

THE VILLAGE - LOT A, B & C

1331, 1251 & 1100 BAILEY STREET,
SQUAMISH, B.C.

DRAWING / CONSULTANT LIST:

ARCHITECTURAL

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- A0

COVER SHEET
CONTEXT PLAN
CONTEXT PHOTOS
- AS0

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VIEWSCAPE ANALYSIS
VIEWSCAPE PHOTOS
STREET VIEWS
SOLAR ANALYSIS
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AS1.4 PARKADE PLANS
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- AS1.1

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GARBAGE & RECYCLING DATA
- A1.0

2ND TO 5TH FLOOR PLANS
RENDERINGS

LANDSCAPING

PMG LANDSCAPE ARCHITECTS
C100 - 4185 STILL CREEK DRIVE
BURNABY, B.C, V5C 6G9
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CIVIL

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TRAFFIC

CREATIVE TRANSPORTATION SOLUTIONS LTD.
1952 KINGSWAY AVE,
PORT COQUITLAM, B.C. V3C 1S5
(tel) 604.936.6190
(e-mail) jjungwirth@cts-bc.com





1. VIEW OF EXISTING SITE AT THE INTERSECTION ON BAILEY ST AND CLEVELAND LOOKING NORTH



2. VIEW OF THE STREET ALONG CLEVELAND AVE LOOKING SOUTH



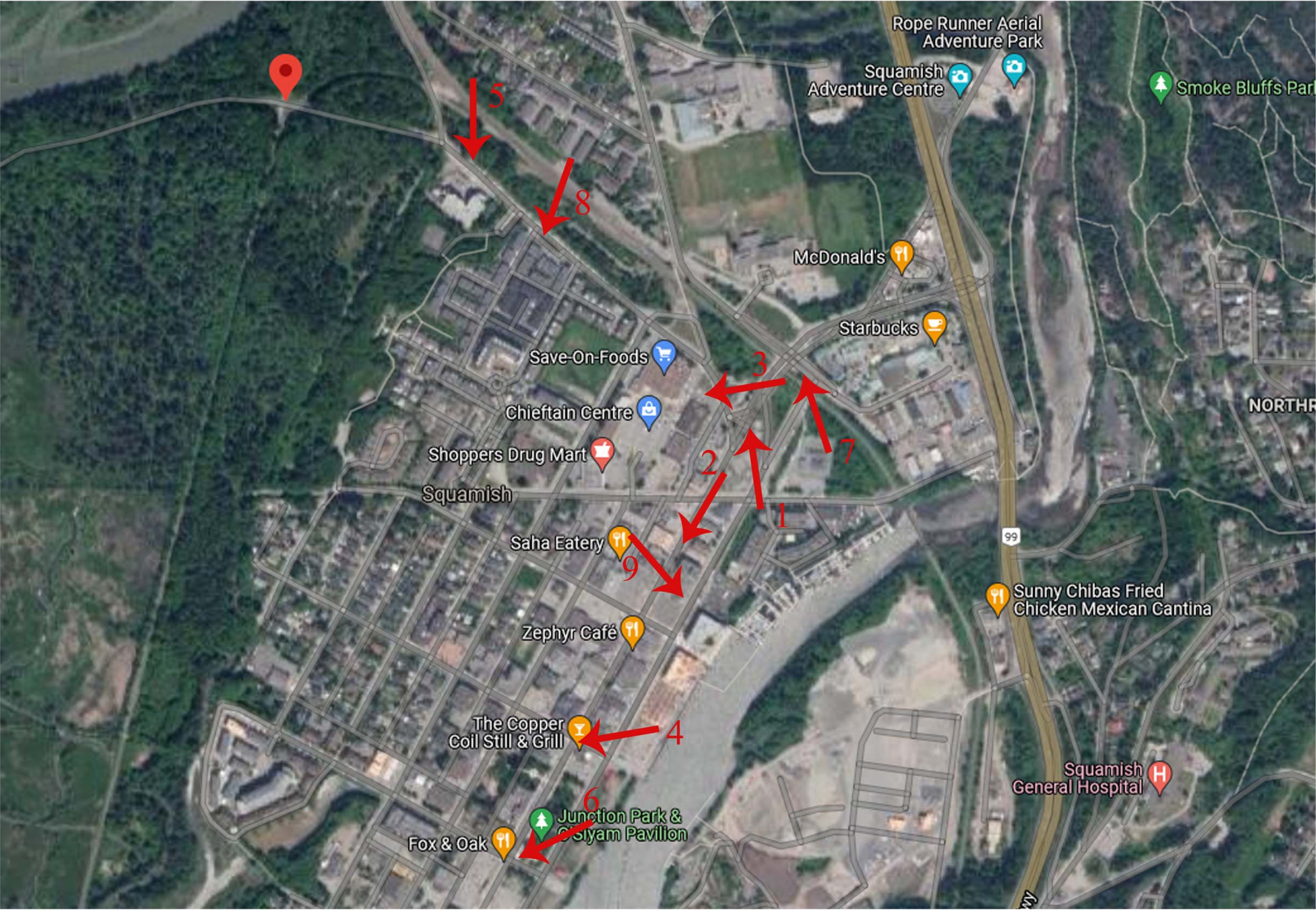
3. VIEW OF EXISTING SITE ACROSS THE STREET ON BAILEY STREET LOOKING WEST



4. VIEW OF COMMERCIAL AREA ON CLEVELAND LOOKING SOUTH WEST



5. VIEW OF RESIDENTIAL AREA ON BAILEY STREET LOOKING SOUTH



6. VIEW OF RESIDENTIAL AREA AT THE INTERSECTION ON CLEVELAND AVE AND MAIN ST LOOKING SOUTH WEST



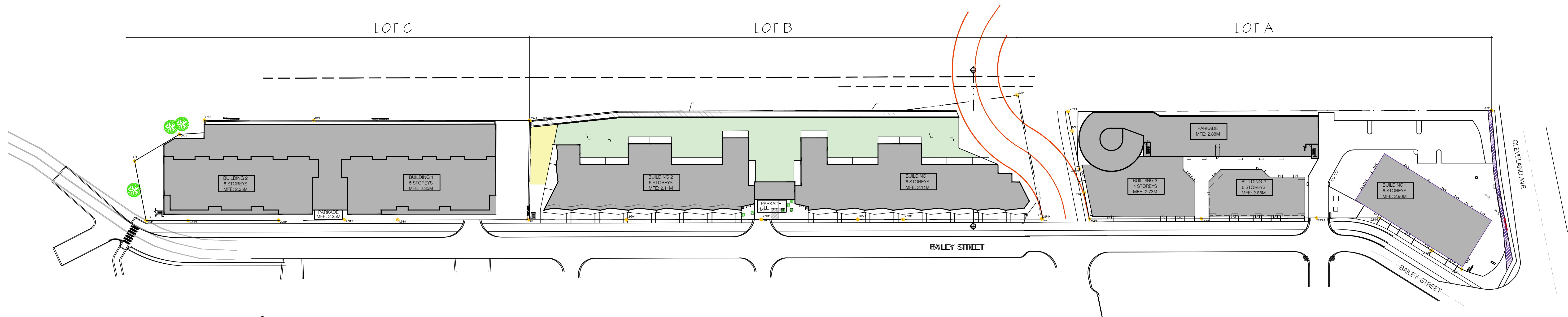
7. VIEW OF MIXED USE RESIDENTIAL AREA AT THE INTERSECTION ON BUCKLEY AVE AND CLEVELAND AVE LOOKING NORTH WEST



8. VIEW OF RESIDENTIAL AREA ON BAILEY STREET LOOKING SOUTH



9. VIEW OF RESIDENTIAL AREA ON LOGGERS LANE LOOKING SOUTH EAST



OVERALL SITE PLAN
SCALE: 1/64" = 1'-0"

PROPOSED BAILEY STREET ALIGNMENT
IS PRESENTED BY BINNIE. REFER TO
CIVIL DRAWINGS



STREET ELEVATION
SCALE: NTS

REV	DATE	DESCRIPTION
8	MAR 30 24	RE-ISSUED FOR REZONING
7	MAR 22 24	RE-ISSUED FOR CITY REVIEW
6	MAR 23 23	RE-ISSUED FOR CITY REVIEW
5	NOV 01 22	ISSUED FOR CITY REVIEW
4	OCT 20 21	RE-ISSUED FOR DP
3	MAY 04 21	RE-ISSUED FOR DP
2	APR 12 21	RE-ISSUED FOR DP
1	JULY 09 19	ISSUED FOR DP

CONSULTANT SEAL

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CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWING SHALL NOT BE SCALED.

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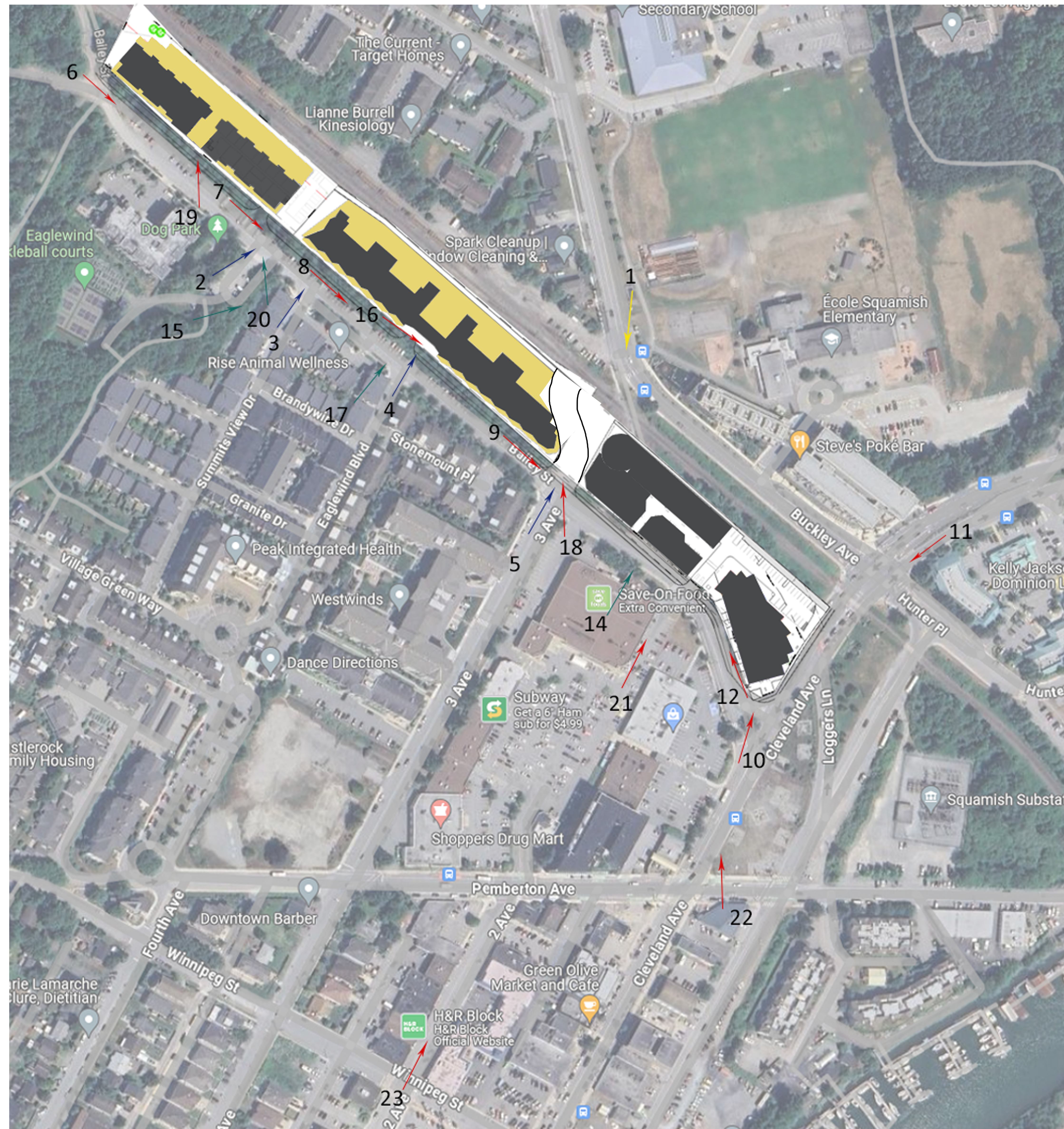
DRAWN BY APPROVED
AC LSA

PROJECT
LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.
DRAWING

OVERALL SITE PLAN

PROJECT NUMBER	DRAWING NUMBER
17-094	AS0
SCALE 1" = 64'-1-0"	REVISION SEPTEMBER 2017 MAR 30 24



LEGEND:

- BUILDING
- SUSPENDED SLAB
- VIEWSCAPE OF MT. GARIBALDI
- VIEWSCAPE OF STAWAMUS CHIEF
- STREET VIEWS
- AERIAL VIEWS



VIEW 1 (LOOKING SOUTH FROM BUCKLEY AVENUE)



VIEW 4 (LOOKING NORTH EAST FROM EAGLEWIND BLVD.)



VIEW22 (LOOKING NORTH FROM PEMBERTON AVENUE)



VIEW 2 (LOOKING NORTH EAST FROM SQUAMISH DOG PARK)



VIEW 5 (LOOKING NORTH EAST FROM 3RD AVENUE)



VIEW23 (LOOKING NORTH EAST FROM 2 AVENUE)



VIEW 3 (LOOKING NORTH EAST FROM SUMMITS VIEW DRIVE)



VIEW21 (LOOKING NORTH EAST FROM SAVE ON FOODS PARKING LOT)



VIEW 6



VIEW 7



VIEW 8



VIEW 9

WINTER SOLSTICE



9:00 AM



12:00 PM



3:00 PM

EQUINOX



8:00 AM



12:00 PM



4:00 PM

SUMMER SOLSTICE



9:00 AM



12:00 PM

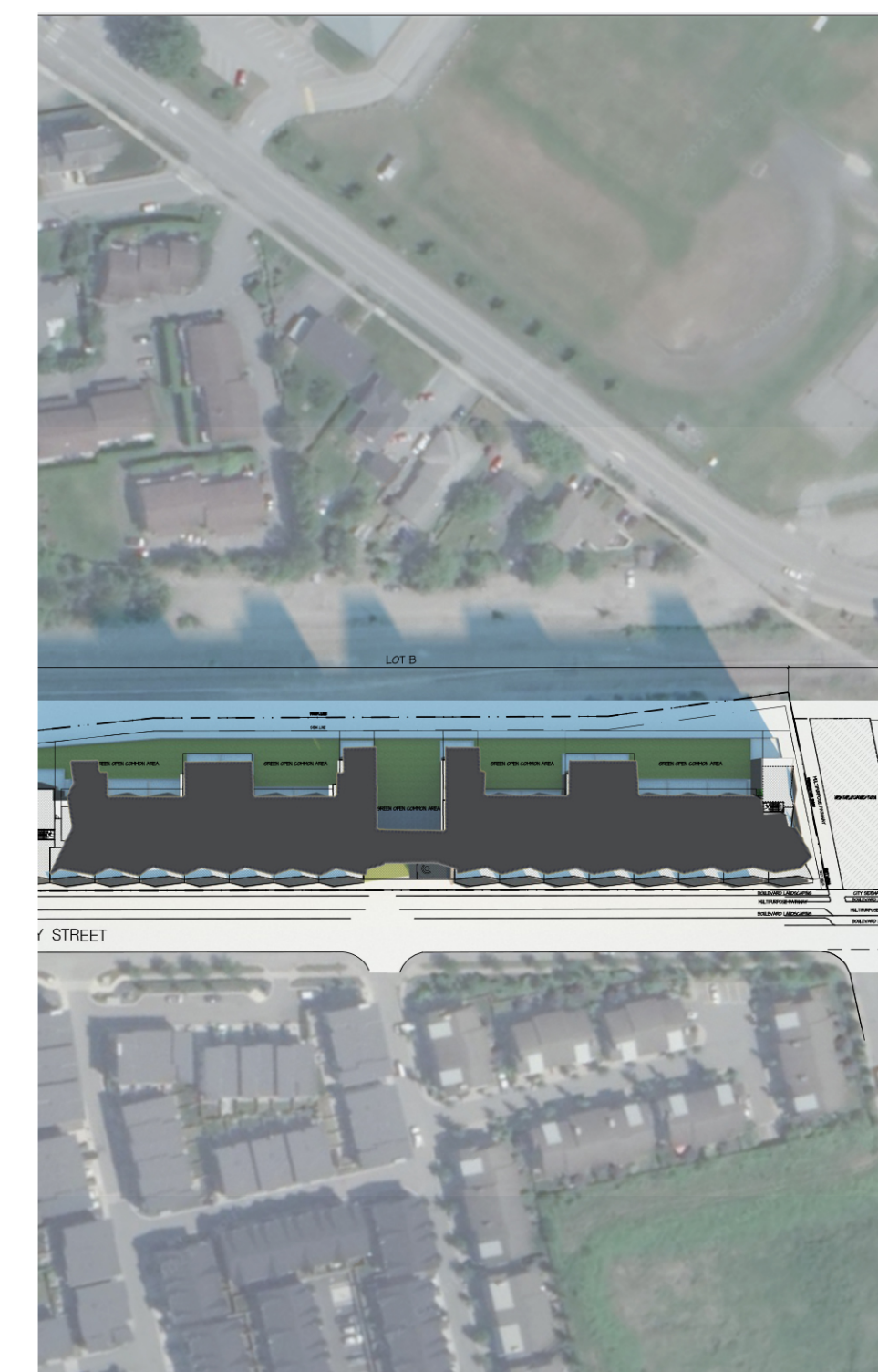


3:00 PM

WINTER SOLSTICE



9:00 AM



12:00 PM

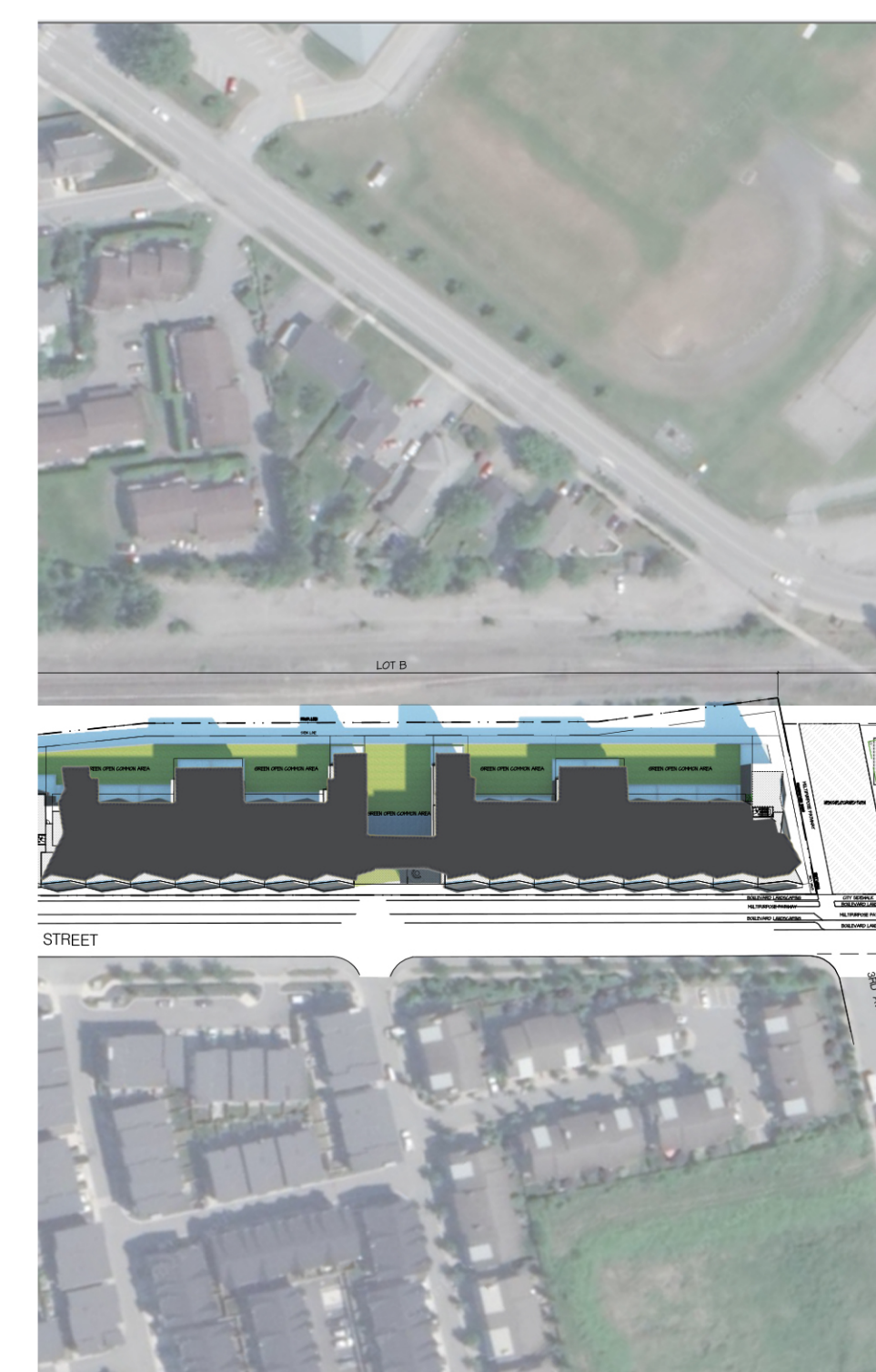


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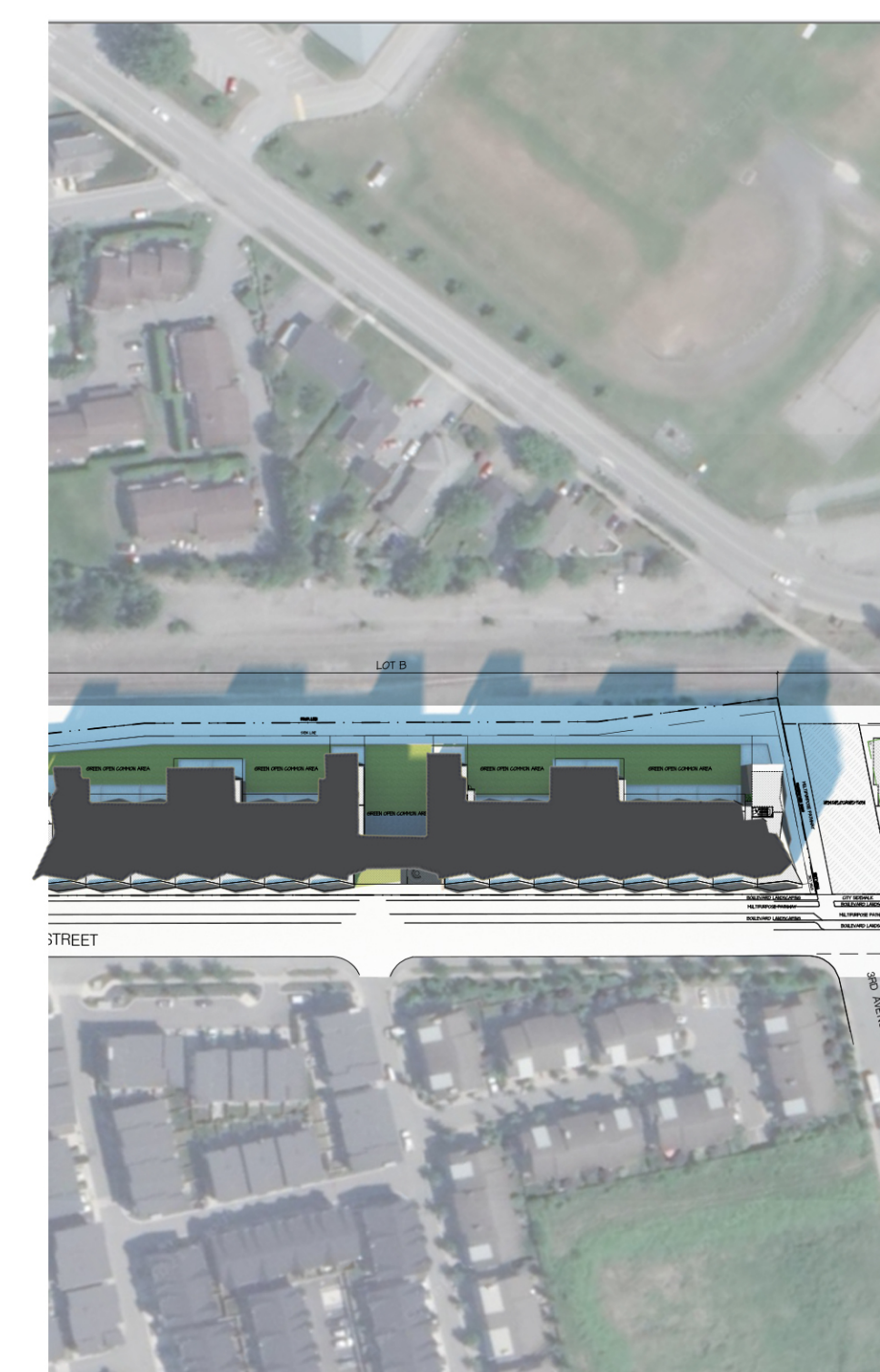
EQUINOX



8:00 AM

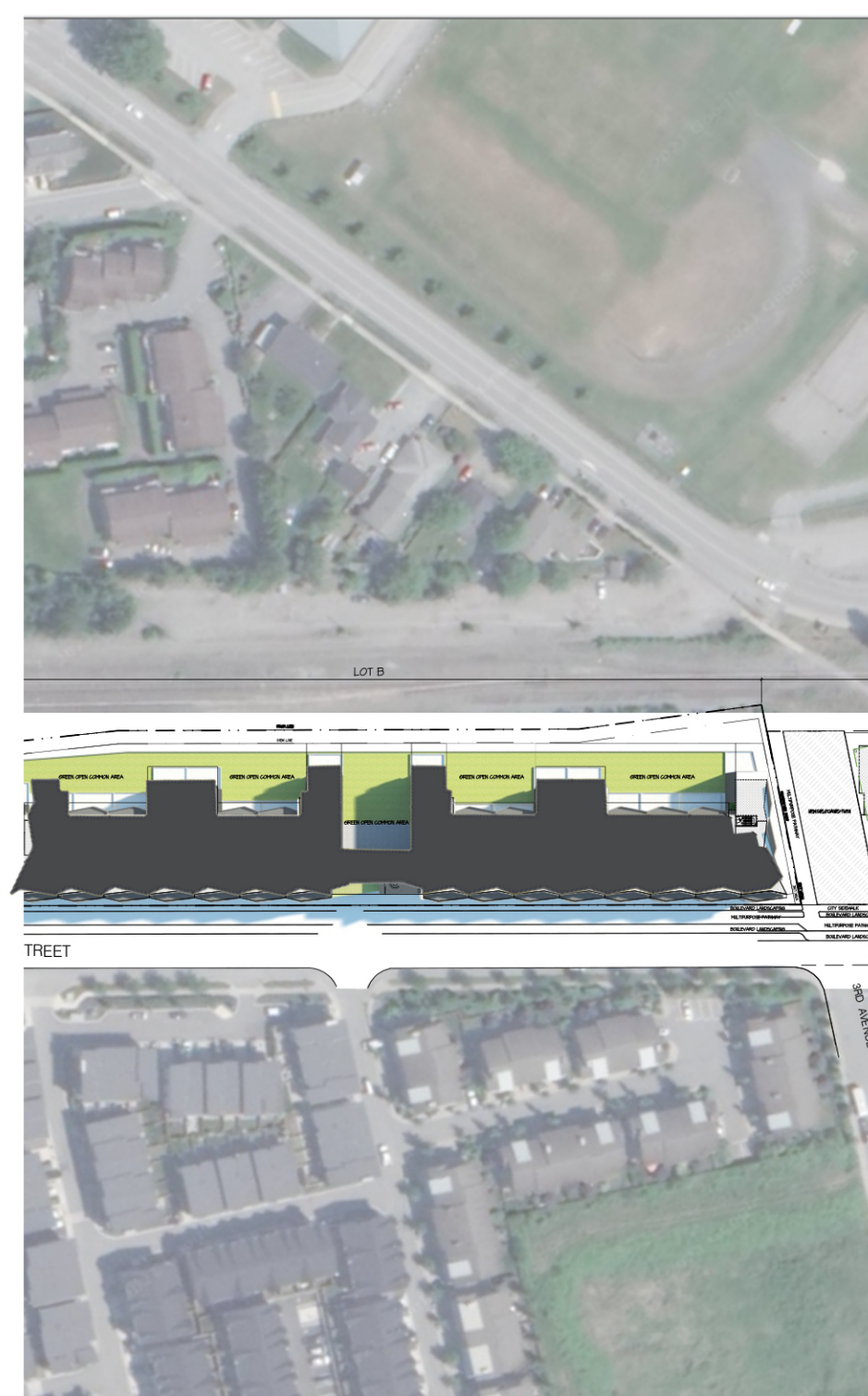


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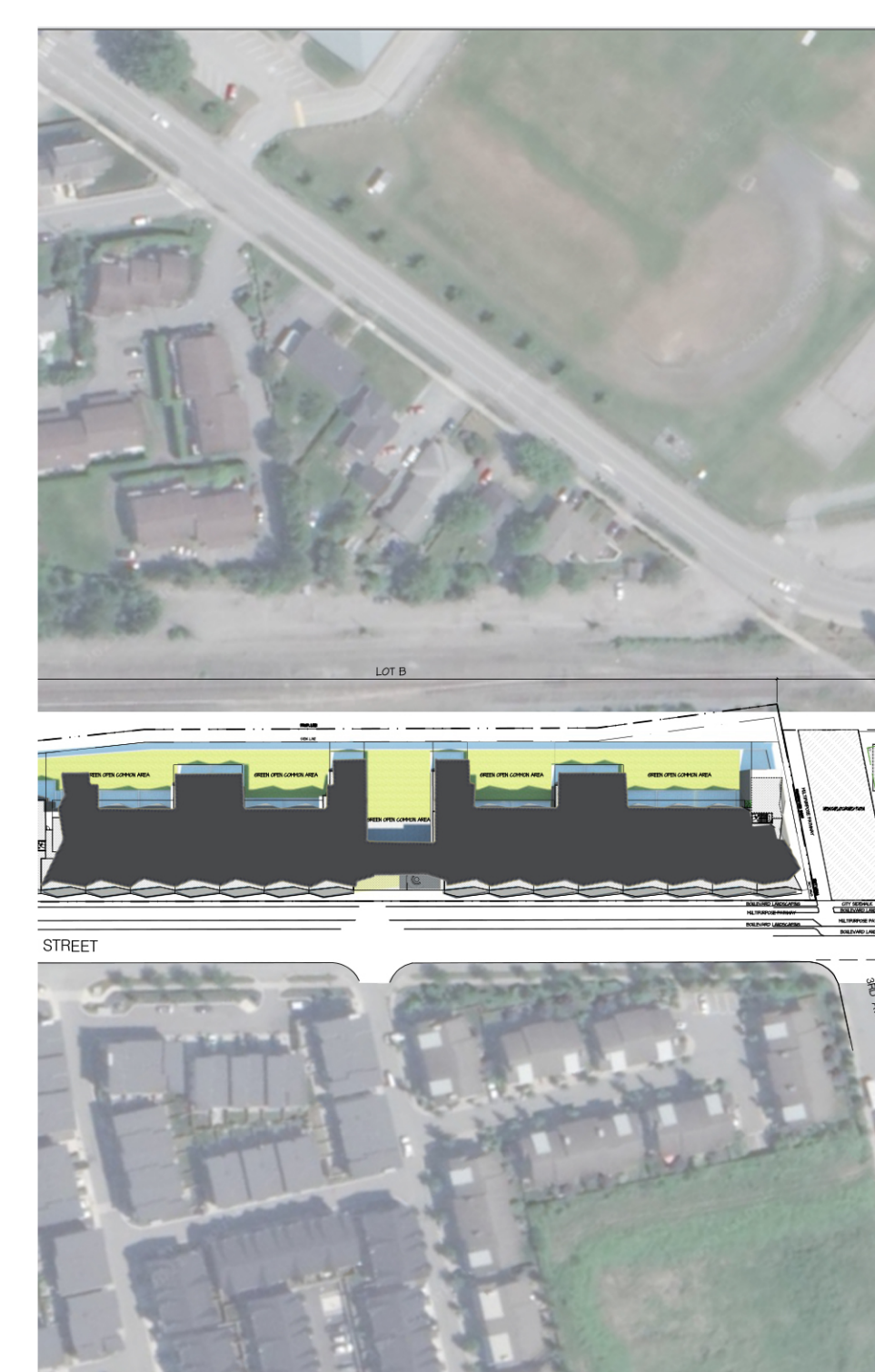


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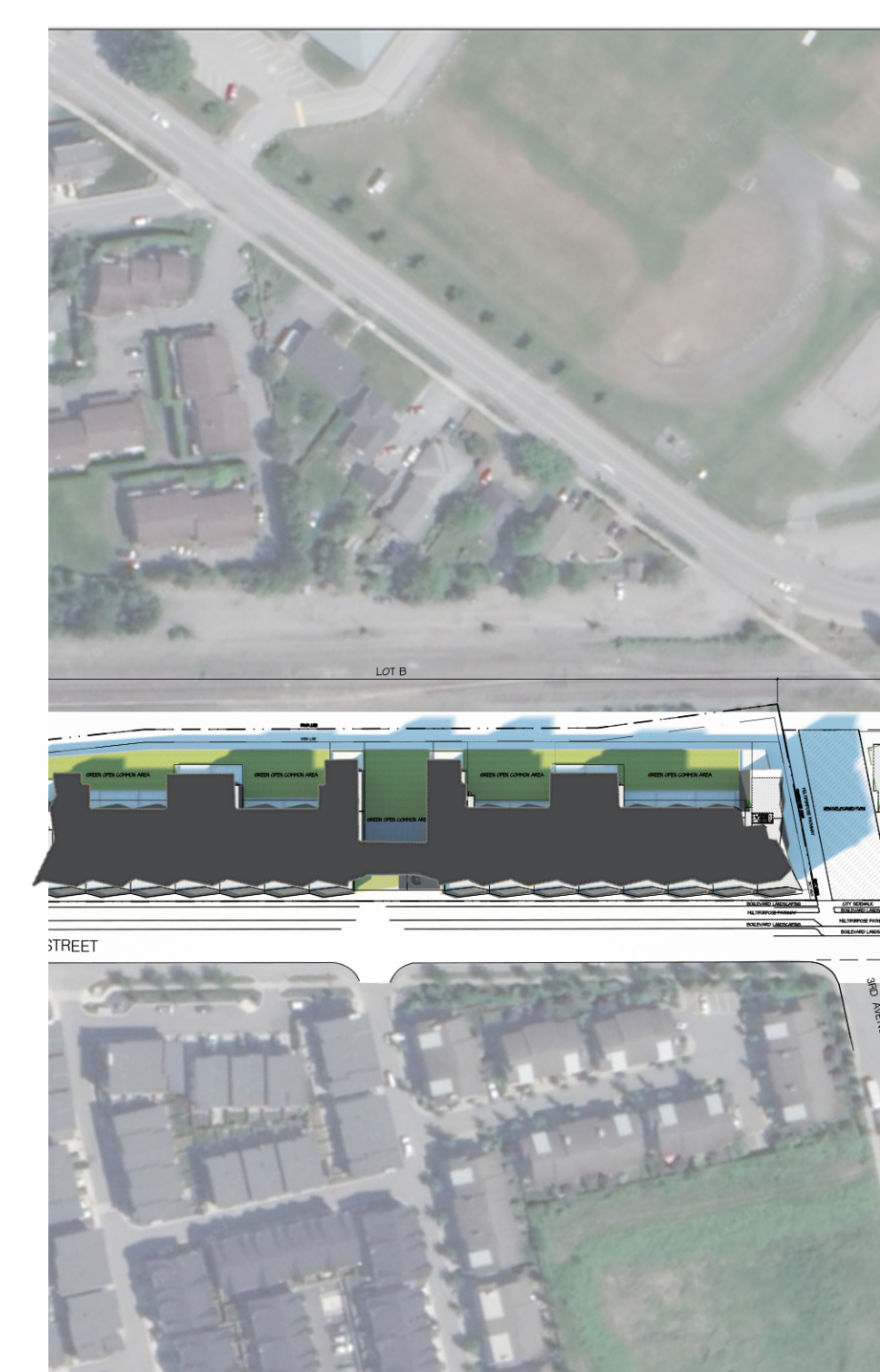
SUMMER SOLSTICE



9:00 AM



12:00 PM



3:00 PM

WINTER SOLSTICE



9:00 AM

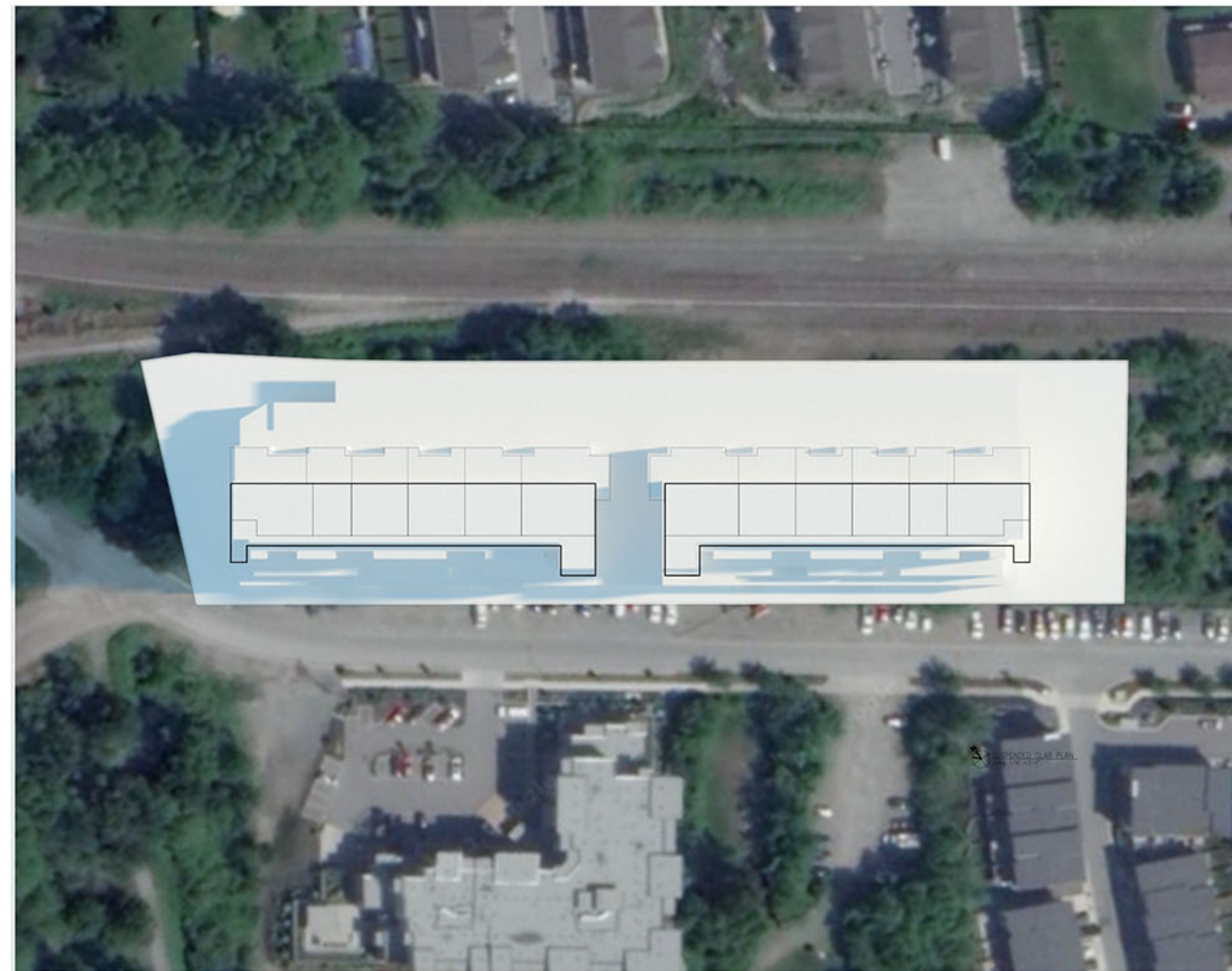


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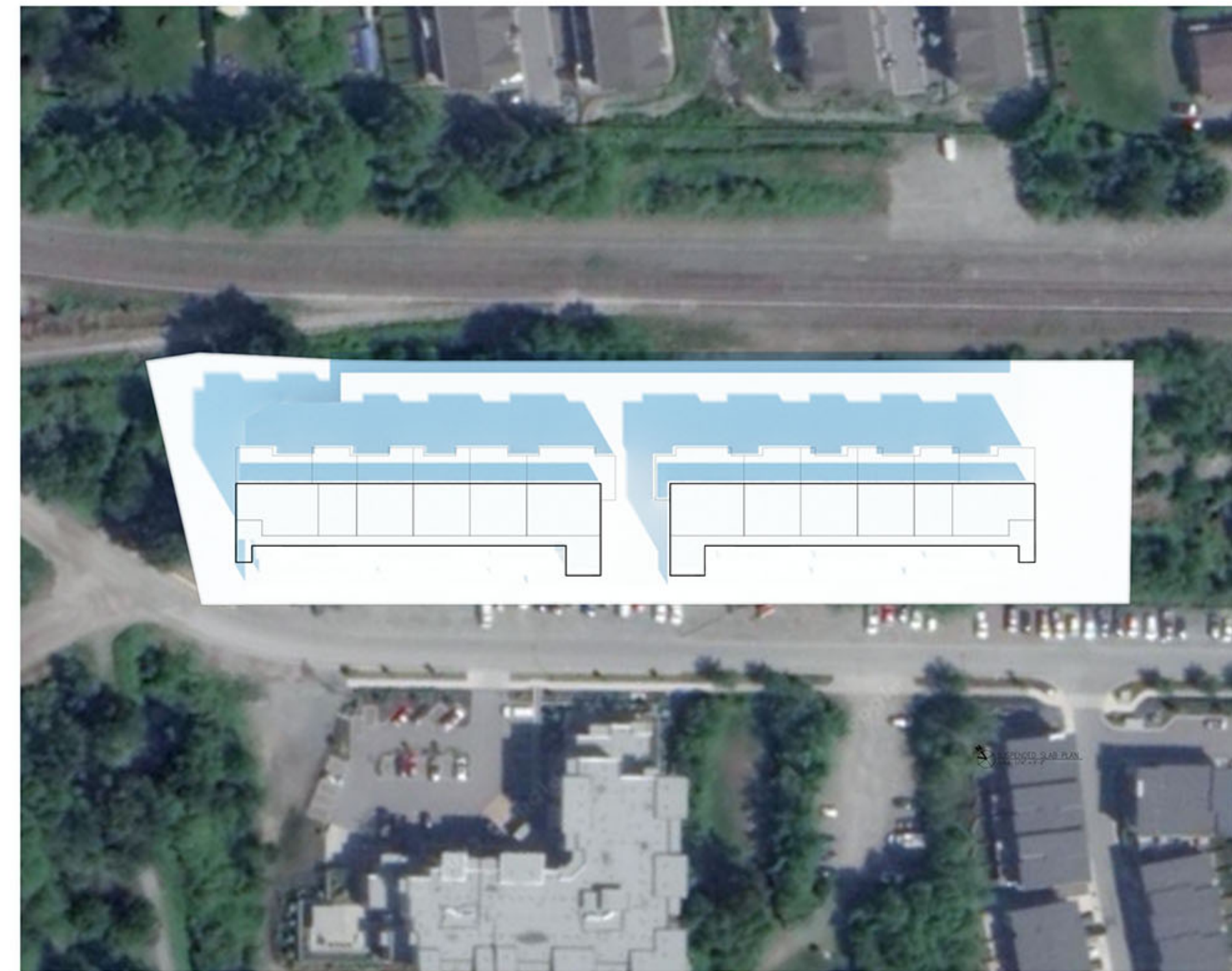


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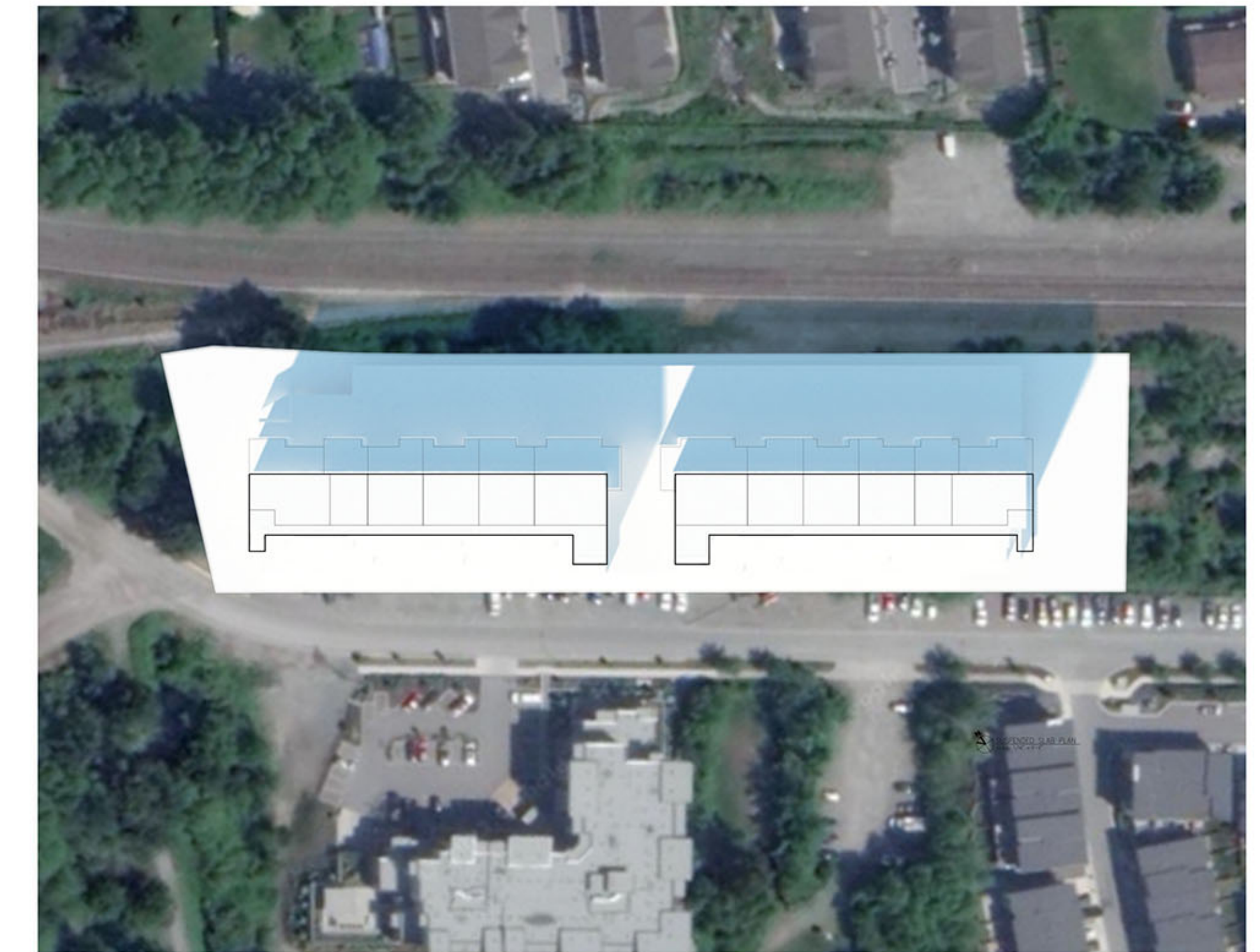
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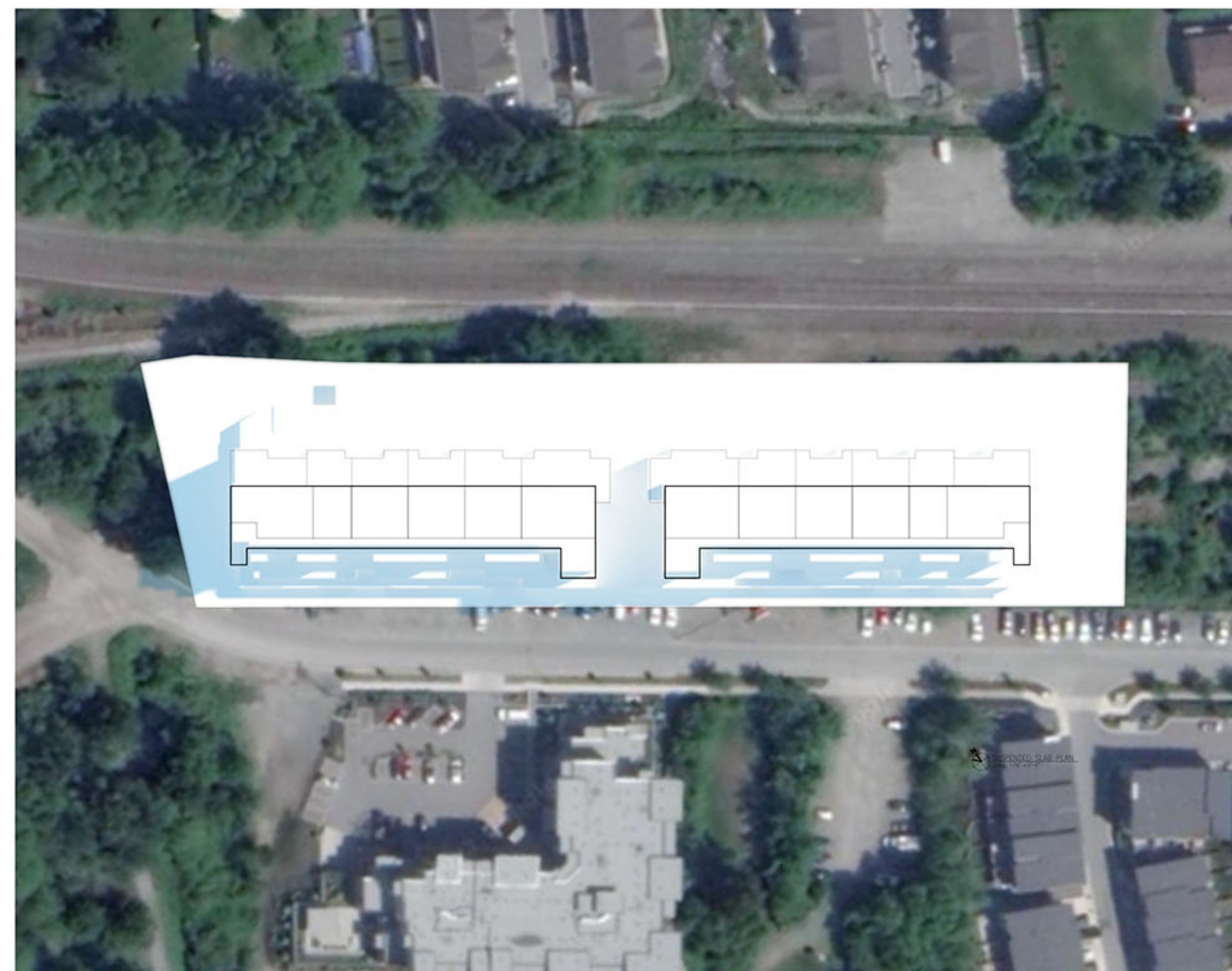


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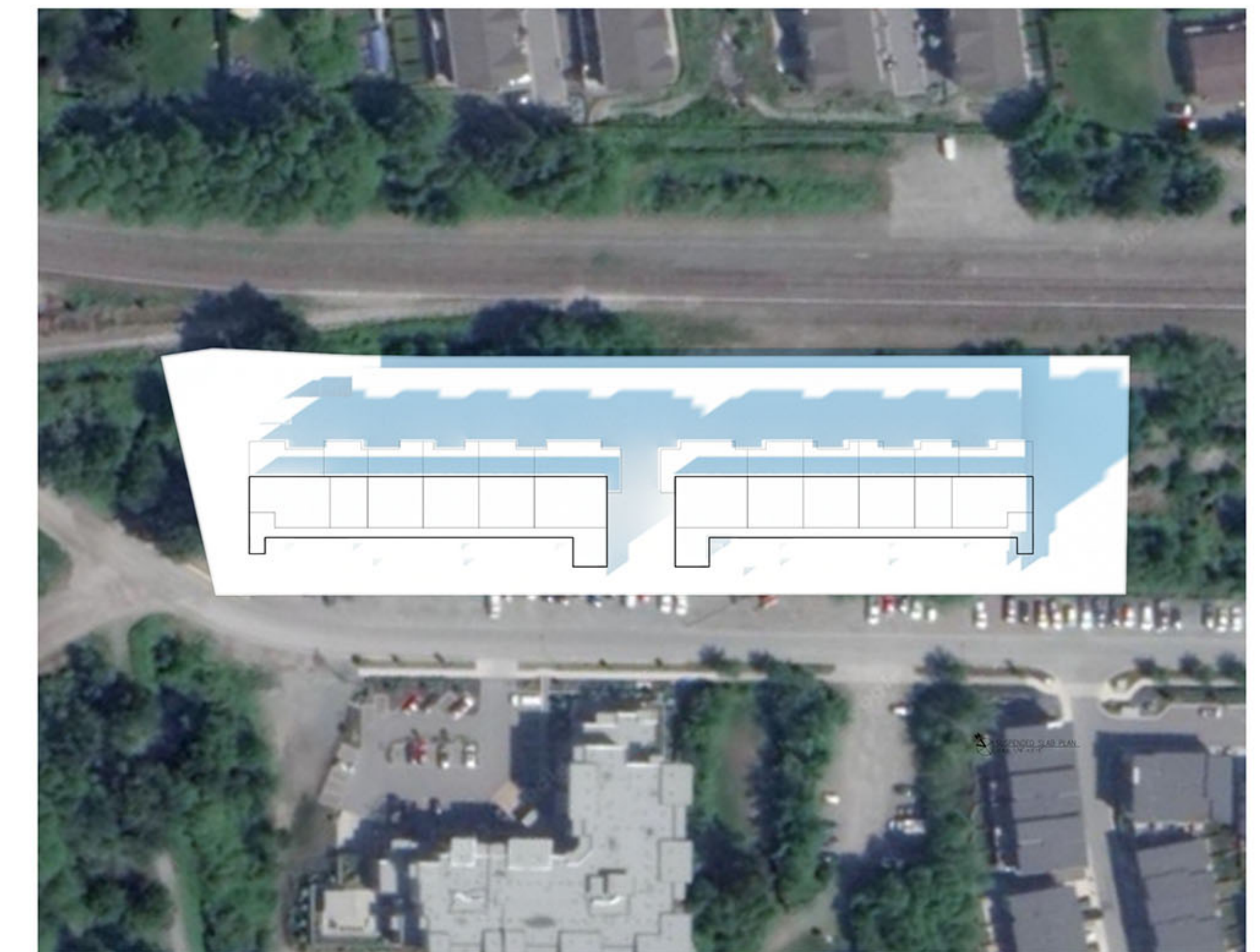
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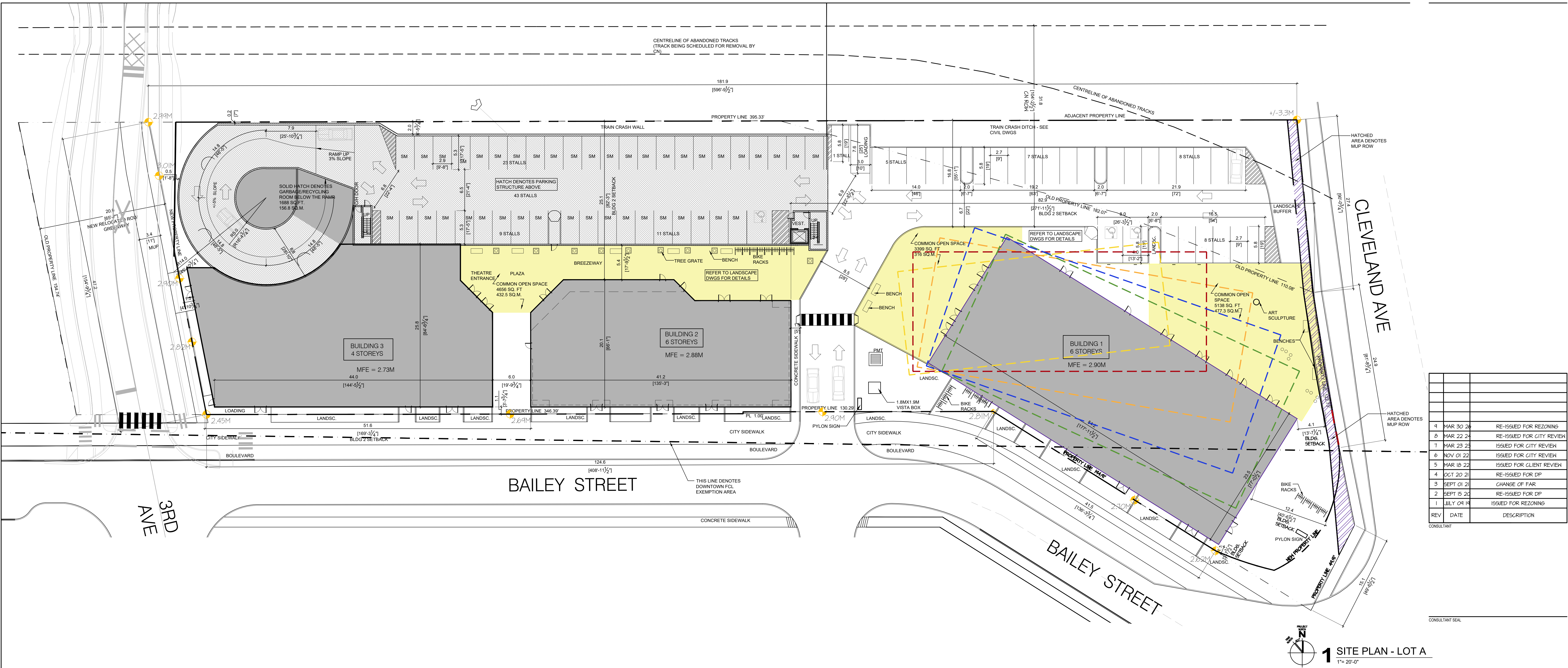
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12:00 PM



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REV	DATE	DESCRIPTION
1	MAR 30 24	RE-ISSUED FOR REZONING
2	MAR 22 24	RE-ISSUED FOR CITY REVIEW
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5	MAR 18 22	ISSUED FOR CLIENT REVIEW
6	OCT 20 21	RE-ISSUED FOR DP
7	SEPT 01 21	CHANGE OF FAR
8	SEPT 15 20	RE-ISSUED FOR DP
9	JULY 04 19	ISSUED FOR REZONING

LEGEND FOR SITE	
	USEABLE OPEN SPACE
LEGEND FOR BUILDING 1	
	LINE OF SIXTH FLOOR
	LINE OF FIFTH FLOOR
	LINE OF FOURTH FLOOR
	LINE OF THIRD FLOOR
	LINE OF SECOND FLOOR
	LINE OF GROUND FLOOR
NOTE FOR FFE: MINIMUM ELEVATION SHOULD BE 0.15M (6") ABOVE C.L. OF ROAD (ACCORDING TO FCL EXEMPTION FOR DOWNTOWN SQUAMISH) AND 0.3M (1 FT.) ABOVE THE GUTTER OR ANY ADJACENT ROAD.	

SITE STATISTICS	
ZONE FOR LOT A: C-4 DOWNTOWN COMMERCIAL (OCP, DOWNTOWN GATEWAY)	
SITE AREA: 91,646.9 SQ.FT. (9,075.4 SQ.M) (0.9ha)	
(EXCLUDING THE ROAD DEDICATION & ROAD RESTRICTIVE COVENANT AND INCLUDING THE CN ADJACENT PROPERTY & MUP)	
SITE COVERAGE: 62,515.0 SQ.FT. (5,807.8 SQ.M) / 91,646.9 SQ.FT. (9,075.4 SQ.M) = 64.0%	
BUILDING 1 - COMMERCIAL & OFFICE USE	
GROUND FLOOR: 15,591.4 SQ.FT. (1,448.5 SQ.M) - RETAIL USE	
2ND FLOOR: 13,221.3 SQ.FT. (1,228.9 SQ.M) - OFFICE USE	
3RD FLOOR: 12,812.4 SQ.FT. (1,190.3 SQ.M) - OFFICE USE	
4TH FLOOR: 11,234.4 SQ.FT. (1,044.2 SQ.M) - OFFICE USE	
5TH FLOOR: 9,455.0 SQ.FT. (873.4 SQ.M) - OFFICE USE	
6TH FLOOR: 7,362.0 SQ.FT. (684.0 SQ.M) - OFFICE USE	
TOTAL: 62,681.5 SQ.FT. (6,414.2 SQ.M)	
BUILDING 2 - COMMERCIAL & OFFICE & RESIDENTIAL W/ PRIVATE ROOFTOP AMENITY	
GROUND: 8,182.1 SQ.FT. (761.1 SQ.M) - COMMERCIAL	
2ND FLR: 14,454.9 SQ.FT. (1,337.9 SQ.M) - RESIDENTIAL	
3RD FLR: 14,454.9 SQ.FT. (1,337.9 SQ.M) - RESIDENTIAL	
4TH FLR: 14,454.9 SQ.FT. (1,337.9 SQ.M) - RESIDENTIAL	
5TH FLR: 14,454.9 SQ.FT. (1,337.9 SQ.M) - RESIDENTIAL	
6TH FLR: 14,454.9 SQ.FT. (1,337.9 SQ.M) - RESIDENTIAL	
TOTAL: 45,422.2 SQ.FT. (4,219.9 SQ.M)	
BUILDING 3 - THEATRE & DAYCARE	
GROUND: 11,219.2 SQ.FT. (1,042.3 SQ.M) - THEATRE	
2ND FLR: 5,715.5 SQ.FT. (530.4 SQ.M) - THEATRE	
3RD FLR: 11,219.2 SQ.FT. (1,042.3 SQ.M) - THEATRE	
4TH FLR: 11,219.2 SQ.FT. (1,042.3 SQ.M) - DAYCARE	
TOTAL: 39,372.6 SQ.FT. (3,657.8 SQ.M)	
TOTAL OF BLDG. 1 & 2 & 3: 152,591.4 SQ.FT. (14,176.2 SQ.M)	
DAYCARE AREA	
USABLE AREA = 8,611.3 SQ.FT. (800.5 SQ.M)	
(INCLUDING CLASSROOMS, NAP ROOMS, GROSS MOTOR ROOM, HALLWAY, 1/3 OF STORAGE ROOM, 1/3 OF WASHROOMS, AND 1/3 OF OFFICES)	

UNIT COUNT SYNOPSIS FOR BLDG 2 (5 RESIDENTIAL FLOORS)				
	3 BEDS	2 BEDS	1 BED	TOTAL
2ND FLOOR	1	3	3	7
3RD FLOOR	2	3	3	8
4TH FLOOR	2	3	3	8
5TH FLOOR	2	3	3	8
6TH FLOOR	2	3	3	8
TOTAL	4	15	15	34
FAR FOR RESIDENTIAL & COMMERCIAL/OFFICE.				
(EXCL. COMMON AREAS AS PER BYLAW)				
BUILDING 1				
COMMERCIAL & OFFICES = 62,605.5 SQ.FT. (5,816.2 SQ.M.)				
BUILDING 2				
RESIDENTIAL: 30,790 SQ.FT. (2,860 SQ.M.)				
COMMERCIAL = 6,867.9 SQ.FT. (638.04 SQ.M.)				
BUILDING 3				
THEATRE = 25,344.5 SQ.FT. (2,354.6 SQ.M.)				
DAYCARE = 10,645.1 SQ.FT. (984.0 SQ.M.)				
TOTAL RESIDENTIAL & COMMERCIAL =				
136,253.0 SQ.FT. (12,658.3 SQ.M.) / 91,646.9 SQ.FT. (9,075.4 SQ.M.) = 142.				
ENCLOSED GARBAGE AREA: 1,620 SQ.FT. (150.6 SQ.M.)				
SETBACKS:				
FRONT (BAILEY)		PROPOSED		
		3'-7" (1.1M)		
REAR		0'-7" (0.2M) @ RAMP		
		6'-5 3/4" (2.0M) @ PARKADE		
EXTERIOR SIDE (E)		13'-1 1/4" (4.1M)		
EXTERIOR SIDE (SE)		40'-6 1/2" (12.4M)		
EXTERIOR SIDE (WEST)		4'-10 3/4" (1.5M)		
		1'-8" (0.5M) @ PARKADE		
MAX. HEIGHT				
ALLOWED		65'-9" FT. (20.0 M)		
PROVIDED		74'-9" (22.8M) BLDG 1		
		71'-0" (21.6M) BLDG 2		
		61'-3" (18.7M) BLDG 3		
		44'-0" (13.4M) PARKADE		

OFF-STREET PARKING REQUIREMENTS	
THIS LOT PORTION IS IN DOWNTOWN SQUAMISH	
- ALL OTHER USES EXCEPT RESIDENTIAL: 2 SPACES PER 100 SQ.M (1,076 SQ.FT.) OF GROSS FLOOR AREA	
- RESIDENTIAL: 1 SPACE PER DWELLING UNIT	
- EXCLUDES COMMON AREAS, SERVICE ROOM & ELEVATOR	
BUILDING 1 62,605.5 SQ.FT. (5,816.2 SQ.M) / 1,076.4 SQ.FT. (100 SQ.M) = 58.2 X 2 = 116.4 REQ'D (EXCLUDING HALLWAY, STAIRS, SERVICE ROOM & ELEVATOR)	
BUILDING 2 1 COMMERCIAL 6,867.9 (638) SQ.M / 1,076.4 SQ.FT. (100 SQ.M) = 6.3 X 2 = 12.6 REQ'D (EXCLUDING BIKE ROOM, STAIRS, SERVICE ROOM & ELEVATOR)	
2 RESIDENTIAL 34 DWELLING UNITS = 34 REQ'D	
BUILDING 3 35,984.6 SQ.FT. (3,343.5 SQ.M) / 1,076.4 SQ.FT. (100 SQ.M) = 33.4 X 2 = 66.8 REQ'D (EXCLUDING STAIRS, SERVICE ROOM & ELEVATOR)	
TOTAL REQUIRED FOR BLDG 14213 = 235 + 7 SPACES FROM LOT B = 242	
H/C STALLS REQ'D = (11-340) = 6	
TOTAL PROVIDED FOR ALL BLDGS = 218 SPACES IN PARKADE (INCL. 5 H/C STALLS) + 28 ON SITE (INCL. 2 H/C STALLS) = 246 STALLS	
USEABLE OPEN SPACE REQUIRED: MIN. 15% OF THE LOT AREA = 14,654.5 SQ.FT. (1,361.5 SQ.M)	
PROVIDED:	
1. COMMON: 13,113 SQ.FT. (1,225.7 SQ.M) ON GRADE	
2. PRIVATE (ROOFTOP IN BLDG 2) = 6,446 SQ.FT. (603.5 SQ.M)	
3. DAYCARE (ROOFTOP IN BLDG 3) = 10,307.0 SQ.FT. (951.6 SQ.M)	
TOTAL PROVIDED: 29,866 SQ.FT. (2,786.7 SQ.M)	

INDOOR AMENITY SPACE	
REQUIRED: 2.0 SQ.M (215 SQ.FT.) PER DWELLING UNIT FOR APARTMENT BUILDING	
- ALL OTHER USES EXCEPT RESIDENTIAL: 2 SPACES PER 100 SQ.M (1,076 SQ.FT.) OF GROSS FLOOR AREA	
- RESIDENTIAL: 1 SPACE PER DWELLING UNIT	
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CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



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DRAWN BY AC APPROVED LSA

PROJECT LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET, SQUAMISH, B.C.
DRAWING

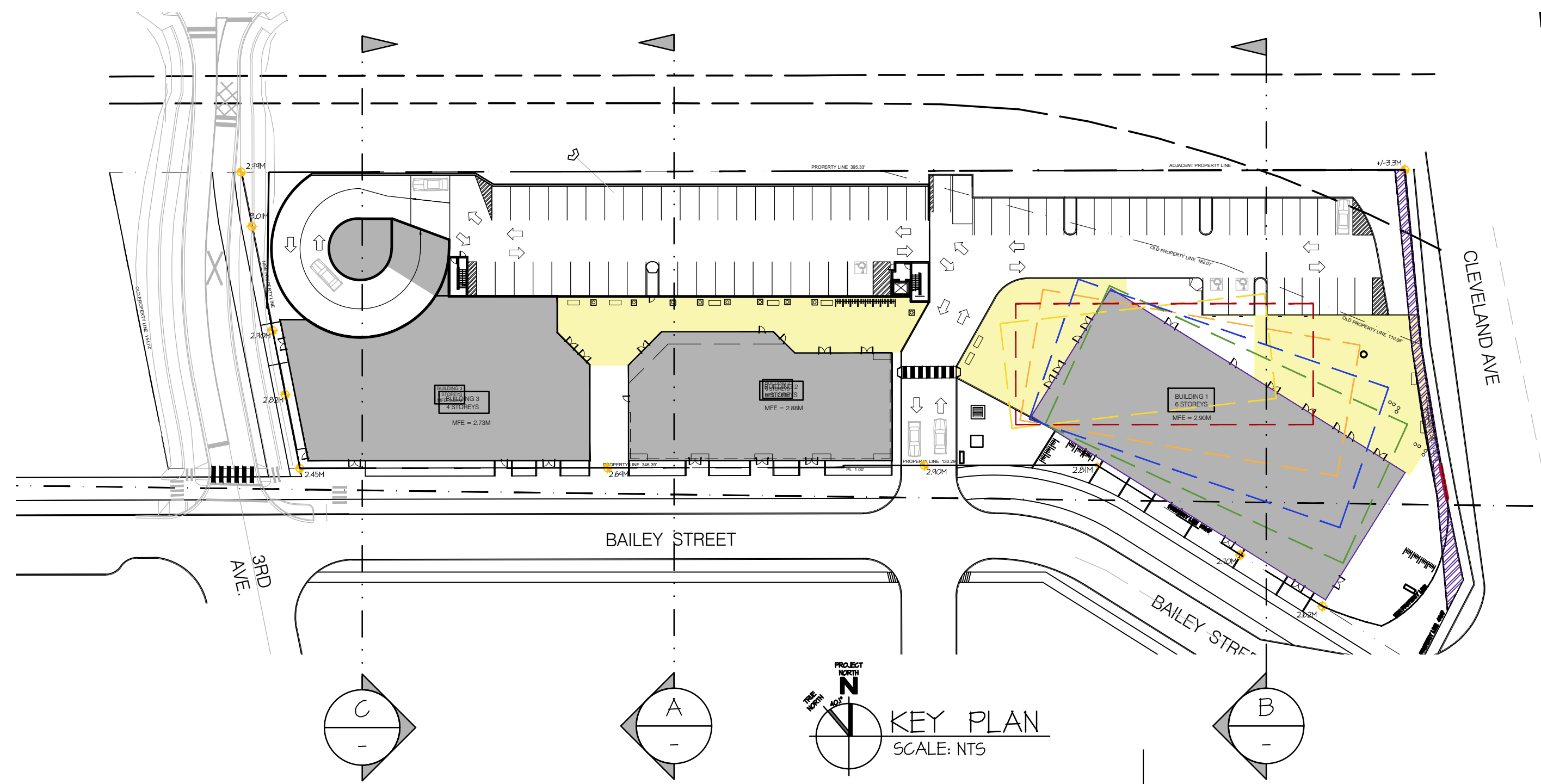
SITE PLAN LOT A

PROJECT NUMBER 17-094 DRAWING NUMBER AS1

SCALE 1" = 20'-0"

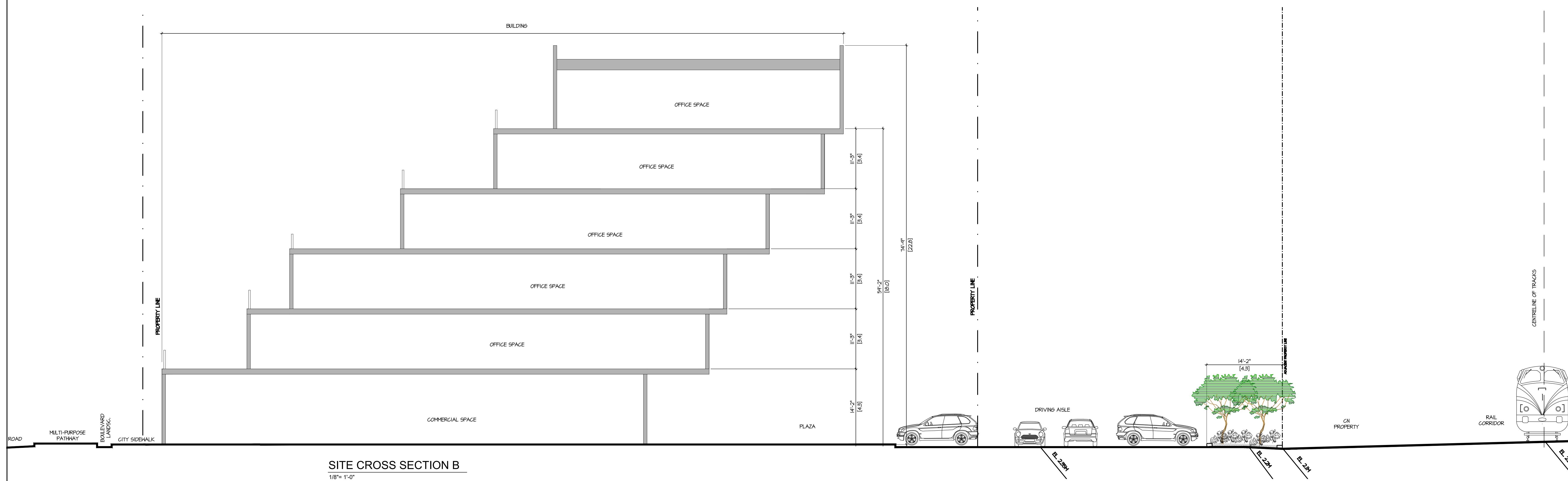
DATE AUG 30 2018 REVISION MAR 30 26

17-94 - LOT A - SQUAMISH GATEWAY



4	MAR 30 20	RE-ISSUED FOR REZONING
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REV	DATE	DESCRIPTION

CONSULTANT SEAL



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LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

SITE SECTION
& SIGNAGE DETAILS
LOT A

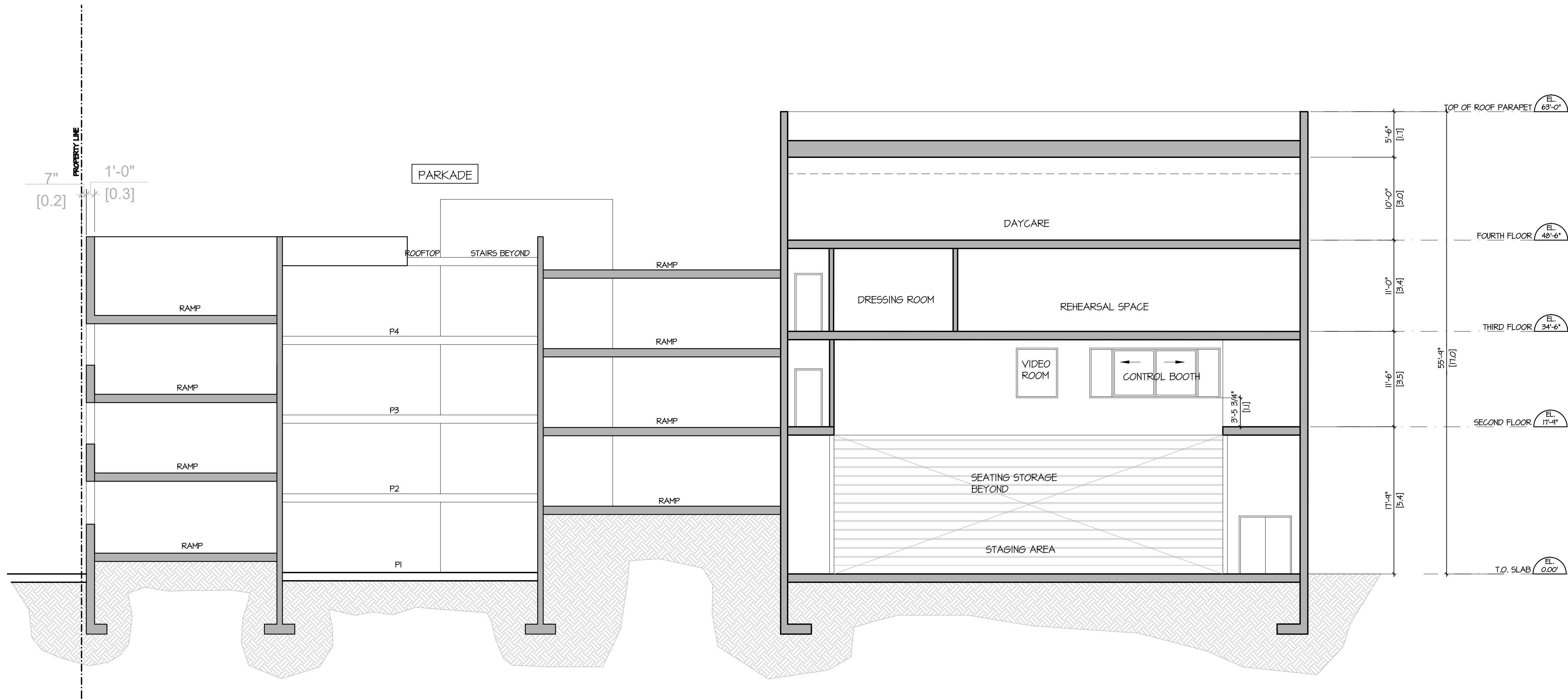
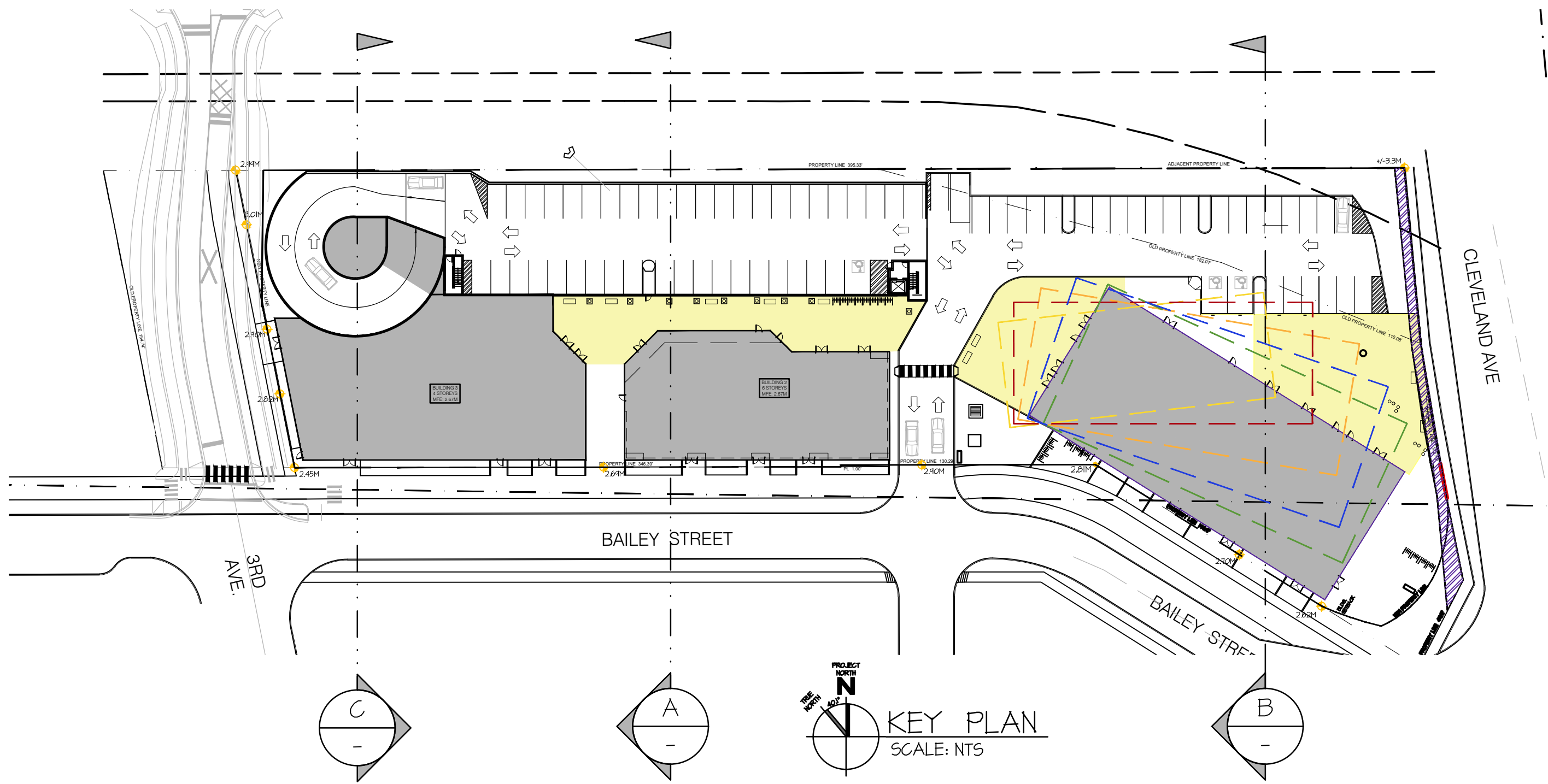
PROJECT NUMBER	DRAWING NUMBER
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17-094 AS1.1a

SCALE
AS NOTED

DATE	REVISION
AUG 20, 2018	MAR 20, 20

17-94 - LOT A - SQUAMISH GATEWAY



SITE CROSS SECTION C
1/8" = 1'-0"

REV	DATE	DESCRIPTION
1	JULY 04 19	ISSUED FOR DP
2	SEPT 15 20	RE-ISSUED FOR DP
4	OCT 20 21	RE-ISSUED FOR DP
6	NOV 01 22	ISSUED FOR CITY REVIEW
7	MAR 23 23	ISSUED FOR CITY REVIEW
9	MAR 30 24	RE-ISSUED FOR REZONING

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



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PROJECT

LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

DRAWING

SITE CROSS SECTIONS
& SIGNAGE DETAILS
LOT A

PROJECT NUMBER 17-094 DRAWING NUMBER AS1.1b

SCALE

1/16" = 1'-0"

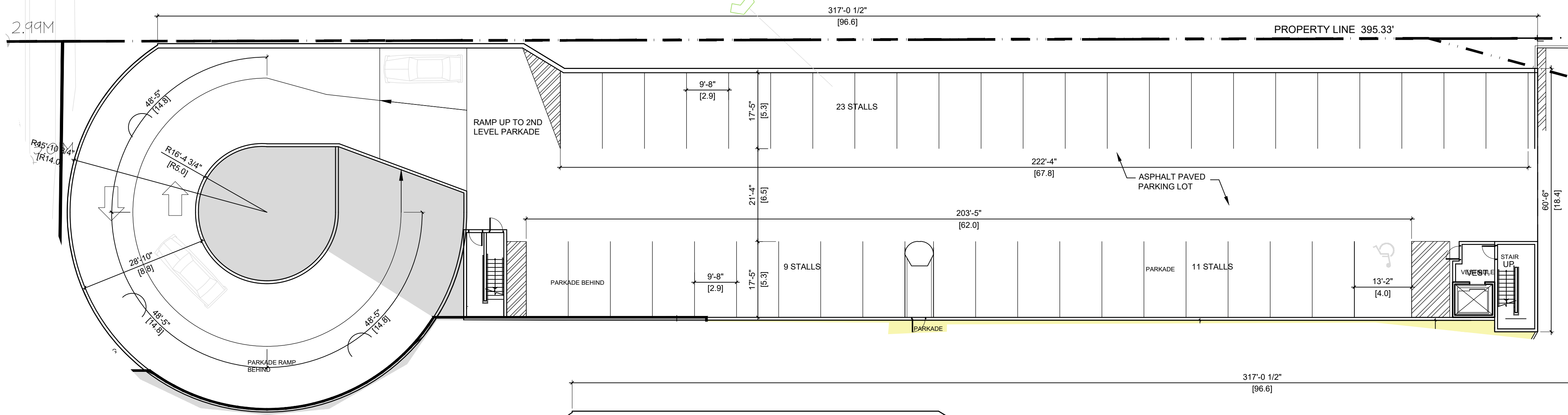
DATE

AUG 30 2018

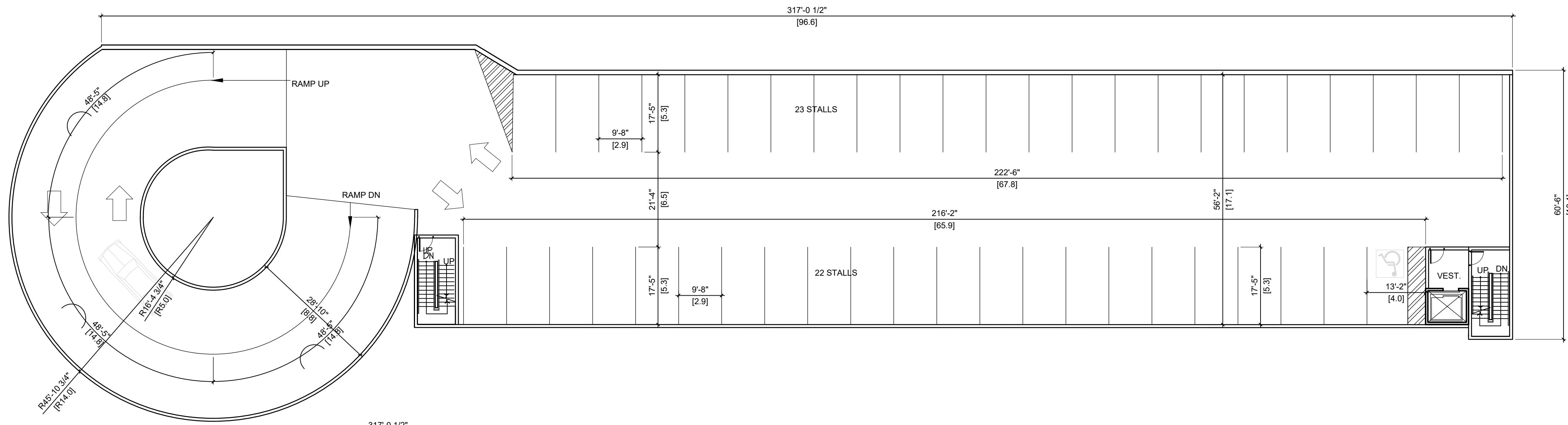
REVISION

MAR 30 26

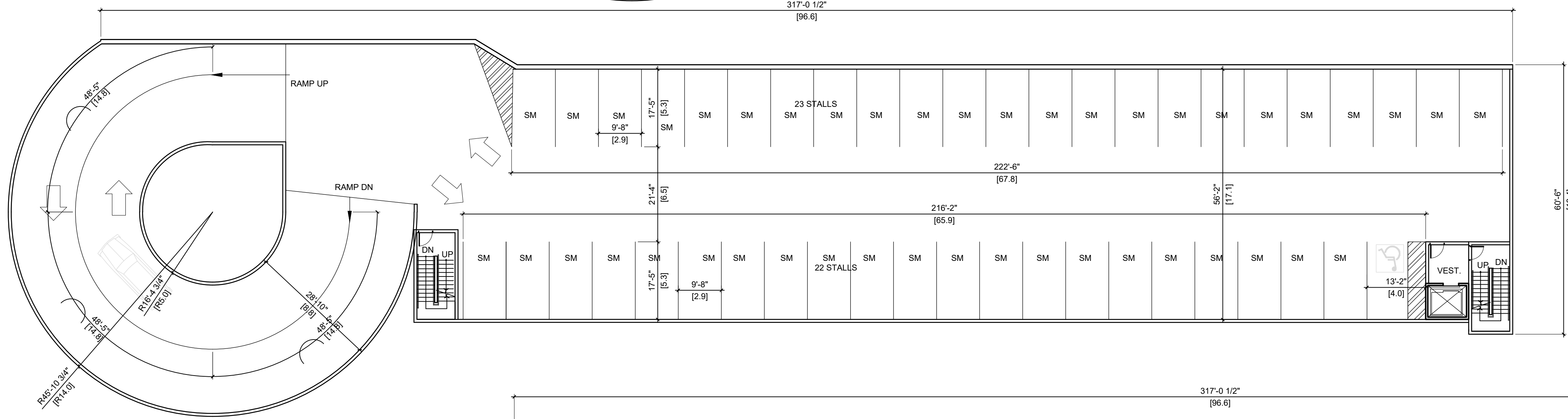
17-94 - LOT A - SQUAMISH GATEWAY



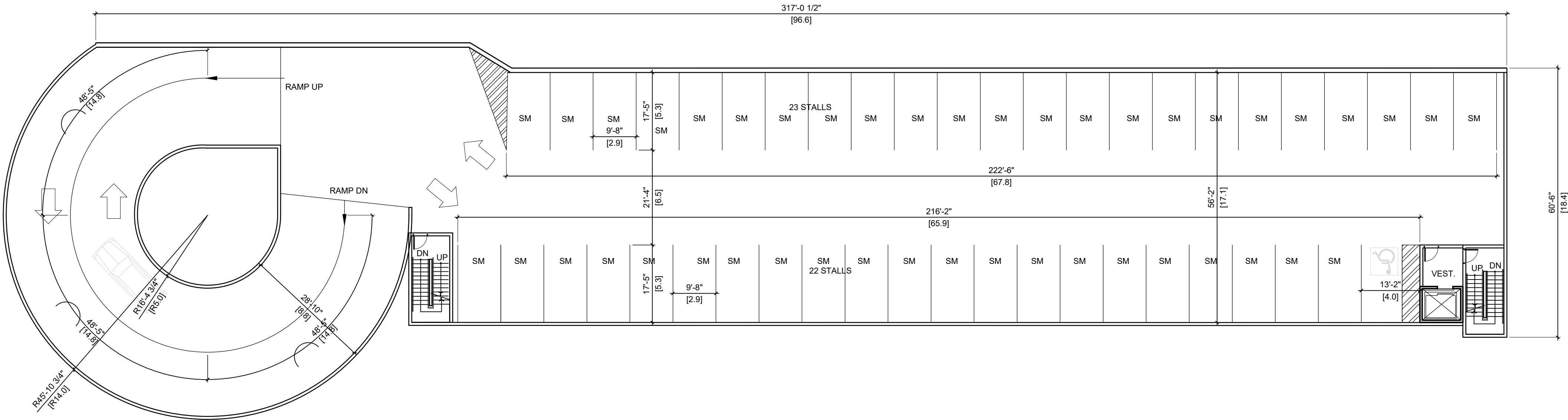
1 GROUND LEVEL PARKADE P1
1/16" = 1'-0"



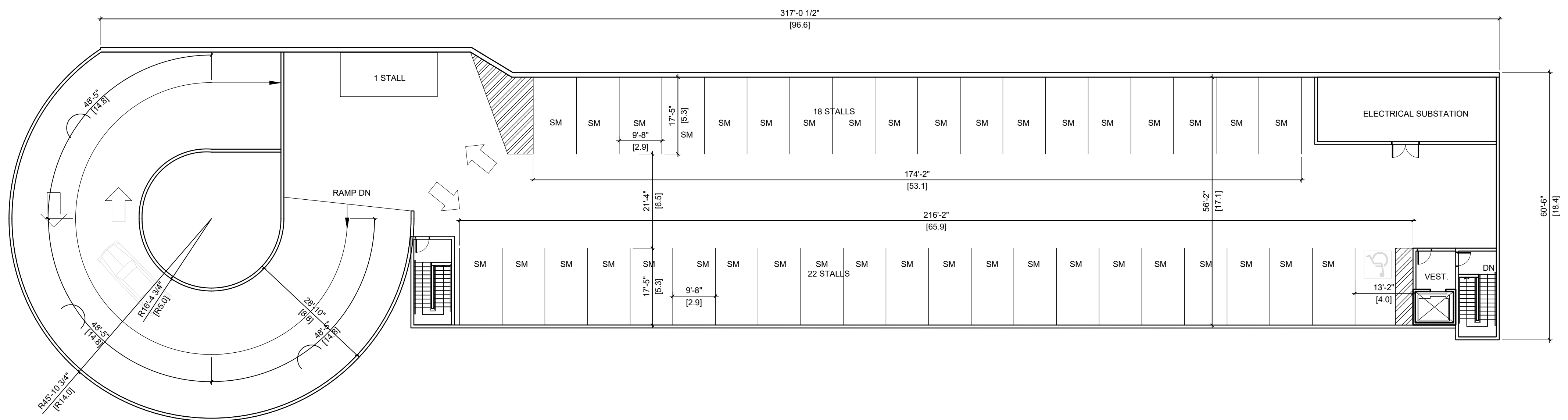
2 2ND LEVEL PARKADE P2
1/16" = 1'-0"



3 3RD LEVEL PARKADE P3
1/16" = 1'-0"



4 4TH LEVEL PARKADE P4
1/16" = 1'-0"



5 ROOFTOP PARKADE
1/16" = 1'-0"

REV	DATE	DESCRIPTION
9	MAR 30 26	RE-ISSUED FOR REZONING
7	MAR 23 23	ISSUED FOR CITY REVIEW
6	NOV 01 22	ISSUED FOR CITY REVIEW
5	MAR 18 22	ISSUED FOR CLIENT REVIEW
4	OCT 20 21	RE-ISSUED FOR DP
3	SEPT 01 21	CHANGE OF FAR
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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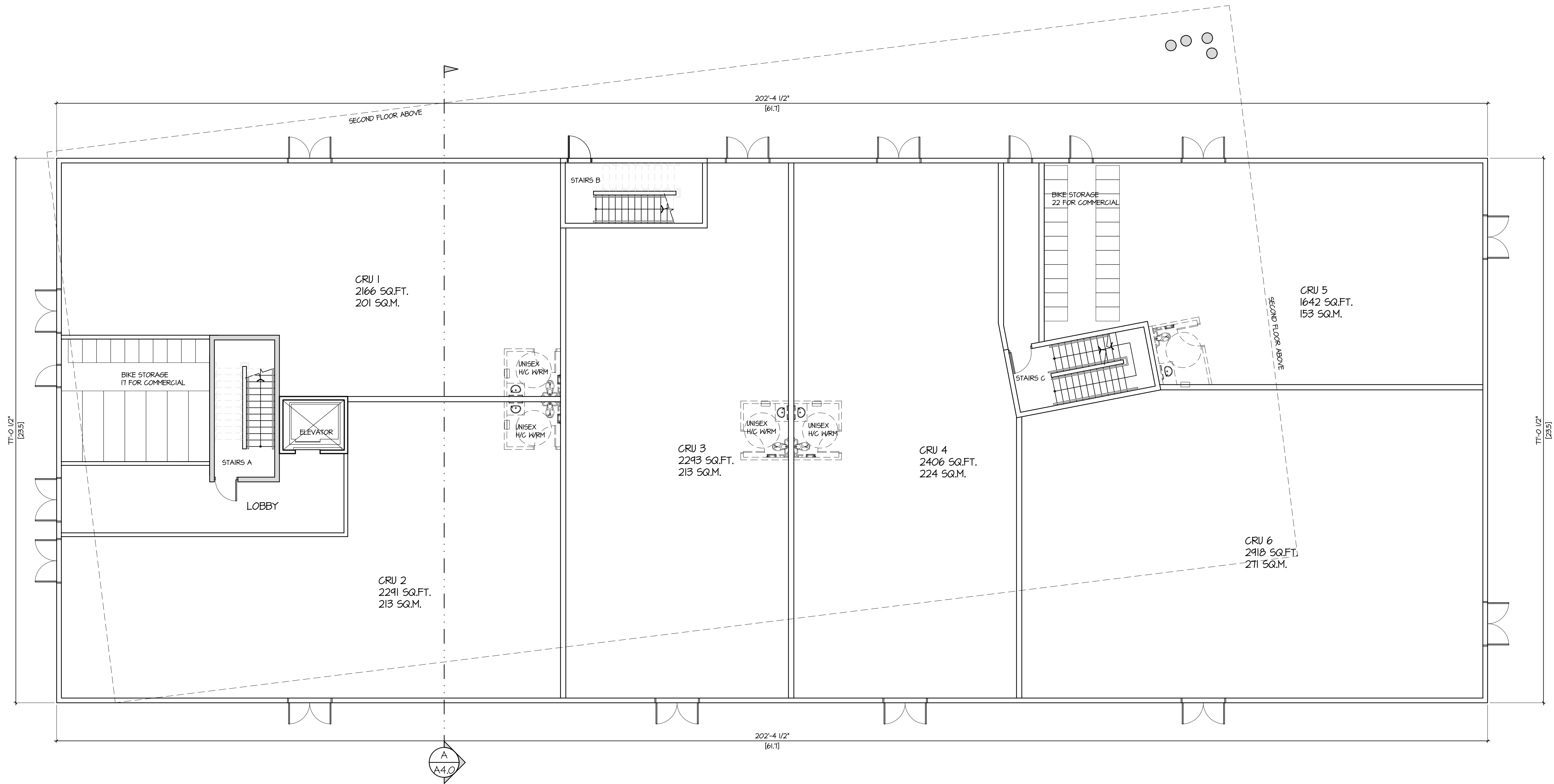


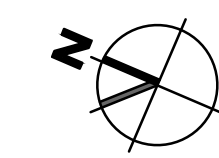
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PROJECT LOT A - SQUAMISH GATEWAY
1331 BAILEY STREET,
SQUAMISH, B.C.

PARKADE PLANS
LOT A
PROJECT NUMBER 17-094 DRAWING NUMBER AS1.4
SCALE 1/16" = 1'-0"
DATE AUG 30 2018 REVISION MAR 30 26



 **GROUND FLOOR PLAN**
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 15,541.4 SQ. FT. (1,448.5 SQ.M.)

REV	DATE	DESCRIPTION
5	MAR 22 24	RE-ISSUED FOR CITY REVIEW
4	MAR 23 23	RE-ISSUED FOR CITY REVIEW
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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PROJECT

LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

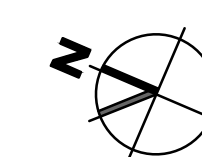
DRAWING

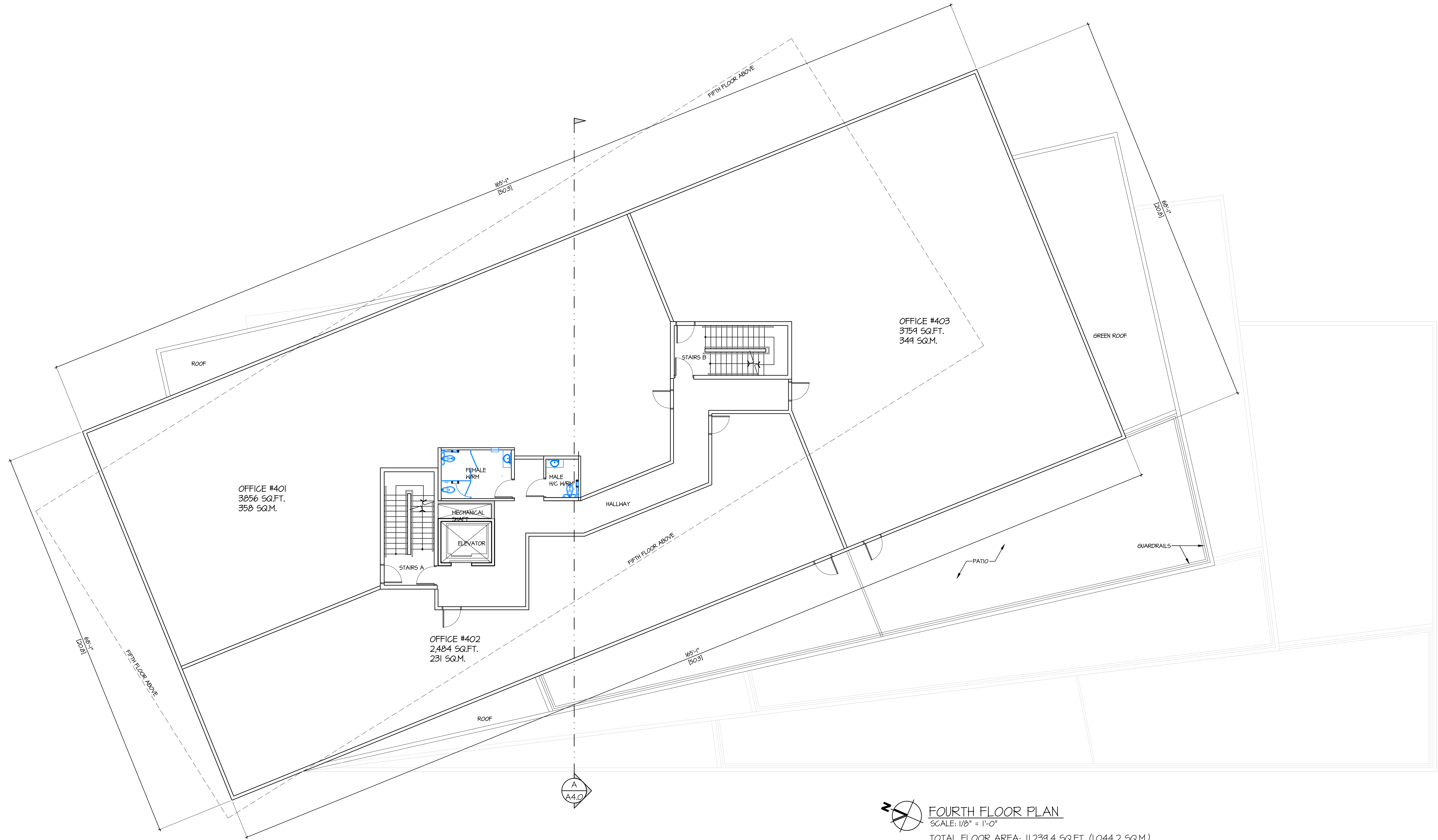
GROUND FLOOR PLAN
LOT A - BUILDING 1

PROJECT NUMBER: 17-094 DRAWING NUMBER: A1.0

SCALE: 1/8" = 1'-0"

DATE: AUG 30 2018 REVISION: MAR 10 24





FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 11,239.4 SQ.FT. (1,044.2 SQ.M.)

REV	DATE	DESCRIPTION
5	MAR 22 24	RE-ISSUED FOR CITY REVIEW
4	MAR 23 23	RE-ISSUED FOR CITY REVIEW
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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PROJECT

LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

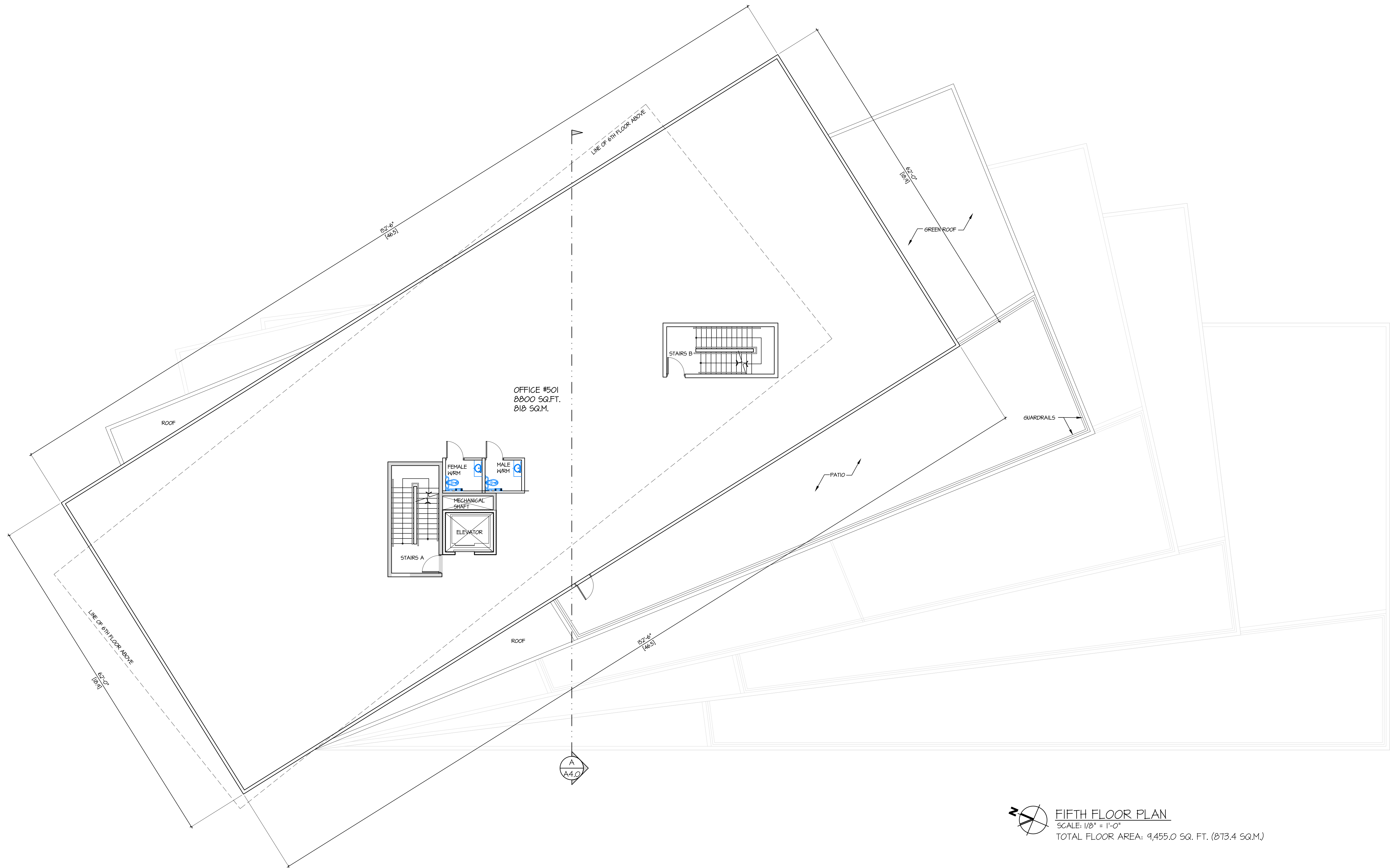
DRAWING

FOURTH FLOOR PLAN
LOT A - BUILDING 1

PROJECT NUMBER 17-094 DRAWING NUMBER A1.3

SCALE 1/8" = 1'-0"

DATE AUG 30 2018 REVISION MAR 10 24



FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 9,455.0 SQ. FT. (873.4 SQ.M.)

REV	DATE	DESCRIPTION
5	MAR 22 24	RE-ISSUED FOR CITY REVIEW
4	MAR 23 23	RE-ISSUED FOR CITY REVIEW
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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PROJECT

LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

DRAWING

FIFTH FLOOR PLAN

LOT A - BUILDING I

PROJECT NUMBER DRAWING NUMBER

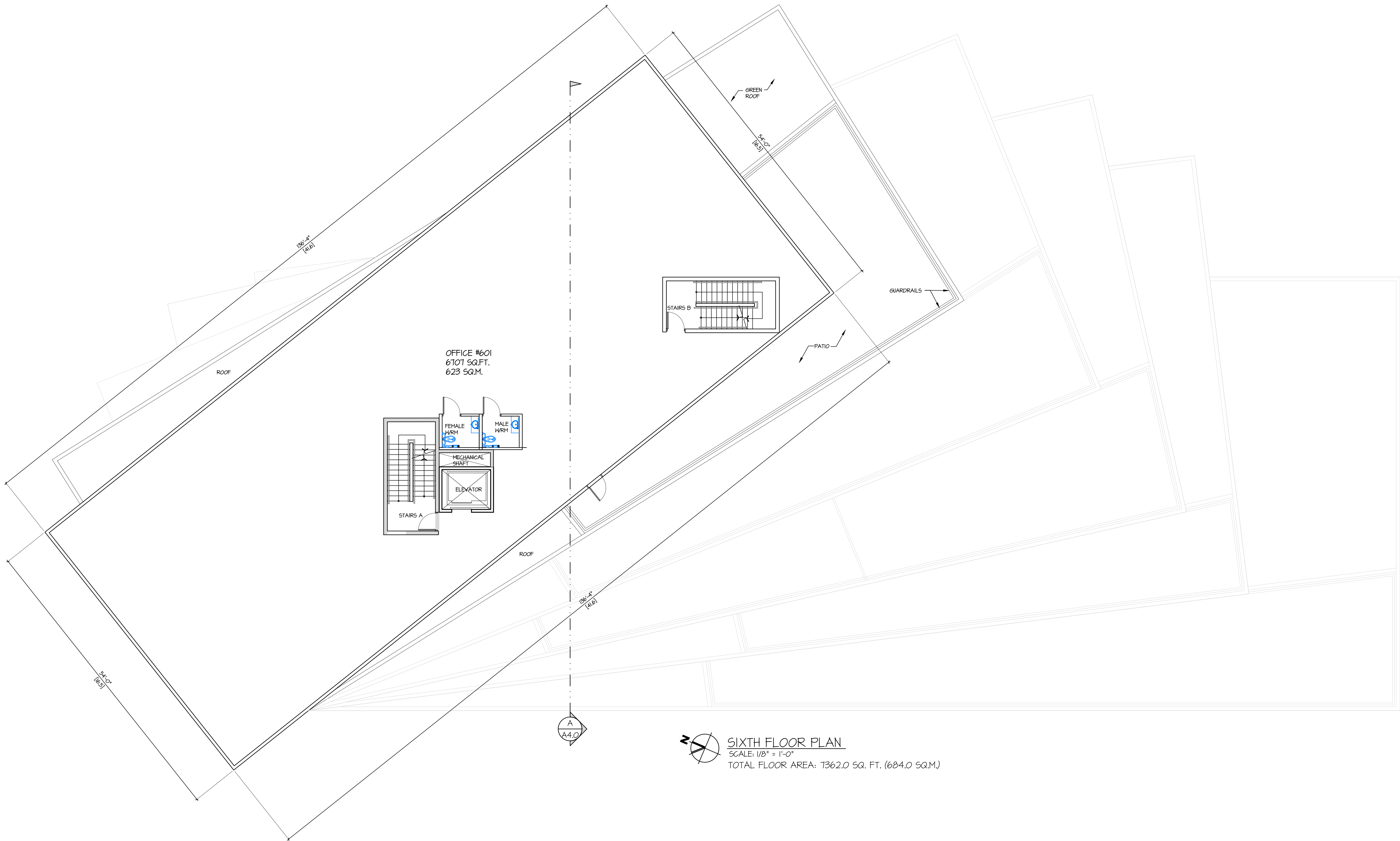
17-094 A1.4

SCALE

1/8" = 1'-0"

DATE REVISION

AUG 30 2018 MAR 10 24



SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 1362.0 SQ. FT. (684.0 SQ.M.)

REV	DATE	DESCRIPTION
5	MAR 22 24	RE-ISSUED FOR CITY REVIEW
4	MAR 23 23	RE-ISSUED FOR CITY REVIEW
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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PROJECT

LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

DRAWING

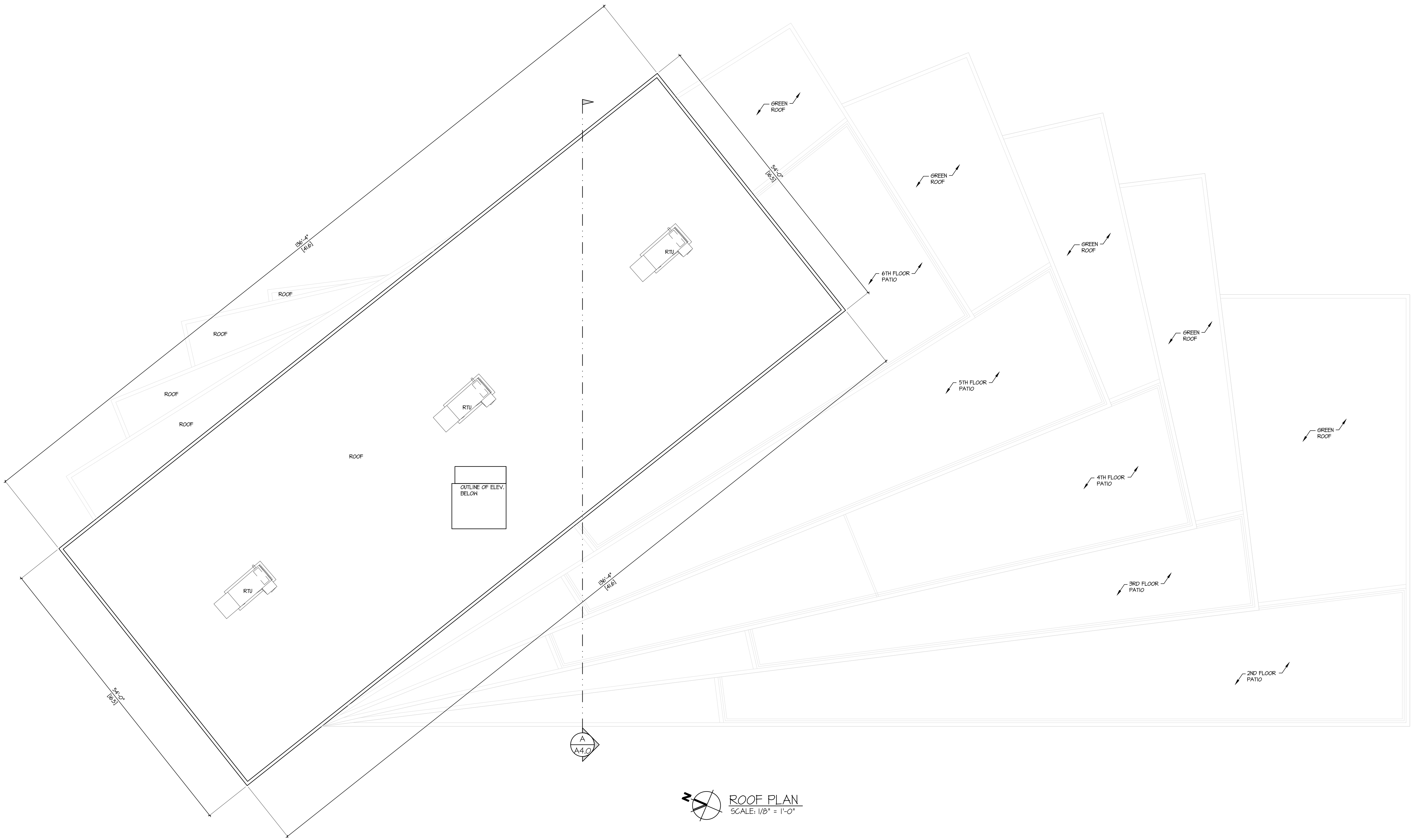
SIXTH FLOOR PLAN
LOT A - BUILDING I

PROJECT NUMBER 17-094 DRAWING NUMBER A1.5

SCALE 1/8" = 1'-0"

DATE AUG 30 2018 REVISION MAR 10 24

17-94 - LOT A - SQUAMISH GATEWAY



4	MAR 23 23	RE-ISSUED FOR CITY REVIEW
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP
REV	DATE	DESCRIPTION

CONSULTANT

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PROJECT

LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

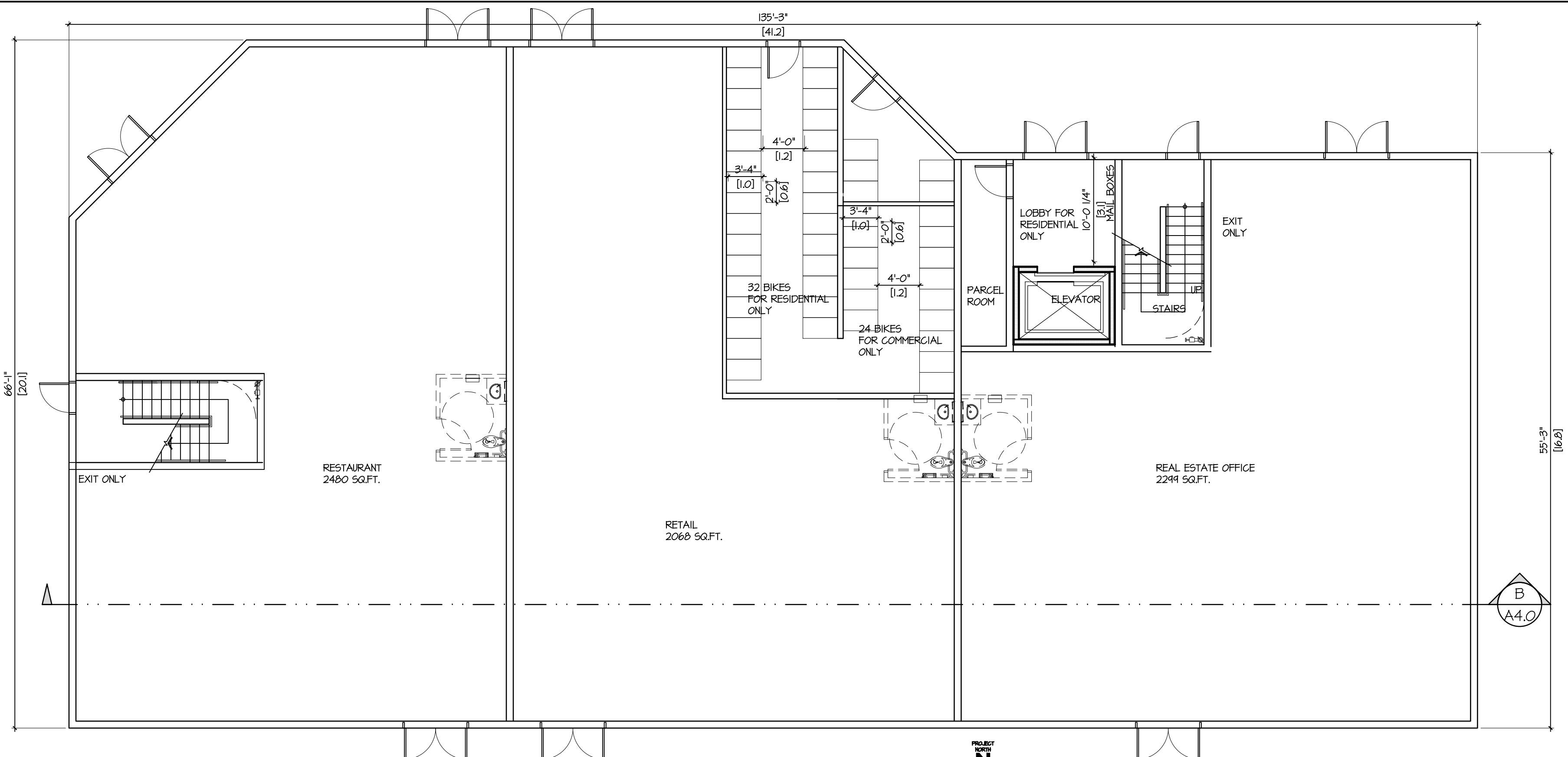
DRAWING

ROOF PLAN
LOT A - BUILDING 1

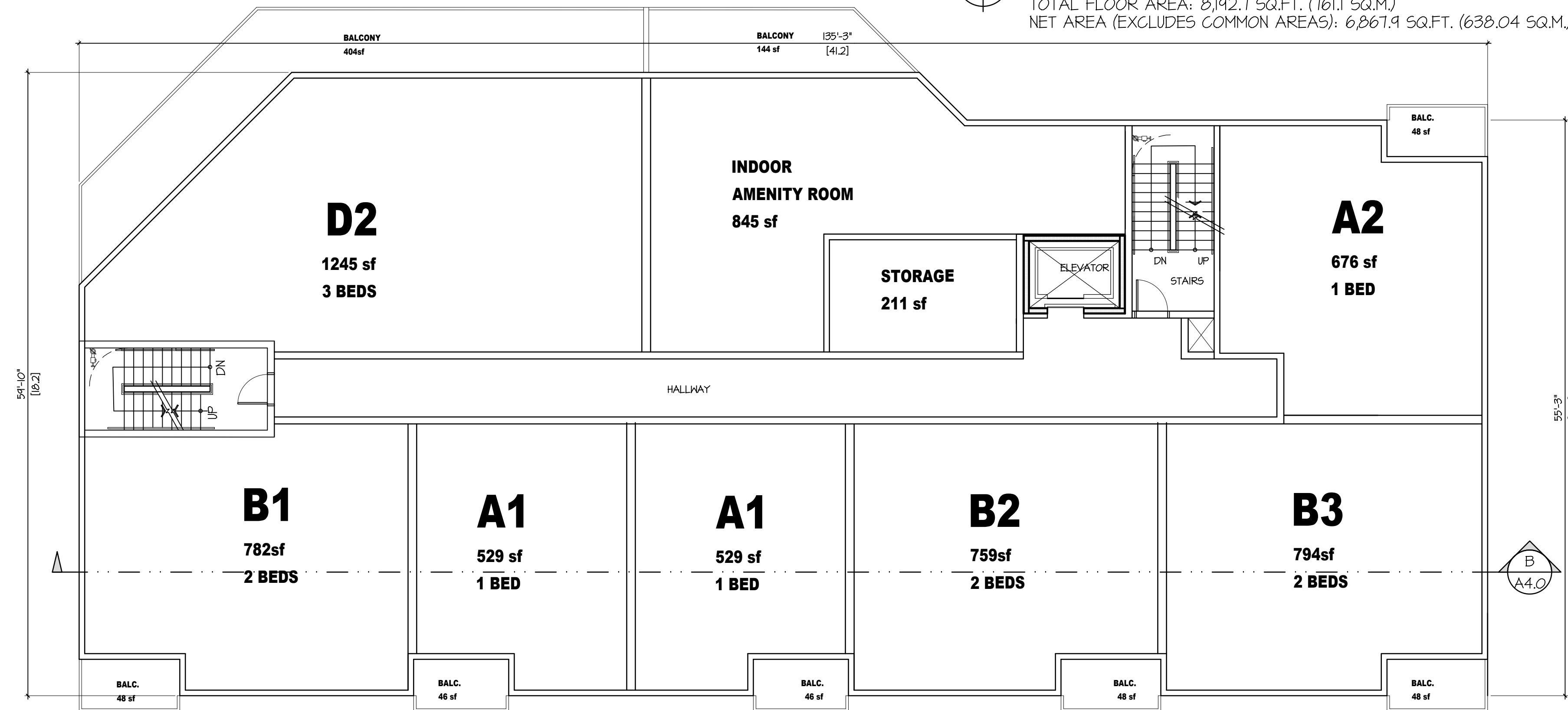
PROJECT NUMBER 17-094 DRAWING NUMBER A1.6

SCALE 1/8" = 1'-0"

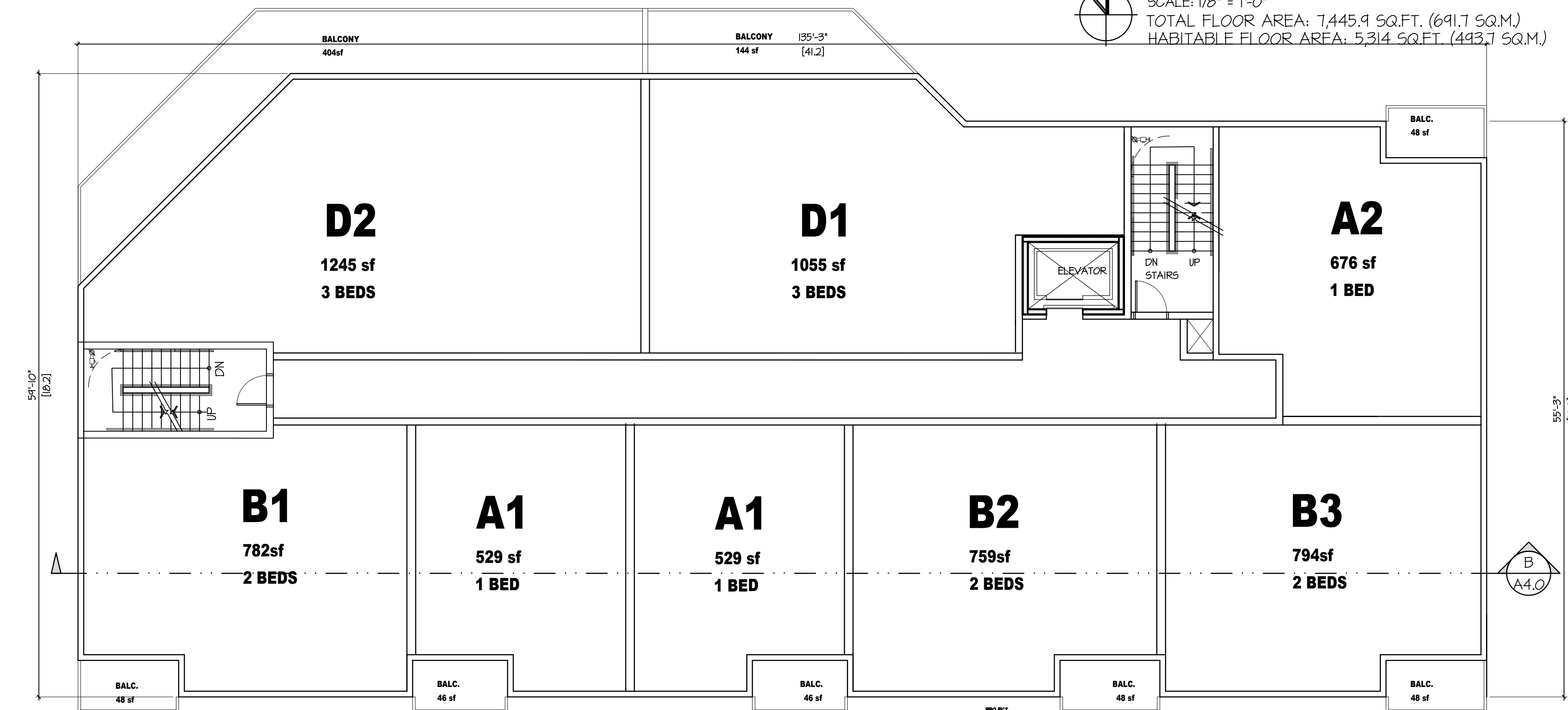
DATE AUG 30 2018 REVISION MAR 10 24



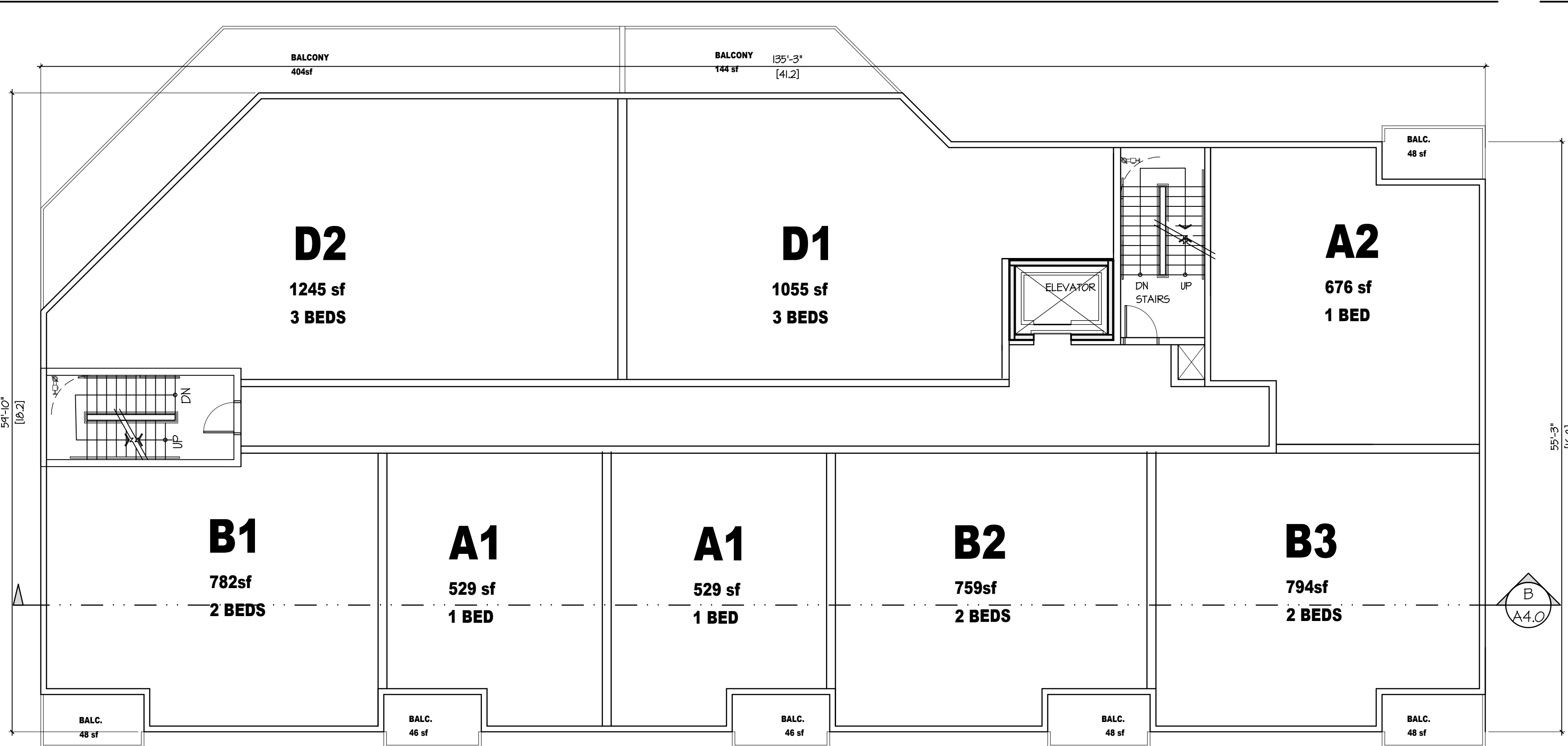
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 8,192.7 SQ.FT. (761.1 SQ.M.)
NET AREA (EXCLUDES COMMON AREAS): 6,861.9 SQ.FT. (638.04 SQ.M.)



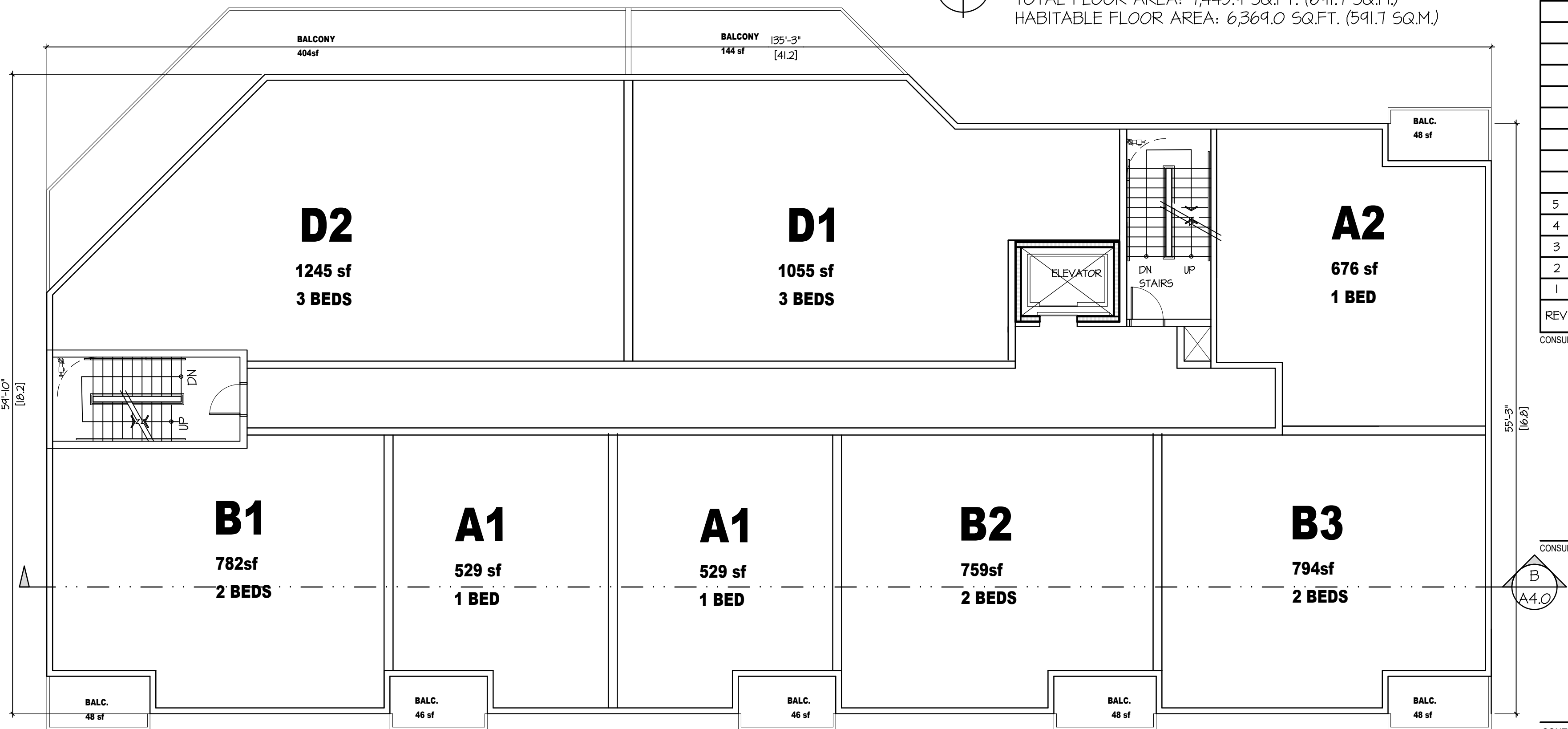
SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 7,445.9 SQ.FT. (691.7 SQ.M.)
HABITABLE FLOOR AREA: 5,314 SQ.FT. (493.7 SQ.M.)



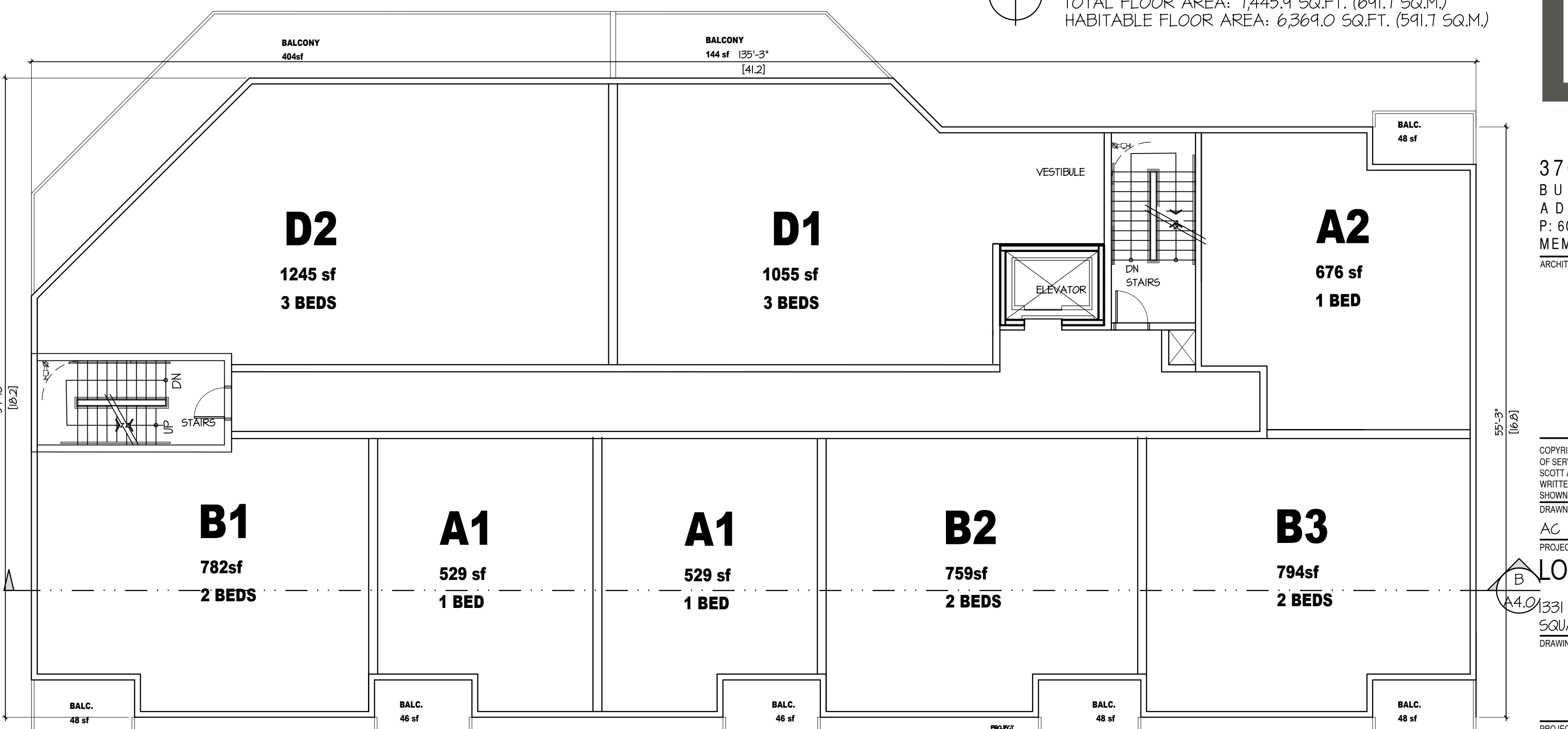
THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 7,445.9 SQ.FT. (691.7 SQ.M.)
HABITABLE FLOOR AREA: 6,369.0 SQ.FT. (591.7 SQ.M.)



FOURTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 7,445.9 SQ.FT. (691.7 SQ.M.)
HABITABLE FLOOR AREA: 6,369.0 SQ.FT. (591.7 SQ.M.)



FIFTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 7,445.9 SQ.FT. (691.7 SQ.M.)
HABITABLE FLOOR AREA: 6,369.0 SQ.FT. (591.7 SQ.M.)



SIXTH FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 7,445.9 SQ.FT. (691.7 SQ.M.)
HABITABLE FLOOR AREA: 6,369.0 SQ.FT. (591.7 SQ.M.)

REV	DATE	DESCRIPTION
5	MAR 22 24	RE-ISSUED FOR CITY REVIEW
4	MAR 23 22	RE-ISSUED FOR DP
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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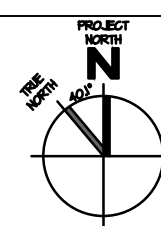
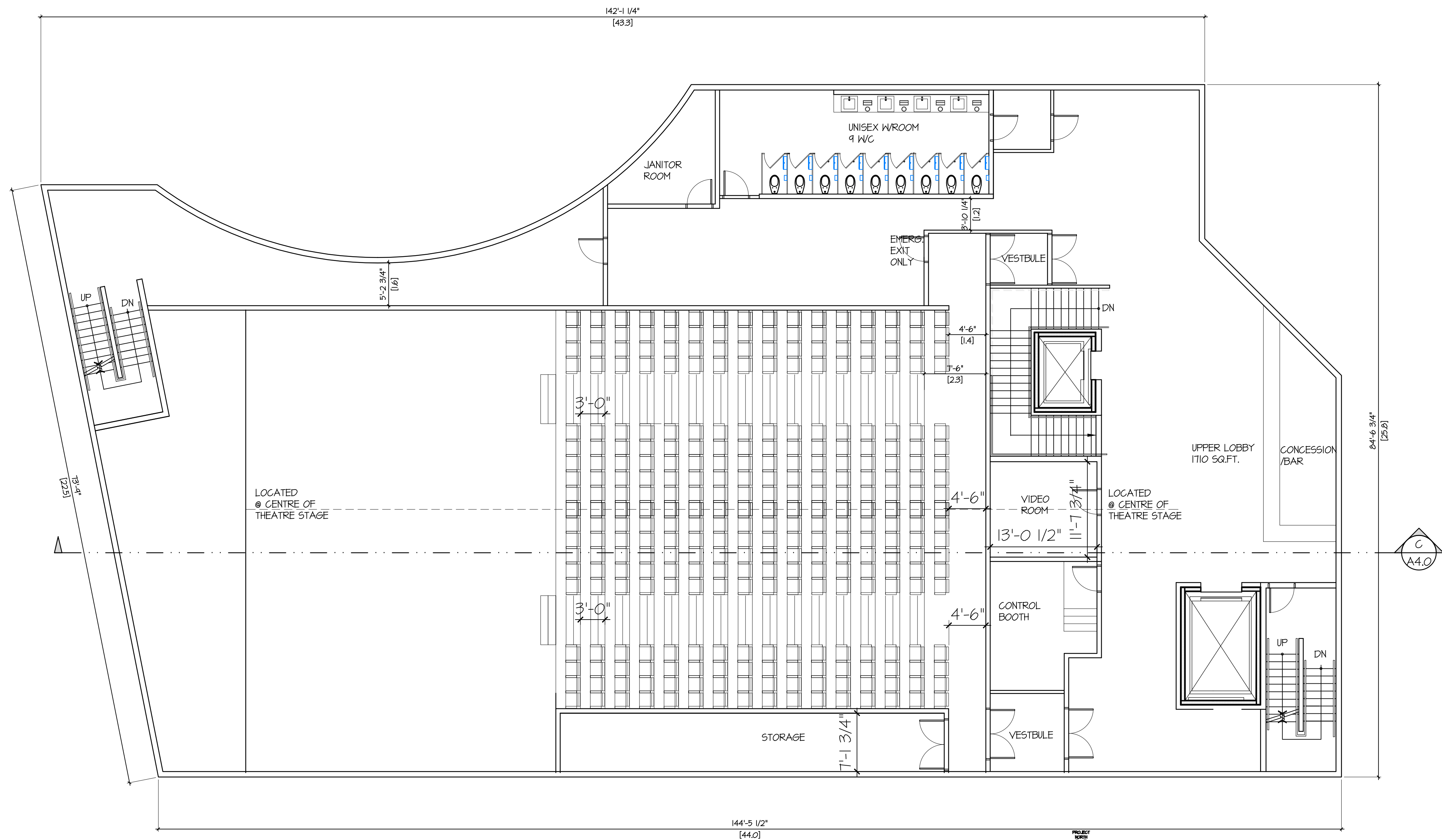
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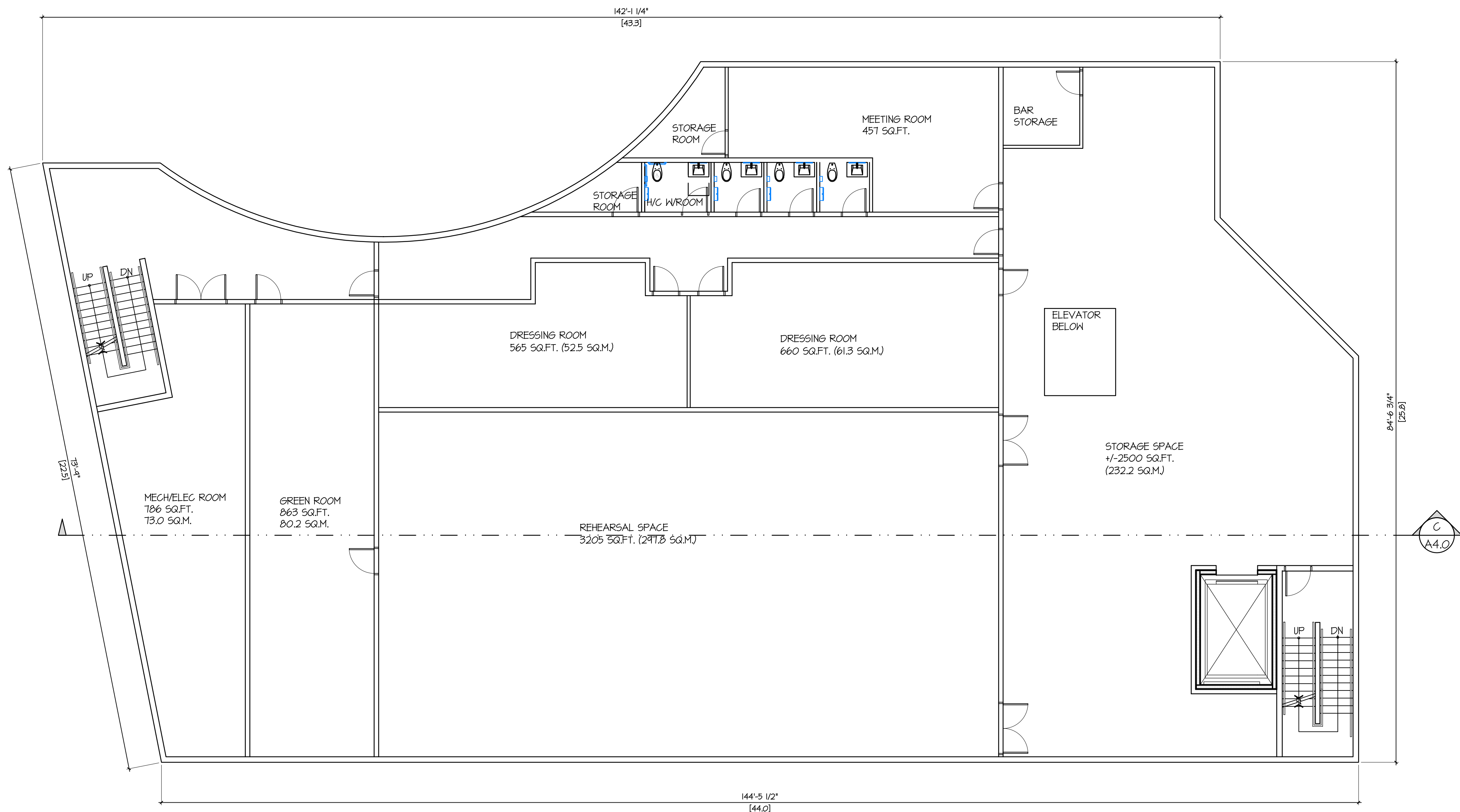
LOT A - SQUAMISH GATEWAY
331 BAILEY STREET,
SQUAMISH, B.C.
DRAWING

FLOOR PLANS
LOT A - BUILDING 2

PROJECT NUMBER	DRAWING NUMBER
17-094	A1.7
SCALE	AS NOTED
DATE	REVISION
AUG 30 2018	MAR 25 24



SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 5715.0 SQ.FT. (530.9 SQ.M.)



THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"
TOTAL FLOOR AREA: 11,219.2 SQ.FT. (1,042.3 SQ.M.)

REV	DATE	DESCRIPTION
5	MAR 22 24	RE-ISSUED FOR CITY REVIEW
4	MAR 23 22	RE-ISSUED FOR DP
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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PROJECT

LOT A - SQUAMISH GATEWAY

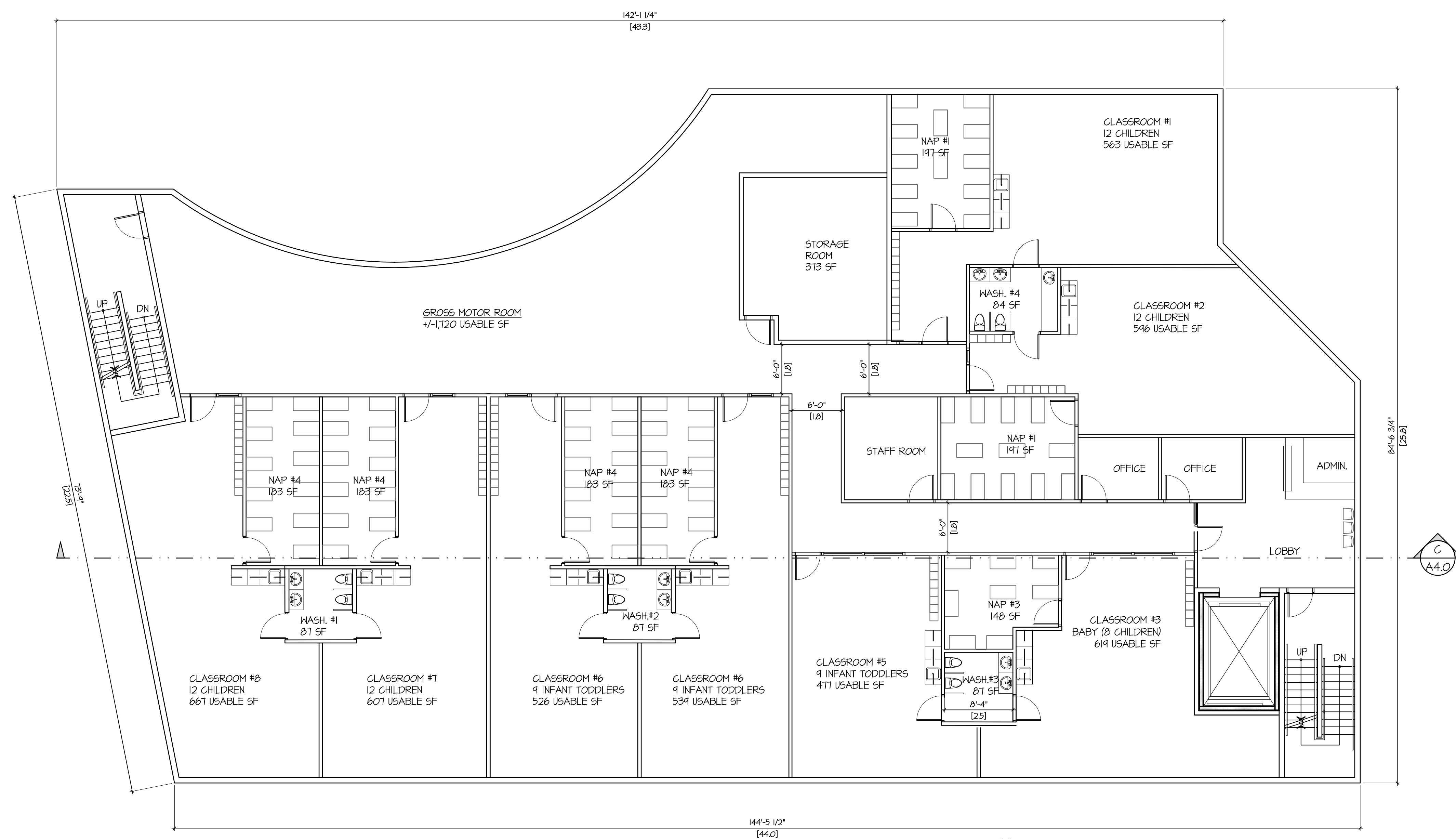
1331 BAILEY STREET,
SQUAMISH, B.C.
DRAWING

SECOND & THIRD FLOOR PLANS
LOT A - BUILDING 3

PROJECT NUMBER 17-094 DRAWING NUMBER A1.10

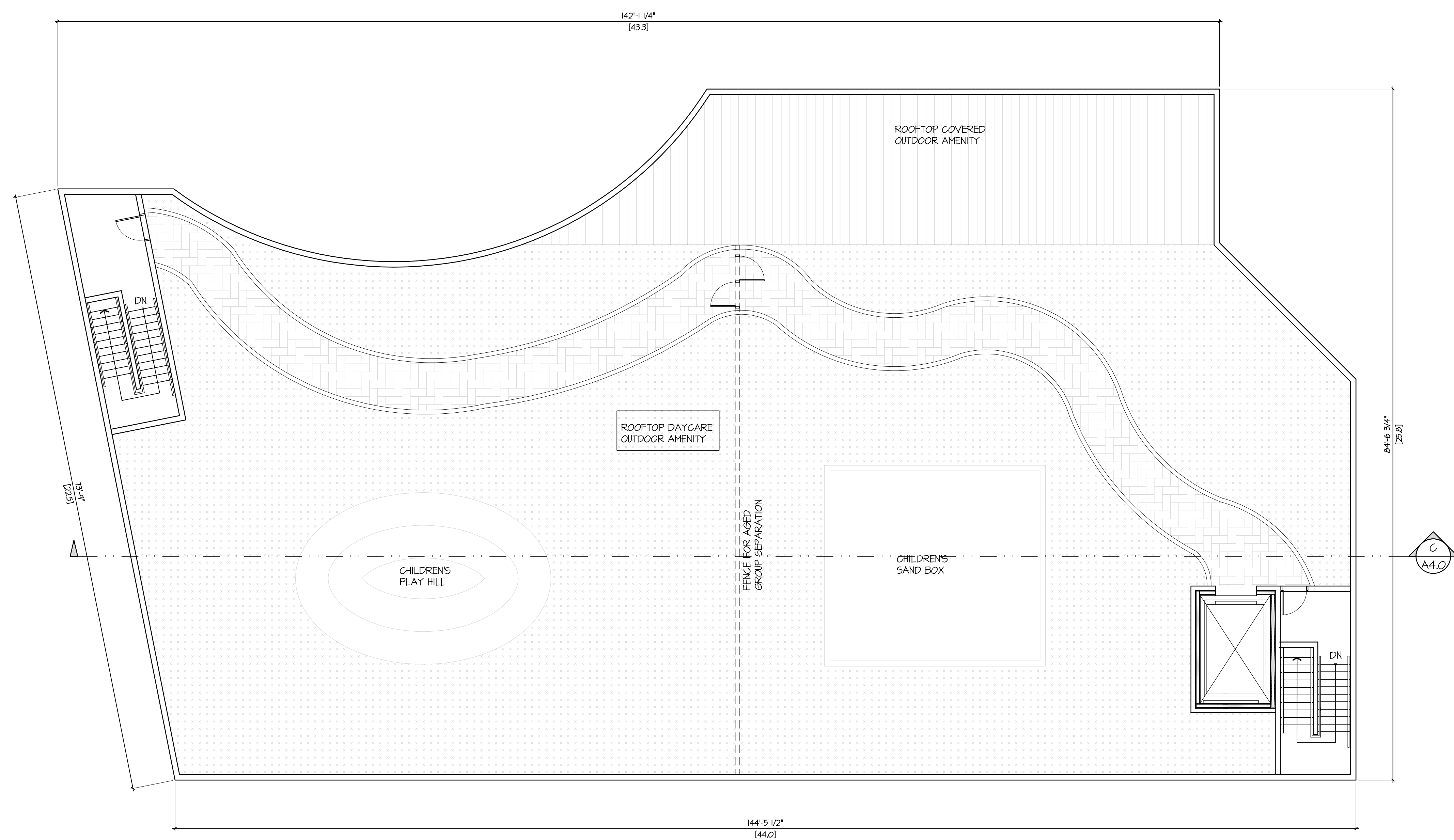
SCALE AS NOTED

DATE AUG 30 2018 REVISION MAR 18 24



5	MAR 22 24	RE-ISSUED FOR CITY REVIEW
4	MAR 23 22	RE-ISSUED FOR DP
3	NOV 01 22	ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 16	ISSUED FOR DP
REV	DATE	DESCRIPTION

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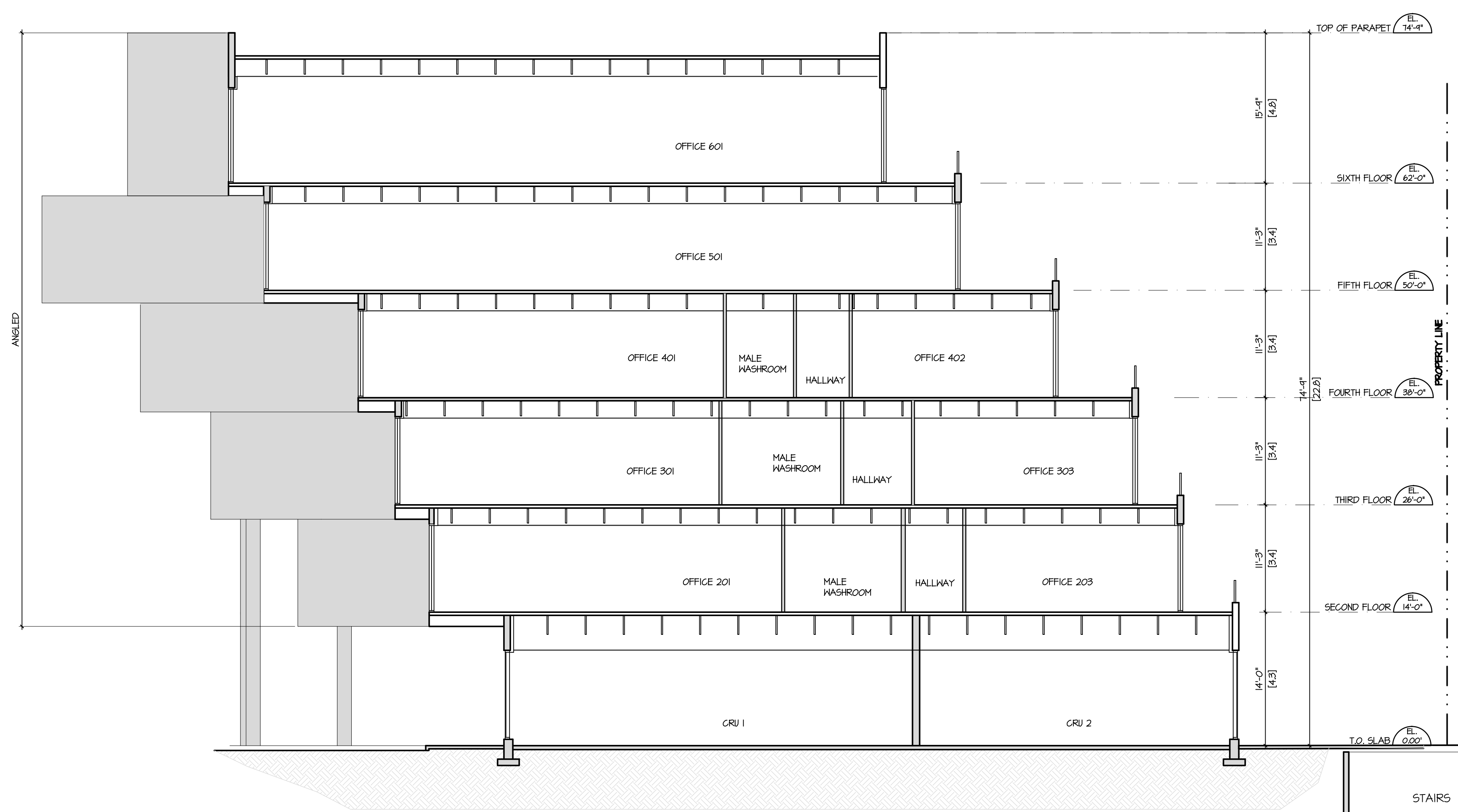
PROJECT _____

LOT A - SQUAMISH GATEWAY
1331 BAILEY STREET,
SQUAMISH, B.C.
DRAWING

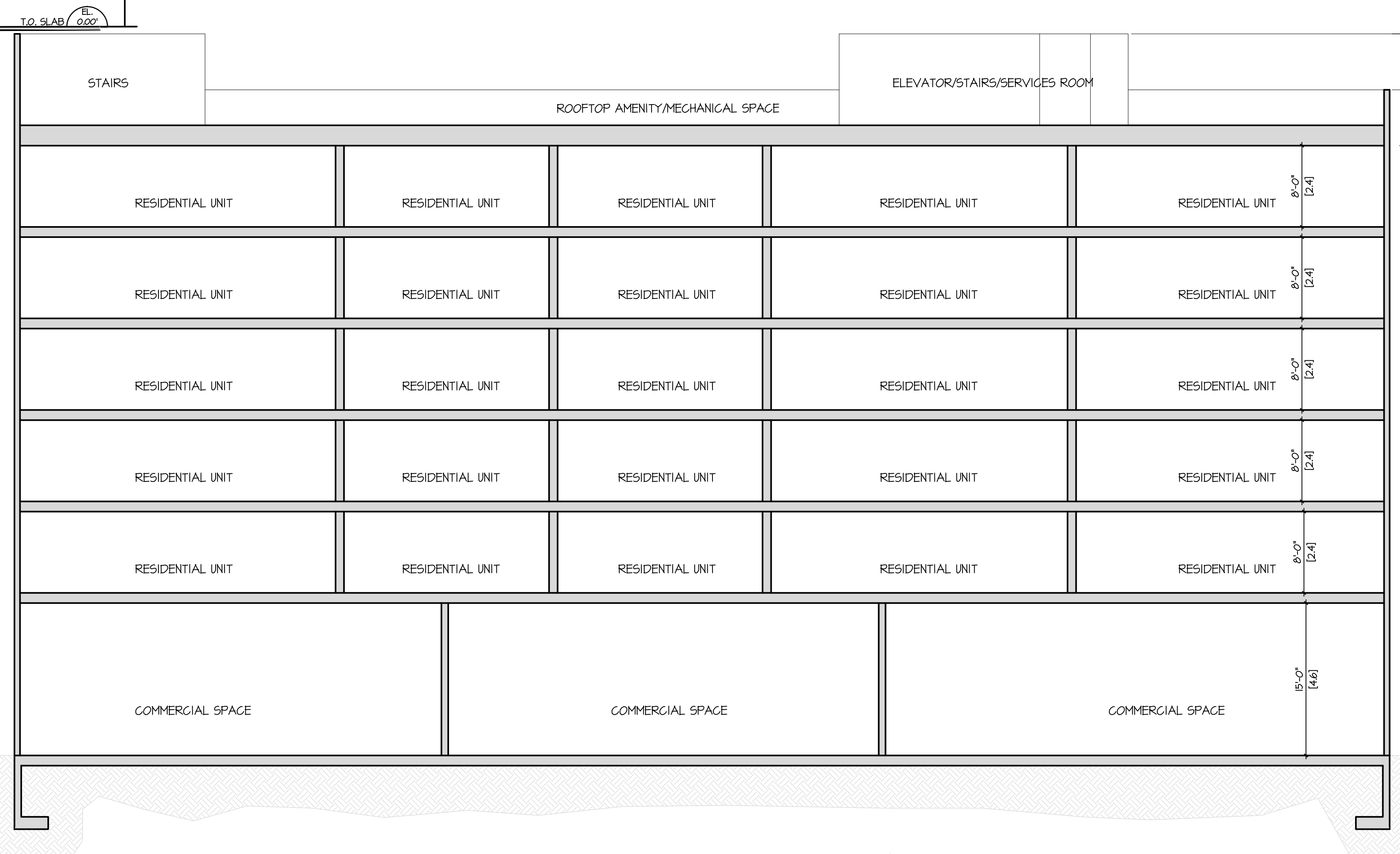
FOURTH FLOOR & ROOF PLANS
LOT A - BUILDING 3

PROJECT NUMBER	DRAWING NUMBER
17-094	A1.1
SCALE	
AS NOTED	
DATE	REVISION
AUG 30 2018	MAR 18 24

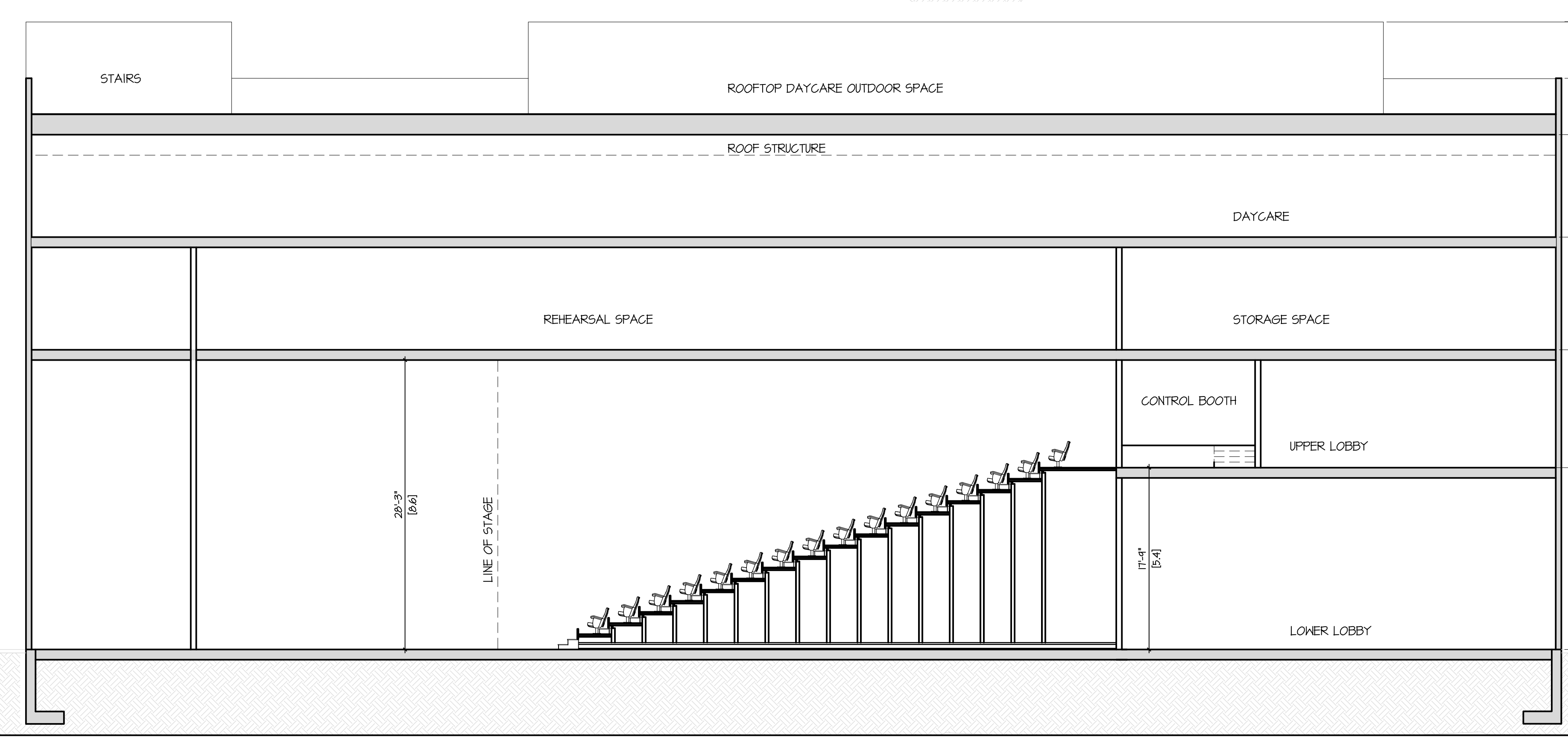
17-94- LOT A - SQUAMISH GATEWAY



A CROSS SECTION - BUILDING 1
SCALE: 1/8" = 1'-0"



B CROSS SECTION - BUILDING 2
SCALE: 1/8" = 1'-0"



C CROSS SECTION - BUILDING 3
SCALE: 1/8" = 1'-0"

TOP OF SERVICES ROOM/STAIRS	EL. 11'-0"			
TOP OF PARAPET	EL. 62'-0"			
TOP OF ROOF DECK	EL. 62'-0"			
SIXTH FLOOR	EL. 58'-0"			
FIFTH FLOOR	EL. 42'-3 1/4"			
FOURTH FLOOR	EL. 33'-2 1/2"			
THIRD FLOOR	EL. 23'-11 3/4"			
SECOND FLOOR	EL. 14'-4"			
T.O. SLAB	EL. 0'-0"			

3	MAR 22 24	RE-ISSUED FOR CITY REVIEW
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP
REV	DATE	DESCRIPTION

CONSULTANT	
CONSULTANT SEAL	

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AC	APPROVED
PROJECT	L5A

LOT A - SQUAMISH GATEWAY

1331 BAILEY STREET,
SQUAMISH, B.C.

DRAWING

BLDG 1, 2 & 3
BUILDING SECTIONS
LOT A

PROJECT NUMBER	DRAWING NUMBER
17-044	A4.0

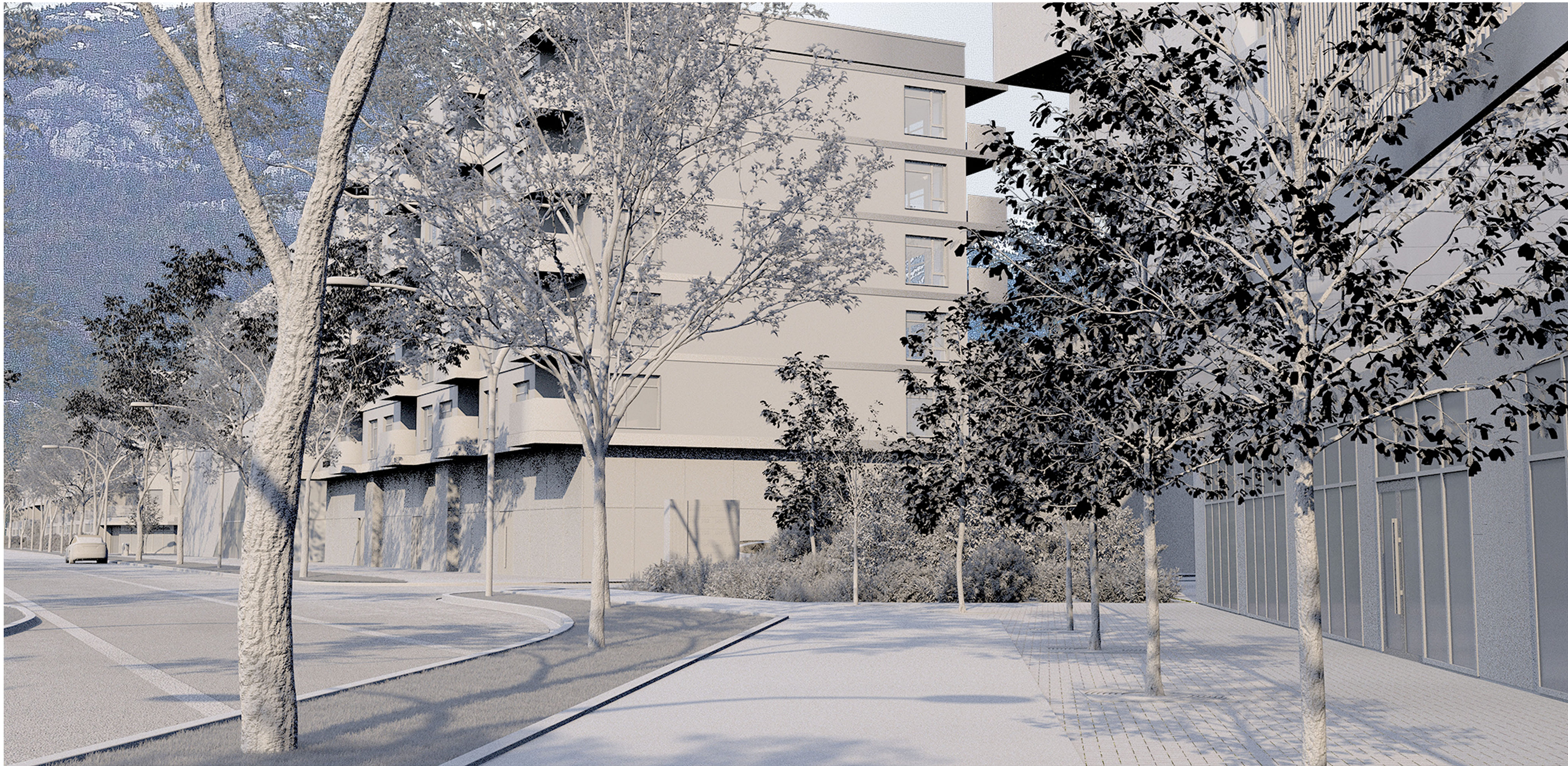
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DATE	AUG 30 2018
REVISION	MAR 19 24



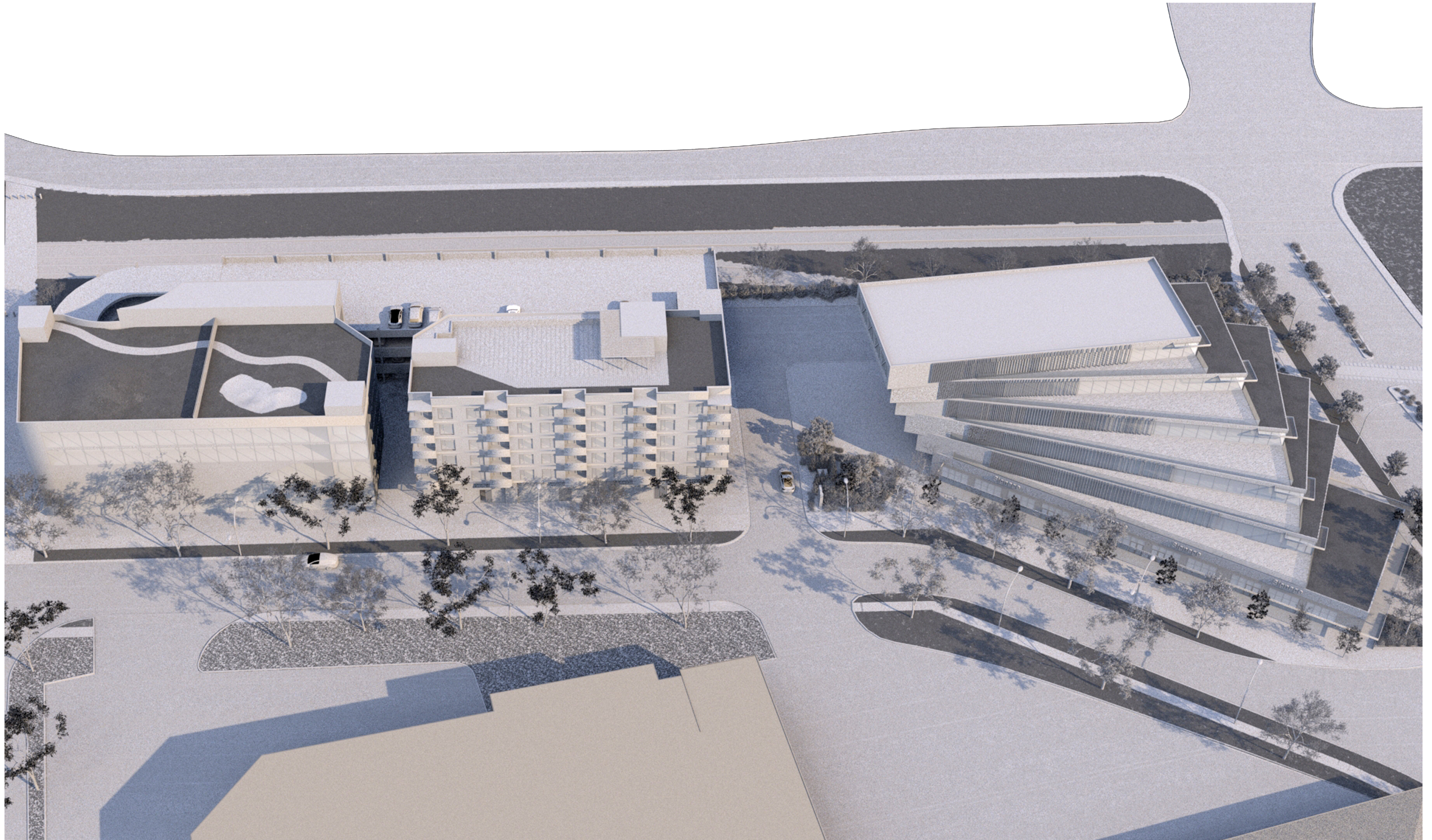
LOVICK
SCOTT
ARCHITECTS

RENDERINGS

SQUAMISH GATEWAY - LOT A
1331 BAILEY STREET, SQUAMISH, B.C.



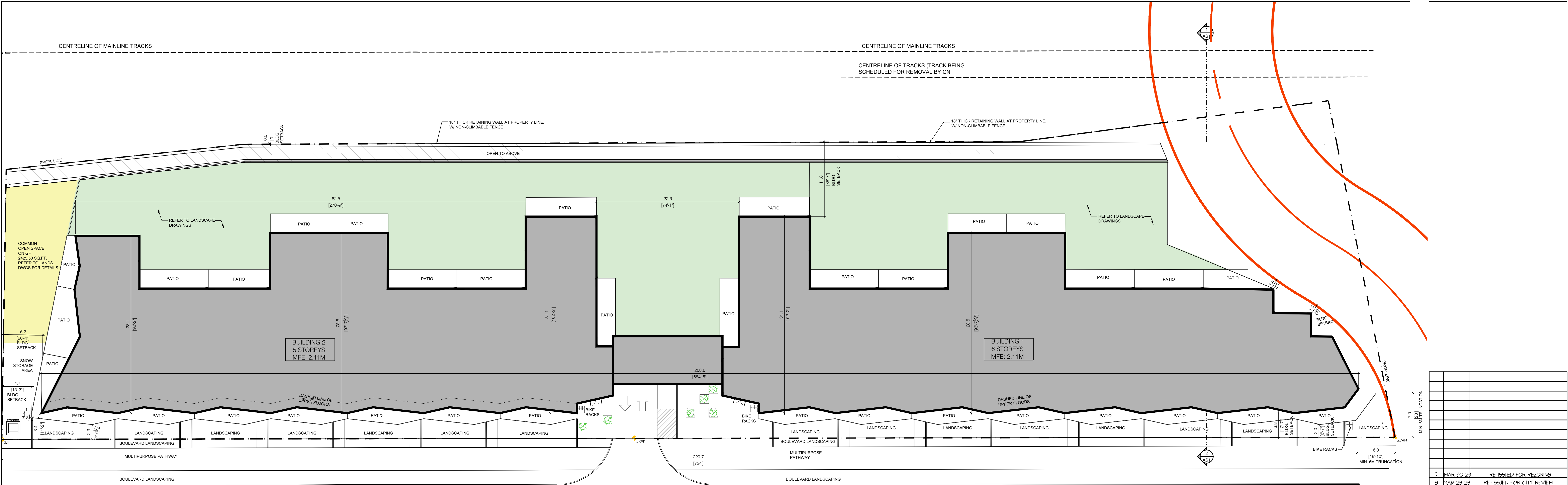
VIEW 12 - BUILDING 2 LOOKING NORTH WEST
FROM SIDEWALK ON BAILEY STREET



VIEW 14 - AERIAL VIEW OF THE ENTIRE SITE LOOKING
NORTH EAST

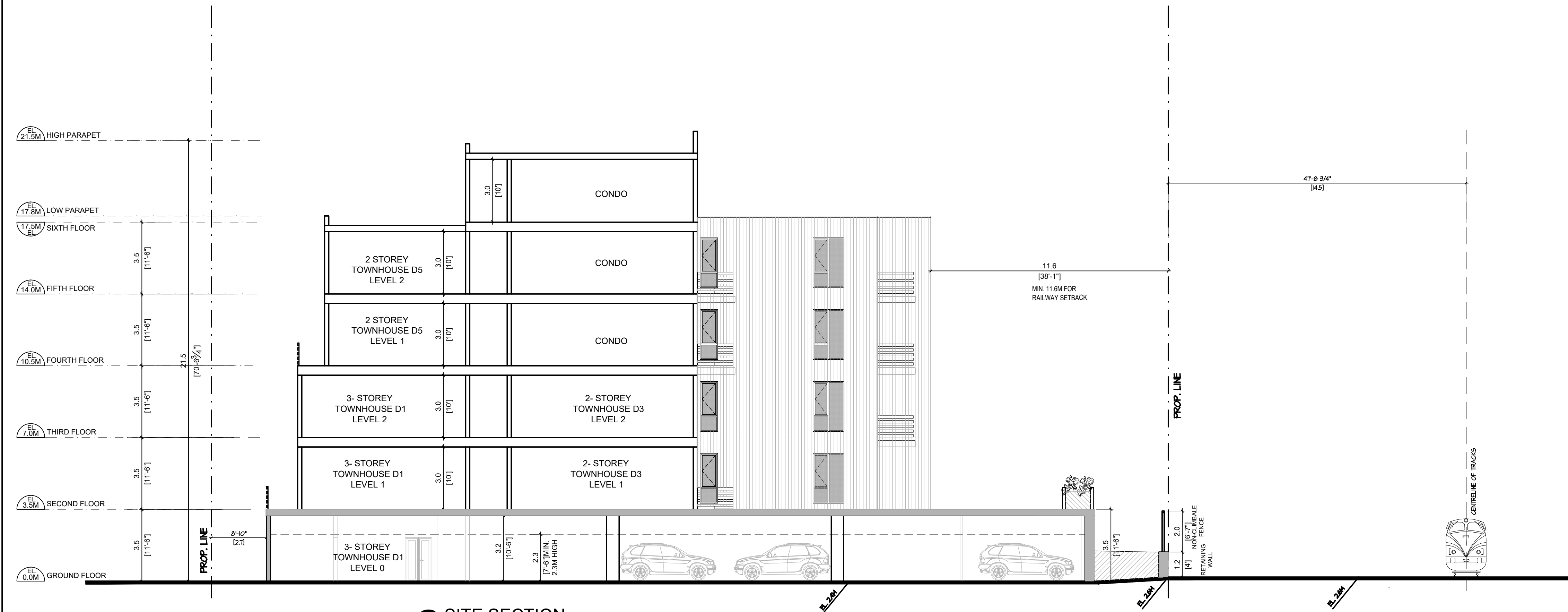
OVERALL SITE - RENDERING

SQUAMISH GATEWAY - LOT A
1331 BAILEY STREET, SQUAMISH, B.C.



REV	DATE	DESCRIPTION
5	MAR 30 23	RE ISSUED FOR REZONING
3	MAR 23 23	RE-ISSUED FOR CITY REVIEW
2	NOV 01 22	ISSUED FOR CITY REVIEW
1	OCT 06 22	RE-ISSUED FOR DP
CONSULTANT		

1 SITE PLAN
1"= 20'-0"



2 SITE SECTION
3/32"= 1'-0"

SITE STATISTICS

PROPOSED ZONING FOR LOT B: CD 107
SITE AREA 109,582.714 S.F. (10,180.56 S.M.)

BUILDING AREA

- RESIDENTIAL HABITABLE GFA = 146,888.35 SQ.FT. (13,646.37 SQ.M.)
- COMMERCIAL HABITABLE GFA = 1,394.9 SQ.FT. (129.6 SQ.M.)

- NON-HABITABLE GFA (INTERIOR SERVICE & CIRCULATION AREA (HALLWAY), INDOOR AMENITIES, GARBAGE ROOM, BICYCLE STORAGES & STORAGE ROOMS) = 67,426.05 SQ.FT. (6,264.98 SQ.M.)

USEABLE OPEN SPACE

REQUIRED: MIN. 20% OF THE LOT AREA= 21,916.5 SQ.FT. (2,036.1 SQ.M.)

PROVIDED:

1. COMMON= 2,425.50 SQ.FT. (225.30 SQ.M.) ON GRADE
17,849.2 SQ.FT. (1,658.24 SQ.M.) 2ND FLOOR SUSPENDED SLAB

2. PRIVATE (BALCONIES)= 17,033.60 SQ.FT. (1,582.47 SQ.M.)

INDOOR AMENITY SPACE

REQUIRED: 2.0 SQ.M. (21.5 SQ.FT.) PER DWELLING UNIT
88 X 21.5 SQ.FT. (2.0 SQ.M.) = 1 (913.5 SQ.FT. (177.8 SQ.M.))

PROVIDED = 1,937.0 SQ.FT. (180.0 SQ.M.)

SITE COVERAGE:

AS REFERRED TO ZONING BYLAW DEFINITION FOR 'LOT COVERAGE'
2 BLDGS FOOTPRINT + GYM + SUSPENDED SLAB (PUBLIC & PRIVATE DECKS) + BALCONIES
77,985.1 SQ.FT. (7,245.96 SQ.M.) / 109,582.7 SQ.FT. (10,180.6 SQ.M.) = 71 %

FAR:

ZONING BYLAW SECTION 4.25 (b) MULTIPLE UNIT ZONE:
148,283.25 SQ.FT. (13,775.96 SQ.M.) / 109,582.7 SQ.FT. (10,180.6 SQ.M.) = 1.35

MAX HEIGHT:

ALLOWED 62'-3 1/2" (19.0M)
PROVIDED 70'-6 7/8" (21.5 M)

BUILDING SETBACKS

SETBACKS:	PROPOSED	
	GROUND FLOOR	SECOND FLOOR
FRONT (BAILEY ST)	6'-7" (2.0M)	12'-7" (3.8M)
REAR (NORTH)	0'-0" (0M)	38'-0" (11.6M)
EXTERIOR SIDE (EAST)	5'-0" (1.52M)	5'-0" (1.52M)
INTERIOR SIDE (WEST)	15'-3" (4.7M)	20'-4" (6.2M)

UNIT COUNT SYNOPSIS FOR 2 BUILDINGS		
	3 BEDS	2 BEDS
TOWNHOUSES	51	4
CONDOS	8	26
TOTAL	59	30

PARKING CALCULATION:

2Beds = 30 X 1.75 = 52.5
3Beds = 59 X 2 = 118
89 X 0.1 = 8.9 VISITORS

COMMERCIAL SPACE: 2 STALLS PER 100 SQ.M. FOR RETAIL
1,394.9 SQ.FT. (129.6 SQ.M.) / 1076.4 SQ.FT. (100 SQ.M.)
= 1.3 X 2 = 2.6 (LOCATED IN LOT A)

REQUIRED: 179.4 = 180 TOTAL PARKING STALLS (EXCLUDING COMMERCIAL)

H/O STALLS REQ'D = 171,390 = 6 STALLS
PROVIDED: 171 TOTAL PARKING STALLS PROVIDED (INCLUDED 6 ACCESSIBLE STALLS) (COMMERCIAL PARKING LOCATED IN LOT A)

BICYCLE REQUIREMENTS AS PER BYLAW 41.9

1. COMMERCIAL

CLASS A: 2 SPACES PER 300 SQ.M. GFA (3229.20 SQ.FT.)
ALL BLDGS EXCLUDING RESIDENTIAL & COMMON AREAS = 3537.3 SQ.FT.
1,394.9 SQ.FT. (129.6 SQ.M.) / 3229.2 SQ.FT. (300 SQ.M.)
= 0.43 X 2 = 0.86 = 1 SPACES REQ'D
PROVIDED = 3 (IN TRIP END FACILITY)

CLASS B: 6 SPACES PER 500 SQ.M. (5,381.9 SQ.FT.)

1,394.9 SQ.FT. (129.6 SQ.M.) / 5381.9 (500 SQ.M.) = 0.26 = 1 SPACE REQ'D
PROVIDED = 4

2. RESIDENTIAL

CLASS A: 89 X 2 = 178 REQ'D
PROVIDED = 86 IN THE INDIVIDUAL UNITS + 147 IN A SEPARATE BIKE ROOM (46 HORIZONTAL + 101 VERTICAL) = 233
CLASS B: 6 REQ.
PROVIDED = 8

MINIMUM VERTICAL BIKE SIZE: 1.0 M X 0.6 M
MINIMUM HORIZONTAL BIKE SIZE: 1.8 M X 0.6 M

MINIMUM 5% OF REQ'D SHALL BE 0.9 M X 3.1 M FOR HORIZONTAL
178 X 5% = 8.9 REQ'D.
PROVIDED = 12

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



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APPROVED
AC LSA
PROJECT

LOT B - HUDSON VILLAS

1251 BAILEY STREET, SQUAMISH, B.C.

DRAWING

SITE PLAN/SITE CROSS SECTION LOT B

PROJECT NUMBER 17-094 DRAWING NUMBER AS1

SCALE AS NOTED

DATE OCT 2018 REVISION APR 02 26

17-094 - LOT B - HUDSON VILLAS

Residential = field for your input

1) Total Number of Residential Units	
Townhouse	39
Apartment/Condominium	66

2) Number of Bins per Waste Stream
**Table below is based on the information provided in Attachment 2 and is calculated based on the number of residential units indicated*

Townhouse	Number of Bins	Size of Bin	Collection Frequency		
			1x	per	Week
Residential Mixed Containers	3	360L	1x	per	Week
Residential Refundable Beverage Containers	2	240L	1x	per	Week
Residential Mixed Paper	2	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	3	240L	1x	per	Week
Residential Corrugated Cardboard	1	3yd3	1x	per	Week
Residential Garbage	2	6yd3	1x	per	Week

Apartment/Condominium	Number of	Size of Bin	Collection Frequency		
	Bins				
Residential Mixed Containers	3	360L	1x	per	Week
Residential Refundable Beverage Containers	2	240L	1x	per	Week
Residential Mixed Paper	2	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	3	240L	1x	per	Week
Residential Corrugated Cardboard	1	3yd3	1x	per	Week
Residential Garbage	2	6yd3	1x	per	Week

3) Storage Space Requirements

** Table below is based on the information provided in Attachment 3 and is calculated based on the information provided in the table above.*

Townhouse	Storage Area Required for One Container*	Number of Bins	Total Space Required	
Residential Mixed Containers	1.26 m2	3	3.78 m2	40.69 ft2
Residential Refundable Beverage Containers	0.97 m2	2	1.94 m2	20.88 ft2
Residential Mixed Paper	1.26 m2	2	2.52 m2	27.13 ft2
Residential Glass	0.97 m2	1	0.97 m2	10.44 ft2
Residential Food Scraps, and Yard Trimmings	0.97 m2	3	2.91 m2	31.32 ft2
Residential Corrugated Cardboard	4.88 m2	1	4.88 m2	52.53 ft2
Residential Garbage	7.67 m2	2	15.34 m2	165.12 ft2
Total			32.34 m2	348.10 ft2

* Calculations for storage areas required for one container is based on Attachment 3. If your measurements differ, you will need to calculate this using the manual form

Apartment/Condominium		Storage Area Required for One Container*	Number of Bins	Total Space Required	
Residential Mixed Containers		1.26 m ²	3	3.78 m ²	40.69 ft ²
Residential Refundable Beverage Containers		0.97 m ²	2	1.94 m ²	20.88 ft ²
Residential Mixed Paper		1.26 m ²	2	2.52 m ²	27.13 ft ²
Residential Glass		0.97 m ²	1	0.97 m ²	10.44 ft ²
Residential Food Scraps, and Yard Trimmings		0.97 m ²	3	2.91 m ²	31.32 ft ²
Residential Corrugated Cardboard		4.88 m ²	1	4.88 m ²	52.53 ft ²
Residential Garbage		7.67 m ²	2	15.34 m ²	165.12 ft ²
	Total			32.34 m²	348.10 ft²

* Calculations for storage areas required for one container is based on Attachment 3. If your measurements differ, you will need to calculate this using the manual form

Space Allocation for Storage Facility Needed:			
	Townhouse	32.34 m2	348.10 ft2
	Apartment/Condominium	32.34 m2	348.10 ft2
	TOTAL	64.68 m2	696.21 ft2

Commercial = field for your input

1) Commercial Space

	Office	Retail	Restaurant	Large Venue	Total Commercial Space
Square meters of Commercial Space		351			

Total square meters of each type of commercial space must be 5000 or less. If greater than 5000 it is recommended that you discuss options with your waste hauler.

Hospitality Lodging # of Rooms

Total number of rooms must be 100 or less. If greater than 100 it is recommended that you discuss options with your waste hauler.

2) Number of Bins per Waste Stream

**Tables below are based on the information provided in Attachment 2 and are calculated based on the square meters of commercial space*

Office	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	#N/A	360L	1x	per	Week
Commercial Refundable Beverage Containers	#N/A	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	#N/A	360L	1x	per	Week
Commercial Glass	#N/A	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	#N/A	240L	1x	per	Week
Commercial Cardboard	#N/A	#N/A	1x	per	Week
Commercial Garbage	#N/A	#N/A	1x	per	Week

Retail	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	1	360L	1x	per	Week
Commercial Refundable Beverage Containers	1	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	2	360L	1x	per	Week
Commercial Glass	1	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Commercial Cardboard	1	3yd3	1x	per	Week
Commercial Garbage	1	3yd3	1x	per	Week

	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	#N/A	360L	1x	per	Week
Commercial Refundable Beverage Containers	#N/A	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	#N/A	360L	1x	per	Week
Commercial Glass	#N/A	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	#N/A	240L	1x	per	Week
Commercial Cardboard	#N/A	#N/A	1x	per	Week
Commercial Garbage	#N/A	#N/A	1x	per	Week
Commercial Grease/Tallow	#N/A	18.6L	1x	per	Week

Large Venue	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	#N/A	360L	1x	per	Week
Commercial Refundable Beverage Containers	#N/A	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	#N/A	360L	1x	per	Week
Commercial Glass	#N/A	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	#N/A	240L	1x	per	Week
Commercial Cardboard	#N/A	#N/A	1x	per	Week
Commercial Garbage	#N/A	#N/A	1x	per	Week

Hospitality Lodging	Number of Bins	Size of Bin	Collection Frequency		
Commercial Mixed Containers	#N/A	360L	1x	per	Week
Commercial Refundable Beverage Containers	#N/A	240L	1x	per	Week
Commercial Mixed Paper (including newspaper)	#N/A	360L	1x	per	Week
Commercial Glass	#N/A	240L	1x	per	Week
Commercial Food Scraps, and Yard Trimmings	#N/A	240L	1x	per	Week
Commercial Cardboard	#N/A	#N/A	1x	per	Week
Commercial Garbage	#N/A	#N/A	1x	per	Week
Commercial Grease/Tallow	#N/A	18.6L	1x	per	Week

3) Storage Space Requirements

** Tables below are based on the information provided in Attachment 3 and are calculated based on the information provided in the table above.*

Office	Storage Area Required for One Container	Number of Bins	Total Space Required	
Commercial Mixed Containers	1.26 m ²	#N/A	0 m ²	0.00 ft ²
Commercial Refundable Beverage Containers	0.97 m ²	#N/A	0 m ²	0.00 ft ²
Commercial Mixed Paper (including newspaper)	1.26 m ²	#N/A	0 m ²	0.00 ft ²
Commercial Glass	0.97 m ²	#N/A	0 m ²	0.00 ft ²
Commercial Food Scraps, and Yard Trimmings	0.97 m ²	#N/A	0 m ²	0.00 ft ²
Commercial Cardboard	#N/A m ²	#N/A	#N/A m ²	#N/A ft ²
Commercial Garbage	#N/A m ²	#N/A	#N/A m ²	#N/A ft ²
Total			0 m²	#N/A ft²

Retail	Storage Area Required for One Container			
	Storage Area Required for One Container	Number of Bins	Total Space Required	
Commercial Mixed Containers	1.26 m2	1	1.26 m2	13.56 ft2
Commercial Refundable Beverage Containers	0.97 m2	1	0.97 m2	10.44 ft2
Commercial Mixed Paper (including newspaper)	1.26 m2	2	2.52 m2	27.13 ft2
Commercial Glass	0.97 m2	1	0.97 m2	10.44 ft2
Commercial Food Scraps, and Yard Trimmings	0.97 m2	1	0.97 m2	10.44 ft2
Commercial Cardboard	4.88 m2	1	4.88 m2	52.53 ft2
Commercial Garbage	4.88 m2	1	4.88 m2	52.53 ft2
Total			16.45 m2	177.07 ft2

Restaurant	Storage Area Required for One Container	Number of Bins	Total Space Required	
	Commercial Mixed Containers	1.26 m2	#N/A	0 m2
Commercial Refundable Beverage Containers	0.97 m2	#N/A	0 m2	0.00 ft2
Commercial Mixed Paper (including newspaper)	1.26 m2	#N/A	0 m2	0.00 ft2
Commercial Glass	0.97 m2	#N/A	0 m2	0.00 ft2
Commercial Food Scraps, and Yard Trimmings	0.97 m2	#N/A	0 m2	0.00 ft2
Commercial Cardboard	#N/A m2	#N/A	#N/A m2	#N/A ft2
Commercial Garbage	#N/A m2	#N/A	#N/A m2	#N/A ft2
Commercial Grease/Tallow	0.12 m2	#N/A	0 m2	0.00 ft2
	Total		0 m2	#N/A ft2

Large Venue	Storage Area Required for One Container		Number of Bins		Total Space Required	
Commercial Mixed Containers	1.26 m2	#N/A	0 m2		0.00 ft2	
Commercial Refundable Beverage Containers	0.97 m2	#N/A	0 m2		0.00 ft2	
Commercial Mixed Paper (including newspaper)	1.26 m2	#N/A	0 m2		0.00 ft2	
Commercial Glass	0.97 m2	#N/A	0 m2		0.00 ft2	
Commercial Food Scraps, and Yard Trimmings	0.97 m2	#N/A	0 m2		0.00 ft2	
Commercial Cardboard	#N/A m2	#N/A	#N/A m2		#N/A ft2	
Commercial Garbage	#N/A m2	#N/A	#N/A m2		#N/A ft2	
Total			0 m2		#N/A ft2	

Hospitality Lodging		Storage Area Required for One Container	Number of Bins	Total Space Required	
Commercial Mixed Containers	1.26 m2	#N/A	0 m2	0.00 ft2	
Commercial Refundable Beverage Containers	0.97 m2	#N/A	0 m2	0.00 ft2	
Commercial Mixed Paper (including newspaper)	1.26 m2	#N/A	0 m2	0.00 ft2	
Commercial Glass	0.97 m2	#N/A	0 m2	0.00 ft2	
Commercial Food Scraps, and Yard Trimmings	0.97 m2	#N/A	0 m2	0.00 ft2	
Commercial Cardboard	#N/A m2	#N/A	#N/A m2	#N/A	ft2
Commercial Garbage	#N/A m2	#N/A	#N/A m2	#N/A	ft2
Commercial Grease/Tallow	0.12 m2	#N/A	0 m2	0.00 ft2	
Total			0 m2	#N/A ft2	

Space Allocation for Storage Facility Needed:		
Office	0 m2	0.00 ft2
Retail	16.45 m2	177.07 ft2
Restaurant	0 m2	0.00 ft2
Large Venue	0 m2	0.00 ft2
Hospitality Lodging	0 m2	0.00 ft2
TOTAL	16.45 m2	177.07 ft2

4	SEP 10 24	ISSUED FOR DP
3	MAR 23 23	RE-ISSUED FOR CITY REVIEW
2	NOV 01 22	ISSUED FOR CITY REVIEW
1	OCT 06 21	RE-ISSUED FOR DP
REV	DATE	DESCRIPTION

CONSULTANT

CONSULTANT SEAL

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DRAWN BY	APPROVED
AC	LSA

LOT B - HUDSON VILLAS

1251 BAILEY STREET, SQUAMISH, B.C.

SITE SIGNAGE DETAILS & GARBAGE/RECYCLING DATA LOT B

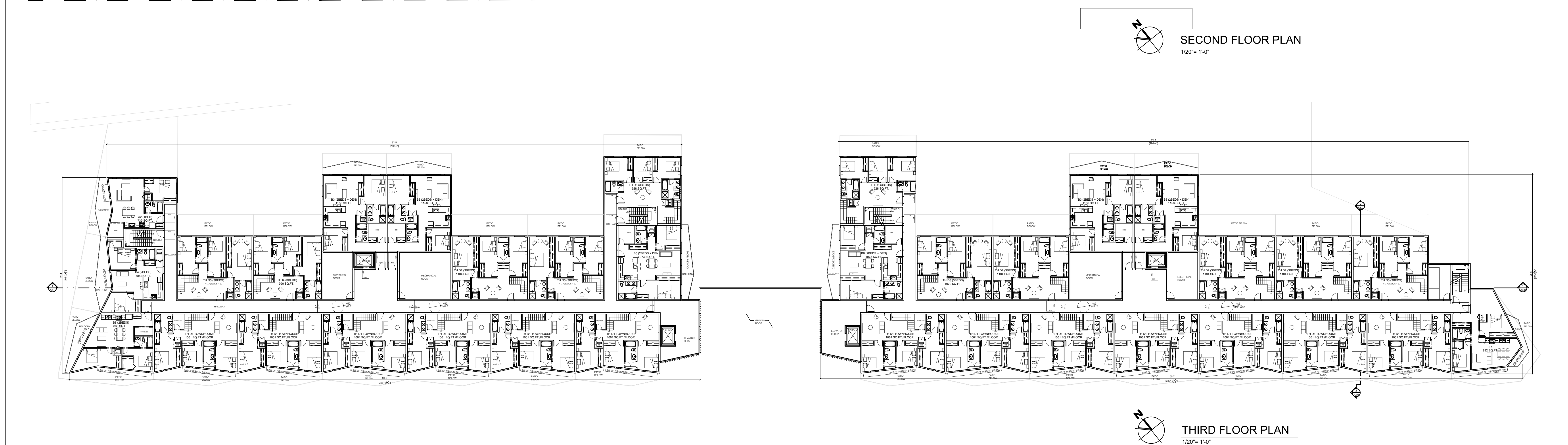
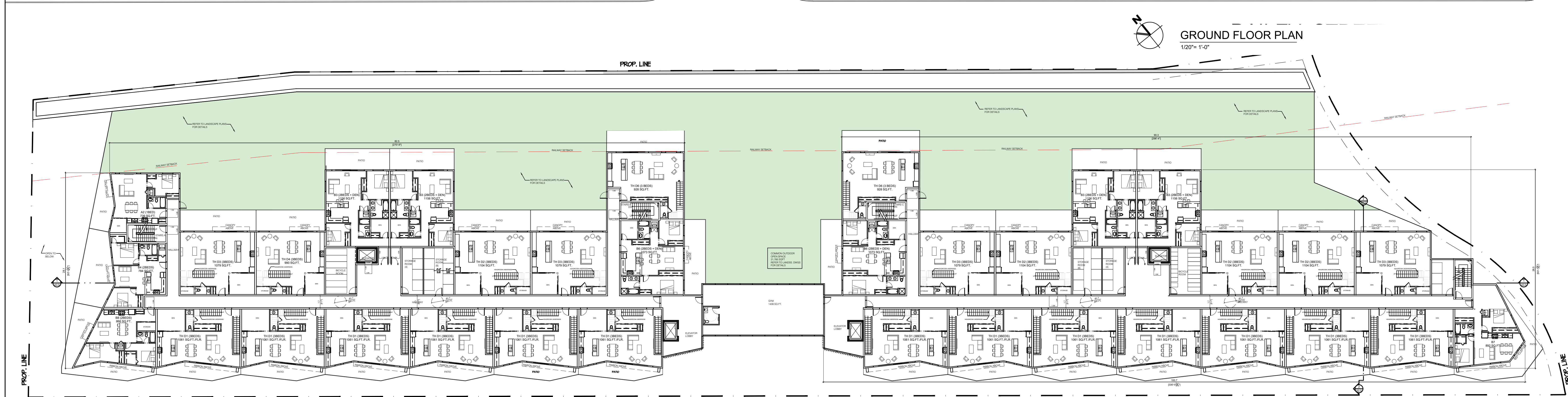
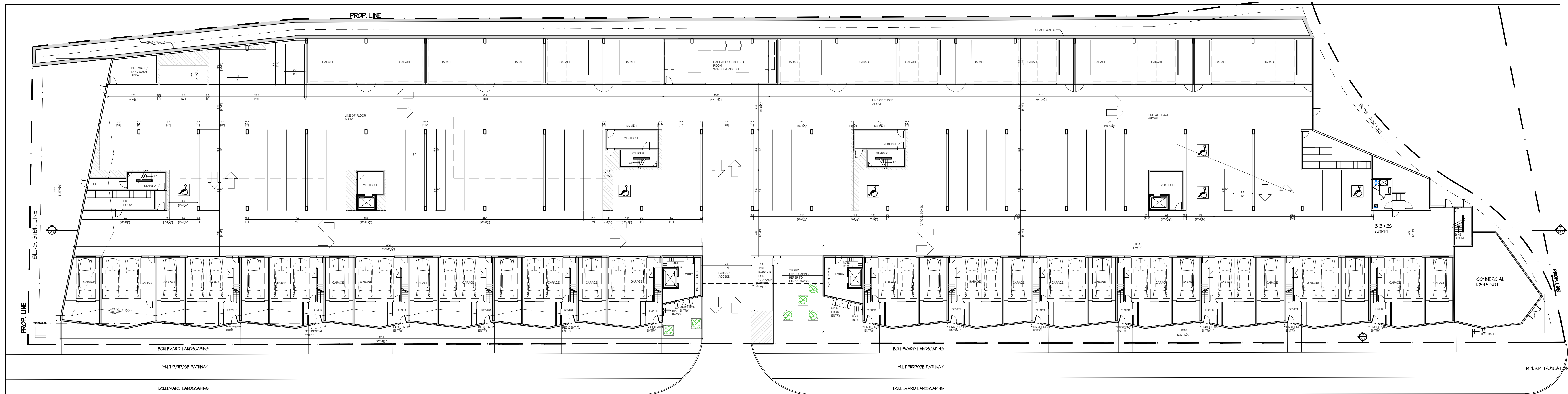
PROJECT NUMBER	DRAWING NUMBER
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17-094 AS1 1

SCALE
AS NOTED

DATE	REVISION

17-094 - LOT B - HUDSON VILLAS



REV	DATE	DESCRIPTION
6	MAR 30 20	REISSUED FOR REZONING
5	SEP 10 24	ISSUED FOR DP
4	OCT 20 21	RE-ISSUED FOR DP
2	MAY 04 21	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

CONSULTANT

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AC PROJECT LSA

LOT B - HUDSON VILLAS

1251 BAILEY STREET, SQUAMISH, B.C.

DRAWING

GROUND - 3RD FLOOR PLANA
LOT B

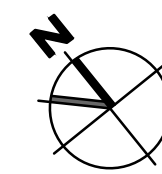
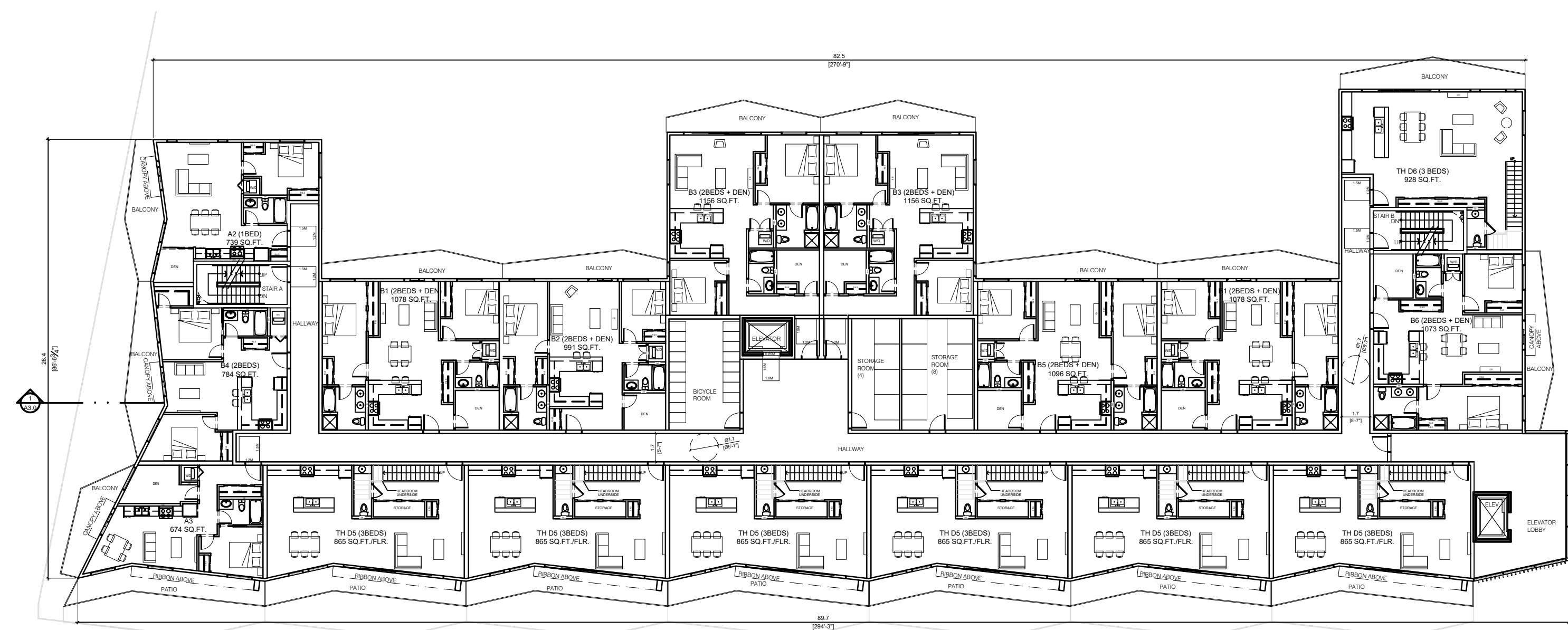
PROJECT NUMBER DRAWING NUMBER

17-094 A1.0

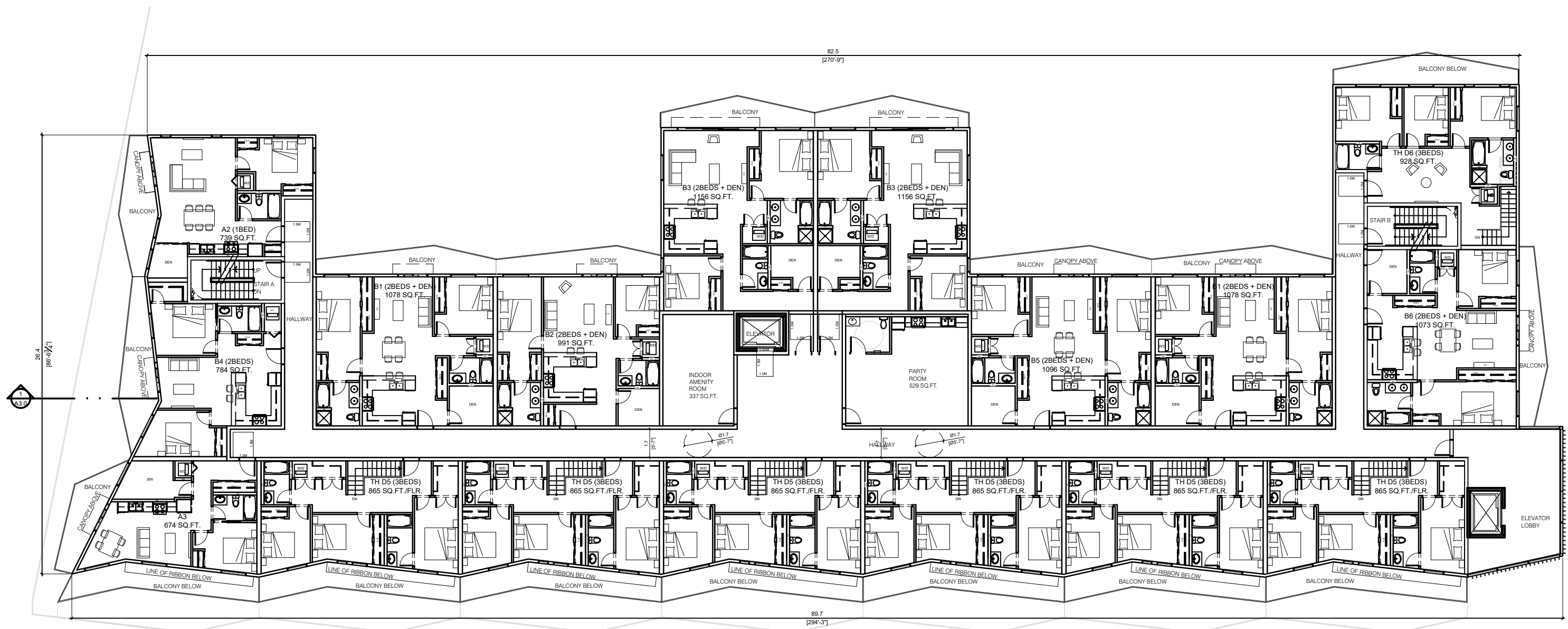
SCALE AS NOTED

DATE AUGUST 2018 REVISION MAR 30 26

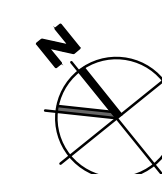
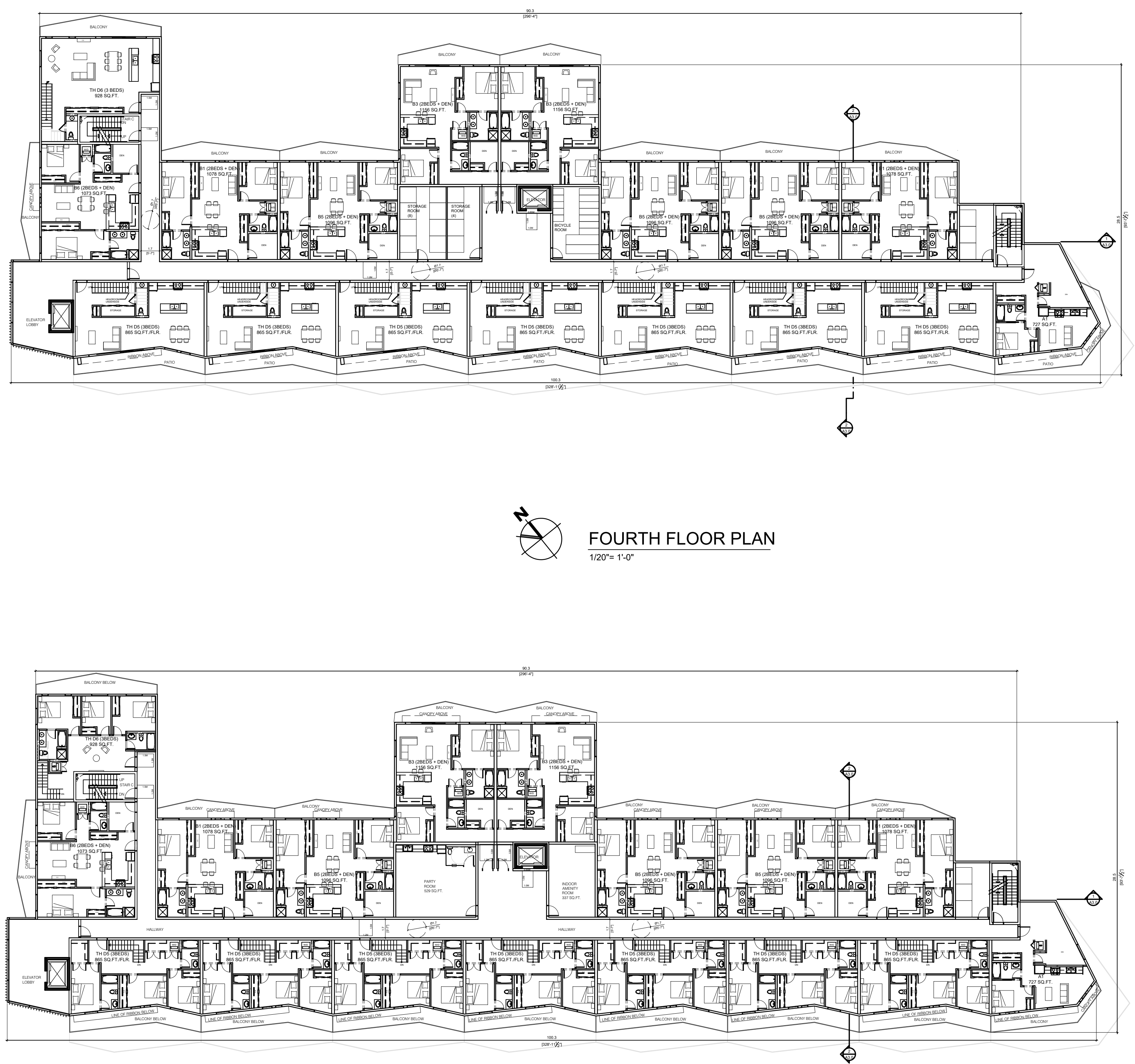
17-094 - LOT B - HUDSON VILLAS



FOURTH FLOOR PLAN
1/20"= 1'-0"



FIFTH FLOOR PLAN
1/20"= 1'-0"



SIXTH FLOOR PLAN
1/20"= 1'-0"

REV	DATE	DESCRIPTION
6	MAR 30 20	REISSUED FOR REZONING
5	SEP 18 24	ISSUED FOR DP
4	OCT 20 21	RE-ISSUED FOR DP
2	MAY 04 21	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

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AC LSA
PROJECT APPROVED

LOT B - HUDSON VILLAS

1251 BAILEY STREET, SQUAMISH, B.C.

DRAWING

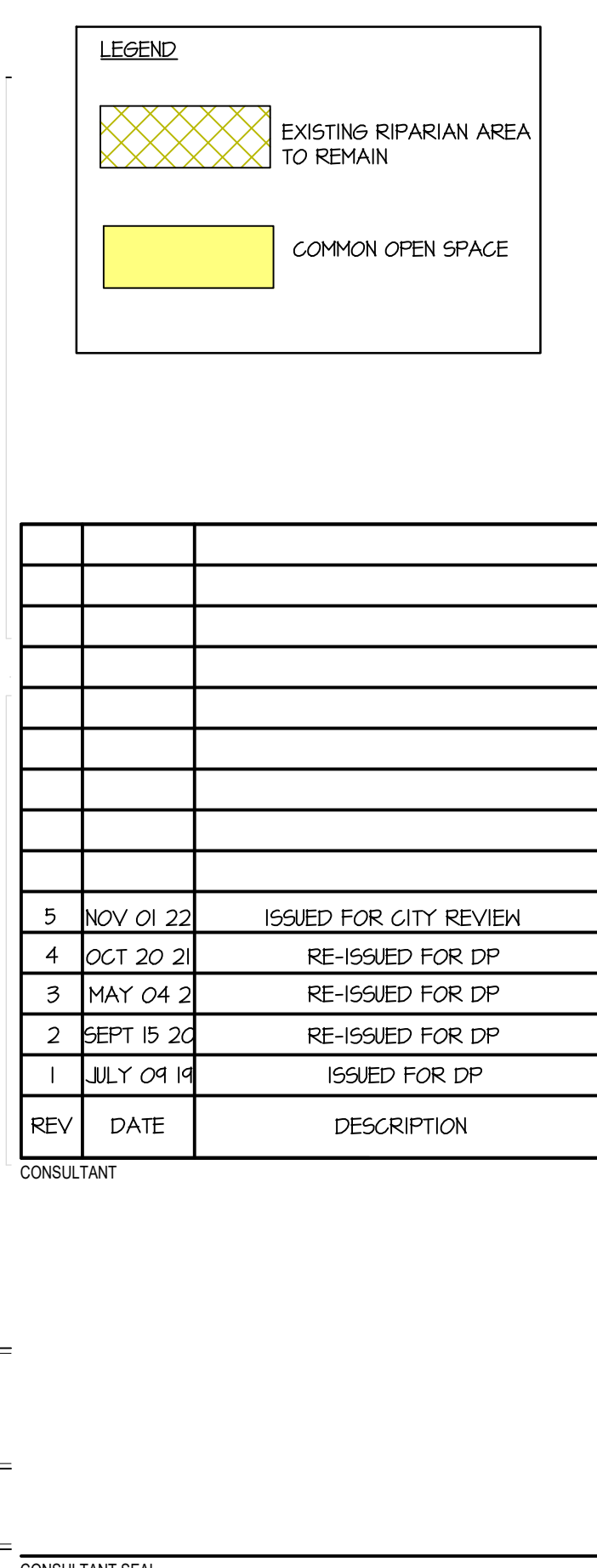
4TH -6TH FLOOR PLANA
LOT B

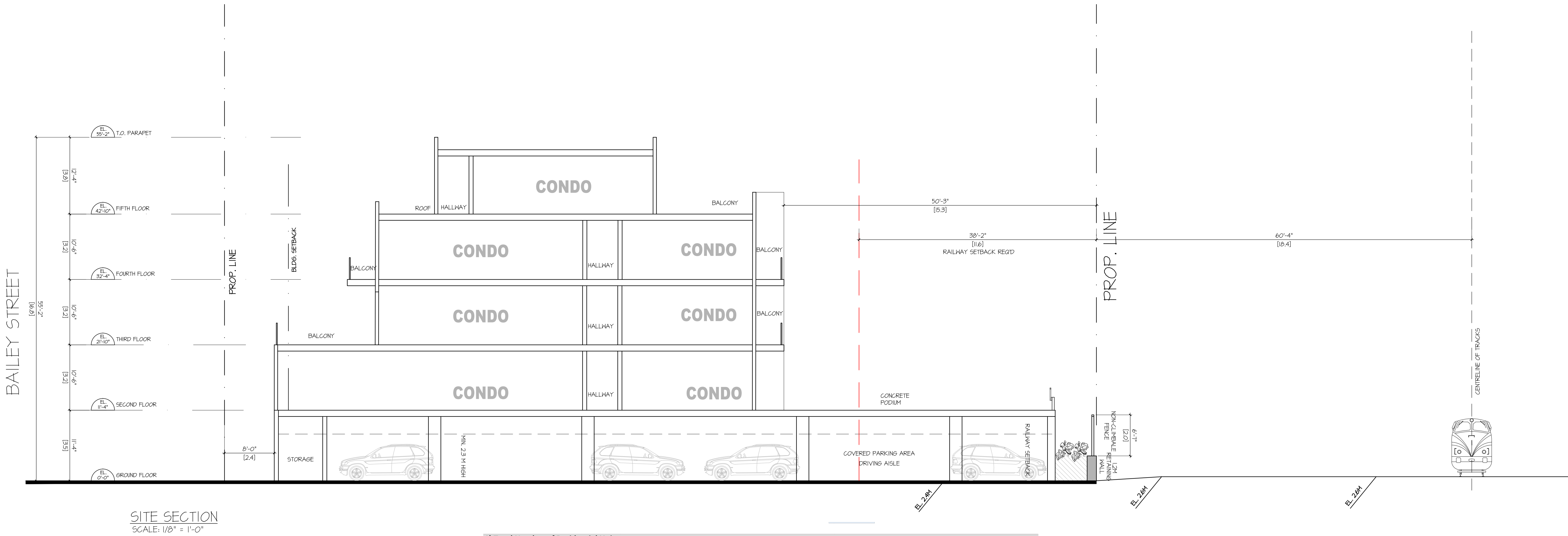
PROJECT NUMBER	DRAWING NUMBER
17-094	A1.1
SCALE	AS NOTED
DATE	AUGUST 2018
REVISION	MAR 30 20

17-094 - LOT B - HUDSON VILLAS









SITE SECTION
SCALE: 1/8" = 1'-0"

1) Total Number of Residential Units

Townhouse	0
Apartment/Condominium	102

2) Number of Bins per Waste Stream

*Table below is based on the information provided in Attachment 2 and is calculated based on the number of residential units indicated

Townhouse	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	1	360L	1x	per	Week
Residential Refundable Beverage Containers	1	240L	1x	per	Week
Residential Mixed Paper	1	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	1	240L	1x	per	Week
Residential Corrugated Cardboard	N/A	N/A	1x	per	Week
Residential Garbage	3	360L	1x	per	Week

Apartment/Condominium

Apartment/Condominium	Number of Bins	Size of Bin	Collection Frequency		
Residential Mixed Containers	5	360L	1x	per	Week
Residential Refundable Beverage Containers	3	240L	1x	per	Week
Residential Mixed Paper	3	360L	1x	per	Week
Residential Glass	1	240L	1x	per	Week
Residential Food Scraps, and Yard Trimmings	4	240L	1x	per	Week
Residential Corrugated Cardboard	1	3yd3	1x	per	Week
Residential Garbage	3	6yd3	1x	per	Week

3) Storage Space Requirements

* Table below is based on the information provided in Attachment 3 and is calculated based on the information provided in the table above.

Townhouse	Storage Area Required for One Container*	Number of Bins	Total Space Required	
Residential Mixed Containers	1.26 m2	1	1.26 m2	13.56 ft2
Residential Refundable Beverage Containers	0.97 m2	1	0.97 m2	10.44 ft2
Residential Mixed Paper	1.26 m2	1	1.26 m2	13.56 ft2
Residential Glass	0.97 m2	1	0.97 m2	10.44 ft2
Residential Food Scraps, and Yard Trimmings	0.97 m2	1	0.97 m2	10.44 ft2
Residential Corrugated Cardboard	7.67 m2	N/A	0 m2	0.00 ft2
Residential Garbage	1.26 m2	3	3.78 m2	40.69 ft2
Total			9.21 m2	99.14 ft2

* Calculations for storage areas required for one container is based on Attachment 3. If your measurements differ, you will need to calculate this using the manual form

Space Allocation for Storage Facility Needed: 9.21 m2

Apartment/Condominium

Apartment/Condominium	Storage Area Required for One Container*	Number of Bins	Total Space Required	
Residential Mixed Containers	1.26 m2	5	6.3 m2	67.81 ft2
Residential Refundable Beverage Containers	0.97 m2	3	2.91 m2	31.32 ft2
Residential Mixed Paper	1.26 m2	3	3.78 m2	40.69 ft2
Residential Glass	0.97 m2	1	0.97 m2	10.44 ft2
Residential Food Scraps, and Yard Trimmings	0.97 m2	4	3.88 m2	41.76 ft2
Residential Corrugated Cardboard	4.88 m2	1	4.88 m2	52.53 ft2
Residential Garbage	7.67 m2	3	23.01 m2	247.68 ft2
Total			45.73 m2	492.23 ft2

* Calculations for storage areas required for one container is based on Attachment 3. If your measurements differ, you will need to calculate this using the manual form

Space Allocation for Storage Facility Needed:			
Townhouse	9.21 m2	99.14 ft2	
Apartment/Condominium	45.73 m2	492.23 ft2	
TOTAL	54.94 m2	591.37 ft2	

SITE STATISTICS

ZONE FOR LOT C: CD
SITE AREA 14,221.1 Sq.Ft. (6,846.0 Sq.M)
BUILDING AREA

- HABITABLE GFA X 2 BUILDINGS
= 80,213.6 SQ.FT. (14,521 SQ.M)

- NON-HABITABLE GFA (INTERIOR SERVICE & CIRCULATION AREA (HALLWAY), INDOOR AMENITIES, GARBAGE ROOM & BICYCLE STORAGE) = 28,071.8 SQ.FT. (2,609.0 SQ.M)

USEABLE OPEN SPACE
REQUIRED: MIN. 30% OF THE LOT AREA = 22,268.4 SQ.FT. (2,068.8 SQ.M)
PROVIDED:
1. COMMON = 8,311 SQ.FT. (1,121 SQ.M) ON GRADE
23,424.3 SQ.FT. (2,176.1 SQ.M) 2ND FLOOR SUSPENDED SLAB

2. PRIVATE (RESIDENTIAL BALCONIES) = 18,633.8 SQ.FT. (1,711.1 SQ.M)

INDOOR AMENITY SPACE
REQUIRED: 2.0 SQ.M (21.5 SQ.FT.) PER DWELLING UNIT FOR ALL APARTMENT BUILDINGS
102 X 21.5 SQ.FT. (2.0 SQ.M) = 2,193 SQ.FT. (203.7 SQ.M)
PROVIDED = 2,546 SQ.FT. (241.2 SQ.M)

SITE COVERAGE:
AS REFERRED TO ZONING BYLAW DEFINITION FOR 'LOT COVERAGE'
2 BLDGS FOOTPRINT + SUSPENDED SLAB (PUBLIC & PRIVATE DECKS) + BALCONIES
58,054.2 SQ.FT. (5,393.4 SQ.M) / 14,221.1 SQ.FT. (6,846 SQ.M) = 78.2%

FAR:
ZONING BYLAW SECTION 4.25 (b) MULTIPLE UNIT ZONE:
80,213.6 SQ.FT. (14,521 SQ.M) / 14,221.1 SQ.FT. (6,846 SQ.M) = 1.08

PROPOSED HEIGHT: 58'-2" (16.8M)

BUILDING SETBACKS

SETBACKS:	PROPOSED	
	GROUND FLOOR	SECOND FLOOR
FRONT (BAILEY ST)	8'-0" (2.4M)	14'-5 1/2" (4.4M)
REAR (NORTH)	0'-0" (0M)	50'-3" (15.3M)
INTERIOR SIDE (EAST)	45'-5 1/4" (13.9M)	45'-5 1/4" (13.9M)
INTERIOR SIDE (WEST)	26'-5 1/2" (8.1M)	31'-1 1/4" (9.6M)

UNIT COUNT SYNOPSIS FOR 2 BUILDINGS (4 RESIDENTIAL FLOORS)

	3 BEDS (D)	2 BEDS (A)	1 BEDS (B)	STUDIOS (C)	TOTAL
2ND FLOOR	8	6	8	4	26
3RD FLOOR	-	14	12	6	32
4TH FLOOR	-	14	12	6	32
5TH FLOOR	4	6	2	-	12
TOTAL	12	40	34	16	102

OFF-STREET PARKING REQUIREMENTS

3-BED UNITS = 12 X 1.75 = 21

2-BED UNITS = 40 X 1.50 = 60

1-BED UNITS = 34 X 1.0 = 34

STUDIO UNITS = 16 X 1.0 = 16

VISITORS = 102 X 0.1 = 10.2

TOTAL REQUIRED = 120.2 = 121 SPACES

TOTAL PROVIDED = 147 SPACES

BICYCLE REQUIREMENTS

CLASS A (LONG TERM USE): 102 X 2 = 204 REQ'D

PROVIDED = 102 IN THE INDIVIDUAL UNITS + 149 IN SEPARATE BIKE ROOMS (34 HORIZONTAL + 115 VERTICAL)

CLASS B (SHORT TERM USE): 6 REQ.
PROVIDED = 8

MINIMUM VERTICAL BIKE SIZE: 1.0 M X 0.6 M
MINIMUM HORIZONTAL BIKE SIZE: 1.8 M X 0.6 M

MINIMUM 5% OF REQ'D CLASS A SHALL BE 0.9 M X 3.1 M.
204 X 5% = 10.2 = 11 REQ'D.
PROVIDED = 11

REV	DATE	DESCRIPTION
6	MAR 23 25	RE-ISSUED FOR CITY REVIEW
5	NOV 01 22	ISSUED FOR CITY REVIEW
4	OCT 20 21	RE-ISSUED FOR DP
3	MAY 04 21	RE-ISSUED FOR DP
2	SEPT 15 20	RE-ISSUED FOR DP
1	JULY 04 19	ISSUED FOR DP

CONSULTANT

CONSULTANT SEAL

CONTRACTOR SHALL VERIFY ALL DIMENSIONS ON SITE. DRAWINGS SHALL NOT BE SCALED.

ARCHITECT



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DRAWN BY APPROVED

AC LSA

PROJECT

LOT C - WEST VILLAGE

100 BAILEY STREET,
SQUAMISH, B.C.

DRAWING

LOT C
SITE SECTION
& STATISTICS

PROJECT NUMBER DRAWING NUMBER

17-094 AS1.1

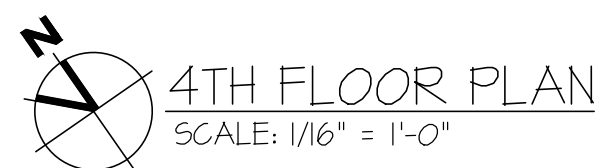
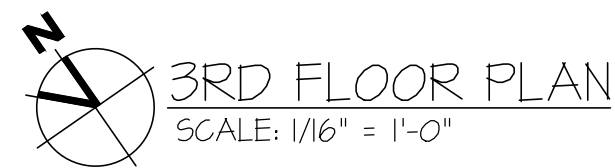
SCALE

AS SHOWN

DATE REVISION

AUG 30 2018 JUNE 12 23

17-94 LOT C - WEST VILLAGE

CONSULTANT SEAL

LOVICK
SCOTT
ARCHITECTS

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DRAWING

PROJECT NUMBER	DRAWING NUMBER
17-094	A1.0
SCALE	
AS SHOWN	
DATE	REVISION
AUG 30 2018	MAR 21 23



VIEW 19 - BUILDING LOOKING NORTH
ON BAILEY STREET



VIEW 20 - AERIAL VIEW OF ENTIRE SITE
LOOKING NORTH

