

## Newsletter #3 - Public Information Meeting

April 19, 2006



### Project Update + Recap

We are pleased to be formally presenting our concept plans for the former Interfor lands to you tonight. As many of you will recall, we first came to the Squamish community in **June of 2005** with some preliminary ideas for a residential redevelopment of the site.

In **December 2005**, we shared more detailed plans and ideas with you at a **second informal open house**, and received some very valuable feedback. Since that time we have made a formal OCP amendment and rezoning application to the District, and have **spent time with community groups** to discuss specific aspects of the proposal.

Concurrently, our project team has been working diligently with the District of Squamish to **refine the technical components of the proposal**. We will be meeting with the Technical Planning Committee and Advisory Design panel to further refine those plans.

Tonight we are also pleased to present **conceptual renderings of the proposal**, like the one shown above, to illustrate the form and character of the proposed development.

**Our vision for the site continues to be of a Smart Growth, multi-family residential neighbourhood that is a strong part of the historic "heart" of Squamish - its Downtown.**

We thank you for your continued interest in this exciting redevelopment project.

*Conceptual rendering of the proposed development (left) facing south down the Mamquam Blind Channel.*

### In the News

#### NEWS Rebuilding the downtown

Waterfront development to bring in millions

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Downtown businesses will benefit from a cash infusion of \$4 million to \$5 million once the Waterfront Landing development is complete, said Sam Hanson, managing partner of the Fridham Development Inc., owners of the former Interfor lands. During the monthly Chamber of Commerce luncheon Tuesday (March 21), Hanson said that the anticipated cash will come from the new 3,500 Waterfront residents, spending just \$200 a month downtown, less than 10 per cent of normal retail expenditures. And that's just the beginning of Squamish benefits, he said.

While today's taxes on the empty 53-acre property total \$100,000, when the Waterfront is complete, taxes will amount to \$14 million annually. And in the meantime, one third of the \$300-

million project will be spent on labour, much of it locally. Additional costs to go the district, such as building permits and development cost charges, is expected to total \$8 to \$10 million.

"The project is ready to go," said Hanson. "We don't need permits; there are no environmental issues."

Fridham is currently hashing out project details with the district and developers are hoping to begin installing services on the site by the fall of this year. The project will include 1,400 units of multifamily homes that will range in size and price, said Hanson. The plan is meant to incorporate multi-faceted sustainable concepts with regards to green space, public use, lessening urban sprawl and promoting a "physical and psychological extension of downtown," according to "Waterfront Landing" newsletters.

Open space in the form of a public park and integrated trails is about 30 per cent of the 53-acre site. The public space includes a tidal, salt-water lagoon that is meant to provide new fish habitat and other recreational use to

canoes and kayaks. The lagoon will have a pier on opposing ends, and the tides will determine when water flows through and when water sits stagnant. Hanson said that planners have even envisioned aquabuses crossing the Mamquam Channel, like the ones seen at Granville Island in Vancouver.

Fridham Development has submitted a sub-area amendment plan for the industrial property as well as a rezoning application. The planners are meeting with district staff "regularly" as well as with various local stakeholders "to gain support for the program," said Hanson. The company will hold a public information meeting in early April. It's the third such meeting. Fridham has held since June 2005. Developers anticipate putting the plan before council in April for a first and second reading. They anticipate a third reading and granting of the rezoning application in May.

"Given that," said Hanson, "we should be ready to put the shovel in the ground this year."

*"The plan is meant to incorporate multifaceted sustainable concepts with regards to green space, public use, lessening urban sprawl and promoting a 'physical and psychological extension of downtown.'"*

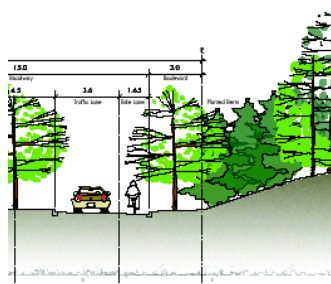
- Squamish Chief, March 24



## Smart Growth Development Highlights

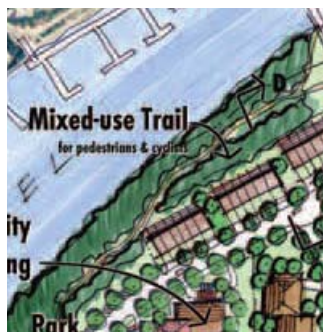
### habitat enhancement

Creates new fish and wildlife habitat, and enhances open space (15 acres) through a landscape plan.



### complete, compact communities

Enhances the identity of Downtown as the “heart” of Squamish, and efficiently uses municipal infrastructure



### housing options

Brings diversity to the Downtown core through a variety of multi-family housing choices.



### walkable neighbourhoods

In close proximity to amenities and services Downtown, and linked to existing multi-use trail systems within the greater community.



### alternative development standards

These include Smart Growth road widths as well as innovative stormwater management measures.



### community participation

An 11-month public consultation program provided an opportunity for comprehensive public input through open houses and stakeholder group meetings.



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