

Project

SQUAMISH
1026 ROBIN DRIVE
Squamish, BC

Architect



9611 Alberta Road
Richmond BC V6Y 1T7
1 778 837 6744

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Issues / Revisions

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Seal

Drawings Set

REZONING APPLICATION

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Sheet Title

COVER SHEET

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2207	JR/TH

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NTS	230126

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1026 ROBIN DRIVE | A COMPLETE COMMUNITY

This development proposal for 1026 Robin Drive seeks to preserve the unique natural landscape of the existing site while also introduce a range of desirable housing options and shared amenities for it’s future residents.

This project also aims to redefine conventional living by bringing a holistic approach to home and the environment, building a self-sustaining community where residents feel as connected to eachother as their shared resources.

As outlined in the following document this development strategy will be defined by the following tenets:

GUIDING PRINCIPALS

- Community-First Design
- Environmental Stewardship
- Increased Housing Options
- Enhanced Infrastructure
- Sustainable Construction

ORGANIZATIONAL SYSTEMS

- Nature and Ecology
- Storm Water Management
- Shared Green Space
- Access to Existing Trails
- Circulation and Parking

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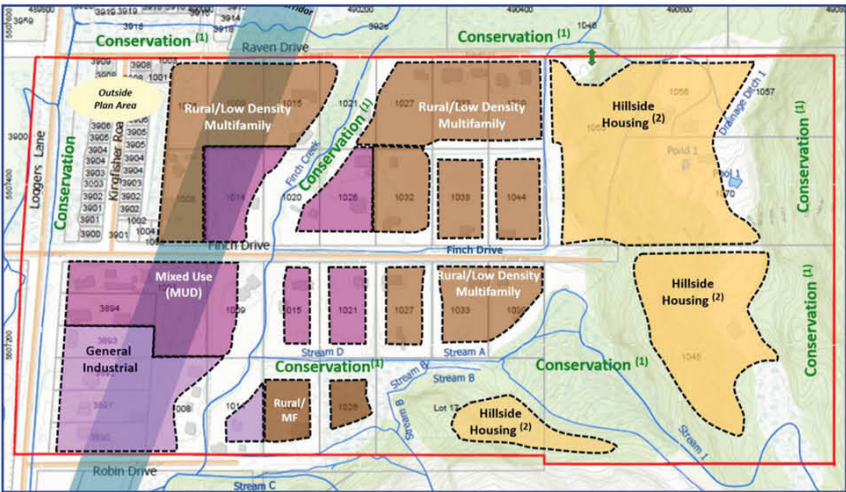
UNDERSTANDING REGIONAL GROWTH

The ongoing densification of the Lower Mainland, Sunshine Coast and other neighbouring districts is increasingly bringing new challenges along with new opportunities to the District of Squamish. As an interconnected coastal community, Squamish continues to strengthen its relationships with other urban centers as well as the natural landscape.



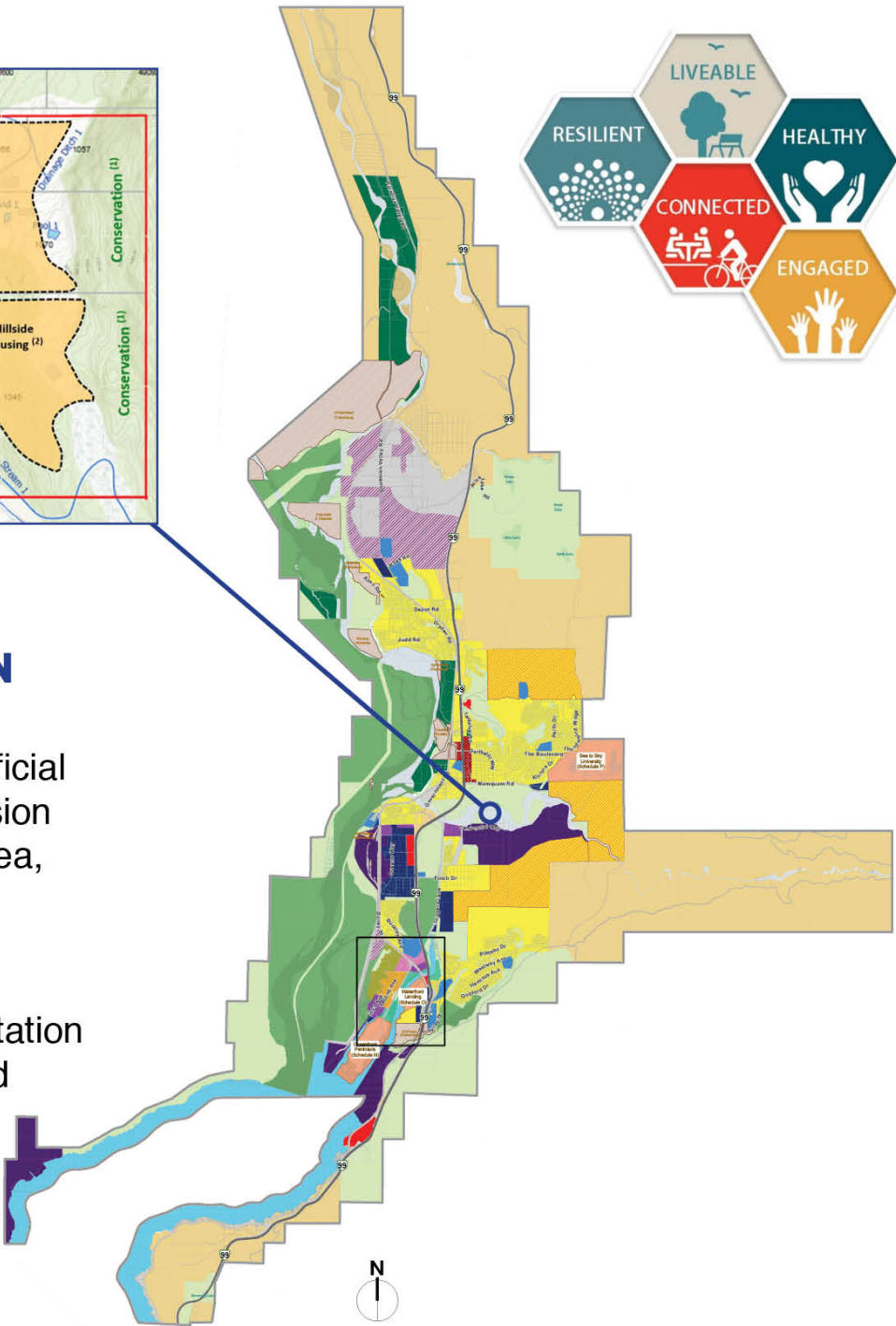
THE FUTURE OF SQUAMISH

As a proposed development in close proximity to downtown Squamish this proposal presents a clear opportunity to implement innovative strategies such as missing middle-density housing, resilient communities and green building technologies toward the advance the goals of Squamish 2040.



LOGGERS EAST COMMUNITY PLAN

The recently released Loggers East Official Community Plan establishes a clear vision for the future of this ecologically rich area, striking a balance between nature and development as Squamish develops. Community health, a stable economy, affordable housing, and smart transportation all depend upon strategic and managed growth that embraces diversity while preserving the area's character and history. This development thoroughly embraces these ideas and strives to be such an example community.



BUILDING DIVERSE AND INCLUSIVE HOUSING

We understand our responsibility to support the healthy growth of an integrated community within the District of Squamish. This development proposes a range of medium-density housing that can respond to diverse needs, incomes and lifestyles. Everyone from families, students, seniors, and multi-generational user groups all require housing options that are functional, accessible and livable—so let’s build them.

We intend to work closely with the District to better understand immediate and long-term housing needs in order to determine the most appropriate density and unit mix for this project. We also look for feedback to help shape this development in a way that best supports healthy community growth for adjacent sites in Loggers East and in all of Squamish.



The Elements, Squamish

Grow Community, Washington

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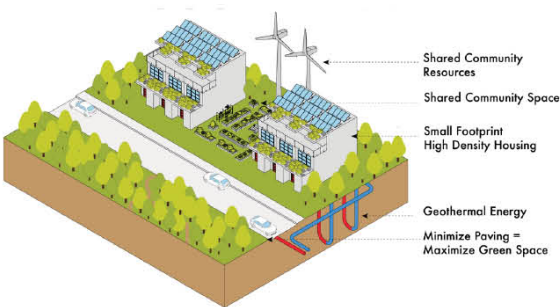
MISSING MIDDLE

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HOW DO WE DESIGN FOR THE FUTURE?

Sustainable housing means homes that are built better, last longer and are more friendly to their immediate and global environments. Our design and development will be defined by three critical facets.

1 UNDERSTANDING
ENERGY COSTS
AND FOCUS AREAS



REDUCING ENERGY USE

Whether embedded in raw materials, generated during construction or consumed over a building's lifecycle, energy must be conserved and reduced wherever possible.



INSULATION

There is no bad weather, only bad jackets. Creating comfortable environments is dependant on how well our buildings are bundled up against the elements.



AIR TIGHTNESS

Higher construction standards and a focus to detailing will allow this development to mitigate energy losses by keeping our building wrapped up tight.

2 INTEGRATING
GREEN BUILDING
TECHNOLOGIES



HEAT RECOVERY VENTILATION

Using the integration of modern HRVs these homes will be healthier, cleaner, and more comfortable by continuously replacing stale air with fresh air from the forest.



ALTERNATIVE ENERGY SOURCES

Solar, geothermal and other net-positive energy production methods will be investigated as potential opportunities to become less reliant on the grid.



RAIN WATER MANAGEMENT

Why let water go to waste? Our site will be designed to incorporate rainwater and floodwater management to keep residents dry and the surrounding landscape happy.

3 BIM MODELLING
AND ONGOING ENERGY
ASSESSMENTS



EMBODIED CARBON ASSESSMENT

Calculating a combined carbon footprint takes into consideration everything from fixtures, finishes and equipment to the emissions of trucks that deliver them to site.



ENERGY MODEL & CHECKLIST

Meeting standards is only the baseline. Rather than only checking boxes we are invested in ways to prioritize sustainable solutions with new innovative technologies.



VERIFIED BIM RESULTS

Building Information Management (BIM) Technology allows for us to integrate energy considerations into our design process from Day 1 and verify our ongoing results.

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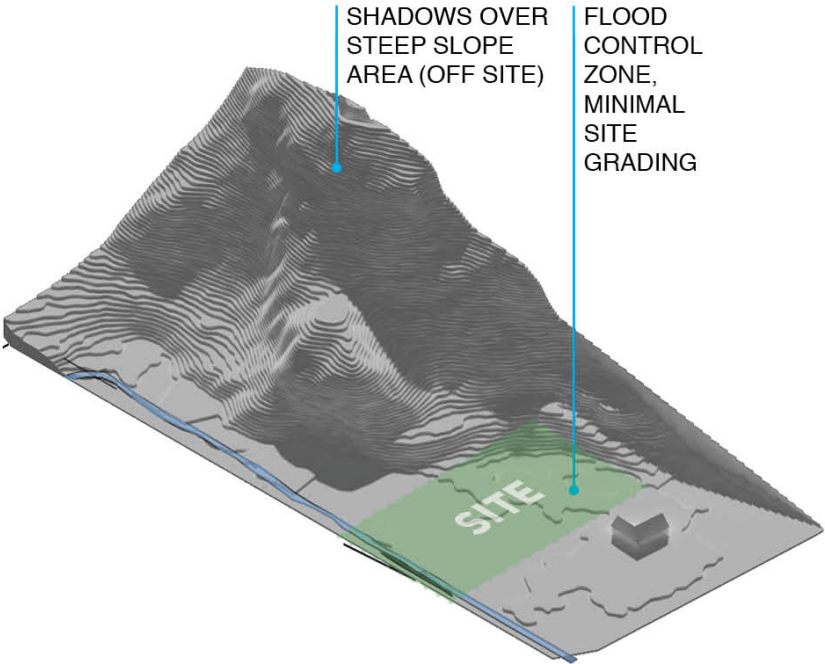
ECOLOGY & SUSTAINABILITY

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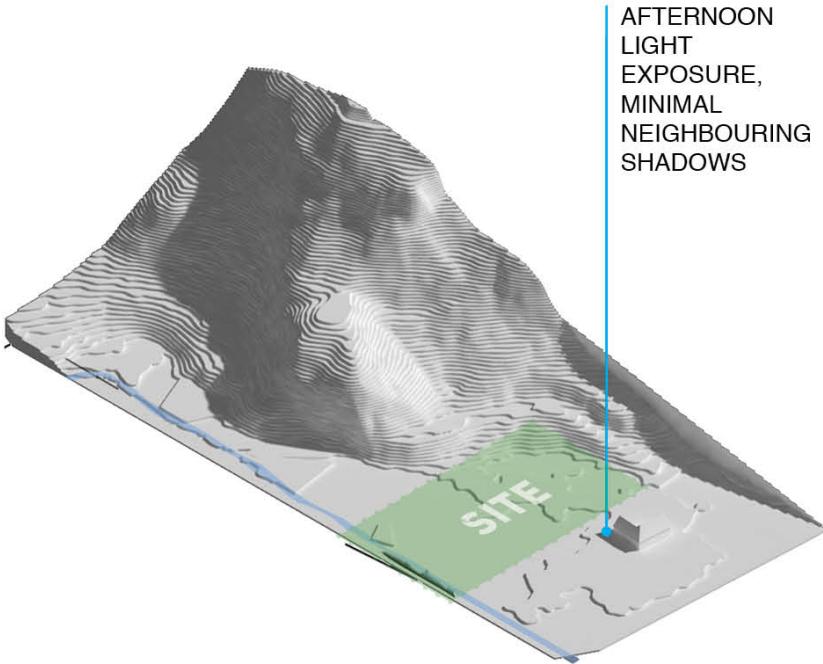
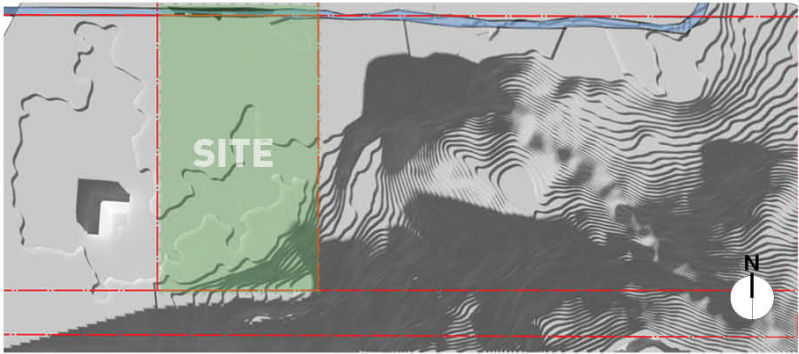
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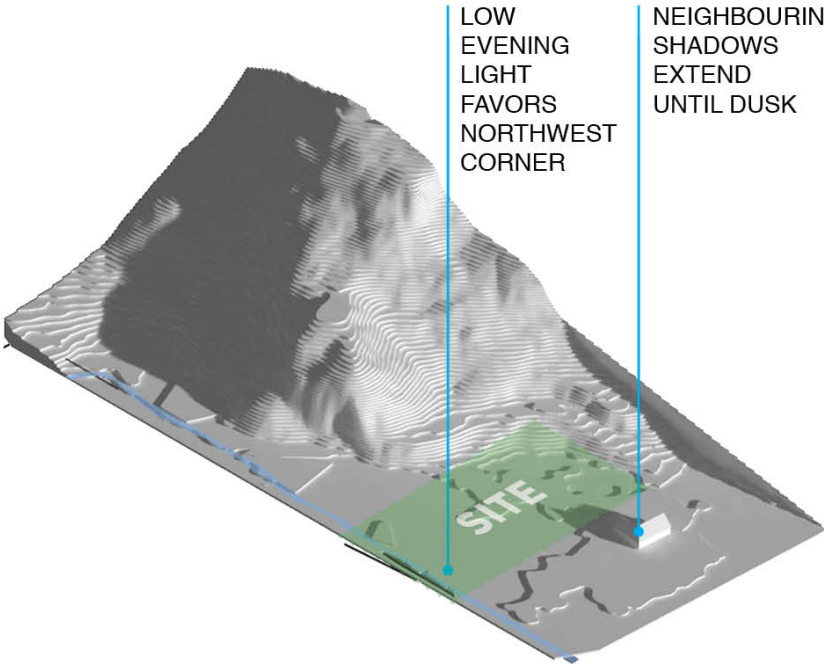
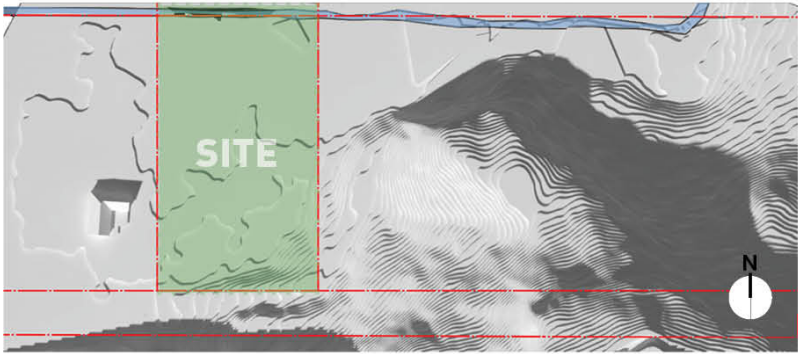
SHADOW STUDIES (MARCH 21ST, 2021)



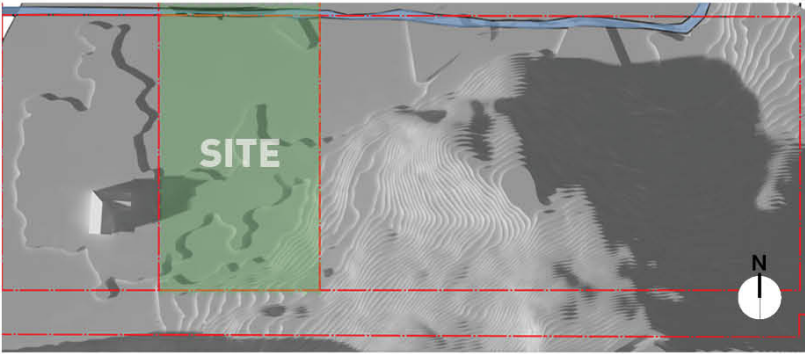
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TOPOGRAPHY & SUN STUDIES

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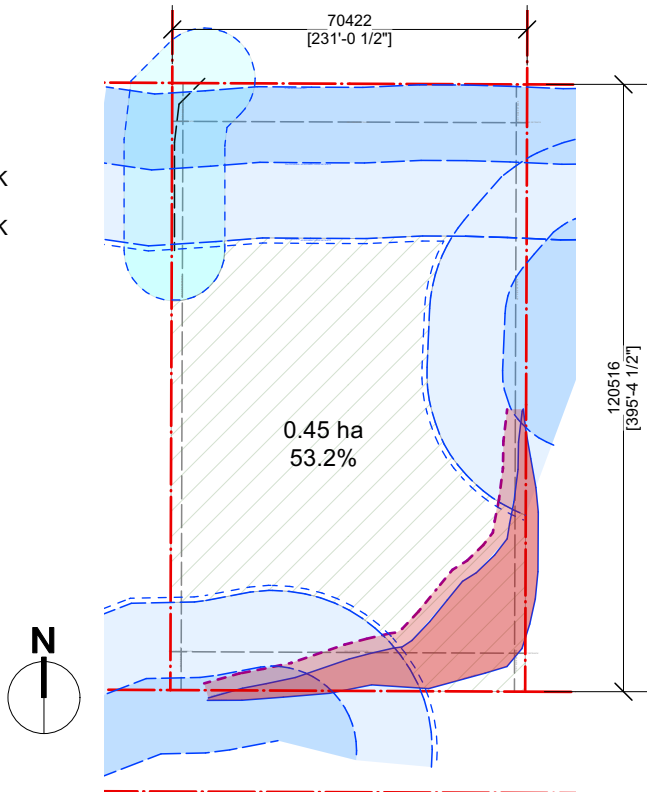
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DEVELOPABLE AREA ANALYSIS

SETBACK LEGEND:

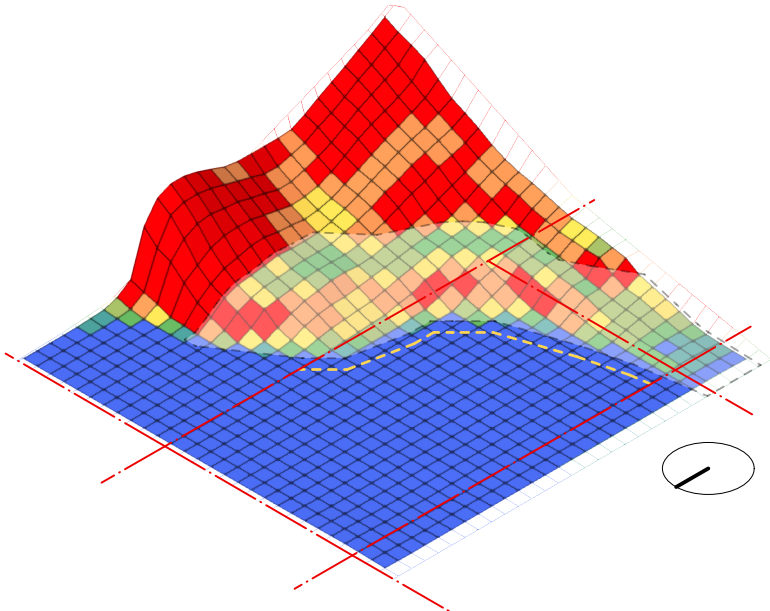
- 15m RIPARIAN ASSESMENT AREA SETBACK
- 30m RIPARIAN ASSESMENT AREA SETBACK
- DITCH SPEA
- 3m SETBACK FROM TOE OF STEEP SLOPE
- DEVELOPABLE AREA: 0.389 ha (46%)
- 30° ARTIFICIAL SLOPE



SLOPE ANALYSIS OF THE ARTIFICIAL FILL AT THE SE CORNER OF THE SITE

SLOPE GRADIENT LEGEND:

- 0%< SLOPE < 5%
- 5%< SLOPE < 10%
- 10%< SLOPE < 20%
- 20%< SLOPE < 30%
- 30%< SLOPE < 40%
- 40%< SLOPE < 57.735% (30°)
- SLOPE ≥ 57.735% (30°)
- PROPERTY LINE
- 3m SETBACK FROM TOE OF SLOPE



PROJECT STATISTICS		
Legal Description:	Lot 16, Block 2, Plan VAP4138, DL 1305	
PID:	004-442-474	
Site Area:	91333 sf	8485.11 m²
	Allowed/Required	Proposed
Zoning:	RL-1	Rezoning to multi-residential
Designation:	Rural / Low Density Multifamily	Low Density Multifamily
Uses:	Single family	Multi Family residential
Building Footprint:		
Site Coverage:	25%	
Usable Open Space	30%	46.8% SPEA Protected (3970 m²) 6% Common Open Space (501.5 m²) 52.8% Total
Building Height	10.68 m	13.03 m
Number of Storeys	-3 Storeys	
Setbacks		
Front	7.62 m	11.6 m to PL 3 m to Steep Slope 1 m to 30m Riparian Setback
Interior side	West	7.62 m
	East	7.62 m
		7.62 m to PL 1 m to 30m Riparian Setback 3 m to Steep Slope
Rear	9.15 m	1 m to 30m Riparian Setback
Density		
Base unit count	35 Units per Hectare	
Density Bonus	+15% Public open space +20% Environmental protection +20% Rental housing +10% Energy climate targets	+15% 46.8% Protected Area (SPEA) 6 Market rental units Aim for 3 Energy Climate Change targets
57.75 Units per Hectare		
Developable		
Site Area	0.849 ha	
Steep Slope Area	0.063 ha	
Environmental SPEA	0.397 ha	
Net Developable Area	0.452 ha	
	53.2%	
Density	(57.75 units/ha) x (0.389 ha)	
	26.1 units	26
Gross Floor Area		
3Bedroom	12 units @ 1934 sf	23208 sf
2Bedroom	14 units @ 1566 sf	21924 sf
Amenity Building		1640 sf
	Total	46772 sf
		4345.2 m²
Net Floor Area		
3Bedroom	12 units @ 1482sf (452 sf Parking/Storage Excl.)	17784 sf
2Bedroom	14 units @ 1235 sf (331 sf Parking/Storage Excl.)	17290 sf
Amenity Building	(1640 sf Excluded)	
	Total	35074 sf
		3258.5 m²
FAR		
Car Parking		0.4
Townhome Dwelling		
3+ Bedrooms Units	12 @ 2/Dwelling unit = 24	24
2 Bedrooms Units	14 @ 1.75/Res. Unit = 24.5	24
Visitors	26 @ 0.25/Res.Unit = 6.5	6
Small cars	Max. 15.0%	7
Accessible Parking	3 parking spaces	3
Electric vehicles	6 cars @ 30%	1 Charge station per townhouse
Bike Parking		
Class A (Long Term)		
Townhomes	26 units @ 2 = 50	50 bikes stored
Class B (Short Term rack)	>10 units = min. 6 spaces	12
Garbage		
Mixed Containers	1 (360L Cart)	1 (360L Cart)
Mixed Paper (w/o cardboard bin)	3 (360L Cart)	
Mixed Paper (w cardboard bin)	1 (360L Cart)	1 (360L Cart)
Food scraps & Yard Trimmings	1 (240L Cart)	1 (240L Cart)
Glass	1 (240L Cart)	1 (240L Cart)
Cardboard	1 x 3 yd3	1 x 3 yd3
Garbage (moderate recycling)	1 x 4 yd3	
Garbage (extensive recycling)	1 x 2 yd3	1 x 2 yd3

SHEET LIST

Sheet No.	Drawing Title	Scale	Issue Date
A0.00	COVER SHEET	NTS	FEB2023
A0.01	PROJECT DATA	NTS	FEB2023
A0.02	CONTEXT PLAN	1:1000	FEB2023
A0.10	SITE PLAN	1:500	FEB2023
A1.01	LEVEL 1 PLAN	1:350	FEB2023
A1.02	LEVEL 2 PLAN	1:350	FEB2023
A1.03	LEVEL 3 PLAN	1:350	FEB2023
A1.04	ROOF PLAN	1:350	FEB2023
A1.10	SITE ELEVATIONS	1:300	FEB2023
A1.11	SITE ELEVATIONS	1:300	FEB2023

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CONTEXT PLAN

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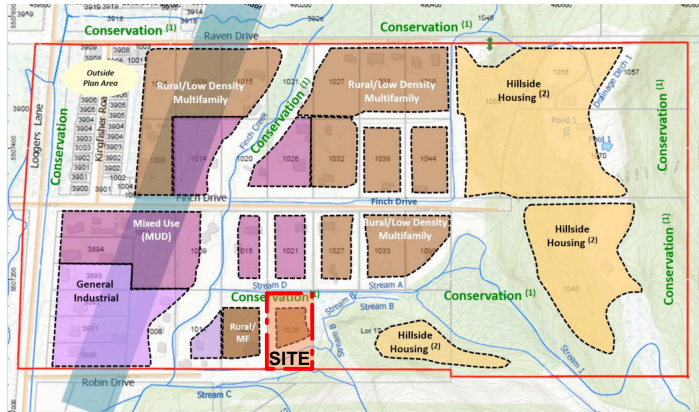
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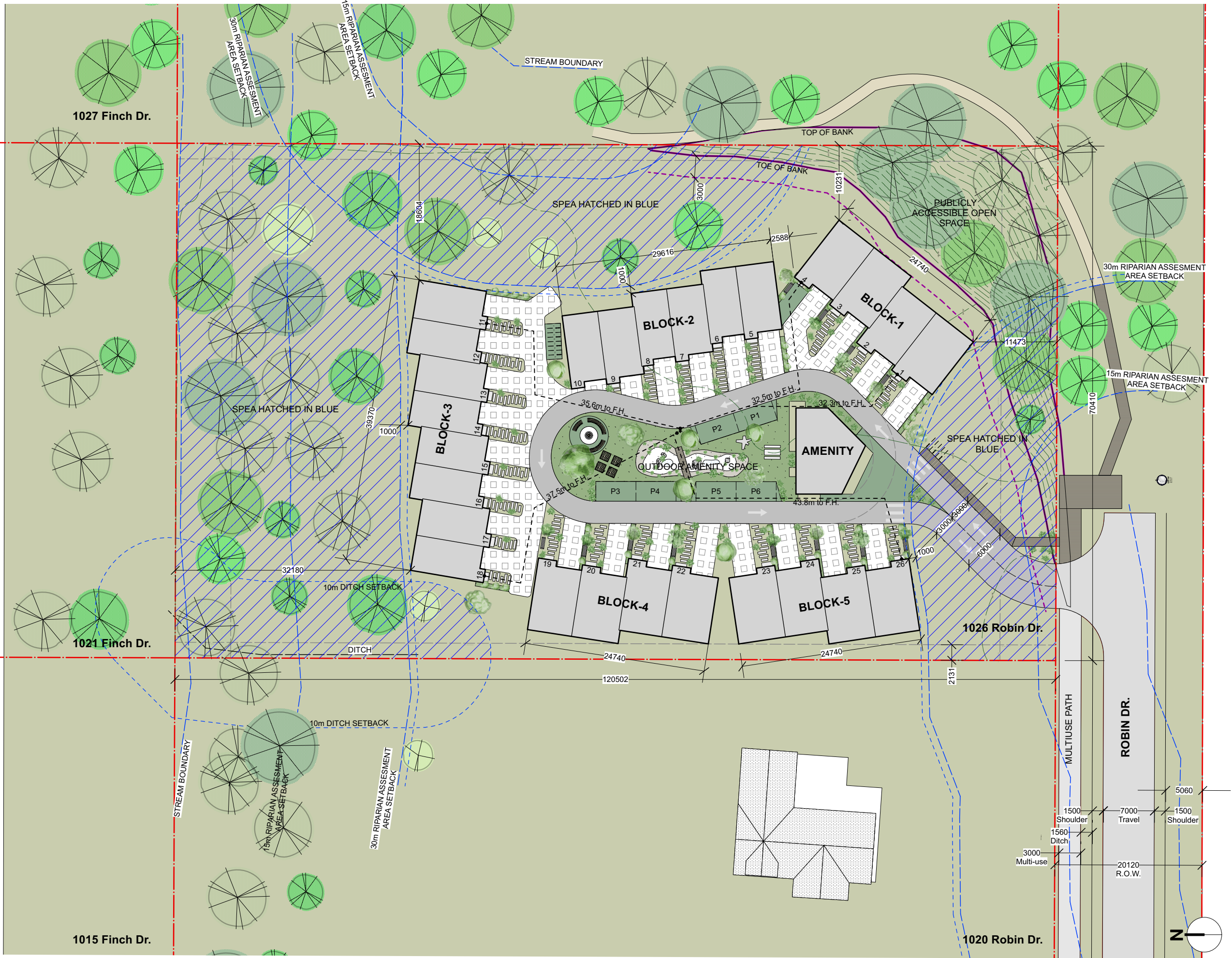
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Loggers East Neighbourhood Plan



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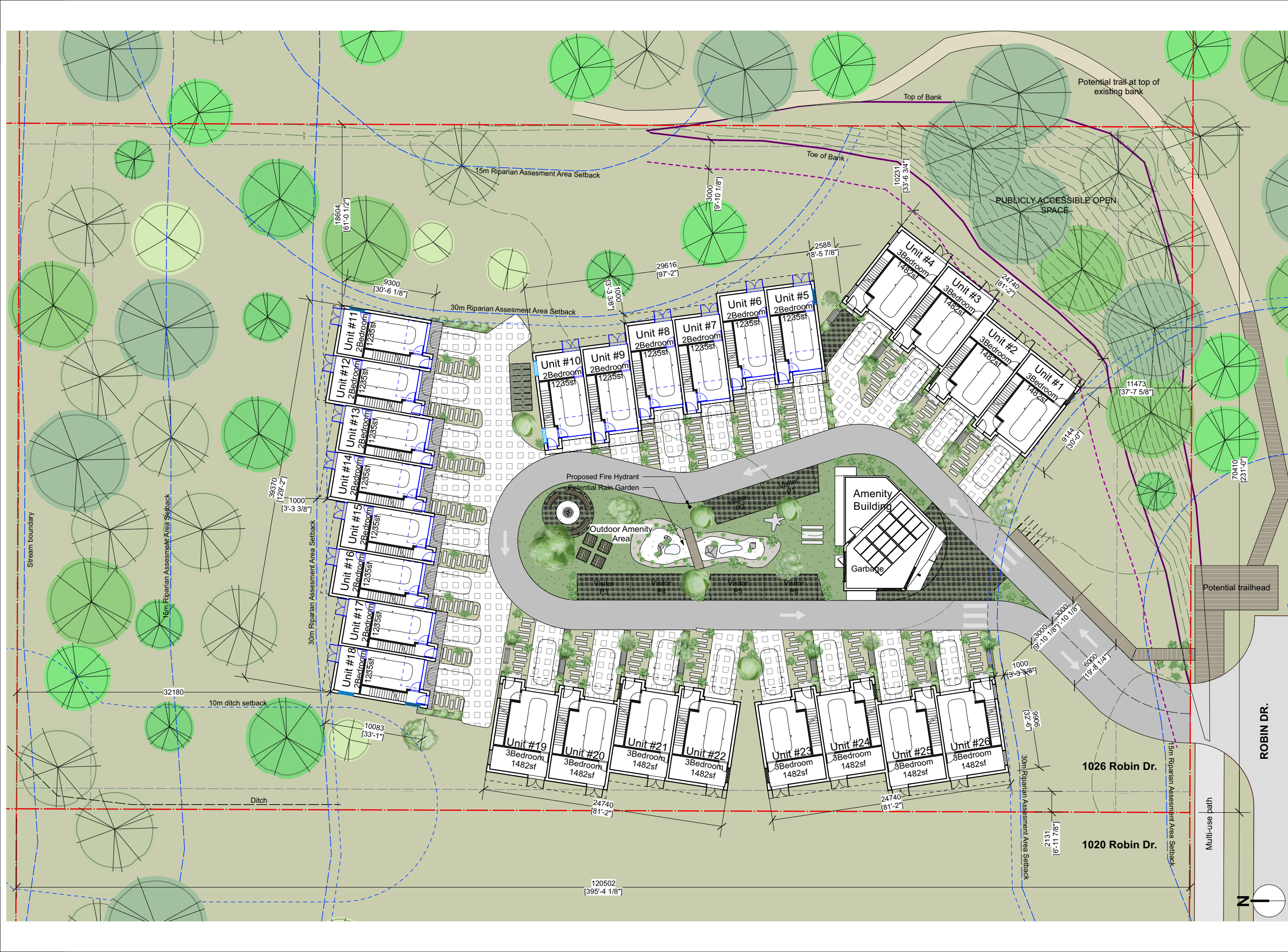
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Sheet Title
SITE PLAN

Project ID 2207	Drawn/Checked JR/TH
Scale 1:500	Date 230126

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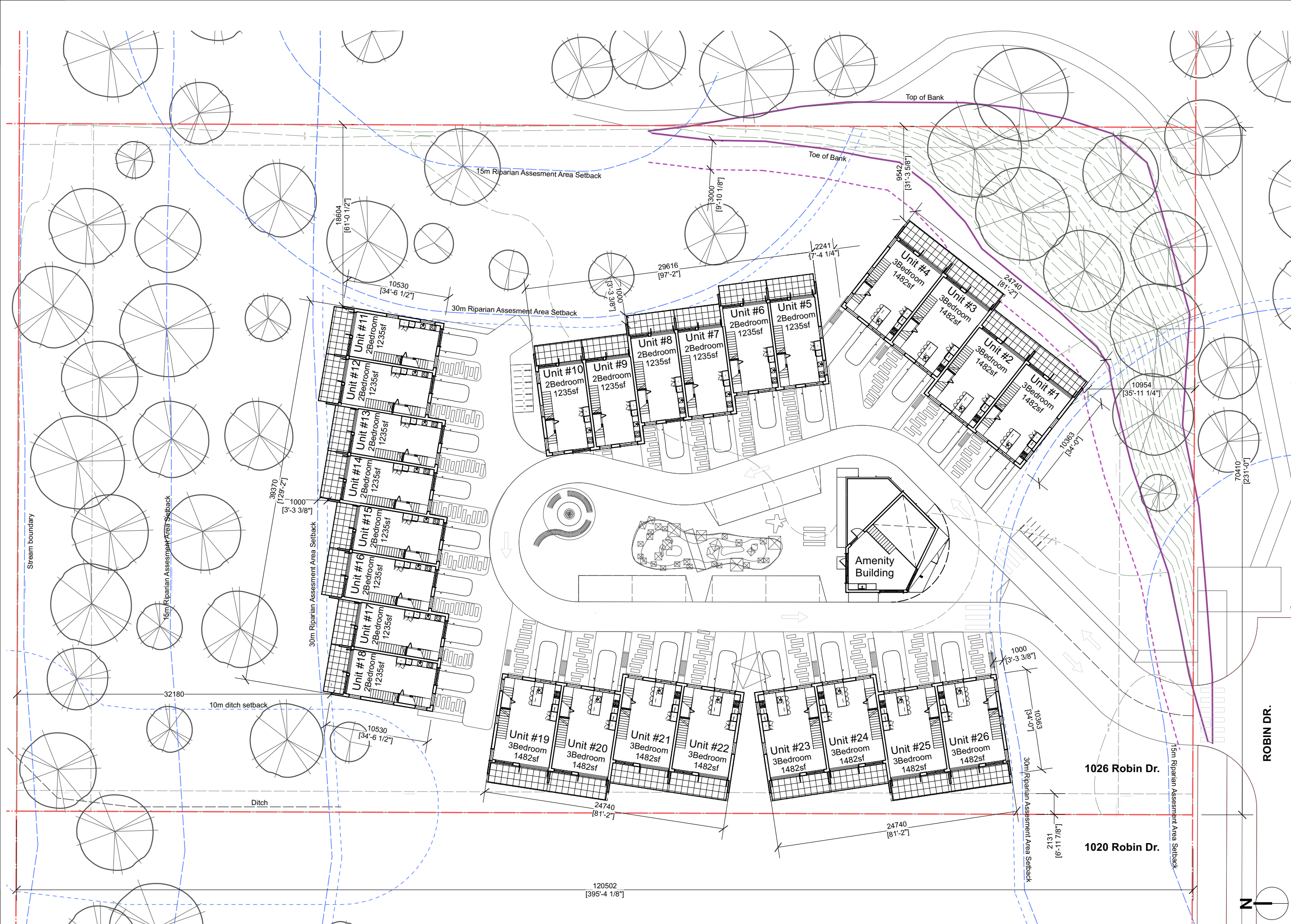
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Sheet Title
LEVEL 1 PLAN

Project ID 2207	Drawn/Checked JR/TH
Scale 1:350	Date 230126

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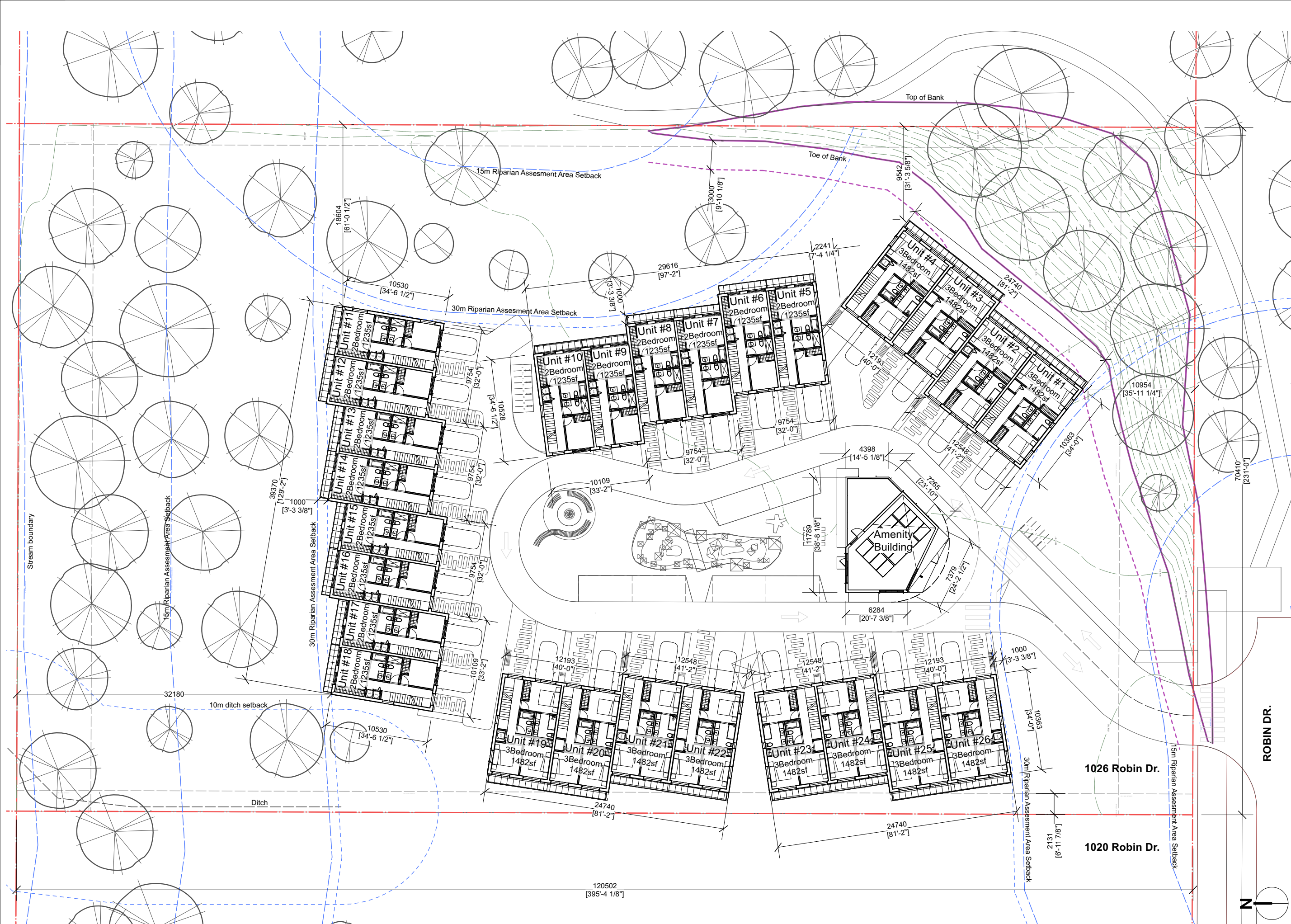
LEVEL 2 PLAN

Project ID 2207	Drawn/Checked JR/TH
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Scale 1:350	Date 230126
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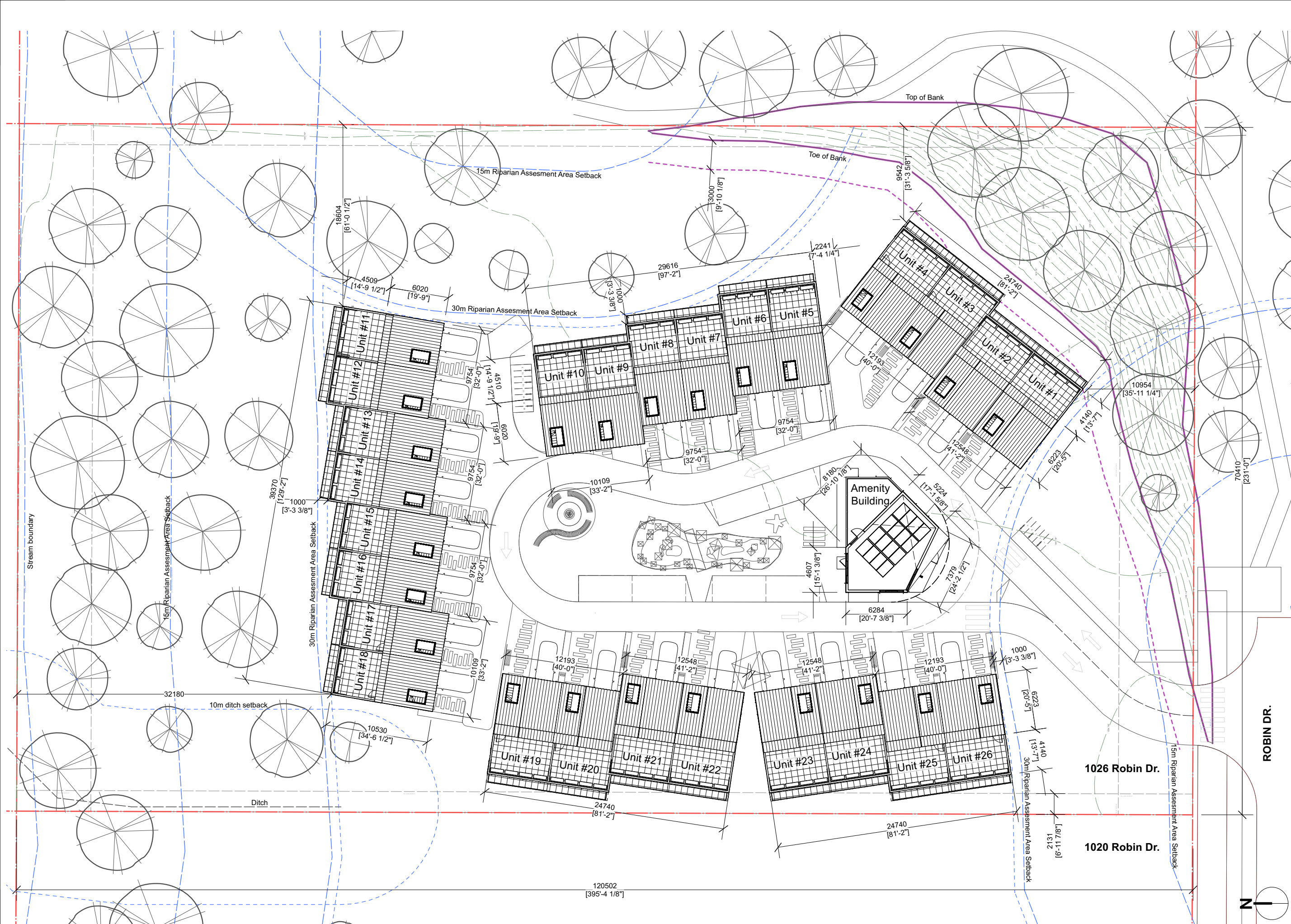
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LEVEL 3 PLAN

Project ID 2207	Drawn/Checked JR/TH
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ROOF PLAN

Project ID

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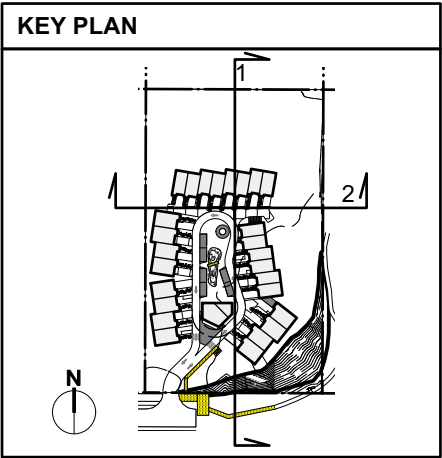
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Date

230126

Sheet No.

A1.04



MATERIAL LEGEND

MR-1	Metal roof - Grey
MR-2	Metal roof - White
MC-1	Metal cladding - White
MC-2	Metal cladding - Red
B-1	Brick cladding - White
B-2	Brick cladding - Grey
FCS	Fiber cement shingle cladding
FC-1	Fiber cement panel - Coral
FC-2	Fiber cement panel - Orange



2 South (interior) Elevation Looking North
Scale: 1:300



1 West (interior) Elevation Looking East
Scale: 1:300

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SITE ELEVATIONS

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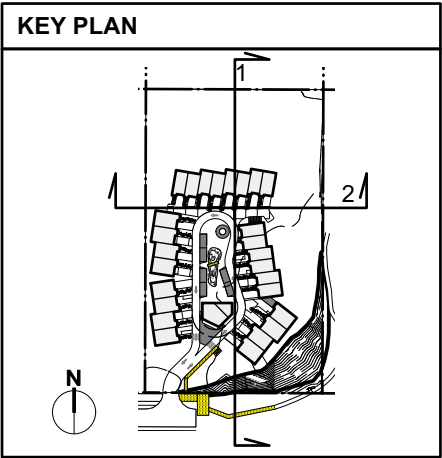
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A1.10



MATERIAL LEGEND

MR-1	Metal roof - Grey
MR-2	Metal roof - White
MC-1	Metal cladding - White
MC-2	Metal cladding - Red
B-1	Brick cladding - White
B-2	Brick cladding - Grey
FCS	Fiber cement shingle cladding
FC-1	Fiber cement panel - Coral
FC-2	Fiber cement panel - Orange



2 North (Interior) Elevation
Scale: 1:300



1 East (Interior) Elevation Looking West
Scale: 1:300

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