

Official Community Plan Update
Discussion Draft May 2017

Growth Management

Long-Term Development Phasing-Policy Alternatives

#SQUAMISH
2040

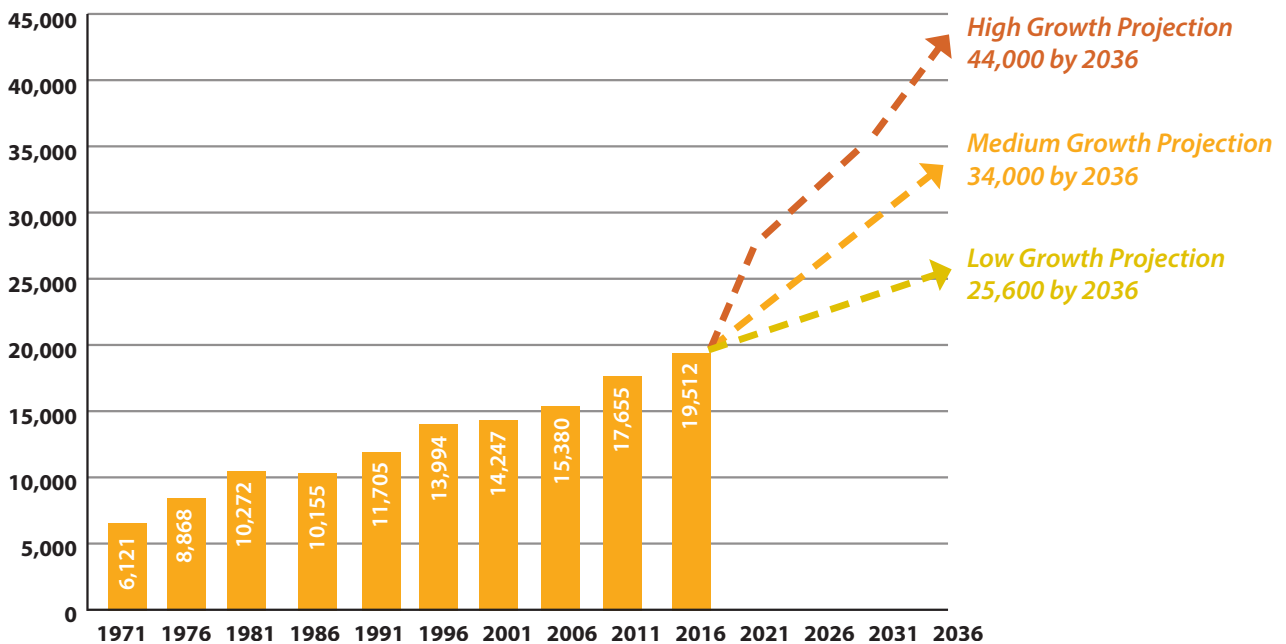
This OCP Growth Management Policy Guide is a companion to the Official Community Plan Discussion Draft presented for community comment in Phase 3 of the OCP Update. It describes several policy alternatives for phasing long-term development and growth through 2040. We need your input to decide the best 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.

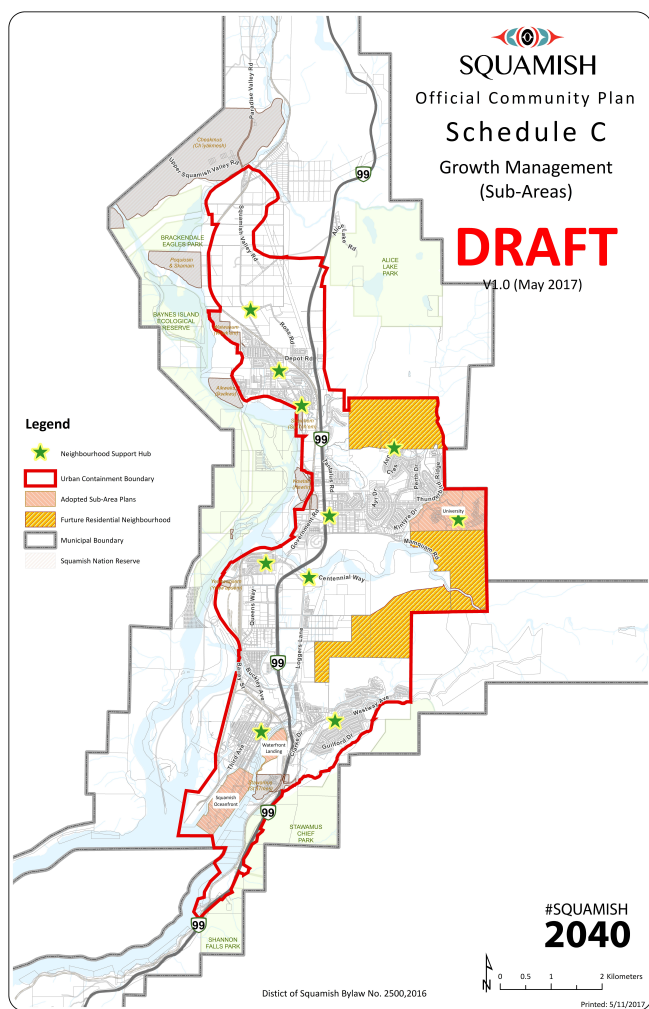
Squamish Actual & Projected Population (1971 - 2036)



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.

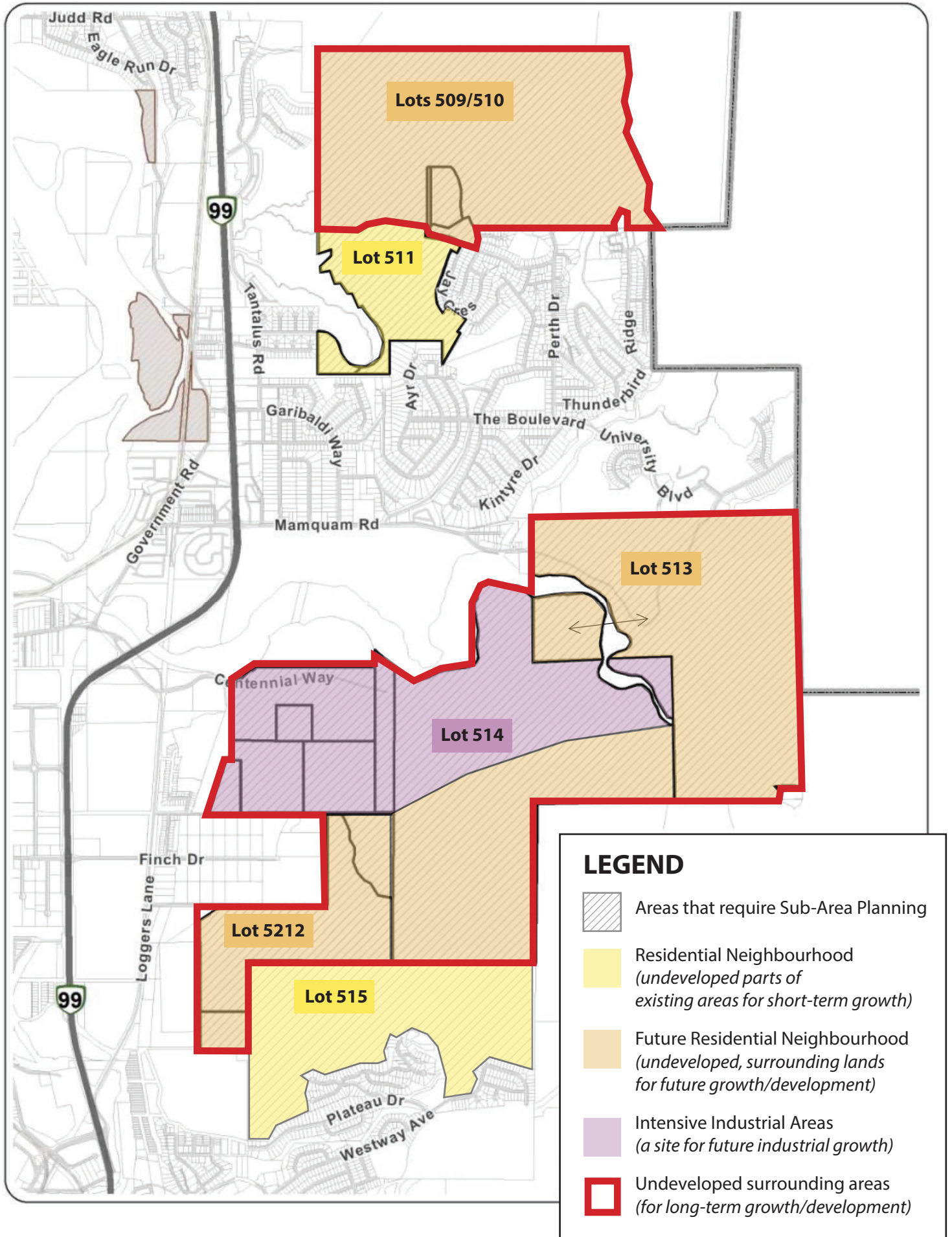
WE NEED YOUR INPUT! What is the best approach for managing and phasing medium to long-term growth in Squamish?

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

