how to achieve that is. Nor how you are going to achieve affordable housing. I was somewhat surprised to hear that a 1 bedroom in the new affordable housing rental centre on 4th Avenue is going for over \$900! Holy smokes - that is below market. Anybody moving into his unit needs a job that pays above minimum wage. On a different note. Be careful on how many festivals and events you agree to in one summer / season. I didn't move here for those events and they drive me nuts. I "suffer" through them, and pray they won't last too long or be too long. I am happy to report that so far, where I live (downtown) they have not been noisy past about 10pm. Please keep it this way. I know that some people do not appreciate the highway being closed for the Grand Fondo in September. Since I bicycle (and don't drive) I am not impacted by the highway closure!

This sounds great - can the OCP actually accomplish this? Are there ways to limit development outside municipal boundaries (i.e. that would place a strain on our infrastructure without increasing our tax base)? And we need to learn to co-habitate with the wildlife!

I am confused: the plan talks about "A range of well-paying jobs are balanced with affordable housing options" but we continue building highly priced luxury condos completely unaffordable to Squamish residents.

HOW are we going to achieve this? The first point - well paying jobs and affordable housing options - its great but we are no where near that. What are the actual steps being taken to achieve both of these? Simply building more houses and townhouses does not make them affordable.

Again...no thought given in above statements about what the close proximity to Vancouver will mean for the future of Squamish. Dreaming as if we were living on our own planet.

Paved 'valley trail' style pathways throughout Squamish for bike/walking/stroller/wheelchair access. Increased focus on short and long term corridor transportation, not just for those commuting out of Squamish, but to encourage businesses to start/move here that may require employees commute TO Squamish. Economic development needs a major, non-bureaucratic boost.

We should model ourselves after European villages with a central gathering place and walkable community full of shops, restaurants, patios and residential space. GRANVILLE island in the mountains

As mentioned earlier, affordable housing is paramount for being able to afford to play in this community. As previously mentioned, I think that bylaws concerning secondary suites in duplexes and town homes should be relaxed or re-evaluated on a case by case basis. Alternative affordable housing options such as managed liveboards, float homes, tiny homes and managed camping spaces for parking vans and recreational vehicles as well as allowing vacation rentals will all contribute to providing diverse housing options and allowing people of all budgets to afford to spend and play in this community instead of just wealthy owners of detached homes. In terms of recreations, I think our waterfront is totally under-utilized. Shearwater, near Bella Coola, is a totally remote community that thrives off of its boaters. Squamish needs to collaborate with communities such as Bowen Island, Furry Creek and Britannia Beach to create docks and a thriving marine community that invites avid Vancouver boaters to explore Howe Sound. With a connected marine community along our coast people would love to come explore our area. Our waterfront needs a haul out station, and full support of the Squamish yacht club and other marine services. A boater coming up for the weekend won't have a vehicle so its nice to have a marine hub by the marina. A laundry facility, showers, pub, access to wifi, bike rental, marine store, paddleboard/kayak rental and public transit at the water front would really make Squamish more of a boating destination. I have visited other communities that have co-operative bicycles which is a fantastic idea. As a traveler or backpacker, we often don't have a vehicle or means of exploring the local community. Access to bicycles gives guests freedom to explore our community and share their spending dollars from downtown to Brackendale. Also, the one thing that Squamish is lacking as a result of all the growth is character. Squamish doesn't have an identity of her own. Squamish is beginning to feel like a conglomeration of light industrial with copy cat Whistler homes and Vancouver suburbia. I think Squamish would hugely benefit from selecting a theme for new construction, at least in the downtown. Several residents, including myself, love the character and appeal of the Artisan community at the end of 2nd by the Yoga Studio. That is the only section of Squamish that has a true West Coast feel with the cedar shake siding, unique architecture and landscaping. If a community like Chemainus can sell itself based on its' murals on the wall, Squamish would be thriving and maintain its' cozy small town feel with more character consistent with the architecture at the end of 2nd Avenue incorporated throughout the entire downtown and waterfront. The unique custom float home built in the same area is a true work of art and a home that locals and tourists alike love to admire. Let's encourage more unique, character development. Victoria has a gorgeous little float home community with lots of character, little pubs, coffee shops, treats and whale watching. This is the Squamish that I long for. The true West Coast Squamish with ample character, wood, shakes and individuality. Squamish is full of talented carpenters and tradesman. Set them free and encourage creativity! Most importantly, please stop blocking the waterfront along the blind channel!!!!!!!!!! Squamish development should be staged with all the lower buildings along the Blind Channel and all the tall buildings at the back near the Estuary. This way our view of the Chief and our rare sunshine wont be obstructed. The taller buildings that have already been built on that side, create permanent shade on the street and obstruct the views of the Chief which is what we all moved here for in the first place. I hope the future Squamish that you are creating is not one where we are all tunnelled in between high rises where we no longer see the mountains, ocean and water which brought us to Squamish in the first place. Squamish is already cold and shady for a significant part of the year without blocking out the last of the remaining sun and the views.

Everything in the list sounds good, but Squamish is not affordable, There are not good pay jobs. We need a development in new business to improve all the job market. Cleaning, bartending and work in supermarkets is not the idea of balanced jobs that allows people to work and play

Purpose recreation access: makes sure that if something is destroyed by land development, it will get replaced by something of the same quality and worth to the community. For instance, don't agree to have world-class mountain bike trails replaced by gravel bike paths. Squamish is a world-class destination, adventure tourism is huge for our growing economy, make sure you keep it that way or it will be really damageable.

Paved bike trails to connect all neighbourhoods. Make sure development happens at a slower pace and have developers pay a share of new infrastructure

Save Coho Park's creeks and connecting trails to Jay Crescent-Jack Trail, and Garibaldi estates.

I fear we are losing our greenspace and council is wavering on their commitment to protecting it.

The jobs and trails points are great. We are supposed to be pushing mixed residential zones "in existing developed areas before expanding into new areas" - how does the Garibaldi Springs development fit into this?

We need a variety of housing options. There must be a balance in protecting the environment and growth. A man made ditch is not a riparian area.

Environmental sustainability and protection must come through more strongly here. They are foundational to this being a liveable city. This might mean development slows or must account for its impacts before it can proceed.

Recreation, health and arts facilities should reflect the demographic, in particular the large proportion of children in the community

I like. Also consider we are a leader in environmental and sustainable business / living

Affordable housing for those who work in the Squamish area

affordable housing is not defined, regardless there is no affordable housing and this plan does not provide either specific measures to create affordable housing and does not allow sufficient flexibility to permit a robust and flexible supply of housing.

A car sharing service that connect with GVA.

I like the criteria used to define livable.

Affordable housing is a problem and a serious one I might add.

Again this looks great. Managing our growth to keep us "big hearted and small town" is important. We live here for nature and we didn't choose a suburb or city. We need to remain uniquely Squamish.

Maintaining the liveability of Squamish for its residents, and not focusig entirely on tourism and bringing visitors to Squamish. I think the important factor is to look after those who live in Squamish, ensuring there are affordable housing options, single-family homes are affordable-with the goal of keeping families and young professionals in town.

Affordable housing, protection of natural areas and waterways, and outdoor recreation are essential. As is keeping a small town feel while allowing for controlled growth.

section 10 seems to be of less detail and more glossy than section 11, which has prescribed QP requirements. Section 106, item 3 refers to green shores, but how does this reconcile with the recommendations in the Integrated Flood Hazard Management Plan? How much parkland is within the district (percentage) and what if any is the objective? Section 17.4.2 - 4 mentions no net loss of trails - can there be an incentive program for land owners? What about trails constructed in trespass? If we really want to cut out traffic, make transit within Squamish free. Library services - how about an online system for ordering books, and getting them dropped off for pick up at stations/designated shop within each neighbourhood (would eliminate car trips into town).

How does the district plan on attracting well paying employers to Squamish? Would the District consider revitalization taxes to bring in employers? What is the percentage of open commercial space?

Development needs to align with demand, currently we have so much demand for housing that economic development is dragging to a halt because businesses can't find employees. In strong support of mixed communities and range of housing types. However, the DOS needs to use carrots as well as sticks to get the development community moving on these projects that provide mixed housing.

I've never quite understood why affordable housing needs to be a requirement. I guess I don't love the idea of having to subsidize my neighbor's rent. There are certainly situations I suppose where a little charity is warranted but my opinion is there is too much of it.

'Well Paying' jobs do NOT exist in RETAIL or TOURISM unless you are in management. To have those types of jobs you are going to open the doors to more INDUSTRY. There is never going to be enough facilities to meet the needs of the community unless HIGH DENSITY housing is considered in every part of Squamish. Single detached

Squamish is starting to lose our small town feel with the amount of condo and townhome developments. Worried about large redevelopment plans for downtown (6 story bldgs) as there is already a shortage of parking, and lack of amenities downtown as well as increased traffic

Create parks fairly as neighbourhoods develop. Brennan Centre will now have almost 200 new detached homes and 100 new townhouses but no developer provided amenities for those people. They should have been contributing to building new playground at a near Brennan park.

The small town feel left here about 3 years ago, in 2040 it's going to be part of a highway striped that's developed all the way from Vancouver to Pemberton. When will enough be enough?

Protection of natural areas and habitats is important. Part of our identity. Our businesses must acknowledge this and promote sustainability through their operations and supply chain. Existing developed areas should provide ecological services as well (rain water harvesting, flood protection, low carbon).

There is mention in the OPC about working with school districts to plan school sites but there is nothing about independent school of which there are number in Squamish. It is important part of Squamish community and should be recognized in the OCP

This is no longer an affordable community, external influences have pushed that beyond our control, so now focus on keeping taxes low so long term residents are not driven out by unaffordable taxes and build a high quality of life for people fortunate enough to still live here.

"World class festivals" need to be carefully vetted to make sure we don't have garbage and bears as an aftermath.

ENOUGH of the townhouses! It's Langley all over again; I get the need for less urban sprawl, but it CANT be the ONLY options!

How are we going to be good stewards to the Howe sound and promote our water sports if there are massive tankers and a plant that poisons it?

As mentioned, connectivity is huge. For the most part Squamish is a driving community. More trail connectivity for multi-users, including bikes, from downtown to Brackendale and up to the Highlands is needed. Also a long term goal or plan for growing mountain biking in the Alice Lake and Highlands/ Quest University areas.

Peak travel times with snow and summer are making the living experience of Squamish less appealing. Emphasize quick development of efficient intersections throughout the 99 drag, especially Garibaldi way. It's chaos and dangerous!

No, none of the above statements are true. Having lived here for 20+ years the liveability has gone down recently. Cant leave town on weekends due to hwy congestion. Its tougher to enjoy outdoor spaces now within the town due to squatters almost everywhere you go along the dyke there are people living. Its not far that we pay taxes for others to do this.

Sustaining liveability, as well as local business and economy, requires recognizing the invaluable recreational resources we are lucky to have so close to town. Local government should include official policy that helps protect these areas from development and deforestation. These important recreational areas include the forested land around Alice Lake (end of Perth), and the land above Quest University.

Employee Housing is a must if we are to sustain healthy growth and support local economy and workforce.

Great

Awesome. Love it.

Development should be sustainably managed. The new infill proposals are great and would be ideal but we need to plan and account for the fact that many ideal properties may not be chosen by owners to be redeveloped on the Districts planning schedule.

Importance must be placed upon the existing trail networks which are a tremendous attraction for both local people & a huge draw for tourists to the area. Mountain bike, trail running, hiking festivals bring tourism dollars to our community, and would not be possible with our world-famous network of trails.

Mountaing bike trail are e key elements to the comunity. Like many other home owners, we moved to squamish for the mountain bike trail network. It is primordial that all access to waterways, trails network are maintained. This is what make it possible to say we lives in the best place because we can work, PLAY and shop in Squamish

This notion of being a community of events is absolutely unattainable when a Highway divides the town in 2 halves with three rives dividing those halves up even further. Residential areas rely on one main artery to connect. Walking, or cycling is not safe even for the experienced cyclist.

Any arts and culture component must include significant input from our local First Nations community. They ARE our culture. Investment in a satellite Squamish Lil-Wat culture Centre in conjunction with the main one in Whistler would be great.

On the one hand you state your goal is affordable housing and on the other hand you want to limit and manage expansion and developments. Then you have the audacity to say you do not want to spend more on infrastructure but you want world class cultural festivals.

Maintaining Squamish's "small town feel" is vitally important so ensuring that small, local businesses are encouraged and supported well over big box stores is extremely important.

Keep up the good work on this.

Please protect our wild spaces in Squamish. I know that affordable housing is essential, but please limit the development to areas that are already zoned for development. Our more popular trail networks are already becoming overused due to excessive advertising about Squamish. If we remove trail networks to put in housing and take up green spaces with development, Squamish will just become another Vancouver suburb. Please preserve what makes our town unique and desirable. I'm not sure if this is the place to mention it, but PLEASE make proper, safe highway merge lanes a priority soon. The inconsistency of merge lanes in Squamish is bound to cause accidents. If we can't afford to make actual merge lanes going south out of downtown and north out of the Estates, maybe we should consider having a stop sign there so that people know they will have to actually stop and look for oncoming traffic in their lane rather than simply merging as usual. In developing the waterfront, please ensure that it is welcoming and accessible to all members of the community, and is not all taken up with condos or private homes. This is one of Squamish's greatest assets, and should be available to be enjoyed by locals and visitors, with a range of shops, cafes, restaurants and space to enjoy the waterfront and natural beauty of the space.

Again, these goals are admirable. Let's prevent the paving over of the things that made many of us choose Squamish to call or home. We must be good stewards of the environment and prevent the sprawl and concrete explosion that has happened in places like Kelowna and Nanaimo.

Yes to a green and recreation focused community with a vibrant arts community.

Market forces will decide the price of housing

Support sailing, windsurfing, kiteboarding regattas in Squamish. Support Salmon hatchery programs. Eagles bird watching tourism.

I think that comprehensive, continuous trail network through green corridors in and between our neighbourhoods is one of the most important ingredients to a highly livable city which supports trail based recreation and alternate transportation options. As we develop and grow, it is important to leave continuous green space, so nature truly remains just out our front doors and not a car ride away.

Playing the density game like Target and Dayhu are doing in Northyards is a Bad Idea..Reduce the Density. No walk to score No parking No Parks Nearby

We need to stop shoreline destruction via development. We do not need to become a sound destination.

Once again...well paying jobs and affordable housing. The jobs have to come first and for some reason Squamish employers don't want to pay a reasonable living wage. They don't have a clue what a reasonable living wage is. CRA puts it ~\$36/hr for this area. \$18/hrs if you are a couple. There is NO where in this town (other than DOS and the school board) where someone can start at \$18/hr. And there is almost NOWHERE in this town a single, educated parent can make \$36/hr to be able to survive.

We need access to the oceanfront to walk and green spaces.

meeting areas for groups and nonaffiliated individuals to associate on a casual basis

See above for the well paying jobs and place to live section, the DOS should not be subsidizing these. World class recreation is not being supported in the draft. The areas that contain (some crown and some private) our world class trail system are still zoned 'resource' rather than recreation and greenway.

Good general plan. Particularly development of strategies to attract high paying non-industrial jobs to the community.

Liveable for wildlife, building around habitat and providing wildlife corridors.

Development plays an important role in realizing these ambitious goals

Trails are a VITAL part of many people's lives in Squamish, whether they are runners, mountain bikers, dog walkers, etc. We NEED to keep the character of Squamish which means keeping our UNIQUE trails, creating more trails for all user groups and connecting more trails to one another.

Points 1 and 2 is not happening and we see no direction change in sight.

Yes to supporting recreation and natural green spaces!

Protecting existing hiking and biking trails as much as possible (by requiring that certain trail areas are left intact as a requisite for development approvals) and investing in trail building for additional trails as the number of users increases.

I think the plan is fairly good. I'd like to see more protection for wetlands and riparian areas. I feel strongly if wetland habitat is compromised by development the developer should compensate for it. I also feel that there should not be the ability to build within 30 of any streams in the area as most support salmon and riparian habitat is important to multiple types of animals and ecological function.

What about wildlife corridors? We need to allow space for animals to travel through our community and plan to minimize human wildlife conflict. Where do the large animals move around town and how is this planned for in future development. What about fencing on the highway, and overpasses, underpasses for animals?

Great!!

Protect migration patterns. Don't sell off this precious area to greedy developers.

if we intend on attracting all these visitors, we need to plan for the traffic. Also, we need to make sure we protect the recreation that make Squamish so amazing. Protect the mountain bike trails.

Build on the jobs sector. Squamish is changing demographics. Diversify jobs to provide more options to up and coming squamishians. Set aside green spaces when building new construction. Density doesn't always mean better. Suit the build to reflect the environment surrounding. Don't allow dense townhome construction if it means there is no place to park and more importantly no green space within the property or even room to plant trees. Help maintain recreational opportunities by taxing these new builds and promote healthy living in new trails, recreational facilities and programs to get people involved.

I think the Cheekye Fan area should be included as a Future Development in Schedule C as developing here promotes sprawl. It is important that events and festivals not interfere in the day to day life of residents. I.e. better traffic management is required so that people can always get around.

The town won't be liveable if you continue to greenlight housing developments that have no community hub, no way to buy milk or a coffee without the use of a vehicle. You need to ensure there are WALKABLE neighbourhood nodes made mandatory in new housing projects. SkyRidge, for example, is too far to walk for small errands, yet is being built without any retail or community node. It's a huge fail on the part of the district to allow car-intensive development in a town reliant on a single highway spine. It's just increasing road use as more and more people move into town.

Families are growing. Do you really think families want to be crammed into apartments?

Currently not safe or easy for the 8/80 residents to live a safe active life without depending on cars. Current situation as a drive through town means visitors with less vested interest in community can negatively impact livability. Example is aggressive driving in massive vehicles in residential neighbourhoods of visitors to bike trails. Also no real neighbourhoods. If you live in Highlands, impossible to get milk, wine or food without a car. Terrible planning. Need small scale retail nodes in all neighbourhoods that residents can walk to.

Trails that are integrated through out the community to create accessibility between all parts of town are really important. Green spaces, parks, and protected land are key as well. I do believe that we will need a bigger hospital, probably sooner than we think. This community is full of nurses ready to work closer to home. I think that if we want to make tourism one of our main industries, we have to preserve existing trail systems. If developments get in the way of trails, we need to have trails built in to the community. Bringing festivals and cultural events to the community is a great way to bring the community together. I really do not want to see suburbs sprawl. We need to do our best to contain our development. I can not stress that point enough!

The reason we live in Squamish is because of the outdoor recreation. But Squamish is feeling more and more like a resort... less like a liveable community. Unfortunately in the summer it feels like I can't utilize many trails and lakes because they are overrun with tourists. I left Whistler because I was sick of tourists... now I can't even go to the Grocery Store on the weekend because half of Vancouver is in the Independent, it's very frustrating. The bike trails are awesome, but I worry that all the proposed development are going to reduce the number of trails we have access to. Whistler has been ruined by all the festivals and events every weekend. Please don't make the same mistake that Whistler made.

Fully support

No comment, i am pleased with how liveability policy has been laid out.

I would like to see an effort to attract more outdoor and bike companies head offices and/or other facilities to Squamish. Squamish being close to Vancouver but right in the outdoors makes a perfect choice for such companies to settle here. These companies values, in terms of environmental stewardship and general community conduct, align very much with the community and this could mean a great local pool of highly qualified individuals to choose from for hire. I think the local government should strive to attract this type of new business before trying to attract new companies that create potential risk for our local environment. Furthermore the outdoor and biking tourism bring s a lot of visitors and money to Squamish I expect a high degree of protection of these amazing assets as the community grows. Trail and park protection would be my #1 ask concern and ask! I would like to see created a beautiful waterfront destined to enjoyment and recreation not an industry filled ugly waste of the most beautiful views of Squamish. I would also not wan to see it destined to high end residential this area should remain for everyone to enjoy!!!

I dont believe housing is affordable any longer and there are not a lot of well paying jobs. In reality I believe a lot of people will need to commute to Vancouver for well paying jobs. When discussing opportunities to play, I would like to see a water park or maybe two installed for young children as they do not have a voice and the focus seems to be on young adults.

Accessible, affordable childcare VERY important

Create a motorized off road designated area. Parking needs to be extended in future developments, because people in Squamish have toys that are parked in the garage, which leaves streets congested with parked cars. This is a problem, force developers to increase the parking requirements for developments.

Liveable is a cliché that is tired and dated. This was Toronto in the 70's. Presently we are creating a cheap alternative bedroom community, but pretend that all these people don't drive and use basic services. Density is great, but you need infrastructure maintained and expanded to meet the new pressures. As you increase pop I think the liveability decreases

Better organized roadways in Downtown Squamish. From the endless stops signs to pedestrians, teens especially, darting across the road at unmarked places, it takes a lot of effort just to get a break from this, with countless number of intersections they have to cross.

To achieve this housing prices need to drop drastically. Why are no detached single family homes being built? Not everyone wants up love in a townhouse or condo!

Grocery stores in each community. So we don't have to drive to a large supermarket

sounds great how will the DOS make this happen?

The key topic I noticed at the OCP is how we deal with increased growth, potentially doubling in 20+ years. My concern is the ecologically sensitive areas are up for development in the future as many other areas are high hazard zones (ie flooding & Cheakamus rock slides). I still think the key to managing growth is through densification to minimize additional infrastructure costs, however I understand the firefighting facilities may not be sufficient to support larger, more dense buildings so maybe this is something that needs to be further considered (ie at what point does the firefighting have to increase to suit size of town). Additionally I think there is an outdated idea that everyone wants a house, I think the reality of modern living is shifting away from the idea of a backyard and more moving towards a more sustainable, smaller size unit and focus on the important factors of life (ie health, community gardens, sustainable transport and options such as Electric vehicles and public transport, support for cycling to and from many destinations such)

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal-quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

Affordable housing and public transportation are the true keys to a successful, vibrant community.

The district needs to keep ahead of the curve when it comes to providing housing to support its growth. If there aren't enough homes --of all varieties-- Squamish's livability will be lost.

Outdoor recreation is what attracted our family to Squamish is very important for us, continued investment in our world class outdoor trails is vital

jobs, investment, recreational opportunities, creative industries

I am concerned about growth management in the Valley bottom. I do not want to see it become a corridor of condos. We need a balance of work spaces, green space and living psaces.

A waterpark for kids would be great. Talked about for 23 years now.

- I think encouraging infill development is important, provided it is realistic to meet population growth projections. I think this could be reviewed often as well. - I agree with increasing the threshold for future residential areas again, assuming curre

Not all residents access trails (esp in winter). Consideration needs to be given to indoor recreation options for growing population, eg. 2nd rink, expanded pool.

Restricting new subdivisions and promoting density should be focused on.

Merge lanes onto highway should be longer to allow cars to get up to speed. Parking at new development a huge issue.

Support local small business to grow and create jobs, or have a solid plan for industry development so Squamish isn't just a place to live but also to work, network, trade conferences, business hub, etc.

I cannot afford a home.

#NAME?

The supply of housing and the cost of housing is key to liveability. Ability to get around (improved transit)

\$ transit - frequent + regular

Capitalize on individual's indiciative. Infill -> RS1/RS2 zones too broad. Should be more sub-zones, lot size variability and community context. New CD & higher density zones are fine but do not address existing residential zone issues.

Balance between recreation vs. residential vs. commercial space that is accessible to bsuiness both small and large (affordable space).

Better building code standards for rise muffling for quiet HVAC units on exteriors of buildings. Better community enforcement against land cars and motorcycles.

Local jobs - we're entirely forgetting that independent schools serve our community. We've not made space for them.

- Continue to encourage and facilitate local bsuiness developemnt. - Protect our trails so that we don't have to drive to hike / bike etc.

Put houses on the rocks, leave the Industrial Park and lowerlands for business.

I rent I cannot afford a home

Terrell @40279 Gov't Road should be designated as residential all the way from Gov't Road to the river.

Eliminate water meters. No highrises, we don;t want anything to ruin our beautiful landscape and scenery. Support development of single family homes.

Restricting new subdivisions and promoting density should be focused on.

The city has no strategy re heritage / archives; result - important material is lost. Take charge! Similarly, the arts need better organization and support.

Single family homes should become a focus and invest in infrastructure

Limit sprawl along highway 99. Adding on to existing neighbourhoods is ok and expected but as much continuous green space as possible should be preserved and used to promote trail continuity and connectivity. Connecting gaps in our trail network, linking all neighbourhoods to downtown via trails and connecting our nearby parks by trail to reduce car traffic to these sites.

Shall be an increase in single-family homes, thus increase in spending

Access to nature and bikeability should be priorities

Green spaces. Trails + walking paths. Preserve wildlife. More bike + walking trails

One where employment lands are maintained

Again, limiting footprint is focal.

Too much density is starting to cause major traffic. Would like to see more public transit.

A vibrant downtown with opportunities is good, but shouldn't be based solely on retail / restaurant employment. These are skilled people in Squamish looking for real careers.

GOAL 3:
Healthy



What does Healthy mean for Squamish?

In 2040...our community has a holistic view of health that looks at ecological, physical, emotional and spiritual aspects of well-being:

- Our natural areas and ecological assets are protected.
- Our community supports healthy built environments, promoting active living and mobility, a range of affordable and accessible housing, safe parks and open spaces, and access to healthy local foods.
- Early childhood development and lifelong learning is nurtured.
- Our most vulnerable residents are cared for with dignity and respect. Suitable facilities and services are available for people of all ages, abilities, incomes, and cultures.

Special attention to maintaining natural areas and trail networks. If trail networks are compromised due to sprawl, ensuring construction is in place to recreate such areas.

I didn't see anything related to woodsmoke and back yard burning management in the plan. I am aware that there was a stove exchange program and that there are regulations about burning back yard waste but as a resident of Valleycliffe with asthma since moving to Squamish my asthma has got worse and this is largely due to woodsmoke. For example, having a mix of wood stoves in the winter where by residents do not responsibly burn, followed by people being allowed to have back yard fires before fire bans come into effect there is only a 2-3 month period (if forest fires don't occur) that is free of wood smoke. Based on this I would like to see more on wood smoke management beyond that which is addressed by the sea to sky clean air society.

could not agree more we all need to look after each other

protect our biking and hiking trails from residential development

Oops...see above!

No net trail loss for hiking biking horseback riding dirt biking trail networks. Keep developments out of already established trail networks.

Walkable communities with economic hubs within 15 minutes walk of residents is important. These areas also have potential to act as Emergency hubs in time of disasters while providing community meeting areas that can promote community.

Rampant tourism is murder on ecological values. Industries are regulated and receive professional oversight. Tourists and recreaters do whatever they feel like regardless of consequence

Good progress.

Given the extent of development planned, I don't see Council protecting natural areas. I see green spaces being leveled and built on. It seems that the majority of new development is reducing green space, for example Crumpit Woods, up along Aristotle road near Quest, across from Brennan Rec Centre, proposed infill of golf course, etc. How are natural areas being conserved? Squamish residents enjoy the balance between green space, viewscape, world class recreation and access to this. The amount and locations of development being permitted will throw this balance off. The pace and haste of rampant development runs the risk of development monstrosity. I support development occurring in stages so that the community can gauge the affect of each 'large' development being built and accomodating the affects, new aesthetic and additional traffic. We don't want a frankenstein community to emerge in 10-15years.

Development should be designed to incorporate or fund bike routes, trail access, and pedestrian access for ease of mobility. New developments should have a retail component to attract pedestrian traffic, and Council should also permit retail/food service easily on widened sidewalks.

The emphasis on a range of housing types is good for balanced growth. Yes, natural areas and ecological assets need some protection, but this is overemphasized in this plan. Squamish is a city and not a national park - I feel that planners and some people forget this - we can't have it all without a cost to growth, economy, business and citizens.

Parks and Pathways - see comments under "connected".

Significant pieces of land need to be set aside as natural green spaces. If development is extending into a natural area, 70% of that area should be reserved in its natural forested state and be available for recreation. We need to monitor the long term environmental impacts of residential development growth. How big does Squamish need to get?? Cycling commuter trails are critical to reducing car traffic and increasing health. Commuter Bike trails and bike traffic should be given a higher priority than car traffic if we are true looking to move to a majority of people not using cars.

If we are going to seriously consider the objective to, "Manage growth in a way that reflects the community's values", we need to recognize that 90%+ respondents about the OCP agree with this statement. Therefore, the Garibaldi Springs golf course development is in direct conflict with this objective. Many municipalities are purchasing privately owned golf courses to preserve green space and create recreation areas for the community, not amending the OCP to allow 400+ housing units in exchange for minimal CAC's and trails. Squamish's council must own the decision to sacrifice such green space or have Polygon develop in other pre-purchased lands in Squamish. They've stated, "they have enough land to build for the next 10-15 years". If it's within the UCB and doesn't require an OCP amendment, and already appropriately zoned, they should focus their for-profit development in those areas, that do not take from the environment.

Families are drivers of growth and they come here for the healthy, active lifestyle that exists currently. The the key to the desired family lifestyle is the natural (and many ecologically sensitive) areas within our community - these green spaces must be protected!

Despite a zero net loss of trails, there are fewer areas to replace lost trails. Mnt bike access will be limited according to the zoning maps. We are a community that has access to epic terrain right out our front doors. But the future looks less bright when we have to travel distances to access trails. Ie. Chrea lands, crumpet woods and dump trails could be lost. Being surrounded by provincial parks, rivers and First Nations land, our outdoor lifestyle will be gone.

It would be really nice to have a walkway from Brennan Park's west-side parking lot to the rec centre so we don't have to walk on the soggy grass (or through a foot of snow) or slippery road in the dark. A growing population means we have to use this parking lot and in the winter it is not fun dragging the kids from this parking lot to the pool in the dark. It would be really nice to provide tax incentives to those geared toward local organic agriculture in order to grow that industry in Squamish.

Again, sustainable development is key to creating a healthy community. We need to reject unsustainable projects such as Woodfibre LNG that threaten our health, well-being and environment.

All good stuff. Totally agree. WFLNG strongly opposes your first bullet point above. 'Our natural areas and ecological assets are protected' - by Sukanto Tanoto? I don't think so.

Very good. This means that our local gov't will have to continue to boldly lead where our provincial and federal gov't fails. Should the municipality buy the lands now owned by Woodfibre and use the BC hydro yearly payout of \$1.7M for the IPP to pay the interest. Brownfield sites need planning so we can ensure we will fulfill the mandate of a healthy community.

sounds nice!

My previous comments apply here regarding natural areas and ecological assets. We must ensure that increased density of housing is located away from existing green areas. Residents can travel to green space from the core of our community, and we should avoid any high density housing in existing greenways. Our population is aging on a provincial level, and although we have many young people in Squamish, we must also be aware of elder needs for people here that may want to keep their parents closer. High density elder housing is positive for encouraging social support for isolated seniors, and to protect their access to services and retail. If high rises are to be considered downtown, elder housing should be prioritized.

Yes to supporting greenspace!!! This is SO important to Squamish- it is why we love it and why people come here/ move here! We need to create affordable housing in already developed areas.

Could we think about having more District playgrounds (ie Willow Park) with natural play structures (ie logs, rock and stumps)? They can double to act as landscaping, adding to the attractiveness of the playgrounds, they soften the hard edges of metal structures, and are great for children's development on many different levels. Working with different volunteer neighbourhood groups (such as the recent work at the Hospital Hill playground) is a great way to get more bang for the District's buck as well as develop a sense of pride and ownership in the playground. Yes to reducing inequities. Yes to the monitoring of cumulative environmental impacts from proposed, and existing, heavy industrial activities. Yes to continuing to create Safe Routes to School...let's get rid of driving your kids to school! Yes to supporting local food production (this is also a big piece of being RESILIENT) and curbing food waste and the recovery and redistribution of surplus food (let's collaborate!). Yes to making it easier for people to build suites, tiny homes, carriage homes, co-ops and the incredibly successful community housing we hear so much about it in Europe.

I think Squamish is currently on the right track with being a community that promotes a healthy lifestyle... if you can afford to live here

Childcare options seem very sought after. Is there an effort by the municipality to ensure this is being created for residents? Should be a movement to look at having public washrooms near all the municipal parks. Young children and their caregivers should be given this amenity. The lack of public washrooms in the community is a concern. Who are the 'local partners' you refer to when you say the district should create a Child Strategy with? Continue to fund 'valley trails' giving 'off road' options for residents and visitors to connect suburbs of Squamish (especially with increase in traffic on Hwy 99).

agree

the reason a lot of people move here is the access to the natural world. forested areas and trails right in town and literally in your backyard. The access, the trails and green spaces is what really makes this town what it is. please protect them!

Looks great

There are many green places in Squamish, we need to maintain a large ratio of green to development moving forward.

Continue with the world class recreation development and buy off the private land that has many of the world class trails on them and turn it into parks. Tourism is huge but lose the trails that created it and they will stop coming.

Need more focus on children. So many more children being born here. Need proper leisure services that people actually use! People here need an indoor place they can train in the offseason. Brennan park facilities need a total overhaul. Would like to see a world class pool and play centre, as well as a well-priced modern gym. Need safer roadways - sidewalk along government for example. So many strollers and dog walkers and kids walking from school being narrowly missed.

I think early childhood education on healthy eating habits is important. I'm guessing this already happens, but I'm out of the loop on this.

Building codes should reflect long term goals. So when a new condo or something is built it does not add to GHG legacy to be overcome. Regarding the habitat fund would not be just as reasonable to ensure other land was allocated, i.e. swapped, to ensure that the net habitat was not lost?

The first aspect is protecting natural areas and ecological assets, yet many development proposals and growth scenarios will result in the destruction of those areas. The OCP needs to recognize the economic value in leaving natural areas natural, and not adhere to outdated notions that an area's utility or value comes from "improving" it by clearing and building something on it. Regarding active mobility, the existing network of urban bike paths and trails is a good start. An important element of this will be planning that enables the network to be linked together in a seamless fashion.

See liveable comments above, as they all tie in to our mental and physical health as a community. Continuing to champion projects such as hospice, mental and physical health initiatives, etc is also important.

Universal accessibility is key. It would be great if at plan review stage for community buildings, this is emphasized. Too often we still see people with mobility challenges having to use a different entrance.

I think that a good mix of housing types are important to maintain a diverse community. As property values increase, encouraging rental housing options becomes more important. Carriage houses are one good option. I have heard from some young families that they would like to see the development of new, smaller single family homes, as an alternative to townhomes.

Protect the existing trail networks! When assessing trail value, you need to use qualified people such as Sorca or engage with IMBA.

How will these initiatives be paid for?

No to woodfiber LNG. this is not protecting our ecological assets nor is the sprawl and big style houses that use extraordinary amount of resources. The council does not listen to the people. They listen to developers who care little about this town and just want their pockets more full. Green spaces should be protected, not developed.

It's very important to me that we prioritize natural environment preservation as the highest priority, as it is the basis of our long-term viability and it's what makes our community so special. We need to think about 2100 and not just 2040.

The district should do more to get Capilano to reopen.

Would be nice to have local fish market

Yes, set up zones of protected areas between housing. There needs to be plentiful wildlife corridors between developments where animals such as bears can pass through and children can play in green belt. Simply saying that developers need to put in random play parks is not sufficient. Children need wild green belt close by to play in. Not just a park they can go to. Otherwise what's the point of living in Squamish if plentiful green space is not easily accible

Don't allow developers to build on amazing recreational areas and natural assets such as the Highlands Bike Trails and the Cheekey Fan

na

Affordable child care

To have a healthy community, we need to have a better rec centre. Build another hockey rink and dry land training area. Better gym facility available for healthy living.

accessibility needs emphasis..

So many buzzwords.

Development should be limited to existing neighbourhoods with limited exceptions. Very few members of the community, other than developers, want to see the town sprawl up the hill sides.

Excellent.

Everyone should have a say and enjoy nature!!

I agree with this.

Makes sure that the Ocean front lands are developed responsibly, don't force people out too quickly, develop the park first and keep Nexen/Newport beach natural! Don't develop a bunch of stores along the waterfront, keep it off-leash dog friendly.

Our public education system needs to shift to a more "Squamish Way". Less screens, and more natural environments to promote learning. Private education such as Montessori & Waldorf are already doing this, and should be further supported.

We can protect green space, maximize connectivity between neighbourhoods via trails and truly be out front of what will most definitely become the most enviable healthy community in North America.

Please do not develop on Garibaldi Springs as you will not be holding true to your statement of protecting our natural areas and ecological assets.

Alternative living arrangements for seniors which enable families to remain together must be a feature component of any long term planning of this community.

Expanded Waldorf School is necessary for the community as a choice of alternative education. They need a good land for new building with supports from developer. Waldorf school's principal is nature based, limited screen time, which a lot of parents in now days put values on. In such as beautiful community, this education is a must.

must meet aging/growing needs of older long term residents and vulnerable populations (mental health and addictions) through improved access to care, housing, community support (sustainable transport and food)

LNG is a total contradiction of this statement. Having a foreign billionaire doing business in our town is what's wrong with our current economy.

No Cheema land development until population target is met and no golf course development ever

Tying into the previous goals, the focus on density instead of sprawl, and the protecting of natural areas, is important to maintain the ecology of town, but also the residents ability to access those natural areas. This encourages not only physical health benefits through movement, but mental health from time spent in nature, as well as helping to foster a greater environmental awareness.

Vulnerable residents like seniors and low income earners must be our FIRST AND FOREMOST PRIORITY!!!

It seems like quite a challenge to support the spiritual needs of residents.

Excellent! Ability to access physicians in multiple areas of the community is key.

Protection of the diverse habitats are vital.

Our natural areas and ecological assets have yet to be adequately identified and mapped. allowing development on hinterland sites will end up costing us our ecological services that we take for granted. for example, turning the wetlands at garibaldi springs golf course into townhomes will forever remove the natural, and free, stormwater mitigation. squamish has done a great job to connect the north-south corridor with biking infrastructure. yay!. older residents are moving away from town because developments do not include adequate real estate for those that want to "age in place." for example,we have older members of our family that want to live in this community and enjoy the presence of their grandchildren, however the lack of senior's housing makes this option impossible.

Two challenges will be affordable housing and local food security. Active living should also include access to trails. Increased participation in the arts should also be part of this goal. There's plenty of evidence that participation in the arts promotes health on many levels.

Invest in climbing and bike trails

Hilltop House does not yet fall into the category of "suitable facilities" and needs to be improved radically. This is the only option for care for the elderly and it needs more funding to improve the staff to resident ratio, quality of care, activities etc. I'd like to see council interest and involvement in improving life for our seniors. One major issue is attracting and retaining staff - care aides and nurses etc - partly because of a lack of housing in Squamish. And if we could get a training program set up here at Capilano for care aides and licenced practical nurses we could train residents who are already members of the community.

I think we need to evaluate this under the system of: <http://www.naturalstep.ca/> which Whistler did: <https://www.whistler.ca/municipal-gov/community-monitoring>

The policy highlights are very respectable, but the reality of a changing world need to be taken into consideration.

Some repetition here about natural areas and ecological assets being protected as this is also mentioned in liveable. Perhaps healthy is the place for protection of natural assets and liveable is about protecting access to recreation and nature?

Daily access to recreation is essential for health. We have an amazing trail network, especially in the Highlands, built and cared for by volunteers. If we care about Health, we should be doing everything possible to protect it. Less sprawl also means that people can bike and walk everywhere. Right now it's so hard to get around town unless you drive - town is so disjoint. Driving is not easy for the elderly, and it doesn't encourage a healthy and active lifestyle. If we build density it gets that much easier to have a core community where people can get around on their own power.

As our community grows, it would be great to see an all weather track and field surface. This could be used by not only by the athletics club, but also soccer teams training, swim club dryland, seniors/individuals who do not like walking in the forest trails.

I think that this is a worthy goal

MORE protection. You will never protect enough ecological areas, and everything IS an ecological area.

It's important for the community to have green space and park areas accessible by all ages and capacities such as the Garibaldi Springs Golf course area. Leave it green and protect the very special ecosystem the marsh is.

See above comments re high-density housing and community centre. Another way to promote ecology is to try to focus on being a leader in research and design. Similar to other areas where they have created innovation centres in different industries--Squamish could look to develop a core facility for ecotourism and education. Squamish has found it's niche in Adventure Tourism and now is developing Ecotourism opportunities with education on the Estuary revitalization, and wild life habitat restoration. Perhaps finding a way to create an animal eco reserve and rehabilitation centre that is both an attraction factor for tourism and a centre of excellence for education? Health and Wellness retreats are also part of the ecosystem developing in Squamish--refocusing on health and food security, and education.

We need improved recreational facilities. There should be a workout gym along with expanded pool at Brennan park along with a gymnasium . There is no excuse for a town this size to have such a small rec centre with so few amenities.

The majority of Squamish is already very healthy and fit because the people who are moving here are moving here because it's the outdoor recreation capital of Canada but I love the goal. Overall, Squamish attracts a healthy, active people.

Healthy built environments are great, and density is a key part of it, but let's do it right! Many of the new townhouse developments have limited aesthetic appeal, poor sight lines (you almost have to be in the intersection before you can see a car coming), limited parking (which will only get worse - and until there are jobs in Squamish and better public transit, let's face it, there are going to be lots of 2-car families - tandem garages suck, and many are too small for 2 cars plus all the toys). Healthy means healthy for our pets and the wildlife too.

Protect and preserve the trails, the waterways and parks. Parkspace is vital and needs to be kept in current form.

Where is my yoga mat? Oh under the blue trees across the rainbow sidewalk?

Wonderful! At last Utopia!

Priority given to childcare/education/before + after school services to support working families. Innovative solutions for low cost housing including micro home communities. Encourage massive increase in local food growing, including incentives for vacant/underused lots to become harvestable. Ensure there are facilities for people to age in place.

Protecting our existing greenspaces should be a priority! Density is far better than sprawl.

I support this statement. I hope we can also protect other vulnerable species besides ourselves.

Squamish no longer feels like a safe community. Several residents and myself agree that Squamish has literally "gone to the dogs". Squamish Animal Control is either unmotivated or incapable of enforcing the on-leash bylaws. There is literally not one single stretch of 100 meters anywhere in this community that is safe to walk without being assaulted by off-leash dogs. While it is my understanding that Squamish is technically, by law, an "on-leash" community, the reality is that Squamish is entirely "off-leash". Although I was a longtime animal and dog lover, I have become extremely fearful of dogs as a result of living in this community. I would not have an issue with the dogs being off-leash if they were trained and the owners were respectful however neither is the case. If I had a dollar for every time an owner yelled "my dog is friendly" as the dog ran at me I would have my mortgage paid off which is saying something given the above-mentioned affordable housing issues. Dogs have threatened me at work, jumped in my truck, jumped in my yard, cornered me in my home and in my vehicle, run at me countless times as I attempt to walk around the block, chased me on my bike and threatened me while I'm jogging. Residents have been bitten, dogs have been bitten, several cats and at least one dog have been killed. I worked from home all winter and saw all the same neighborhood dogs off-leash on a daily basis and there was not one single occasion that the Animal Control Van passed through my community, not alone enforcing the law. The only action I have witnessed by Squamish Animal Control is to enforce the licensing bylaws. I would argue that if they were out patrolling the streets they would soon discover that the same owners whose dogs are off-leash are likely the same owners who aren't purchasing dog licenses. It is unacceptable that numerous residents, and friends' children, have openly voiced their concern that they "no longer feel safe in Squamish". It is utterly irresponsible that more condos and townhomes are being created without addressing the dogs that inevitably live in this densified housing and are thrust onto our streets and trails as residents no longer have yards. I would argue that Mayor, Council and the District of Squamish have an obligation to enforce the law and keep residents safe. The population of Squamish has increased, the number of dogs has increased and yet enforcement of the laws has utterly deteriorated. Recommendations: establish a weekly or bi-weekly quota for the next 6 months for off-leash tickets, post weekly offenses in the Squamish Chief, provide animal control officers with portable payment options so that owners can be fined and make payment for their fine in situ, hire an education officer that attends Strata AGM and works with Strata property management and realtors to provide informative packages to new residents educating them on the on-leash bylaws/licensing/fines, delegate specific areas as "ON" and "Off" Leash areas. It is not feasible and unrealistic to enforce the law everywhere. All residential/commercial/industrial areas as well as municipal parks, store fronts, coffee shops, grocery stores and the downtown should be Mandatory ON Leash with FINES. All residential areas should be patrolled and enforced aggressively!!!! There is no excuse for any citizen of this community to feel unsafe while walking around the block, entering a coffee shop or the grocery store or while playing with their children or reading a book in the park. A trail system such as the Estuary should also be deemed an ON LEASH sanctuary so that people and pets who are fearful of off-leash animals have a safe area to enjoy a beautiful outdoor space. This would also protect the bird life in the same area. The Smoke Bluff climbing areas should also be aggressively enforced ON LEASH areas. It is a safety issue for climbers to have off-leash dogs getting into conflict with other off-leash dogs or even worse with dogs that have been responsibly secured while their owners are climbing. People climbing and belaying are not in a position to deal with their dogs responsibly if a conflict occurs. As long as all dogs in the climbing areas are leashed or tied while people are climbing then no conflict will occur. The rest of the spaces could be left OFF LEASH as they essentially are anyways. There is something drastically wrong when joggers, cyclists, home owners, children, rock climbers, etc feel justifiably scared as it is impossible to know from where or when an off-leash dog will come running over. While they may seem "friendly" to the owner, to someone who is uncomfortable around dogs these encounters are truly terrifying beyond words and eventually lead to modification of recreational behaviour in an attempt to find anywhere in this community where dogs won't be encountered.

That a healthy community needs a hospice and supportive services for end-of-life care, so that these vulnerable people and their families do not have to drive to North Van or Vancouver to get the care they need.

More childcare!

this is truth. Is awesome to see almost every young boy and girl doing sport

Are our greenspaces protected? I hope so... Garibaldi Springs was denied proposals to be developed in the past. It's not zoned for housing now and it was denied rezoning in the past. This is the wish of the people who live in the area. Decisions were made and money invested based on zoning and the OCP. If we can't look to the OCP or zoning for guidance on what to expect for future use of land in our community, then why do such things exist?

lets go out of our way to avoid more industry development and focus on the outdoor adventure and tourism

None.

It's great!

promote an active resident population by protecting established trail. add trail, not just commuter links but also recreation links

Need more housing for seniors to age in place.

lofty statements but reality is different.

Yes keep natural area protected. Yes keep community spaces safe and get people, children safely mobile (more lighted cross walks for bike commuting and safe walking - drivers on phones still a hazard for children on the road side), yes safety and dignity for vulnerable people, including those at end of life. Yes let's be a leader in Palliative Hospice Care

Affordable housing is mentioned yet again and it must be emphasized that with real estate becoming Squamish's most valuable resource, it is important to NOT auction it all off now for cheap for the purpose of building cheaper to make a profit. Residents will find themselves nothing left in the future, and nowhere left to breathe once the open spaces are filled with poor quality row houses and human structures.

Looks good.

Good ideas as long funding these projects is not at the expense of property owners(higher property taxes)

There is not enough affordable housing

Make education, childcare and healthcare a priority. Social programs that benefit all citizens are a must!

Ecological protection needs to be done but with common sense. Some of the regulations around riparian areas make what little usable infill land very difficult to use and will drive developers to expand further.

I have always been a strong advocate for access to the ocean. I started the Sailing School at the Squamish Yacht club 8 years ago. I have been a boater here for 22 years. I have a boat access property on Howe sound. A key factor to being a sea side community is having access to the water by means of a dingy ramp, a community Yacht club that is affordable and a plan for a boat ramp!! Aging in place, ensuring that our aging population has the infrastructure that it needs to live here.

a good start! But, looking over development on bike and sidewalks shows a slow start to improving to commuting and recreating walkers and cyclists in the area. Please accelerate foot and bike path development, bike locks, and bus infrastructure!

Include in the official community plan commitment to support local health care associations when they make requests to the Vancouver Coastal Health Authority to increase support for our increasing permanent and visiting population.

Continue providing outstanding early childhood programs - the last 3 years I have been blown away with the opportunities and support. Keep it up.

Love draft discussion 25.4, prioritizing early childhood within our community. The early years are essential to supporting the number of families with young children moving into our community.

More parks are desperately needed with the newer condensed housing. Children would benefit from a water park and more accessible playgrounds for the increasing number of disabled children in our community. Having an indoor play area for children with special needs that was free to families in need. I am suggesting for both physically and intellectually impaired children. There is nothing that meets that need in town.

Love this.

Great. Some more park spaces will be needed. Connect with Dutch style bike lanes separate from roads. Rome wasn't built in a day, requires long term outlook

improved access to daycare & after school care at affordable rates is paramount. day care space is very hard to access, and expensive which in many families leads to one parent stepping out of the work-force to stay at home with kids. This reduction in the work-force has economic implications to the community.

I agree

Keep increasing the senior assisted living homes in the community to avoid seniors having to leave their community when age and/or illness requires they leave their own homes.

more community gardens, increase life (not cars) in alleyways, stop building the downtown view in, gondola from Nexen to Echo lake.

These are all admirable goals. Just remain realistic with how much of it is the responsibility of a municipality.

Carry on.

No issues with this. As a bit of an academic, I find Squamish to be a community that doesn't seem to value education. They are trying to balance too many things. As a recreationist. I'm happy with all those goals - to ensure we continue to have access to them. There is a fairly large group of recreationists in Squamish - which at this point in my life is fine with me. I'm not sure I'd be estatic (sp?) to send my kid to Howe Sound Secondary - but it is all we have. You seem to treat older people well - which is what I am now.

Absolutely, a healthy community that protects the natural environment we're so lucky to live in.

Sounds great! Meanwhile long time Squamish residents are moving away because of high housing prices and lack of such.

We need an overpass to help connect valleycliffe/hospital hill to downtown. We should also have a pedestrian trail to downtown - gentle switchback through kingswood land.

We need to support children by ensuring safe routes to school. The work that was done recently only scratched the surface. With a highway running through our town we need more work to ensure safety for kids going to Squamish elementary and Howe sound secondary from valleycliffe.

Trails promote a healthy lifestyle and safe routes to school, work and recreation.

Lot it. Focus on preserving the trails and promoting inclusion in the outdoor community

I feel that there are not enough green spaces in and around the high density neighbourhoods. The developers are permitted to go in and cut down huge forested areas. I know you are trying to prevent urban sprawl, but there should be more large trees planted and more green space created. Yes there is lots of green space surrounding the town, but that is not where we spent the largest part of our time. There needs to be ample green space where we work live and sleep! Green spaces within the community clean and cool the air, filter and regulate the water, reduce energy use and protect homes and businesses during storms. Healthy large street trees can lengthen the span of built infrastructure like roads and sidewalks by shading them and reducing the effects of weathering as well as provide significant health benefits for humans. Green spaces make us feel good and encourage us to walk or ride bicycles to our destinations. Where we live at 1200 Edgewater Dr, to accommodate the Breeze high density housing behind us, all the forested area was clear cut the atmosphere changed. It's windy all the time, it was sheltered before, you can hear the traffic on Gov't Rd. The trees provided resting spots for Great Blue Herons and Eagles, it was home to many animals and birds. It will be hotter during the summer, no trees to keep it cool! There will be another 100 cars in the area. Air pollution increases with density. This results from higher traffic densities together with less volume of air being available for dilution and dispersion. Nitrogen oxides in this pollution have adverse respiratory effects including airway inflammation in healthy people and increased respiratory symptoms in people with asthma. Large forested areas will be depleted fast with the future developments. It would be nice to have a few Natural green spaces preserved in and around where we live. Lets not sacrifice our health and the beauty of Squamish by trying to squeeze everyone into high density developments without the proper planning of healthy green spaces within the developments!

Greenspace is healthy for everyone. Protecting those space currently designatged as green space under the OCP and other sensitive wildlife areas, would be healthy.

Density is key to create liveable and active neighborhoods and protecting the environment. Don't let sprawl carry on. We have enough land already available for our population growth of we focus on densifying rather than sprawling.

The policies are not that different from the objectives, will there be a clear set of tangible actions?

broad based dissemination of current ideas in psychology and social cohesion available through public agencies

See above re natural areas being zoned for recreation and greenway rather than resource

"protect, preserve and enhance the natural environment, it's ecological functions and biodiversity" "manage growth in a way that reflects the community's values" - I've got a huge question about the Garibaldi Springs project here.... Also, if we've been doing this in the estuary, and we can't even kite there.... how is fortis running gas through here?

Promotion of acting living through connected paths throughout the community is an essential part of this plan.

Green space is critical to Squamish. It's why we have so many tourists. Any mountain biker knows some of the best trails in the WORLD are in Squamish. Allowing developments to move forward in which green space and unique trails are destroyed is detrimental to the OCP. If trails are destroyed and green space lost, locals will be forced to drive to areas to ride, walk their dogs, go for a run....that is the exact opposite of being healthy. Residents should be able to walk out their door and be within a few steps of trails/green space

I'd like to see another rec center built in Squamish. Our pool is way over subscribed. Can we not get developers to pay for a new pool since their developments are drawing more people to the community? We have a thriving athletic community and should have a dedicated pool for swim teams and athletes to train.

There is way too much developers taking advantage of this town. This isn't healthy behaviour.

More green space

You can't have a healthy town when you're completely car dependent. We need safe, connected bike routes that aren't an afterthought or straddle the side of a busy highway and walkable community nodes for small everyday tasks. We should be able to buy milk in the Highlands without having to drive a car down the hill. Walking isn't a safe option as Manquam doesn't even have a sidewalk. If you want a healthy community, you have to include safe modes of transport that aren't vehicle-dependent.

Impossible to achieve without making active transport more practical and safe

Fully support

environmental protection is of the utmost importance!

I don't see a lot of opportunities for people to grow old in this community. Not a lot of retirement residences and nursing homes to choose from. I also understand there is a need for space for "Before and After School Care". We need to deal with these issues ASAP. Young working families need support for childcare within the school framework.

Growth with environmental values in mind, especially when pertaining to proposed heavy industry.

The waterfront should be developed but should include large natural areas and access to the water and view for everyone. The proposed float homes in Mamaquam Blind Channel are far too tall/large and would obstruct views, shade out the water column and substrate and narrow the channel. New waterfront developments should be made of natural materials and have a mountain-town appeal (unlike Mireau). The diking of Mamquam Blind Channel should allow for some natural shoreline on the water-side of the dike, as opposed to completely infilling the channel. Restoration and naturalization should occur where possible. Any trails disturbed by development should be replaced at the same quality of trail (not just quantity).

I agree with splitting the zoning of parks into "ecological/preservation" and "active/recreational". Also agree with the ecological preservation of the lands south of Finch Drive (south of the recreation centre). Affordable housing is still not there - we need a drastic innovative plan.

I don't see the benefit of spending money on acquiring environmentally sensitive lands, rather, covenants should be placed on the title of lands that contain these areas. Or more restrictions should be placed on developing over such areas.

Support for outdoor organizations, specifically SORCA are critical to Squamish's competitive edge.

We need more green space. Dog parks/child friendly free parks for everyone to enjoy.

The plan doesn't seem to protect any of our natural areas. The main trail areas south of Alice Lake are still zoned resource! This area is what makes Squamish unique and special and should be a park

Is the DOS willing to give up land for development to create affordable housing, as the market will not do this on its own

I'm 100% supportive of healthy built environments, I think we need to be mindful of the long-term energy use and maintenance of buildings moving forward. And also looking for ways to offset costs for these more sustainable developments in order to encourage them as a viable choice for developers rather than just expecting they will be able to provide them

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

Excellent. Health of non-human persons should be acknowledged as well.

Housing is a significant issue - how do we make it affordable? How can we make more rentals available?

Connect the major neighbourhoods with a safe, paved trail network so people can walk and ride from home to work or shopping without dangerous high speed descents and strenuous climbs to return.

Our most vulnerable residents also need to be held responsible. I've hired a number of the chronically underemployed and have experienced what happens with and how handouts are viewed.

Locate housing along water. Expand pathways for pedestrians and bikers.

very supportive

Upgrade parks

Support safe cyclist and upgrade parks

Squamish is about as healthy as it gets - don't mess with it. Concentrate on child health, poverty and education, mental health and addiction (big issue in the future), senior's health will also be a big issue in the future.

Support safe cycling and stop food waste

Upgrade parks - Stop food waste

Continue to build a strong transit route

Please find a way to put more bear-proof garbage, recycling and compost bins everywhere. We need to stop building over our wetlands and wooded areas and start building up within existing industrial / commercial zones (no more than 6 stories). The business park is a huge waste of space occupied by a handful of retailers that could be better better utilized by making it mixed residential / commercial use + keep the pressure off downtown + building over backyards.

Healthy community goals are great. We need to pay attention to the money spent on this initiative and make sure that it is achieving the desired outcome. One example is the Adventure center to Brennan Park trail system. With a paved and top class trail there are still bikes and pedestrians taking up road use, sometimes several riders side by side while the expensive trail is not used. Care of our vulnerable residents should be a core value.

Consider noise, light + EMF pollution as measurable factors in maintenance of health

Connecting trails from communities to crown land forests

Connectivity (nearly impossible without developer spending) will be the major limiting factor here. If more people living here actually stayed and worked here, traffic congestion would be unbearable. Driving to drop off recyclable glass, dropping kids off at alternative schools outside of their catchment, fitness centres in industrial/employment areas and daily stops at the home owner's respective post office box will turn Squamish into a parking lot.

Healthy starts with access to nutritious local food. Tax incentives to encourage local farmer to gear for year round growing (hydro and aquaponics) as well as a involvement from local chefs, farmers and instructors on how to grow and prepare their own food.

Maintain green spaces for people to have access to exercise and recreation opportunities.

Maintaining and adding to the recreation options for our youth and visitors. Keep the bike lanes and corridor trail developing (great work seems to have been done and is a wonderful work in progress). A healthy community has adequate green space

I understand the banning of water sales in rec centres, but does energy drinks and pop promote healthy living? Bring back water.

I am in support of these goals. The preservation of habitats and natural areas is a high priority in my opinion, as are adequate services and facilities for young children and the elderly.

Is the Easter Seals Camp still in the A.L.R.? Should it be designated agriculture?

We need to assure we work with developers to work on goal use of the pre-existing trails

More grants for the mountain biking community to build more trails

Where possible have jobs and houses on the same land. No commute, no car needed.

Food growing options are so limited. ALR across the river? We need to address this more fully at the lot level and be sure to provide the opportunity for local farming. It's hard to get local produce here. Need to encourage developers to build more smartly, instead of big, empty boxes. Also how do independent schools fit? They're inadequately served now + that needs to change or we're going to undo the progress on the other goals by forcing those schools outside of district boundaries.

Trails around downtown are very important. Add bike path downtown to Chief

Commuting via car is not healthy. Need transient options. Train!

\$ farms - greenhouses - hospital - growth

Provide sub-area in the Highlands for a corner store or pub, etc.

Accessibility for disabled to park. Municipal and Provincial / Behind yellow line.

- Maintain and expand existing trail networks. - When future neighbourhoods, such as Cheema Lands are eventually developed, encourage cluster housing / development so existing trails are maintained,

Continue to consider wheelchair athletics and accessibility (to trails with yellow gates) etc.

I am concerned that the small parcels of land that can be used for food production are being developed for housing.

Education plays a key role. Perhaps a facility that provides education to children in these areas should in fact be considered a community amenity. This will provide the necessary incentive for developers to work with our local schools

The trails that are built and maintained by SORCA are my favourite thing about Squamish! Hopefully we can continue to find space for the trail network as the community grows

affordable shelter

Yes to supporting recreation and natural green spaces!

So important to make sure our natural areas and ecological assets are protected

This is mostly new age babble that has very little to do with a municipal council. Council should drive in their lane. Fix things. Create and maintain infrastructure for safety and security of our community. Lobby prov gov to improve access to health /mental health services. Do something tangible that you actually have the power and authority to do. Need a strong base so that economic growth can happen.

There seems to be an influx of retired residents moving to live in the same community as their grand children. We will need more old age facilities to enable the aging portion of the population live with dignity when they require more assistance.

Would love to see more arts and cultural facilities and opportunities open up to allow for our community to gain a healthy understanding of its artistic identity and opportunity.

Healthy lifestyles also includes motorized sports.

I would like to see a diversity of pedagogical/educational opportunities for all children included in this. Access to affordable independent schools as well, as public, is important.

Maintain healthy interaction between all generations. Utilize the older population to teach the younger. Build places to facilitate this engagement between young and old. Brennan park is out dated. Set the precedent in this. Build it... squamish residents will do the rest.

I believe that (local) professionals should also be consulted to measure ecosystem health, etc., and not just rely on community groups. See my notes in Goal 1 re. reducing wildlife conflict. I strongly support the development of a local food policy. In regards to promoting secondary suites, I think a strategy may be required to limit the number of unofficial vacation rentals (i.e. AirB'nB) to ensure availability of long-term rentals. Short-term rental units should also be taxed as an incentive to retain long-term rentals. Ensure that green buffers are maintained where these exist (i.e. along Hwy 99 near the Cheekye Fan area); these greenways are the character of Squamish and should be retained.

Improving the hospital and introducing an NICU

I am pleased with how Healthy community policy has been laid out.

Great to see as a policy highlight "Formally recognize and support ecosystem services and assets as part of the District's asset management strategy." I would ask for particular attention to our community's water source as one of our greatest natural assets and fundamental to long-term community health. As per discussion related to natural asset management and community drinking water at the Dec 1, 2015 CoW meeting [starting at 110:50 min] there is much that is not understood about the long-term impacts on the aquifer. As such, protection of our water source areas is of particular importance.

I think an improvement to the hospital and providing more out patient access to our aging population will be beneficial. We are also a very young population in Squamish and access to child care and young child programs is key as well.

All the activities and services set up in the Community are for Children or Seniors, for example the Summer Activity Guide is just for Kids or Seniors. I feel a little left out because I don't have a child.

GOAL 4: Connected



What does Connected mean for Squamish?

In 2040...people in Squamish feel connected, welcomed and genuinely included. It is easy to get around and residents feel connected to each other, to the region, and the world:

- People know their neighbours and feel a strong sense of community across cultures and generations.
- Transit and shared roadways connect neighbourhoods to centres with jobs and amenities. Pedestrians and cyclists can travel through a network of accessible trails, sidewalks, and bike routes.
- There are efficient options for regional travel and commuters can rely less on cars.
- Community gathering spaces encourage social connections and celebrate our coastal mountain character and brand.
- Technology and innovation support social and economic growth and connections.

It would be great to see connection for the various areas of mountain bike trails so our neighbourhoods don't end up being parking lots

Creating a focal area in the community centre; with a stage for live music.

Support for local businesses is actively promoted as part of the culture of Squamish.

As mentioned above in the resilient section: Regarding draft section 19.4 that Reduces single occupancy vehicle use and increasing the use of walking, cycling and transit. I do not see any information about connectivity/transit between neighbourhoods and key sites such as the chief, shannon falls, alice lake etc. As a resident I feel that such connectivity would reduce the burden on parking at areas such as the chief etc. Such shuttle services for non locals would also reduce the parking burden on key visited areas but also if the parking hub was located closer to down town it could increase the likelihood that out of town traffic visits local businesses.

sounds good

Oops...see above!

This resonates with me strongly. Local community gathering places and community hubs are crucial in re-integrate and maintain neighbours knowing neighbours. While it is important to have transit to decrease reliance on single car and allow transport to lower income groups, single car travel is part of our town due to how spread out it is and people commutin got the city. The true inapct to green house will be regional transit as opposed to short hops around town.

Good as is.

I feel new Squamish people aren't as connected to the land/parks/nature. How can we change this?

A great start!

Downtown Squamish is currently occupied by many parking lots. This does not foster contiguous urban and interpersonal connections, but focuses heavily on the predominance of the car and the individual.

Although we have improved cycling pathways, where they share space with roadways we need to enforce a strict no parking law with large fines to discourage those who break the law. Signs have gone up on Government road, but they are ignored after hours for the enforcement officers. It is also very bad around schools during pick-up and drop-off. We must get out there and let people know the law during these times. Also, some arterial roadways need the same treatment. Diamondhead road for example should have a strict no parking on the paved shoulder. As for the bus service, the greatest reason that I hear for not using it is that it does not run during convenient times. evenings and weekends are times when it is needed, yet you are lucky to find one bus an hour! I know buses are expensive, but if you want more ridership and less cars then people need to know that they can count on a bus. Perhaps smaller buses running more often

Parks and Pathways Schedule F-2 highlights bike commuter routes and schedule F-3 highlights sidewalk areas. lacking from these two pictures is walkability to Downtown from Hospital Hill or Valleycliffe. There is currently an exceedingly steep route down to Scott Crescent from Northridge "Park" (Google maps calls it the Valleycliffe Trail) It is not usable for parents with strollers or little ones on foot or all but the most fit adults. It is downright scary! Using the gravel Scott Crescent adds 400 m to the trip and using the corridor trail and Behrner Drive adds very nearly a full kilometre. 400m is the kind of distance you don't just add when you're walking, you're more likely to just not go so some effort to improve the trail here will go towards other targets of the plan including improved health outcomes and emissions mentioned in Section 19. I question why Hospital Hill needs sidewalks at all. I don't think it will make the cars drive any more slowly (and that after all is what most residents are concerned about. Looking at the rules about maintaining visibilities on the corners would probably be far more effective and a whole lot less expensive in my opinion. Given how poorly the few sections of sidewalk here were maintained in the winter it's unlikely to make walking safer in the winter either. And then I suspect the people who have been asking for sidewalks are going to fight for it to be on the other side of the road lest they lose the space where they park their vehicles. Perhaps a white line is a better thing to consider here?)

Great goals to have less reliance on cars and an excellent (world class) network of walking and cycling trails / routes through the city and surrounds. More community gathering spaces will be needed as we grow. I think our community would get to know each other better if we had actual sidewalks! Having no sidewalks at all in a neighbourhood is shameful in a modern canadian city. The older communities should have funding from new development to add sidewalks on main streets at least, so kids aren't walking on the street to school in the dark.

both commuter and off road trails need to be given a very high priority in planning future developments. Current bike paths have many major deficiencies that need to be addressed if there is a goal of encouraging more active transportation.

As long as community "hubs" are not isolating, like seen in sprawl cities like Calgary, this could be very productive. That said, Squamish, although not big, already has very exclusive areas of town, that are not well connected to each other. Living in the Highlands, one has very little need to visit Valleycliff. Finding ways to bring parts of the community together are important

The community connection comes via our shared landscape and the activities we have access to here. Transit and roadway connection to neighbourhoods and amenities cannot come at the price of natural/green spaces and added emissions issues - there must be a balance.

Appreciate the protected lanes on government, Westway and Marquand rds.

The weekend bus service for teens is terrible; it needs to be improved. It would also be great if there was a bus to Brohm Lake and back for those wanting to spend the day there and not have to stress out to find parking.

Please see my comments above in the "Liveability" section. For me, "liveability" and "connectedness" go hand in hand. I moved to Squamish from London, UK, ten years ago, and while I love this town, living here can feel very isolating because of the underdeveloped connections to the downtown core and beyond, to Vancouver. The drive to Vancouver is unacceptably dangerous. Let's investigate re-establishing a rail connection. Imagine what that would do for Squamish's desirability!

Under digital communication, we need to add that cell phone calls from Squamish to Metro Vancouver and Whistler are not long distance. It's been this way for land lines for a while. How can the trails be better maintained to ensure people feel safe to use their bikes all year round on the bike routes? Canmore supposedly manages to do this between their area and Banff on the bike route.

this would be great

When we met Matt at the smoke bluffs playground we talked a lot about this. We need to QUICKLY get way better at moving people around this town without cars. The taxi situation is a total joke and I fully understand this is a huge challenge due to the relatively small size of our population. But we really need to connect Valleycliffe and downtown properly. I have heard Kingswood are NOT providing meaningful access to downtown? Pourquoi? We need to fix this. We have the Crumit Development and Valleycliffe will continue to upgrade itself but the people NEED to be connected to the downtown. NOW please :)

The separation of our community by private property cutting off dyke access in Brackendale needs to be scrutinized. That one blockage has effectively severed Brackendale from Squamish for foot traffic and bikes. Maybe that cannot be changed now, but it should be revisited. Perhaps the BC Expropriations Act should be considered here.

Yes! Love the idea of more multi use trails and trail networks to get around town, shop, recreate etc.

Yes, yes, yes! I love all this CONNECTED stuff. We need to get out of our cars, for health, environmental, economic and social reasons. Pls don't create more parking downtown. City dwellers think nothing of walking a few blocks from where they parked. We need to start making it inconvenient to drive, not just expensive (or else the affluent will still be able to drive and have parking) but inconvenient. I say this even as a parent. It is easier right now to drive so I don't arrange my life to choose other options such as biking with a Chariot or taking the bus. But I would really like to.

I feel a strong sense of community here. I love Squamish for this reason.

Look at traffic flow on busy weekends - flow often seems to come to a halt near Murrin. Please continue to fund 'valley trail' and alternate 'off road' options for residents to ride, walk and skate along. Sidewalks are expensive but provide a great feeling of safety with young children and elderly alike. Please continue to find ways to find safer ways for our residents to move through this busy corridor. Development of lands that will effect our world class mountain biking must be respectful of the overall town enjoyment and culture that these provide. If new developments are allowed to happen in a heavily developed trail network, my hope would be the municipality would be respectful in keeping the trails or ensuring the developer be respectful [or be encouraged] to mitigate effecting these areas.

more efficient roadways. there's 2 exits from the highlands and 1 from valleycliffe..

transit is not good enough we need a sea taxi to the city

Growth in Squamish will mean more residents commuting to Vancouver for work. How can we make it easier for commuters to get to/from Vancouver?

Redesign of overloaded intresection. #1 Mamquam on hwy 99, #2 hwy onto Garibaldi Way.

Good

A series of dedicated bike paths throughout the town, similar to whistler would be great.

More festivals. Less red tape.

The urban network of trails/bike routes needs to be planned and implemented in a seamless way. Squamish absolutely needs to continue to lead the charge in pushing for regional travel links to Vancouver such as commuter train service and bus options that are reasonably priced and as fast as, or faster than traveling by car. The city also needs to examine snow removal during the winter. Winter 2016/2017 was perhaps exceptional, but the quality of snow removal in many parts of the city meant that people were isolated or shut in and unable to get around. Streets were not cleared, and when they were, snow was moved in ways that blocked vehicles into parking spaces and prevented people from getting around. Further, sidewalks weren't cleared and an exceptionally soft hand was applied to businesses and residents who have a legal responsibility for maintaining their sidewalks. This is unacceptable in any city in Canada and demonstrates a lack of foresight on the part of city staff.

Many people here connect in the outdoors. Please protect that.

DO NOT put in a commuter train/bus. The goal for Squamish should be to create a thriving local economy, not become a satellite of Vancouver.

Community spaces are critically important & funding should be used to improve the (excellent but aging) facilities at Brennan Park. There is a need for a year-round ice rink for hockey programs, as kids are forced to drive to Whistler & N. Vancouver for spring & summer hockey schedules. A second ice rink should also be considered as funding becomes available (ie: LNG taxes?). Development of bike paths connecting downtown Squamish & the other communities (ie: Garibaldi & Brackendale) should be continued & encouraged.

I strongly feel that as you encourage more people to move to the region you will decrease connectivity within our community. North van/vancouver's connectivity is absolutely atrocious. I hate it there and feel little sense of community.

I think there should be a footbridge over the Squamish river, giving everyone easy access to the Tantalus mountains and the provincial park. Over time, a new trail system would develop and further elevate Squamish as a unique place in the world for outdoor adventure.

more buses. more bike lanes that don't end after one block. ie, the one in front of muni hall... more roundabouts to lessen idling. enforcing the no idling law. stop widening roads.

Active transportation is critical. Investment in hiking and biking trails is critical. The current investment is so much less than it should be to support such a massive economic driver for our community.

Could we make our level train crossings silent like New Westminster, <http://vancouver.sun.com/news/local-news/as-the-whistles-stop-new-westminster-residents-hope-to-get-more-sleep>

Community means people CONTRIBUTE to their town, not consume what it has to offer with nothing offered in return. Opening this town up to speculative housing purchases means less contributors and more consumers. There should be plenty of space for that still in Richmond, Coquitlam, or any other of the soulless bedroom communities around Vancouver. NOT SQUAMISH.

Safe Bike routes and public transportation to some of our key activity areas such as Alice Lake and the gondola (highways may fall out of the town jurisdiction but a safe way for our residents to get around is key), love the bike path along the highway north of Garibaldi Highlands Mall, more of this pls

I would be in huge support of improving access to trails in the Tantalus, and improving trail connections in the region. Providing more support for projects like the Diamond Head Trail Project, which will fuel both tourism-related economic activity and local health and wellness. I would be in huge support of building these types of iconic trails that draw visitors internationally.

Transit is great, but it must be used. 3 people on a bus is not useful.

Bike lanes!!!

99 divides the town. Noise, increasing traffic, speeding, people just driving by to Whistler and not stopping in Squamish

sense of community only comes from participation and that needs more work from the top..

More bike and public transit infrastructure. Commuter train service to North Vancouver and Whistler at an affordable price.

Developments must maintain a connected trail network. Not just paths on the side of the road, but connected sections of trail through the forest.

This sounds great , though this is hardest element to control and foster. Already as squamish has been growing... People are ruder in traffic... Maybe you still see all the familiar faces on the trail but not in the stores in town. Promoting small town values and customs are important to encourage greater courtesy from Vancouver transplants . Also, the less commuters that are strung out from aggressive driving the better... le- more local jobs.

Complete "Valley" trail network paved. Jack's trail to Alice Lake etc etc.

transit(bus) increased and their routes better planned. Parking parking parking

na

Same as above.

We best connect outside in the spaces that inspire respect for healthy, sustainable practices. More orchestrated and accessible open spaces would be wonderful and help create a sense of community

Squamish is becoming a community of just oneself where as everyone knew everyone.

Rail transport is an idea twenty years delayed. High speed rail is not necessarily the objective. People would take the time to commute or travel by rail.

Regular bus service between Britannia Beach and Squamish(Stops at Gondola, Murren lake etc,,,) help commuting and exploring each stops for sight seeing purpose within community. Britannia beach is going to be a unique sight seeing spot very soon.

when everyone seems to have 3 vehicles for a 4 person family, that is unsustainable. everyone has a truck to get away. everyone has a camper van, snowmobile, ATV or boat. this is a unique culture of people living away from city, but still want all their toys that pollute their environment. sorry, just ranting.

Agreed. Many neighbourhoods lack amenities and the trails to reach the amenities sometimes run beside the highway which likely encourages people to drive more. Better connectivity between neighbourhoods, more amenities at the neighbourhood level and better local and regional transit are all great improvements.

Regional bus to whistler

Greater transit options connecting Squamish to Vancouver and Whistler would make a huge difference.

We need to bolster transit and pathways. The asphalt pathway along loggers lane is one of the best things to be put in place in the last 15 years and we need more networks like that that are NOT for cars and motor vehicles.

Sustainable growth! We need to limit the boom and bust affects, this hurts a community and right now we are in a boom.

Squamish downtown, the highlands, valleycliffe and brackendale are very spread apart as a bike commuter myself. Making better trails between these areas would be a big improvement.

some sort of mass transport into Vancouver is necessary I believe

the north south bike/pedestrian connections that have been completed in the last few years are some of the best spent taxpayer dollars. we even now have tourists that come to town to bike/walk from the estates to downtown thanks to the recently completed section through rose park. thanks. regional travel remains a barrier to effectively moving large numbers of residents to whistler or vancouver. remember the olympics? taking the bus to whistler at any hour of the day or night was amazing....and everyone in our community got on board. literally.

Trail connectivity is important. We have some amazing neighbourhoods in Squamish where neighbours are connected with each other. Anything the district can do to continue to promote this is great.

Keep development to the existing livable areas

I'd like to see a well-graded bike route away from major roads from Garibaldi Highlands to downtown. Also, the congestion on the highways is becoming unsustainable. We need better public transportation from Vancouver. Or possibly tolls on the Sea-to-Sky for non-residents.

Love these ideas.

By implementing a more large city thought process, and doing it now, infrastructure can be addressed now instead of in the future and having to "do it again"

Once again, a long term development vision which encourages density, not sprawl, naturally creates a more connected town and a stronger sense of community. I want to be able to get around town on my bicycle or by walking. Right now I'm forced to drive because town is so stretched out. My dentist is near Canadian Tire, my bike shop is downtown, the hospital is in Valleycliffe, some of my friends live in Brackendale and the Highlands! it's not possible unless you drive! Let's not make it worse! As town grows, let's fill up existing developments, not sprawl further. One specific project I'm strongly opposed to is the The Cheekye fan development. It is thoughtless, generally a bad idea due to environmental hazards, & goes against my family's vision for Squamish. How is allowing more development north of Brackendale going to help Squamish feel connected!? So many communities balked at short sighted development pressure and ended up with an unsustainable and unconnected ~Nanaimo style~ city layout. Our current team of city planners have done an amazing job trying to reign things in - they want to redefine downtown as a vibrant core, preserve green space and trail networks, and create a sense of community. I realize Council and Planners are under immense pressure. A lot of the land around town is privately held, and with the current real-estate market, developers are pushing through thoughtless projects to build houses in all the wrong places.

Squamish public transit definitely needs improvement. It's been a problem for quite some time.

Transit, transit, transit! Community gathering spaces, but also more small parks and even shared lawns in the new townhouse/condo developments. Information about co-habiting with wildlife is widely known.

A ferry service from the StoS gondola to downtown. Rail link to Vancouver and Whistler. More bus service to Whistler for locals who work in Whistler. Better visibility of the yellow and white painted lines on the highway

transit is one of many parts of our infrastructure that has not even been looked at appropriately as the expansion of squamish continues. The highway closes too often, there is NO alternate route, public transit barely exists...

Great goals. Need action plans.

As mentioned above, Squamish needs a year round community "heart". A central gathering place that is interesting and dynamic year round (and weather protected). The downtown community plaza area and parks should be reinvented and expanded with some indoor event space that is connected and seamless to the community. Create doors that open the space to the outdoors in warm weather (see West Van community Centre main atrium), and integrated retail with good design. Programming spaces and community spaces.

'Commuters' to where? Within Squamish or to the metropolis to the south?

Comments above address these elements.

As mentioned above, Green roofs can play a role in community engagement. Preservation of our parks, green spaces and recreational areas is paramount to livability and social engagement. Several citizens in the Dentville area have expressed a desire to establish a pedestrian overpass over the train tracks linking with Bailey? Road (the road behind Save-On-Foods) and the estuary. Dentville is one of the only areas in Squamish, other than Crumpit Woods, that does not have a municipal park. A pedestrian overpass above the train, linking to the Squamish estuary would link Dentville with downtown through a lovely trail system and would provide an area for residents to share nature responsibly and safely with their dogs and children. Currently, there is a temptation for people to cross the tracks illegally to get over to the estuary in order to avoid walking all the way downtown and back up behind Save On Foods. Crumpit Woods also needs a municipal park for the growing community of families in that area.

all paths that keep cyclist and pedestrians away from motor vehicles is essential. Safety of our people is foremost

One of the good ones

People who do have cars need to be able to find a place to park.

Regional transit is huge here. Not sure how we can meet our other earlier goals without addressing all of the emissions-intensive commuting that takes people elsewhere for work.

Facilitating connection between individual people is key to building and maintaining strong community, eg through meeting and "mixing" places, interacting pathways and trails, etc. Do not leave it to stores and chores to make the mingling happen!

continuing to connect our neighborhoods with trails and bike routes is key. improved regional transit would be a great asset.

Great!

items 1, 3 and 5 above are not well served.

Improved roadways and cycling and pedestrian transit corridors, including additional routes from South to North and access to downtown.

bike trails connect us to other areas, as construction of neighborhoods grows, we must work around them to protect them.

sounds good

Why is there not a paved pathway that extends to the Chief campground? I believe a paved trail would reduce the parking requirements around the Chief.

Yes and again safe travel for children walking and in bikes.

Cool with me.

many existing communities lack basic amenities like sidewalks which does not promote walking/biking in anyway

Bike and walk trails are critical for the healthy growth of Squamish. Great improvements have been made but busy crossing areas need to be improved. An additional pedestrian overpass closer to downtown is needed as it's going to be the busiest neighbourhood.

I fear that these lofty goals may be used as an excuse to continue to sabotage parking spots. Transition time is not being respected to the detriment of older, disabled and non-Downtown residents. Make transition more acceptable to those residents and they will accept your goals. Bullet one - sense of community: As a senior, I was very disappointed that the Seniors' Centre will continue to be a sea of grey. We need to engage the youngsters in Eaglewind, Downtown, Dentville and Valley Cliffe. What happened here???

Regional travel is a must if we are to continue to see the level of growth on our highways of commuters. Although we are trying to improve local economies and workforce, we still have many professionals commuting to the lower mainland. Rail transportation would be an excellent option to get commuters off of the highway.

Less commuting, more work in the city. Creating more opportunities for individuals who are not nurses, teachers, and entrepreneurs.

Love it

MORE SIDEWALKS! major roads like Government rd should have full side ways on at least one side. Especially as kids, families need to travel along segments of the road to get to school. Biking & walking to school is so beneficial for physical healthy & the environment, but the thought of sending a kid walking down Government rd towards Mamquam school is scary with the way people drive.

Allow people to choose how they want to travel. Do not try to social engineer them out of their vehicles.

Stop development sprawl. We don't need more new development north of Brackendale and up into the Highlands. Keep those areas as natural as possible so we can access trails and nature, not more massive houses.

Local transit needs to be expanded and also importantly, we need many more taxis and ride-share options around town to encourage the feeling of a connected community.

It rains A LOT here and have always thought that a continuous awning on Cleveland Avenue would make the downtown far more usable for our residents.

Good stuff

Yes to moving away from single occupancy vehicle commutes (I'm one of them and it bites for everyone and the environment).

Bus/boat/train to Vancouver and Whistler. Safe continuous bike trails from Brackendale to Valleycliffe so kids can safely ride all over town without being on roads. Get some more sidewalks in Brackendale - it is SO dangerous seeing so many children walk home alone from school on government road, or Judd road where there is no shoulder and no sidewalk. This is a HUGE concern.

Agreed! As much as possible, our trail network should be continuous and allow people to truly travel from sea to sky and all of our neighbouring provincial parks, neighbourhoods and nearby communities such as Britania. The golf course - Mamquam River Trails should connect up to Garibaldi Highlands, Quest University (and its new residential development) and the trail network that climbs up toward Garibaldi Park. Connecting Brackendale to downtown along the Squamish River Dyke would be a great long term goal even though there are private property issues in a few spots which may require for-a rounds.

Public transit and trail network key.

Transit needs improvement from Quest to Alice Lake to Brackendale to the Gondola. We need to be connected in reasonable and quick way.

Good. Connection through supported festivals. Food brings people together

hold public forums where ideas are discussed and free coffee is given Helping Hands with out the agenda

I agree

Squamish airport is home to one of Canada's top and most reputable flight training schools - Glacier Air. They are extremely busy with the influx of young professionals and entrepreneurs. Council should support the airport and businesses to ensure this will be maintained/expanded - community emergency access/egress also important versus the highway.

Run a 24 hr bus every 15 min to Vancouver and to Whistler OR invest in a bullet train in the corridor (we did it during the Olympics, why not now?). Build bike paths to Vancouver and Whistler that are off hwy (follow the railway line)

Creative exploration of less reliance on the highway for travel to Vancouver should be explored here. Ferry connections? Rail development?

Create more bike/walking paths for residents to safely travel around town. Keep kids off the roads and get them in the woods. Provide more transit options for people who want to go to the city but don't want to drive or can't drive.

My main interest in being connected is your active transportation plan. Much work needs to be done on that to improve bicycle commuting and walking. Sometimes the major problem is that the grid used to lay out housing etc, did not take into account the need for THREE separate pathways - Car, Bike and Pedestrian. They all travel at significantly different, and non overlapping speeds - so they should be separate. You can get away with your pedestrian/ bike paths in most places because it is a small community. The only one I refuse to use is the one on the east side of the highway from Finch to the Adventure Centre. Too many pedestrians - and those wet wooden bridges are dangerous on a bike and the path is too curvy. I use the road. There should be bike path on either side of Loggers lane. Rest assured. I am happy with all the initiatives that have take place so far - even if some won't help me. And I am happy that the annual budget has a significant amount going to this. Transportation development is incredibly expensive! Your bus system needs to be improved drastically. Way too few buses. Waiting over an hour for the next bus - is ... useless!

We are doing pretty good here, but there are a couple of places we could do better. Perhaps a pedestrian bridge over the highway at industrial way? So people working in the industrial park can get to all the new developments on logger's lane?

Beautiful plan! For now I am afraid to cross the Logger's Lane because of a heavy traffic supporting a new luxury housing development.

No infrastructure, bridges and tunnels. There is way too much traffic already!

There is no safe route for pedestrians and bikers from valleycliffe

This point is CRUCIAL - this needs to be addressed NOW. Not in five or ten years or in 2040.

Model European villages!

It's essential that the east/west side of the highway are connected via overpasses. The crosswalks are dangerous and not a good option for pedestrians and cyclists.

Connecting people means creating livable complete neighbourhoods and reducing car dependency

Density density density = the best way to keep us connected. Also make sure that green spaces and recreational places are part of development plans. We need bike routes in linking every neighborhoods, giving access to services and amenities and we need better transit option.

There seems a bit of a disconnect between developers who are providing the housing, commercial and industrial space and the municipality who regulates the process. There should be more proactive engagement with the development community (which is quite small) to talk about major policy changes before they occur.

Support. Realistic use, expansion and improvement of existing corridors necessary before new ones are considered.

I would like to see improvements on the highway. It is already not big enough to handle the current volume of traffic and this community is growing Fast! Better public transport to the Vancouver is also greatly needed!

excellent

I feel very positive about connectivity in Squamish.

Bikeable neighbourhoods and robust public transit system important!

Translink needs a huge revamp for this to stay true. A rail link between Squamish and Vancouver and/Whistler would not only allow this to happen but would reduce the volume of traffic on the highway.

We need more parking in developments (Wilson Crescent is a great example). There is almost no extra parking, so when a visitor comes with little kids for small community events (like watching football), there's no parking so community can't happen. I'm not riding bike to visit someone in February with my little kids. I need parking, or community doesn't happen.

Multiuse trails connecting communities

I would like to see how the DoS goes about this, I didn't see much in terms of long term vision of new community gathering spacs etc - as I was expecting a bit more of a masterplan identifying key strategies to ensure development doesnt built these areas out and the opportunities will be lost

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal-quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

very supportive of developing and maintaining the trail system and the providing transportation options within Squamish that are not reliant on cars. Very supportive of transportation options to Vancouver to decrease reliance on cars

How are we going to improve transit? We need more concrete plans.

building community online as well as in person

Improving the connection of downtown to the rest of northern Squamish via bike routes.

Great. Love the connector trails for bike-commuting. Frequent and affordable transit to and from Vancouver and Whistler. Ample parking makes good neighbors - new developments should have more parking than what is currently being permitted.

Free local transit.

Squamish has a very large commuter population, will any planning to incorporate the connectivity of the corridor be utilized in this OCP? What about the evident parking problem that persists downtown and across many of the new developments coming online? New developments should consider the needs of a 2 car family.

Highly supportive of active transportation investment, long-term planning that envisions a priority placed on pedestrians and cyclists.

I want to be kept informed.

Invest in transit

Invest in infrastructure with the transportation system (buses) local and between Vancouver and Squamish.

We need a gathering place in downtown - a civic centre which includes city hall, library, archives, plaza - could also include visual and performing arts - get us in the habit of going downtown.

Update transit plans and keep infrastructure updated

Great to increase regional travel (bus to Vancouver). Automated car-sharing may play a role as well.

Better transit plans - Increase in updated infrastructure

Connect the major neighbourhoods with a safe, paved trail network so people can walk and ride from home to work or shopping without dangerous high speed descents and strenuous climbs to return.

Prioritize infill

We really need to explore alternative transportation methods for the highway - including rail + by water. It's not fair for residents to be trapped on weekends because of traffic on the highway - and expanding the highway even further would be a gross waste of cash. More clean air shuttles, more train service, fast ferry + water shuttle options.

14. I would like to see independent schools mentioned in the OCP. They are a big part of the community and would welcome their inclusion in discussions of shared infrastructure.

Promote trail connectivity between neighbourhoods. I suppose North-South travel on either side of highway 99 may be a long term goal as well (connectivity)

Transit

No, sense of community is gone.

Bikes get stolen. Stations where a bike can be secured? Racks, garage.

#NAME?

Love the library with its art display and Quest University lectures.

Connecting local neighborhoods via road access is major. We need over or underpasses so we don't need to travel Hwy 99 to access our community. Coordination between provincial and local government, so Squamish isn't forgotten.

Again, making sure that the investment in trail network makes sense, serves well the groups that it was made for, and lighten the load on infrastructure that was purpose built for other forms of transportation.

#NAME?

\$ trails - maintained - safe

This notion is not possible without a crucial link in the Garibaldi Highlands to the Garibaldi Estates Areas. Currently any new development in and around the already developing lands of the Highlands are considered sprawl.

- Sidewalks on Gov't + Mamquam are needed. - Re-pave Loggers Lane.

Squamish will not leave their cars behind. What the people need is an EV Infrastructure and Incentives in place to drive people to electric vehicles. The Squamish lifestyle (weekly commute + weekend warriors) isn't suited for public transportation. Squamish has no EV infrastructure (DC provided by BC Hydro, 1/2yov Vancity & Telus). Call me for more details plan. I do it for a living 778-879-3020

Keep riparian areas free / animal corridors free of bike trails where possible

Increase retail space within community for necessities to reduce car use.

Ensuring that we have safe walking and riding routes connecting each area of Squamish, and particularly on school routes is very important. I support the ideas outlined in this community goal. In relation to emergency services, I think that a major problem at this time is that the amount of traffic on the highway during peak times makes the hospital difficult to access. We need a route to the hospital that is not the highway, which has become a clogged artery with all the tourist traffic.

It will be much easier to be connected if we limit the sprawl of development and allow for green spaces and trails where people can recreate and engage with one another and nature itself.

What about transportation connections to Vancouver

Current objectives are good

Further development of connecting walking and bike trails across Squamish.

Stay connected by keeping our population at this size, larger you get the less connected you get.

Under the heading accessibility, the OCP should include access to our many waterways that flow into Howe Sound. The Squamish River is only accessible at the spit, mouth of the Mamquam River, The Eagle Run and Fisherman's Park. Of particular concern, there is no access for canoes, kayaks or rafts north of Fisherman's Park. The latest Squamish Trail Recreational Map incorrectly shows access at Pilchuck Creek. Another concern is on FN lands who posted a sign no trespassing allowed. Another concern is river access for fishermen. Squamish is well known for fresh water fishing. Every year thousands of fishermen come here for the pink salmon run. Because there are two main bars, fishermen line up within 20 feet of each other. The Muni is not an unusual practice as it has been done for access on the Kispiox River near Hazelton.

Illegal camping needs to be curtailed

People see that Squamish is growing, but they want to maintain its character. For Downtown Squamish, it's hard to keep its 'relax and enjoy life' characteristics when most of the buildings that serve a specific purpose are hidden at the back, for it would be unsafe for people who are in a hurry and need to get to those places to pass through the slow part of town where all the shops are.

We are lacking a central 'gathering-space' for community, like a European style town square.

Transit is terrible. Transit to Vancouver etc is terrible. Technology will take care of itself. Leave it to the market. Manage the budget.

Improve bus system. Create a valley trail system like Whistler has to connect the whole city. Need better parking in residential to improve roadways and reduce congestion

Light rail/rapid transit to neighbouring cities is essential to our sustained growth and livability. This should be enshrined in the OCP.

Get train or fast ferry implemented

Squamish has already done a great job here and will no doubt continue to lead in this area

Better transit service to the chief, gondola, and vancouver!!!!

Points 2 and 3 are not currently being addressed. There will have to be significant changes to get where we need to be.

Transit and bike only trails through the communities.

Great. Inclusive and vibrant with fewer cars sounds like a great direction for the town.

Glad to see you are looking to create alternatives to the highway. I avoid driving on HWY 99 as much as I can. Would be nice to build an elevated express lane along the highway, so tourists passing through don't clog up the roads (this might also encourage them not to stop in Squamish :)

Please provide safe trails for kids to travel from hospital hill to Squamish Elementary. Preferably paths away from the highway and an overpass to cross the highway.

Awesome

I believe in a community like Squamish, the togetherness of a community is key. We all need to be on the same page. I would say that most of us are here for the lifestyle. I have never met so many friends in my entire life.

While the goal is ultimately to reduce the number of cars on the road, realistically this is not going to happen between now and 2040. It is hugely important that all new developments include enough parking for all of the units within the development (usually two cars per household plus an additional one or two for those with suites, in addition to guest parking). We all know that garages do not provide parking to many in Squamish as these are usually used as workshops or storage so outdoor parking must be provided. To date developers have gotten away without providing adequate parking by residents parking on nearby streets, but as additional developments move in, this will no longer suffice. I understand that currently there is an option for a developer to pay money to a fund or provide parking elsewhere if unable to provide it in their development, but this does not solve the problem and should not be accepted. Further to this, events and filming of movies/shows must not restrict parking by local residents. Street parking downtown and elsewhere is required by residents and workers. To provide hubs in each neighbourhood, pockets of commercial development should be encouraged in the neighbourhoods for things such as food markets and cafes. These will reduce the amount of driving people have to do to go to grocery stores and promote that neighbourhood feel.

Promote a friendly environment. Get out there....smile and say hello to your neighbour.

GOAL 5: Engaged



What does Engaged mean for Squamish?

In 2040...the community is passionate and engaged in community and civic life. A culture of collaboration supports meaningful opportunities for people to get involved:

- Residents of all ages understand and actively participate in local decision making.
- Cross-cultural understanding, appreciation, and relationships are strengthened.
- Opportunities for artistic, cultural, and political expression are nurtured.
- Residents are engaged in meaningful work and volunteerism close to home.
- The District values, demonstrates and shows leadership in open, transparent, and forward-thinking governance.

Continue to invest in the Squamish Public Library and increase events at that venue.

i think this is happening to some degree already and can only get better

Oops...see above!

Good

Sure, okay.

Citizens need to be listened to and their thoughts acted upon. Corporate development interests and lobbying efforts have to be limited to prevent them from distorting the true desire of the community.

Local volunteerism is crucial to active engaged community

We seem to be on a path away from this. I am not sure how an OCP changes the habits of newcomers from the city.

Let's hope the work that the District has done on the OCP will be upheld! It is a legacy that current council can be proud of and will shape our community. It's a huge responsibility and we the citizens have voted our trust in you.

Greater influence from the artist community and nurturing of the that community would go a long way in enhancing specific areas including the downtown

This is a good objective. Would hate to see Squamish politics as divisive as the City of Vancouver.

It would be really nice to have place for teens to go in the evening. The youth centre is dirty and old. A movie theatre with bowling alley and other amenities in the same facility would be great (laser tag perhaps). I am sad that the theatre closed. It should not have been re-zoned.

Meaningful work close to home and opportunities for artistic and cultural expression means diversity in education options too. Making lands available for alternative schools: 9.3.2.6 - Sub Area Plans at a minimum includeâ€¦. Letâ€™s spell out the need for future developments to take into account more than just public schools, universities and places of worship. 14.1.2 - Institutional (land) Uses post-secondary institutions(14.1.2.2), child care (14.1.2.4) and places of worship (14.1.2.6,.7 and .8) all get mention here but our community currently supports 3 independent schools that have been challenged to find new locations to meet their growing demand. The need for these an other alternative schools to grow here requires consideration too.

As I mentioned before, having a thriving arts, culture and entertainment sector is key!

All good. This community's attitude to funding art and creating and beautifying public spaces has to change. I have heard some ludicrously ignorant statements from some people around here who don't see the benefit of fostering art in this town. Frankly those are the people we should be praying leave this community. It is going to be MASSIVELY important for the district to seize the opportunity to leave a lasting legacy. A vibrant arts scene is a massive draw and creates wealth in many ways including economic wealth. If you wish to enhance the community's cultural capital and you succeed, there will be a myriad of benefits realized. If you pander to the old guard and you don't spend any money supporting the arts you will do a disservice to the community and cost us money.

Engagement on critical issues, such as the OCP, needs to consider barriers to participation. It would be helpful to extract a sample from each area, with various stratifications, and provide incentives to participate, in order to ensure a more representative level of input on these matters.

I would personally like to have more cross-cultural understanding in my life here in Squamish. My circles are mostly made up of mid-upper caucasians and I would like to develop friendships and feel more connected with the Squamish Nation, the East Indian community and others. But I feel unsure as to how to go about doing this. Yes to transportation hub, more transit service (including regional), yes to gathering places/programs/events that promote community connections. Yes to continuing to collaborate w First Nations.

Where would the Squamish Municipality like to see a cultural hub be created? Is there a plan to create a theatre or studio space or dance area owned by the municipality? An outdoor space suitable for concerts and not restricted by noise bylaw (with it's location being that which is too close to resident housing)? More communication of what Council is working toward, ask residents to sign up for electronic news - is there a medium already available? Communicate this please.

more facilities for organized sports

Appreciate the emphasis on engaging residents for community decision-making.

In order to encourage volunteerism, we need to ensure we have affordable housing options so people can free up some of their work time to devote to volunteering. Volunteering creates community and provides expertise for organizations that could not afford to hire the skillset but need.

Good

So much dialogue on old Squamish vs new Squamish. Work needs to be done to bring the two parties close together

The District does an incredible job at making information accessible to people online. More direct surveys and reviews of bylaws would help refine future works. Too often I find the District moves on to the next initiative without taking the time to reflect on how successful previous initiatives have been, beyond council's input.

We have many young families in Squamish. Those young children will soon be teenagers. They need positive outlets for their energy. We should consider that early

Not just having a forum for our voices to be heard (like this survey) but actually having them COUNT is the difference. Staying engaged means being selective in development. Don't open the flood gates. As someone once told me, "if you make it easy for people to get here, you get easy people." That was in reference to a beautiful waterfall and the comment on "easy" tourists who day trip up and leave trash, etc. There is something of integrity and appreciation to leave some gems hidden in the rough. I don't care that some developers want to mine those gems and cash in- they're off to the next town after that. The people who chose to move here and live here enjoy it because it (was)/still is a bit of a hidden gem. If we value community and engagement and liveable spaces, let's NOT open the flood gates...

I really agree and enjoy the elements of this plan.

This is fine as long as it doesn't cost anything.

Transparency and accountability.

Better advertising needed with this

Find ways to engage new residents. As a bedroom community, many of our residents work in other towns and are therefore, less invested/involved in the future of Squamish.

na

There needs to be more awareness

Agreed

We could do more a community to keep the woods clean, I pick up Tim Horton and McDonald's every day out there.

This OCP process is an excellent step in the direction of community engagement. While I appreciate that not everyone can be satisfied in any process where diverse viewpoints are represented, to keep people engaged, there has to be a clear sign that people's input is valued and taken seriously. The disengagement seen at all levels of politics often stems from the fact that people do not see a point in providing input as their input is ignored in favour of corporate or money interests. Staff and council need to find meaningful ways to solicit input from constituents and to make it easy for people to give that input.

we live in this town because we love it. did you hear that, we love it. if we had more living wage careers in this town, nobody would choose to drive to vancouver or whistler everyday for work.

This OCP process is good for getting people involved, and more of this should happen, especially with how many residents of Squamish have come here within the last 10 years (myself included)

Excellent OCP process! Good work.)

All sounds good

I believe that if council allows changes to our OCP this will set a precedent, could make the OCP ineffective and irrelevant and the community may lose faith in the DOS and council to follow through on the vision of the community. My hope is that green space and planning will not be left to developers over the District of Squamish, council and the community at large. If the developer has been given reassurances prior to purchasing the property without public input this could lead to the whole OCP process being undermined. If you want Squamish citizens to be engaged the District should show more transparency, stick to promises, and hence gain the trust and engagement of the community.

i think the council won't listen to any of this anyway. continue on making squamish inlivable with the new LED lights and crap gentrification. this town is dead.

Sounds great.

The OCP process has done a pretty good job or creating community engagement in the process - this type of engagement for other decisions would be great. A bit more lead time around events would help us plan to avoid schedule conflicts. People are engaged in creating healthier communities, maintaining our wild/recreations spaces, and helping keep the wildlife wild. One possibility is having every school class participate in wildlife week and clean up (the kids could then bring info home to their parents). Monthly pitch-in weeks and wild-safe clean up weeks would be great too.

HOW will we increase engagement?

What? We have to wait till 2040 until 'The District values, demonstrates and shows leadership in open, transparent and forward looking governance?

I feel Squamish is already strong in these areas. Large festival celebrating Squamish nation culture that rivals the attendance of Logger Sports would be great to see.

I think Community Engagement is fantastic and critical to the positive progression of any community. However, speaking from personal experience, when residents become house poor, community engagement is one of the first things to slide as volunteering with activities outside of work is ultimately a luxury. As long as residents are struggling to make ends meets, there will be little disposable time and funds for the rest of the community.

There is a great community in Squamish. Lots of volunteers for everything, however the municipality don't care to much about that they watch for their own interest. You only have to see that the LNG is going foward...

We need to make sure community views are represented, not the views of the loudest.

volunteerism should be coordinated and fostered..

None.

There should be a expert trail advisory group that guides trail planning. Developers will try to do the miniumum required where they have to reroute trails. An expert panel that makes binding recommendations is crucial to maintainng our network.

Great. I think engagement of all ages brings up support for the school system and all ages community events .

Great!

again, these are just lofty goals/statements but do not provide an accurate representation of either the existing case or the proposed OCP's impact

with what we have and spend less time and energy on plans for 2040.

More opportunities to truly engage with our diverse cultures, connect to our Squamish Nation neighbour said and integrate more with them. How about SN names of environmental areas - the Chief, estuary etc.

This OCP process hopefully has shown that town is engaged, we are young and want a bright future to be a proud art of building and protecting a vibrant community

Yes, please.

The small town feel left here about 3 yrs ago I can't imagine what It will be like in 2040!?! It's gonna be part of a highway strip that runs from Vancouver to Pemberton! When is enough goin to be enough?! It's going be a concrete jungle amd we won't need locks on our garbage cans because all of the wildlife will have been killed off by then!! It's already a bedroom community and has been for a solid year now at least!

Great ideals. Keep supporting them. Perhaps with more tangible means? Is the District keeping volunteer opportunities in the forefront of communications with all age groups? Could you run a volunteer workshop?

i absolutely support integrating indigenous culture. i do not feel connected to the Natives here despite the hwy being the "cultural jouney". please advcate more for the indigenous culture and respect for environment rather than the logging culture.

Prudent governance should be the districts goal.

nurture the arts more

More advertising about where and how local can be involved and have their voices heard needs to be done. Perhaps mailed flyers or radio adverts to ensure a broad reach.

Transparency should be 100%. In the past DOS staff has been sketchy and misleading to council and residents, and the OCO should have some sort of guarantee that they must be completely open and transprent in all work and dealings.

Seems great! But I wonder if when people trust in what is happening and support the district there is a default to be less engaged (i.e. Sometimes no news is good news)

Great!

Good

Great, vibrant and inclusive.

I think that DOS does a great job seeking out opinions and listening to its citizens through surveys such as this and various advisory councils and committees.

I like the vision of the plan - sustaining ecological and human health while supporting resilient neighbourhoods. Please stick to the OCP, don't be making amendments and changes to suit the developers. The Breeze development was allowed to exceed bylaws exceeding height restrictions. If you have a plan stick with it! Make sure the developers allow enough space for parking, I know the plan is to reduce traffic, but that is just not a reality right now. I am all for less traffic. Just take a look down Bailey St for an example of parking becoming a safety hazard.

YES. Forward thinking please. With protecting what we have and honour. Please don't change this town to a point that is unrecognizable.

Squamish needs to focus on making everyone a proud citizen of Squamish

Real estate should be looked at as a means to an end creating great areas for residents and future residents, especially when it comes to schools. Everything should be done to promote the development needed to allow for schools to be built and or relocated

stories of past present and future are actively sought out and published such as The Story of Mine project of the Squamish Writers Group

This collaboration is essential and I believe that well promoted opportunities for citizen input into governmental decisions, such as this is critical. Already doing well in this regard

It's all far too general. Seems nice but where are the specific plans and budget attached? Frustrating as a resident of Squamish as many agree with these objectives. Problem is very little action.

I think this isn't the case. I live next to the guy in charge of zoning decisions for the district...I'm pretty sure while he is being incredibly difficult with zoning problems many locals are having with the district (I can name five separate families that have given up trying to deal with him), he is renting out rooms in his house on a nightly basis.

always more community events, fairs, shows, and there are MANY MANY talented Squamishers eager to get their work recognized

Squamish is becoming a car dependant commuter suburb of Vancouver. This undermines engagement if it becomes the dominant form of residents

All good things. Need to promote the connected community through more community events and programming. Involve and encourage business to sponsor events in a mutually beneficial way to create community.

Fully support

I'd like to see dedicated space for the arts and music sectors. What exists now is minimal.

How do we make space for more interconnectedness between the various ethnic/immigrant communities of Squamish, Squamish nation and the majority white residents?

I myself need to participate in more of the events the District put on for community consultations, however I get the sense that not many people are aware of these events so maybe the DoS has to be even more vocal to make the community realize it is important to be involved

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal-quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

In order for the District to show leadership, it needs to be more proactive than reactive.

supportive

residents are engaged ongoing about issues that impact community. Online and in person.

sounds good.

I would like to be consulted more.

Invest in our youth, they are the future of our community

People in Squamish are passionate and engaged - they volunteer. However, we are wonderfully disorganized with a vast array of well-meaning groups. Can the city and the library bring some order to the chaos, esp in area of arts, heritage and environment.

Ensuring that voices get heard

I would hope that our council will listen to their residents over and about developers who seek to scrap our OCP and zoning that was setup the way it was to be in the best interest of the community. We are engaged, and our community wants greenspace preserved and our OCP and zoning to be respected.

All opinions are voices and noted.

Great to see this goal relate to physical layout of town and room for improvement in this regard.

More inclusion and collaboration with Squamish Nation needed. Cultural exchanges. This plan is nothing without their involvement.

Support SORCA, Squamish SAR, Drama, book clubs, running clubs, (we have no running track),

It was so hard to get involved, it's like input really wasn't of interest until today.

Good job on this process, I appreciate these events. Don't rely on Facebook for notifications and participation.

#NAME?

I appreciate the community continuing to strengthen its cross-cultural bonds. Residents will engage and participate in local decision making so since WE CONTROL the OCP, let our comments and voices be heard!

\$ affordable - gatherings - events - centralized - we have a huge volunteer community + it can always grow.

Don't tell anyone we are here

When it rains 6 months of the year the community needs more covered/indoor meeting/sports spaces. 2nd rink and an inside walking track.

Make cultural diversity a highlight of our unique location, so close to a major melting pot city like Vancouver.

The whole leadership issue is quite overblown. Manage our services and keep taxes down. That is the fundamental role of muni gov. Community volunteers will continue their good work. Nothing to do with muni council.

I have always felt that our community is engaged politically and socially. Continue to keep that focus. I would like to see more engagement with Squamish Nation as that community has more money and power most realize. Squamish Nation will play a significant role in the future of Squamish.

Meh

Having tax payer input before changing bylaws, and regulations that negatively effect the tax payers

Support events that honour First-Nation ceremony and inclusion. Support events that encourage community and volunteering.

I want more engagement with Squamish first nations culture and needs.

More youth need to be involved in leadership roles within our community

Yes, this is all great... the soft and fuzzy stuff. Just do your job and get this town developed and bring jobs here. Too much consultation is slowing everything down. Get those damn development proposals approved and fast!!!

Great. Lots of commuters have trouble getting to council meetings

I support the idea of promoting cultural diversity in Squamish and of cultural festivals

I agree

One love

Awesome

Investing in arts and culture programs for children and adults to maintain a vibrant community.

discourage foreign ownership or air nb rentals as we want a stable and happy community

Well - good thoughts. No problems with this.

It seems you listen when the populace responds to issues but then don't follow the wishes of the people (who you were elected to represent) and there is now a perception that engagement is of no use as you proceed as you wish. If we actually saw you follow and address the concerns of neighbourhoods and the community even some of the time there would be greater credibility. Unfortunately this may be harder to establish with some of the direction and decisions made.

When are we going to start doing it?

More online surveys as a lot of people can't get out to physical meetings

I think that we need to stop promoting the places to tourists that are already overrun with people and are not monitored. I would be far happier seeing us promoting Alice Lake than Brohm Lake. Alice Lake has park staff to monitor parking and visitor behaviour. Brohm has become overrun with tourists all summer, so that it's difficult to find parking or a space at the beach. There is an increase of garbage in the area, and disrespectful attitude in general (loud music, swearing, smoking, throwing garbage in the lake, etc.).

Encourage local, provincial and federal representatives to meet residence at least semi annually to discuss local issues. Gear meetings to only a few topics to keep them from becoming bogged down. Include break put sessions and require follow up from council, MP and MLA alike. Encourage people to attend by ensuring input on topics to be discussed prior to the meeting. Encourage council members to host community members to discuss and create strategies to present to council. To resolve local issues or at least create a frame work and start the discussion. Encourage councilours tovtake ownership of these initiatives and guide them through the process and encourage community members to volunteer a few hours a week to work on issues with individual councilors.

Volunteerism is nearly absent in the town. I have been organizing events for the past 20 years and getting volunteers is a challenge.

While we should all have a voice and must have a forum to express our views we must also realize that there is no amazing end where we have 100% unity in our decision making. Government must sometimes make the hard decisions and not chase votes that are popular among smaller and more vocal circles.

Great, but should not be significant part of city's budget.

First Nations culture should be celebrated and included throughout Squamish, no only on their designated land.

See above

We need to develop more online tools like this to get people engaged in decision making.

I'm impressed with the District's outreach regarding the new OCP.

excellent

We must get the kids involved in our community.

More green space to hold community events

THREE OPTIONS FOR LONG-TERM GROWTH

OPTION 1: Infill Priority (Status Quo)

Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 22,500 (currently at 19,512). Make good use of remaining capacity in existing neighbourhoods, vacant and underutilized lands, and major growth areas.

OPTION 2: Infill Priority Plus

Wait to approve development of Future Residential Neighbourhood lands until Squamish population reaches 34,000.

Make good use of remaining capacity in existing neighbourhoods and vacant and underutilized lands, and substantially build out major growth areas over the medium to long-term (Oceanfront, Waterfront Landing, University Lands - which all still have significant infill capacity).

OPTION 3: Limited Peripheral Expansion

Allow for some limited development (specific location and amount TBD) in a small portion of Future Residential Neighbourhoods next to existing developed neighbourhoods (between now and 2040) where significant community benefits can be achieved.

Substantially increase the population threshold and make good use of remaining capacity in in existing neighbourhoods, vacant and underutilized lands, and major growth areas before expanding into any other surrounding lands.

Participants were asked to review three alternatives for long-term growth and choose which option they felt would be the best approach to achieve our community goals. They were then asked to provide comments on these options.

OPTION 1 INFILL PRIORITY

Developers needs need to be balanced with those of infrastructure. It costs the community a lot to open up these new areas and we need to see the benefit of that. Also, any opening of new areas must include a plan for a substantial amount of affordable housing. Any new lands opened up must also include a plan to have low impact on our infrastructure of trail systems. These are crucial to keeping our population and those that visit us satisfied. Remember, the developer has acquired these lands at a pretty low cost, they need to give back a lot for what they will be getting.

Less permissive zoning will result in higher prices and avoidance of becoming Vancouver's bedroom. Try not pandering to developers who don't care about community and start thinking about what size Squamish should be -- and what size it shouldn't be.

Let's protect the natural spaces that make this place special.

Option 2 and 3 would likely result in the most inefficient housing, i.e. big houses on big lots

We need more supply.

Guard our park lands for future generations. Create liveable homes, with gorges and driveways. allow low rise apartments homes while trying ot maintain the green spaces and rivers. Create larger park area on the ocena front.

If the goal is not to sprawl, we shouldn't expand into undeveloped lands.

Squamish appears to have a surplus of areas/lots that are underutilized. I strongly believe that focusing on increasing capacity in developed areas before expanding to the peripheral would and focus on strengthening infrastructure and services would also improve long term resiliency.

Limiting development expansion directly co-relates with increased housing costs.

Local jobs, local economy, complete neighbourhoods, active transport all essential to realize vision

Changing this direction this close to the population previously set seems like a good way to face legal suites.

Stop packing people in like sardines.

To avoid housing affordability issues Squamish should pro-actively approve projects that add a variety of housing types to the community.

I have huge concerns regarding promoting significant development in Squamish. I do not want a bunch of high priced homes being developed here. I don't want to attract those people to move to Squamish. Those are the commuters & others not reliant on the local economy. It will significantly change the feeling/culture of our community. I love living close to trails and parks and that's a critical reason why I live here. I don't want to see coho park and associated connector trails developed. I don't want to see an erosion of our community fabric and I do not want our community turned into a north van/whistler.

Our infrastructure needs upgrading. Our budget can't keep up. We have to put our financial picture in order - how much debt are we wanting to pass on to our kids?

If you allow developers to cherry pick developments you end up with an even worse patchwork than you already have. You need to have all the basics built up so as not to strain and or break current service and emergency services.

Do not allow over building, this has happened in many prairie provinces and has had a negative impact

The beauty and appeal of Squamish relies on its abundance of natural areas, both in and surrounding the townsite. A liberal approach to development would quickly eat away at these spaces and affect the exact thing that draws people to visit, live and enjoy the community.

Widening of Hwy 99 more businesses on side of Hwy 99

I agree that the District must manage infrastructure maintenance costs. Blocking out development lands and trying to force rebuilding of existing neighborhoods will add to the affordability challenges. The District should keep an eye on the success of recent developments to see what the market is demanding. There are many types of development and as many demographic types that will choose each of them. Developers are putting up their capital, at their risk and the District of Squamish should leave finance and risk decisions to the groups that are fluent in them.

We are developing at a far to fast of a rate. Too many townhomes jammed in all small portions of land with minimal parking. It is only going to get worse.

I was told by someone on council our population is 20,000 officially and 26,000 unofficially. I say a crackdown on illegal suites.

Need to protect surrounding natural environment by maximizing use of existing urban areas. Much more ecologically (protection of habitat), socially (greater diversity and density fosters connections), and economically (city can better manage growth, stop increasing taxes, and build higher density in existing areas).

this will be our most impactful decision area. We are a huge bargain for developers as we are the next suburb of vancouver... we have to be very careful of the carrots offered to our community for development that doesn't suit or community focus and environment we want to live in. We can not be for sale to the highest bidder! We already notice a large change in our town over the past few years, this is going to accelerate with the projects currently in the pipeline. We need to develop on lands suitable for development until they are all gone. We need to make sure developments cater to our Squamish values, and are as least impactful to the environment as possible. This is the most important part of the OCP..... suitcases or money are here, they will change the way we live if we do not set the right parameters

Limit the rapid growth and expansion. There is a severe need for infrastructure to be in place before any new growth. It is time to slow down, reflect and consult more frequently the established residents of squamish

Please develop infrastructure in line with population growth. We've needed a new second sheet of ice for at least 10 yrs and our hospital will need expanding.

Squamish is already too busy and is already loosing its small town, connected, community feel. If we surpass 22,500 we will be conflicting with the community vision as what we value in Squamish is already at risk.

No new speculation based development by big developers for almost nothing. Infill existing areas only, increase density, and for the love of god - focus on affordability above all else so the service industry workers don't get screwed.

OPTION 2 INFILL PRIORITY PLUS

Do we need to continue growing at such a rate? As a community can we not decide that growth at such as rate is not an option. I have selected option 2 as it is the better of a bad bunch. My concern is that even with option two we will lose access to the green space and quiet that many of us moved here for

right now we have major traffic problems on a couple of the major roads.....mamquam at canadian tire and the mcdonalds lights are a nightmare at certain times of the day for all the building that has gone on over the last few years here there has been zero upgrades to the roads

Slow down growth!

Glad to see lots of thought put into this. Must focus on infill to ensure the city can provide the necessary services and infrastructure for everyone (and not go broke doing it).

More low income housing would be great too!

Expansion to undeveloped areas comes with significant public safety risks in Squamish. Wildfire and landslide risks come to mind

Again, sustainable development is key!

There is plentiful underutilized land, including parking lots, remediation sites, low density older buildings, and otherwise vacant properties that we do not need to expand into the periphery. It is difficult to encourage a vibrant downtown and connected communities if we encourage the growing population to live in new areas. We need more people downtown/oceanfront as priority.

The days of the suburban home with a big single-family house and a large private yard are gone. We need to realize that urban sprawl is not good for the environment, nor for our communities. Townhomes, co-ops, carriage and tiny homes, community housing and apartments with either small yards or shared green spaces are the way of the future. Increased density leads to increased vitality and connectedness. And it allows us to keep the green spaces we all treasure and for which most of us came, and stayed. Let's substantially build out major growth areas before approving the Cheema Lands and other such developments. And definitely we need to absolutely SHUT DOWN the GAS proposal. Nowhere and no-how does GAS fit into this 2040 Vision.

Any development of future residential neighbourhoods must take into account the crucial environmental and recreational benefits that these undeveloped lands currently provide.

It is critical that we infill as much existing space and we have a long way to go by encouraging and incentivizing home owners to infill space on their properties. Squamish can afford to grow slowly and this will allow care in what we allow to be developed. We do not have the roadways in and out of town to support rapid growth. Until this is solved, we must protect this space to ensure a quality of life can continue for those that work and live here. In the future we may need more space for sustainable industry. We may have different needs and different building ideas that ensure we protect night scapes and use more sustainable energy options. 80% of the world's night scapes are now lost. Children are growing up never seeing a star filled sky that creates a sense of appreciation and wonderment of our universe. Adding a ton of new development will continue degrade our nightscapes

I feel if we as a town continue growing we should density before opening up future development lands. This way should serve our community well into the future. Single family homes are great, however not beneficial to everyone nor as affordable as other forms of housing.

Develop waterfront, but wait to develop everything else. No more clear cuts for large developments. (Ravens wood and others along loggers lane). Beside being ugly, completely flattens the natural landscape and drives out any wildlife. Also, who is approving all these eyesores. Some of the new development are so ugly, small with limited windows - and because housing is so badly needed people are forced to buy these shit boxes at almost a million dollars!

fill the gaps prior to creating new neighborhoods

Keep Squamish special by restricting development. Good growth should be long and steady. Not a one night stand for hungry developers. Don't whore Squamish out!

focus on increased population density while keeping existing wilderness areas in tact. Especially the lot at the end of Depot Rd and the lot at the end of Perth Rd (cheema land)

Need to fill in all brown space. There is a lot of shabby vacant lots and buildings which need to be developed. Do not cut any more trees or go on any new land while there is so much densification to be done in existing areas.

There are major projects that are currently planned or approved that represent a considerable expansion of the city's housing supply. We need to recognize the social and environmental capital of keeping our natural lands natural as long as possible, as well as the economic benefits that sport and recreation provide to Squamish, such as mountain biking and rock climbing. Studies such as the recent one showing the economic benefit of mountain biking to Squamish make it clear that destroying the trail network and our natural environment will have an adverse impact on our city and its citizens. The city should be commissioning further studies about the various activities in regard to their economic benefit to the city. Maintaining or increasing density will also have the benefit of ensuring that we do not need to construct and expand infrastructure in the same fashion to support new homes - public transport can be made more viable and sustainable with higher densities.

It is in our best interest as a town to NOT expand peripherally. By doing this, we risk our own community health, tourist activity (as many come here to recreate in the outdoors), potential loss of income from races which no longer may choose to be located in Squamish, and so much more. Maximize the infill space that we do have, with wisdom and discretion. Growth management is a HUGE issue! I would suggest that entertaining thoughts that our town could thrive and be liveable with twice the current population in this area (44,000) are erroneous and poorly informed. All that is needed for liveability - connection, good infrastructure, places to recreate easily and well - would struggle to exist with that number of people in Squamish. And those who look for that liveability - such as our family - would no doubt consider moving out of what was once a wonderful place to live

Infill and creating complete existing neighbourhoods with mixes of commercial and residential should be the priority before expanding our footprint

Personally a population of 34,000 in Squamish would make me not want to live here. It would not be the Squamish I fell in love with. Growth is not always a good thing. The town already feels crowded with all the new development going on. Too much residential and not enough amenities including child care options. For the first time in my ten years here I am now doubting I will be a senior in Squamish and suspect I will be looking for somewhere smaller, and more affordable to live.

I'm a split between option 2 & 3, but the vagueness of 3, and the chance for abuse if it's in the OCP without define restrictions is an issue. We need to stop sprawl, look at having a mixture of developments even in the highlands (which seems adverse to townhomes etc), make densities areas walkable (a general store and coffee shop in the highlands, crumpet woods area as an example), walking trails or sidewalks etc

This is an issue of great concern especially to mountain bikers. Already this summer the number of bikers has exponentially increased. Squamish has the potential to be a massive mountain biking destination and draw tourism for years to come if supported. I think assessment of bike relate tourism income should be continued to see its benefit .

Very important to develop existing areas first! Squamish is too spread out already!!

I'm extremely opposed to the premature development of Future Residential Neighbourhoods, in particular lots 509, 510, and 511. With the remaining growth capacity in other neighbours that are already serviced, it makes no sense at all to open other areas whose servicing costs we, as taxpayers, have to finance. The Garibaldi developments would devastate the mountain biking, which is a huge attraction for Squamish. And the town of Squamish would benefit greatly from developments that are more central. Fewer cars on the roads, more business for the shops, and hopefully it will make the downtown core more attractive. We need more energy in the townsite, not in the surrounding housing developments. I'm also opposed to developing the Cheekeye Fan. It sounds dangerous and ridiculously expensive and I wouldn't want my tax dollars going toward protecting a flood plain.

We need to start to look at our land development from the perspective first of protecting liveability, health and resilience. I would prefer to see us map out our recreational connections and keeping sensitive areas free from development and maintain council's goal of everyone being within 10 minutes of a natural area BEFORE we expand into future residential neighbourhoods. Why not establish those recreation and natural corridors first with adequate set backs? I don't want to see what has happened in West Van and North Van which is a straight line of housing that just slowly marches up the mountainside over time. This approach would damage our brand and make Squamish loose its status as a world-class playground.

Let's keep what is most dear to Squamish in tact; no sprawl, maximum green space.

It would be helpful to have a better understanding of how current vacant lands are proposed to be developed, the associated timeline, and the impacts - both positive and negative before moving forward with these questions.

Leave more park land green space at Garibaldi Springs golf

Squamish only has one human waste management facility so if this town was to grow to that size, the "poop-plant" needs to grow as well to accomodate increased amount of human excrement.

infill would contribute to sense of community, and reduce strain of transportation. densify first, before treading into new environment.

healthy neighbourhoods are walkable neighbourhoods and by definition, they need to be small enough to walk around easily for people of all ages. Lets limit sprawl as much as possible. Let's add more little parks and town centres to existing areas (these can also absorb flooding). People need access to green space, but it doesn't have to be in their own (large) yard - why not pool all the wasted yard space into a community park or maintain our trail network? We also need more space for local food production - while a few people may use their yards for growing food, but most just have lawns and possibly bear attractants.

I am hoping that this OCP will have a population projection for 2040. I moved here 10 years ago because it was a small town with amazing recreation. a town of 20,000 or 30,000 is a place where I want to live. A city of 60,000 is not. What is the actual plan? I believe we should fully develop the Oceanfront and waterfront and limit greenfield expansion completely.Keep the character of the town. Do not let this place become Kelowna or Abbotsford.

I am supportive of growing the Oceanfront, Waterfront and university Lands however ONLY if this is done responsibly with a clear and pre-determined vision of what that looks like. As mentioned above, a specific style of individual, character filled architecture promoting the West Coast Theme as exemplified in the area of the Yoga Studio at the end of 2nd Avenue. Developing the waterfront responsibly and tastefully in collaboration with other marine municipalities such as Britannia Beach so that we create a walkable, unique, West Coast themed, character filled waterfront with an artistic and creative float home community of unique float homes and liveboards. Pubs, quaint character filled shops, marine store, paddleboarding/kayak/bicycle rental, laundry/showering and wifi service, an extensive community park and walkable waterfront.

The sprawl of Squamish is already large. Let's get efficient.

Do not develop any of the lands that have been designated as green spaces. DO NOT develop Garibaldi Springs! This goes against everything you say we stand for in this community plan.

Stop the proliferation of monster (ie 3500 sq ft) houses! Promote development of groups of smaller, family homes surrounded by green space and mingling space. Importantly, maintain enough greenery amongst the development to avoid a city feel. And include amenities amongst housing, which will support local business, alleviate transport pressures and promote interaction and sense of community.

Please prioritize low income housing for peolpe in need. We have lots of middle to higher economic class housing - we need to help those we need it most.

infill and longterm expansion projects should protect established trail inventory. homes over 2000sq ft should be mandated to provide rental suites, or per Whistler, large home neighborhoods should be mandated to have mixed size and type dwellings with some capped value homes within the development.

I would love to see or downtown get a lot more development and all of the currently cleared spots be utilized. I'd like us to be able to expand only if absolutely necessary because i think our green spaces, trails and wilderness are our greatest asset.

demolishing forested areas and specifically areas that BRING PEOPLE TO SQUAMISH is ridiculous in consideration of the scores and volumes of vacant land in the downtown area alone.

I select Option 2 very hesitantly. I believe the community needs to maximize the efficiency of our existing infrastructure and preserve valuable outdoor spaces used for recreation, but I am concerned about too much infill within the floodplain which I believe poses significant long-term sustainability and public safety issues. I'd like it to be clear that by maximizing infill within existing neighbourhoods, I have a strong preference of infilling areas with lower risk at the margin of the floodplain our outside it altogether. I think that medium to high density development should be placed in low risk areas that abut existing development.

Need to promote high-density mixed use in condensed areas. Urban sprawl is not good for Squamish--for the environment or for creating "community". Squamish should focus its priority on good, unique design and exciting neighbourhoods. Spend money on community attractions, arts centres, and fitness facilities and not expensive infrastructure to support sprawl.

Slow down and proceed with caution when building out into existing MTB trails that bring enormous tourism dollars to town

Growing too fast will hinder everything outlined so far in the OCP.

All the while protecting our surrounding ecosystem, using environmentally sound materials and renewable energy implementations such as tesla roofs and wind trees?

Please recognize the value of the recreation area around Alice Lake which is slated for development once our population reaches 22,500. This area includes world renowned cycling trails that attract thousands of cyclists each year to our community.

The liveability, health and connectivity goals in the OCP are already unable to be attained due to the urban sprawl of this town. Walking around the Highlands/Estates is completely unsafe as it is - I live 1km from the grocery store yet it's scary just trying to leave my house on Skyline Drive, let alone walk down the street. We need to work harder when managing growth to ensure we keep our other goals in mind. This can only be done by minimising expansion future residential neighbourhoods.

The lands is precious, we as a community, we need to decide together what are the priorities and what is important to our communit before allowing more land to be develop. Mountain biking, rock climbing, running, etc are all part of Squamish and we can't blindly reduce the access and area of those recreation sport in new development. there should be in the bylaw key point on making a priority on keeping those major community area in future development

Let's make use of the large amount of brownfield sites already available to increase density which will increase vibrancy of our community, and limit infrastructure requirements

What makes Squamish special is not only the amazing natural resources surrounding us, but also our access to them. If that access becomes pushed further away from most neighbourhoods, we become just another lower mainland city. A good example would be the forested areas adjacent to Valleycliffe. Please preserve these wild areas and trail networks as the city grows. Infill is the best way to do this.

While I support Option 2, again, I don't support the drastic re-zoning of lands to accommodate this. Better to allow higher density in certain key areas that are already zoned for high density.

Urban density should be a priority so as to preserve surrounding lands. Maintaining a dense population as opposed to "sprawl" will preserve our green adventure spaces longer and encourage a sense of community.

Do this but ensure building standards not just structural but internal amenities....specifically in town houses and apartments.

The Garibaldi Springs land is NOT a future residential area, no matter how badly planners (paid by developers) and developers want it to be. These lands are designed greenspace by our community. Nothing about our community, its prior logic or values has changed. These lands are wildlife habitat, wildlife corridors and sensitive riparian areas that were removed from the ALR to create the golf course. Environmental damage was done at that time. Please keep this area protected for our children and the wildlife that lives there.

Infill must be a priority, however, planning should continue before Squamish population reaches 22,500 or 34,000 to ensure we capitalize on the existing neighborhoods capacity and peripheral expansion is in harmony with the major growth areas.

By building a taller higher density downtown with ample green space we will be able to ensure a vibrant downtown core. Increased density in key areas reduces the need for transportation, the cost of the necessary infrastructure upgrades can be spread out over more residents making them more affordable.

The vacant lots and areas in the downtown area, what should be our most dense area, are an eye-sore and detriment to the apparent health of our community. I thoroughly support strong densification of residential/commercial mixed use areas

I do not like the proposed Fishermen's Bend development. It provides important habitat for animals in the riparian area of the Mamquam River. It is also the only green space the people in the North Yards have near by. At the very least they should have to build a park. I am supportive of density before we start sprawling into our natural areas, but please consider reserving green space in highly dense areas as they are important for both human well being and ecological integrity. We need to preserve wildlife corridors.

The town is being already packed in like sardines. Stop developers from taking advantage of this town. The design of most of these new buildings is hideous!

Put off developing Cheema lands for as long as possible.

Option 2 - but beware of increasing density in existing neighbourhoods to the detriment of existing homes and residents.

ONLY allow 4 stories within the downtown neighborhoods to maintain upper views. Include balconies to all developments. Put commercial on waterfront with a walkway with unpaved running track beside. Make developers build skinnier and lower to allow for wider sidewalks both on streets and in alleys (does it always have to be about maximum profit and maximum size? What about medium profit and medium size?) Bike lanes everywhere. Maintain wilderness trails. .

Stop allowing tract housing developments that strip out all the trees. We won't have much of a worthwhile community if you continue to allow clear-cutting for personal/private gain.

I don't think that sprawl is the way to go. Though you are becoming quite the "townhouse" community. One way to make affordable, I would think as even townhouses go for over half a million. I cannot afford my place today and it was cheap when I bought it 2+ years ago. Lucky I guess!

Developing greenfield sites makes no sense when there is still lots of brownfield land available in Squamish. Privately owned anthropogenically impacted lands should be developed before natural forests. Forests and green spaces should be protected.

i think the rate at which Squamish is growing is too high. AS much as I think some growth is great, i think we need to do what can be down to slow it down in an effort to let the municipality, government and infrastructures "catch up" I certainly think we should need to limit the amount of land that is used for residential and commercial use to what is currently available until we reach 34000

Developers are not considering the esthetic value in planning street parking, driveways and sideways. This should be enforced by the city. Park of a engaging and welcoming community is feeling comfortable walking. Town home developments really need implement these values. Squamish should also put a plan in place for paid permit Street parking to create revenue for the city.

Keep garibaldi green. We need more free space, stop cramming lots of townhouses into small spaces.

I don't understand why we need to grow at all. I'd like to cap the growth at 30,000, keep the town small and natural

I think a more clearly strategy needs to be developed BEFORE we start considering developing additional areas. I understand the real estate market is hot, so there will likely be pressure from developers to cash in, and provide as much housing as possible however I do not think this is in the long-term interests of the community despite people's angst to get more affordable housing now.

while I agree with limiting urban sprawl and promoting infill development, I am supportive of some development of lands adjacent to existing neighbourhoods to increase the housing supply and to provide more housing options

Maintain bike trail network access where poeple don't need their cars to get to trailhears is very important. Restrict the sprawl.

These are land decision. Do we open city to legal risk by changin previous agreements? Thr real world will come to Squamish; more and more families wll not be in single-dwelling homes. The downtown and oceanfront could be wonderful - right now it is ugly. Eliminate single family homes downtown. Create a centre where pelple want to live, work and gather.

Please develop oceanfront before lot 5212. When lot 5212 is developed please include surrounding communities as much as possible - extensive and amazing trail network should be preserved.

For a town of this size our footprint is ridiculous and highly unsustainable. We NEED to limit our footprint as much as possible. Failing on this front means we fail on all of our goals.

Densification instead of sprawl - increase the population cap on DL510. Development of DL510 would increase sprawl and deplete natural resources. It has high value amphibian and wildlife habitat. I support the introduction of an urban containment boundary with a focus on densification of existing residential areas.

We have plenty of land for development right now without having to reclassify existing green space. It just doesn't make any sense to develop sensitive green areas.

- Work to prevent developer purchase of new lots for build + flip. This is the single largest driver for pricing people out of the real estate market. - Prevent the build size + limit footprint to see less 2000+ sqft homes t- smaller builds with capped va

Maintain bike trail network access where people don't need their cars to get to trailheads is very important. Restrict the sprawl.

Need to ensure we have a sustained need for the growth so it needs to be balanced and phased in a way that ensures we aren't creating too many condos only to see the Vancouevr market adjust and everyone move back and Squamish properties become devalued.

As mentioned earlier option 2 is only good if exisiting lands can support population growth projections. Limited peripheral expansion is tricky as development will be piecemeal rather than planned as a master community. Currently there is already so much land available for development now. - Are there sites for schools as population grows? - Do we have infrastructure to support all this growth? - Developers should pay healthy DCC's & CAC's so tax payers don't have to pay as much. - Encourage more businesses for employers and tax purposes.

Whether it is arable farm land, forest, etc. keep density up; therefore property value, stable growth, continuous + smooth, not peak + crash. Also helpful to maintain stable trade force.

Option 2. Slow pace of hosuing dev.

Be conscious of what brings people to Squamish: biking, dirt biking, trials riding, snowmobiling, hiking.

Don't get sucked into more sprawl until existing capacity is utilized but must make a lack of progress PUNATIVE on the owner so they don't just sit on empty land indefinitely and delay community progress.

Get the Waterfront and downtown developed now... both are such an eye sore and have so much potential. There are so many ugly, vacant lots down there that should be developed before anything else is approved.

In the table listing Key Implications and Trade offs for each of these options, it is concerning that the importance of trail preservation is not recognized or mentioned. It is well known and documented that most tourism and growth in Squamish is outdoor-based, and that Squamish is now a world-renowned mountain bike destination. This brings real, tangible financial and other benefits to the community. If the trails in and around lots 509, 510 and 511 were destroyed and replaced with residential development, we would lose a large chunk of the trails that have put Squamish on the map and that continue to bring people here. These trails are not easily replaceable. Can we consider a higher development threshold (perhaps 95%) for existing residential neighborhoods before these lots are considered for expansion? Also, the notion of a percentage development threshold is problematic as boundaries can be shifted to achieve desired result numerically. Can the District consider a trade with the owner for other land? If development in this area is absolutely essential, can the developer be required to fund the building of new, replacement trails, to be carried out in concert with SORCA and recognized local trail builders?

We need to make sure that if the threshold is increased that it is realistic that infill development can occur. It would not be good to increase this threshold if population and housing supply would be stifled by the threshold and thereby making land more expensive and less affordable. Though in saying that there is so much available land at the moment to develop. Lets get the waterfront built!!

I am concerned about the power that developers can have over a community and any way to keep this in check is very important to me.

Research is needed on wildlife use of green spaces before future development of green spaces.

Don't allow urban sprawl like Winnipeg & Edmonton. Try and keep development to existing infrastructure. Force development outside existing infrastructure to pay for it themselves with current commitments to connecting it with existing trail and walking paths

I strongly believe that we should use up our current residential areas before expanding development into green spaces. This being said, I also think that it's important to maintain the character of some areas of Squamish (keeping trees in residential areas; maintaining proper road access rather than making narrow, difficult to access roads such as through the Dryden development in Brackendale; ensuring that there is adequate parking for residents and visitors before increasing the density in a neighbourhood; maintaining the feel that we live in a natural place rather than an overcrowded suburb)).

Create a maximum population number. Sustainable growth is a myth, our valley can only accommodate so many people. To grow, even in a controlled fashion beyond the reasonable capacity of the valley is to invite disaster in terms of loss of farm land, destruction of outdoor assets and wildlife habitat. In other words, the very reason we live here. With development at Britannia, the inevitable restart of the stalled Porteau development there will be plenty of jobs with in shouting distance without having to fell more trees and displace more bears here.

We need green space as it is ... that is what makes this place so great... if we allow for developers to have their way and line their pocket while destroying our natural assets, then the community has clearly lost its vision

OPTION 3 LIMITED PERIPHERAL EXPANSION

If we allow urban sprawl squamish will lose its charm and it could end up like the Fraser valley.

we need to focus on schools & infrastructure while maximising current available space... before spreading out. Make sure we have the services before building further out. Encourage residents for secondary suits, and also remember Britannia Beach... its growing work with SLRD to ensure homes are affordable and again secondary suites are encouraged.

I think we need to keep in mind that people moved to Squamish so they didn't live 5 feet from their neighbour. Please allow existing neighbourhoods to remain low-density and not force residents that came here for that lifestyle to have to move away from our area as they no longer enjoy their neighbourhood because of how busy it has become.

Since moving here 13 years ago we have witnessed the town change considerably. The one element that has kept us happy to call squamish home is the access to the trails and forests of the area. Given that there are still a lot of areas within the town's boundaries we find it hard to understand the need to be expanding these in order to develop more housing. It makes no sense to sprawl further out, from an economical or population point of view. Add that this sprawl will affect trail access and it really is upsetting. Squamish has made a number of hasty decisions over our time here that could have been dealt with far better and would have helped integrate the town more. Let's look to focus on building out within our current community, strengthen the downtown core, and solidify the communities already here, rather than sprawl further out, negatively affecting the very wooded areas that people are moving to town for.

Option 3 can work but ONLY with significant concessions by the developers. In return for allowing development and the earnings of significant profit, 70% of the owned lands should be designated as a natural reserve or parkland for public use. This tradeoff leaves a legacy for the people in return for a significant profit for the developer.

In order for independent schools to have the opportunity to grow option 3 is the only possible route forward.

Protection of trails and other adventure tourism assets is vital. For example, new residential development should be required to protect existing trails. I am thinking specifically about the Cheema lands

The locations that are TBD are of greatest concern. How will council decide, which lands should be given priority for expansion? What values will be upheld? The OCP Key Priorities? Or will they be influenced by large developers with deep pockets who wish to develop sensitive lands?

The focus needs to be on making good use of existing neighbourhoods, particularly the downtown region. Use connected community areas currently zoned residential to reach the infill levels. Avoid development proposals that sacrifice designated green spaces. Allow a small portion of development in future residential areas only if there is significant benefit to the community as a whole and not just developers looking for financial gain.

Squamish has become WORLD FAMOUS over the past decade BECAUSE of our proximity to nature. The biggest threat to this success, is the temptation of falling into the same development plan as Vancouver. If we take the quick and easy payoff for land development, we will deprive our community of what has fueled its revival. We need to consider limiting additional real estate development, and enhancing the industries that are growing in a sustainable manner. Liquidating our land will leave us in the same position as liquidating our forests. The failure of our tenure and lumber market system permitted outside parties (like Intefor) to convert our valued coastal timber stands to pulp and paper for fast money, and then abandon us with no mill and only scraps of wood. Land speculators pose the same specter, and they will bring the same promises. They will offer pretty baubles and seek to develop every available parcel. Once they make their profit, they will withdraw, the boomtown construction jobs will dry up, and we will be left with a soulless community of row housing. Don't let this happen. Keep growth in check. Only develop where it is already suitable.

We need more affordable housing. This is urgent. Please open up some development so that my family is not driven from this place we love.

increase population downtown

A policy of discouraging residential development on the benchlands on the east side of the valley creates too much pressure on more valuable natural habitat and scarce employment lands on the valley bottom. The "sprawl" that should be in focus is the trend of Squamish becoming an extended, long distance sprawl of Vancouver -- exacerbated when we convert our scarce industrial/employment lands to residential use -- for commuters!

The option that saves the trails from being developed into mansions and contains the current trend of development sprawl!!

We need to densify, downtown and surrounding areas should be building larger than 6 storeys. If we get enough density we won't have to rely on commuting because we will reach a critical mass locally that will support larger jobs. We also need to be more flexible in designing on flood plains and steep slopes. The restrictions are making land so expensive. If you want density, pre zone land! The District could get some amazing projects through the door tomorrow that would benefit land owners and the community. Prezone to get what you want, stop asking developers for ideas that you try to make everything for everyone.

Battling urban sprawl imo is one of the key issues Squamish is facing and that will make this a more liveable community. Developers may not like it but it is time that Squamish says no to developers. 10 yrs ago we needed the money, the economy, now everyone wants a piece of Squamish. We need to protect what is left

Keep Squamish small and our environment healthy. Limit development.

Focus growth to avoid sprawl. Develop downtown and close to downtown. Focus on multi-unit development instead of single family mansions that people outside the community can afford. Build liveable neighbourhoods around existing resources, keepin intact the amazing network of wild spaces and trails that make this place so special.

1) DL 509,510, 513 must be designated as residential neighbourhood instead of Future residential neighbourhood 2) There must be NO population threshold cap enforced on DL 509,510, 513 3) The 22,500 population cap must be eliminated from OCP policies and NO new population threshold for DL 509,520,513 4) Allow for full development of DL 509,510,513 now. There must be NO phased development between now 2040. Development should be allowed to occur quickly as possible

I support option 3 subject to: 1) DL 509,510, 513 must be designated as residential neighbourhood instead of Future residential neighbourhood 2) There must be NO population threshold cap enforced on DL 509,510, 513 3) The 22,500 population cap must be eliminated from OCP policies and NO new population threshold for DL 509,520,513 4) Allow for full development of DL 509,510,513 now. There must be NO phased development between now 2040. Development should be allowed to occur quickly as possible. infill should not be given a priority our city will get too crowded.

There should always be a balance between development and green space. The green space is what makes Squamish so beautiful. People are forgetting that and just want to make a quick few dollars

As real estate agents keep encouraging second home buyers to purchase in our town, it's important to remember that first and foremost, we need to maintain the culture of our town. People want to come to the sea-to-sky because of us so pushing us out isn't good for anyone.

please do not allow new development on currently undeveloped lots adjacent to town. as residents, we value the recreation amenities within biking/walking distance of our homes. if we allow these close to home oases to be developed we will be no different than other large metropolitan areas....where residents need to get into their cars to access amenities that were once in their own backyards. as a Councillor, please do your part. do not allow yourself to get bullied by multimillionaire developers. remember, you moved here for the same reasons as us. please do not decide to change zoning or give variances to everyone that asks for it. stick to your guns. we voted for you for a reason. thanks for your time.

It's not quite clear how #2 and #3 differ. I voted for #3 to allow for some flexibility for expansion, but at the same time, it should be very limited so these future approved growth areas like the Oceanfront can be built out.

I'm not going to be naive and pretend we can just freeze Squamish as a little mountain town by the sea. It will change and it will grow. My hope is that it can grow into something we are proud to call home. Ultimately my sticking point is this: even with aggressive growth forecasts, there is more than enough land in town that's already cleared and slotted for development to accommodate all growth. Why are we letting things sprawl further? We should be raising the population cap significantly. There is opportunity to fill in the neighbourhood gaps and densify without losing valuable greenspace. For example: all the empty land Downtown, the area around Finch drive (across from Brenan park), as well as the University development. Downtown has so many empty lots and run-down buildings - a mix of business and residential development will create a healthy core. Finch drive is near downtown (so developing there keeps town from sprawling), it's right beside parks and recreational facilities, and has no trail networks to loose - perfect. If we contain sprawl we will hit so many of the Vision goals: connected, more affordable long-term, healthy, engaged, and strong community that feels like a small town, not a big bedroom community suburb of Vancouver. Raise the population building cap on DL509 & DL510 (Cheema lands) above 22,500, to the 35,000+ range or higher. If anything, those places should be protected and preserved forever. Stop the Cheekye Fan development, it is the definition of sprawl and poor city planning.

floodplain , rivers , mountains , highways and rail all dictate densification vertically and not into closeby wild spaces..

We're close to the cap anyway. The expansion is coming but it should be strictly controlled. It's obvious this specifically relates to the Cheema property. Only the lowest elevations should be built. The bike trails must be saved. A large percentage of the property should be turned into district park.

The population thresholds can be a hindrance to meaningful developments in certain areas where this might be in the interest of existing adjacent neighbourhoods and to the District as a whole (e.g. Traffic/transit/infrastructure planning for now and the future.

make developers pay for sidewalks, paved trail access, etc etc.

parking parking parking. All the dense housing downtown and no parking

I am really hoping to see the waterfront development/Newport Beach in the near future. I would like to enjoy walks on a good pedestrian and cycle along the path while admiring the views of water and mountains

don't let things sprawl!

There could be good opportunity developing the lands north of the Highlands. I would support this if trail access could be maintained, or better yet, improved and another road access could be gained, taking traffic away from the Highlands Elementary area.

Make decisions on each project based on its merit not an arbitrary population.

Somewhat surprised that you gleaned first two anti-development options from the alternatives. Are we not currently in need of more and affordable housing? Let's stop making the developers the bad guys. The District is in control.

The draw and character of Squamish is defined by its proximity to natural spaces, and its small town feel. Greater sprawl will only erode these feelings, while greater density can potentially enhance both aspects. It's also important that sprawl tends to bring larger more expensive homes, and further deeper a divide that is becoming apparent in Squamish. Density allows for a more affordable home market, and gives more opportunities for people of all backgrounds to live and work in Squamish and contribute to a diverse and thriving community.

Option 3 is only worth it if we get the parks, trails and community infrastructure benefits from these developers in exchange for permitting development. We would need to be tough on them and all future developments to make sure we keep our valuable recreation and natural resources.

Allowing some development in areas such as the Cheema lands would be highly beneficial to the community as a whole. Especially when there are thoughts of community focus such as schooling

we need to ensure affordable housing to prevent long time residents from being forced out of town. Increasing supply might help.

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal-quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

The only way to ensure a developer will preserve green space and/or existing amenities is if there's an iron clad clause in any development approval. The work should have to be substantially completed at the beginning of the project to ensure it's actually done. A good example of this is the trail that Doug Day was supposed to build as part of the gold course agreement. When all was said and done he simply ignored the covenant and wasn't held accountable. The 'No Net Loss' policy that Whistler adopted towards trails is sorely needed in Squamish. A huge drawing card for the popularity of Squamish is our green space and trail network. People aren't moving here because we have new houses, new housing is being built because people are moving here, spreading the word about how amazing it is and drawing yet more people. Regarding green space and trails - once they're gone they aren't coming back.

Option 3, subject to i) DL.509, 510, 513 must be designated as residential neighbourhoods and not as future residential neighbourhoods. ii) There must be no population threshold (dp enforced on DL 509,510, 513. iii) The 22500 population (dp must be eliminated from OCP policies, no new population threshold. iv) Allow full development of dl 509,510,513 now. There should be no phased development.

No population threshold of 22,500 on DL 509,510, 513. 2040? No way we need affordable now!

- DL 509, 510, 513 must be designated as residential neighbourhood and not future residential neighbourhood. - There must be no population threshold enforced DL 509, 510, 513. - The 22,5000 population cap must be eliminated from OCP policies and no new p

1) The 22,500 population cap must be eliminated from the OCP policies and no new pop threshold for DL 509, 510, 513 in new OCP. 2) Allow for full development of DL 509, 510, 513 now. There should be no phased development between now and 2040. Development should be allowed to occur as quickly as possible. 3) DL 509, 510, 513 must be designated as residential neighbourhood and not as future residential neighbourhood. 4) There must be no population threshold cap enforced on DL 509, 510, 513

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1) no population threshold DL 509, 510, 513, 2) 2040 will be too late, we must increase the supply as soon as possible, 3) 22,500 threshold must be eliminated on DL 509, 510, 513

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Developers need to be taxed appropriately to pay for any new neighbourhoods and increased density. Make sure some of their profit goes to upgrading our current sewer, water, dykes so our property taxes don't need to cover the full burden of the increased population. Don't let developers walk all over us. We have the power!

1) DL 509, 510, 513 must be designated as residential neighbourhoods and not as future... 2) there must be no pop threshold cap enforced, 3) The 22,500 population cap must be eliminated from the OCP policies and no new pop threshold for DL 509, 510, 513 in new OCP. 4) Allow for full development of DL 509, 510, 513 now. There should be no phased development between now and 2040. Development should be allowed to occur as quickly as possible. 5) Flood plains hazard. Why give a permit only property in province that restricts a parcel to develop with the market. Does not make sense.

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Growth management impacts residential and commercial stock and therefore impacts affordability. Would be helpful to know your commercial space vacancy and residential vacancy as metrics to compare to other cities. Economic development: Worth avoiding 'old economy' and 'new economy'. Liked the direction to 'diversify' or 'balanced economy'

Increase supply and increase amount of affordable housing. RE: DL 509, 510, this is important too. Additional trail network and useable green space.

As long as significant community benefits are achieved, these places should be considered, especially since school sites require significant green space and easement from neighbours.

I support development of DL 509, 510 I want access to highway 99, has a new school

We have to secure green areas. One way to do that is gaining major concessions from speculative land owners looking to develop their property.

Please consider the Highlands as a special community that is isolated by severe grades. Developers have a unique opportunity to link several neighbouring areas with "significant community benefits". Remove the population cap it will be passed and cause harm, to valuable planning time being lost. Allow for the Highlands properties to be submitting their community amenities proposals now!. Remove the 'future residential' term from Highlands.

must protect current bike trails and all recreational areas or Squamish will no longer be Squamish and many of the core residents will leave including me

I think growth needs to be managed in a way that protects the livability of Squamish. Maintaining green corridors and having developers help establish the trail links to our community. The University Development should be linked to the Golf Course trail network. It'd be great to see the corridor trail continue from the Kingswood pedestrian overpass to Depot. If it means preserving more trails and green space, I'm ok with development occurring as long as it is well planned for the long term benefit of the whole community.

We already have thousands of units of housing coming on line, and the high-priced homes proposed by external companies (who want to make a deal to make a large profit) will not do anything to solve our affordable housing problem and to give Squamish money in exchange for space and real estate. Selling our rich land will only pack some hundreds or thousands of people into a traffic congested area, right in the middle of delicate salmon-bearing wetlands and in an open area that has previously been reserved for green space during previous land deals and which are now being utilized for other recreational matters or for natural spaces. Building in some of the areas in Squamish will have significant infrastructure and environmental costs that we have not yet even begun to calculate. Instead of relieving pressure on other green space, this proposal will push us faster toward population levels that will automatically trigger development of the Cheema lands above Perth and Coho park. This will then lead to large businesses buying the rich green space on the cheap, and then changing the rules so they can inflict more suburbia on our community.

1) DL 509, 510 must be designated as residential neighbourhoods and not as future residential neighbourhoods.
2) Remove all population caps. Allow for free market to prevail. DL 509, 510 must not have any new population caps.
3) More development will strengthen our economy and generate more taxes revenue.
4) Allow for full development of DL 509, 510 ASAP.

Subject to: 1) Reverse threshold of 22,500 on DL 509, 510. 2) Supply and demand issue making it unaffordable.
3) More transit. 4) Work with developers.

Try and make infills business and living spaces, no commute, work at home, live at home.

Combination of 'creative infill' for higher (more affordable) density. PLUS new 'green field' development at variety of densities to fill market profile.

Cheema lands need to be developed to protect SORCA trails (biking and tourism is so important here). Also Squamish Waldorf School is an absolutely outstanding world-class institution and this would be the best spot for them. While they are private, note that they absolutely do not turn away any children due to financial constraints. ALL families are accommodated. This school is a huge asset to our community - frankly if they closed we would probably move to continue w Waldorf education.

I don't see why it needs to be limited. DL 509/10 needs to be opened up to ensure access to trails, roads and affordable housing continues. Furthermore, placing + school within a new community development is absolutely an amenity to the community and should be taken into account.

Up the building code standards for better energy efficiency!

Limit new land development, after current big developments listed. New developments should only be multifamily as mentioned earlier. Mid density with more trees and green. Fill in and redevelop existing first, only then consider new lands. Compact communities not suburbs.

I don't feel there is enough protection surrounding the areas we live here for. Trails, wildlife, parks, green space. Land getting developed too quickly. Trees are being cleared on lots before proper environmental assessments have been done without any penalty.

Protect waterways, animal corridors kept intact. Reduce the land grab from large developers by changing for all infrastructure on a long-term basis. Not just let them build out our town and then move on to the next land grab. Hold them accountable for the next 25 years after they are finished their project. Not unlike the new home warranty where a contractor is liable for 10 years.

Trails must be protected and replacement must be on a like for like basis. If Cheema lands are allowed to be developed, must be very careful that the promised million dollars goes to protecting high value, publicly accessible trails - not just buying down wide gravel access for the multimillion dollar houses.

Remove threshold of 22,500 on DL 509/510. Reduce transit. We need affordable housing, let developers develop but respect trails.

To encourage community values. Allowing a school like Waldorf will bring its healthy values to a community

The bike and hiking areas need to be preserved for Squamish to keep its vibe and community feel.

Affordable housing is probably not going to happen without limited peripheral expansion. Attention needs to be given to amenities to prevent creating car-dependent neighbourhoods.

Let's develop all the brownfield and former industrial lands before we tear up ANY greenspace, and ultimately increase density so that we can leave as much greenspace open as possible. I think this also improves goals of engagement, health, sustainability and resilience.

I would support small amounts of development on the periphery of existing development only, and extending the population threshold for the rest of these lands. I would include the Cheekye Fan lands as a Future Residential Neighbourhood.

Limited Peripheral Expansion requiring significant green space, environmental protections, recreation trails, and accessibility (over and above current requirements) from the new development areas. Substantially increase the population threshold (anticipating high projected growth) for future development areas. It's really important to use our leverage now to ensure the environment, recreation spaces, and accessibility (bike and walk trails) are providing the community with real benefits.

option 3: with real community benefits like retaining existing trail networks, additional green spaces and bike only lanes or similar.

The Highlands is possibly the most attractive area for housing. Let's open development here as soon as possible.

These options are inadequate. What about changes to density of neighborhood plans from the old OCP (i.e., along the main 97 corridor, in town)? How is single family residential going to impact affordability when new homes are already going for \$1.6 million or more? It will only assure that the community will be a bedroom community of Vancouver because the only jobs that can afford those homes will be in Vancouver.

I agree with this option, but I really believe that we need more housing. Therefore there should be no threshold on the DL 509,510. These properties should be designated as residential and NOT future residential. Remove the threshold of 22,500 people and let's make Squamish more affordable again!

Squamish has a lot going for it, but this will change unless we protect it. Most of us value the natural beauty and the ease with which we can access our world class trail network. It is now time to formalize that network's protection. Let's build in existing neighbourhoods, not mow down more land to build giant houses. How about we create a policy where if a trail is lost to development, the developer is required to replace it with a trail of equal quality. Even better yet, how about we keep our trails that have been meticulously built mostly by volunteers. The trails on DL509 and DL 510 are some of the best in the corridor and the ease with which we can access them is second to none. Perhaps we can purchase some of this land and build a park, as opposed to the short term gain of more houses. We need to limit sprawl, create infill and maintain our trail network to allow for the connected and vibrant community that we all want to live in.

Town homes don't build communities, they are only a foot in the door method towards single dwelling homes. Too many town home will push up the value of single family lots and then have a trickle down effect on the pricing of town homes. Concentrating on certain areas first for developing creates problems elsewhere. I am also severely concerned about the seeming desire to increase density in the downtown and brownfields with residential dwellings. I do not think we should trade off employment lands for urban density because it sounds so Utopian.

I agree with option 3 and that there should be good use of remaining capacity; however the any population threshold must be carefully thought out, and consider such things as floodplains, natural hazards areas etc. in existing neighbourhoods that drive up costs (both to the developer/final consumer and to the district in operational costs) and develop-ability. The application of any threshold must be fair to all land owners and not just specify one or two. n eixsiting

I believe that people move to Squamish to enjoy the landscape, to ride their bikes, their kayaks, use their climbing gear, their sleds, their dirt bikes. It is the adventure capital of Canada after all, it would be great to see developments support the community that thrives in this town. Although density is great for many reasons, I do not agree that we should wait until the population reaches 34,000. I think that a more strategic approach to freeing land around already developed neighborhoods is the way to go.

Where there wont be undue burden on the tax payers we should be expanding into these areas.

I support option 3; especially if a school were included in the development plans

I am part of the Squamish Waldorf community and we are outgrowing our current location. There is no place for us go within the existing developed areas and we need peripheral expansion. The Cheema group has promised to maintain the mountain biking trails which are part of our outdoor adventure appeal. The parking down Perth is becoming an issue, that issue could be address with a development plan. There is also a great need for more housing and rental units in Squamish. Squamish is becoming more popular and we need to provide options, this development would include a variety of housing options. House prices are so high, if we have more on the market would the prices come down?

GENERAL FEEDBACK

Participants were also invited to provide general comments on the Discussion Draft. These are the verbatim comments.

I like what you've come up with! I agree with all the statements, I just hope that we are able to follow through with the planned objectives.

I put all my comments in the first box.

I appreciate the efforts of the DOS to solicit input into the plan and I feel that my concerns have been heard, which is great. I do hope the new version of DPA1 is implemented as proposed.

The principles established via the community input process that will reside in the OCP represent the wishes of the people who live here. The plan should provide a clear mandate for community leadership to govern in accordance with the values of the people.

Do not allow residential development of the Garibaldi Springs golf course lands

We need stricter control of speed through and into our community. If the town needs revenue, we should increase police patrols to crack down on vehicles more than 20 over the limit. I no longer feel safe on the highway, and cannot actually travel out on Sunday or in on Friday. The number of accidents directly related to speed is out of control, and every weekend there is a new train of lower-mainlanders on motorcycles or rented sports cars. We need gauntlets of police to catch these organized fleets of rich speeders, and issue them the fines they deserve for disregard of traffic rules and endangerment of the public.

The District has done a PHENOMENAL job with getting this info out there and creating many fantastic and easy ways for the community to get involved. Very well done DOS!! Thank you for the opportunity.

I feel challenged by the rapid growth of new residents who do not know what it takes to live in a small town (volunteerism, mutual support, respect for differences). It is disheartening to see new comers choose to move to this great community and then immediately lobby to change historical elements that make Squamish what it is (e.g. anti-industry, anti-gun range, anti-airport, etc.)

â€¢ Connectivity - i like more bike/walk routes, but not more driving connectivity. E.g. NEVER open to vehicle traffic the path between Plateau Drive and Northridge Drive. That would affect my family and quality of life negatively because our street is quite calm and that would make it very busy. Screw that! â€¢ Infill/densify before building in new areas. E.g. Cheema lands sort of parcels can wait and wait and wait, developers should not call the shots in town. â€¢ More laneway/carriage houses, waiving DCC fees is awesome! Thank you! â€¢ A route from valleycliffe/hosp hill to squam elementary doesn't necessarily need an overpass, as some of my neighbours suggest, but I think the underpass is fine. Just need a clear route from there to the schools, I imagine this would go beside the railway or something direct like that. â€¢ The trail from valleycliffe to scott cres is ridiculously steep near scott cres, who thinks that is OK? No one, it sucks. Go for a walk on it and see for yourself. â€¢ The city bus really doesn't need to go up and around Northridge on hospital hill, it is bloody loud, goes fast through a quiet residential neighbourhood, uses more fuel than it needs to (doesn't need to go up and then down the hill 10x/day), and could easily turn around at the hospital or down Clarke. When scott crescent/kingswood gets built, rerouting the bus down through there to the highway would make sense. Rerouting it now to turn at the hospital would make sense. â€¢ Northridge drive/vista should not form a loop through hospital hill, the street could be blocked in one area creating a traffic calmed neighbourhood. A loop is not needed. â€¢ Downtown the idea of one way streets on Cleveland and second is a great idea and a good way to revitalize 2nd ave especially. â€¢ I like the way the mayor leads by example in the relationship with the Squamish Nation. Keep it up. Reconciliation is a good thing. â€¢ The summer tourists living in vans sort of problem is only going to get worse, perhaps designated sites for van parking with very minimal user fees (like a few dollars a night) for simple amenities like a porta potty would make sense on municipal land that is not currently being used. These folks bring tourism \$\$ to town so let's not repel them. â€¢ Being a part of regional planning for things like commuter rail and bus to van and whistler makes good sense. Less highway, more transit. Lead don't follow! â€¢ Keep opposing GAS and WLNG, I think these aren't great. â€¢ Oppose more private homes on Mamquam blind channel, who wants that? The few want that. The many would go for trails there instead and connect the smoke bluff park with the channel there. â€¢ Please try to avoid taking on the perpetual operation and maintenance of a massive debris flow dyke for Cheekye Fan. This should be a provincial thing or better yet a cost borne by the developers, my taxes are high enough. â€¢ Thanks for the opportunity to comment.

I strongly feel downtown development should be designed to create/retain a small-scale welcoming appeal, rather than allow corner to corner, infilled 6 storey high density condo block buildings. I strongly support it being okay to cap development and population growth, and not build out the entire community because developers/people want to be here. Other communities have done this.

Well done, Squamish is on the right track!

Thanks for the opportunity to comment

We greatly appreciate the transparency of the OCP and the effort to engage with the community.

Squamish should cater to people who live and play in Squamish, not to developers who want to make a quick buck. We want a community not a sprawling suburb. There is plenty of already plenty of space zoned for development, we should use that and choose very wisely when opening up new areas.

As a community we should invest in our culture of the outdoors. Contribute to local societies like wind sports or mountain biking so they may be more accessible to those who travel here for the sea to sky experience

Bowing down to builders and construction companies' constant cries for jobs will not help Squamish meet its goals. It will create a never-ending cycle of reckless development that is stopped only by complete collapse (IE - a decade ago). Shifting policy to support the people who work to create and maintain Squamish's thriving eco-tourism industry is a must.

I can't make to the may 24th OCP open house but I want to voice my opposition to amending the Garibaldi springs land from recreation to residential. This does not support the goal of maintaining and protecting greenspace and protected areas for the future. Understanding that this is private property the original use was a golf course and was never considered to be residential and never should be. Schedule 1 of the OCP plan update Discussion draft May 2017 shows a potential of 1000 to 2000 units for the area, how can area so complex in wetlands and associated riparian areas be capable of supporting such a massive number of units? If high density and higher buildings is the answer then is this really the way to treat this wonderful piece of land?

I appreciate the engagement on these important issues. I did attend the Brennan park event and the representatives seemed vary knowledge and considered questions well. It really reminds me that we're in a very special place

A strong OCP is vital for Squamish moving forward. Kudos to setting this up.

Please classify the area around Alice lake as green space and do not allow it to get logged / developed. Namely the area south of the park. Far too many user groups rely on that area and there are 100s of trail.

Looks good so far, well done. We need to attract people into town, but it needs to be tidied up, landscaped or developed over the brown space. Just not attractive and people just drive on up to Whistler.

Thank you for your work and for asking our opinions.

I support development of DL 509,510,513 because it will provide access to hwy 99, it will have green space and integrated trail network and allow for a new school development. It will also increase the supply of housing such as single family detached homes, townhouses, multi family units and duplexes, which will making housing affordable in our city as the housing supply will meet the demand. Thus, this is why I support the development

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This all sounds good, but who pays for it? Why would any developer want this when they can make tons of money on sprawled out single detached homes that the wealthy home buyers also make tons of money on? Somehow the incentives need to be changed and there is no description of how that can happen. Thus I am skeptical and cynical of this plan.

Some repetition in the document so I think it could be shorter. A little less words would be great. Look forward to seeing the electronic version when complete with live links to supporting master plans and bylaws etc. to make it really user friendly.

I'm concerned about developers abuse of the system to maximize profits and revenue.!!! All at the cost of our wetlands and valuable salmon habitat!!! Do not let Polygon destroy more habitat at Garibaldi Springs Golf course.!!!!!!!

As a retail worker, I've noticed an increasing number of "Vancouver attitudes" which basically means people super rude and snobby. This is not the crowd that a local wants to attract.

Parking is becoming an increasing concern. It seems that construction and densification is increasing downtown while parking is being reduced. Also, the train is conflicting with the increased traffic downtown resulting in long traffic delays and disruptions. This is only going to get worse as the Oceanfront and Waterfront becomes further densified. A sign needs to be placed on Loggers Lane informing trucks of their need to turn left. I routinely see trucks getting stuck near the train tracks at Nesters and having to back down Loggers Lane as they are unable to go through the Nesters parking lot. Please help these poor out of town truck drivers see the left turn so they don't keep getting stuck and forced to back up!

by 2040, I will be 93 years old! I hope to enjoy some of the developments for the future while I can still be active. The sooner the better in Squamish's growth and development

Control the prices of the houses. We saw this before in other countries. If you don't do nothing now, it's going to crash. Make laws to don't allow foreign people to buy houses (it exist already in other contries too).

Please Focus on saving and prioritizing natural areas within neighbourhoods, and existing trail systems, be innovative and build new housing developments around those trails, they are used by so many people. We love Squamish for this reason.

Please consider pausing development permits until the OCP is in place. Please also advocate against Woodfibre LNG

trails. maintain zero net loss policy, but not on a km for km basis. every trail should be evaluated for its inherent value for access, traffic volume, attraction to visiting riders, network importance, commercialise (bcbr, local.races, squamish 50 etc)

Need more affordable housing (and by affordable: smaller, more compact, much less expensive)

I do not envy council and staff in regards to making decisions about the future of Squamish - it is certainly difficult to balance the many competing desires for our city and I wish them wisdom and good judgement in the process. I am not supportive of growth scenarios that project a population over 40,000 by 2040. This would more than double the current population in Squamish, place an increased strain on already strained road infrastructure, especially Highway 99 regarding commuting to Vancouver. Even with the addition of good regional transit links, I believe this sort of population growth would make Squamish unliveable. To support this number of homes, we would see the destruction of the natural environment surrounding our city, significant loss of the mountain biking trail network, and many other aspects of Squamish that have attracted many of us to live here. We already see many residents leaving because of increased housing costs, rental shortages, lack of employment opportunities and increased congestion. Many of these factors are only likely to get worse as the city grows along with loss of the present character of Squamish. I urge council and staff to choose a path of slower, more limited growth within the existing urban environment and to seek as much as possible to limit the sprawl of Squamish into the surrounding natural environment, regardless of whether that is within our city's corporate limits or not. Further, I do not believe we should be aiming for such high growth numbers as the economic future is never certain. I would rather see a smaller Squamish with more completed projects, than a sprawling, half-finished mess. I would rather we took an example from Nelson where growth is more limited and the city remains liveable vs the Okanagan which is an overdeveloped, unliveable mess. An important factor in helping Squamish to be a sustainable, liveable city will be the attraction of well-paying jobs. As it stands, many people are commuting to Vancouver for employment. This will likely not be sustainable in the long term, especially as population grows and traffic challenges increase. It will be important for the city to be pro-active in attracting companies to Squamish as well as supporting local companies that will be able to create high-quality, well-paying jobs that do not require people to commute to Vancouver. Thank you for making the planning process a public process and providing residents with the opportunity to be heard and to voice their views on the future of our city.

Please pave a trail to the chief campground.

I'm all for growth, i just would hate to see too much supply introduced too soon. This would hurt property values and spread out our community too much. Thank you for the great plan and solid leadership. Please, always remember that people here in Squamish are here for the community and the outdoors access. Don't let big developers lobby for change that doesn't seem right to you! Thanks again.

I understand this is a challenging task and appreciate the efforts thus far from the DOS.

We moved here last year for the mountain biking and community vibe and would not live here otherwise. If the trail networks and community feeling are significantly eroded, we will move!!

Look at your demographics, the people want entertainment, music festivals, theatre for the performing arts now, not down the road. I believe a goal and a vision are very important, to create the community you are envisioning. I feel that you have spent enough time and tax paper money to know that people want these community benefits now. Squamish is not the only mountain community in BC, that is looking to develop the Tech sector and film industry. I say this last comment without prejudice, Councillor Chapelle, is very wrong in her opinion that everyone who resides in this community, spends all of their time out of doors, and would have no use for a movie theatre, or water park, again I believe that you really do not recognize the demographics of your community

stop advertising Squamish.

Boooooooo!

It all sounds utopia, as long as we stick to the principles as stewards of this land, which stops the wlng plant from occurring

My main desire is that council and staff "put their money where their mouth is" - staff and council's actions and behaviour have not reflected the existing OCP. It is critical if we are devoting time and resources to this OCP, that we actually follow through with these objectives and consider the OCP when approving development.

Natural resources are an important part of BC's economy.

So happy to see the mention of a performing arts centre on the water front (or anywhere) and that the arts community is specifically addressed in the plan. Wish I had time to read absolutely all the hard work that has gone into the plan so far but I've been trying for 3 weeks and decided to focus on one or two issues that are important to me!

Parking is a huge issue everywhere

Thanks for all the hard work on this. It can be a daunting task to plan for an unknown future.

Please improve Brennan Park. We have ample fields for baseball and soccer, but not hockey. We need another rink, even a smaller rink for the younger kids for development as ice time is at a premium.

see previous comments

Garibaldi Spring is designed/ protected green space for a reason - wildlife habitat, corridors, riparian sensitive area. Keep it that way.

I know we are under immense pressure to build here, but I would ask that the district ensure there is adequate parking (2 cars per family), bike storage, and green space reserved in each part of town. Developers are making millions on these projects, so they can afford to donate green space, or recreation facilities to the community. We should ensure we don't make concessions on parking, so that we don't have parking issues like at Eaglewind. I hope we can do this right moving forward and preserve our wildlife corridors and green spaces. It is such a beautiful place to live and this a very special chance we have to preserve its natural values.

Squamish is a beautiful place to live . It has changed a lot over time, from a logging community to a recreational haven . The people who live here, love the community and support it ... Have done so to enjoy it's natural beauty. I hope squamish will protect the environment and put this incredible asset first in all its development plans .

Growth is crucial for the ongoing health of the community, but you're allowing Squamish to be influenced by developers who want nothing more than personal financial gain. DEMAND neighborhood nodes, REFUSE to allow intensification that removed EVERY SINGLE TREE (south side of lower Mamquam), and FOCUS on the actual health of the residents - we need safe biking and walking routes.

Squamish needs to really consider downtown development. More people downtown will mean more traffic. An overpass over the train tracks, a turning lane for traffic coming from 99 turning right towards squamish elementary - that whole area could use some thought to get traffic flowing better. Connecting all three parks downtown or at least pavilion park to the waterfront would be amazing. Presently the waterfront park is rarely used as an extension. If the money was there buying out August jack and raising a portion of the park space to connect all three parks and build underground parking under the park. I know that's a big idea but more parking is needed downtown and those parks would be better joined. Ideally a bridge coming from 99 from the south into the downtown creating a drive through town option for people headed north. I don't know if these ideas are viable, my major point is only that some serious thought needs to be put into the downtown area as far as parks, roadways, bike paths and building restrictions. Get a realistic plan in place. This community has so much potential. It's hard seeing things being continuously delayed or patched together. Especially considering how many empty lots there were here 20 years ago and the opportunity that the community had to create a cohesive

I would like to see cruise ships be able to dock in the city. This would bring tremendous opportunities to the community such as jobs, downtown development & business, excursions to other areas outside of downtown, etc.

Squamish is turning into a very unaffordable place and yes houses are being bought but the small town feel is leaving with many people moving out of town. Most newcomers do not work in Squamish.

thank you.

I understand there is currently majority support by council and the district, for the polygon amendment of changing all land to mixed residential zoning. This is shocking to hear with the vision supporting nature and the obvious detrimental environmental and ecological impact this would have.

In planning we have the strongest democratic effect upon governance. This message needs to get out so that more people are part of the planning.

I'd like to see that long term funding source for trails and other recreation that provides economic value to Squamish.

Thank you for making the informed process so easy. I'm very pleased Squamish has made it easy to be involved in this planning process. please keep up the good work in reaching out to members (information and feedback)

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal-quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

We think a water park similar to John Lawson Park in West Van would be a great addition to the waterfront development. I think everything should be done to maintain the natural beauty of where we live.

I support development of DL 509, 510, 513 because i) it will provide access to highway 99, ii) green space & integrated trail network, iii) new school

I support DL 509, 510, 513 because it will make Squamish more affordable, has greenspace and access to trails. Compat affordable housing.

I support development of DL 509, 510, 513 because 1) access to highway, 2) will have green space + integrated network trails, 3) it will have a new school, 4) allow an supply of affordable homes for single family detached living. This development of DL 509, 510, 513 will allow numerous benefits.

I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network and there will be a new school, 3) Ultimately, this development will provide numerous community benefits.

I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network and there will be a new school, 3) Ultimately, this development will provide numerous community benefits.

I support development of DL 509, 510, 513 - 1) Increase supply to combat affordable housing of single detached houses, 2) they will provide a new school and trails, 3) access to highway 99, 4) Promote greenspace and trail networks

The OCP document is long, vague and redundant - reads as if it was created by a bunch of committees. Needs a fierce editor. You have a good vision. We have had plenty of chances to input. Now I want to see specific 2-5-10 year plans. Bite the bullet!!

I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network, 3) there will be a new school. This development will provide numerous community benefits.

I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network and there will be a new school, 3) Increase supply of housing will make housing prices affordable especially for single family detached homes and townhouses.

Keep up this important work.

I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network and there will be a new school, 3) Increase supply of housing will make housing prices affordable especially for single family detached home and townhouses. This development will provide numerous community benefits.

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I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network and there will be a new school, 3) This development will provide numerous community benefits.

I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network and there will be a new school, 3) Increase supply of housing will make housing prices affordable especially for single family detached home and townhouses. This development will provide numerous community benefits.

Squamish can still grow and thrive as a community without bulldozing all the land around it.

priorities should be affordability, infrastructure to meet the needs in terms of sewers, transit, water, hydro etc. And utilize vacant land before you even consider future land and forest demolition.

We need to be sure that each and every bit of green space is considered in terms of changing zoning and increasing density to what end? If land is reconverted back to high density after it has been dealt with by past councils. It must be maintained as green corridor to protect the fish and mammals habitat.

Add some colour! Make it fun! And try to relax a few guidelines to allow for interesting innovations and creative ideas. Portland is a great example of innovation. It has been brought back to life because of its relaxations to allow for food truck villages, and interesting attractions--and unique architecture. It is a great example of transit integration and attempting to integrate new walkable streets, and boardwalks. The waterfront in Squamish is an opportunity to truly create something great and unique. As are the urban trails, and ecological education and trail system design. Healthy living, excitement and Adventure! At its heart, Squamish is a mountain community with amazing water access and ecosystems. You are on the right track! Keep up the good work!!!

This town desperately needs a second sheet of ice.

DL 509, 510 will allow connectivity to highway 99 and it will be great location for new school.

Should the entire Mamquam Blind Channel North of Scott Cresc. development be parks and greenspace?

Long-term growth. How does next area to be developed get decided. How do we shape this? EG. Will lots 509/10 go first or 5212(512, 513)? will it be like what we have now with little greenway connectivity? Bears + garbage - can we look at neighbourhood dumpsters for new developments as in Banff and Canmore Alberta? Or at least something that is more effective than our current bins? It would likely save a lot in collection too.

The cop is a valued document but the goals need to be tempered by residents capacity to be taxed to support all these lofty goals

keep it green and clean

Downtown improvements on Cleveland Ave. are great - keep up the good work.

This is an exceptional document. Consideration needs to be given to "human infrastructure" to support growth.

I support development of DL 509, 510, 513 because... 1) It will provide access to highway 99, 2) It will have green space and integrated trail network and there will be a new school, 3) Increase supply of housing will make housing prices affordable especially for single family detached home and townhouses. This development will provide numerous community benefits.

Council should make sure the proper basics are looked after. Infrastructure, traditional services, and getting out of the way of economic development. Keep taxes low and they will come.

Increase staff to improve business development and permit processing. Focus on making it easy for business to open and stay and thrive in Squamish

In reference to the Squamish Long-Term Growth Map ... As an extension of water conservation, I would like to see requirements for grey-water systems incorporated into development permits for new residential neighbourhoods on undeveloped lands.

Slow the growth of Squamish, the people that are in my age bracket who have bought homes within the last 10 years are committed to keeping Squamish a unique mountain town, however property tax increases and the large increase in people recently are forcing us to consider moving elsewhere. These are the climbing developers, bike trail builders, and young professionals that moved here years ago, some before the highway went in, all before the property values sky rocketed. More and more people are coming to the Sea to Sky corridor as well, people are putting a stress on the surrounding ecosystems as well, as development expands and tourism people are going farther down the logging roads. The towns development has a large effect on the surrounding area, wildlife disturbance, garbage, etc. Squamish should adhere to it's vision and be a true leader for the environment and its citizens, recognizing that not all growth is good and maintain the status quo for our population, 22,500.

Excited about all this. Would love more opportunities to get involved in the discussion.

If we are allowing the development of the properties on the long term growth map then we need to ensure that the community benefits are substantial and this may mean allowing smaller lots to maintain greater green spaces (which is in trend with many modern cities) and small community hubs with schools, services and shops.

How about a foreign homeowners tax, please?

This survey is very poorly constructed. All you will get are anecdotal comments like mine. I do strategic planning for for-profit corporations and government agencies and with a plan like this, you will continue to struggle with the issues that you already deal with because you avoid concretely addressing the hard problems (housing density/affordability and jobs). The draft is so complex that any broader points get lost in the detail (and is why I didn't complete feedback on your individual goals, too much detail). This is a classic planning approach where the hard issues are dealt with in an ambiguous way by having so many details, you can claim that the plan is comprehensive and will do what you want. Issues such as density and attracting jobs, which are core to everything you want to do, need to be addressed head on. Without addressing those two issues without a bunch of smushy sub-goals, you will be an expensive bedroom community with limited job growth in service sectors (and this is a very very difficult problem, I have no good answers as much of it is subject to societal trends such as increasing urbanization that Squamish cannot control). I personally know of businesses that have employees want to set up satellite offices in Squamish to save the commute and for lifestyle but the companies won't do it. How does anything in your plan address this problem? How is Squamish different than any other small community in the country that is struggling to attract jobs. If you presented this to me as a strategic planner, I would scrap it and start over which won't happen because you have too much invested in it. This is also the main struggle I have with doing planning with non-profit and governmental agencies. I love living here as I am big into recreation (mountain biking, skiing) but I don't work here and don't see that ever changing.

Please maintain our wild spaces, allow residents to enjoy where they live by limiting advertising/social media posts that encourage tourists to flock our already overbusy lakes and trails.

House prices are rising beyond current sustainability and I do not mean their intrinsic value. Homeowners will soon feel like prisoners of their own home when they become overburdened with their property taxes due to inflated values and then also being faced with the reality of no other place in BC to move that could pay them enough to maintain their current lifestyle.

What incentive does council have to keep following the OCP? What would keep them from constantly amending it to fit new developments much like them giving out so many variances. The development bylaws are not completely unlike the OCP, they were adopted to guide and shape development into the Squamish many of us want, not the Squamish that this particular council wants.

Squamish has become just another suburb of Vancouver. We will be moving soon rapid development has ruined this town and its only going to get worse. I cant imagine what Squamish will look like with double the population certainly not good.

I hope that the voices of residents are heard and that future generations will be able to see and enjoy Squamish for its beauty as we have been lucky to enjoy it.

Can Squamish work with the Province to implement a foreign buyer tax like that in Vancouver? Implementing the tax in Vancouver only is having the effect of driving prices up elsewhere, particularly in places close enough to Vancouver where people can still work there. I also believe that developers should be required to build a minimum number of low income and rental units in new developments. There is nowhere to live for people who live and work in our community with low paying jobs and this is detracting from the inclusive and diverse nature of the town. We are losing valuable contributing community members due to rising housing costs and many new community members tend to commute to Vancouver as there are not enough high income jobs here to support the cost of housing.

My husband was born and raised here, his mother was born in Jane Basin above Britannia. We are leaving town now because of the lack of small town vibe, friendliness, selling out to townhouses and citified drivers. Traffic, parking. Time to look for more breathing room

I find it hard to believe that the outdoor rec capital of Canada doesn't have a good multi-use pump track for citizens to enjoy, would love to see the district get involved with this

Sorry, my pet peeve, a few typos.

We are past the precipice of needing to 'attract' community investment, yet cannot forget that we are the stewards of our community's future and every decision, no matter how small, will affect the present and future health, resilience, livability, connectedness and engagement of our community.

Higher density with units that have adequate storage for the many toys that make life in Squamish fun.

Public hearings should be promoted better (Mountain FM, etc.) and the comments from developer-promoting trades people at public hearings should hold reduced-value when compared to the voices of the general public. The public hearings I have been to have had numerous trades people speak in favour of the development which is clearly prompted by the developer. They often speak only to the added employment they will get from the development. I am not sure how to stop this or add more weight to the voluntary voices of concerned citizens, but please consider this in decision making. The focus should be on large-vision community planning, not short term employment of developer-promoting trades people. Also, Squamish should focus on attracting low-impact, non-industrial, well-paid employers to Squamish (i.e. give incentives to attract high-tech companies). Out employment opportunities should match our community vision.

I support development of DL 509,510 because it will provide access to hwy 99, it will have green space and integrated trail network and allow for a new school development. It will also increase the supply of housing such as single family detached homes, townhouses, multi family units and duplexes, which will making housing affordable in our city as the housing supply will meet the demand. Thus, this is why I support the development

This is a great place to live.

The trail network that surrounds Squamish is one of the major items that maintains a high quality of life for residents. I'd like to see maintenance and expansion of this network a bigger focus in the OCP. Longer term funding of trails in cooperation with stakeholders: bikers, climbers, hikers and moto by the district is important in my opinion.

This town needs facilities that engage youth of all abilities. We no longer have a bowling alley or a movie theatre. Given that it rains 5 months of the year here these should be considerations. The drug problems amongst youth in our town are only increasing and already way out of control. Give these kids somewhere to go!

I would like to see all OCP designations to be in alignment with the Zoning on the property. Exampale if the Zoning allows for residensal then the OCP should not be Greenway but Residential !!!! OCO cannot trump Zoning.

thanks you for taking the time to be a part of this committee, this is the most valuable civic service you could provide your community. This will be our rule book and force this and any future council to abide by the wishes of the greateer community. Thank you

Stop sprawl. Increase density. Protect our trails. Support job creation. Celebrate our First Nations. Support green transportation plans.

We live in Dentville, and I have been shocked at the number of variances that council has granted to developers in the past 3-4 years. These variances go against the OCP and have significantly changed the feeling of the community. I am optimistic about this OCP, but hope that council can adhere to its guidelines as it was developed with purpose. It contains a long term vision vs. short term gain from development.

None. Though thanks for the video and for involving the community so much. I think you are "listening" to the feedback. Not sure though but that is my guess. Consultation processes can be meaningless.

FEEDBACK ON SPECIFIC OBJECTIVES & POLICIES

Participants were also invited to provide comments on any specific objectives or policies within the Discussion Draft. These are the verbatim comments.

Focus growth to avoid sprawl, with special attention to developing downtown. Preserve trail networks and make Highland Bluffs a park!

Preserve existing green space as much as possible!

Protect our trail from development, built a new spit for kite boarders, protect Howe Sound from all sorts of pollutants, instaurate community shuttle buses or fast boat to travel to Vancouver

Green space. Squamish cannot move forward without proper green space, it's what we are and who we are and the reason for so many visitors every single year. The developers are coming in and eating up this town, they are building homes on trails and knocking down green space in the blink of an eye. Yes, we need development but the reason so many people come to this town is to enjoy the outside, the close proximity to trails and the outdoor recreation. Developer need to be held responsible for their actions and green space needs to be protected.

I put all my comments in the first box.

I also have a concern that agricultural land is being re-developed for uses not associated with food supply. In time, this could become a critical error. We are blessed with a very fertile area and we need to have a plan to put a large portion of that aside for the future needs of the community

DPA, Environmental Protection, in particular the ESA mapping and streams: I'm particularly concerned about the new emphasis on ESA mapping within the city. ESA mapping is for forests, and rural areas and should have more limited application within developed neighbourhoods and business areas. For example, having ESA high areas WITHIN and adjacent to existing homes and business is not only wrong (because they are in most cases, heavily modified, altered and lacking many ecological attributes found in a true natural area), but also a potentially costly and possibly illegal imposition on private land rights. The ESAs that overlap private land have the potential to impact existing rights and land/home values. Having said all of that, I'm pleased to see the new DPA 1 has significant and critical improvements over the existing DPA related to the application of ESA and Riparian Area Regulation to homeowners (DPA1, section 34.3, Exemptions,). I believe the new DPA 1 provides the necessary flexibility for existing developed lots to do minor renovations/additions without the heavy financial burden of the RAR. The correct emphasis is proposed that focuses on strong RAR and ESA rules for new neighbour developments, with some added flexibility for existing home owners. Thank you.

I support all the objectives and key priorities of this full and complete OCP.

Do not want Squamish to be developed to resemble master planned communities in suburbs surrounding Vancouver. We need to preserve what makes Squamish unique and has drawn people here. Opening the door to mass development could jeopardize what makes Squamish unique and desirable.

Your have expanded the smoke buffs parking lot on loggers lane. You have also cut down the trees which were hiding a disgraceful eyesore of travel trailers occupied by gypsy's with massive pit fighting dogs running loose. I am not even joking. Sorry about this. I really try to never whine as I know you have a lot to do but you asked so I answered!

I would encourage planning staff and council members interested in vibrant communities to look overseas for inspiration. Cities such as Melbourne, Hong Kong, Amsterdam, Dublin for example. In terms of inter-personal connections, vibrancy, and "bigheartedness", Vancouver is not the best city to be inspired by or to set an example for Squamish. Vancouver is no doubt a nice city to look at but also known as the "no fun city" and a socially cold city for newcomers.

Keep greenspace green. Emphasize the things that have made us great again. Outdoor access for all - young and old, able and limited, resident and visitor.

Great work on this guys. Focus on smart growth and density in existing areas. Allow for mixed use zoning. This will promote walking to get everyday items, allow for transportation infrastructure, and keep our surroundings green!

We strongly believe that planning medium- to long-term growth in Squamish should prioritize the preservation of currently undeveloped lands that support Squamish's unique world-class trail network. This trail network is a critical source of tourism, as well as one of the main attractions for new Squamish residents.

My comments throughout can be characterized as a specific comment on the apparent specific policy of growth as a goal. Growth should not be either a default, nor the inevitable result of lower mainland growth. There are enough bedrooms to the house of Vancouver; do you want squamish to be the new Burnaby? I don't. Throttle zoning- restrict development- let's not be the Yaletown alternative that has no distinct identity (despite the colourful use of buzzwords throughout this policy, trying to make us 'survey monkies' feel like we're really part of something unique.... which we are.... for now, and until Squamish grows beyond what allows it to be Squamish).

Developments are taking far to long to get to market. If you only approve 100 units at a time, those units will sell at a premium. You need to move on projects like the Cheekeye, Waterfront Landing and the University Lands as well as push infill forward. We could be a new hub within British Columbia by moving these projects forward while other areas are locked in bureaucracy.

At the Brennan park event some of the maps in differing goal areas conflicted with one another, i.e. about a new road being put through the estuary.

I think we should try to increase funding and support for economic opportunities in step with any increases in local housing, so that we can encourage more people to stay and contribute to the community as it grows.

We need Woodfibre LNG. More taxes, jobs, sustainable fuels.

Please replace the highway traffic light with roundabouts. Those lights are very inefficient.

Educate new people moving here (from City) who do not understand town life. Bylaws and policies, eg watering, car washing on the street. Control speeding on 99 and other roads. Impound noisy vehicles, and old polluting beaters. Mandatory water meters, water is not free and should not be wasted. Ban idling for cars. Ban plastic bags like other N American towns.

Bylaws on garbage disposal need to be affordable. Having clear garbage bags is a nice idea but is an expense that many may struggle with

Please don't allow Squamish to grow too fast. North Van is guilty of building too many residential units and not keeping up with the infrastructure to support the added population, resulting in overcrowding, traffic, accidents and sprawl. Keep Squamish on a path of sustainable growth with the natural environment as its selling point. Create more and better paying career options so locals don't have to commute to Whistler or the city for work. Create better transit opportunities to alleviate the building stress on commuters and Hwy 99. Identify new opportunities to attract visitors to stay the night...or more in Squamish. We're still mostly a stopover on the way to and from Whistler.

1) population threshold cap of 22,500 should be eliminated from OCP policies and no new population threshold cap should be placed in the OCP in regards to DL 509, 510, 513

population threshold cap of 22,500 should be eliminated from OCP policies and no new population threshold cap should be placed in the OCP in regards to DL 509, 510, 513. Development of dl 509,510,513 should be allowed to occur now

"12. Commercial Lands 12.1.2 Policies 2) Prioritize infill and redevelopment of underutilized commercial lands to achieve compact urban form and to avoid dispersed commercial development." - Should also refer to avoiding encroachment on light industrial land uses. "13.2 Land Use Compatibility 13.2.2 Policies 2) ... the Klahanie area, Waterfront Landing, Robin Drive, North Yards area, Centennial Way and the northern portion of the Cheekeye Fan should area wide hazard mitigation measures be implemented." - The Oceanfront development should be explicitly included in this list. Why is it not? Clearly it is a risk zone for neighbourhood interface issues, being surrounded by heavy industry that is there to stay. "13.4 Heavy Industrial Activity Monitoring ... 13.4.2 Policies d. Regional air quality. 2) Advocate to provincial government agencies to annually measure and report on GHG emissions and airborne particulate matter from industrial facilities." - The GHG emissions and air contaminants priority source is highway traffic. Why target industry? Why shouldn't large residential development for highway commuters also be subject to a similar scheme? This policy is overly biased. "16. Squamish Business Park ... The District of Squamish adopted a Business Park Sub-Area Plan in 2002. The 2002 plan lacked clarity for the area's shifting context and was identified as needing updating by the 2014 Employment Lands Strategy, so is therefore being dissolved through the Squamish2040 OCP update." - COMMENT: This would seem somewhat abrupt and heavy handed, considering the Planning Principles (section 3.2) outlined in the 2002 Plan, referring to public and stakeholder consultation. The original 2002 Plan process was advised by a Business Park Rate Payers Association. "OCP-Schedule-F1-Major-Transportation-Network" - COMMENT: The Industrial Access Road to Site B should be added to the truck routes represented on this map. "22.2 Forest Lands" - COMMENT: WL 0027, WL 0028, WL 1930 -- these are the three Woodlot Licences within the District. "22.2.2 Policies ... 8) Work with the provincial Ministry of Forests, First Nations and natural resource groups to balance resource extraction harvesting activities with outdoor recreation interests." - COMMENT: Change "harvesting activities" to "management". "OCP-Schedule-F1-Major-Transportation-Network" - COMMENT: the Pioneer Way connection to Highway 99 seems to be identified as existing. Does this need correction or clarification? "23. Economic Development ... The modern day economy of Squamish has significantly evolved since it became the southern railway terminus just over a century ago." - COMMENT: terminus of the PGE (BC Railway) "19.3.2 Policies" and "OCP-Schedule-F1-Major-Transportation-Network" - COMMENT: Bailey Street to Government Road route upgrade needs to be recognized. "27. Arts, Culture + Heritage ... 27.2.6 Policies 5) Find ways to expedite the development of a Performing Arts Centre on the Squamish Oceanfront." - COMMENT: This doesn't make sense for several reasons: (1) Oceanfront is too far for most of the valley's population. Brennan park is more central. (2) parking will be a problem (expensive to provide) at Oceanfront -- not a problem at Brennan Park as alternate location. (3) Oceanfront, and especially the southerly end, is a windy, exposed, inhospitable environment for much of the year. This also affect the design and accoustics for the facility itself -- makes it more expensive to build. (4) Neighbouring industry is here to stay -- has nowhere else to move, and will expand functions and throughput at both Squamish Terminals and Site B. Industry must work with the tides, especially in the Blind

Channel -- meaning late evening and early morning noise and activity. IN SUMMARY, the superior location for a performing arts centre is at Brennan Park -- where there is cheaper land (for the District) and cheaper construction, more parking, better accessibility for more residents, and less risk of neighbourhood interface issues with industrial operations (and inclement weather!). "27.4 Heritage Conservation ... 27.4.2 Policies ... 2) Develop a heritage inventory and registry to identify, increase awareness and appreciation and protect the District's historical assets." - COMMENT: "Historical assets" include archives -- papers and documents. This is very important. We have no community archives. This is a top priority for a Heritage Policy or Strategy. "10.9.2 Policies" - COMMENT: Add: reduce need to commute through increasing local well paying jobs. "12.1.2 Policies ... 10) Consider resilience to projected changes in climate when reviewing development proposals for employment and industrial activities." - COMMENT: Why are only employment and industrial activities targeted? Residential development in the form of long distance suburbs of Vancouver is our biggest GHG emissions issue -- not industry. "18.3.3 Policies" - COMMENT: Add: Grow local employment to reduce or eliminate commuting. "19. Transportation, Mobility + Access ... Approximately 24% of the District's population commutes outside of the community for work. Vehicle transportation currently makes up the bulk of the District's greenhouse gas emissions (55% of total emissions)." - COMMENT: 2007 Energy & GHG Baseline & Forecast report says light duty vehicles = 64% and heavy duty vehicles 5% of GHG emissions for Squamish. "19.4.4 Policies 1) Develop an annual transportation monitoring program and monitor traffic volumes, levels of service, use of alternative transportation and mode share." - COMMENT: Instead, monitor jobs-to-housing ratio balance as indicator of priority issue of highway traffic and commuting.

please keep urban sprawl to a minimum. we already have enough car dependent residents.

Recreation and education facilities need to be considered in relation to growth.

Please ensure development is done with proper design in mind. Just recently a huge Mordor-castle style monstrosity just popped up: right side of the highway, driving north towards Brackendale from the Chevron. A massive 4 story retaining wall, because someone wanted another mansion with a view. We should ensure Squamish looks like a town, not a mansion neighbourhood. The OCP includes "maximum slope steepness" limits for development. It's currently at something crazy like 45 degrees, meaning these retaining walls can pop up anywhere. These should be lowered so we build homes in sustainable places where homes fit, not force development upon steep terrain. Again, DL509 and DL510 should not be developed. It is green space that should be protected. Cheekye Fan development should not go ahead. It propagates sprawl and is build in a hazardous area. A debris flow barrier has numerous hidden costs that people of town will be left to pay for. We should do everything possible to protect the downtown waterfront and make it accessible. If developers are allowed to in-fill into the Mamquam Blind Channel we lose fish habitat and lose valuable waterfront access. We should try to keep our waterfront dikes natural, not build massive structures that block the water (and the view) of everyone living downtown. Ideally, we should have the core of downtown build higher, while the edges are kept to only a few stories - that way everyone can have a view of our beautiful surroundings.

I feel that with all of this new development, Squamish is going to lose it's small-town, rural vibe and turn into a Vancouver-esque suburb.

Move up the timeline! By 2040 - 23 years from now - we may have passed the tipping point for climate change

I love the document and I think staff have done a great job. I am just concerned about how we turn this nice document into actual projects and action plans that will achieve the goals.

To summarize, affordable/diverse housing is paramount. Providing controlled/ample camping space to eliminate pollution and congestion in our natural spaces, allowing and managing liveaboards (on boats), allowing and encouraging secondary suites on a case by case basis in alternate housing such as duplexes and townhomes, encouraging unique West Coast Themed Architecture as displayed near the Yoga Studio at the end of 2nd and encouraging unique Float Home Community as also displayed in the same area. Creating a pedestrian overpass linking Dentville to the Squamish estuary (over the train tracks thereby eliminating the temptation to cross the tracks illegally and providing residents with access to trails), creating a municipal park in Crumpit Woods, Establishing ON/OFF Leash Dogs areas and Aggressively Enforcing the ON LEASH areas as well as educating the public on bylaws and establishing ON Leash Parks such as the Smoke Bluffs Climbing areas and the Estuary. Creating and Implementing a bylaw that requires all new construction, with a roof with a slope of less than 30 degrees, to have an extensive or intensive green roof. Stage the construction downtown so that shorter buildings are lining the Blind Channel and Ocean Front while tall buildings are built at the back along the Estuary so that views of the Chief and the waterfront as well as sunshine are not obstructed by new construction.

Definitely need more acute beds in Squamish hospital

We need more housing, and more land for housing if we are going to have any hope of keeping prices in check.

There is a lot of talk about the proposal to develop the golf course at Garibaldi Springs. The OCP needs to be respected here and green space maintained. While the developer wants to profit from their purchase, it was a speculative purchase made in full knowledge of the restrictions on the land in the OCP. It is not the job of council to help the developer make good business decisions, but to enforce the OCP and other land covenants in the best interest of the community as a whole. I urge council and staff to respect the OCP designation of this land and not permit development there. The same feedback applies to the Cheema lands. The owners have full knowledge of the covenants on those lands but wish to develop them in spite of that development cap. I again urge council and staff to maintain those covenants and to continue to infill existing, disturbed lands within the city rather than continuing to push the city boundary outward. With regards to pets, specifically dogs and leash laws, I hope that Squamish will remain a place where dogs, often off-leash despite the by-law, are welcome and an important part of life. I suggest that city staff look at the model in parts of Vancouver, specifically West Vancouver and Pacific Spirit park designating many trails as leash optional and clear signage to that effect so that all users know what to expect when on various trails, as well as other trails where leashes are required.

Do not approve any development on Garibaldi Springs. This land needs to be kept green and protected.

I'm eager to see the actions - the specifics for how this AMAZING vision will actualize.

your reversal on development in the Cheekeye area combined with FHMP policies elsewhere are inconsistent

as we grow, we must protect our world re-known mountain bike trails surrounding the town. i support growth, but we must be smart as growing out isn't always the best rule of law. sports, health and outdoors is what makes us great!

Please protect our bike trails and climbing spaces. Keep squamish any outdoor spring mecca!

no LNG. No gentrification. no ocean front development- nexen should be turned into a green park, not a commercial development offering minimum wage jobs. michale hutchinson told me "don't worry about Nexen. Its all going to be under water in 20 years anyway". He doesn't care about Squamish... [He shouldn't be making the decisions. We didn't vote for him. Nexen should be a green park. period. people come here to get AWAY from it all, ie development and yet- here you are just building it up...

I cannot stress enough the importance for a plan to get truck to the downtown area via truck route such as the 7th Ave connector or a new plan. There are numerous building plans, permits and major projects planned for downtown and only one access impeded by a train crossing and school zone. This will become a huge issue for the growth, sustainability, livability and success for the rest of downtown. I don't live or work downtown but as a community member that wants to see this area thrive I think this will be a huge problem if not addressed. Again, a pedestrian overpass to access downtown is needed as all the other neighbourhood benefit from them. It affects the safety, connectivity of the town and will be a greater issue as traffic increases in the region.

Booooooo!

From reading the Executive Summary they sound very comprehensive, but what comes to mind is how on earth they are going to be achieved. That's a lot of costly work to be done.

transit, traffic, and in-town commuting are key to the living experience of squamish residents. expedite and invest in this!

The outdoor is important to this community. It needs to be an integral part of this plan

Stop trying to social engineer peoples actions. If your ideas are appealing people will choose them.

the excessive speeds people travel through Squamish is becoming dangerous esp when trying to make left turns at Mamquam and Valley cliff. I have been yelled at numerous occasions by people tailgating me in the left lane when I am on approach to make a left turn at both of these intersections on a weekly basis. Signage telling highway users that moving over to the right is not required in urban areas would be a great start or putting up signs that speed traps are strong enforced might deter many people.

I have great concern that Squamish will succumb to urban sprawl and a prevalence of big box stores. Careful planning must be made to avoid this at all costs. Our outdoor adventure spaces must take priority and urban density must be encouraged by making multi-family living spaces (condos, townhouses) affordable and desirable.

voting should be by representative districts rather than present open system to better give residents feeling of belonging..

If we are to support our downtown businesses, residents, tourists and day trippers then we should keep in mind the challenges posed for parking especially during busy times and special events.

Garibaldi Spring is designed/ protected green space for a reason - wildlife habitat, corridors, riparian sensitive area. Keep it that way.

Please develop a plan for increased police funding going forward. Is there any thought to weighing the cost/benefits of establishing a municipal agency? The community policing centre downtown is an eye-sore and requires attention. A healthy community requires manpower such that there can be attention to proactive policing instead of merely reactive policing with a rapidly expanding community.

I'm concerned about the estuary. There are so many more people in it in the last couple years. I'm worried for the bears and other animals considering it will only get busier. Sorry, I couldn't finish my sentence below. My phone won't let me! My other thought on this community is just that there are a lot of young kids and so I hope there will be programs and facilities for teens. Also that I'd really love to see our community have paved bike paths separate from the roads connecting all the surrounding areas. Lastly, I can't believe you're allowing the lot in front of Squamish elementary to be developed. That school needs help managing its parking and general access issues not more congestion. It's ridiculous. The school is adding portables and so will be losing land there and now that land will be lost too. At least the community could have built a structure on it for council or something. Anyway, too bad there wasn't a plan in place. Time to start thinking :) next affordable housing...too much to say there...I see so many of my friends moving away. People who love this community are being forced to leave. Anyway, lots to think about thanks!

Cheema land development should be delayed indefinitely or severely limited. It is not in the community's best interest. Asset management planning and rehabilitation is necessary to support the health of the community.

Part of what makes Squamish special is the existing trail networks that so much blood, sweat, and tears has been put into. It would be a shame to develop and lose those areas. I'm all for growth, but growth in areas that are not currently being used for trail and recreation activities. We can't ruin what we all moved to Squamish to enjoy.

I would like to see Squamish remain a "small town" as much as possible! I know growth is inevitable but this is what will keep this town so special. The day Squamish gets too big, I will leave. Let's attract outdoor industry companies to have their facilities in town to keep that outdoor community growing, generate employment, and have everything align. Let's preserve the beautiful wild spaces we are gifted with, let's make more recreation opportunities, more trails and more parks, they will generate revenue... let's not sell all of this off to industries and development.

Please don't let big business developers that are only here to make cash determine the shape of our children's town. We can protect this brilliant place.

Please consider contiguous green belts when adding new development to allow wildlife to safely move around.

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands) from 22,500 to something way higher. Even better, voice your support for preserving the trail networks and making Highland Bluffs a park! If trails are lost to development, require that the OCP clearly state that trails are replaced with new ones of equal-quality - currently all a developer has to do is build a lame gravel path somewhere if they destroy an amazing flow trail. State that the Cheekye fan development (north of Brackendale - talk about sprawl...) is generally a bad idea, has unnecessary taxpayer costs for new infrastructure, and goes against your vision for Squamish. Housing supply and affordability: zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries. Revenues from rapid development is a short-term economic fix - it does not create a resilient community.

We don't need to offer huge incentives to increase development here. Be clear in what we want, be consistent in what we ask for and be efficient when dealing with proposals and business will come. This isn't a gold rush that has to be capitalized on right now before it disappears. Think long term. Most or many visitors and new residents are coming here for the outdoor rec that we offer. Be cautious with it.

Growth management policies must allow for development on DL 509, 510, 513 - no threshold

Growth management policy must allow for development to occur for DL 509, 510, 513 by eliminating pop threshold cap. DL 509, 510 must be designated as residential neighbourhood and not future res. Focus on increasing supply of single family homes and not on increasing density on flood plains.

Growth management policies - 1) Downtown first strategy only focuses on increasing density via small sized units of housing but we need to also focus on increasing supply of single family detached homes in order to make prices affordable. 2) Development of DL 509, 510 should be allowed to occur as the supply of new housing will put a downward pressure on prices especially for single family homes. Thus, the 22,500 pop cap should be removed from the OCP and no new cap and no further increase in pop cap should be placed on DL 509, 510 in the new OCP. 3) Why is the OCP prioritizing development in flood plains? This policy needs to be re-thought as sea levels will rise due to global warming. We should prioritize development on higher elevations such as DL 509, 510. 4) Infill strategy will create a niche market in our city in which townhomes, duplexes, condos will be in abundance but single family detached homes will still be in limited supply, thus, keeping prices out of reach for most families.

Growth management policy must allow development to occur, DL509, 510, 513 eliminating pop threshold cap. DL509, 510 must be residential neighbourhoods. Focus on increase supply, single family homes > policy focus on increase in density on flood plains.

Please realize that there are many members of our community that make less than 30,000\$ a year and affordable rent at 600 a month or less is crucial for them to survive.

More explicit climate adoption goals and actions could help us to more appropriately and proactively prepare.

We could really use a committee and a larger budget for trail maintenance and trail planning. More trail and community involvement in trails would be a benefit to one of the most unique amenities Squamish has.

Preserve green space and existing trail networks, particularly the Brackendale trails as well as trails in the Highlands. Create a bike friendly community with bike lanes on all major roadways to connect all neighbourhoods.

Do not allow changes + or the OCP to rezone Caribaldi Springs from Green Space. This area was in the agriculture land reserve and trade-offs have already happened to allow "limited development" - which is done - no more should go in there - leave the green space, fish, wildlife are very important to the livelihood of the community - greenspaces.

Slow down the development. Slow down the building on all the mountain bike trails. SLOW DOWN

Remove all population caps. Do not have any new caps for DL 509, 510 . Allow for more development of single family detached homes to increase supply and make prices affordable.

We need development

Specific Objectives: Building a foot bridge across the Squamish river would double the access to the outdoor areas and would be the most cost efficient way to encourage visitors successfully into the area.

Put parking on all the old gas stations that are contaminated. We need parking.

14.1 - Mentions places of worship as valuable to the community. I'd agree that independent schools are equally as important. Not everyone goes to church but the community @Squamish Waldorf does play a role in the "spiritual and social fabric of the community". They also share their grounds, festivals, parenting seminars etc. with the broader community. 5 - Glad to see acknowledgement of our traditional FN territory. 6 - this too!

Policing. Enforce the rules. \$ greater budget for Emergency Services. You have to provide ample funds to maintain the order and safety of residents and visitors

A school aligns with all of the goals of the OCP. Resilience, Liveability, Health & Wellness, Connectivity, + Engagement. A school is an important amenity in every community and yet it isn't considered as one when development permits are given, why?

Please encourage BC Parks to be more constructive in allowing events to be organized.

"measured" growth- not explosive expansion. Take the time to do it right, Squamish deserves more than to be a stripmall cookie cutter town.

People are moving to Squamish largely based on the attraction of natural amenities like trails, this should be a top priority to preserve. Another top priority for me is avoiding placing new development in high risk areas. I think the District should consider down-zoning the Paradise Trails development, I think it is far too dangerous and isolated a location to consider placing more people.

Squamish is finding it's own unique qualities, design and architecture. Please don't allow development to make it look like another "Langley". Promote unique, and interesting districts--such as the art district, and the brewery district. Find a place for innovation centres, and adventure centres. Look to attract Technology companies and adventure sports companies. Find ways to expand Squamish community year round--to get people out of their houses in the rainy season!

Waste: I would like to see more specific goals around waste, example "meet or exceed provincial goals by ???" I am concerned that we are so far above the provincial average at this time we need to be doing more.

The 22,500 population cap must be eliminated from the OCP policies and no new pop threshold for DL 509, 510, 513 in new OCP. 2) Allow for full development of DL 509, 510, 513 now. There should be no phased development between now and 2040. Development should be allowed to occur as quickly as possible. 3) DL 509, 510, 513 must be designated as residential neighbourhood and not as future residential neighbourhood. 4) There must be no population threshold cap enforced on DL 509, 510, 513

Development on DL 509/10 will fight the affordable housing

Affordable shelter. If peoples essential needs are not met the higher goals are harder to achieve: e.g. parenting, community health

Valleycliff needs better access

Infrastructure ahead of development.

Need a designated off road area and/or a motocross track.

As the biking culture in Squamish becomes more valued and recognized on a national and international scale the municipality stands to gain economic and cultural growth by fostering the biking trail networks and the biking association. It promotes social and physical wellness which in turn attracts visitors and improves the tourism industry. I hope to see progressive approaches in respect to the biking community and a collaborative approach towards their initiatives.

We need housing for FAMILIES. Not more tiny 2-3 bedroom condos or townhomes. Families will continue to leave for places where they can buy single family homes.

In review of the DPA 1 guidelines, I am concerned about the exemption in section 34.3 1) r. which allows the development of single-story detached buildings within riparian areas as this can easily be used as a loophole and then buildings later rented out as accommodation, or for other uses. If this is to remain, the small must be very small and only apply if there are no other such buildings already.

I would love to see some incentives to help foster independent businesses opening up in Squamish as I think this will help create a unique, sustainable, and exciting vibe in our community. I am from Banff and am very aware of how big the tourism industry is. Promoting the creation of a unique identity:community that appeals to local residents and visitors alike will help build a strong vibrant community while also create employment opportunities!

Environment, recreation, and a vibrant community.

The natural environment is Squamish

NO to modifying our OCP and rezoning Garibaldi Springs.

Preserve cultural heritage and artifacts, expand library services

Forest fire risk is going to become a bigger deal, as I am sure planners are well aware. Currently, most Squamish neighborhoods are very vulnerable due to construction methods, proximity to continuous forest, and lack of defensible space on properties. This could all come to a head one dry summer and we know that climate change will increase the risk of forest fires. A great place to start dealing with this is by imposing best practices in new residential developments.

Incorporate wildlife bridges/tunnels so animals can travel through and reach the estuary, river, mountains etc.

The importance of tourism to Squamish does not appear to be highlighted in the OCP. "Tourism Matters!"™ - it has a huge impact and provides growth potential to our economy from visitors to Squamish. With popularity local economy and tourism revenue will thrive, attracting more entrepreneur type businesses.

Doesn't really speak to the OCP but more to zoning & DP guidelines - more playgrounds and parks are needed to support all the new multifamily. Same comment applies to childcare facilities.

More money for mint bike trail maintenance and expansion

I think that we need to limit development and tourist attraction until infrastructure is improved. Squamish is definitely on the map - I think that we should slow down the advertising for a while. Additionally, major decisions that affect the community (such as the ropes course) should be determined in a transparent decision-making process that involves community input.

Carefully reconsider the developments in the immediate areas around the Garibaldi Highlands or be prepared to lose the status of a desirable area to live. There are several land packages that are about to be or are currently closed off to the public and their timely development in unison could create a connected community that our current leaders so dearly desire.

The policies are in good part too general. We know our land, we know what we have to work with so why not be more specific. There are already too many grey areas in many of the bylaws already open to interpretation by anyone who reads them.

Please do not kill the current housing build up by instituting new policies that drive up pre construction costs that are passed along to new buyers.

Focus growth to avoid sprawl: develop downtown and existing lands near downtown instead of further sprawling the Highlands & Brackendale. Raise the population building cap on DL509 & DL510 (Cheema lands). Zone for and build multi-family homes instead of single-family mansions on top of rock bluffs. Economy and local jobs: prevent Squamish from turning into a bedroom community. Invest into building a local economy around tourism, services, and other green industries.

It's not clear to me from looking at the maps, but are Coho Park or Smoke Bluffs park being considered for future residential development? I trust this is not the case. Also, I assume that the trails identified in Schedule G are the only ones identified because they are perhaps the only ones over which the District has any jurisdiction, but it would be a valuable exercise to also review area trails with reference to trailforks.com mapping which shows a comprehensive view of the trails in area. I mention this only because the OCP overall does not, in my opinion, place enough emphasis in the role trails play in bringing people to Squamish, both as tourists and residents. If development eliminates trails, growth will cease and the nature of the community will change completely. Squamish has never had the feel of a Vancouver bedroom community, and we should do everything in our power to prevent that outcome.

Investors and developers must make a commitment to contribute (short and long term) to the social, economic and environmental sustainability of our community and be held accountable for their commitment.

As a coastal community Squamish needs to protect and enhance our access to the ocean for our citizens. My specific concern is need for a proper boat ramp with adequate parking for trailers. Currently, our communities one and only boat ramp is located on lot 44 (I believe) it is not maintained, it does not have a dock, it is not possible to use it at low to medium tide levels because it is not long enough and it will probably be removed with the land owner develops this property. On a weekend in the summer there are often a dozen trucks / trailers parked near the ramp. It is imperative that parking be in close proximity to the ramp for basic logical and safety reasons. A vibrant "coastal community" needs to provide access to the water! There are potential plans for a dingy ramp associated with a high performance sailing center at NEWPORT beach and that is great but this set up does not provide access for the majority of pleasure boaters.

Its so sad to see the existing neighbourhoods destroyed by massive 3-4 story townhouses;

How are you going to deal with the congestion on the roads given that there is one highway and it has to deal with traffic also going to and from whistler? We do not want to end up Kelowna, where it's a traffic jam 24/7. Stop allowing the endless building of townhomes and apartment complexes. The charm of Squamish will be lost with continued development of townhomes and apartments. We are not Vancouver.

Support the people, organization and initiatives that are already here. In my encounters with Council and the District processes, I have felt entirely unheard and unsupported, even though all of the things I am doing fully support many of your objectives of health, inclusivity, community, collaborating w First-Nations, protecting the environment... A lot is being lost while you are "planning" to do the right things.

Manage growth responsibly so that existing residents are not subject to perpetually increasing taxes and can remain in this beautiful place.

A stronger focus on the needs of the differently abled in our community. Creation of spaces for community should really reach to be become as accessible as possible opposed to legally required.

Agree with combining DPA 1 and DPA 11 into a single DPA. Should combine point 1 and point 7 to specify that the DPA is the ESAs and Riparian (it is a bit confusing right now). The exclusion of accessory buildings from the Riparian Area requirements is a bit problematic, this should be tied to non permanent foundations, size and purpose of structure - I wouldn't want to see garages in those areas. The section referring to not increasing in potential water flows, should be tied to a specific return period. The section referring to specific compensation ratios for compensatory habitat - should that not be in the realm of the qualified environmental professional to determine on a project specific basis?

Employment lands are important for long term! Stop the monster home developments, let's be a real community, something different to west Van. You are doing a great job! Please keep being progressive, yes tiresome hard work...

More enforcement and penalties for people who break environmental regulations (i.e. un-permitted development or works in riparian areas or watercourses). The District needs more environmental staff and planners. More staff would allow for streamlining of permitting processes (faster replies and turn-around times) and, most importantly, the wonderful staff the District does have will have more time to follow up on developments, ensuring compliance.

1)population threshold cap of 22,500 should be eliminated from OCP policies and no new population threshold cap should be placed in the new OCP in regards to DL 509, 510, 2) downtown first strategy only focuses on increasing density via small sized units of housing. But We need to also focus on increasing supply of single family detached homes in order to make prices affordable. 3)development of DL 509 510 should be allowed to occur as the supply of new housing will put a downward pressure on prices especially for single family detached homes. Thus, the 22,500 population cap should be removed from the OCP and No new population cap and No further increase of population cap should be placed on DL 509 510 in the new OCP. 4)why is the OCP prioritizing development in the floodplains? This policy needs to be re-considered as sea level will rise in the future due to global warming and will put many people lives in danger. The OCP should prioritize development on higher elevations such as DL 509, 510, where there is no risk of flood hazards. 5) Infill strategy will create a niche market in our city in which townhouses, duplexes, condos (ie small units of housing) will be in abundance but single family detached homes will still be in limited supply. Thus keeping prices out of reach for most families.

Very concerned about the density of approved developments. Very concerned about destruction of wildlife habitat and potential impact of fish and wildlife/riparian areas of existing developments under construction and ones that are in planning stages. Most residents live in Squamish because of lifestyle, closeness of wildlife, nature, birds, fish, woodlands --- concerned about the lack of respect for all of this by new developments clear cutting their new neighbourhoods. Also concerned about the strain on infrastructure and potential increase in taxes to cover expansion needed to cope with increased population.

Let council represent the people and not the pocketbooks of the developers. Build solar and wind, not LNG. Let's keep our egos in our pockets and point our hearts up high because that's how we do it here in the Sea to Sky.

OCP designations must be in Alignment with current Zoning on the properties. Adjust all current OCP designations to be in alignment with current zoning.

The document is too large and has a lot of overlap. It is very difficult to understand what will happen when policies do not align - there are many land use considerations that perhaps meet some policies not other.

None

I love Squamish and want to make it our forever home. We are big outdoors people. I also love vancouver for how well planned the downtown is for parking and walkability. Town home developments in Squamish are not considering sideways, parking or driveways. This is ruining there appeal and value in creating a community feel. They city needs to take more ownership in planning the roads, walkways and sideways wishing the developments to prevent clastophobia and encourage community's to be outside walking in there Neighbourhoods. Plus the city could benefit by charging to Street parking permits and planning for the Street parking spaces.

Official Community Plan Update
Discussion Draft May 2017

Growth Management

Long-Term Development Phasing-Policy Alternatives

#SQUAMISH
2040

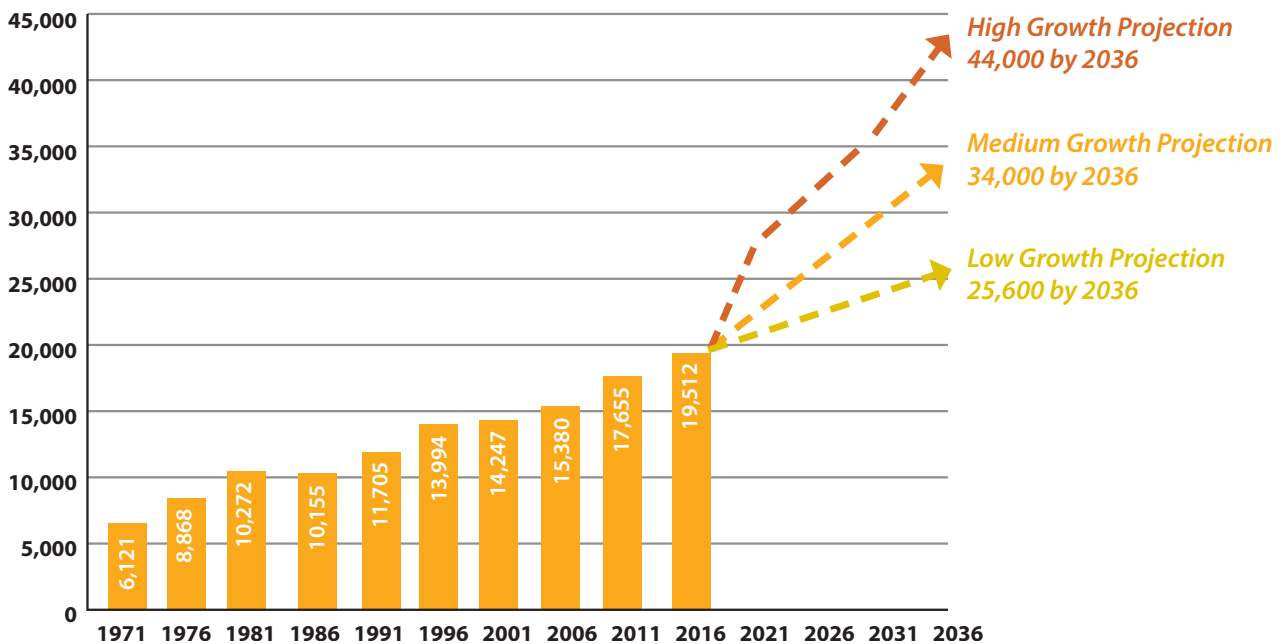
This OCP Growth Management Policy Guide is a companion to the Official Community Plan Discussion Draft presented for community comment in Phase 3 of the OCP Update. It describes several policy alternatives for phasing long-term development and growth through 2040. We need your input to decide the best approach for managing growth in a way that is sustainable and supports our community goals.

For more details, view the proposed OCP Growth Management Policies in Section 9 of the Discussion Draft – www.squamish.ca/ocp

Squamish Growth Forecast. Squamish continues to experience strong growth and development and is among the fastest growing communities in the province. In 2016 Squamish was ranked in the top 25 for growth for smaller Canadian communities, reaching a population of 19,512. This was almost a 14% increase over the previous Census in 2011, much higher than the provincial (5.6%) and national (5.0%) increases in population.

Several different growth projections – a low, medium, and high - have been developed to estimate future growth in Squamish under different conditions. Under the medium-growth scenario, Squamish could reach 30,000 people by 2031 and 34,000 people by 2036.

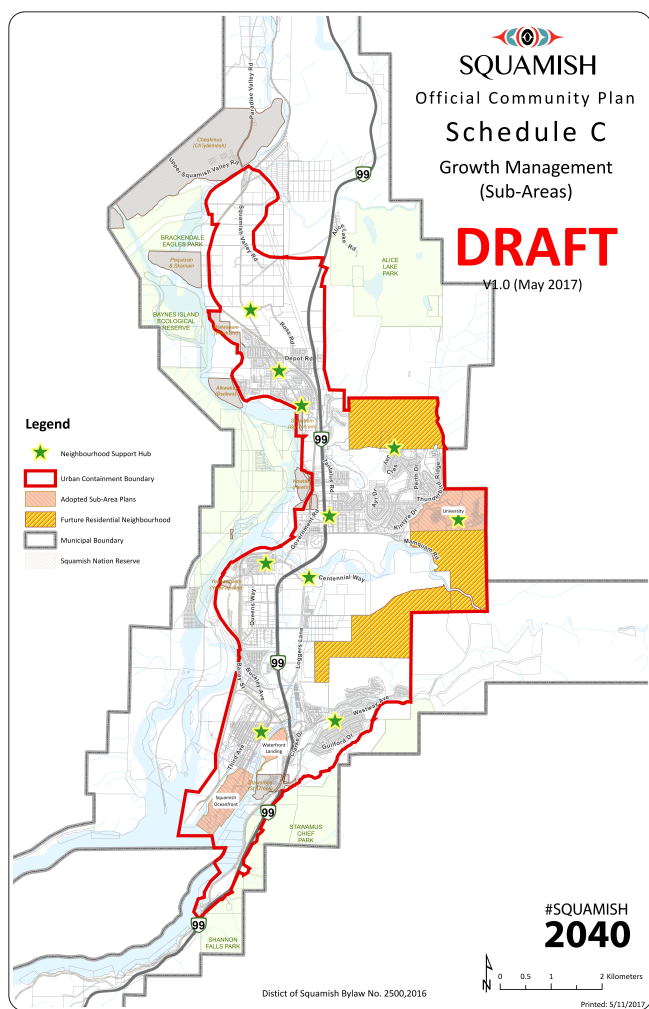
Squamish Actual & Projected Population (1971 - 2036)



Growth Management Fundamentals. By carefully and thoughtfully managing growth, we can accommodate long-term growth while meeting our liveability and climate goals and protecting our important natural and recreational assets and amenities. The District’s Growth Management Strategy uses infill policies based on Smart Growth principles to focus development and maximize infrastructure in existing developed areas before expanding into outlying undeveloped (greenfield) lands. The new OCP will take this a step further by introducing an ‘urban containment boundary’ to strengthen planning requirements for key areas and identify criteria to direct the rate, location and servicing of future development.

Available Land Supply for Focused Growth. Squamish still has substantial capacity for development within existing neighbourhoods, vacant and underutilized lands, and designated growth areas. This remaining capacity could easily accommodate low to medium growth scenarios to 2036. However, in the somewhat unlikely event that Squamish experienced very high growth, some additional lands may be required to meet housing and employment needs.

Squamish2040 Future Land Use Designations. Within the proposed Urban Containment Boundary (UCB), infill development is intended to continue in areas designated for *Residential Neighbourhoods*. Other lands (that are outside of high hazard areas), are designated as *Future Residential Neighbourhoods* - these are intended to support long-term phased growth once existing areas have substantially filled in (e.g. when approximately 75% of all available, vacant or underdeveloped lands have been developed through infill). These existing *Residential Neighbourhoods* and *Future Residential Neighbourhood* areas all require Sub-Area Plans before any development can proceed – these plans provide details for land use, transportation, servicing and phasing.



← **Urban Containment Boundary (UCB):** identifies existing developed/serviced areas as well as future growth areas for residential, commercial and major employment growth to 2040. Areas outside the UCB are designated for rural uses or are important resource lands (valued for agricultural, forestry or other resource potential), or maintained for their environmental, recreational, cultural, or open space values.

Long-Term Development Phasing. The overall Growth Management Strategy must also consider how to phase development for longer-term growth.

The 1998 OCP first introduced a “**population threshold**” – this threshold identifies a number of large District lots outside of existing developed areas (see *Long-Term Growth map*) and determined that growth should not spread out to these lands until the population reached at least 20,000 people. When we last updated the OCP in 2009, additional information from population and land feasibility studies was used to adjust this population threshold to 22,500 people.

As we update the OCP now, we must again consider how to best manage and control phasing for long-term growth over the next 20 years. There are three alternative options for consideration, each with their own implications and trade-offs. **We need your input** to decide the best approach to achieve our community goals.

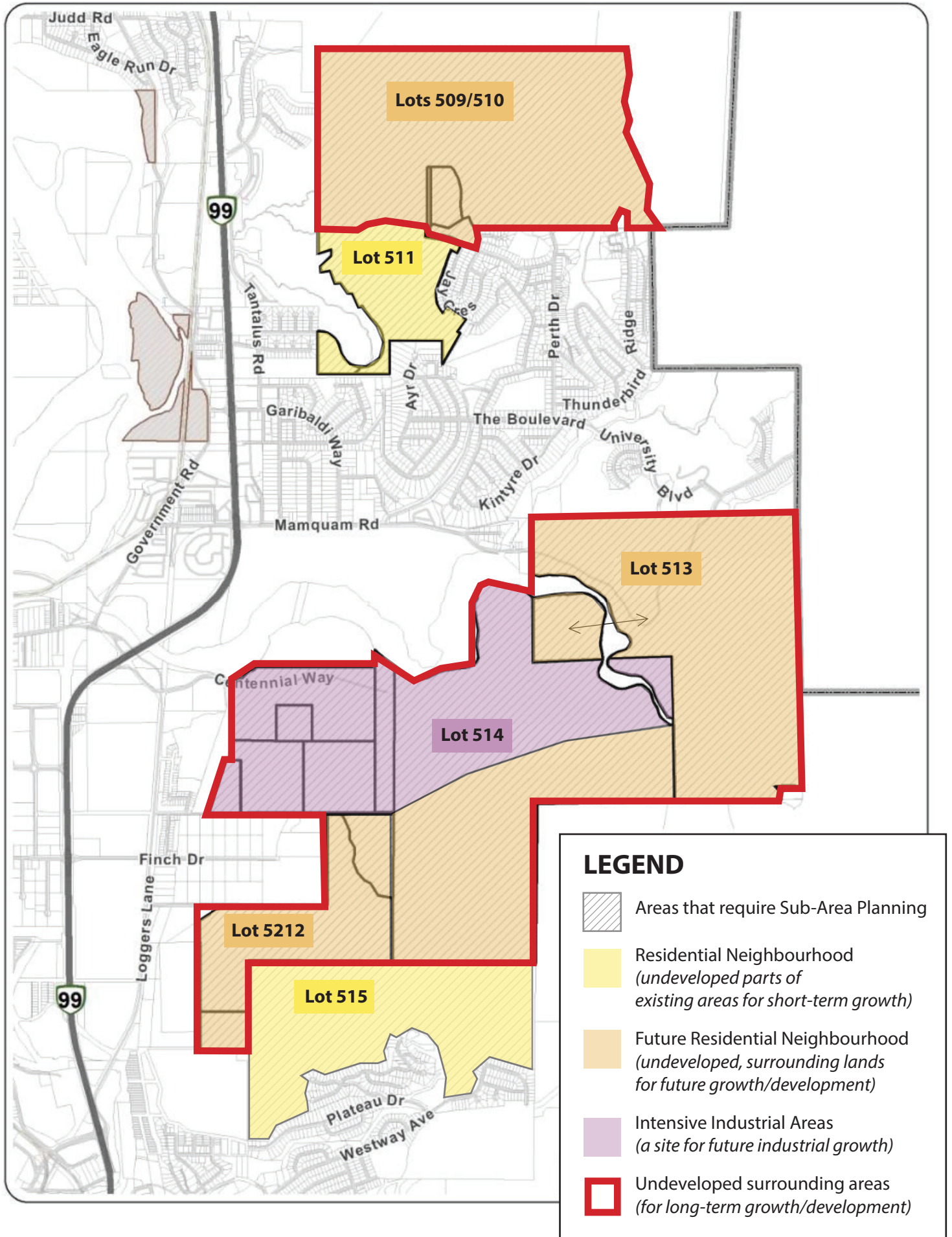
WE NEED YOUR INPUT! What is the best approach for managing and phasing medium to long-term growth in Squamish?

Let us know what you think! Share your ideas on growth management and other topics in the Discussion Draft. Visit squamish.ca/OCP by June 11th to complete the online survey or fill out a feedback form.

1 INFILL PRIORITY (Status Quo)	2 INFILL PRIORITY PLUS	3 LIMITED PERIPHERAL EXPANSIONS
What does this look like?		
<p>Continue to direct all new growth to existing neighbourhoods and growth areas (Oceanfront, Waterfront Landing, Downtown, University, existing neighbourhoods) until available capacity is reached.</p> <p>This option would maintain the existing population threshold of 22,500 before allowing any development in surrounding areas designated for <i>Future Residential Neighbourhoods</i>. However, this population threshold would be applied to all <i>Future Residential Neighbourhood areas</i> as it currently only applies to a few select lots (see <i>Long-Term Growth</i> map, lots 509, 510, and 513).</p>	<p>Continue to direct all new growth to existing neighbourhoods and growth areas (Oceanfront, Waterfront Landing, Downtown, University, existing neighbourhoods) until available capacity is reached.</p> <p>This option would increase the population threshold to 34,000 to use up the remaining capacity (see Squamish Development Capacity Snapshot map) before allowing any development in surrounding lands designated <i>Future Residential Neighbourhoods</i>. This population threshold would apply to all <i>Future Residential Neighbourhoods</i> (see <i>Long-Term Growth</i> map).</p>	<p>Allow for some limited Sub-Area Planning and development of a small portion of <i>Future Residential Neighbourhoods</i> next to existing developed areas (between now and 2040) where significant community benefits can be achieved.</p> <p>This option would substantially increase the population threshold to use up the remaining capacity in existing areas, and in the small portion of <i>Future Residential Neighbourhoods</i>, before expanding into new Future Residential Neighbourhood areas. This population threshold would apply to all <i>Future Residential Neighbourhoods</i> (see <i>Long-Term Growth</i> map).</p>
Key Implications + Trade-offs		
<ul style="list-style-type: none"> Maximizes infrastructure and servicing costs of existing areas before expanding into new areas. Some existing growth areas are within floodplain hazard where densification is controlled which may limit infill potential. Reflects the available supply of vacant and underutilized lands. 	<ul style="list-style-type: none"> Maximizes infrastructure and servicing costs of existing areas before expanding into new areas. Some existing growth areas are within floodplain hazard where densification is controlled which may limit infill potential. Reflects the available supply of vacant and underutilized lands. Anticipates substantial development and infill in major growth areas over the medium to long-term (e.g. Oceanfront, Waterfront Landing, University Lands which still have significant room for infill). 	<ul style="list-style-type: none"> Premature expansion into new areas may financially burden the community if the tax benefits from new development don't match maintenance and operation costs. If high growth occurs, this option may allow earlier opportunities to achieve community benefits (e.g. sites and access for future schools, recreation, green spaces, transportation, servicing, etc.). Cumulative impacts from development could potentially affect natural areas/connectivity before larger scale Sub-Area Planning is finalized/approved.

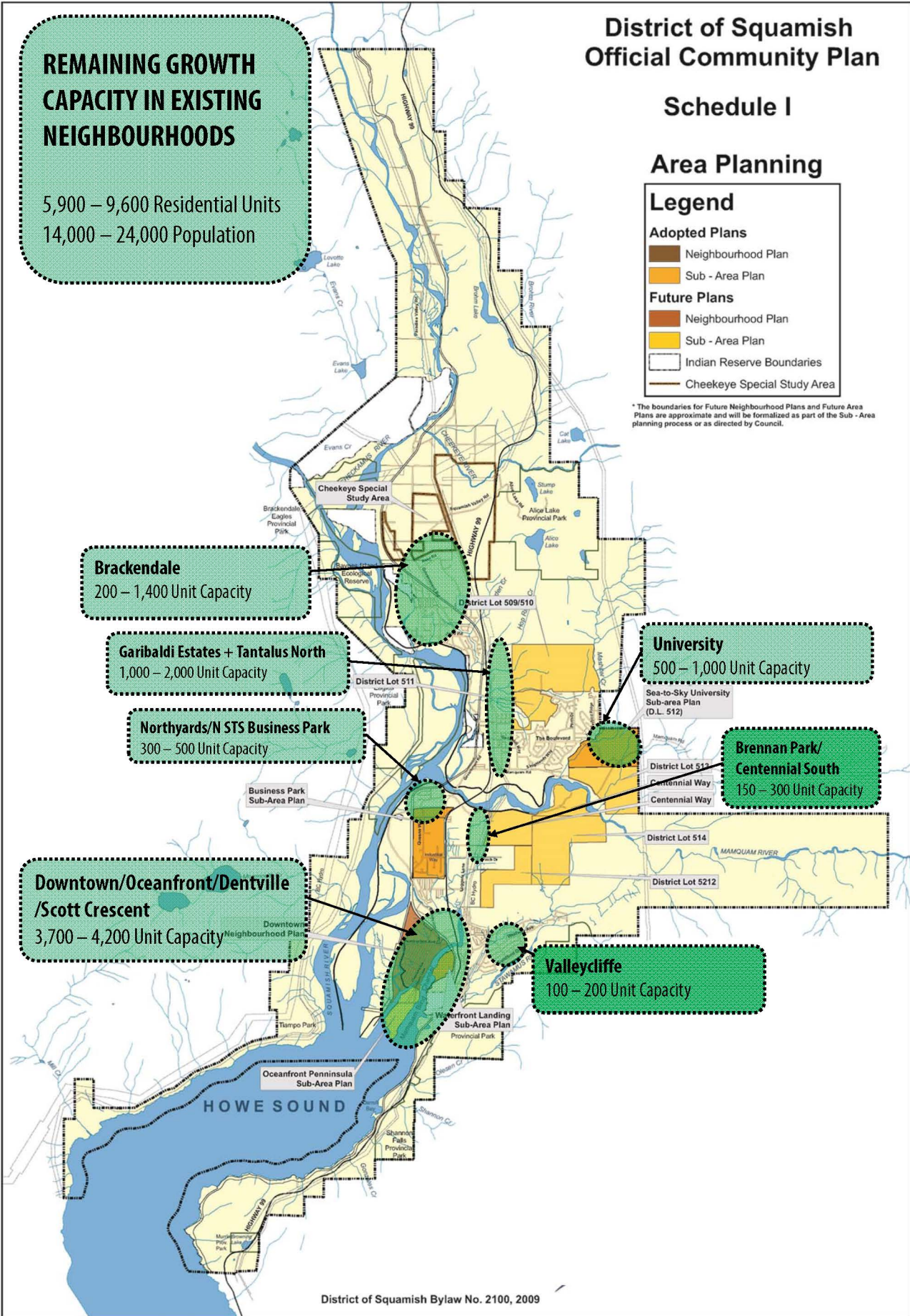
Note: For each scenario, the District would monitor growth and development and revisit the population threshold with the next OCP update in 2022.

Squamish Long-Term Growth Map



Squamish Development Capacity Snapshot

Squamish2040 OCP Update: Growth Management Policy Discussion April 18 2017



Attachment 3

Squamish Off Road Cycling Association

Recommendations specific to District Lot 509/510 (Cheema Property)

The mountain biking in Garibaldi Highlands is world class. The Garibaldi Highlands trails – especially those on the Cheema Lands - are storied and continue to be featured in cycling, trail running and tourism print and online magazines worldwide. The Garibaldi Highlands lands, and the trails therein, are a valued amenity to the citizens of Squamish and are a powerful economic driver that draws mountain bikers and trail runners to our community from around the world.

We believe there is an opportunity for development on the Cheema lands that works synergistically with mountain biking. That is, development that provides optimal financial yield to the developer while preserving and enhancing mountain biking from which such development will derive its value. Specifically, we envision development that comprises premium, net-zero, multi-family dwellings whose value is enhanced by the bike-in, bike out opportunities offered by the Highlands' trail network (and the environs of Alice Lake) in exactly the same manner that the ski runs at Whistler-Blackcomb enhance the value of ski-in, ski-out properties in Whistler, BC.

We envision approximately one third of the Cheema lands being developed in such a manner while the remainder would be permanently endowed to the community for the purpose of recreational use. Based on the developer's submission of a plan that adheres to this vision and land-use allocation, the benefits to Squamish may be significant enough to warrant consideration of rezoning this land.

The outcome of such an arrangement would be to create Canada's first mountain bike community. A community that would act as a harbinger of future development in Squamish as sustainable, healthy and integrated with Squamish's natural environment and the recreational opportunities that environment offers to us all.

SORCA would be happy to work with District staff and the developer during more detailed planning stages in order to reach the best possible outcome for all parties. Our expertise in trail building and maintenance will be an asset to planning the community described above. At this early point in the planning process it is difficult to give detailed recommendations, however the attached map shows a suggested developable area. We feel this area is the most appropriate for development as it is bordered on two sides by existing neighbourhoods, easily accessed by existing roads on adjacent properties, and has the least impact on the high value trails located at higher elevations on the property.