

# CHEEMA LANDS

## Official Community Plan Amendment

2022

Information pamphlet detailing the  
proposed Cheema Lands development  
area. March 10, 2022  
Version 2



# Objective of the Master Plan Concept Update

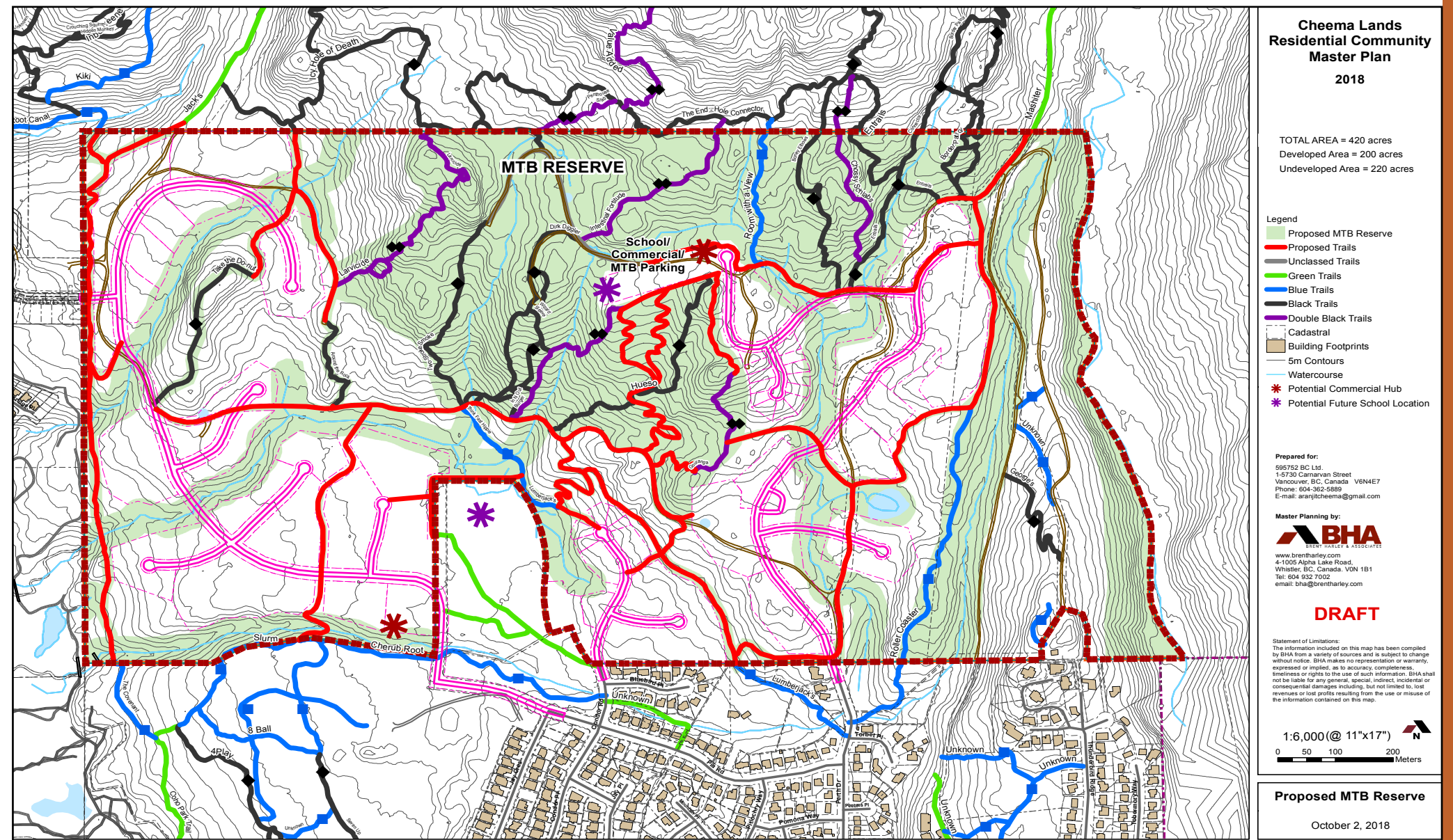
Brent Harley and Associates Inc. has completed the following update of the Master Plan Concept for the Cheema Lands. The following describes the planning process, content and benefits of this proposed development to the District of Squamish.

The objective of this update is to provide rationale to request Council to consider amending the Squamish OCP, changing the Growth Management Boundary and reclassifying the Cheema Lands from 'Future Residential Neighbourhood' to 'Residential Neighbourhood'.

## Cheema Vision

What is the vision for the Cheema Lands Project Area?

*"To develop a unique mountain biking focused, lifestyle community, that sensitively utilizes the Cheema Lands, integrating a well-balanced mix of existing and new mountain bike trails with a 'bike-to/bike-from' neighbourhood, made up of a range of residential units, aligned with the current and future accommodation needs of Squamish."*





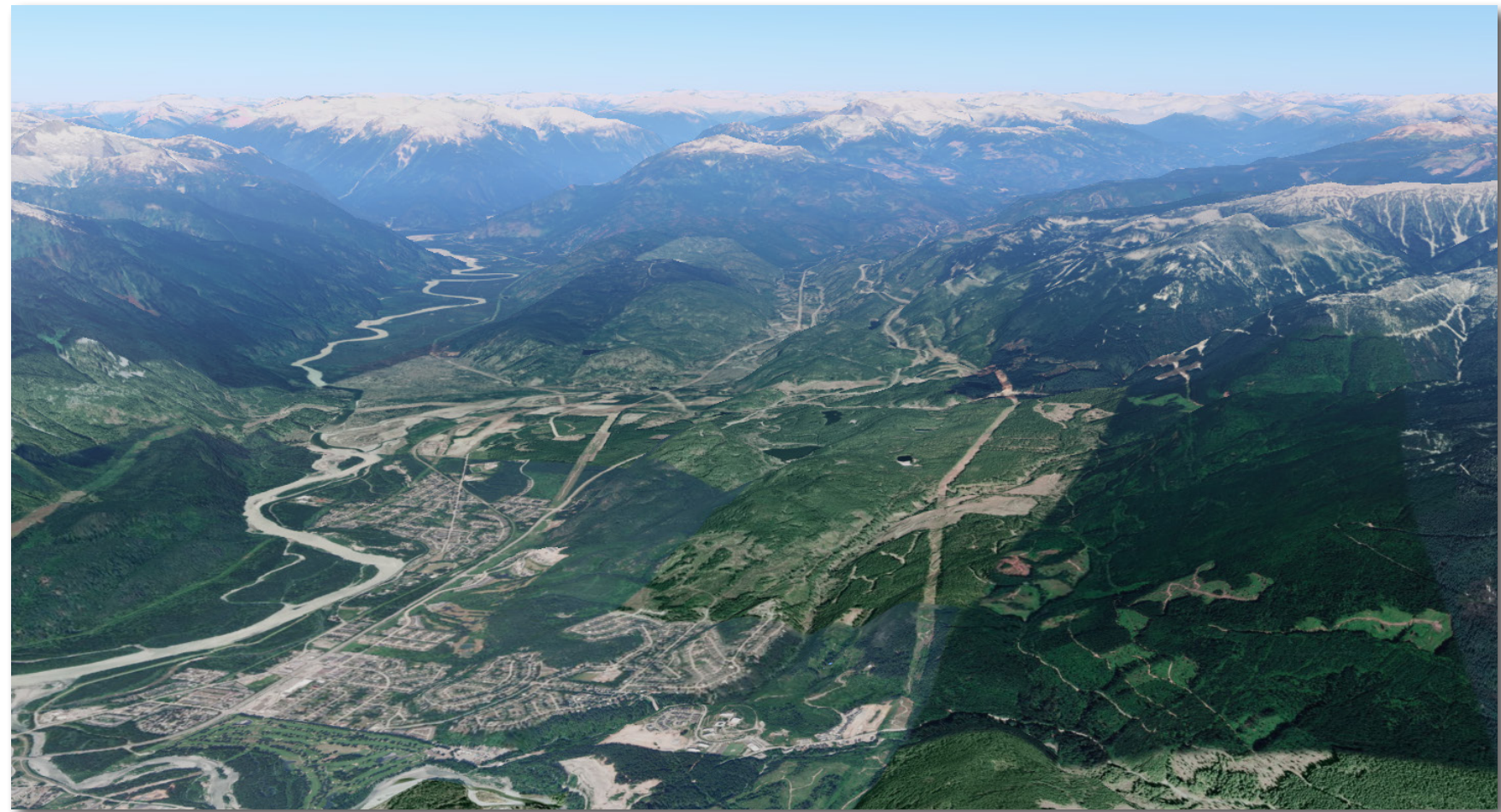
# Project Lands Master Planning Process

To date, the Master Planning process has included:

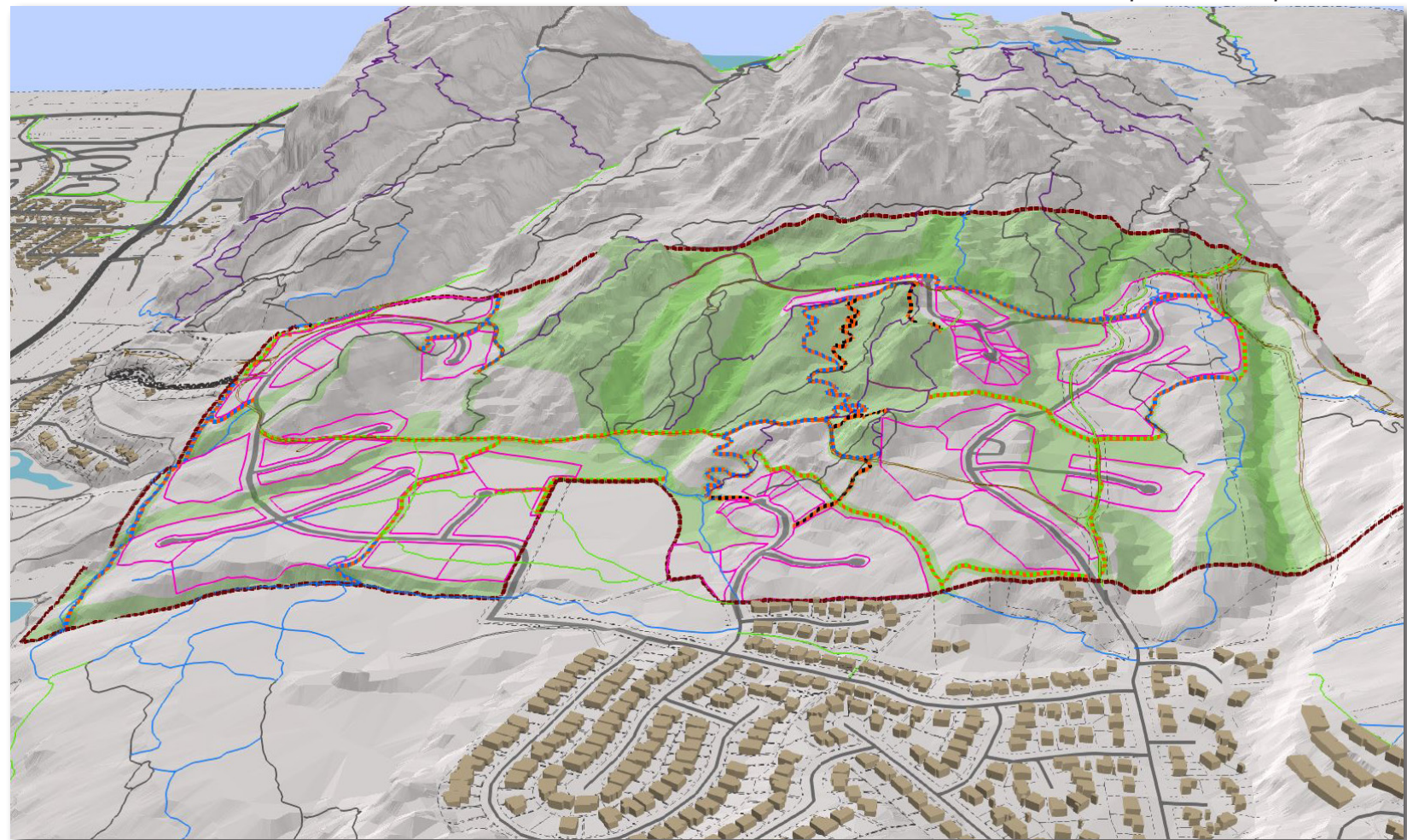
- A physical inventory of the study area lands;
- An environmental analysis (completed by Cascade Environmental);
- Recreation and mountain biking potential analyses;
- Residential development potential analyses;
- An Opportunities and Constraints Plan combining and summarizing the various site inventory and analysis, with a key finding that the Cheema Lands have always been anticipated as an extension of Garibaldi Highlands with existing infrastructure and road systems already in place to service these lands;
- The creation of a series of Development Concepts;
- The presentation of the Concepts at well attended public open houses over the last two years, yielding positive results and feedback;

The refinement of the Concepts into the current Preferred Concept provides the basis for these amendment requests.

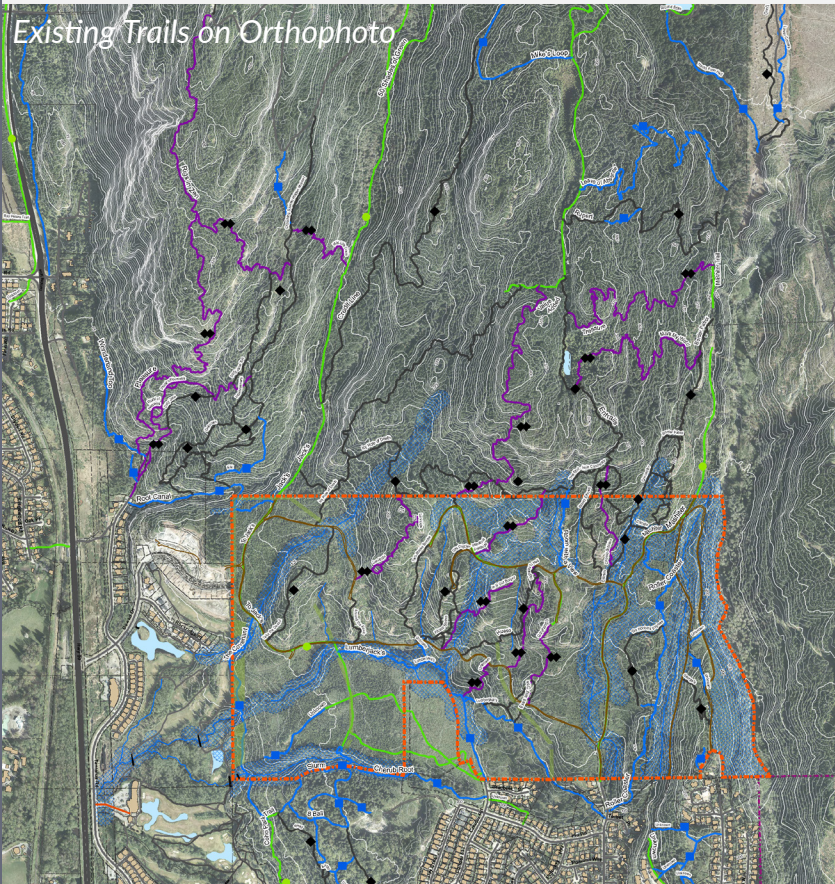
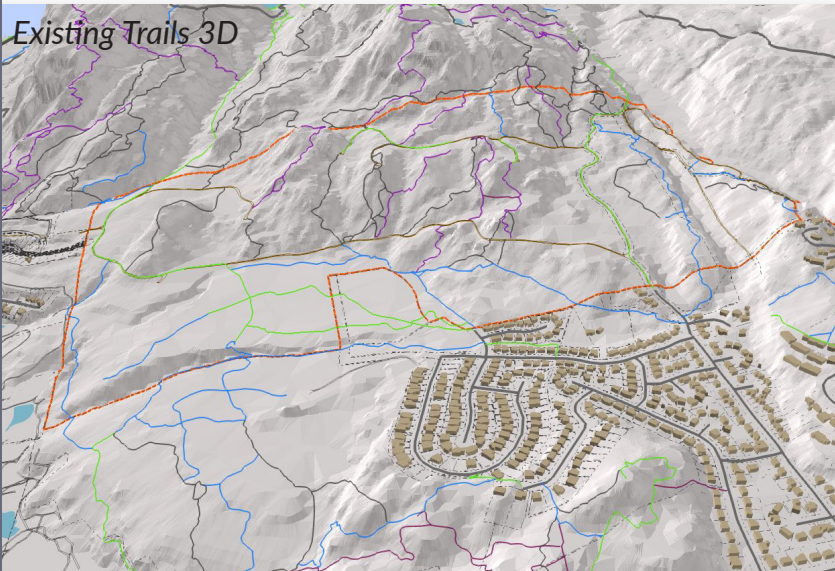
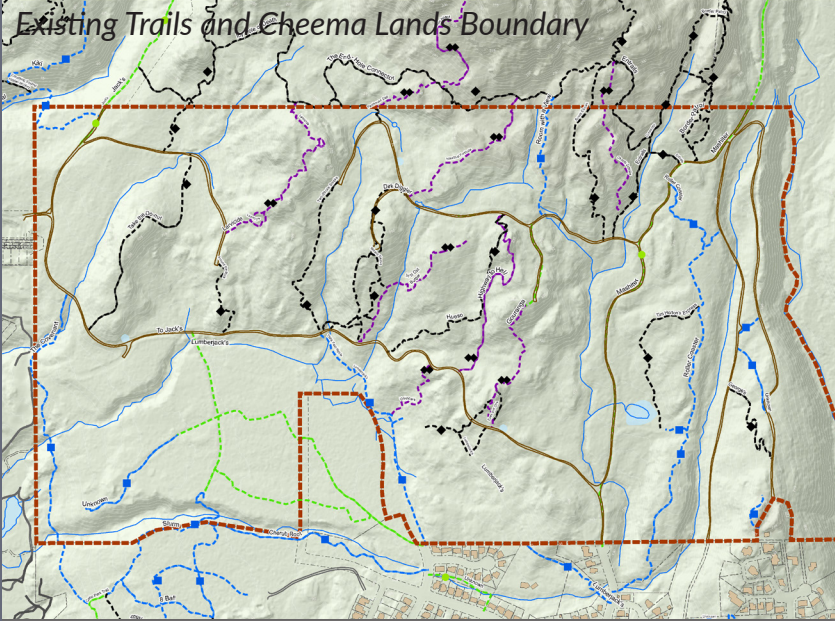
*Once approved, the detailed planning of the Master Plan can be completed.*



*Below: Proposed Concept 3D View*







# Existing Conditions

## The Cheema Lands:

- Are located adjacent to the Garibaldi Highlands and Garibaldi springs subdivisions;
- The total area of the property is 170 ha or 420 acres;
- There are a series of iconic, world-class mountain biking trails crossing the site, linking Garibaldi Highlands with the Alice Lake trails;
- The lands can be directly accessed by and link to the existing road and infrastructure systems;
- Portions of the property are clearly conducive to the establishment of a diverse mix of 'medium to high density' residential development that can be laid out to complement, maintain and upgrade the existing mountain bike trail network.

The Cheema Lands parcel legal description is:

PID: 024-589-764

Plan Number: LMP43135

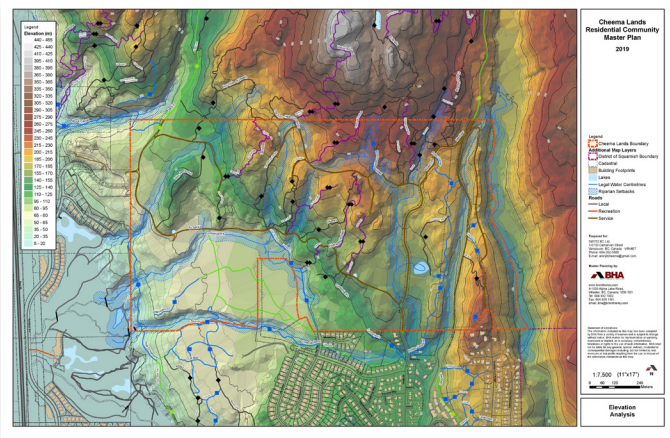
Legal Description: Lot 1 Plan LMP43135 District Lot 509 Land District 1 Land District 36 & DL 510, RP LMP43136

# Site Analyses

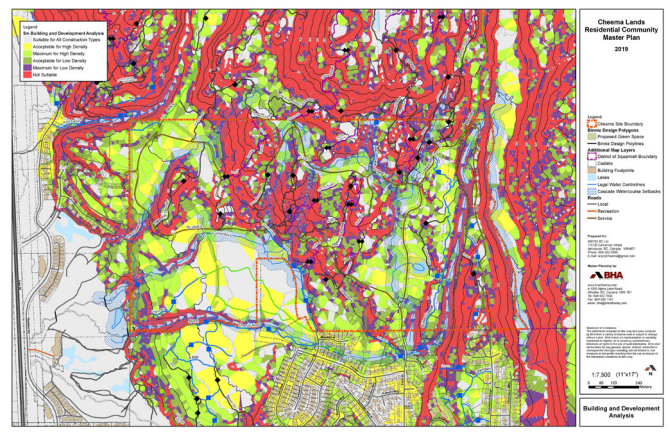
## Understanding the Cheema Lands

- The various site analyses were completed in terms of elevation, slope developability, environmental sensitivity, mountain biking development and the physical relationship with the adjacent properties;
- Combined with site visits, a computer driven map study was completed utilizing detailed digital topographic LiDAR mapping data, enabling the evaluation of the capability of the Cheema Lands to be utilized to achieve the defined project vision goals and objectives.

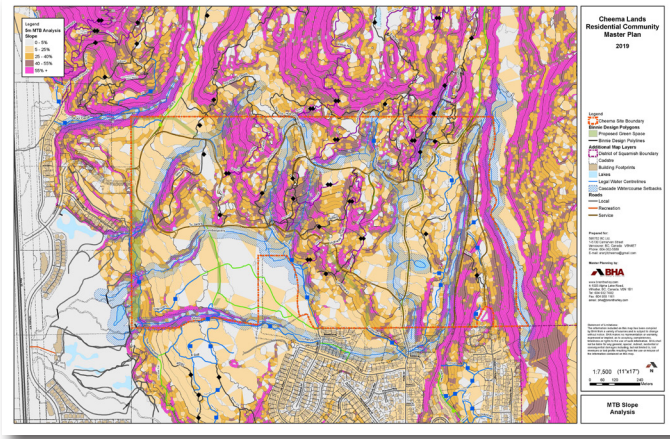
Study Area Elevation Analysis



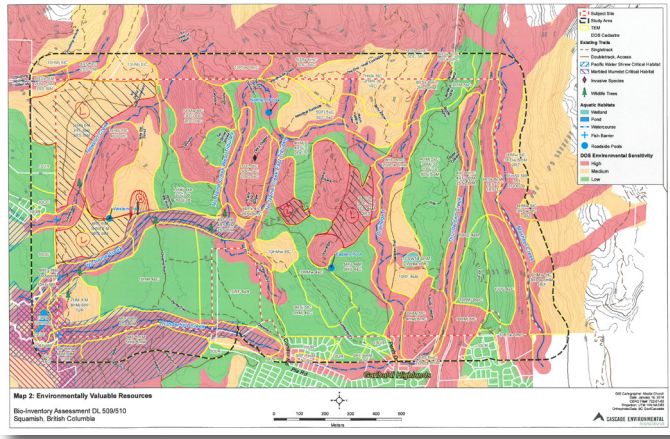
Study Area Development Slope Analysis



Study Area Mountain Bike Slope Analysis



Study Area Environmental Analysis





# Cheema Lands Preferred Concept

## Concept Fundamentals

A series of concepts were explored and presented to various stakeholder groups at public open houses as well as to council. Feedback from these meetings lead to the creation of the Cheema Lands Preferred Concept.

This concept includes:

A dedicated Recreation Reserve containing:

- Existing and potential mountain biking trails;
- Open space, watercourses and riparian areas;
- Environmentally sensitive areas;
- Linear park areas for multi-user trail development;

The Reserve totals 92 ha or 227 acres of land equating to 54% of the Site:

- These lands are proposed to be dedicated to the District;
- This Reserve will enable mountain bikers, trail runners, walkers and hikers to:
  - Continue to enjoy the existing trails;
  - To utilize an expanded, well-balanced trail system;
- The remaining Gross Development Area totals 78 ha or 193 acres, equating to 46% of the Site.

The key elements of the development area include:

- A range of development parcels containing residential housing units including: Townhouses, multi-family units, apartments, duplexes, triplexes and single family units;
- These will include affordable housing units at different price points for various levels of income.

There will also be parcels to accommodate:

- A neighbourhood service commercial area;
- A rec/tech hub;
- A school site;
- An area has been delineated to take into account dedicated public roads creating a new transit corridor to connect the Highlands to Highway 99

# Benefits to Squamish

## Squamish as a Community

The development of the Cheems Lands as proposed, will provide the following extraordinary community benefits to Squamish:

- A new access road to and from Garibaldi Highlands through Cheema Lands to Highway 99;
- Establishing opportunities to include:
  - A neighbourhood service commercial area;
  - A rec/tech hub;
  - A school site;
- Helping to address the District of Squamish’s identified significant need for affordable missing middle housing, medium to high density housing, and accommodating the residential needs and desires of the local mountain biking community;
- Applying environmentally sensitive development protocol;
- Establishing a dedicated Recreation Reserve of 227 acres of greenspace for recreational use including the preservation of fifteen existing iconic mountain bike trails with critical mountain biking linkages to and from Alice Lake and lands beyond, supporting and reinforcing mountain biking as an economic driver;
- Enabling the development of an improved, well balanced mix of mountain bike trails, with the establishment of more beginner and intermediate trails that compliment the well established advanced trails;
- Enabling the establishment of a hierarchy of multi-use trails for walking, hiking, running, and biking, for all age groups;
- Reducing and potentially eliminating parking issues in Garibaldi Highlands with establishment of a dedicated mountain bike staging area and parking lot;
- Establishing a unique, purpose-designed, ‘Bike-to/Bike-from’ Residential Community;
- Enabling Squamish to realize a rare and special opportunity to utilize the attributes of the Cheema Lands to develop a one of a kind community driven project that will enhance and reinforce the District of Squamish’s brand “Hardwired for Adventure”.

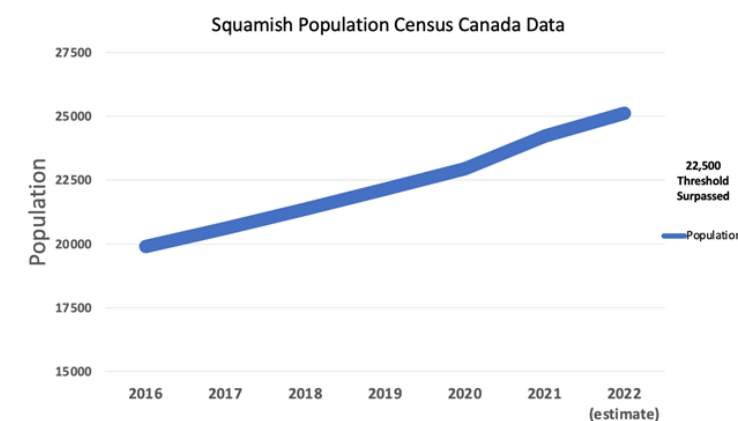


# District of Squamish Official Community Plan

## Moving Forward

According to Statistics Canada 2021 Census Agglomeration data:

- Squamish's population is now over 22,500;
- As of May 2021, the official population of Squamish was 24,232;
- The average population growth rate for Squamish is 3.63% per year;



Stats Canada Interactive Dashboard: Population Growth, Squamish (BC)

The proposed Cheema Lands preferred concept:

- Is aligned with the Objectives of the Squamish Official Community Plan;
- Promotes compact infill development rather than sprawl, efficiently using the limited land base and existing infrastructure;
- Enables development to accommodate anticipated community growth.



# Proposed Official Community Plan Land Use Amendments

## Cheema Lands Classifications

To facilitate this development, the request is for the Mayor and Council to amend the Squamish OCP, changing the classification of the Cheema Lands:

1. In Schedule B, from 'Future Residential Neighbourhood' to 'Residential Neighbourhood';
2. In Schedule C, for the property to be included within the Growth Management Boundary.

### Amendment 1

Amend the land use designation of DL 509/510 from *Future Residential Neighbourhood* to *Residential Neighbourhood* (Figure 1.).

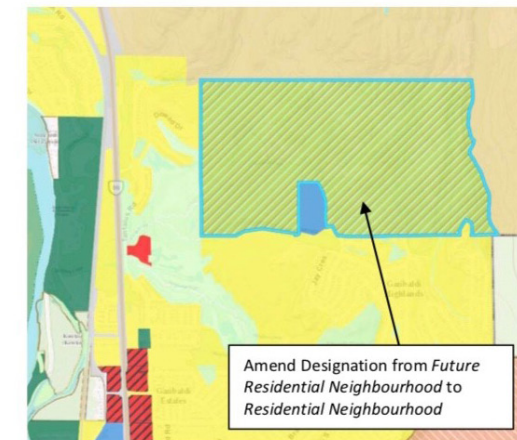


Figure 1. Land Use Designation Amendment

### Amendment 2

Amend the Growth Management Boundary on Schedule C to include District Lot 509/510 (Figure 2.).

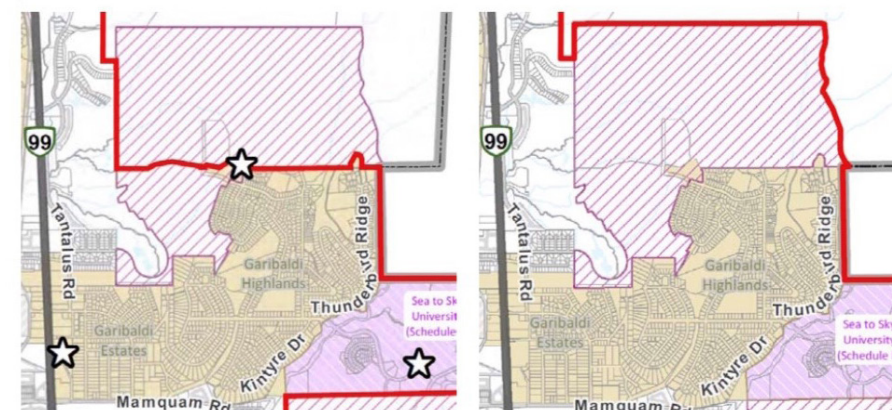


Figure 2. Growth Management Boundary. Current (left) and proposed amendment (right)



# Cheema Lands Official Community Plan Amendment

## Next Steps

We look forward to your input and support

- Cheema Lands are aligned with the Objectives of the Squamish Official Community Plan;
- The Lands promote compact infill development rather than sprawl, efficiently using the limited land base and existing infrastructure;
- The Lands enable development to accommodate anticipated community growth.
- The Cheema Lands establish a unique, purpose-designed, 'Bike-to/Bike-from' Residential Community.

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