

REPORT TO: Council FOR: Special  
REPORT FROM: Community Planning  
PRESENTED: December 12, 2017 FILE:  
SUBJECT: Squamish2040 Official Community Plan Bylaw 2500, 2017

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**Recommendation:**

That Council approve the following resolution:

**THAT** the District of Squamish give first reading to the District of Squamish Official Community Plan Bylaw No. 2500, 2017.

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**1. Objective:**

This report introduces the District’s Official Community Plan (OCP) Bylaw No. 2500, 2017 and recommends first reading of the bylaw and initiation of the Phase 4 approvals process.

**2. Background:**

The final draft OCP is the culmination of an extensive two-year community engagement process to revisit and update the community plan for Squamish in 2040. The plan represents the cumulative efforts and extensive contributions by hundreds of Squamish stakeholders through public workshops, citizen-led “OCPizza Party” group discussions, online questionnaires, and mobile outreach engagement activities designed to involve and consult the community on important topics and decisions to guide a shared future for Squamish.

The update involves four phases: Visioning & Big Ideas (Phase 1), Emerging Directions (Phase 2), Drafting the Plan & Review (Phase 3), and Finalizing the Plan & Approvals (current and final Phase 4). Detailed engagement summaries documenting each phase of the OCP update and associated community inputs are available online at [www.squamish.ca/ocp](http://www.squamish.ca/ocp).

**3. Project Information:**

OCP Bylaw 2500, 2017 presents the community’s long-range vision intended to guide the evolution of Squamish over the next 25 years. The plan guides the District’s decisions on planning, land use management and services provision, based upon community wide goals, objectives, policies and guidelines.

An initial OCP Discussion Draft, released in May 2017, was refined following additional engagement and a public comment period to create this final draft for first reading. The bylaw includes all OCP map schedules, as well as new and revised Development Permit Area (DPA) guidelines for protection of the environment (DPA1), protection of development from hazardous conditions (DPA2-Flood Hazard) as well as ADPAs for form and character of multi-unit, commercial and industrial development; and the plan also appends existing approved Sub-Area Plans and associated DPA guidelines (University, Oceanfront, Waterfront Landing, etc.).

Policy directions and inputs from the community, OCP Community Advisory Committee and Council respecting Growth Management have been incorporated in the bylaw. A summary of key policy revisions are presented in Attachment 2.

#### 4. **Implications:**

##### a. **Budget:**

Special project budget allocated for the OCP update has supported the two-year engagement process, consulting costs and project communications. District staff time for 'in-house' OCP development has been supported through general operations. Remaining allocated budget will fund document publishing (look and feel) and the final Executive Summary document creation following third reading of the bylaw. The project is on-budget, and no additional budget requirements are anticipated in order to complete the project.

Upon first reading of the OCP Bylaw, per *Local Government Act* section 477 (3)(i), the District must consider the proposed OCP in conjunction with the District's financial plan. Planning staff will work with the Finance Department to review and consider financial implications of the plan. As a long-term plan guiding the District for years to come, the plan outlines myriad directives and policies to meet community goals and objectives, but does not commit the District to resource any particular project. Once adopted, the plan becomes an input to the District's annual strategic, work and financial planning and budget processes, such that budget is considered on a project by project basis.

##### b. **Organizational Impact:**

The OCP spans all departmental and operational areas, and core District services. The plan presents high-level directions to manage community growth in line with our vision, and offers specific policy guidance to District staff and Council for a wide range of municipal decisions, such as strategic planning, budgeting, servicing, capital projects, and review of land use and development proposals. Once adopted, all future bylaws enacted by Council must be consistent with the OCP. As a 'living plan', the bylaw will be reviewed and updated over time, including periodic OCP amendments to proactively address or respond to changes in the community. As outlined in OCP Part 6: Implementation, performance monitoring over time to track progress based on identified performance measures will support improved benchmarking and evidence-based decision making.

##### c. **Policy:**

OCP Bylaw 2500, 2017 is proposed to repeal and replace OCP Bylaw 2100, 2009.

##### d. **Bylaws:**

The OCP works in concert with many District bylaws that provide the regulatory mechanisms for OCP implementation. These include but are not limited to the District's Zoning Bylaw, Subdivision Development Control Bylaw, Development Cost Charge bylaw as well as Floodplain Bylaw. Other bylaws include the Building Bylaw, Trees and Soils Bylaws (under review), Business License bylaw, and Traffic Bylaw. The OCP also references in some instances where notable, District regulatory bylaws that will require amendment to ensure consistency with this plan.

A new companion bylaw, *District of Squamish Development Approvals Information Bylaw No 2574, 2017*, is under preparation. This bylaw will establish requirements for development approval information, pursuant to the Local Government Act, to ensure sufficient supporting documentation is provided for the District to assess potential impact of a proposed development or activity (See OCP Bylaw 2500, Part 4, Section 30).

It should be noted that the District is currently reviewing a number of active OCP amendment applications, which are not part of the general OCP update process.

## **5. Council Priority Areas**

Completion of the OCP update is one of Council's highest priorities within their 4-year term. The updated plan aligns with the District's key priority areas, as highlighted below:

### **Environment:**

- ✓ Updated environmental policies focus on stewardship, protection and connectivity of natural areas, including important terrestrial and aquatic ecosystems, wildlife habitats and corridors, as well as water and air quality protection and conservation.
- ✓ The plan integrates Environmentally Sensitive Area (ESA) mapping and establishes ESA review areas (OCP Schedule K-1) as part of Development Permit Area 1 for Protection of the Natural Environment. New environmental permitting requirements will guide ecologically-sensitive development.
- ✓ As required the OCP contains policies, targets and actions for reduction of greenhouse gases as Squamish strives to meet its climate action commitments and carbon-neutrality goals.

### **Economic Development**

- ✓ The OCP aligns with and integrates the District's Economic Development Action Plan pillars for People, Business and Place, establishing policy support for local employment, skills and training to address labour needs and gaps and increase job participation rates; and promoting sustainable and diverse business growth (enhancing employment infrastructure for business retention and expansion, employment land preservation and creation as well as workforce housing and transportation).

### **Healthy Community**

- ✓ The OCP elevates Health as one of the 5 plan goals, and integrates a healthy community lens throughout the plan, focusing on health linkages in built environment, transportation, housing, neighbourhood design, food systems. The plan also introduces and establishes objectives for equity and inclusion.
- ✓ The Plan has been developed with close collaboration with and reviewed by Vancouver Coastal Health.

## **Open and Transparent Government**

The OCP update process rallied an unprecedented level of public engagement, which was a core objective for the project to ensure the plan reflects the aspirations, values, priorities and objectives of the Squamish community.

- ✓ The District exceeded its initial public participation goal of engaging 5% of the community by the finish of Phase 1. The process employed interactive and engaging tools and activities to consult and involve (IAP2) residents in plan development, and ‘field-tested’ outreach efforts to better connect with the community (e.g. OCP Pop-Ups).
- ✓ The Plan articulates policy objectives for community engagement and collaboration (open and transparent leadership, providing stakeholders meaningful, early and ongoing opportunities to engage in decisions that affect them, and increasing access to and utilization of information).
- ✓ The bylaw has been made available to the community on the District’s website and public comment may be made online. All comments will be forwarded to Council as part of the public record.
- ✓ Phase 4 will follow required legislated process for OCP bylaw adoption, including required referrals and public hearing procedures.

## **6. Implementation**

Upon First Reading of District of Squamish Official Community Plan Bylaw No. 2500, 2017 the District must consider the proposed OCP in conjunction with the District’s financial plan and waste management plan. As the OCP applies to local lands within the provincial Agricultural Land Reserve, the Bylaw will also be formally referred to the Agricultural Land Commission for comment. First Nations and other governments and agencies will receive the final draft bylaw for continued comment.

As further required, the District’s draft Regional Context Statement (OCP Bylaw 2500, 2017 Schedule “A”, Appendix II) will be referred to the Squamish Lillooet Regional District (SLRD) for comment.

Subject to first reading and at Council’s discretion, scheduling of second reading of the bylaw and Public Hearings will be planned for mid-January 2018.

## **7. Attachments:**

1. December 12 2017 Growth Management OCP Policy Summary

## **8. Alternatives to Staff Recommendation:**

THAT the District of Squamish refer District of Squamish Official Community Plan Bylaw No. 2500, 2017 back to staff for further revisions, as follows:

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## **9. Staff Review**

### **Prepared By:**

Sarah McJannet, RPP and Matt Gunn, RPP  
Planners

### **Reviewed By:**

Jonas Velaniskis, Director of Community Planning  
Gary Buxton, General Manager of Community Planning & Infrastructure  
Robin Arthurs, General Manager of Corporate Services, Recreation & Culture  
Christine Mathews, Chief Financial Officer

### **CAO Recommendation:**

That the recommendation of the Community Planning Department be approved.

TO: Council

FROM: Planning Department


DATE: December 12, 2017

RE: Official Community Plan Bylaw 2500 – Growth Management Policy Edits

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At the September 11, 2017 Committee of the Whole meeting Council discussed growth management policy options for inclusion in the 2040 Official Community Plan. Following that meeting staff have refined growth management policies to reflect Council's expressed interests and directions. The following is a high level summary of the major changes made to the growth management policies presented in the May 2017 OCP Discussion Draft:

- The Urban Containment Boundary was renamed as the Growth Management Boundary (GMB).
- The GMB was reduced in size; *Future Residential Neighbourhoods* are outside the GMB.
- The GMB represents the intended area for residential development and associated commercial, industrial and institutional until substantial completion of infill development has occurred. The following land uses are supported outside the GMB: significant employment generating activities, industrial uses with minimal servicing, recreation tourism, and airport development.
- 'Substantial completion' is defined in the OCP as once either of the following has occurred:
  - the District's population reaches 34,000, or
  - construction has been completed for 75% of the development potential established under:
    - the combination of any density targets outlined in all approved sub area plans;
    - the maximum densities enabled under existing zoning regulations for vacant parcels in areas not included in a sub-area plan; and
    - Floor Area Ratios identified in land use designations for vacant, undeveloped parcels in the Downtown area.

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- Limited development may be considered in a small portion of *Future Residential Neighbourhoods* parcels located adjacent to existing developed neighbourhoods once the District's population has reached 22,500 provided:
    - the development proposal provides extraordinary community benefits, and
    - Council has adopted all identified Policy Precursors.
  - 'Extraordinary benefits' must achieve some or all of the following:
    - provide a transformative improvement to the community that takes advantage of either a previously identified or new opportunity;
    - resolve a major community challenge for which no other viable solution exists; and
    - protect core assets critical to the Squamish brand and identity including, but not limited to, adventure recreation amenities related to rock climbing, trail running, mountain biking, wind sports and water sports.
  - 'Policy Precursors' include completion and District endorsement of:
    - brand asset inventory (recreational and connectivity value of all trails and assets);
    - community amenity contribution policy;
    - affordable housing strategy;
    - missing middle housing policy and regulations;
    - community wildfire protection plan; and
    - a steep slope Development Permit Area (DPA).