

## 3.5 Housing



### Intent and Sustainability

The Oceanfront will incorporate a range of multi-unit housing, including apartments and townhouses in a variety of shapes and sizes. These will be dense enough to support some local retail as well as provision of parks and similar amenities, making for a highly liveable district. Both a part of, and apart from downtown itself, residents will support downtown businesses and other complementary ones closer to home. Housing will meet the needs of a variety of households, from large families to single seniors and everyone in between. As a result, the area will be full of life and welcoming to all.

This Intent directly supports the following Oceanfront sustainability principles:

- **Contributes to Squamish** by providing housing close to downtown and supporting new parks;

- **Economic Viability and Business Vitality** by contributing to a district that is attractive to knowledge-based businesses, and through enough density to support local shops and services;
- **Housing for the Whole Community** by providing multi-unit housing, balancing the predominantly single-family housing currently in Squamish;
- **Environmentally Restorative** by precluding extensive development on undeveloped sites at the edge of urban areas; and
- **Enhanced Liveability** by supporting local provision of amenities.

### Background

- Housing development in Squamish is the major source of revenue to build new parks and community facilities for the community.
- There is a strong market for both detached and attached housing in Squamish. This demand is fuelled, in part, by the Olympics, Sea to Sky Highway expansion, Quest University and the attractive lifestyle offered by Squamish that are stimulating economic growth in the District and attracting people to live in and work in the community.
- Affordable Housing has been identified as an important issue in Squamish and the District commissioned an *Affordable Housing Study* and developed a *Mixed Income Housing Policy* to address this need. While the downtown currently offers the most affordable rental accommodation in the District, there is a danger that successful future development will raise prices so that they are unaffordable for some residents. This must be considered in planning for the Oceanfront.

### Previous Planning Work

Growth Management Strategy (GMS):

- “Downtown First” policy supports extensive residential redevelopment in and around the downtown.
- Ensure that the downtown area [including the Oceanfront] is designed to accommodate both market and non-market seniors housing facilities.

#### Official Community Plan (OCP):

- Downtown Squamish including the Oceanfront is one of several priority areas for the location of residential growth, in keeping with the GMS.

#### Mixed-Income Housing Program:

- All major housing developments in Squamish will contribute the equivalent of 10% of their units in affordable housing. A number of options may be available, including building the housing, contributing to a housing reserve fund, and providing land to the District.

### Community Direction

The community recognizes housing as an important part of a healthy mix with employment, parks, and community facilities. It is also important in that it can help support downtown’s rejuvenation, and is a good alternative to building on the periphery of Squamish and on undeveloped land. However, it is also understood as a means to obtain amenities for the District, and to make associated employment lands more attractive.

### New Policy

#### Population and Density

- 3.5.1** The target population for the Oceanfront, based on typical population yields per unit type and density, will be refined through the remaining planning exercise, but will be sufficient to:

- support the amount and quality of public amenities the community has identified;
- support transit, local shopping and services;
- use land efficiently;
- support a variety of housing types providing for a range of demographic needs;
- support more sustainable transportation systems;
- generate a lively Downtown environment.
- support higher levels of building and infrastructure performance

- 3.5.2** Vary density across the site to provide a variety of housing types. Within the overall mix of uses, higher density housing is considered generally more appropriate on the northern portion of the site.

- 3.5.3** Ensure that the distribution of density reinforces a walkable community and encourages successful commercial enterprises by increasing density towards commercial/institutional nodes.

## Residential Types, Household and Income Mix

- 3.5.4** Multi-family residential uses in the form of apartments and townhouses will be the predominant form of housing on the Oceanfront. Single-family housing is not appropriate here.
- 3.5.5** A range of multi-family forms will be used to achieve density while preserving land for employment and open space uses
- 3.5.6** To create a stable, sustainable community that serves the needs of a variety of different people throughout their lifetimes, the Oceanfront must provide a range of housing types geared to a mix of household compositions and income levels.
- 3.5.7** Housing affordability is a key issue that should be addressed through both market and non-market housing including rental. While non-market housing may be provided off-site, development should address the full spectrum of household income and needs in Squamish.
- 3.5.8** Integrate affordable housing into the built form of the peninsula to avoid a sense of isolation and exclusion.
- 3.5.9** Housing that meets the needs of families with children will be an important aspect, as will housing for young adults, the elderly and people with disabilities.
- 3.5.10** To meet the needs of all people at varying levels of mobility and sensory ability, housing should be planned and built using the principles of Universal Design.



## Live/work and work/live

- 3.5.11 In addition to allowing regular home occupations (e.g. home offices), support purpose-built live-work units throughout the peninsula.
- 3.5.12 Support work-live units in commercial/industrial areas so that business operators can live on site and provide additional security.

## *Plan Development*

- 3.5.13 Housing and density will be arranged spatially to support a coherent land use plan
- 3.5.14 Define the extent to which non-market housing is provided on the peninsula, or through contributions to projects elsewhere in Squamish.

