

## RED POINT IN SQUAMISH

### Frequently Asked Questions

**Q1: What is Red Point?**

A: Red Point is a multi-family residential project proposed by Kingswood Properties for the vacant site on Scott Crescent and Highway 99 in Squamish. It is just east of the highway, south of the Upper Mamquam Blind Channel. Red Point will be a 216 suite, high-quality, low-rise apartment/ townhouse development with a future small-scale mixed-use component fronting the Highway. Access will be exclusively from Highway 99.

**Q2: Who is Kingswood?**

A: Kingswood Properties Ltd. is a Vancouver-based development company owned by the Segal family. The Segals are well known for their signature developments and their attention to design detail. As a family, the Segals are also known for their extensive community endeavours.

**Q3: What is Kingswood asking from the District of Squamish?**

A: The site is currently zoned “tourist commercial” allowing only restaurants, including drive-through restaurants, hotel/motel, campground, bus terminal and RV park. Squamish’s Official Community Plan (OCP) identifies the site as more appropriate for residential use. In keeping with this vision, and with a view that high-quality town homes and apartments are better than the currently allowable uses, Kingswood is seeking to rezone Red Point for multi-family residential use.

**Q4: What is Kingswood offering the community?**

A: In the current proposal Kingswood will contribute to:

- A pedestrian bridge linking Rose Park to the east side of the Upper Mamquam Blind Channel which will facilitate community pedestrian access to Smoke Bluffs Park
- A public waterfront walkway along Scott Crescent
- Rehabilitation of the Hunter Trail
- A pedestrian connection under the south side of the Mamquam Bridge
- A \$220,000 contribution to Squamish District's Affordable Housing Fund
- The provision of 35 suites that will be adaptable to the needs of persons with physical disabilities
- Highway access improvements.

**Q5. Are there other benefits for Squamish?**

A. Local construction projects will generate jobs for local tradespeople and businesses. Red Point is expected to generate more than \$300,000 per year in property tax revenue for Squamish. Medium density residential use near the downtown will contribute to increased liveability, support of local businesses and overall vitality of the downtown area.

**Q6: How will traffic be dealt with?**

A: The neighbourhood currently has a "full-movement" intersection at the highway and Scott Crescent (cars can turn right or left onto and off of the highway.) However the Ministry of Transportation will be constructing a median down the centre of the highway, removing the left in and left out turns.

Kingswood is proposing a "right in, right out" entry onto Scott Crescent with safe, well-designed turnarounds at Cleveland and Clarke Drive. These proposals have been reviewed and deemed safe by traffic consultants, and are subject to Ministry of Highways and District engineering department approval. This traffic solution is designed to handle Red Point's traffic, as well as any anticipated development in the Upper Mamquam Blind Channel neighbourhood for years to come.

**Q7: Why not put a hotel on the site instead?**

A: An Accommodations Study commissioned by the District of Squamish identifies a potential demand for a maximum of 365 new hotel rooms through 2010. Recent plans for a number of new hotels, including the Holiday Inn, the Ramada, Shannon Falls, Dryden Creek and the Executive Suites will add 500-600 rooms to the area. There is no foreseeable need for additional beds well into the future.

Additionally, a hotel use would require a full-movement intersection because transient visitors would not be habituated to the turnarounds at Cleveland and Clarke Drive, the way residential users would.

**Q8: What about Red Point's density?**

A: Red Point will have a density of just over 33 units per acre. Recent developments in Squamish have been between 28 and 42 units per acre, and others up to a density of 47 units per acres are anticipated — Red Point is a medium density development.

**Q9: What about the environmental impact?**

A: The Upper Mamquam Blind Channel is an environmentally sensitive area. The only environmental impact Red Point could have is on potential fish habitat because of drainage ditches on the site. Kingswood has proposed a compensation plan that would provide improvements to an off-site habitat. This is a common way of mitigating minor development impacts such as this one.

No other issues have been identified by environmental consultants, District staff, or other levels of government.

**Q10: When will Council decide on Kingswood's rezoning request?**

A: There is a Public Hearing scheduled for July 15 when Council will receive public input on Kingswood's plans for Red Point. Council will make its decision after that.

**Q11: What is happening to the neighbourhood planning process the District initiated last December?**

A: District staff has conducted the first phase of the neighbourhood process and reported back to Council. Council decided that it would like to consider Red Point's rezoning now and review the next phase of the planning process in the fall.

**Q12: What will happen on the site if rezoning is not approved by Council?**

A. The townhouses and apartments at Red Point will not be built and one of the options under the existing zoning – restaurant or drive-through restaurant, hotel/motel, campground, bus terminal or RV park – will be built instead.