

# OUR PROPOSAL FOR GARIBALDI SPRINGS

"At Polygon we care about the community of Squamish and we are excited about the opportunity to do something special at Garibaldi Springs. Currently, this land is private property and our proposal will turn the vast majority of it over to public ownership.

We want to transform the area into an ecological reserve with expanded park and trail networks and a range of housing for growing families to nurture and build community."

-Neil Chrystal, President & CEO



**POLYGON**

Revision Date: June 2018

# Garibaldi Springs FAQs

Over the past two and a half years we've had a number of meetings and discussions regarding the future of Garibaldi Springs and we've noticed that a number of questions keep resurfacing. This booklet is intended to answer as many of these frequently asked questions as possible. We have been updating this booklet as new information is known, please note the revision date on the front page.

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# INTRODUCTION

## What is Garibaldi Springs Today?

Polygon entered into an agreement to purchase the former Garibaldi Springs golf course in February of 2016. These lands have not been publicly accessible since the golf course stopped operation in 2010. The property is 119.4 acres in size and can be currently categorized as two land types.

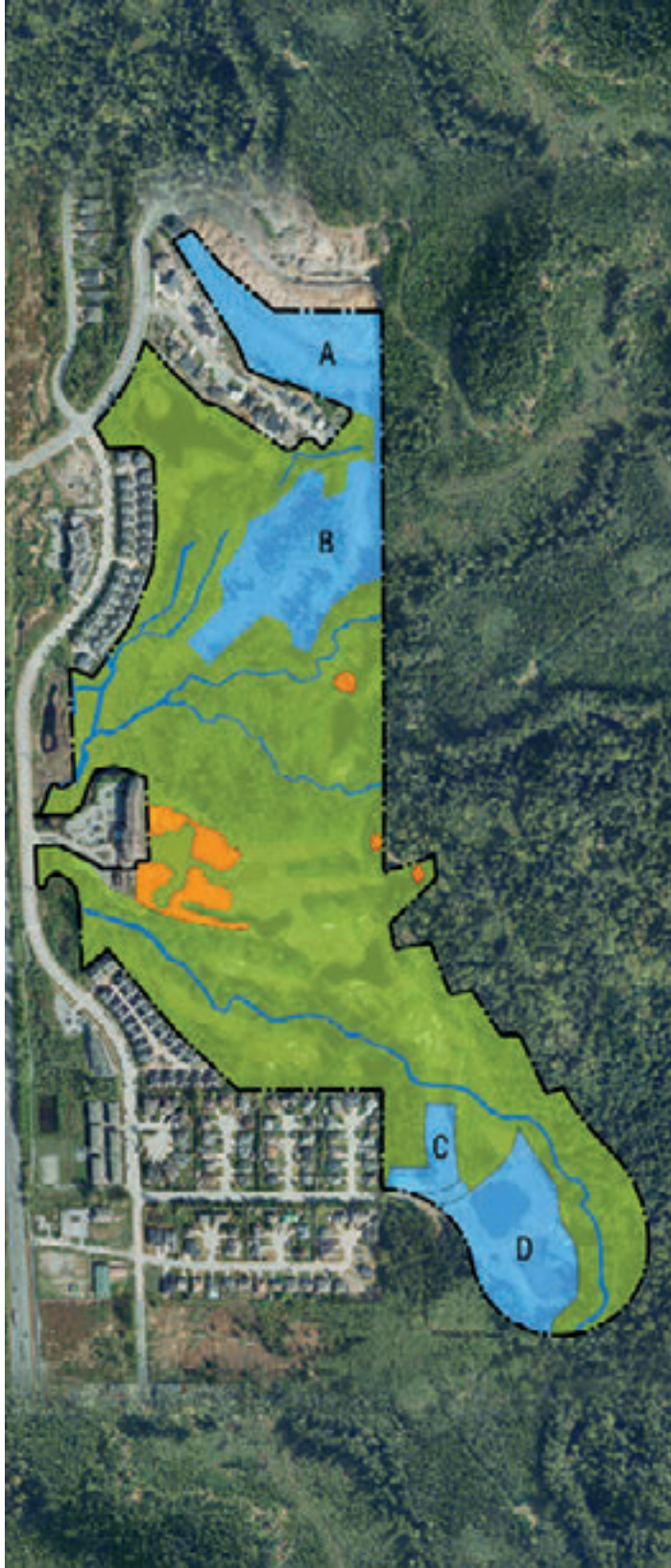
### **Natural: 70 acres**

Existing natural areas, primarily ponds and forests.

### **Golf course: 49 acres**

The former golf course includes fairways, the existing clubhouse, parking, the maintenance works yard and connecting paths.





## What is Our Vision?

Garibaldi Springs is private property and not a public park. We would like to turn the vast majority of these beautiful lands over to public ownership for everyone's enjoyment. Taking full advantage of Garibaldi's unique characteristics, our proposal focuses on three key beneficial areas.

### ■ **Ecological Reserve**

#### **Gifted to the District - 90 Acres**

These lands will be protected as ecological reserve. There will be trails throughout that will be publicly accessible, but as this riparian area is environmentally sensitive, the land off the trails will not be accessible in order to protect delicate ecosystems.

### ■ **Park Lands**

#### **Gifted to the District - 3 Acres**

These lands will be public land and will include the community park and pocket parks. All of these areas will be fully accessible to the public.

### ■ **New Homes and Road Dedication**

#### **26 Acres**

These lands will support four distinct townhome communities and the roads that connect them. Homes will be built on the existing golf course fairways.

*Note: The existing clubhouse will be located on a lot of 0.4 acres (shown as hatched) and will be zoned for commercial use and include a new daycare facility.*



# What are the Proposed Major Benefits for the Community?

## **Protected and Functional Ecological Reserve**

90 acres of environmental area will be protected against future development and enhanced, allowing local wildlife to flourish.

## **Parks and Trails**

The new community park and trail network will promote connectivity and active play for all residents of Squamish to enjoy. The Corridor trail and Wonderland bike trail extensions will allow a safer connection from downtown Squamish to Brackendale and the trails beyond.

## **Parking**

Approximately 160 new public visitor parking spaces will be added to minimize the impact of recreational visitors on the surrounding neighbourhoods.

## **Homes**

A wide variety of one, two and three storey homes ranging from one to four bedrooms will help support Squamish's growing population.

## **Affordable Homes**

18 new affordable rental homes will be included in the first two townhome communities. In addition, another 18 homes will include a one bedroom suite on the lower floor.

## **Road and Traffic Improvements**

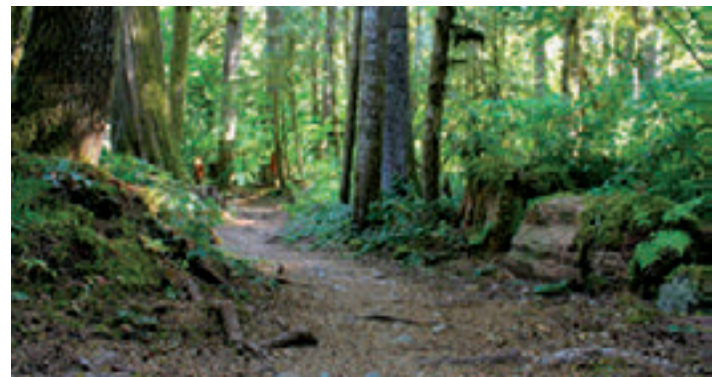
To alleviate existing and future congestion, funding for improvement to the Garibaldi/Highway 99 intersection, a traffic report to study the long term traffic mitigation measures, along with funding toward the recommended long-term solution once it is decided.

## **Daycare**

Utilizing the existing clubhouse, a permanent daycare will be built and provided to a local non-profit for its operation.

## **Public Art**

Working with the local arts community, a plan will be developed to decide how best to utilize the funds that have been committed as part of this proposal.



# What are the Sustainability Measures?

## **Built Green™ Gold Standard**

- provides long term savings on water, electricity and gas bills.
- requires material choices that emphasize air quality through the use of low VOC and formaldehyde-free building materials.
- ensures there is an emphasis on durability through material selections and assemblies.

## **100% Electric Vehicle Ready**

All homes at Garibaldi Springs will be 100% EV ready through provision of a 40A rough-in in the garage.

## **Stormwater Management**

The goal for stormwater management is that the majority of the rain that falls on the townhome communities will either be infiltrated on the sites or will be filtered and re-introduced to the surrounding stream network.

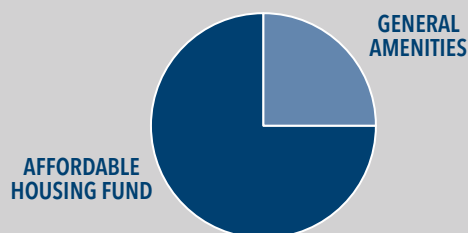


# Who Will Pay to Build and Maintain Everything?

## Based on Interim CAC Policy at the Time of Original Application

- 75% Affordable housing fund ..... \$2,400,000
- 25% General amenities ..... \$800,000
- Credit for affordable homes (21,600sf/18 Homes) ..... (\$130,000)

**Total CAC ..... \$3,070,000**



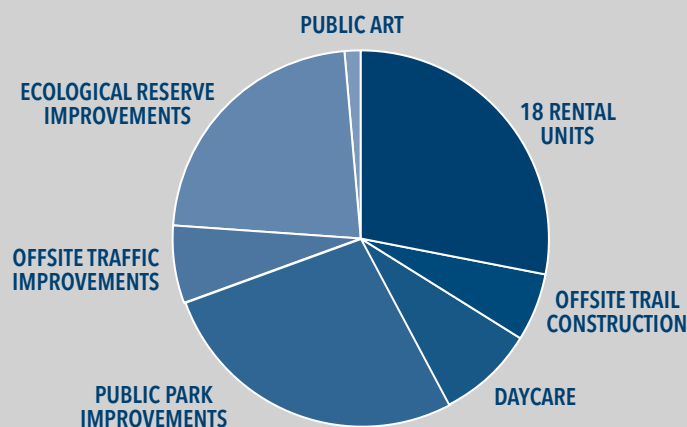
**\$3,070,000**



## Additional Community Benefits

- 18(5%) Affordable rental homes constructed onsite ..... \$2,500,000
- Offsite trail construction ..... \$500,000
- Daycare constructed onsite (Based on \$300/sf incl. FFE) ..... \$750,000
- Public park improvements ..... \$2,400,000
- Offsite traffic improvements ..... \$580,000
- Ecological reserve improvements ..... \$2,000,000
- Public art ..... \$100,000

**Total Additional Community Benefits ..... \$8,830,000**



**\$8,830,000**

**TOTAL CAC AND COMMUNITY BENEFITS: \$11,900,000 OR \$25/SF**

100% of the cost to create the ecological reserve, park areas, daycare and trails will be paid by Polygon.

## Polygon

Polygon will maintain the ecological reserve for the first 5 years as required by Fisheries and Oceans Canada (DFO).

## District of Squamish

The District will maintain the community park, and after the first five years will take over the maintenance of the ecological reserve.

The funding for the maintenance will initially be provided by Polygon. Our contribution will be reduced as the new communities are completed. Once all the communities are complete, the park and ecological areas will be funded and maintained by the District of Squamish.





## What is being Proposed for Daycare?

### Location

The proposed daycare will be located on the lower level of the existing clubhouse.

### Type

The current idea for the daycare is that it will create twelve spaces for infants to 36 month old children. However the program will ultimately be developed by the operator.

### Requirements

The clubhouse will be renovated to meet current building code and Vancouver Coastal Health requirements. This will include all indoor, outdoor and covered outdoor space

requirements. The space will be fully functional and fitted with all the required furniture and fixtures upon turn over to the operator.

### Operations

The daycare will be operated by a local, non-profit, licensed daycare operator. The space will be leased long-term to the operator rent free.

### More Potential Daycare

In addition to the daycare in the clubhouse, each townhome community will have homes that will meet requirements for a home-based daycare operation.

# ECOLOGY

## What is the Ecological Reserve?

The ecological reserve will be approximately 90 acres of land, which will be gifted to the District of Squamish.

### Composition

The ecological reserve will be made up of the existing 70 acres of forested area. An additional 20 acres of forest and wetland will be created by renaturalizing existing golf fairways.

### Preservation

This portion of the property will be zoned as an ecological reserve that will not allow active park or development. In addition, legal agreements, zoning regulations and the Official Community Plan designation will ensure these sensitive areas remain untouched and protected in perpetuity.

### Timeline

Approximately 90% of upgrades to the ecological reserve will be finished with the completion of the first townhome community.

*"As a professional biologist, I have been working on the Garibaldi Springs property for over 20 years. It is exciting for us to now be planning the conversion of significant portions of former golf fairways back to wetlands."*

- Mike Nelson, Principal, Cascade Environmental Research Group Ltd.







**A** CURRENT



**B** PROPOSED

## How Are We Enhancing and Adding to the Natural Areas?

### Increasing the Natural Areas

This proposal will increase the naturalized areas by approximately 20 acres to a total of 90 acres.

### Fish Habitat

Our goal is to increase the fish population by enhancing the overall fish habitat in the ecological reserve. Currently, the golf course ponds are not functioning well as habitat as they are too warm, there is insufficient native planting and the waterways have not been maintained. To mitigate these issues, we will be working with our environmental consultants, local environmental groups, Fisheries and Oceans Canada (DFO), Forests, Lands, Natural Resource Operations & Rural Development (FLNRO) and engaged individuals to improve the ecological viability of all ponds and wetlands.

### Invasive Species

Invasive plant species will be removed throughout the ecological reserve to allow native plants to flourish. These species will continue to be monitored and removed through the ongoing maintenance program.

### Riparian Woodlands

By replanting some of the former fairways with native trees and plant species, we will be increasing the overall amount of riparian woodland habitat.

### Wetlands

Wetlands are a crucial part of the ecological reserve, as they provide habitat for rearing and overwintering of fish as well as amphibians and small mammals. Wetland area will be increased by rehabilitating disturbed fairways. For example, the fairway adjacent to Greenside estates will be regraded and waterways will be introduced to create a naturalized wetland area (see images above).

# How Will Stormwater be Managed?

## Comprehensive Stormwater Plan

Polygon will be working with the Squamish River Watershed Society, the District of Squamish, DFO, FLNRO, hydrological engineers and engaged individuals to finalize the stormwater management plan. This plan will also include requirements for future development lands upstream to ensure that the newly created water management systems continue to function as Squamish grows over time.

## Rain Gardens

Rain gardens will be incorporated to improve water quality in nearby ponds and to ensure that rainwater becomes available for plants, rather than being sent through storm drains.

## Bioswales

Bioswales are natural landscaped troughs that are an alternative form of drainage to filter water before it enters stormwater collecting systems. These will be used throughout the townhome communities.

## Detention Ponds

Ponds will be used for the detention of stormwater; this reduces the impact of excessive water flow in creeks during high rainfall periods.

## Irrigation Systems

Existing irrigation piping will be removed wherever possible to help ensure that water is infiltrating properly.

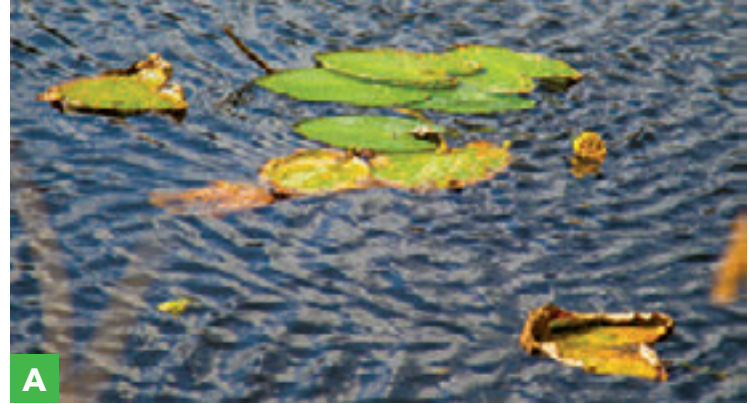
## Other Best Management Practices

We will continue to work with our team through the design process to identify other potential features to enhance water infiltration, such as permeable pavers in the parking areas.

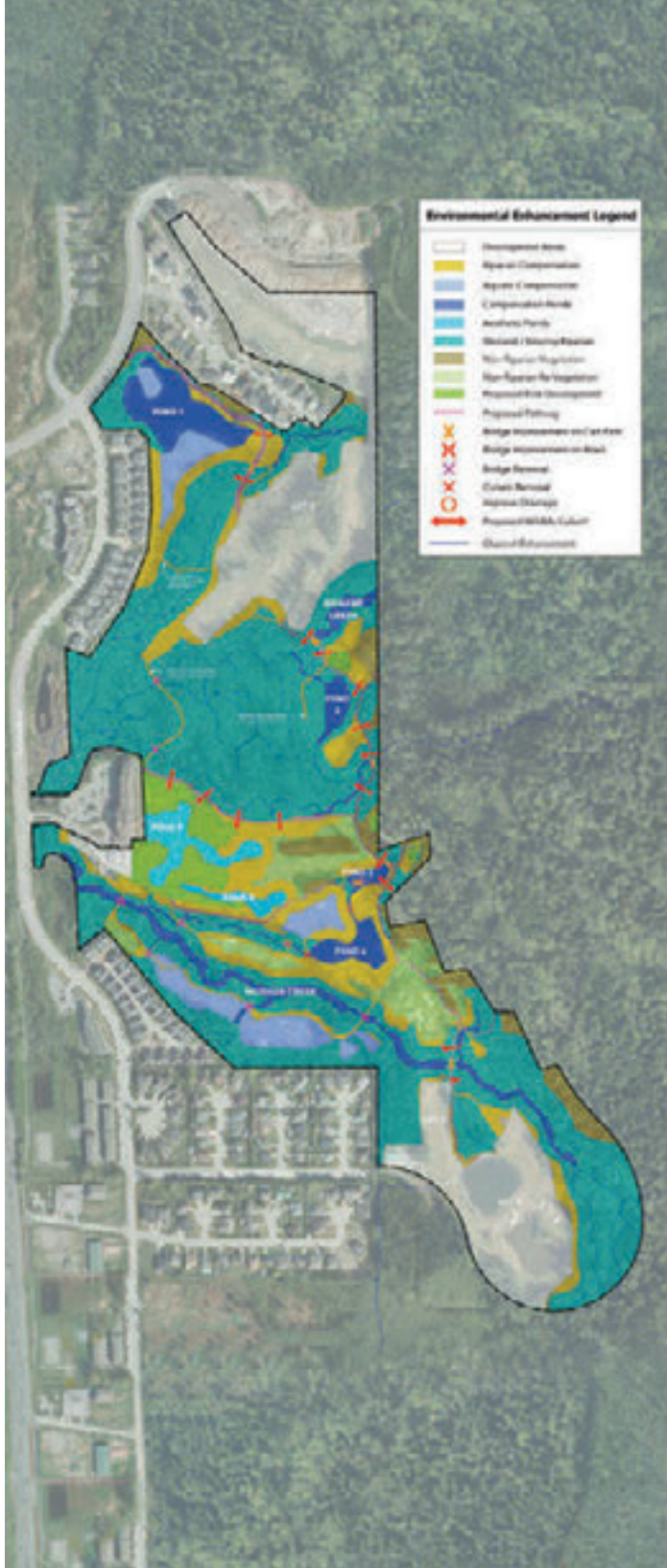
*"The Squamish River Watershed Society is pleased to see portions of the former Garibaldi Springs Golf Course restored back into functional wetlands, riparian zones, and fisheries habitat as well as ecological reserve. These lands are within the Meighan Creek watershed and the return to a naturalized ecosystem will help to recharge base flows and ground water year round by absorbing storm water and mitigate against floods."*

– Edith Tobe, Executive Director, Squamish River Watershed Society.

**A** Pond. **B** Permeable Pavers. **C** Bioswale. **D** Rain Garden.







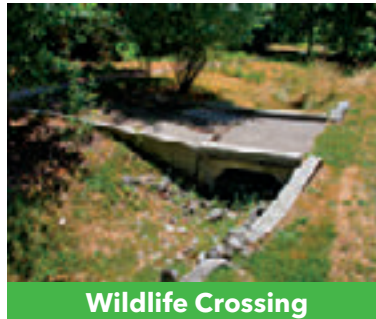
Fish-bearing Stream



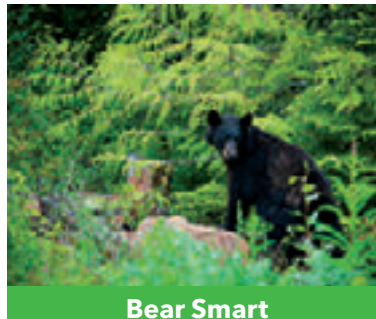
Wetland Habitat



Fish Habitat



Wildlife Crossing



Bear Smart

# How Will Wildlife Be Protected and Enhanced?

## Fish Habitat

There are a number of species of trout and salmon that inhabit the existing ponds and wetlands. In addition to increasing their overall habitat, improvements will be made to culverts and fish baffles that are currently obstructing access. Fish counting fences will be installed in key locations.

## Wetland Habitat

There are a variety of frogs, bats and small mammals that will also benefit from the proposed enhanced and expanded wetland areas.

## Wildlife Crossings

Wildlife crossings will be installed under the roads in natural migration locations to ensure that small animals will be able to cross safely.

## Bird Habitat

Garibaldi Springs is located on the Pacific Flyway for migrating birds. The proposed strategy will protect existing habitat and integrate songbird habitat into the community landscape plans. The strategy will address foraging areas and will adapt them to a range of urban and natural spaces.

## Bear Smart Community

As Squamish is an official Bear Smart community, we will fully implement the recommended Bear Smart measures.



# PARKS

## What Will The Public Open Spaces Be?

There will be 3 acres of land gifted to the District as public park space. In addition, there will be 0.5 acres of publicly accessible land located within the townhome communities, all connected by over 3.0 km of trails.

### Community Park

The community park will be located adjacent to the Executive Suites Hotel and clubhouse.

### Pocket Parks

Along the trails, there will be secluded seating nodes with areas to picnic, enjoy nature and look at the views. There will also be two play amenities in these parks offering a diverse range of activities suitable for all ages.

### Public Open Space in Townhome Communities

There will be 3 play amenities located on the townhome communities that will be publicly accessible. Having play areas disbursed through Garibaldi Springs allows each amenity to be unique. Examples of play areas might include climbing walls, fitness stations, tot lots and mountain bike skill areas.

### Trails

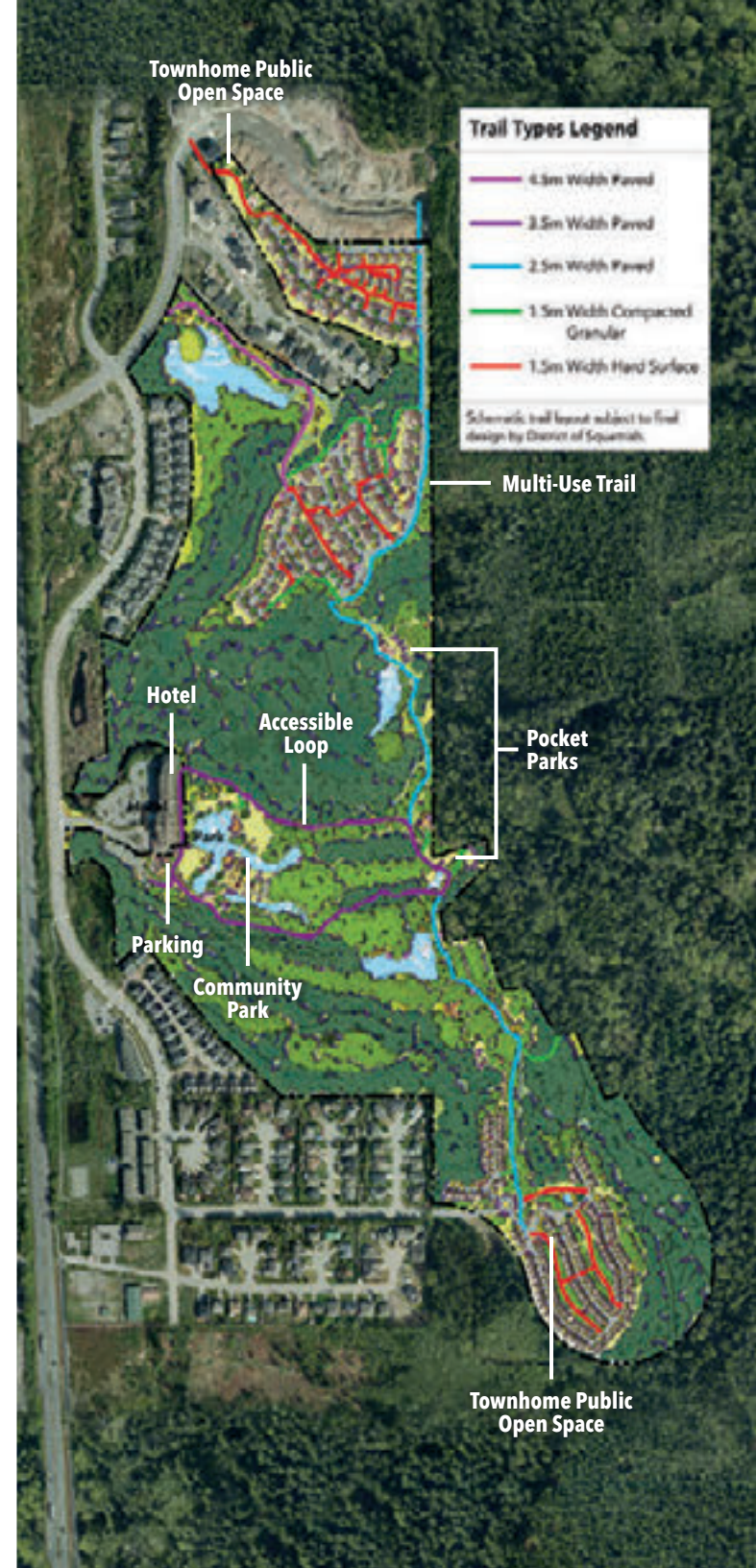
There will be more than 3.0 km of trails throughout Garibaldi Springs to encourage connectivity through the ecological reserve, townhome communities, the new community park and the existing trail network. A fully accessible 1.0 km loop will be included in the trail network to support year round use, allowing people of all abilities the opportunity to experience the natural setting.

### Accessible Loop

A fully accessible 1.0 km loop trail will connect the community park to the surrounding trails and communities, allowing people of all abilities the opportunity to experience the natural setting.

### Public Art

Polygon has committed \$100,000 and will be working the District of Squamish Public Art Committee, local community organizations and engaged individuals to incorporate public art into Garibaldi Springs.





# What Could Be Included in the Community Park?

The community park will be the heart of the active park at Garibaldi Springs and could include:

- A** Large passive open space for hosting large and small events
- B** Children's playground
- C** Picnic tables
- D** Public washrooms and bike wash station
- E** Community gardens
- F** Daycare
- G** Public parking
- H** Public art (final location to be determined)

It will be designed as a launching point for large mountain bike and trail events. The park will also be used by community groups and the hotel and restaurant as an ideal space for large gatherings such as weddings, concerts, art festivals and special events. This public park will be designed with safety in mind, will be accessible from the hotel and will connect to the trail system.

## Timeline

The construction of the community park will be completed with the first phase of new homes.

## 160 New Public Visitor Parking Spaces

It is important that recreational visitors have a place to park their vehicles. The former clubhouse lot will be re-purposed to have publicly accessible parking spaces. Polygon is also working with the District of Squamish to upgrade Tantalus Road to provide parallel parking and a separated extension of the Corridor trail. In addition, public visitor parking will be added within the townhome communities.





**A** CURRENT



**B** PROPOSED

## How Will This Proposal Affect the Existing Hotel and Restaurant?

### Views

The new community park will be adjacent to the hotel; distant views will be virtually unchanged (see images above).

### Clubhouse

The existing community clubhouse will be zoned for commercial and continue to be leased by the hotel and restaurant. The lower floor will be built out as a daycare.

### Patio Ownership

Our proposal guarantees the use of the existing outdoor patio for the hotel guests and restaurant patrons.

### Bookings

These park facilities will enhance the hotel's ability to book larger groups that need access to the meeting space and park areas.

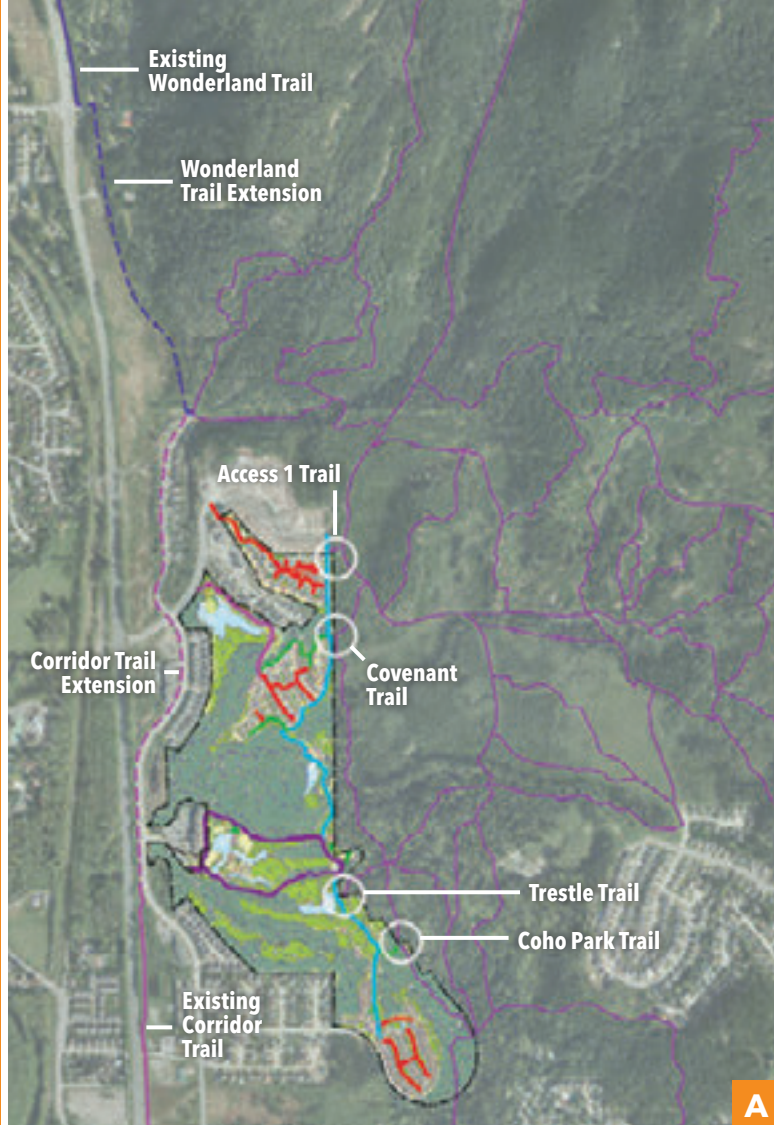
*"The creation of a legacy park at the back door of our resort would be a tremendous asset for business and the community. It would provide us certainty for future bookings of large groups that are seeking the outdoor experience that Squamish is known for. It would also enhance the Resorts overall guest experience."*

- Jared Sissons, Former General Manager,  
Executive Suites Hotel and Resort Squamish

*"We are excited about Polygon's proposal, and appreciate that they have engaged us every step of the way. We hope the private land adjacent to our venue will become a vibrant community hub, hosting great events and providing everyday access for Squamish locals and guests."*

- Brad Skerrett, Former Manager, Norman Rudy's





## How Will We Increase the Overall Trail Network in Squamish?

### Wonderland Trail Extension

The Wonderland extension will connect the existing Wonderland trail to the extended Corridor trail to ensure connectivity throughout Squamish. Polygon is working with the Squamish Trails Society as well as with the Squamish Off Road Cycling Association (SORCA) on the design of this trail. The plan is to complete this extension with the first phase of new homes.

### Corridor Trail Extension

An extension of the Corridor trail along Tantalus Drive from the crosswalk south of the Executive Suites Hotel entrance to the pedestrian bridge connection north of Dowad Drive will be completed with the first phase of Garibaldi Springs.

### Existing Trail Connections

The community trail network will connect to the existing upland trails in three strategic locations with the permission of the neighbouring land owners. Links will be made to the Covenant trail, Trestle trail and Coho Park trail.

### Future Trail Partnerships

Polygon has been working closely with the trail community in Squamish and intends to contribute funds to future trail initiatives. For example, the twinning of the Bracken trail has been identified as a much needed upgrade to the existing trail network.

*"Squamish's trail network is our most important recreation asset. Polygon has recognized this and has been working with SORCA on a plan that would use funds generated by the proposed Garibaldi Springs development to significantly improve the trail network in and around the development. Their commitment to cooperation and investment in trails should be seen as a template for all future developments."*

- Jeff Cooke, President, Squamish Off Road Cycling Association



B



C

A Trail Network Plan. B Wonderland Trail. C Corridor Trail.

# HOMES

## What Type of Homes are Proposed and When Will They Be Built?

26 acres will be transformed into four communities that will include a wide variety of ground-oriented homes.

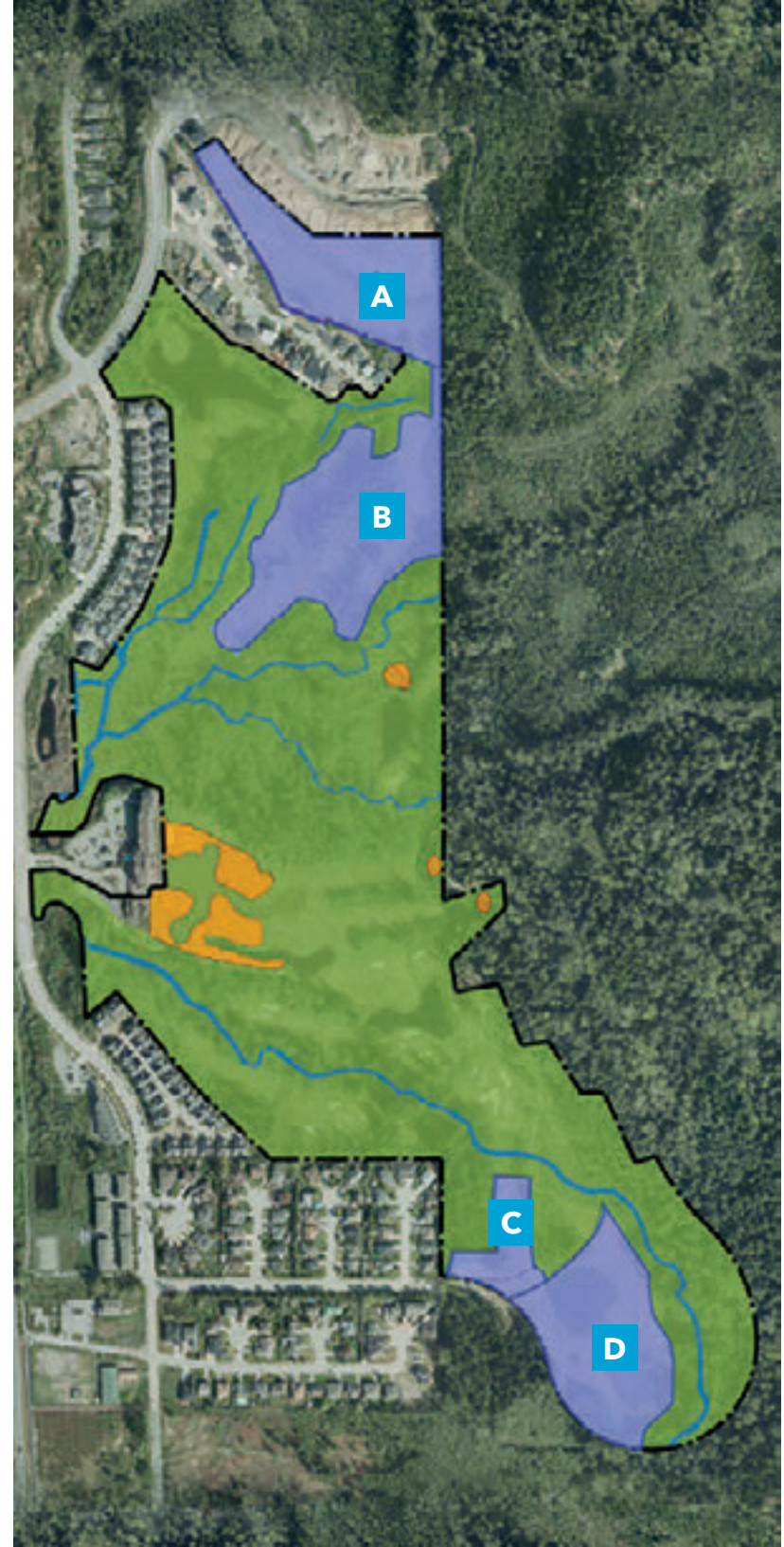
### Timing

The approximate timing of the construction for the four individual townhome communities will be 8 years. However, the overall timing of the build-out will depend on market conditions.

### Development Summary

Name	Phase	Timeline	Lot	No. of Homes	Lot Size (acres)	Density (homes /acres)	Allowable FAR
Northern Plateau	1	2019 - 2021	A	60	7.1	8.5	0.45 & 0.60
Hillside	2	2021 - 2023	B	105	9.9	10	0.60
Glen	3	2023 - 2025	C	26	1.7	16.5	0.60
Woodlands	4	2025 - 2027	D	119	7.3	17.5	0.60
	Subtotal						
	Roads				0.3		
	Total			310	25.8	12	

**A** Northern Plateau. **B** Hillside. **C** The Glen. **D** The Woodlands.





# What Will the Townhomes Communities Include?

## Types of Homes

We are proposing 100% ground-oriented homes. These homes will be one, two and three storeys in height, with one to four bedrooms, ranging in size from 750 sf to 2,500 sf.

## Sustainability

The homes will be constructed to a Built Green Gold® standard or the new STEP code in effect at the time of B.P. application.

## Landscape and Trails

Each community will have publicly accessible trails and green space. The planting will be drought-tolerant native species and incorporate songbird and wildlife strategies. The onsite path network will provide safe connectivity throughout the community.

## Parking

Each townhome garage will include a single or two side-by-side parking spaces (no tandem parking garages). Additional driveway apron spaces will be included where available. Visitor parking will be provided in excess of the current District of Squamish bylaws. In addition, there will be spaces on some townhome sites for use by the general public over and above the required visitor parking spaces.

## Affordable Housing

Almost 6% (18 based on current design) of the townhomes will be provided according to the proposed District of Squamish Affordable Housing Policy. The rental rate for these homes will be based on Canada Mortgage and Housing Corporation (CMHC) standards and will have a covenant on title that ensures they will be rented at below market rates in perpetuity. The affordable homes will be completed within the first two communities. The design of the homes will include one and two bedroom stacked townhomes and two bedroom townhomes ranging from 750 sf - 990 sf.

## Adaptability and One Level Living

A number of the homes are designed with grade level access and the master bedroom on the main floor. These homes will also incorporate wider hallways and larger bathrooms to meet adaptability requirements.

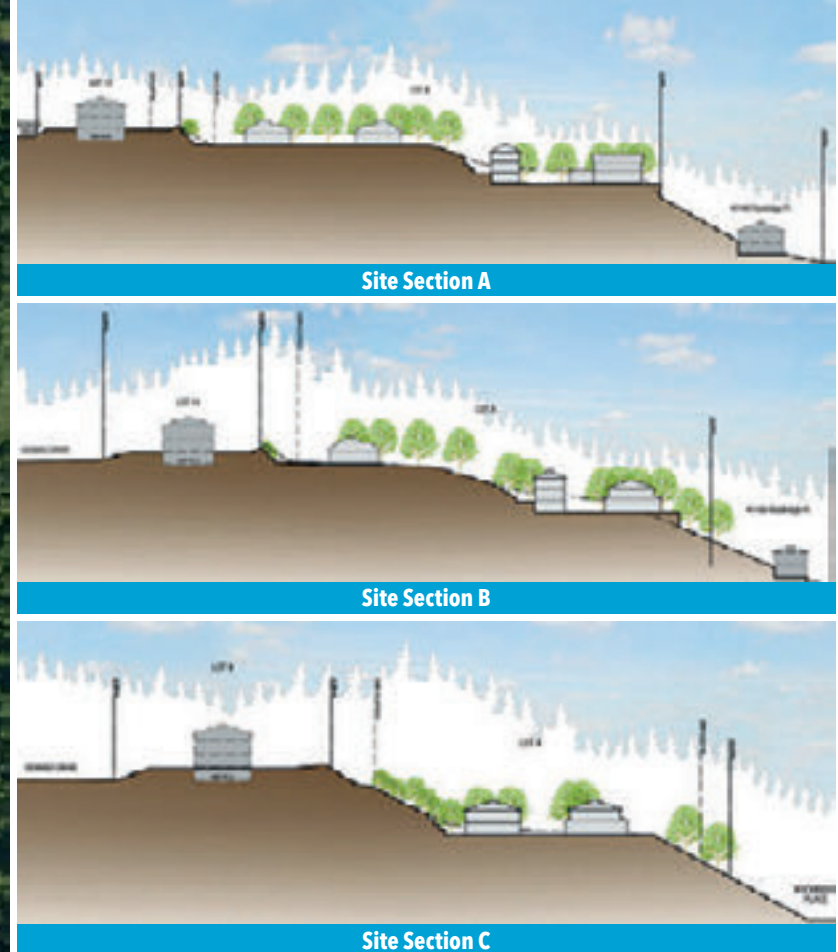
## Suites

Almost 6% (at least 18 based on current design) of the homes will include a suite on the lower level with grade level access and dedicated parking.

## Daycare

The proposed zoning will allow for the inclusion of in-home daycare. Each community will include some homes that will meet the design criteria for daycare.





## What Could the Northern Plateau Community Look Like?

### Context

These homes are situated on the highest point of the Garibaldi Springs property. The topography is primarily flat, with a small raised bench in the northeast portion of the community.

### Number of Homes

There will be approximately 60 homes located on former golf fairway 14.

### Types of Homes

This community will include a "pocket neighbourhood" with one storey cottages along the northeast bench, affordable rental stacked homes, two storey duplexes and three storey buildings containing two to five townhomes.

### Green Space

The large green space in this community will include an active play amenity and open space. This will be publicly accessible and will have a trail connection to Dowad Drive.

### Sensitivity to Neighbours

As this community is adjacent to existing single family homes, the setbacks will be increased, height restrictions on landscaping and buildings will be added to protect view corridors for neighbours to the north, and there will be a "No-Go Zone" to ensure overlook privacy of the neighbours to the south.





# What Could the Hillside Community Look Like?

## Context

The design of this community is heavily influenced by its varied topography. There is a significant slope through the eastern portion of the community, while the western half is flat. This condition affords a number of opportunities for vistas as well as a variation of orientations and forms.

## Number Of Homes

There will be approximately 105 homes located on former golf fairways 10, 11 and 15.

## Types of Homes

This community will include affordable rental homes, two storey duplexes and three storey buildings containing two to five homes. A number of the duplexes in this community will also include the option to add a grade level suite with dedicated parking.

## Green Space

There will be green space disbursed throughout the community and the adjacent pocket park will have a publicly accessible active play area, open space and seating.



# What Could the Glen Community Look Like?

## Context

These homes weave their way through a forested area, creating a small enclave. The land is primarily flat.

## Number Of Homes

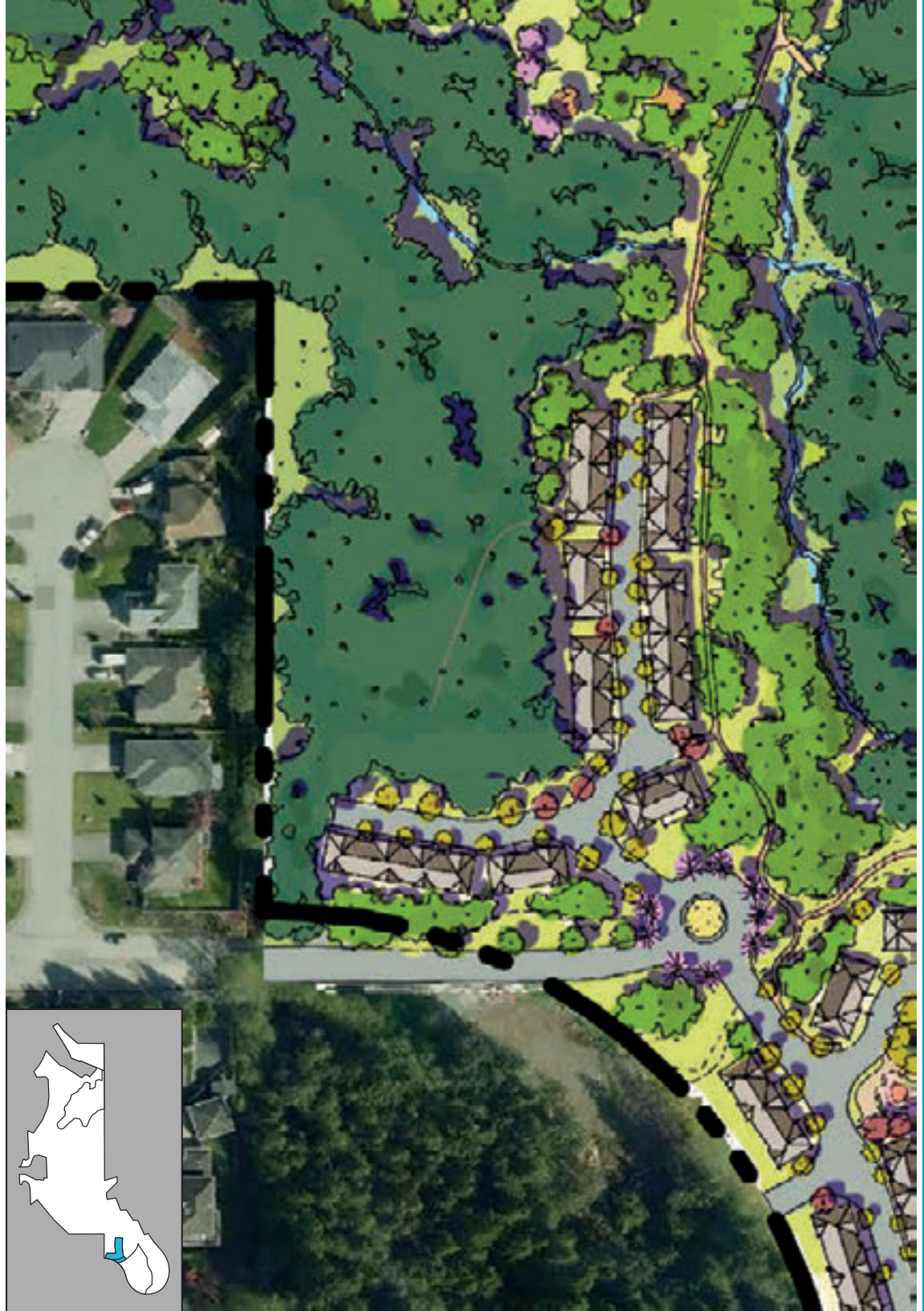
There will be approximately 26 homes located on the former golf fairways.

## Types of Homes

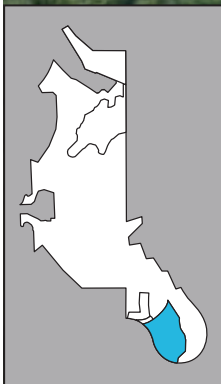
This community will include three storey buildings containing two to five townhomes.

## Green Space

There will be open green space throughout the community, as well as a publicly accessible active play amenity.







## What Could the Woodlands Community Look Like?

### Context

The Woodlands community is flat and tucked into the southern pocket of the property, surrounded by forest.

### Number Of Homes

There will be approximately 119 homes located on former fairways 3 and 4.

### Types of Homes

This community will include three storey buildings containing two to five townhomes.

### Green Space

There will be green space disbursed throughout the community that will include open space and a publicly accessible active play amenity.

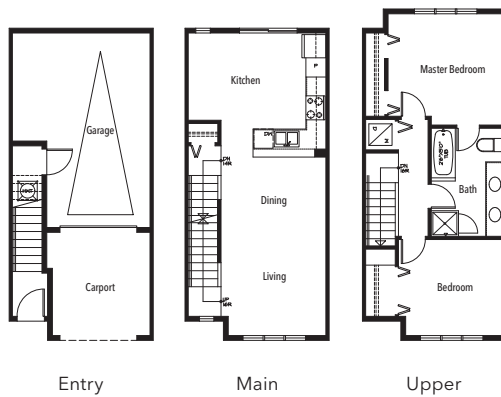
# What Types of Homes are Proposed?

## Affordable Rental Homes

A. Stacked Townhome

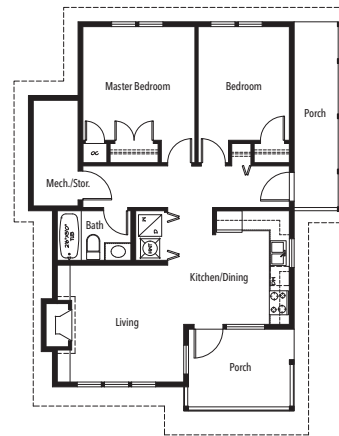


B. Three Level Townhome

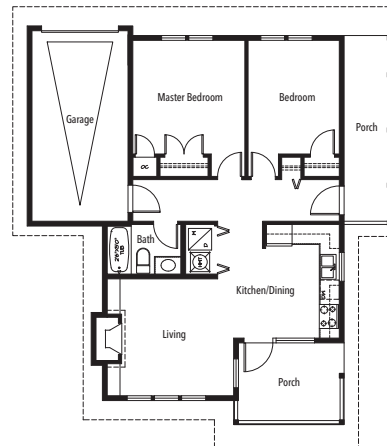


## Cottages

C. One Level Detached Townhome (No Garage)



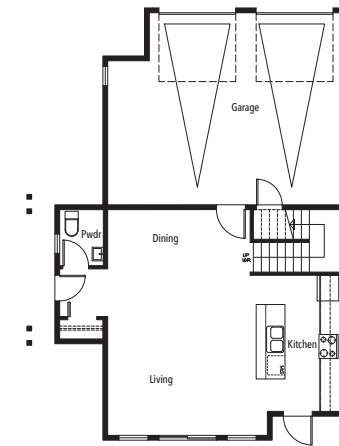
C1. One Level Detached Townhome (With Garage)



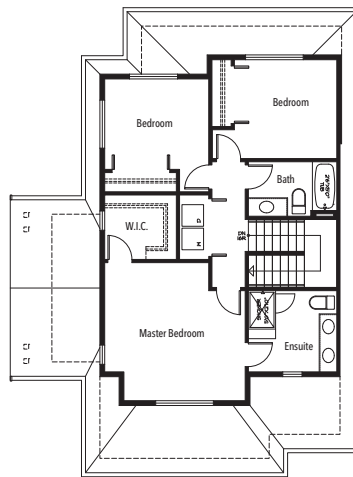


# What Types of Homes are Proposed?

## G. Standard Duplex



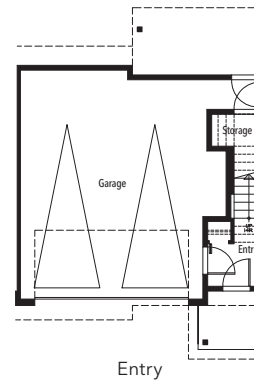
Main



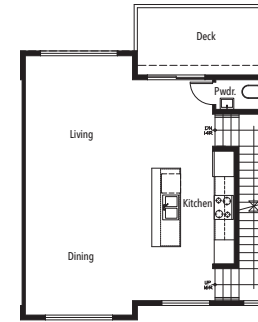
Upper

## Rowhomes

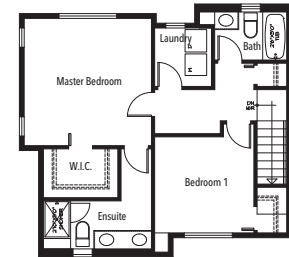
### D. Two Bedroom Townhome



Entry

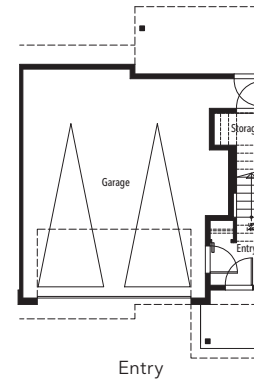


Main

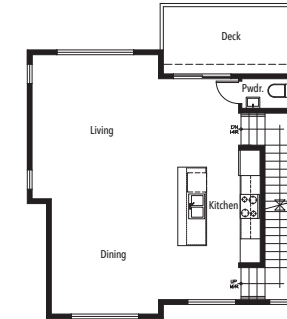


Upper

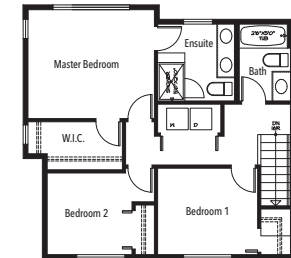
### E. Three Bedroom Townhome



Entry

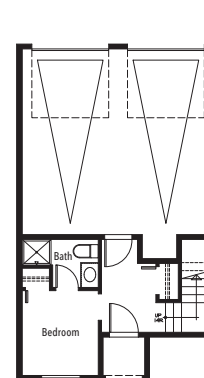


Main

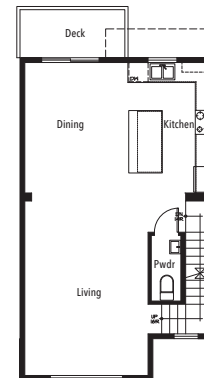


Upper

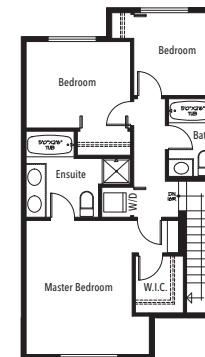
### F. Four Bedroom Townhome



Entry



Main

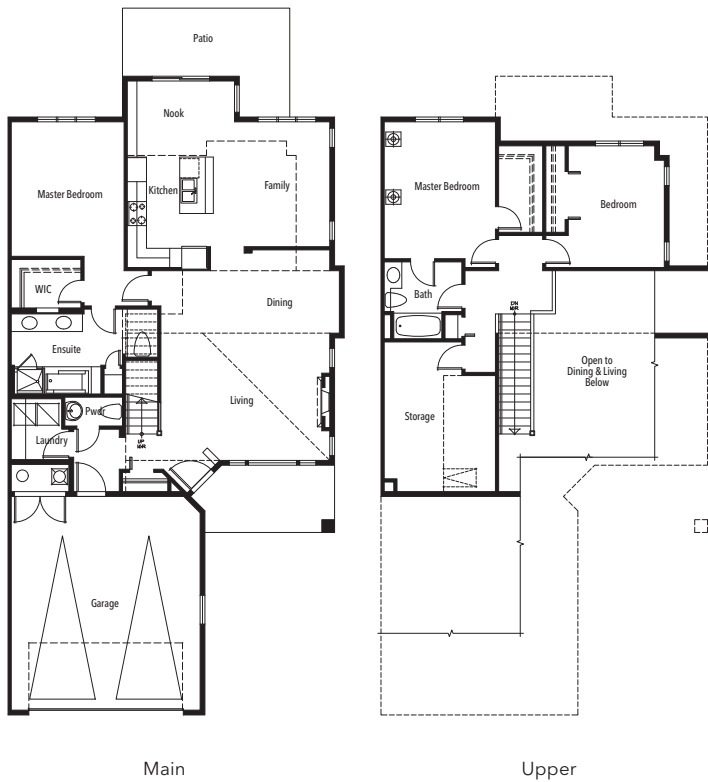


Upper

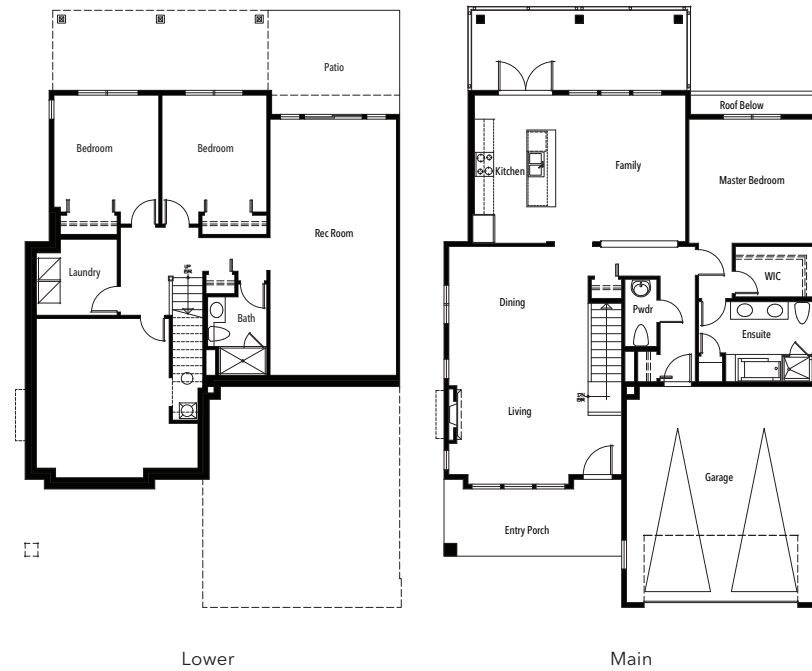
# What Types of Homes are Proposed?

## Master on Main Duplex

H. Upper Level Bedrooms



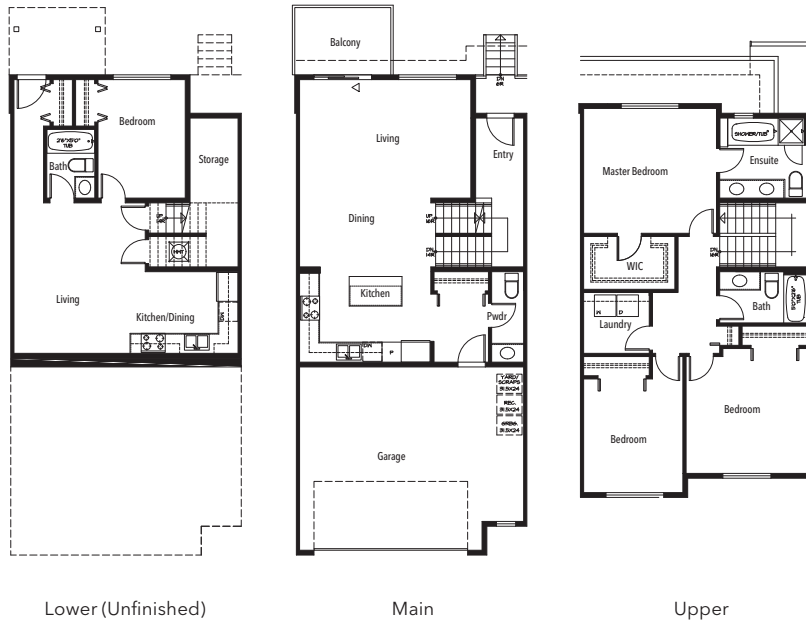
J. Lower Level Bedrooms



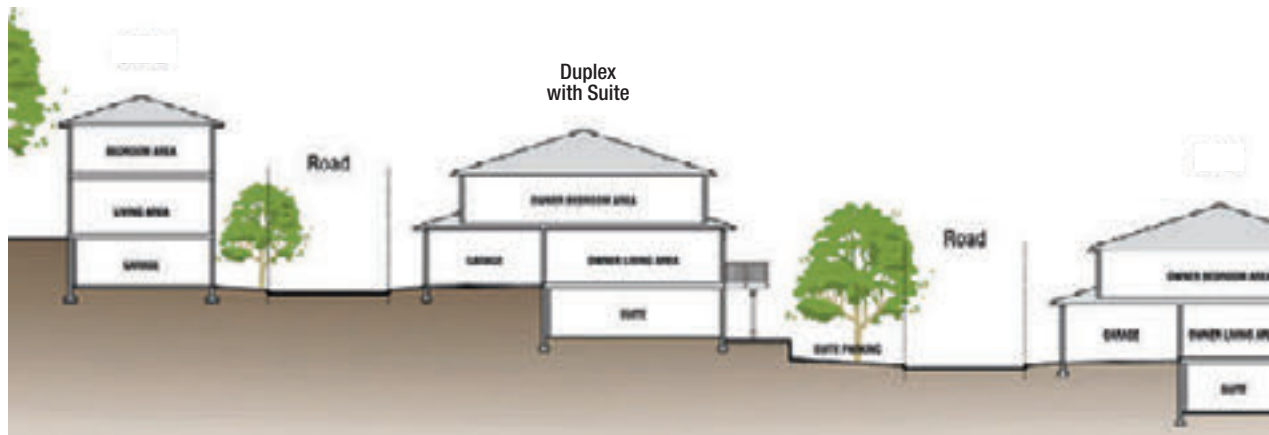


# What Types of Homes are Proposed?

## I. Duplex with Suite

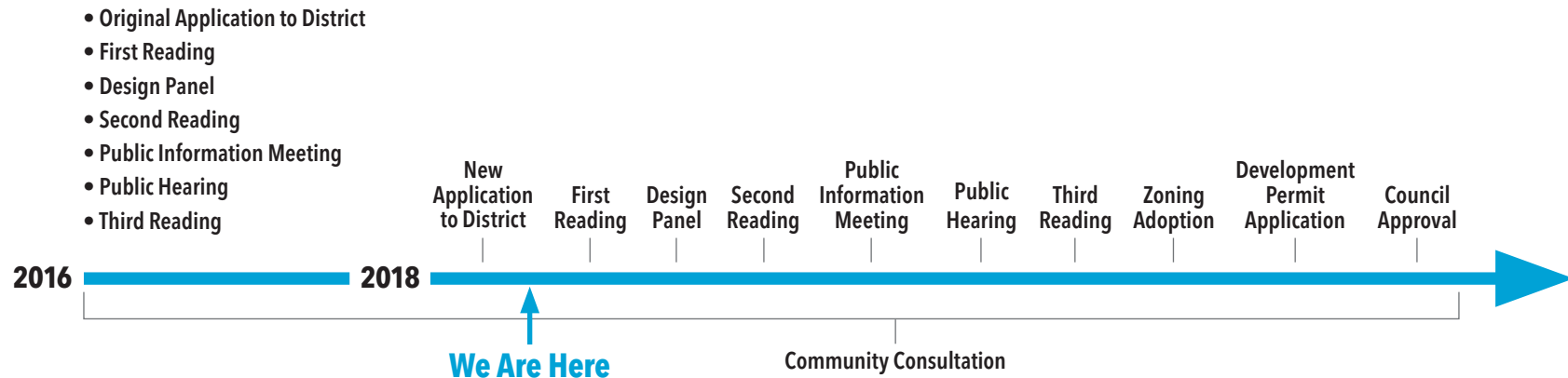


## Section



# Where Are We in the Municipal Approval Process?

Official Community Plan amendment and Rezoning applications were submitted to the District of Squamish in July 2016 and November 2016, respectively. This original proposal went before Council for Public Hearing on April 24th, 2018. Based on feedback from the third reading, a new, amended application was submitted in May 2018.



## What Do You Think?

Polygon has been working hard with the District of Squamish, community groups and engaged citizens for two and a half years to develop these plans to where they are today. We are very proud of what this collaboration has produced, and we recognize that there is still much more engagement and design ahead of us. None of the community benefits we are proposing can be realized without the citizens of Squamish voicing their support.

If you support what we are trying to achieve, please tell your Mayor and Council. Our political leaders need to hear from the Squamish residents who are behind this proposal.

If you have any questions, ideas, comments on our plans, or if you would like to know how to express your support, please contact Kevin Shoemaker at [kshoemaker@polyhomes.com](mailto:kshoemaker@polyhomes.com) or 604-871-4283 or visit [www.garibaldispringssquamish.com](http://www.garibaldispringssquamish.com).



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