

The Manifesto

The future is bright for Squamish. Cradled within a magical natural setting, Squamish is a community that captures the energy of its surroundings. It is a place where the character of the community stems from the diversity of its people. It is a home shaped collectively by all individuals who have crossed its threshold and set foot inside its door. Connected and inclusive, neighbourhood life is anchored by a bustling town centre where opportunities to live, work and play foster a secure yet dynamic feeling of home. Bound and determined by its magnificent and iconic environment, Squamish embraces ecologically minded growth opportunities, welcoming change while remaining grounded by the rhythm of daily community life. Recognizing the need for security, comfort and connectedness, Squamish is moving boldly forward to a prosperous and sustainable future. Welcome to Squamish. Welcome home.

Squamish is currently flirting with disaster. Highway-oriented development draws people to the doorstep of Squamish but fails to bring them across the threshold. Sprawl contributes to neighbourhood separation and diminishes opportunity for connections. Large-scale development driven by faceless corporations displaces local businesses, compromises feelings of security, intimacy and safety. The centre of town is poorly defined resulting in a diminished quality of public life. Near-sighted planning and design objectives limit the ecological integrity of Squamish's natural resources. On the cusp of dramatic change, a visionary Squamish-specific action plan must be undertaken. It is time to set the house in order.

Our goal for Squamish is to highlight the threshold, connect fragmented developments and enliven the centre. By showcasing local physical and cultural amenities and encouraging creative thinking, we will open the door to change and enhance the sense of home.

To achieve the Squamish we envision we must abandon old ways of thinking and be agents of change, informed by our past and aware of our future. We must meet the needs of the local population while accommodating the influx of visitors, recognizing this as a complimentary relationship. We must advocate for the harmonious balance of ecological and economic pursuits. We must take immediate action.

Squamish is a community to be proud of. Resources and amenities, both cultural and physical abound. The people of Squamish embrace their diversity and share a common vision of their home and their community. Reflecting the grandeur of their surroundings, they challenge the status quo, daring to meet the future with the same magnificence and strength of the landscape they inhabit. This is Squamish. This is home.



HOME TEAM

Allison Good, Lin Lin , Helen Ma, Lisa Moffatt , Sreelatha Nair, Shaun Natrasony, Lori Philp, Claire Tebbs, Margaret Wittgens, Er Lu Xu,

Centering people around community life

Each residential area will have a neighbourhood centre where local schools, convenient retail, and transit hubs are located. The centres will concentrate activity while creating opportunities to establish community in the home. A new community node will be created south of the Brennan Park Recreation Centre flanked by a new secondary and elementary school to share facilities. Medium to low-density rowhouses with small front yards will be the prominent housing typology. A live/work precinct will be created next to the business park. This housing typology will provide a seamless transition from the industrial to the residential and shopping district.

Principles

CREATE A SENSE OF LOCAL IDENTITY

Principle 1: Create an authentic sense of home by fostering a distinct Squamish identity.

The rhythm of daily life and the memories shared by the community make a place special and authentic. These experiences should be celebrated by drawing on local culture, history and the natural landscape to create an authentic identity and sense of belonging.

PROVIDE FOR A DIVERSITY OF NEEDS

Principle 2: Provide for a diversity of needs enabling all members of the community to establish their home in Squamish.

People from diverse economic, social and cultural background should all feel welcomed into Squamish. Providing diverse opportunities for all groups in the community, such as housing choices, will help make Squamish an inclusive and equitable home for all.

CONNECT PUBLIC SPACES AND CORRIDORS

Principle 3: Make (and maintain) connections between the private home (house, neighbourhood) and the public home (shared spaces).

Home can be an experience, not necessarily a house with a structure. By recognizing the public realm as an extension of the house, opportunities are created for people to participate in civic life and develop a greater notion of home with a sense of shared destiny.

INTEGRATE NATURAL SYSTEMS

Principle 4: Integrate the natural context, that is, the larger-scale home in which the community is imbedded, into the smaller scale experience of every day life.

Without the health and support of our natural environment, we would have no home. By integrating natural systems throughout the community on different scales, we can cultivate an awareness and respect for the natural environment, which ultimately protects and enhances the experience of home.

MAXIMIZE LOCAL ECONOMY

Principle 5: Keep economic activity close to home.

A vibrant economy brings life to the community as a whole. Develop and maintain a local economy to foster opportunities for residents, encouraging participation in community economic activity that keeps profits at home, and contributes to a bustling downtown commercial core.

Masterplan



Detail of downtown and Stawamus Avenue



Masterplan

Housing & Community Goals

Support local economy...Meet a diversity of needs

The neighbourhoods will be designed in a manner which ensures that residents are located within close proximity to jobs, services and public transit. Live-work units will be located within the proposed mixed-use commercial buildings that line the redeveloped Stawamus Avenue. These proposed units will ensure that the land use along this commercial strip remains flexible to accommodate future needs.

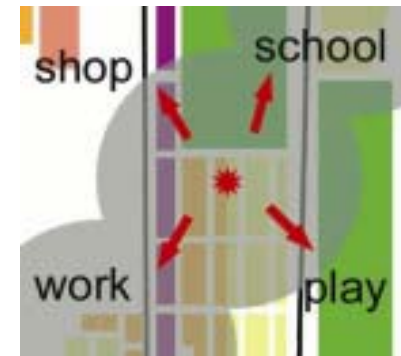
A strong mix of housing types throughout the new communities will ensure that people of varying incomes are granted access to the same community amenities. As well as accommodating a variety of housing needs, this will also allow people to live in the same community as their lifestyle changes. As opposed to being concentrated within one designated area, affordable housing will be integrated throughout different areas of the community, granting people a wider choice of residential settings.

High quality of living...Strong local identity

Each dwelling unit will be located within close walking distance of natural systems and open space, fostering a strong sense of local identity and a heightened quality of living. Exciting and unique architectural typologies will add to the animated streetscapes and celebration of local identity. The housing characters will also be reflective of a unique vernacular design which is currently emerging within Squamish. Single-family and townhouse units will be located on narrow, tree-lined streets and designed with smaller setbacks and a friendly face towards the street. Service and vehicular access to individual units will be accommodated via rear lanes.

Housing typologies and styles that are complimentary to the existing landscape and neighbourhoods foster a sense of cohesion and help ease in the changes that a growing population brings. Combined with our unique layout and attention to diversification of housing options within each neighbourhood, new development will promote a unique sense of home that is distinctly Squamish.

Through diverse housing opportunities, convenient access to local amenities and easy walking distance to natural areas, development in Squamish will not only provide housing, but to create a unique feeling of home.



Five minute walking distance to local amenities.



Housing Distribution & Orientation

In keeping with the current vernacular of housing in Squamish, single family units have been incorporated into the neighbourhood plan. The average parcel size has been decreased slightly, both to achieve greater densities, and foster community interaction at the block level.

To accommodate expected population growth and changes in demographics over the next 20 years, alternatives to the single-family model have also been incorporated. Two and three-storey townhouse units and garden-style apartments allow for vacation housing, rental units and affordable housing for young families. Complimenting existing neighbourhoods through infill development, these units are an asset to the neighbourhood strategy.

In an attempt to accommodate the high influx of people choosing to live in Squamish while still retaining the character of neighbourhoods that currently define the place, creative strategies that increase densities but minimize development footprints are included. The waterfront area is the target location for high-density living, where, bounded by park space and a magnificent natural setting, the area becomes a unique urban neighbourhood. More high-density living opportunities are provided in apartment style units above most new commercial development, and phased in dwelling units above the existing downtown commercial district. The ability to live and work within the same block is a major selling feature of these areas.

It is expected that a minimum 10% of all new housing will be rental units, and an additional 10% designated as social housing. These will be incorporated into each neighbourhood, in keeping with the goal to provide for a diversity of needs in all new developments. Outlined below are the specific distribution details of each housing typology.

Housing orientation was also a subject of consideration. In areas where development was primarily infill development was done to compliment existing housing. In areas where new housing plots were laid out north-south orientation of each block was developed to maximize solar exposure. In addition to the climactic benefits of such a scheme, the views at the end of each street look towards the Chief, emphasizing the iconic natural environment that defines Squamish and the neighbourhood sense of home.



Distribution and orientation will maximize recognition of the natural environment.

Housing Distribution

High Density (40 du/a)

3-5 storey condo/apartment buildings
Average parcel size: 40m x 70m
Average unit size: 1000-1500 sq.ft.
Total number of units: 1438

Medium Density (20-30 du/acre)

2-3 storey townhouse blocks (20 du/a)
Average parcel size: 5m x 30m
Average unit size: 2000 sq. ft.
Total number of units: 745

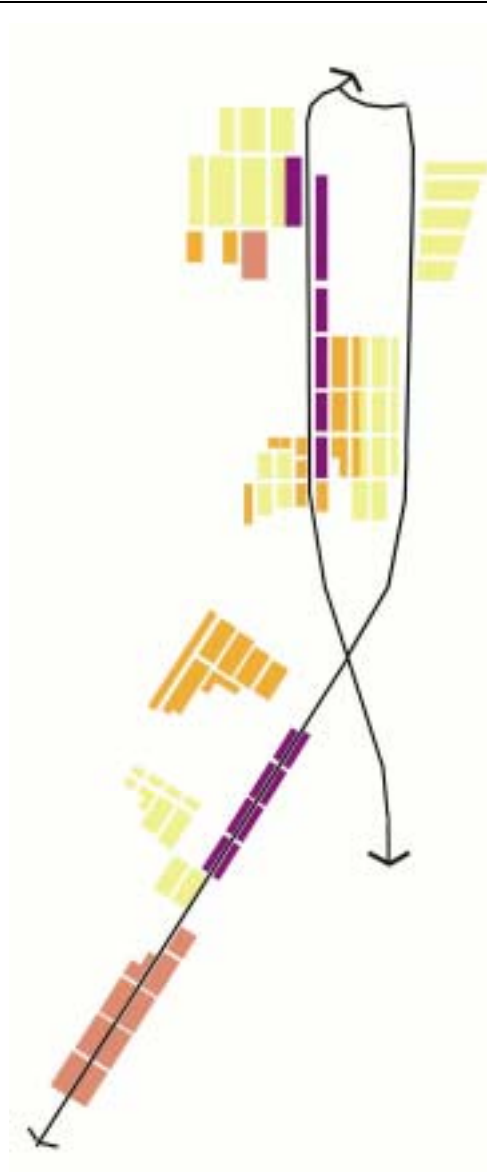
Garden apartment (30du/a)
Average unit size: 1500 sq. ft.
Total number of units: 390

Live/work units above commercial (30 du/a)
Average parcel size: 40m x 60m
Average unit size: 1500 sq. ft.
Total number of units: 1028

Low Density (8-12 du/a)

1-2 storey single-family house
Average parcel size: 10m x 30m
Average unit size: 2500 sq. ft.
Total number of units: 974

Total Dwelling Units: 4575



A range of housing types will be made available. More compact neighbourhoods, smaller lot sizes and a wider range of medium density options will increase the cohesiveness of the Squamish community.

Housing Character

Apartment units

- ✓ Incorporate industrial style
- ✓ Vernacular materials (wood, glass, metal)
- ✓ 5-storey maximum height
- ✓ Views to surrounding landscape
- ✓ Close proximity to open space



A range of building heights add interest on the street and allow views to the surrounding landscape (NTS)

Row Housing and Garden Apartments

- ✓ Mix of medium density housing types
- ✓ Vernacular materials (wood, glass, metal)
- ✓ Close proximity of home to community
- ✓ Enhanced neighbourhood interaction
- ✓ Shared open space between units



Garden apartments provide more dwelling units per acre, but maintain a low vertical profile which helps highlight the iconic surroundings.

Single family dwellings

- ✓ Complimentary to existing housing
- ✓ Vernacular materials (wood, glass, metal)
- ✓ Friendly face to street
- ✓ Services and access via rear lanes



Relationship of residential units to streetscape (NTS)

Mixed use & live work

- ✓ Residential units above new commercial
- ✓ Dynamic street environment
- ✓ Vernacular materials (wood, glass, metal)
- ✓ Close proximity to amenities



A range of uses in one building maximizes density and contributes to a dynamic street environment (NTS)

Open Space Goals & Principles

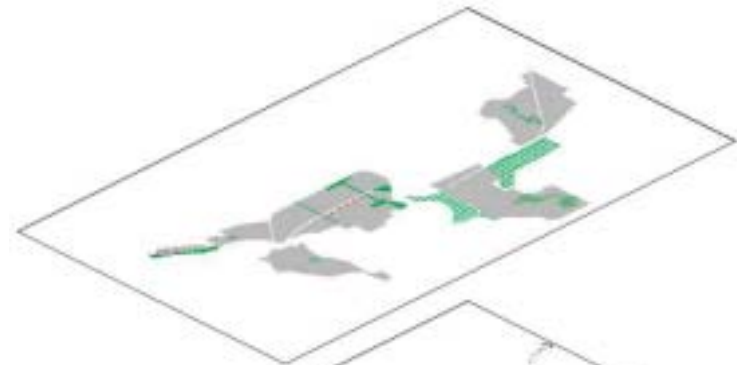
Goals:

Our goal for Squamish open space is to protect and highlight the dramatic landscapes, connect fragmented developments and enliven the centre with programmed green space for a variety of experiences such as parks, greenways, trails and wildlife corridors.

Principles:

- 4. Create A Sense Of Identity With Outdoor Rooms & Parks
- 3. Link Neighbourhoods Using Trails & Wildlife Corridors
- 2. Establish Riparian Corridors
- 1. Conserve Irreplaceable Open Space Resources

4



3



2



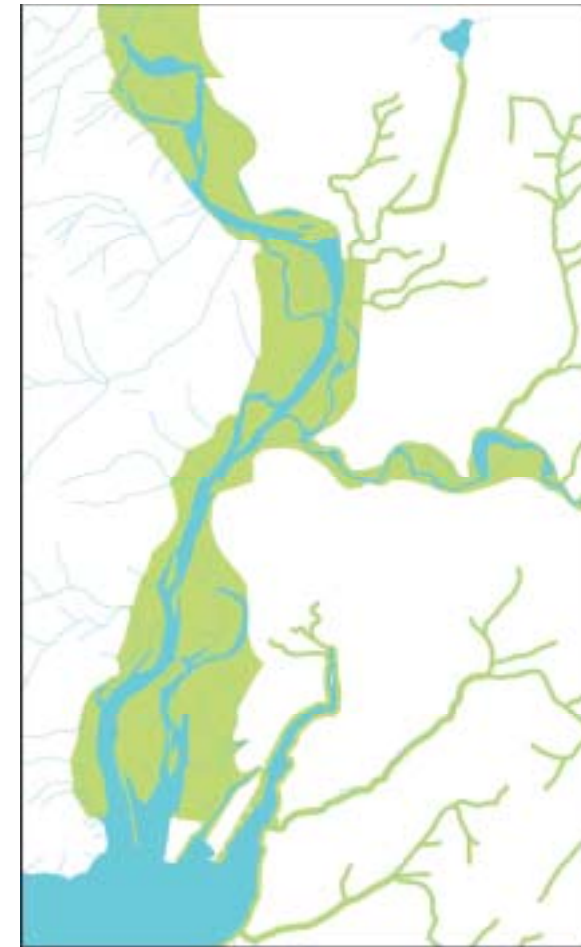
1





Legend:

-  FOREST BOUNDARY
-  STREAM SYSTEM
-  STREAM BUFFER



1. Conserve Irreplaceable Open Space Resources

Establish an urban development boundary to protect Squamish's pristine forests. Sustainability in land use begins with the protection of these open spaces that are virgin resources to our future generations.

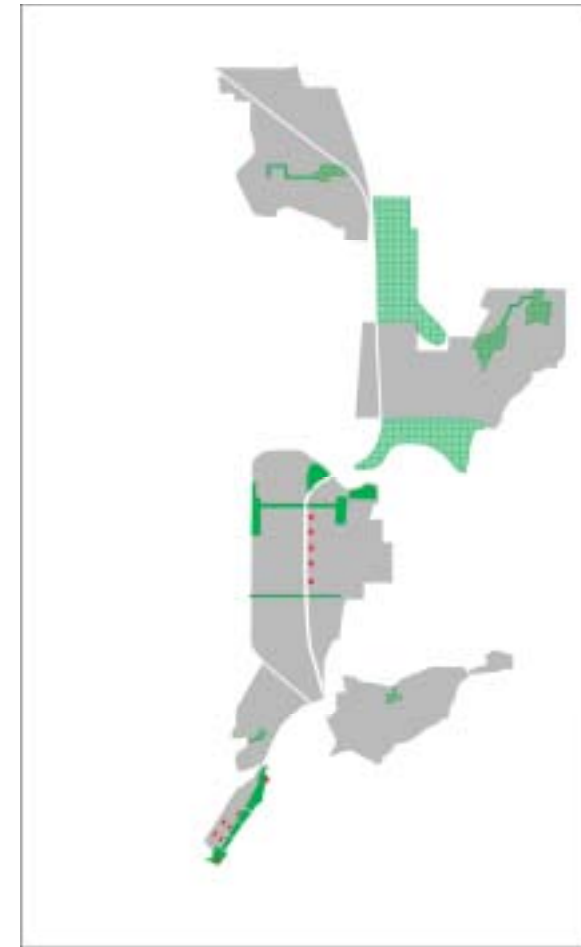
2. Establish Riparian Corridors

Preserve the flood plan and create 15-30m stream buffers, which will act as riparian corridors along the side of all watercourses. This green spine creates more habitat opportunities and will help connect people to landscape.



Legend:

- EXISTING TRAIL
- NEW TRAIL
- WILDLIFE CORRIDOR
- ←——→ HIGHWAY 99
- ←——→ BC RAIL
- NEIGHBOURHOOD
- EXISTING PARK & GOLF COURSE
- PARK
- OUTDOOR ROOM
- GREEN WAY
-)(NEW BRIDGE
Pedestrian Bridge
-)(EXISTING BRIDGE

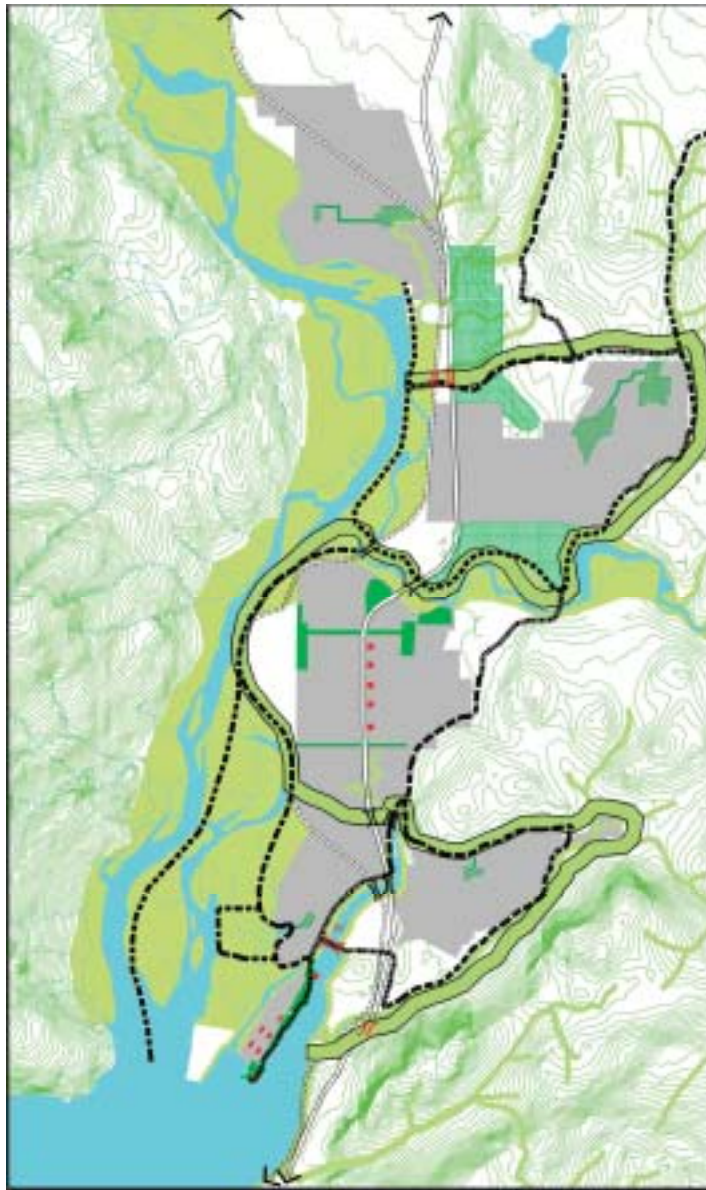


3. Link Neighbourhoods With Trails & Wildlife Corridors

A well-connected trail system efficiently links homes to parks and other recreational facilities. A sense of place is based on the connections people have to their surroundings. Weave wildlife habitat throughout communities as corridors for movement and homes for animals.

4. Create A Sense Of Identity With Outdoor Room & Parks

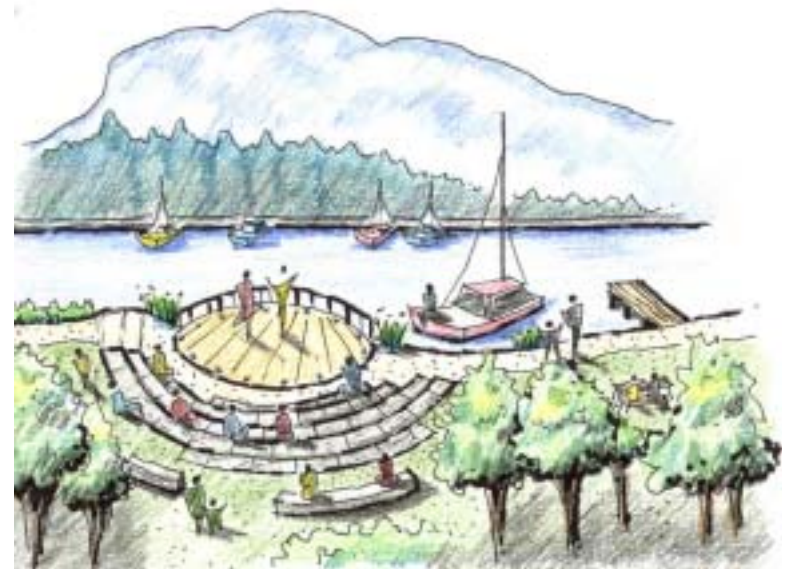
Create outdoor rooms to provide a sense of home in public areas. Greenways connect parks to provide complete green outdoor room. Pocket parks act as refuge amidst the rush and bustle of urban life. Create a new waterfront park with an amphitheatre maintaining a magnificent view as backdrop.



Open Space Synthesis Plan

Legend:

- | | | | |
|---|-------------------|---|---------------------------------|
|  | STREAM SYSTEM |  | NEIGHBOURHOOD |
|  | STREAM BUFFER |  | EXISTING PARK & GOLF COURSE |
|  | EXISTING TRAIL |  | PARK |
|  | NEW TRAIL |  | OUTDOOR ROOM |
|  | WILDLIFE CORRIDOR |  | GREEN WAY |
|  | HIGHWAY 99 |  | NEW BRIDGE
Pedestrian Bridge |
|  | BC RAIL |  | EXISTING BRIDGE |



Amphitheatre in Waterfront Park, Stawamus Chief as backdrop



Bridge with wildlife corridor underneath, provide for a diversity of needs

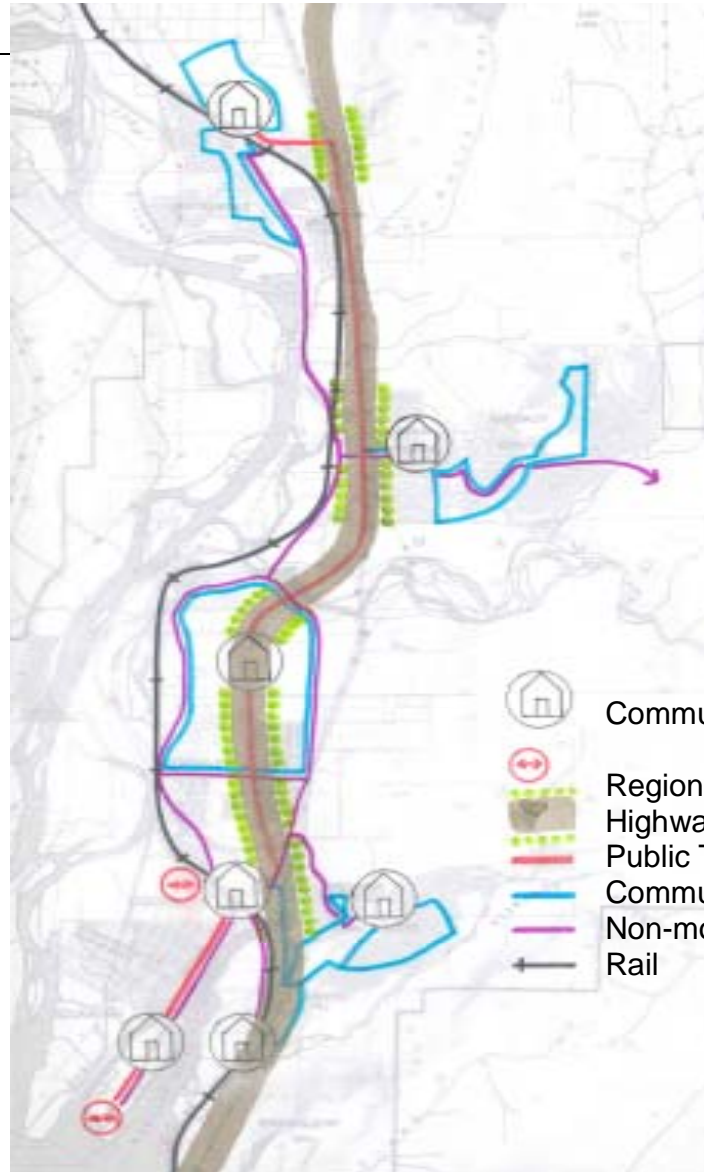


Outdoor room along Stawamus Avenue, create a sense of identity

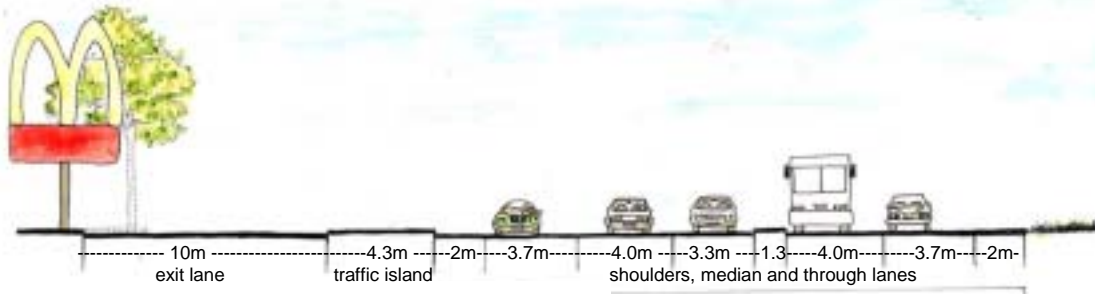
Stormwater management in Rain and Rooftop Garden

Diagrammatic Plan (L) and Section (R)

Transportation Concept Plan



Existing conditions: Cleveland Avenue and Highway 99 Intersection



Section of Existing Highway 99 (NTS)

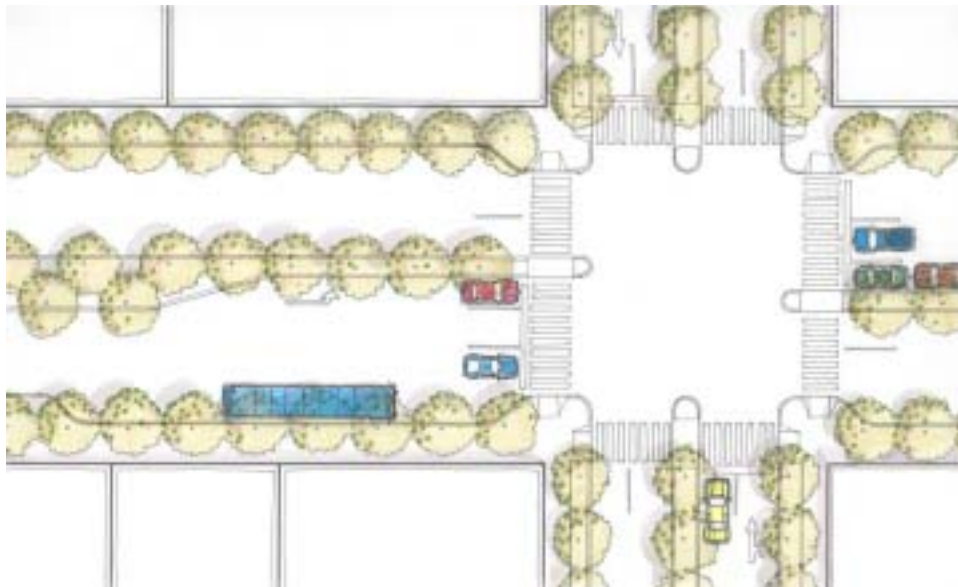
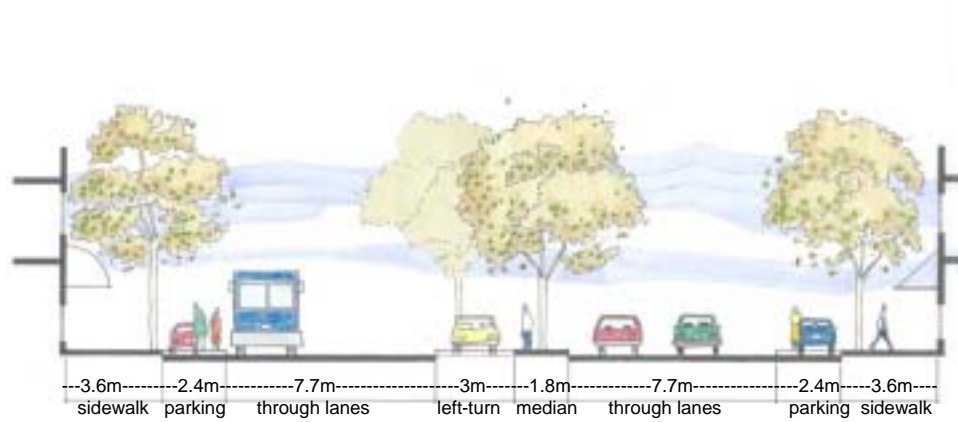
The redesign of Highway 99 is a significant component of the transportation strategy of the Home Team. Currently, high-speed traffic travels along the large swath of pavement through the community forming a physical break in the Squamish 'home.'



Plan of Existing Highway 99 (NTS)

As the threshold of the Squamish community, the design of the Cleveland Avenue/Highway 99 intersection is critical in creating a strong sense of place. The existing environment is decidedly auto-oriented. Pedestrians must travel across 24 m of asphalt to cross the road. The commercial uses at this intersection cater to those just passing through and fail to create a significant sense of arrival, or a sense of home.

Redesigned & Renamed: Stawamus Avenue Section and Plan



The newly named Stawamus Avenue will have wide tree-lined sidewalks and reduced building setbacks to create a more human-scaled environment. The tree lined median will connect the two sides of the Avenue and provide a comfortable refuge for pedestrians crossing the road; the median will also maximize efficiency by allowing a left turn lane at all intersections.

Stawamus Avenue will serve as the public transportation spine. Frequent and efficient bus service will connect mixed-use nodes within neighbourhoods with important inter-regional rail, bus and passenger ferry connections. Community shuttle services will connect neighbourhood homes to local nodes. Non-motorized forms of transportation will be strengthened between nodes via on-street bicycle paths and design of comfortable pedestrian environments.

The Cleveland/ Stawamus Avenue intersection is a threshold to Squamish and will reflect the importance of the natural setting to this community's sense of place. The new Information Centre at the south-east corner of the intersection will welcome visitors. Knowing they have arrived in Squamish – a welcoming and walkable community, not just another auto-oriented strip – they will be compelled to explore more. Across the street on the north-east corner, a recreation equipment store will serve local outdoor needs and will give those passing by a reason to pause for more than a hamburger or a cheap lift-ticket on their way to Whistler.

This transportation strategy will build community by fostering linkages within Squamish and restructuring the main arterial that unites rather than divides the community.