

Cattermole North Residential Neighbourhood

The plan has positioned the core residential area towards the north end of the site. This accomplishes several goals. It maintains the core residential proximate to both the existing downtown and the new SODC Oceanfront development. It blends well with the residential planning goals of both BCR and Westmana who indicate a desire to provide residential development on the majority of their sites. The western exposure along the Cattermole Slough is quiet, affords shelter from the prevailing winds, has ample green space setbacks and yet, still maintains a waterfront character to enhance residential value.

The massing of the site provides low-density townhome development fronting the Cattermole Slough, with high-density condominiums situated behind. This builds the massing and density at the centre of the site away from the water's edge, thus maximizing light and views for the residential development. The location off the Main Access Road makes this area feel more "residential" in character. In keeping with the planning principle, "Residential Light", the density and massing of residential has not been maximized.

Oceanfront Stroll

The Oceanfront Stroll will encircle the Peninsula and provide a complete pedestrian and cycling transportation system. The character of the trail will vary at times. Along the Cattermole Slough it will be a quiet natural experience, winding its way along the water's edge through the expanded setback area. Along the southern beach and Oceanfront Park areas it will open up and afford views and access to all the recreation and amenities of these areas. As it heads down along the Oceanfront Village and along the Mamquam Blind it will take on a distinct waterfront boardwalk character. The trail will provide links to the Estuary, the greenway paths and connectors and to other trail extensions into downtown Squamish.

Create a central community amenity facility

This is a community of 5,000 residents and employees. It is fitting to have a shared community amenity facility in a central location. The chosen location is near the centre of the Peninsula, close to the core residential areas, the Learning Centre and within easy walking distance of the Oceanfront Village and the other commercial areas.

The facility would ideally include a range of exercise and recreation amenities and either be District facility for the benefit of all Squamish residents or be owned and managed by a Peninsula Association on behalf of all residents and employees on the Peninsula. The location is on the Main Access Road and would require Westmana and BCR to provide the lands for the facility.

Greenway Paths and Connectors

A series of green connector park/trails will be placed at appropriate locations throughout the Peninsula to provide access to the Oceanfront Stroll from all the development areas. This will allow good connectivity and flow for pedestrians throughout the Peninsula.

Respecting the goals of BCR and Westmana, our Peninsula Neighbours

It is important to work together with Westmana and BCR to ensure the overall Peninsula development program achieves the goals of the District, and to assist them when possible if it helps optimize the value of the overall Peninsula Master Plan. The Concept Plan has attempted to minimize any site impacts to either landowner by locating the Main Access Road along Galbraith, and also to locate the secondary residential road primarily along the CN Rail right-of-way. The alignment of the Main Access Road also provides Westmana with good residential waterfront development parcels. The concentration of residential activity proposed by Westmana and BCR has been complemented with the Cattermole North Residential Neighbourhood.

Cleveland Avenue Entry

It is essential to access the Oceanfront Lands and the Peninsula from Cleveland Avenue. This reinforces the connection with downtown and is the natural point of entry for a visitor approaching the site. It will be important to celebrate the entry with a strong feature that will draw you down Cleveland Avenue. A roundabout is suggested for the Cleveland Avenue/Vancouver Street intersection. This is an efficient method to manage the traffic, while at the same time providing an appropriate visual marker that signals the entry to the Peninsula.

Main Access Road

The routing of the Main Access Road would come off the entry roundabout and angle towards the existing alignment of Galbraith Avenue. The desire would be to avoid any extensive filling of Cattermole Slough and to utilize the existing road right-of-way so as to minimize the impact to other private landowners. The advantage of the Galbraith Avenue alignment is that it provides a view towards Shannon Falls and allows the traveller to begin to view the water frontage of the Peninsula.

It will be important to locate a park or open space at the edge of Mamquam Blind Channel when the road swings to the right. This will maintain the view corridor for the approach. The road will then turn slightly and continue near the eastern side of the Peninsula. View openings through the development along Mamquam Blind will be important to maintain the connection to water. Finally, as the road swings to the south again it leads you on a direct path towards the Lands End Monument, the Oceanfront Village and the Oceanfront Park. At all times, the traveller is rewarded with views, reminders of the waterfront and well-located green space areas.



PLANNING NOTES: CATTERMOLLE NORTH AND ENTRY