

# Garibaldi at Squamish

## **SOCIAL-COMMUNITY FACT SHEET**

### **POPULATION**

1. The key population impacts of the project will be associated with the proposed residential component of the project while its construction will generate more modest, short-term population impacts.
2. Depending on the proportion of the proposed residential units that will be occupied by full-time residents, the development could house an increased resident population base of between 3,112 and 6,225 at build-out.
3. The number of summer and winter lift users is projected to increase from 150,000 in year one to 1.17 million in year 15. When visitors who do not use the lifts are accounted for, the total number of resort visitors will be higher.

### **HOUSING**

1. The addition of up to 2,305 housing units at Garibaldi (assuming build out projections are achieved) represents a 41% increase relative to Squamish's 2006 housing inventory.
2. The residential component of the resort is not in alignment with the District of Squamish's OCP. If the District chooses to annex the resort property, the OCP would need to be significantly modified.
3. Commercial accommodation units proposed for the resort will add up to 3,434 rooms to the current tourist room inventory which represents a 52.4% increase relative to the current SLRD room inventory and a 786% increase relative to the current Squamish room inventory. By way of comparison, Whistler currently has about 7,200 rooms.
4. Existing rental accommodation will be inadequate to accommodate a significant number of short-term construction or other resort workers. Employee housing requirements will need to be addressed.

### **COMMUNITY SERVICES**

1. The policing requirements of the resort will ultimately depend on the mix of residents and visitors, the number of calls for service and the number of criminal code offences. Based on a ratio of 1 RCMP member to 400 residents, personnel requirements are estimated at 15 regular RCMP member and 3.5 support staff at build-out (assuming 6,100 permanent residents and 22,500 bed units). Current costs for these staff are about \$90,000 per RCMP member and \$40,000 per support staff. The RCMP would also require five police vehicles (preferably 4x4s), access to ATVs and snowmobiles, and a police office (with appropriate parking and storage). Additionally, the RCMP indicated that consideration should be given to preparing a housing strategy for additional resources, and that a review of radio communication requirements should be done in order to determine whether it will be necessary to establish a repeater tower and a separate channel for call volume increase.



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2. If the resort property is not annexed by Squamish, either the SLRD will need to establish an agreement for fire fighting services with the District or the resort will need to establish its own fire department. An independent fire protection assessment will need to be done before required fire fighting services can be determined. If the assessment determines that on-site fire protection services are required, then the proponents should consider setting land aside for a firehall and having infrastructure in place early in the development process. Other fire protection issues that will need to be addressed include the training and retaining of volunteer fire fighters, building heights, the Community's Wildfire Protection Plan requirements and managing wildfires around the golf courses.
3. The population and visitor impacts of the project will likely result in a relatively large increase in demand for health services which would not be met by existing infrastructure and staff. The proponents have a number of options for addressing these issues and should involve the regional health authority during the development phase of the project so appropriate options can be identified.
4. Squamish schools currently have excess capacity capable of accommodating almost 537 additional students. Depending on a variety of factors, the resort development could house up to 1,240 students so additional capacity may eventually be required.
5. In terms of general public safety considerations, the development could limit the number of workers who have to commute to Vancouver and Whistler by providing more local employment opportunities that, in turn, could lessen the potential for road accidents by commuters, especially during the winter. However, this benefit could be off-set by the increase in visitor traffic coming to the area.

## **TOURISM AND RECREATION**

1. The Garibaldi development is expected to have a considerable impact on the current tourism and recreation profile of the region and to increase its appeal as a destination for a range of tourism and recreation activities.
2. The development of Garibaldi may lead to, or enhance existing, conflicts between participants in motorized and non-motorized recreational activities.
3. The development will likely foster a range of tourism and recreation impacts including increased participation in existing activities, opportunities to support "new" activities, increased packaging opportunities with other commercial operators in the area, better resources to host competitions, and so forth.

