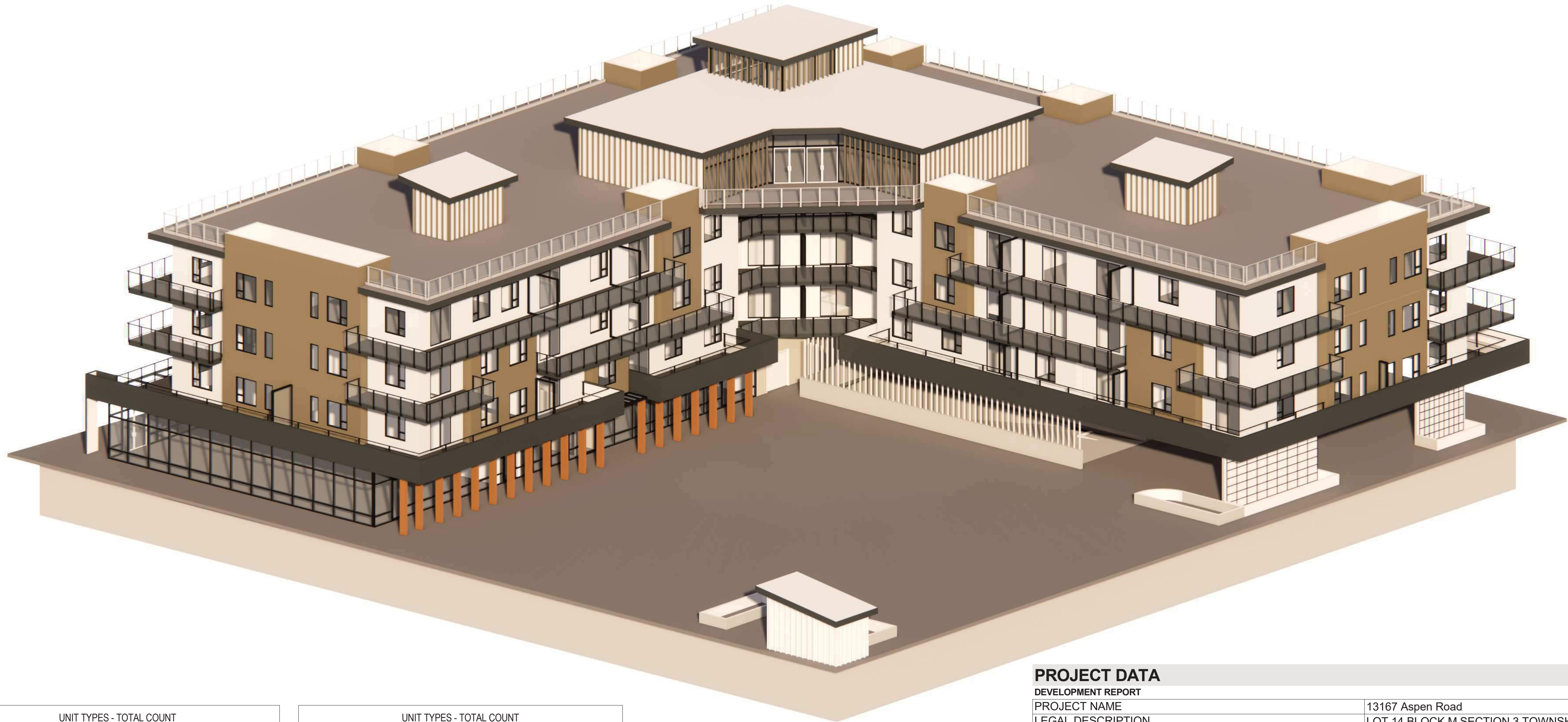




UNIT TYPES - TOTAL COUNT		
UNIT TYPE	NUMBER OF UNITS	UNIT SQ. FT.
UNIT B1 (ONE BEDROOM)	2	47.50 m²
UNIT B1 (ONE BEDROOM)	1	62.02 m²
UNIT B2 (ONE BEDROOM)	4	58.15 m²
UNIT B2 (ONE BEDROOM)	3	58.16 m²
UNIT B2 (ONE BEDROOM)	1	58.18 m²
UNIT B3 (ONE BEDROOM)	3	60.20 m²
UNIT B4 (ONE BEDROOM)	4	60.20 m²
UNIT B4 (ONE BEDROOM)	1	60.21 m²
UNIT B4 (ONE BEDROOM)	1	60.22 m²
UNIT B5 (ONE BEDROOM)	2	58.16 m²
UNIT B5 (ONE BEDROOM)	1	58.73 m²
UNIT B6 (ONE BEDROOM)	1	54.07 m²
UNIT B6 (ONE BEDROOM)	2	54.69 m²
UNIT B7 (ONE BEDROOM)	1	51.40 m²
UNIT B7 (ONE BEDROOM)	1	51.62 m²
UNIT B7 (ONE BEDROOM)	1	55.05 m²
UNIT B8 (ONE BEDROOM)	1	51.69 m²
UNIT B8 (ONE BEDROOM)	1	54.91 m²
UNIT B8 (ONE BEDROOM)	1	55.05 m²
UNIT B9 (ONE BEDROOM)	1	49.47 m²
UNIT B9 (ONE BEDROOM)	2	51.68 m²
UNIT B10 (ONE BEDROOM)	2	53.64 m²
UNIT B10 (ONE BEDROOM)	1	60.22 m²
UNIT B11 (ONE BEDROOM)	1	58.15 m²
UNIT B11 (ONE BEDROOM)	1	58.16 m²
UNIT B12 (ONE BEDROOM)	1	60.20 m²

CRU - TOTAL AREA	
UNIT TYPE	TOTAL AREAS
MAIN FLOOR	
CRU#1	130.80 m²
CRU#2	239.00 m²
CRU#3	230.34 m²
CRU#4	254.92 m²
CRU#5	127.13 m²
CRU#6	190.35 m²
	1172.55 m²
Grand total: 6	1172.55 m²

UNIT TYPES - TOTAL COUNT		
UNIT TYPE	NUMBER OF UNITS	UNIT SQ. FT.
UNIT B13 (ONE BEDROOM)	1	56.33 m²
UNIT C1 (TWO BEDROOM)	1	79.64 m²
UNIT C1 (TWO BEDROOM)	2	95.80 m²
UNIT C2 (TWO BEDROOM)	2	82.03 m²
UNIT C2 (TWO BEDROOM)	1	92.38 m²
UNIT C3 (TWO BEDROOM)	1	77.40 m²
UNIT C3 (TWO BEDROOM)	2	92.08 m²
UNIT C4 (TWO BEDROOM)	1	61.01 m²
UNIT C4 (TWO BEDROOM)	1	62.83 m²
UNIT C4 (TWO BEDROOM)	1	63.32 m²
UNIT C5 (TWO BEDROOM)	1	76.53 m²
UNIT C5 (TWO BEDROOM)	2	92.18 m²
UNIT C6 (TWO BEDROOM)	1	87.76 m²
UNIT C6 (TWO BEDROOM)	1	90.14 m²
UNIT C6 (TWO BEDROOM)	1	91.02 m²
UNIT C7 (TWO BEDROOM)	1	79.63 m²
UNIT C7 (TWO BEDROOM)	1	79.67 m²
UNIT C7 (TWO BEDROOM)	1	90.96 m²
Grand total: 63		

PARKING REPORT			
	Num Spaces	Space Length(mm)	Space Width...
PARKING	109	5500	2900
ACCESSIBLE PARKING	2	5500	2500
SMALL CAR	23	4900	2500
VISITOR	18	5500	2900
	152		

GROSS AREA CALCULATION (EXCLUDES PARKING & INDOOR...)		
LEVEL	AREA (M2)	AREA (SQ FT)
MAIN FLOOR LEVEL	1468.37	15805.56
SECOND FLOOR LEVEL	1544.37	16623.55
THIRD FLOOR LEVEL	1550.69	16691.94
FOURTH FLOOR LEVEL	1533.55	16507.09
TOTAL GROSS FLOOR AREA	6096.98	65628.14

PROJECT DATA

DEVELOPMENT REPORT		
PROJECT NAME	13167 Aspen Road	
LEGAL DESCRIPTION	LOT 14 BLOCK M SECTION 3 TOWNSHIP 50 PLAN 13167	
PID:	004-717-163	
ZONING	EXISTING	PROPOSED
	RS-2	CD or RM-3
AREA CALCULATION	REQUIRED	PROPOSED
PROPOSED STORIES		5
TOTAL PROPOSED UNITS		63 UNITS
TOTAL BUILDING HEIGHT	15 M	16.14 M
SITE		3743.411 Sq.M
TOTAL BUILT UP AREA (EXCLUDING AMENITY AREA)		6096.98 Sq.M
F.A.R (Gross site area)		1.63
NET F.A.R		1.63
GROSS SITE AREA		3743.411 Sq.M
NET SITE AREA		3743.411 Sq.M
NET DEDICATION		0
INDOOR AMENITY (2 sq.m per unit)	126 Sq.M	232.21 Sq.M
OUTDOOR AMENITY (30% of SITE AREA)	1123.02 Sq.M	1273 Sq.M
TOTAL COMMERCIAL AREA (gross)		1172.55 Sq.M
SETBACKS		
MINIMUM SETBACK PROVIDED		
NORTH	7.62 M	1.4 M
SOUTH	9.15 M	3.5 M
WEST	7.62 M	1.9 to 3.3 M
EAST	4.57 M	3.1 M
PARKING	REQUIRED	PROPOSED
NUMBER OF RESIDENTIAL PARKING SPOTS (1.25 PER EACH ONE BEDROOM)	53	-
NUMBER OF RESIDENTIAL PARKING SPOTS (1.75 PER EACH 2+ BEDROOM)	37	-
TOTAL NO OF RESIDENTIAL PARKING SPOTS	90	92
NUMBER IF VISITOR PARKING SPOTS (0.25 PER DWELLING UNIT)	16	18
GRAND TOTAL NUMBER OF RESIDENTIAL PARKING SPOTS	105	152
TOTAL COMMERCIAL PARKING (ON-GRADE)		41
BICYCLE PARKING		
# OF CLASS A BICYCLE SPOTS (2 PER DWELLING UNIT) (RESIDENTIAL)	126	126
# OF CLASS B BICYCLE SPOTS (RESIDENTIAL)	6	6
# OF CLASS A BICYCLE SPOTS (2 PER 300 M2 OF GFA, COMMERCIAL)	8	8
# OF CLASS B BICYCLE SPOTS (COMMERCIAL)	6	6
NUMBER OF TRIP END FACILITIES	2 (COMM. + RESID.)	2



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1	2022-09-22	ISSUED FOR REVIEW	ST
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

COMMERCIAL & RESIDENTIAL APARTMENT

13167 - ASPEN ROAD, SQUAMISH

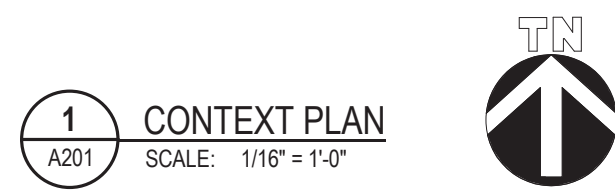
DRAWING TITLE

COVER SHEET

DRAWING ISSUE

ISSUED FOR REZONING APPLICATION

PROJECT NO.	PLOT DATE	12/03/22	DRAWN	Author
722506	SCALE		REVIEWED	Checker
DRAWING NO.	A100			REVISION
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COMMERCIAL & RESIDENTIAL
APARTMENT

13167 - ASPEN ROAD, SQUAMISH

CONTEXT PLAN

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APPLICATION

PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN Auth
	SCALE 1/16" = 1'-0"	REVIEWED Check

DRAFTING NO.

A101a

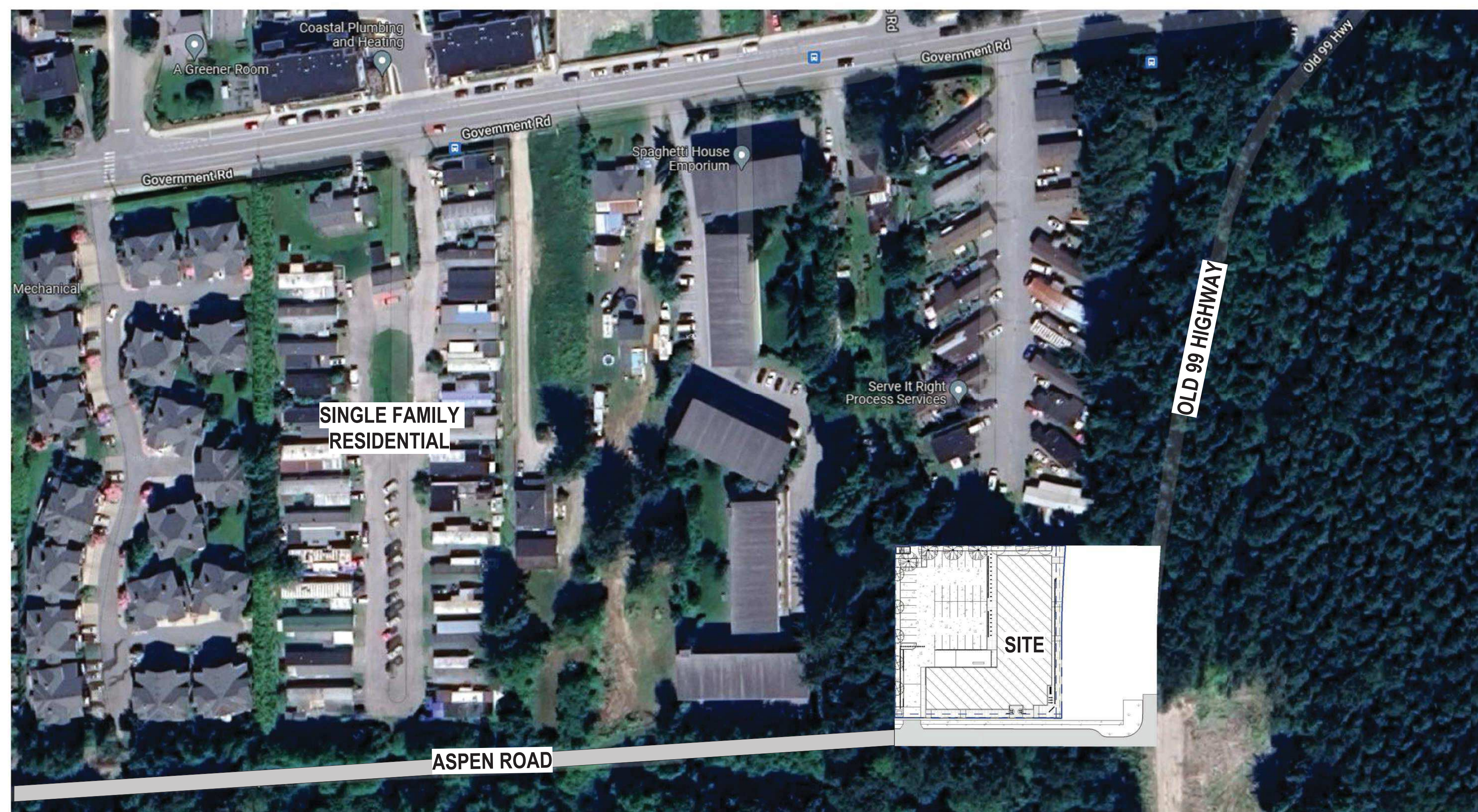
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1 CONTEXT SITE PLAN
SCALE: 1 : 10



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COMMERCIAL & RESIDENTIAL
APARTMENT

13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

NEIGHBOURHOOD CONTEXT PLAN

DRAWING ISSUE

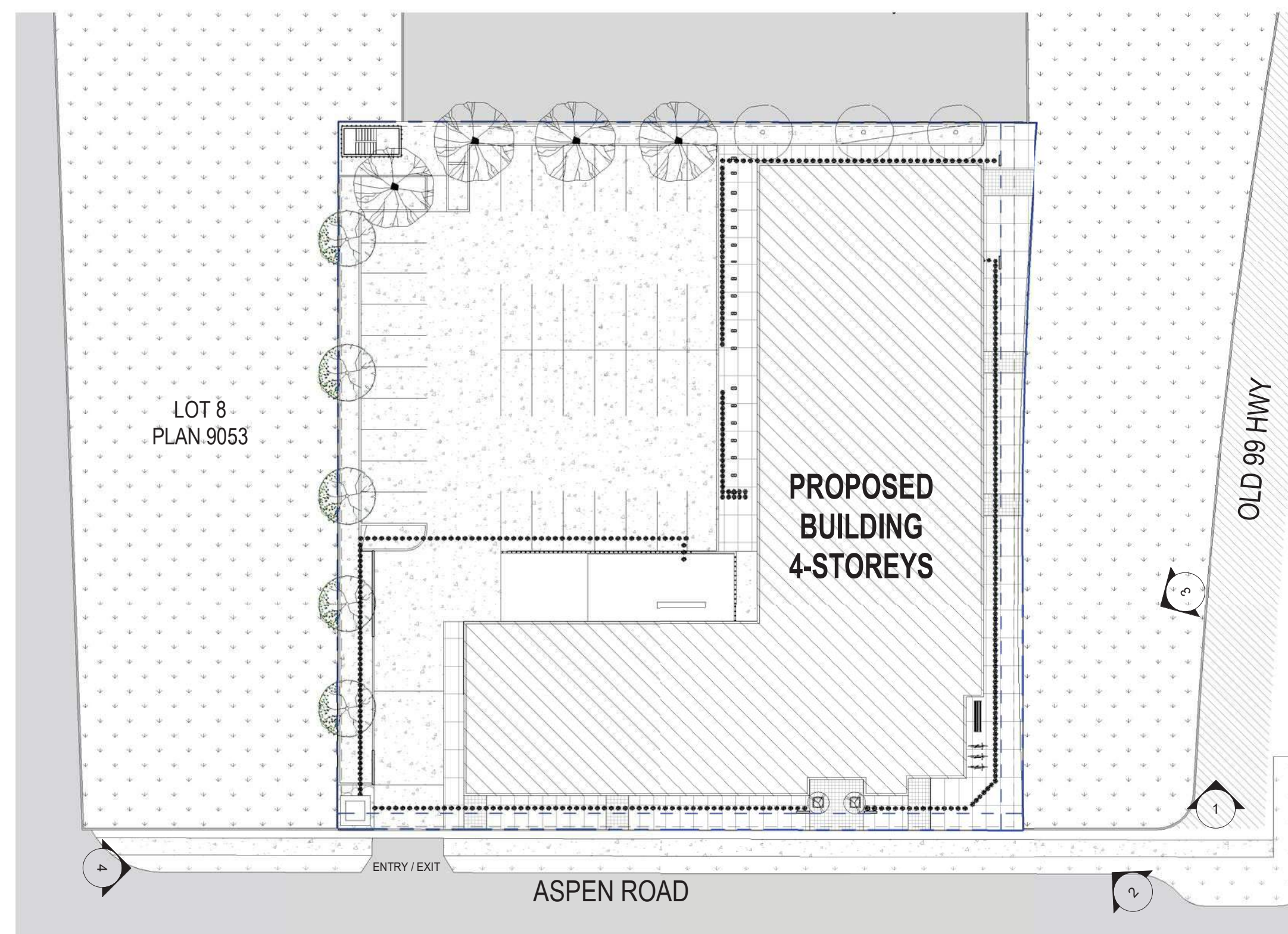
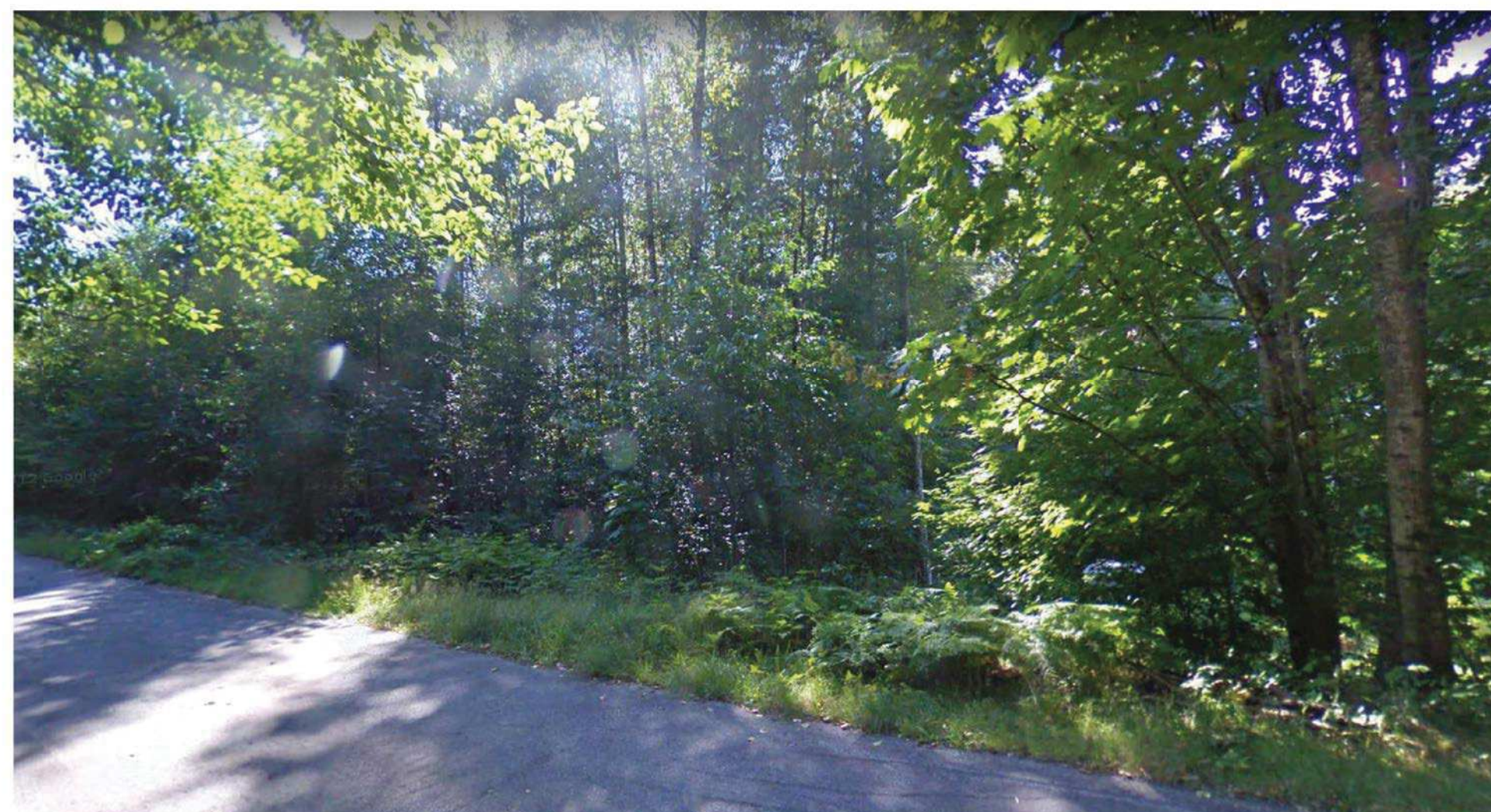
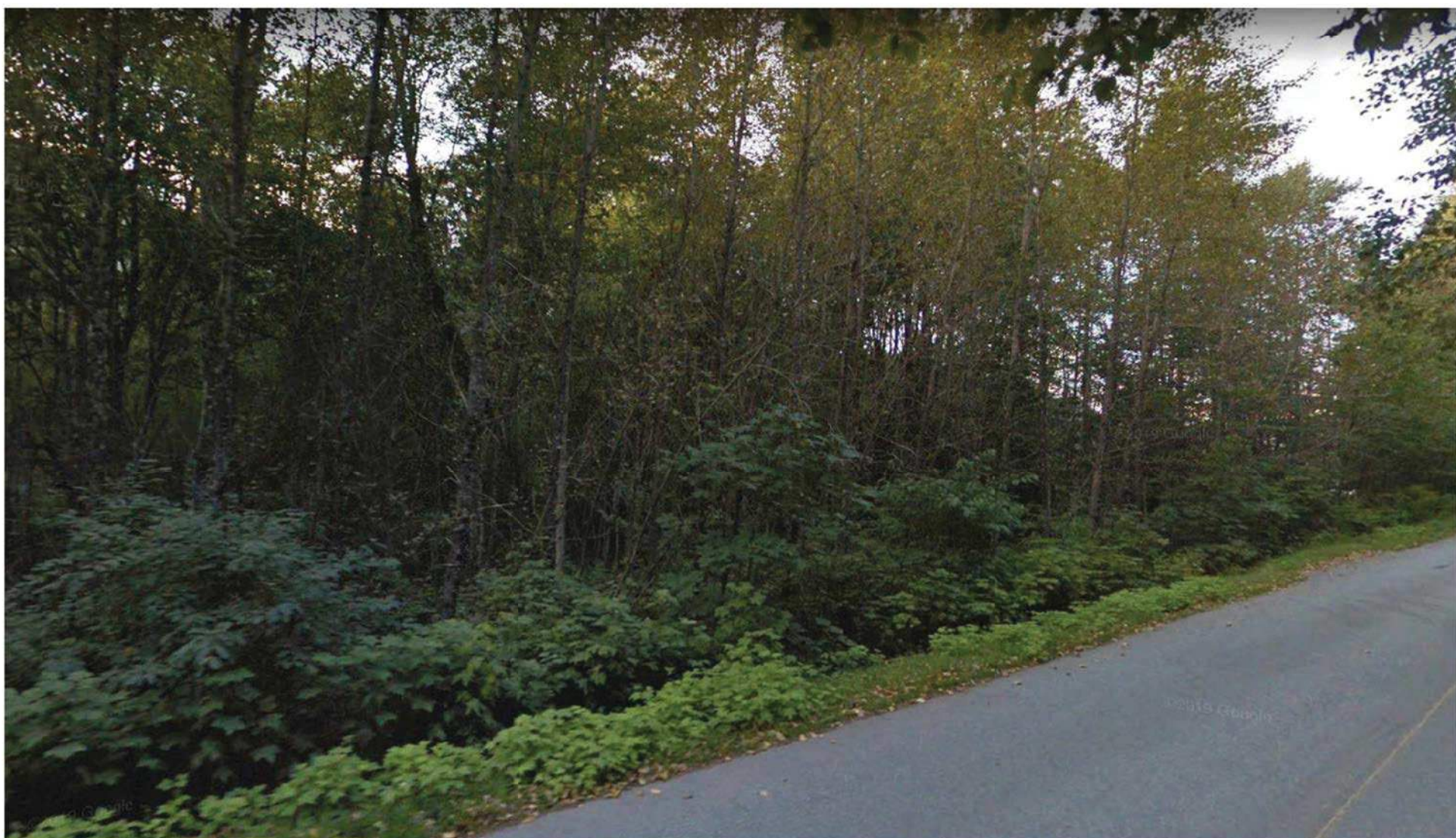
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722506	12/03/22	Author
	SCALE	REVIEWED
	As indicated	Checked

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A101b

REVISION	
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1 KEY PLAN
A201 SCALE: 1" = 30'-0"

[illegible]

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PROJECT	
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13167 - ASPEN ROAD, SQUAMISH

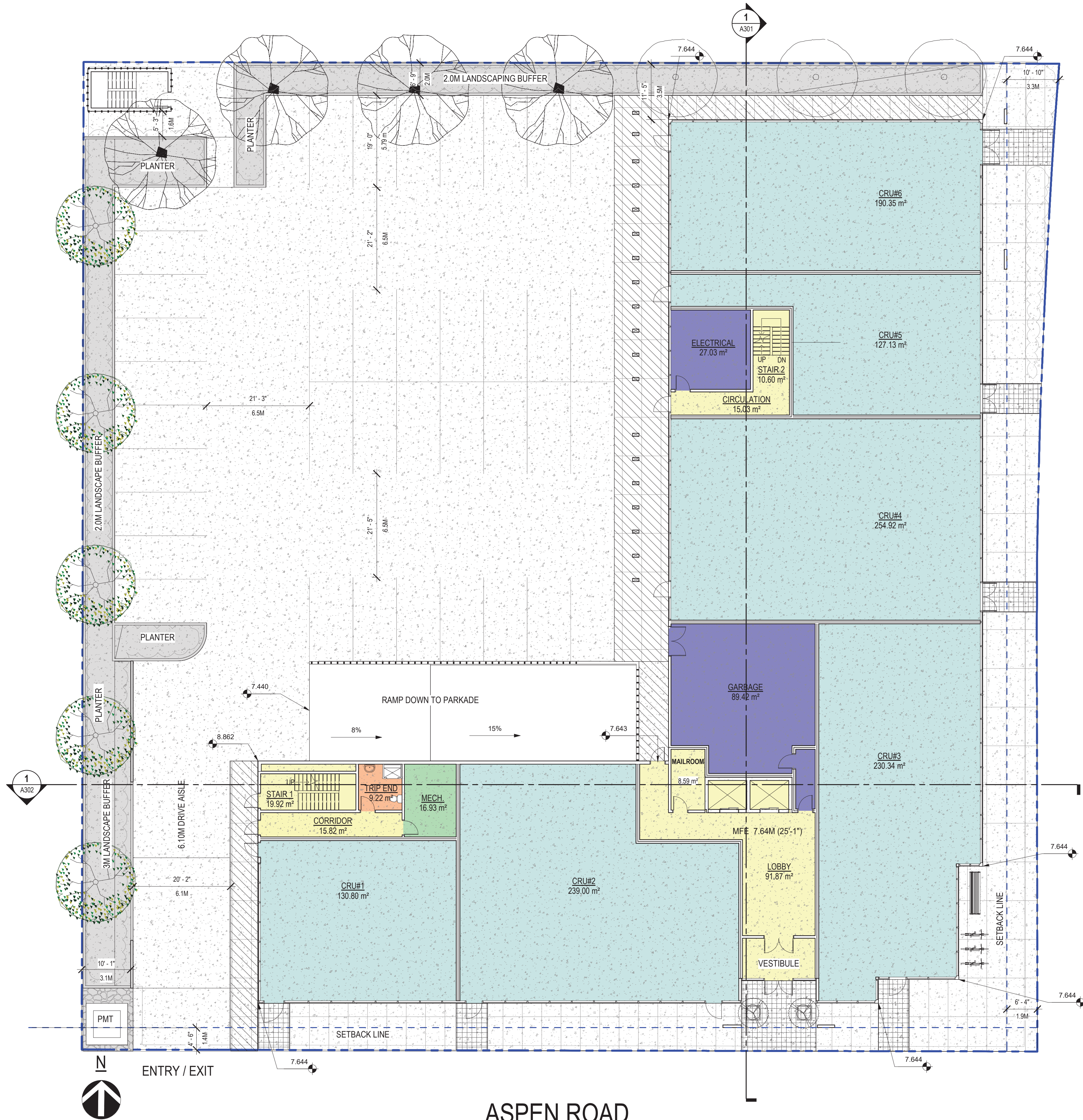
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EXISTING SITE CONTEXT

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PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN Author
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DRAWING NO. A101c		REVISION 1



- LEGEND
- CORRIDOR
 - CRU#1
 - CRU#2
 - CRU#3
 - CRU#4
 - CRU#5
 - CRU#6
 - ELECTRICAL
 - GARBAGE
 - LOBBY
 - CIRCULATION
 - MECH.
 - STAIR 1
 - STAIR 2
 - TRIP END

SITE PLAN - AREA CALCULATION		
AREA TYPE:-	S.F.:-	S.M:-
RESIDENTIAL:	0	0.00
CIRCULATION:	1649.44	153.24
SERVICE:	1534.91	142.60
COMMERCIAL:	12621.21	1172.54
TOTAL:	15805.56	1468.37
EFFICIENCY % RESIDENTIAL	0.00	
NO. OF UNITS:	0	



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13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

AREA PLAN-MAIN FLOOR

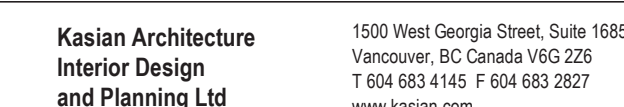
DRAWING ISSUE

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PROJECT NO.	PLOT DATE	12/03/22	DRAWN	Author
722506	SCALE	3/32" = 1'-0"	REVIEWED	Checker
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A109

3



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13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

AREA PLAN-THIRD FLOOR

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	SCALE 3/32" = 1'-0"	REVIEWED Check

DRAFTING NO.

A111

3



AREA CALCULATION		
AREA TYPE:-	S.F.:-	S.M:-
RESIDENTIAL:	14909.71	1385.15
CIRCULATION:	1693.71	157.35
SERVICE:	88.22	8.20
AMENITY:	0	0
TOTAL:	16691.64	1550.69
EFFICIENCY % RESIDENTIAL		88.85
NO. OF UNITS:		21



- LEGEND
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AREA CALCULATION		
AREA TYPE:-	S.F.:-	S.M:-
RESIDENTIAL:	14725.16	1368.00
CIRCULATION:	1693.71	157.35
SERVICE:	88.22	8.20
AMENITY:	0	0
TOTAL:	16507.09	1533.55
EFFICIENCY % RESIDENTIAL	89.21	
NO. OF. UNITS:	21	

1
A201
FOURTH FLOOR
SCALE: 3/32" = 1'-0"

Kasian Architecture
Interior Design
and Planning Ltd

1500 West Georgia Street, Suite 1685
Vancouver, BC Canada V6G 2Z6
T: 604 683 4146 F: 604 683 2827
www.kasian.com

3	2022-12-09	ISSUED FOR REZONING APPLICATION	ST
2	2022-09-22	ISSUED FOR REVIEW	ST
1	2022-09-02	ISSUED FOR CLIENT REVIEW	ST
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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PROJECT

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APARTMENT

13167 - ASPEN ROAD, SQUAMISH

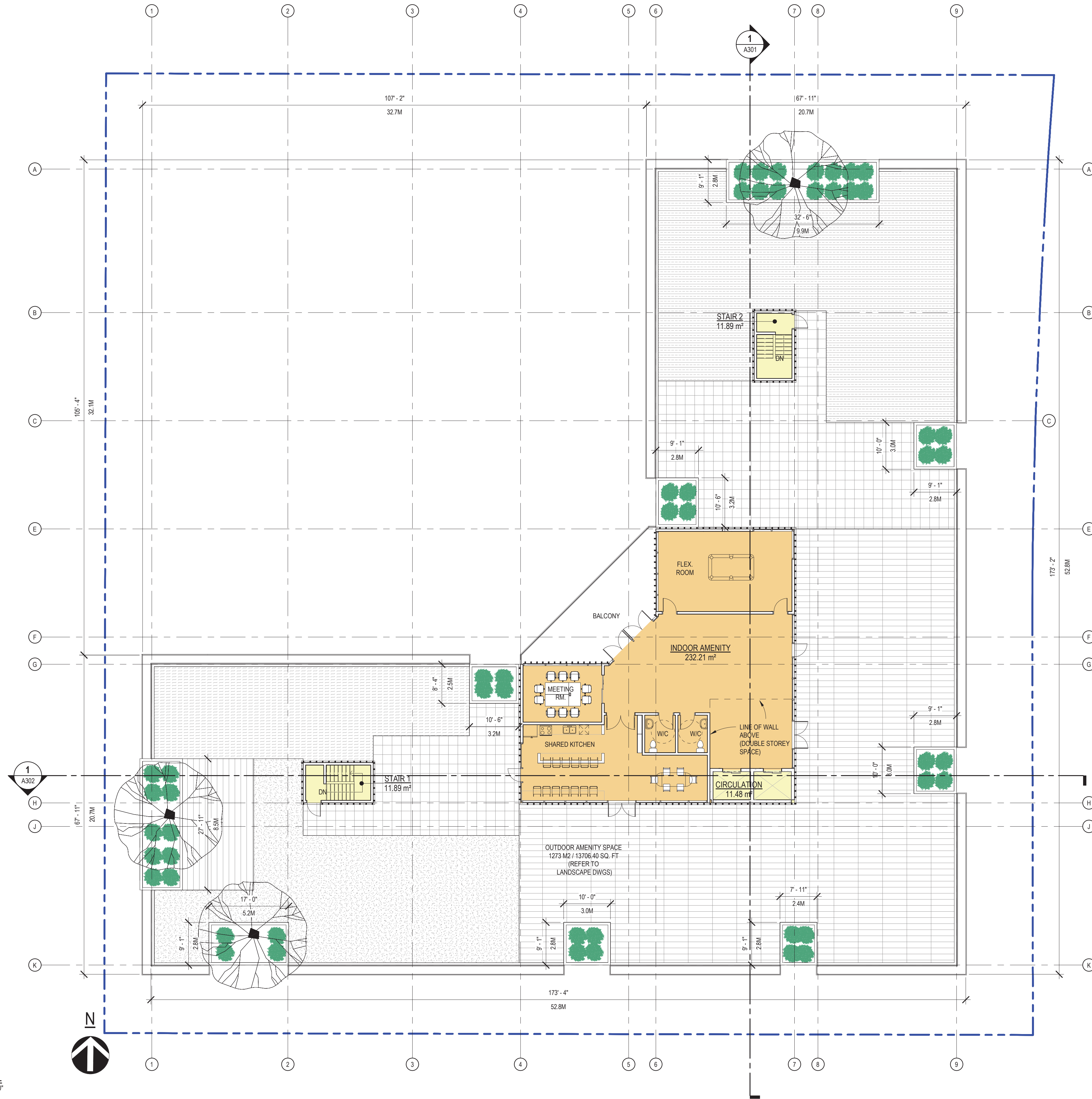
DRAWING TITLE

AREA PLAN-FOURTH FLOOR

DRAWING ISSUE

ISSUED FOR REZONING
APPLICATION

PROJECT NO.	PLOT DATE	12/03/22	DRAWN	Author
722506	SCALE	3/32" = 1'-0"	REVIEWED	Checker
DRAWING NO.	A112			REVISION
				3



LEGEND

- INDOOR AMENITY
- CIRCULATION
- STAIR 1
- STAIR 2

AREA CALCULATION

AREA TYPE:-	S.F.:-	S.M:-
RESIDENTIAL:	0	0.00
CIRCULATION:	379.69	35.27
SERVICE:	0	0.00
AMENITY:	2499.46	232.21
TOTAL:	2879.15	267.48
EFFICIENCY % RESIDENTIAL	0.00	
NO. OF. UNITS:		

1
A201
ROOF LEVEL
SCALE: 3/32" = 1'-0"



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APARTMENT

13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

AREA PLAN-ROOF PLAN

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APPLICATION

PROJECT NO.	PLOT DATE	12/03/22	DRAWN	Author
722506	SCALE	3/32" = 1'-0"	REVIEWED	Checker

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A114	3



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



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



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13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

BUILDING ELEVATIONS

DRAWING ISSUE

ISSUED FOR REZONING
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PROJECT NO.	PLOT DATE	12/03/22	DRAWN	Author
722506	SCALE	1/8" = 1'-0"	REVIEWED	Checker
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DRAWING TITLE

BUILDING ELEVATIONS

DRAWING ISSUE

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PROJECT NO.	PLOT DATE	12/03/22	DRAWN	Author
722506	SCALE	1/8" = 1'-0"	REVIEWED	Checker
DRAWING NO.	A202			REVISION

3



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



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"



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1	2022-12-09	ISSUED FOR REZONING APPLICATION
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PROJECT	
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COMMERCIAL & RESIDENTIAL
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13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

BUILDING SECTIONS

DRAWING ISSUE

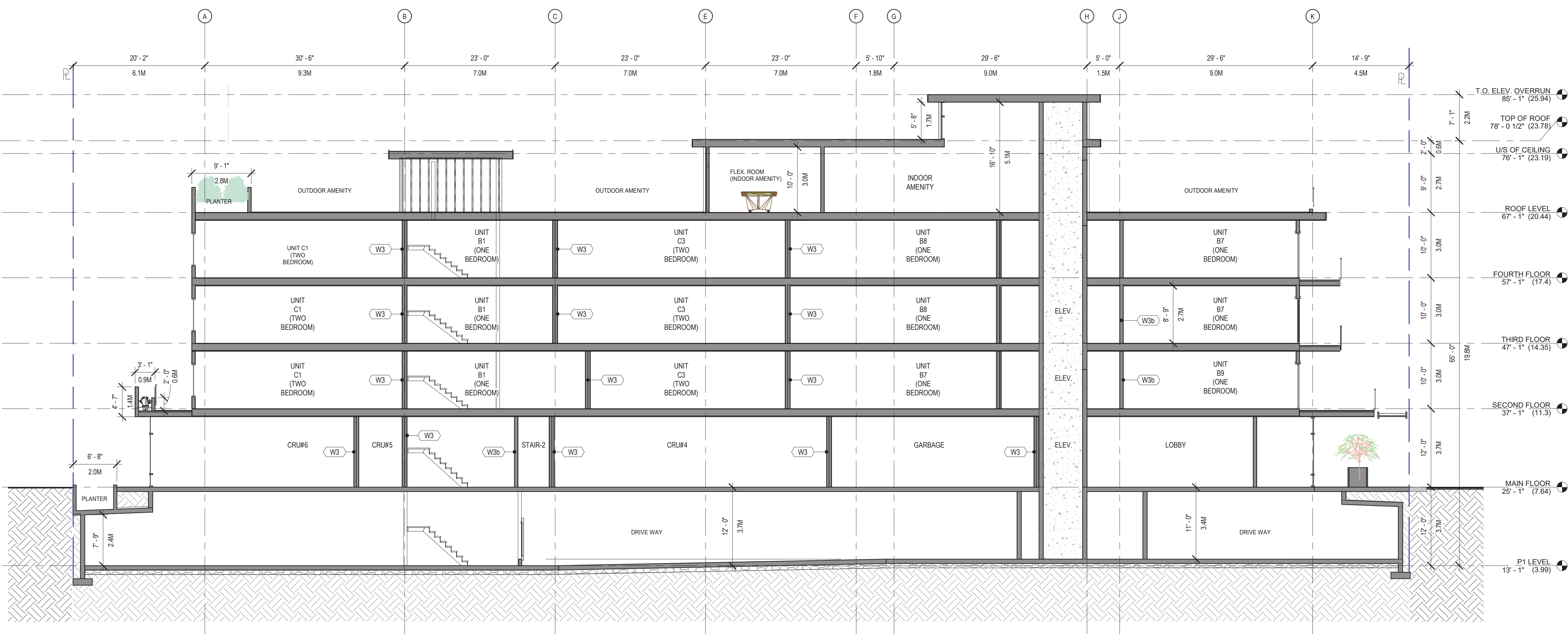
ISSUED FOR REZONING
APPLICATION

PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN
	SCALE As indicated	REVIEWED C

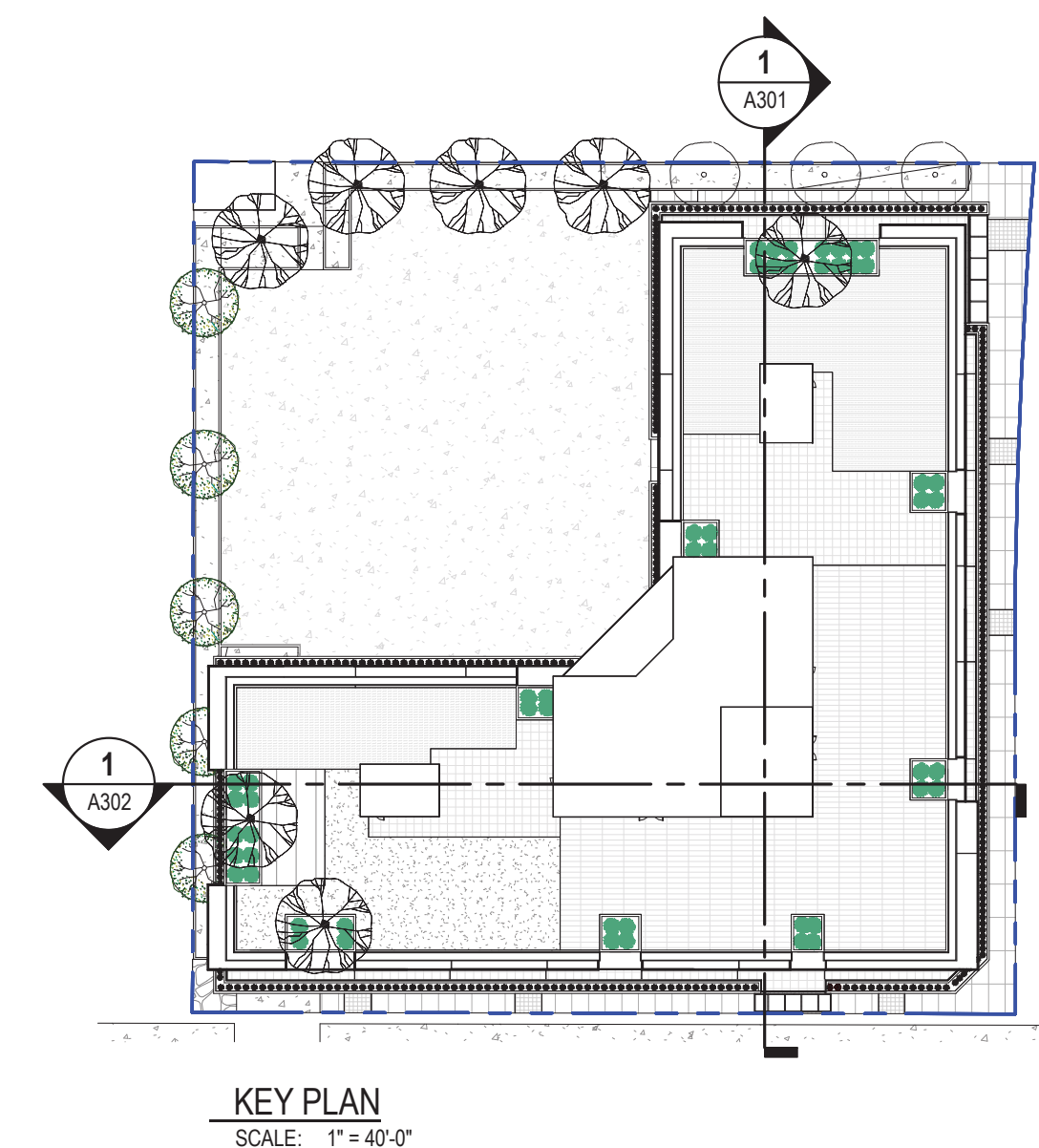
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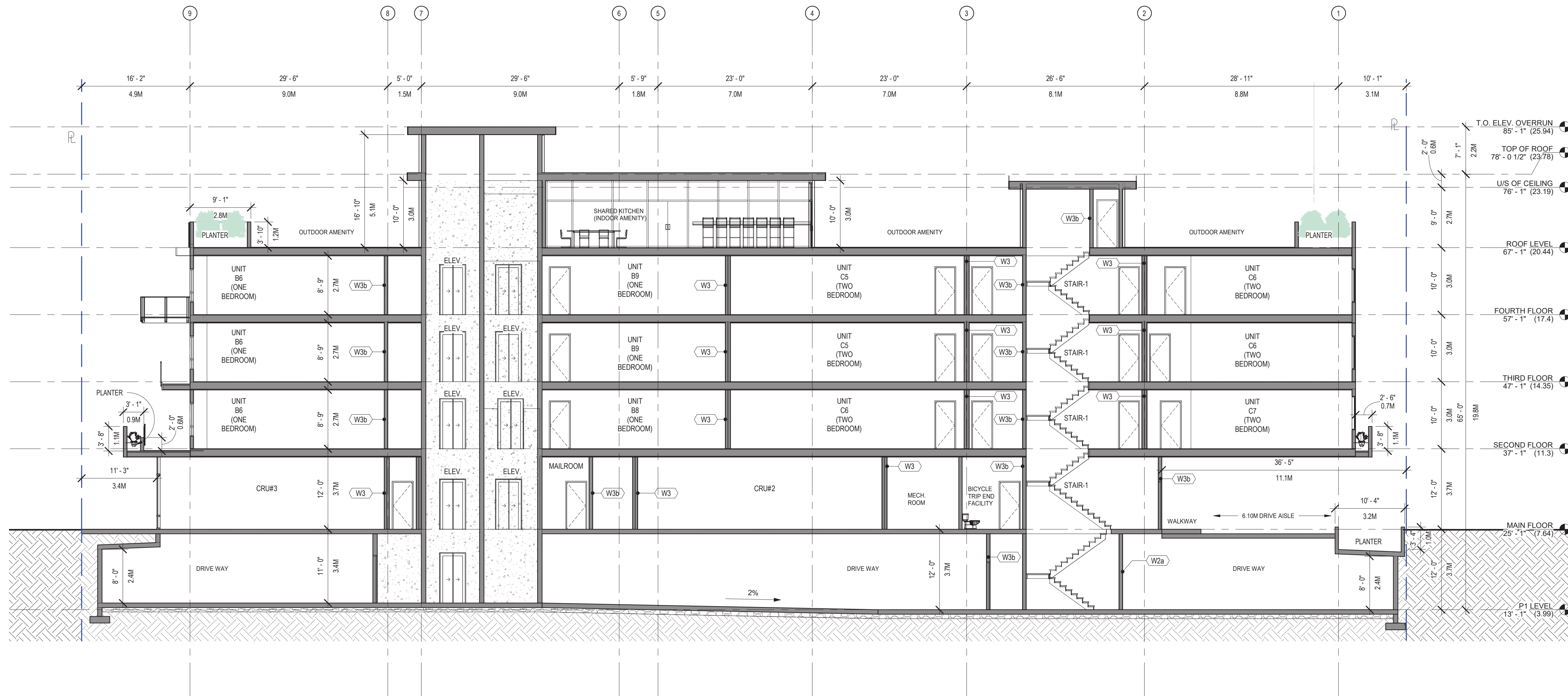
A301

RE

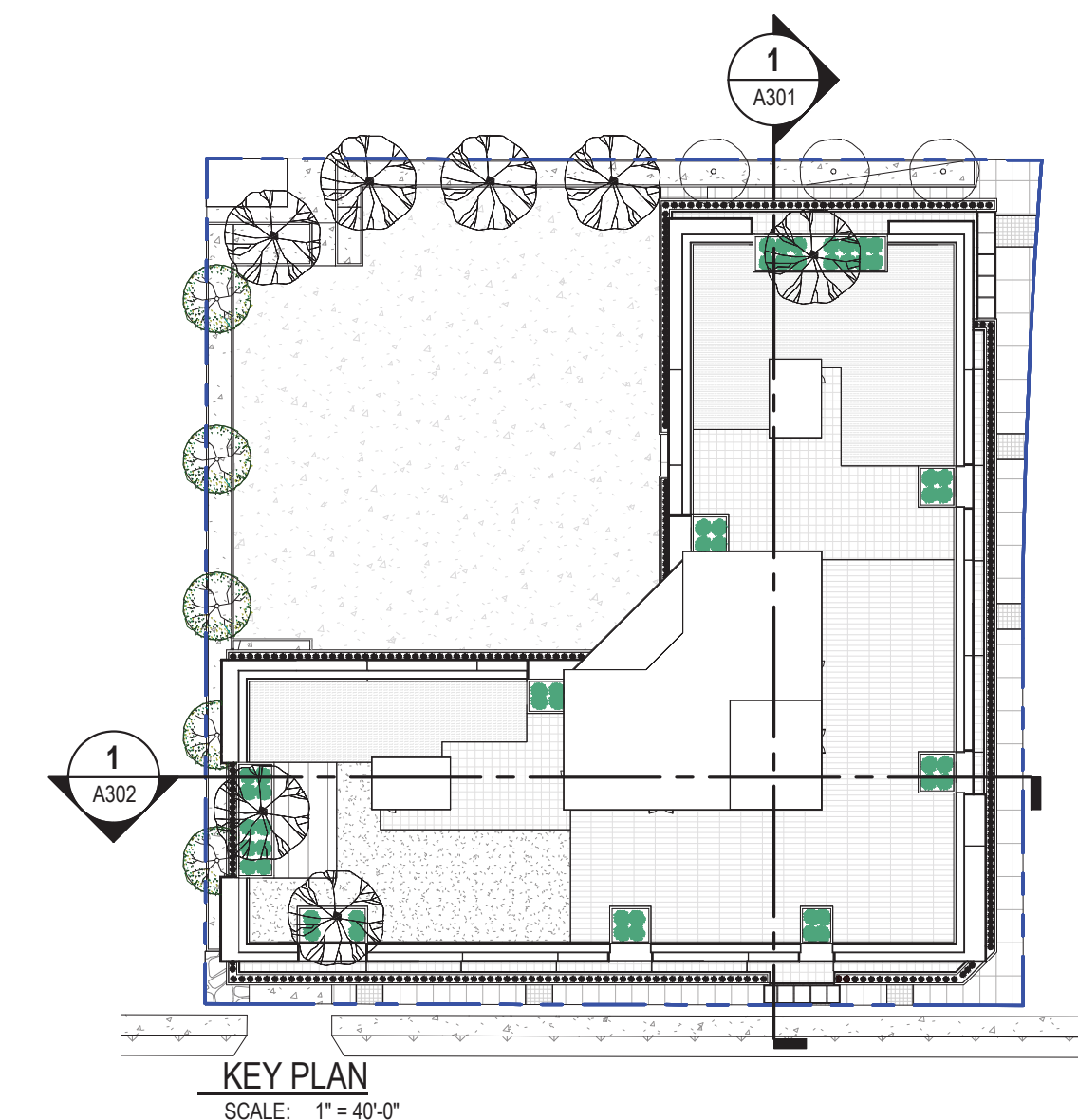


1 BUILDING SECTION 1
A101 SCALE: 1:100





1
A101 BUILDING SECTION 2
SCALE: 1:100



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APARTMENT**

13167 - ASPEN ROAD, SQUAMISH

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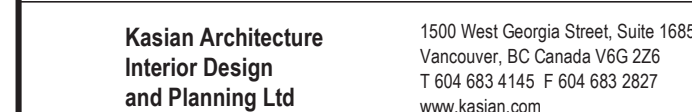
BUILDING SECTIONS

DRAWING ISSUE

**ISSUED FOR REZONING
APPLICATION**

PROJECT NO.	PLOT DATE	DRAWN	Author
722506	12/03/22	REVIEWED	Checker
SCALE	As indicated	REVISION	

DRAWING NO.	A302	REVISION	1
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[illegible]

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PROJECT

COMMERCIAL & RESIDENTIAL
APARTMENT

13167 - ASPEN ROAD, SQUAMISH

DRAFTING TITLE

3D VIEWS

DRAWING ISSUE

ISSUED FOR REZONING
APPLICATION

PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN Auth
	SCALE	REVIEWED Check
DRAWING NO. A400		REVISION 2

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PROJECT

COMMERCIAL & RESIDENTIAL
APARTMENT

13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

3D VIEWS

DRAWING ISSUE

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APPLICATION

PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN Auth
	SCALE	REVIEWED Check
DRAWING NO. A401		REVISION 2





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PROJECT	
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COMMERCIAL & RESIDENTIAL
APARTMENT

13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

PERSPECTIVE VIEWS

DRAWING ISSUE

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APPLICATION

PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN Author
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DRAWING NO. A402		REVISION 2



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13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

PERSPECTIVE VIEWS

DRAWING ISSUE

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APPLICATION

PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN Author
	SCALE	REVIEWED Checker
DRAWING NO. A404		REVISION 2



1 WEST ELEVATION - CLOSE UP VIEW #1
SCALE:



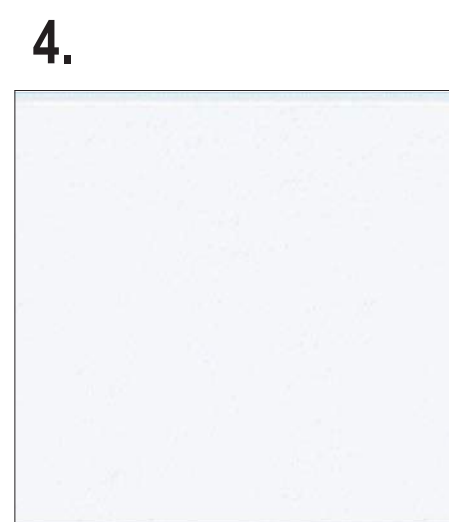
METAL ROOF



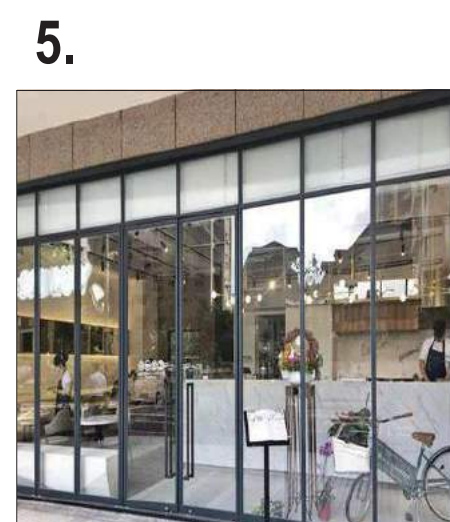
CERACLAD - BARNWOOD
"BROWN"



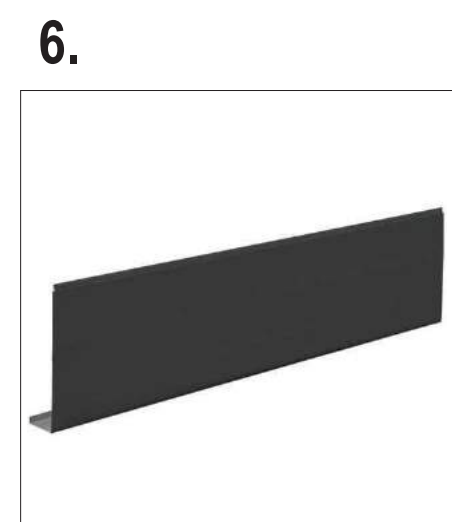
CERACLAD - CAST STRIPE, HORIZONTAL
"CHARCOAL"



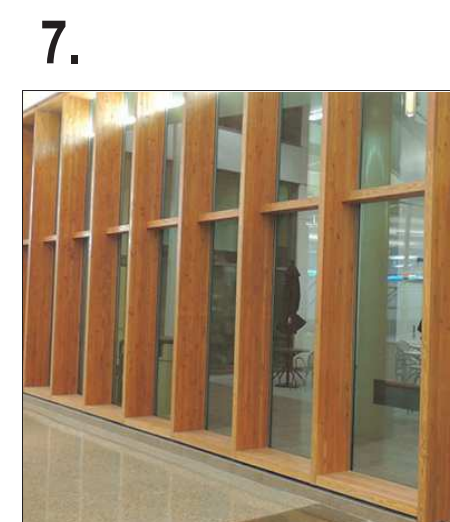
CERACLAD - CONTEMPORARY
SMOOTH - "ARCTIC WHITE"



STOREFRONT GLAZING



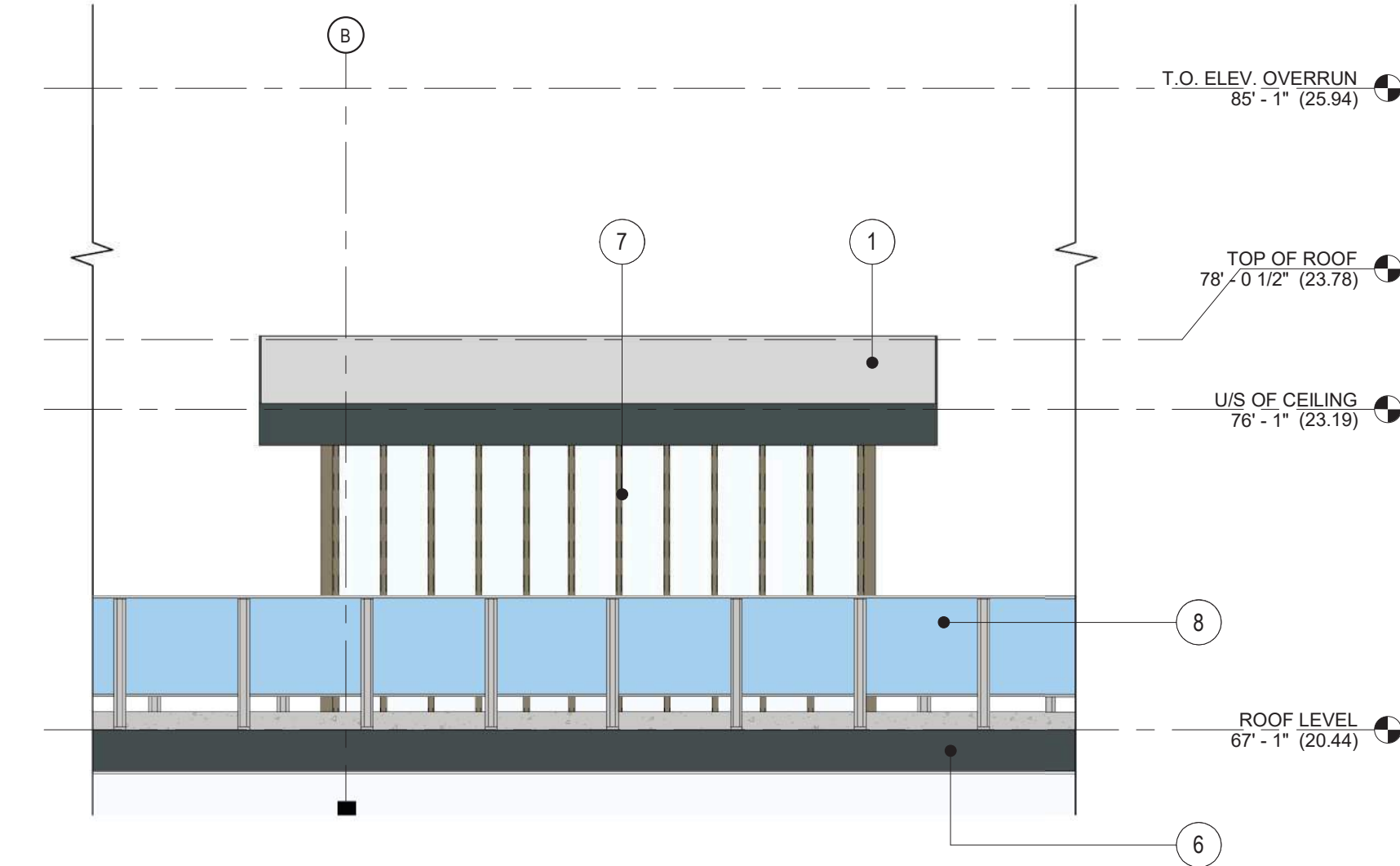
BLACK METAL FASICA
(COLOUR TO MATCH CHARCOAL CERACLAD
PANELS)



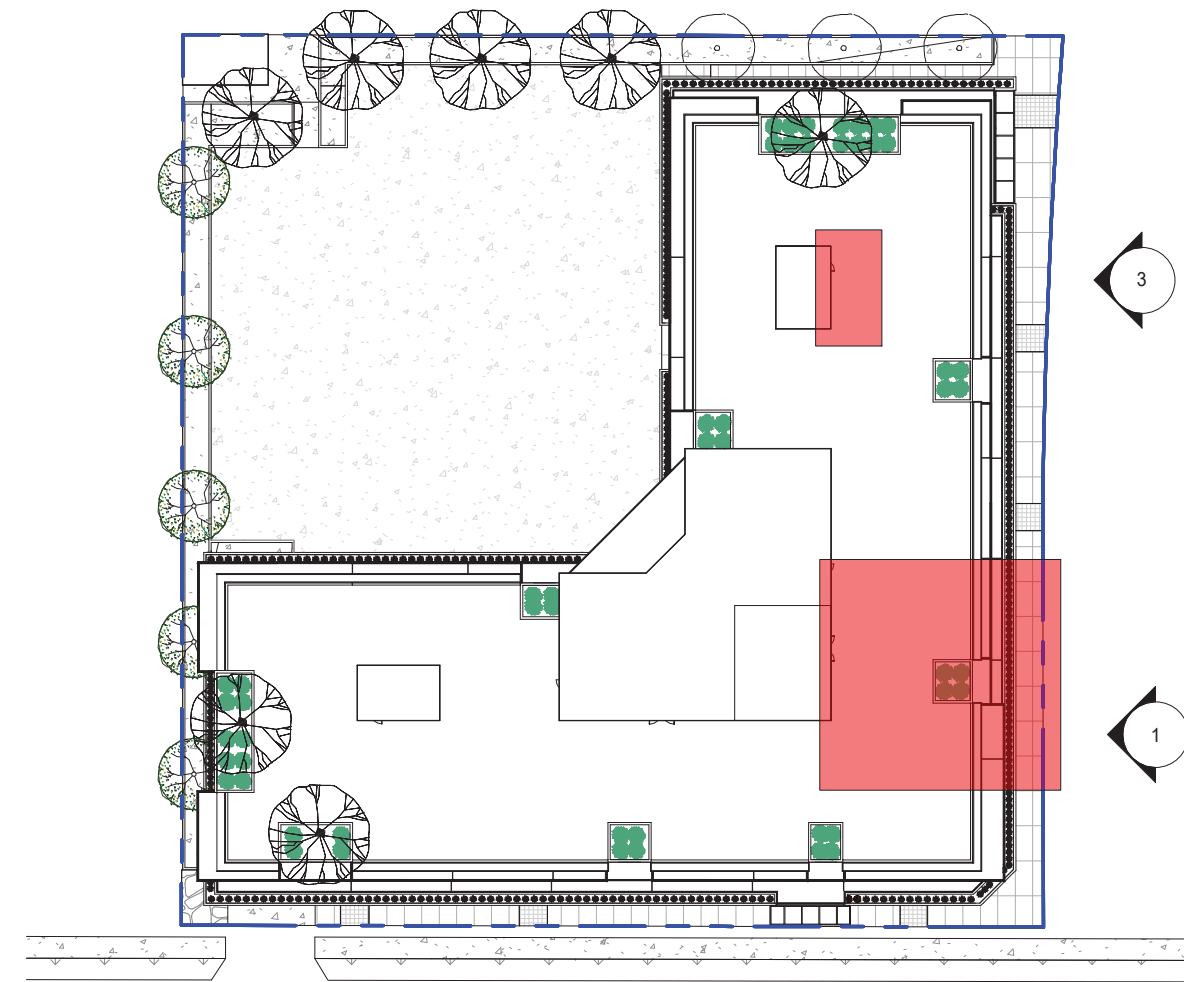
WOOD LOUVREES
(ATTACHED TO FASCIA)
OUTBOARD OF STOREFRONT
WINDOWS



POWDER COATED ALUMINUM
RAILING - "BLACK"



3 EAST ELEVATION - CLOSE UP VIEW #2
SCALE: 1/4" = 1'-0"



KEY PLAN



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1	2023-12-09	ISSUED FOR REZONING APPLICATION	ST
REV.	YYYY-MM-DD	REVISION / DRAWING ISSUE	REVIEW

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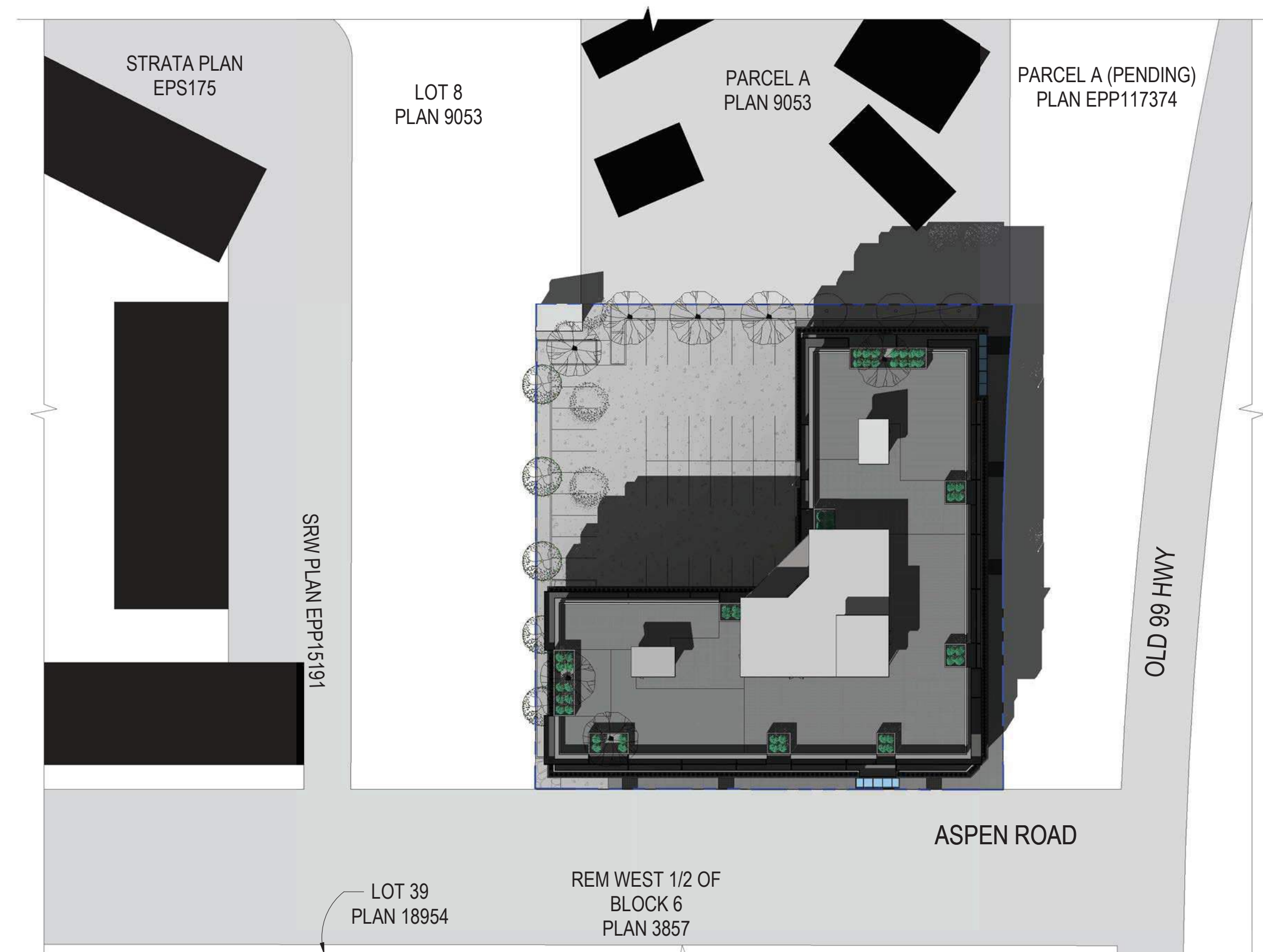
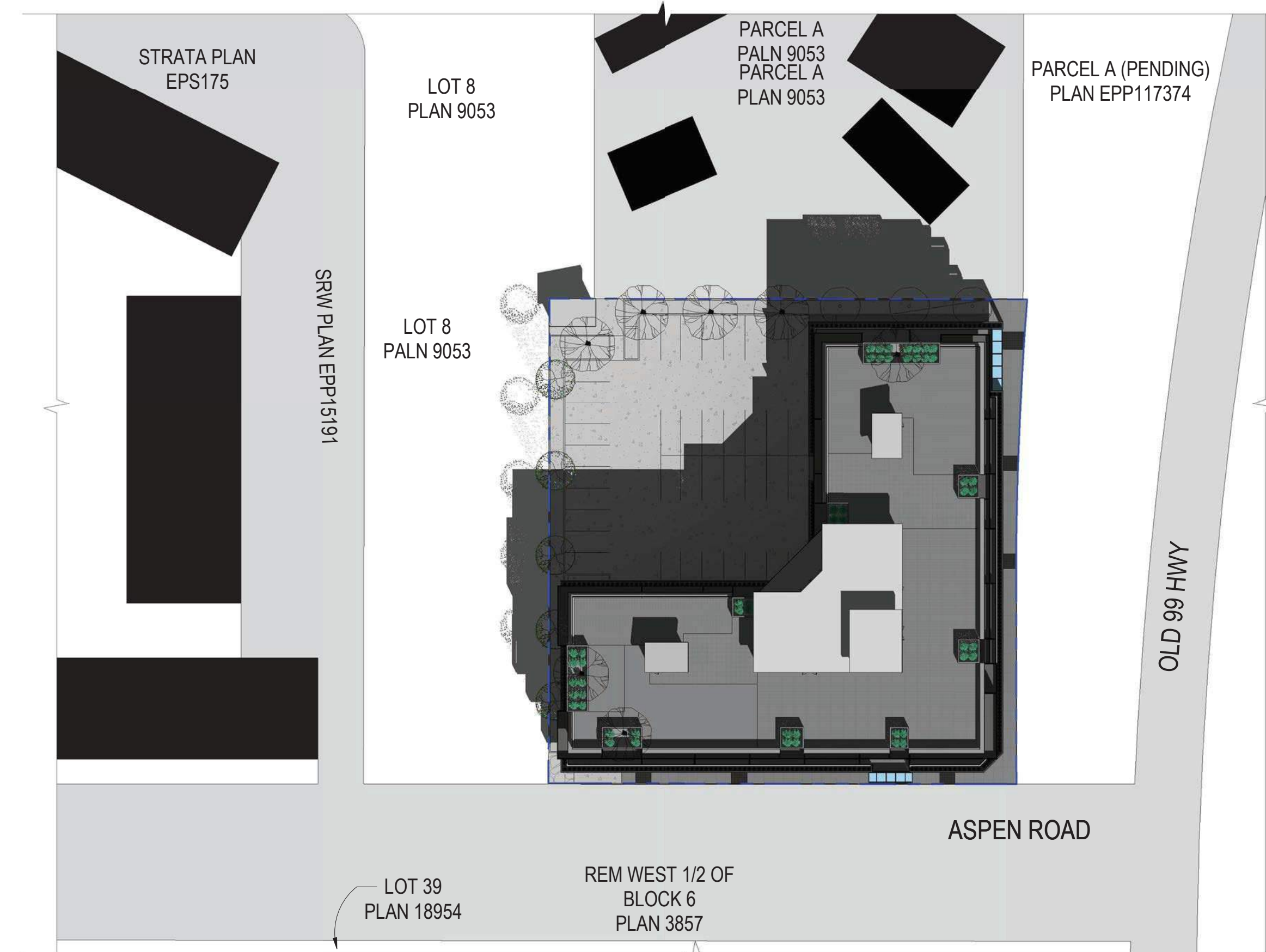
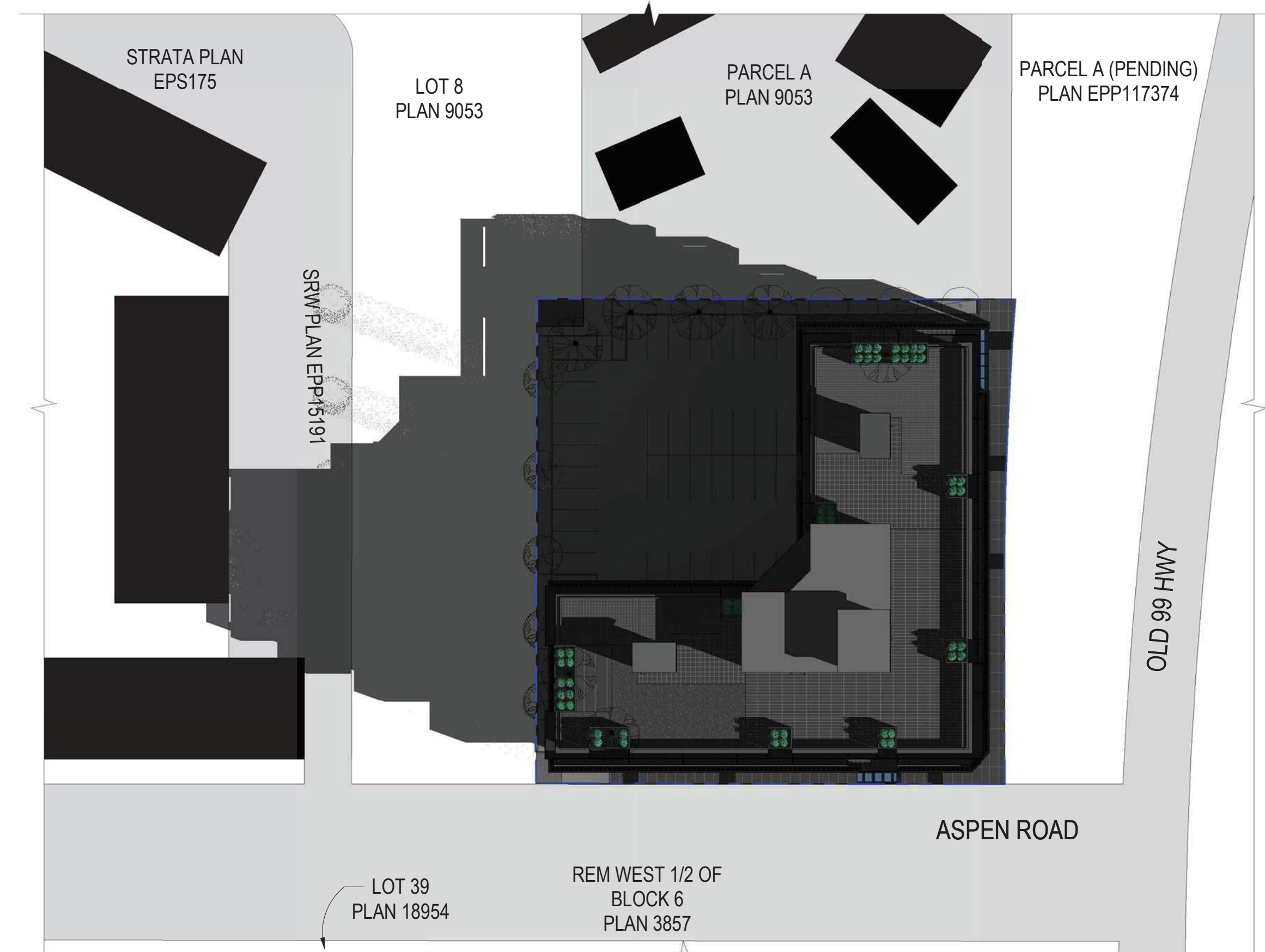
DRAWING TITLE

MATERIAL BOARD

DRAWING ISSUE

ISSUED FOR REZONING
APPLICATION

PROJECT NO.	PLOT DATE	12/03/22	DRAWN	Author
722506	SCALE	As indicated	REVIEWED	Checker
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PROJECT	
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13167 - ASPEN ROAD, SQUAMISH

DRAWING TITLE

SHADOW STUDY 21ST
MARCH(EQUINOX)

DRAWING ISSUE

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APPLICATION

PROJECT NO. 722506	PLOT DATE 12/03/22	DRAWN Author
	SCALE 1" = 40'-0"	REVIEWED Checker

DRAWING NO.

A703

SECRET
REVISION

1

