

REPORT TO: Council FOR: Regular
REPORT FROM: Community Planning
PRESENTED: February 20, 2018 FILE: BYL2500, 2017
SUBJECT: Squamish2040 Official Community Plan Bylaw 2500, 2017

Recommendation:

That Council approve the following resolutions:

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

AND THAT subject to second reading of Official Community Plan Bylaw No. 2500, 2017, a Public Hearing be scheduled for Monday March 12, 2018 at 6:00 PM and Tuesday March 13, 2018 at 6:00 PM at the Brennan Park Recreation Centre.

1. Objective:

This report outlines revisions made to District of Squamish Official Community Plan (OCP) Bylaw No. 2500, 2017 based on continued public input on the bylaw following its first reading in December 2017. Second reading of the bylaw is recommended for Council consideration, as well as scheduling of a Public Hearing.

2. Background:

First reading of OCP Bylaw 2500 was given on December 12, 2017.

3. Project Information:

An overview of the OCP and the engagement process involved in its update is outlined in the December 12, 2017 first reading report. Detailed engagement summaries documenting each phase of the OCP update and associated community inputs are available online at www.squamish.ca/ocp.

In Phase 4, additional engagement included a community Q&A session at the Howe Sound Inn on January 11, 2018 to provide opportunity for the public to pose questions and hear from District staff. The event was attended by over 100 people. A summary of recorded questions and responses is presented in Attachment 1.

Additional growth management discussion was subsequently held with Council on January 16 and 23, 2018 (Attachment 2) to review further public inputs received on the bylaw, clarify policy intentions and specific policy directions with Council. Staff has made edits to the Bylaw to reflect the discussion and Council direction for specific growth management policies. A link to a 'track-changes' version of the bylaw is provided on the February 20 Council Agenda.

A compilation of community and agency inputs received since the OCP was released December 1, 2017 is available on the OCP project webpage (see link via February 20 Council Agenda).

These inputs form part of the overall public record and will be included within the comprehensive Public Hearing package available for viewing prior to the future scheduled Public Hearing. Key policy revisions to the Bylaw for consideration at second reading are summarized and presented in Attachment 3.

4. Implications:

a. Budget:

Special project budget allocated for the OCP update has supported the two-year engagement process, consulting costs and project communications. The project is on-budget, and no additional budget requirements are anticipated in order to complete the project.

Per *Local Government Act* section 477 (3)(i), the plan has been reviewed and considered in conjunction with the District's Financial Plan. Planning staff have made edits as outlined in Attachment 4 to address financial implications of the plan. Once adopted, the plan will become an input to the District's annual strategic, work and financial planning and budget processes.

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 the 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 outlined in OCP Part 6: Implementation, performance monitoring over time to track progress based on identified performance measures will support improved benchmarking and 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 (concurrent update underway), 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.

5. Council Priority Areas

The OCP update is one of Council's highest priorities identified for completion in 2018. The updated plan aligns with the District's key priority areas (Environment, Economic Development, Healthy Community, and Open and Transparent Government), as highlighted in detail in the December 12, 2017 first reading report.

6. Implementation

Following its First Reading, Bylaw No. 2500, 2017 was referred to the Agricultural Land Commission and staff have addressed comments received in the second reading edition of the bylaw (see summary Attachment 3). The bylaw was also forwarded to Skwxwú7mesh Úxwumixw (Squamish Nation) for continued comment with an invitation to present to Chiefs and Council.

Following Second Reading, the bylaw will be referred for legal review, prior to its presentation as part of the Public Hearing package for community examination. At Council's discretion, scheduling of a Public Hearing to occur on multiple dates will be planned for mid-March 2018 at Brennan Park Recreation Centre to provide ample space and opportunity for community participation.

7. Attachments:

1. January 11 2018 OCP Community Q&A Summary
2. January 16 and 23 2018 Council meeting minutes
3. Summary of OCP edits for Second Reading

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:

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

CAO Recommendation:

That the recommendation of the Community Planning Department be approved.

Linda Glenday, CAO

Attachment 1 | January 11 2018 OCP Community Q&A Session

Howe Sound Brew Pub - 7-9:00 PM

This summary highlights public questions on the draft OCP and District staff responses.

- **Is the OCP binding?**
 - Policy document, intended to reflect the vision of the community and provide guidance.
 - Council has full discretion to make choices, however, where it becomes close to a binding document is changes to zoning must be consistent to the OCP – if not, there is an OCP amendment that must be made at the same time in order to enable that change.
 - The regulatory element includes the Development Permit Area guidelines.

- **Are the 5 goals weighted equally?**
- **What happens when there is a conflict within the goals, i.e. transportation vs. employment?**
 - The goals provide framing for the policy objectives
 - For the most part they are weighted equally, but in terms of policy areas, it is very typical that in terms of trying to progress towards the objectives, trade-offs are inherent.
 - I.e. Truck route through downtown: it needs to provide efficient safe movement of goods thru downtown to the port vs the revitalization and growth for densification, and mixed use development
 - In any given decision, there are a set of factors that need to be considered.
 - There are lots of policies which may be at odds, in those instances, decisions will end up in the hands of Council and the public process.

- **What is the timeline for Implementation and how will it be aligned with the budget planning?**
 - We want to ensure we know where we're at before the OCP moves through the next steps
 - There are a number of actions that are identified within the OCP i.e. neighbourhood planning and the budget process will guide when those actions take place
 - The DPA's for example, will come into effect right away when the OCP bylaw is adopted.

- **What is the projected date for adoption?**
 - On Dec 12th the Bylaw received 1st reading. Second reading is intended for February, followed by the Public Hearing.
 - Adoption goal is currently for the Spring 2018

- **In regards to the Garibaldi Springs Development: the designation in the current & previous OCP is the same (Greenway Corridor & Recreation), however, Council doesn't appear to be aligned with what the community wants based on this designation?**
 - OCP land use designations are intended to represent a vision
 - The Applicants have made application to change the land use designation
 - The designation was picked up from the last OCP, however, in the growth management section of the document we've identified areas that could be areas of significant growth within the boundary area, of which The Tantalus Rd area is one.

- **Is the preservation of existing employment lands intended also to preserve the zoning? Or, is the intention to preserve them as employment lands and have opportunity to be rezoned, for example from industrial to commercial, etc...**
 - OCP update looked to Employment Lands Strategy that was created in 2014
 - That study informed us to be cautious about losing employment lands
 - Having additional employment lands especially in the medium and intensive industrial are hard to gain back
 - A lot of attention has been paid to the Business Park and recommendations are to further address the zoning there due to the commercial uses being permitted there
 - In the current OCP, there is a catchall designation of Employment/Industrial whereas in the current plan we have broken that down into land use designations including “Intensive industrial”, “Industrial business”, to provide greater clarity.

- **Does the OCP address methods of attracting more industry or diversified economy?**
 - It’s tied into the Resilient goal
 - The attraction of industry is within the Economic Development Action Plan
 - It’s also tied to the other goals around affordability

- **Within the OCP there are designations of current residential areas and future residential areas, as well as current industrial and future industrial lands. Why is there no designations for future preservation lands? Or future protected areas?**
 - In the current plan we had a catch all designation “Parks/Greenway Corridors/Recreation”
 - From the Environmental & Sensitive Area Mapping we’ve split out the designations into “Ecological Reserves” with high environmental values that are intended for preservation
 - Once these lands are identified as sensitive lands through review, the intention is that we can apply this designation to these lands
 - There are areas, separate from the Estuary, that are designated and there is an increased effort to move towards preservation

- **In terms of some of the pressures that some of our last areas that should be preserved, we don’t have a way of predetermining these areas rather than taking them after the fact through covenants?**
 - There is an addition to the version of the OCP which is habitat mapping process which highlights the areas that are deemed environmental review areas (through development) but we have more tools than the previous OCP.

- **The Downtown Gateway area needs tweaking. Everyone is impacted by this area, 2 schools, hydro substation, spaghetti junction of streets, 2 malls, it’s becoming busier & busier every minute and right in the middle is the rail crossing. This area needs to be looked at very closely.**
 - The gateway area is tricky and an area that we look at often. One policy we have around the Gateway is to develop and look at a gateway plan including a downtown transportation hub.

- **Insofar as Growth Management is concerned – the increased residential development affects other values, i.e. quality of life. It appears the District is ignore classical economic principles especially when it comes to affordable housing. What is affordable housing without subsidizing?**

- There are a host of policies that are trying manage growth including Active transportation, transit, & greenspace connections.
 - The plan addresses Affordable Housing through promoting diversity and housing mix,
 - Accommodating a range of needs across the community,
 - Finding a greater variety of forms and sizes within each neighbourhood,
 - Targeting specific housing forms that support the growing families, &
 - Inclusionary housing within new & existing development.
 - Direction at District owned assets to be able to allocate lands to be used for housing
 - Outside of the plan we have a CAC policy under draft which is setting minimum targets around % of units that development will have to dedicate to Affordable Housing.
 - Net gain of purpose built of affordable rental
 - Short term rental policies
- **The District is building in a subsidy so that those who can afford pay for those who cannot afford?**
 - Yes. There is a challenge there and we are following the paradigm of the Province at the moment in this area.
- **If the OCP is reviewed every 5 years, why should residents participate in the process? Should we just show up at OCP amendments or at the get go of the plan? For example, how many OCP amendments have there been?**
 - It is always our recommendation to be involved at every level of engagement.
 - We should be engaging in the plan, and following it through to ensure that it remains in the interests of the community.
- **In regards to food security, what is being done for Squamish's future in this area? What will happen to existing community gardens as properties are re-developed?**
 - The new plan is a food positive plan and an entire chapter has been dedicated to food systems.
 - We are working with the Squamish Food Policy Council
 - In terms of Agricultural lands, there is clear direction to undertake an Agricultural Land inventory
 - Looking for funding for Ag Planning
- **Can we protect Agricultural lands at a Municipal level?**
 - We can better align the zoning with provincial regulations around agriculture lands to help protect these lands
- **Can you expand on the participation in the arts goals?**
 - The inputs to the plan include the Strategic Arts plan that the Arts Council produced.
 - Enhancing the arts ensures providing opportunity for participation in the arts
 - Focus around working with art partners to support and find arts venues and studios
 - Within the Oceanfront plan there is an amenity program that includes a performing arts venue
 - The 2018 budget includes \$\$ being considered through Arts Council grants, \$\$ proposed to partner with Arts council to create an arts strategy

- **In Section 12.10 it speaks Workforce Housing and the requirement for an impact assessment. This seems very onerous. We don't require housing developers to do the same. Is this in consideration for large construction projects?**
 - It is intended to speak to large needs for workforce.

- **What's the stress test on the OCP given that Squamish is in a current "boom"?**
 - When a community is growing, making changes to policy is most important.
 - IF there were policies that were barriers to development in a downtime, those could be addressed by amending the plan in parts.

- **Is 5 years too much time nowadays?**
 - Intended lifespan is 5-10 years but in the end, it is up to Council to initiate an update.

- **What projections have been used for growth? What are the demographic trends that we are expecting to see? What are the gaps? How does plan address those changes?**
 - Considered the demographic changes we've seen over the past 5-10 years.
 - OCP growth projections drew from Employment Lands Strategy work 2014 as well as SLRD analysis for RGS update to look at growth in the region.
 - Low/Medium/High trajectories were identified. The District has been tracking between 2-3% average annual growth which is expected to continue into the foreseeable future.
 - Demographic shifts include aging population but also substantial growth in child and youth population and families within Squamish. 20% of the pop is under 19.
 - These groups have specific housing needs that our planning needs to address. The gaps in Squamish include child care spaces, housing diversity – both aging in place, and young families.

- **Have we quantified the projections for these needs?**
 - One of the key policies is getting a better handle on our housing inventory, income brackets, etc...

- **Does the Plan include the future for commuter transit & rail?**
 - There is policy supporting focused attention working with stakeholders to find solutions around regional transit options.
 - Passenger rail – the plan supports contemplation of this option.
 - Marine transportation is also highlighted.

- **What about Highway safety?**
 - The plan includes policy around improving connectivity and safety around highways.
 - The District works with the province
 - Highway crossings around pedestrian safety is a focus.

- **Is there a population cap being proposed?**
 - No population cap
 - There are thresholds being considered which are not caps.
 - There are areas being considered for future residential lands. The focus is growing within our infill areas, areas around our serviceable lands. Helps preserve greenspace as well.

- Two thresholds are identified: 34,000 or 75%
- **What is the OCP vision for Senior Living in 2040?**
 - We need more seniors housing.
 - We need more diversity of housing.
 - New zoning is being crafted around new forms of housing.
- **How important are property lines & ownership [in designating future residential neighbourhood parcels] vs best planning practices in growth management? How are they drawn?**
 - We've used parcel boundaries – running a growth management boundary thru a property becomes contentious when you go to develop that property.
 - Practically speaking, it is easier to draw the line around parcel boundaries.
 - Zoning considerations also come into play.
 - *Bob Fast lands south of Quest in discussion.
- **Will there be guidelines for large buildings so that they are self-sufficient energy wise? Green Initiatives?**
 - There are climate and mitigation policies within the plan.
 - Work with development community to incentivize greater energy performance and structure.
 - Supporting future district energy where feasible.
 - In the short term it can increase the cost of construction and this goes against the Affordable Housing policy.
- **Has there been any thought to a Resort Municipality approach?**
 - RM is a Provincial designation.
 - There are many other communities that receive funding under this designation and it is on our radar.
- **What is the vision for the Oceanfront Gateway?**
 - The access is not changing from where is now on Loggers Ln/Cleveland
 - Marine Strategy is under development to increase the gateway from the ocean.

Questions on the board (stickies):

- What/where is the 'Oceanfront Gateway' and what is the vision for it?
- Highway 99 safety? Concrete barriers lighting from Britannia Mine to Alice Lake?
- Plan for commuter/tourism rail?
- Will a ferry service be provided? If so, what area(s) will it drop passengers off at?
- I understand Squamish is a mountain biking and climbing mecca. Have you looked into a resort municipality standard approach? And becoming world class designation?

Attachment 3 | Summary of OCP Policy Edits – Second reading edition

This summary documents high-level edits made to Bylaw 2500, 2017 following First Reading of the bylaw on December 12, 2017. *A link to a full ‘track changes’ version of the bylaw is available on the February 20, 2018 Council Agenda at www.squamish.ca*

OCP Bylaw 2500, 2017 – Schedule A Revisions

Entire Document

- Completed minor edits to improve grammar and clarify policy intentions, and also to realign document numbering.

Section 6 – Intergovernmental + Community Relations

- Renamed Section 6 chapter title from ‘Truth & Reconciliation’, based on feedback from Squamish Nation staff (Reconciliation to be substantively addressed outside OCP) but maintained background on Reconciliation efforts and governmental Calls to Action, as well as overall intent statements to co-develop future Reconciliation framework with First Nations.
- Adjusted sub-title to ‘Community Planning with First Nations’. Inserted reference to Sea to Sky Land and Resource Management Plan (2008) and its direction for planning and management of Crown lands, waters and resources within the sub-region. Noted intent of OCP to harmonize and align with planning and management directives and agreements between Province and First Nations established by LRMP.

Section 7 – Regional Context Statement

- Moved First Nations, Federal, and Provincial content to renamed Intergovernmental (Section 6) above for better organization. Renamed Section 7 title to focus entire chapter on District’s Regional Context Statement.
- Added section outlining the Regional Growth Strategy background and the approach used in the OCP to address legislated requirements regarding the Regional Growth Strategy.
- Refined discussion regarding achieving consistency over time between OCP and RGS.
- Referenced Table of Concordance included in Appendix II.

Section 8 – Community Engagement + Collaboration

- Edited for explicit reference to IAP2 framework.

Section 9 - Growth Management

- Recognized of the importance of local employment opportunities.
- Removed limited and small as descriptors of development that could be considered in *Future Residential Neighbourhoods* once the 22,500 threshold is reached.
- Included OCP goals in criteria for extraordinary benefits when considering development of *Future Residential Neighbourhoods*.
- Clarified wording on policy precursor related to affordable housing.
- Clarified that the initial consideration process of extraordinary benefits is a cursory process.

- Clarified language regarding potential changes to Growth Management Boundary to include Crown lands transferred to First Nations through negotiated accommodation agreements, harmonized planning for those lands; and removal of land use designations for Additions to Reserves.
- Clarified policy related to proposed recreation or adventure tourism resorts outside the District's Growth Management Boundary or on the periphery of the District of Squamish boundary that have demonstrated community and Council support. Policy does not support inclusion of residential development beyond what is required for staff accommodations.
- Added housing mix, watershed hydrology and heritage assets to sub area plan considerations.
- Added Conservation Subdivision Design principles as a sub area plan consideration.
- Clarified that regardless of ALR lands' inclusion within Growth Management Boundary, they are intended for agriculture uses in accordance with the Agricultural Land Commission Act (ALCA) and Regulation.

Section 10 – Natural Environment

- Overall modified language in a number of policies to clarify and strengthen environmental protection directives, and avoid ambiguous language.
- Added statement supporting opportunities for coordinated project review with senior governments and First Nations within the marine environment.
- Moved and consolidated water source protection policies to co-present with drinking water policies in Municipal Infrastructure Section 21.
- Added water quality policy reference to *Canadian Water Quality Guidelines for the Protection of Aquatic Life*.
- Added policy for undertaking long-term Urban Forest Strategy to grow the local forest canopy, enhance watershed health, and increase green infrastructure while linking ecosystems.

Section 11 - Hazard Lands

- Clarified situations where a save harmless restrictive covenant would be required.
- Clarified situations where submission of a risk assessment by a Qualified Professional is required for development in the Cheekeye Fan.

Section 12 – Diverse and Affordable Housing

- Clarified that infill development considerations are application assessment criteria.
- Added explicit objective to manage and preserve affordable housing units in perpetuity.
- Aligned with District affordable housing program development directions (in progress). Noted use of AH reserve funds for delivering perpetually affordable rental or price restricted units and adoption of eligibility criteria for occupancy and management of District-owned units through a housing corporation.
- Adjusted workforce housing policy and removed formal requirement for housing impact assessment by all new commercial or industrial development projects, to ensure new employment generators not discouraged. Maintained general policy directive to address the

need for affordable housing generated by employment uses and consider creating workforce housing index and housing fund.

Section 16 – Downtown Squamish

- Added trails to the list of land use encouraged Downtown.
- Added Squamish Arts Council as a group to partner with in establishing arts and culture hubs.
- Expanded entrance improvements to include trails and sidewalks.

Section 18 – Parks + Recreation

- Removed policy regarding evaluation criteria for proposal of pedestrian crossing to west side of Squamish River.
- Added policy regarding preservation of the character of the west side of the Squamish River by prohibiting pedestrian or vehicular crossings of the river.

Section 20 – Transportation + Mobility

- Adjusted language to consideration of future connection between the east end of Valleycliffe and Finch Dr to address neighbourhood growth, and to provide an alternative emergency access route to Highway 99.
- Added reference for greater connectivity between Downtown, neighbourhoods with interregional transit routes.
- Strengthened land use and transportation planning policy to facilitate expanded transit service to new residential developments and neighbourhoods within future expansion areas or low transit service areas.

Section 21 – Municipal Infrastructure

- Added reference to the District's Liquid Waste Management Plan.
- Added First Nation engagement in updating infrastructure master plans to identify potential support for development of lands acquired through accommodation agreements.
- Combined Water Source Protection policies from section into Drinking Water Quality policies.

Section 23 – Natural Resources

- Clarification that Squamish is situated within the Sea to Sky Natural Resource District, which administers the Soo Timber Supply Area (TSA).
- Clarified local government's restricted authority in enacting any bylaws or issuing permits for lands managed under the Private Managed Forest Land Act, that would directly or indirectly restricting forest management activity.
- Adjusted provincial name for Ministry of Forests, Lands, Natural Resource Operations & Rural Development (FLNRORD).
- Clarified interest in providing input to the visual quality objectives for operations on Crown forest lands.

Section 26 – Food Systems

- Minor policy adjustments to clarify objective for maximize agricultural land availability increased local food production.

Section 28 – Community Facilities

- Reordered section to bring forward municipal facilities policies and expanded on these facilities in introductory paragraph.

Section 29 – Land Use Plan

- Land use designations updated to clarify what uses are supported in Conservation and Ecological Reserves, and in Future Residential Neighbourhoods.
- Removed stand-alone University Neighbourhood designation and description given the area is covered by an adopted sub area plan.
- Renamed Resources Land Use Designation to Resource & Recreation
- Added characteristics of lands typically designated Resource & Recreation. Noted consideration of recreation values on Resource & Recreation lands
- Added maximum floor area ratio of 3.0 for 100% development on Cleveland Ave.

Section 30 – Development Approval Information Areas

- Natural Environment information area extended to include entire District.

Section 32 – Development Permit Area Requirements

- Added details about the application of DP guidelines and situations where Ministry of Transportation approval is required prior to permit issuance.

Section 33 – Development Permit Exemptions

- Exemption added for form and character DPAs when subdivision is proposed without development.

Section 34 – Development Permit Area 1 – Environmental Protection

- Clarified application of DPA1 guidelines to terrestrial vs aquatic areas.
- Adjusted references for Schedule K-1 from ESA (Environmentally Sensitive Area) to ERA (Environmental Review Area).
- Clarified intents and language in DPA1 exemptions.
- Added notation that compensation for habitat losses should be provided at a 2:1 ratio *or based on equivalent functionality*.
- Clarified application of Aquatic (Marine Shoreline) guidelines.
- For Site B, explicitly recognized and named the Habitat Compensation Agreement between BCR Properties Ltd. and the Department of Fisheries and Oceans.
- Added guideline discouraging use of creosote pilings.
- Clarified and aligned buffers for Crescent Slough and Cattermole Slough per WMA and SEMP.

Section 35 – Development Permit Area 2 – Protection from Flood Hazard

- Crescent Slough east of the Squamish River training berm, Cattermole Slough and the Mamquam Blind Channel exempted from restriction on building, structure or placement of fill.

Section 36 – Development Permit Area 3 – Universal Guidelines

- Guidelines regarding urban trees clarified.
- Guidelines added to provide flexibility for building design that meets BC Energy Step Code Level 5.

Appendix I – Glossary

- Added terms: Density, Growth Management Boundary, Urban Forest
- Updated Terms: Development Permit, FireSmart

Appendix II – Regional Context Statement – Table of Concordance

- Table updated following edits to OCP policies.

OCP Bylaw 2500, 2017 – Schedules B-M Mapping Revisions

Mapping revisions made to specific OCP map schedules are as follows:

Schedule B – Land Use

- *Marine Gateway* layer made visible (shown previously in Discussion Draft but was mistakenly superceded by green *Parks, Greenway Corridor and Recreation* designation colour/layer in First Reading edition)
- Added texture to major watercourse layer to better show extent of major watercourses throughout the District (Squamish River, Mamquam River etc).
- Redesignated greenways parcels between Hospital Hill and Valleycliffe from *Residential Neighbourhood* to *Parks, Greenway Corridors and Recreation*.

Schedule F-1 – Major Transportation Network

- Added *Core Transit Network* to map to align with BC Transit Sea to Sky Transit Futures Plan

Schedule F-2 – Active Transportation (Commuter Bike Network)

- Adjusted position of several existing and proposed ‘Neighbourhood Ways’ in Valleycliffe, Downtown and Brackendale neighbourhoods.

Schedule G – Major Trails Network

- Added Cherub as ‘Critical Connector’ trail.
- Added future ‘Critical Connector’ from east to west across University lands.

Schedule H – Parks Network Plan

- Adjusted park labels to clearly denote specific parklands.

Schedule I ALR, Aggregate + Woodlots

- Added map reference to two aggregate locations in the Cheekeye Fan

Schedules K-1, K-2, and K-3: Development Permit Area 1

- Changed Schedule K-1 title from 'Environmentally Sensitive Lands' to 'Environmental Review Areas'
- Clarified in Schedule K-1 legend that DPA1 applies to Terrestrial Review Area, Aquatic Review Area and Aquatic Assessment Area
- Schedule K-2 – Watercourse and Wetlands deleted and merged with Schedule K-1 (Environmental Review Areas)

Meeting recessed at 3:09 p.m. and resumed at 3:19 p.m. with all of Council in attendance in addition to L. Glenday, R. Arthurs, G. Buxton, C. Mathews, C. Moore, A. Riverin, M. von Bloedau and B. Stoner.

Wheelchair Lift- Recreation Van

T. Hoskin, Director of Recreation Services, advised on the proposed wheelchair lift.

Squamish Community Foundation (Neighbourhood Small Grants)

Mayor Heintzman provided detail and background information regarding Neighbourhood Small Grants.

It was

moved by Councillor Race,
seconded by Councillor Chapelle,

RECOMMENDATION: THAT the District of Squamish fund, from the 2018 budget, a \$10,000 Community Enhancement Grant to the Squamish Community Foundation for the Neighbourhood Small Grants program.

CARRIED

Budget Public Engagement Meeting Discussion – January 30, 2018

Staff requested direction on upcoming public engagement meeting. Discussion included:

- Addressing questions from the public
- Efficiency of process
- Suggestion to include BC Assessment informational video on District of Squamish website.

(ii) Views on Professional Reliance & Environmental Regulation Response

Motion from December 19, 2017 Regular Council Meeting:

(1212) T. Saxby, Re: Views on Professional Reliance

THAT the letter from T. Saxby regarding Views on Professional Reliance be referred to staff to complete the response form and that the response be brought forward to a Committee meeting for discussion.

G. Buxton, GM of Community & Infrastructure was in attendance to discuss providing feedback to the Province regarding professional reliance. Discussion included:

- Background information on qualified environmental professionals
- Regulatory schemes affected and primary issues around professional reliance.

Questions and comments from Council:

- Support for third party reviews when potential conflict of interest exists
- Include a comment discouraging provincial downloading of responsibility, particularly around major projects.

(iii) Growth Management Workshop

M. Gunn, Planner, S. McJannet, Planner, and J. Velaniskis, Director of Community Planning were in attendance to facilitate a Growth Management Workshop with Council.

Workshop included:

- Growth management context and overview
- Public input and feedback
- Staff are requesting feedback on seven specific policy topics

Policy Topic 1: Substantial Completion

Questions and comments from Council included:

- Comment that threshold of 34,000 seems relatively arbitrary
- What would happen if thresholds were eliminated?
 - Weakens priority focus on infill
- How was the 75% completion determined?
 - Staff provided the definition that was used
- Housing prices are influenced by Metro Vancouver and an influx of supply will not necessarily shift prices down
- Discussion regarding building a livable community

Policy Topic 2: Small Portion of Future Residential Neighbourhood parcels

Questions and comments from Council included:

- What is the definition of 'small' portion?
- Better definition is needed
- Development has to be big enough to pay for itself and connected to other infrastructure
- Proposal has to be beneficial in some way to the community and contiguous
- Cost vs. benefit needs to be integrated into the policy
- Remove the word small

Mayor Heintzman left the meeting at 4:17 p.m. and returned at 4:19 p.m.

Policy Topic 3: Limited development in Future Residential Neighbourhood parcels would not be considered until the District's population has reached 22,500

Questions and comments from Council included:

- Suggestion to keep this policy in
- Discussion regarding 'extraordinary benefit'
- Removing threshold does not mean Future Residential Neighbourhood parcels must be developed
- Discussion regarding hazards beyond growth management boundary
- Benefits of thresholds and neighbourhood planning
- OCP community engagement was conducted with 22,500 threshold in place
- Squamish population will likely reach 22,500 in the next 3-4 years

Policy 4: Limited development in Future Residential Neighbourhood parcels would not be considered until Council has adopted all identified Policy Precursors

Questions and comments from Council:

- Comment regarding greenfield valuation
- Discussion regarding policy precursors for evaluating future development

- Adopting policy precursors could be prohibitive
- General support expressed, but future discussion is required.

6. TERMINATION

It was moved by Councillor Race,
seconded by Councillor Kent,
THAT the meeting be terminated.
CARRIED

Meeting terminated at 5:21 p.m.

Patricia Heintzman, Mayor

CERTIFIED CORRECT:

Robin Arthurs, GM Corporate Services

- Line 34: Fiber Conduit Installation - \$100,000
- Line 50: Brennan Park Arena Bleacher Heaters - \$44,000;

AND THAT \$38,000 be allocated from the Protective Services Provision for the RCMP Exterior Camera in the 2018 budget.

CARRIED

LED Streetlight Conversion Program

It was moved by Councillor Blackman-Wulff,
seconded by Councillor Race,
THAT the District of Squamish fund \$117,304 in 2018 and \$117,304 in 2019, from accumulated surplus, to complete the LED Streetlight Conversion Program.

CARRIED

Squamish Community Foundation (Neighbourhood Small Grants)

It was moved by Councillor Race,
seconded by Councillor Kent,
THAT the District of Squamish fund, from the 2018 budget, a \$10,000 Community Enhancement Grant to the Squamish Community Foundation for the Neighbourhood Small Grants program.

CARRIED

(vii) Recommended Motions from the January 23, 2018 Committee of the Whole Meeting:
Squamish Valley Equestrian Association

It was moved by Councillor Race,
seconded by Councillor Chapelle,
THAT Council award \$15,000 from the Community Enhancement Fund to the Squamish Valley Equestrian Association, to be put towards costs of moving the present structure.

CARRIED

Growth Management Workshop (Continued from Jan 16, 2018, Committee of the Whole)

It was moved by Councillor Kent,
seconded by Councillor Blackman-Wulff,
THAT the Brand Asset Inventory remain as policy precursor in the OCP.

OPPOSED: Councillor Chapelle and Acting Mayor Prior

CARRIED

It was moved by Chapelle,
seconded by Elliott,
THAT Community Amenity Contribution policy, Affordable Housing Strategy, Missing Middle Housing Policy and Regulations, updated Community Wildfire Protection Plan and a Steep Slope DPA remain as a policy precursor in the OCP.

CARRIED

It was moved by Councillor Elliott,
seconded by Councillor Race,

THAT Policy #5 (Extraordinary Benefits) be included in the OCP with consideration of the feedback received at the Jan 23rd, 2018 COW meeting.

OPPOSED: Councillor Chapelle

CARRIED

It was moved by Councillor Race,
seconded by Councillor Blackman-Wulff,
THAT Policy # 7- (Municipal water and sewer will not be extended to any area located above elevation of 200m except in specified situations) be included in the OCP.

CARRIED

It was moved by Councillor Elliott,
seconded by Councillor Race,
THAT Policy #3- (Limited development in Future Residential Neighbourhood parcels would not be considered until the District's population has reached 22,500) remain in the OCP.

OPPOSED: Councillor Chapelle

CARRIED

12. BUSINESS ARISING FROM MINUTES

13. COMMITTEE MINUTES AND REPORTS

(i) Public and Corporate Services Meeting Minutes – January 23, 2018

It was moved by Councillor Race,
seconded by Councillor Kent,
THAT the minutes from the Public and Corporate Services Meeting, held January 23, 2018, be received for information.

CARRIED

06:54:23 -

Committee Recommendations:

Soccer Field Kicking Wall

It was moved by Councillor Race,
seconded by Councillor Kent,
THAT staff bring forward options, in the 2018 budget discussion, to complete the kicking wall field.

CARRIED

14. COUNCIL – STAFF IN CAMERA ITEM ANNOUNCEMENTS

15. UNSCHEDULED PUBLIC ATTENDANCE

16. OPEN QUESTION PERIOD – CLARIFICATION RELATED TO AGENDA ITEMS

17. COUNCIL OR STAFF ANNOUNCEMENTS

- L. Glenday attended the RCMP depot in Regina – including attending the graduation ceremony and a tour of the academy
- Attendance at Sunwolf workshop on building bat houses. There is a bat condo going into the Estuary that can house many bats. Kudos to everyone involved.

18. TERMINATION

It was moved by Councillor Race,
seconded by Councillor Elliott,
THAT the meeting be terminated.
CARRIED

Meeting terminated at 6:57 p.m.

Patricia Heintzman, Mayor

CERTIFIED CORRECT:

Robin Arthurs, GM Corporate Services