



FMCBC’s Smoke Bluffs Committee invites interested clubs and organizations to discuss a proposal to include FMCBC land in a formally dedicated Smoke Bluffs Park

Background

In 1987, with the long-term goal of establishing a climbing park, the Federation of Mountain Clubs of BC acquired three privately held parcels of land, consisting of 28 lots (the “FMC lands”), located adjacent to the climbing crags known as the Smoke Bluffs, in Squamish, BC (see map on page 3). As eloquently stated by Jim Rutter, the FMCBC Executive Director at the time, “The insanity of the FMCBC getting into real estate was outweighed by the possibility of creating North America’s first climbing park” (Cloudburst, Spring 1987, p. 3). The goal was to combine the 3.5 hectares owned by the FMCBC with the 20 hectares of cliffs owned by the District of Squamish to establish a climbing park, thereby protecting the crags for climbing and climbers’ access to the crags.

Over the years, the FMCBC and the District have engaged in discussions to establish terms for the potential transfer of the FMC lands to further development of the climbing park. While the transfer has not occurred to date, multiple steps have been taken by the District towards establishment of the Smoke Bluffs Park. For example, the District has zoned the District lands that include the majority of the crags as “Park, Recreational, and Institutional Use (P-3)”. Further, in 2017 the Squamish District Council adopted the Smoke Bluffs Management Plan, which recommends numerous action items to advance the development of the Smoke Bluffs Park, including finalizing transfer of the FMC lands to the District for incorporation into the park.

In 2020, the District approached the FMCBC with a proposal to establish the Smoke Bluffs Park by processing a park dedication by-law and by rezoning some of the lands which are currently used for climbing but zoned for other uses (e.g., Resource, Industrial). The District plans to introduce a park dedication bylaw and complete the rezoning in 2021. To include the FMC lands within the formal park dedication, the District would require transfer of the FMC lands to the District.

Mandate of FMCBC’s Smoke Bluffs Committee

To assist the FMCBC Board of Directors in its consideration of the proposal, the Board has provided a mandate to a committee to meet with District staff to discuss the framework for a potential transfer of the FMC lands for inclusion in a formally dedicated park and to make recommendations to the Board about the proposal. The committee’s mandate, as approved by the Board, is as follows:

1. To meet with representatives of the District of Squamish to review the District’s proposal and the four-step process contemplated by the District
2. To evaluate the District’s proposal with respect to the long-standing objectives of the FMC Lands, including but not limited to consideration of the following:
 - a. Value of the FMC Lands

- b. Alternate transfer options, including but not limited to, sale or donation of the FMC Lands as a whole or in part to the District of Squamish to safeguard climbers' access
 - c. Mechanisms to ensure long-term protection of the crags and climbers' access, including but not limited to rezoning, restrictive covenants and option to purchase
 - d. Nature and timing of any legal advice required to evaluate the proposal or protective mechanisms and estimated legal fees
 - e. Nature and timing of required consultations with the climbing community about a proposed disposition of the FMC Lands to the District of Squamish
3. To consider the use, reservations or restrictions on the use of any proceeds from the FMC Lands
 4. To make recommendations to the FMCBC Board on the District's proposal, including acceptance, rejection or negotiations to be undertaken with the District. If further negotiations are recommended, the parameters for such negotiations.
 5. To make recommendations to the FMCBC Board regarding successor organization(s) to hold the FMC Lands in trust for the benefit of the greater climbing community should the FMCBC retain ownership of the FMC Lands
 6. To report to the FMCBC Board on the Committee's progress on a quarterly basis, unless developments warrant more frequent reporting

In December 2020, the FMCBC Board approved the Committee's request to meet with interested clubs and organizations to review the District's proposal.

The Committee believes that such consultations will help ensure that the Committee considers the implications of a potential transfer of the FMC lands to the District for inclusion in the climbing park, before making recommendations to the FMCBC Board. The Committee also invites feedback on the use or restrictions on potential proceeds from a transfer of the FMC lands, as well as potential successor organization(s) should the FMCBC retain ownership of the lands.

Invitation to clubs and organizations

If a FMCBC member club or interested climbing organization would like to meet with the Committee to review and discuss the options that the FMCBC should consider please contact Jay MacArthur at jay.macarthur@ACCvancouver.ca Jay is on the FMCBC Smoke Bluffs committee and will be helping to organize the meetings.

Map of Smoke Bluffs on the Next Page

Please see the map on the next page and note these important areas:

- The lands owned by the FMCBC are shown in pink
- The District land currently zoned as park but not formally dedicated as park is shown in green with yellow border
- Recently acquired land by the District from the Drenka estate (west of the FMC lands along Mamquam Blind Channel) is marked in blue
- Many of the access trails are zoned as roads and need to be incorporated into the park



Federation of Mountain Clubs of BC

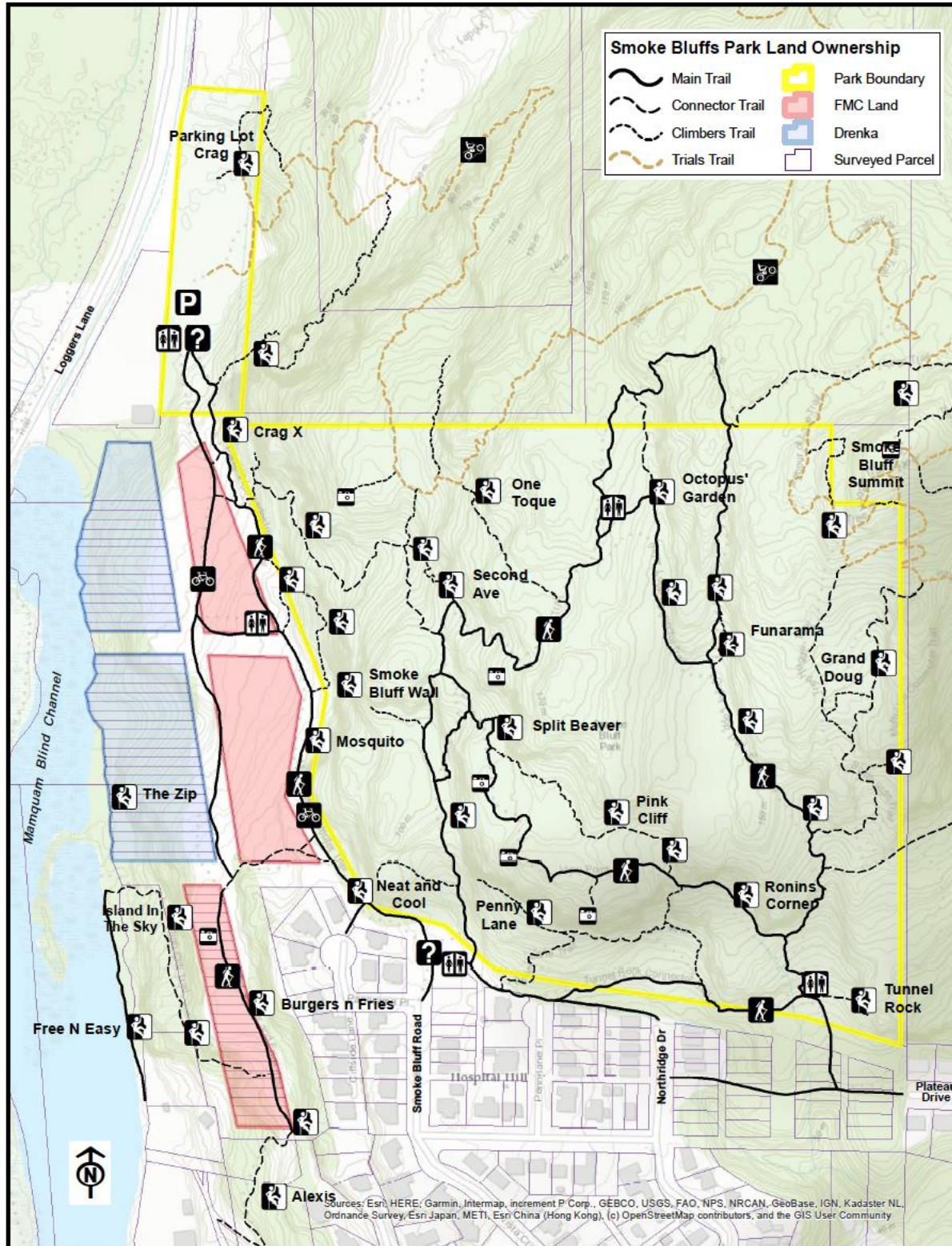
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PO Box 19673 Vancouver, BC V5T 4E7

fmcbc@mountainclubs.org

www.mountainclubs.org

Tel: 604.873.6096



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Committee Members:

- Ken Orr (President)
- Barry Janyk (Executive Director)
- Jay MacArthur (ACC-Vancouver Representative)
- Sherry Durnford (Treasurer),
- Monika Bittel (Individual Member)