

## Welcome to our Second Open House!

December 7, 2005

Pridham and its project team are preparing a Sub Area Plan for the former Interfor mill site - now called Waterfront Landing. We hope to share and discuss our progress since the first Open House in June, and to gather your feedback on these revised plans.

Our Sub Area Plan will be submitted in early 2006, following community and District feedback. Watch for future Open Houses in early 2006.



### Following District Framework

We have designed the site within the context of these approved and pending District of Squamish policies:

- Official Community Plan (1998)
- DRAFT Official Community Plan (2005)
- Squamish 2000 Plan and 2003 Update
- Growth Management Strategy
- Smart Growth on the Ground

### Guiding Principles

The guiding principles within these documents serve as the foundation for planning Waterfront Landing. These include:

- Protect the suburban areas of Squamish from urban sprawl
- Reduce strain on municipal infrastructure
- Focus population growth and development in the Downtown first
- Support Downtown revitalization by increasing population
- Recreate Downtown as the social and economic heart of Squamish
- Focus Downtown development in compact, multi-family residential

### smart growth on the ground in squamish

The District of Squamish's approved Smart Growth on the Ground principles provide further guidance for the Waterfront Landing concept plan:

- Complete, compact communities that avoid sprawl
- Walkable neighbourhoods
- Development patterns to encourage sustainable transportation
- Alternative development standards
- Distinctive, attractive communities with a strong sense of place
- Protected green spaces and environmentally sensitive areas
- A range of affordable housing options
- Energy efficient infrastructure



## A Sustainable Development

Following the direction of the Draft OCP (2005) and its commitment to focus future growth in the Downtown area, Hotson Bakker Boniface Haden Architects and Perry + Associates Landscape Architects have created a plan which provides for an estimated 1,400 residential units, in a highly-walkable, sustainable waterfront neighbourhood.

The concept plan proposes a wide variety of multi-family housing types. The project will attract a range of new residents, including Squamish residents, as well as retirees and people relocating from other communities.

Open space in the form of a public park, integrated trails and blueways is about 30% of the 53-acre site – six times the open space required by the District of Squamish. This includes a lagoon amenity that will provide new fish habitat and offer recreational use to canoes and kayaks.

Downtown Squamish - only an 8-minute walk away - will be easily accessible on foot, by bicycle or by aquabus across the Mamquam Channel.

## Community Benefits

In addition to converting a vacant sawmill site into a vibrant, environmentally enhanced, sustainable community, the proposed redevelopment offers:

- Revitalization of Downtown Squamish
- Expansion of housing choices to serve a diverse community
- Protection of environmentally sensitive wetlands to the northwest
- Creation of approx 1,600 person-years of construction employment
- Promotion of a Squamish-based labour force
- Sourcing of construction materials from local suppliers
- Addition of 3,500 new residents with an estimated local spending potential of of \$4 to \$5 million per year
- Expanded property tax revenue by a factor of six
- 15 acres of open space, including public parks

### contact info

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### pridham development inc.

...is a privately-held B.C. company. Its three principals have collectively more than 25 years experience in the development industry in British Columbia, with many waterfront and brownfield redevelopments to their credit.

