

1100, 1120, 1140 Hunter Place, Squamish, BC

Development Permit | April 20 2023



Architectural Drawing List

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Project Team

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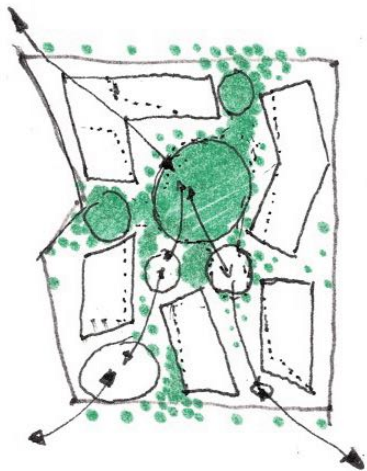
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Introduction and Design Rationale



[Fig.01] Early Concept sketch - siteplan



[Fig.02] Early Concept sketch - Phase 1

Project Overview:

Hunter Place is a lively project that introduces a series of dynamic buildings at the gateway to downtown Squamish. The project comprises a total of four six-storey mixed-use buildings and a fifth dedicated office building from six to seven storeys, to be delivered in three phases. The buildings are located at grade with a landscaped internal courtyard and pedestrian paths throughout. The majority of the parking is provided in an underground parking structure with entry points on Hunter Place and Pemberton Ave. Surface parking stalls are located in a service lane on the east side of the property.

The site plan and massing of Hunter Place carefully considers the sculptural geometries of the buildings and their relationships to each other, framing views and creating pedestrian routes through the site and beyond.

The Overall Design Concept:

The design of the project starts with the placement of the buildings, sculpting the spaces between the buildings to frame views into the internal courtyard as well as to the neighbourhoods beyond. Architecturally, each building is designed with sloping rooftops referencing the varied angles of the surrounding mountaintops. Rather than a perpendicular urban grid, the building footprints are skewed, carving interesting views in between the buildings and inviting pedestrians to meander through the site. These skewed geometries craft a distinct architectural language for the project while visually connecting to the natural geometries of the surrounding mountainscapes.

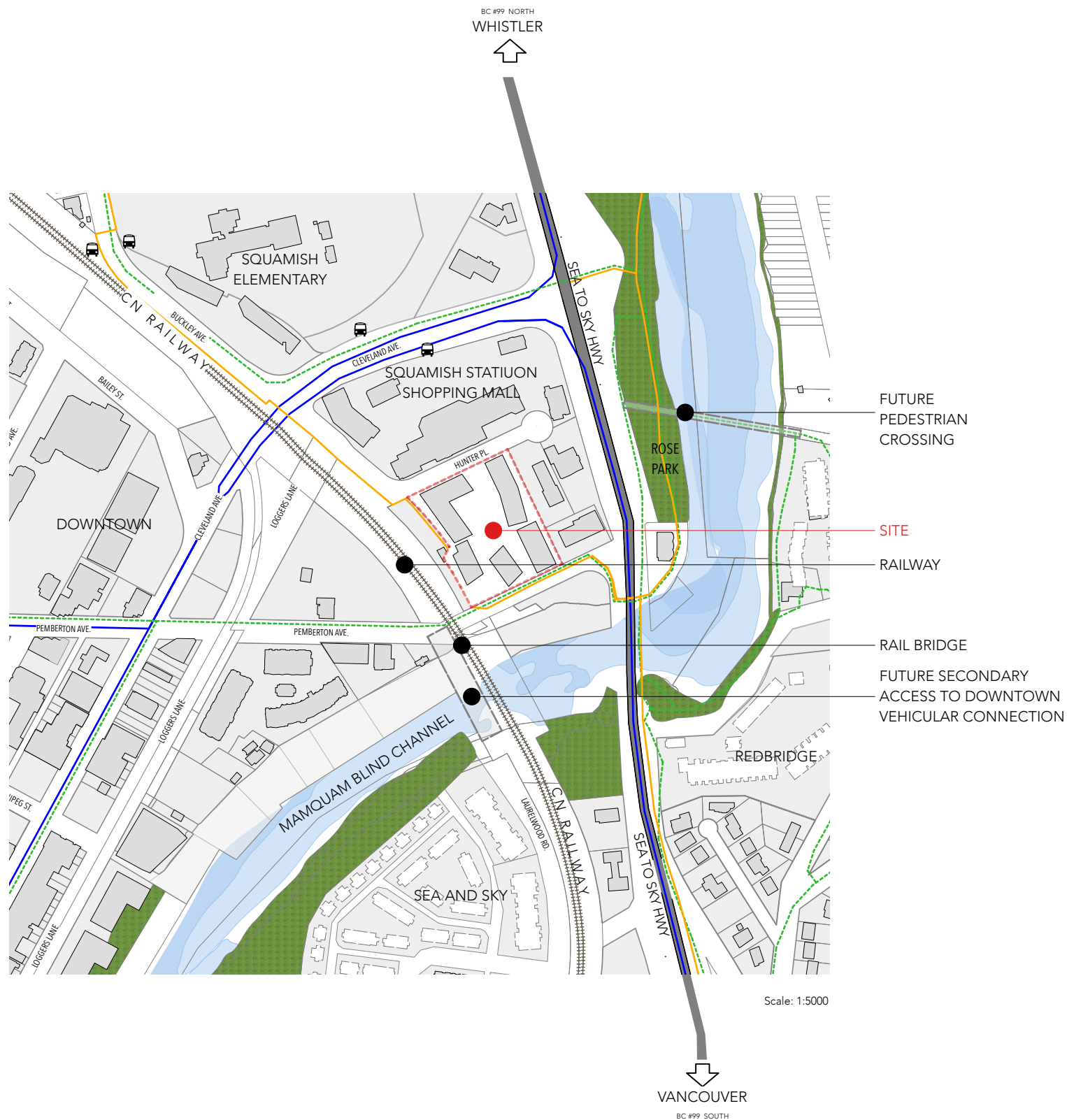
The ground plane experience is a priority and focuses on the interplay between the landscape design and the commercial storefronts. The angled geometries of the buildings are repeated in the landscape design as a continuation of the architectural language. The materials palette featured in the commercial facades and in the landscape design interjects liveliness and warmth at the human scale. The upper levels of the buildings are simplified and understated with contrasting colours and accents that vary from building to building.

Phase 1 Design Features:

Phase 1 includes two six-storey mixed use buildings (Buildings 1.1 and 1.2), over a common underground parkade structure and provides a total of 83 residential units. These first two buildings are situated to create open spaces at both the northeast and southwest corners of the Phase 1 site. The northeast open space will connect with open space at Phase 2 consolidating into a large shared area. The southwest open space offers sunny outdoor space with views to well known Squamish features such as Mount Garibaldi, the Smoke Bluffs and the Stawamus Chief. On the west side of the site, a multi-use path is provided as a means of traversing the site and will connect Hunter Place to Pemberton Ave.



Context Plan



Project Site

Conveniently located adjacent to the Sea to Sky highway with panoramic views to the surrounding mountains, the site is bordered by the Squamish Station Shopping Centre to the north, industrial buildings and the highway to the east, Mamquam Blind Channel to the south with train tracks to the west. The site is also located close to the pedestrian underpass that connects downtown Squamish to Rose Park, the Corridor Trail and the Valleycliffe neighbourhood.

- subject site
- cycling routes
- pedestrian routes
- public transit routes
- bus stop
- parks and green space
- existing buildings
- future developments / under construction



Context Photos

Squamish Station
Looking SouthEast Towards the Chief



Multi-Use Pathway
Looking South Towards the Chief



Multi-Use Pathway
Looking North



Pemberton Ave.
Looking West Towards Tantalus Mountain



Sea to Sky Highway
Looking Toward Development and Tantalus Mountain



Mamquam Blind Railbridge
Looking North Towards Development



Hunter Place
Looking East Towards Smoke Bluffs



Mamquam Blind Railbridge
Looking West Over the Channel



Mamquam Blind Redbridge
Looking Toward Development and Hostel



Precedents - Overall



Panelised and varied cladding textures



Views into courtyard



Open space between buildings



Walkway links through site



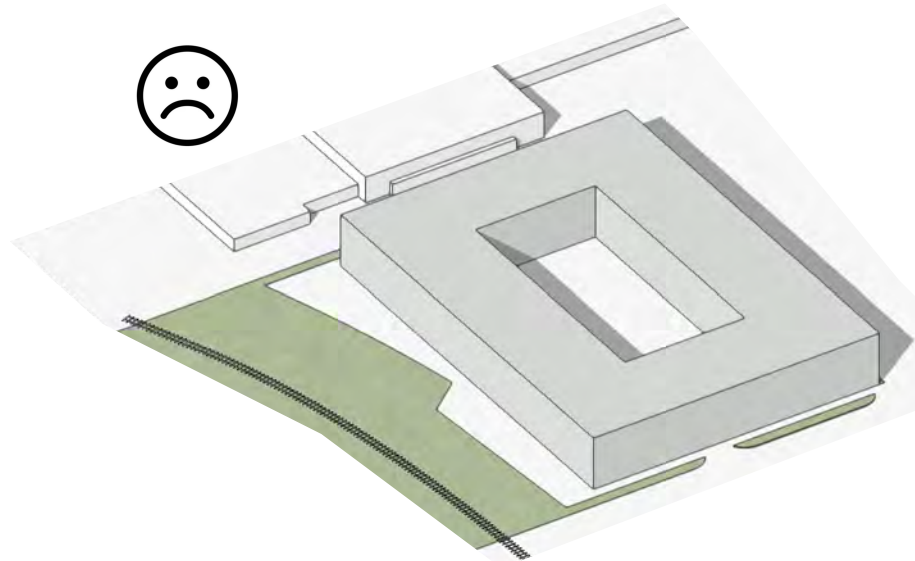
Sloping varied roof forms



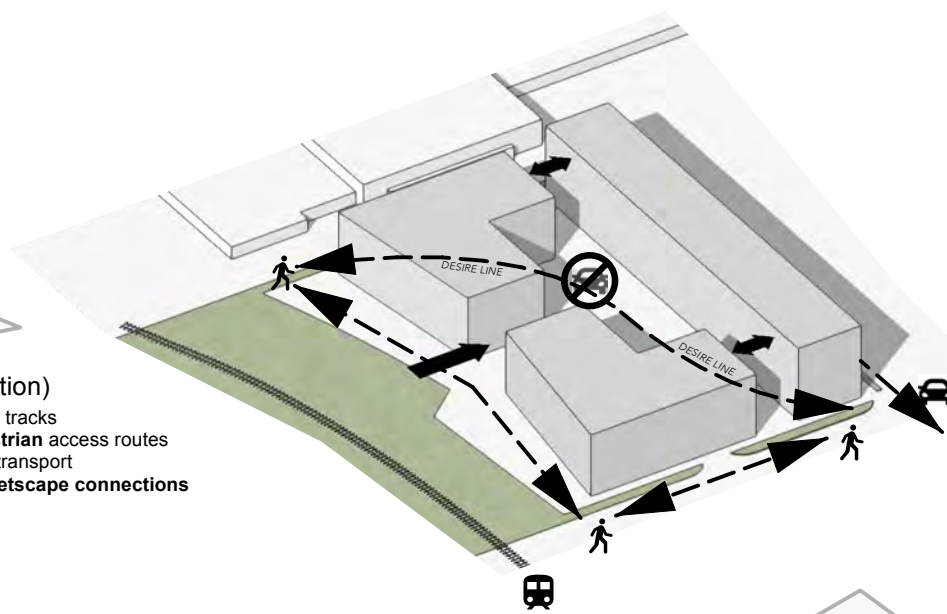
Precedents - Streetscape



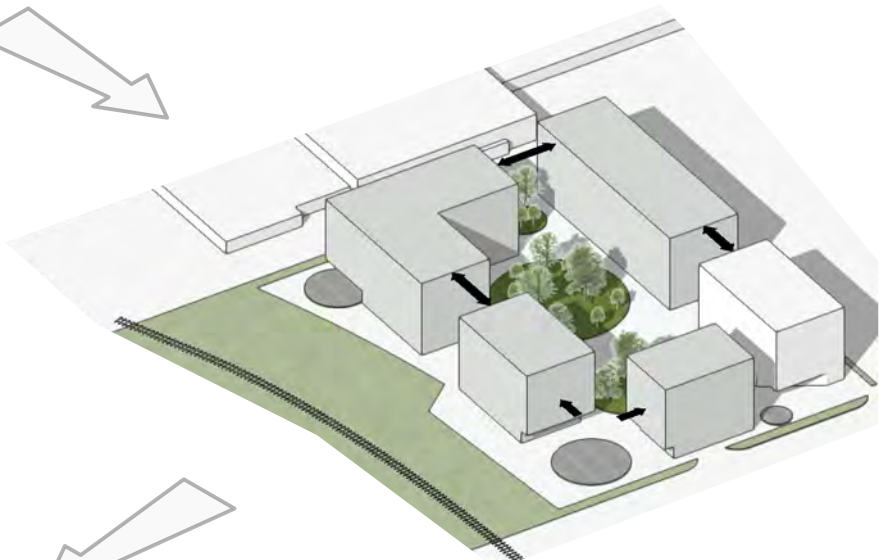
Concept Diagrams



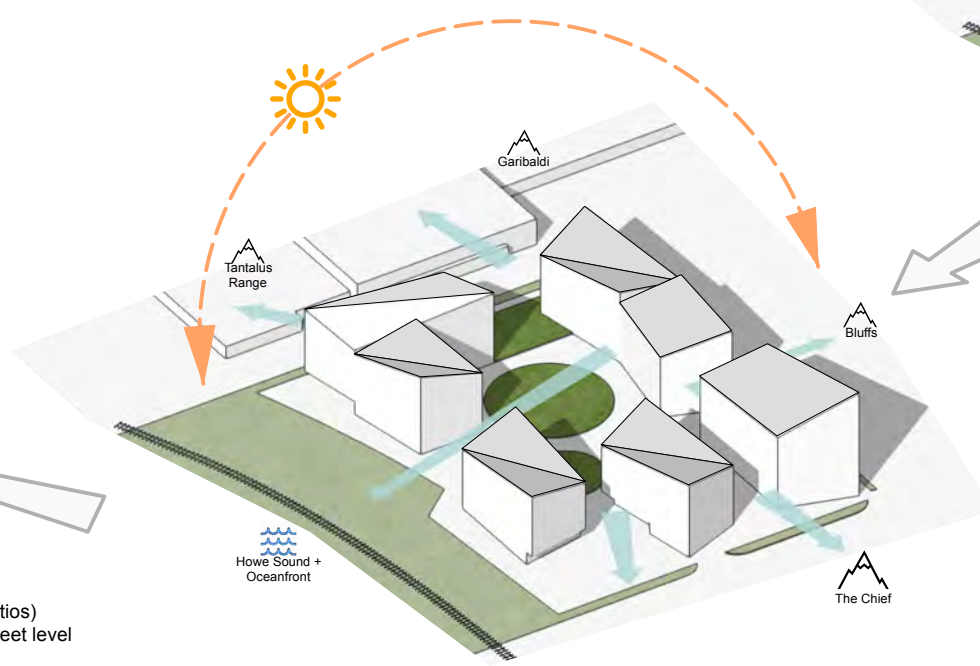
- 1. Cut Routes (Circulation)**
- Push building away from rail tracks
 - Define and **prioritise pedestrian** access routes
 - Define access for vehicular transport
 - Create opportunities for **streetscape connections**



- 2. Community Cultivation**
- Identify opportunities for **communal space**
 - Activation of the streetscape
 - Introduce **natural** environments
 - Diversify** experiences - Covered hardscapes
Open 'soft' green space
Foster **multi-generational play**



- 3. Optimise Views and Solar Gain**
- Views analysed
 - Adjust massing to maximise views within development
 - Adjust massing to **minimise impact of views** to context
 - Vary roofline** to enhance natural light to ground level spaces



- 4. Activate Ground Plane**
- Enhance **Public Realm**
 - Define occupant **Amenities**
 - Provide covered static space (patios)
 - Provide covered circulation at street level



Perspective - Pemberton Ave Plaza



Perspective - Central Courtyard Looking at the Chief



Perspective - Central Courtyard Looking North



Public Space/Storefront Concept



View to southeast corner of Building 1.2



Partial elevation of typical commercial facade

Section through typical commercial facade

Public Space and Storefront Concept

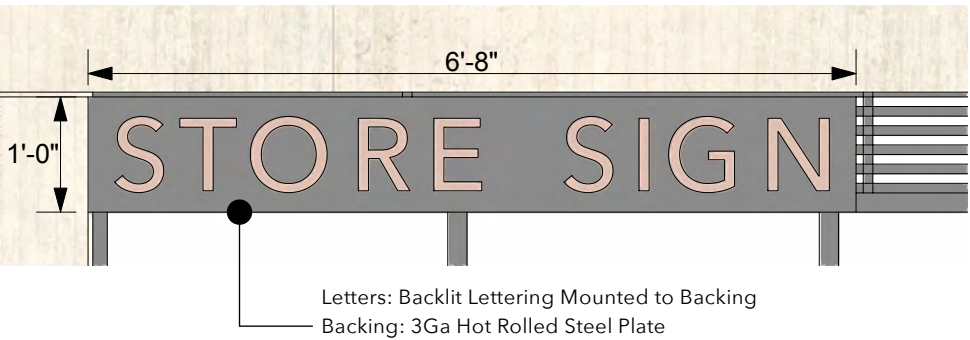
The design of the courtyard level focuses on the human scale of the pedestrian experience through well-defined continuous covered walkways outside the commercial storefronts. This architectural arcade provides weather protection and is defined by the regular rhythm of concrete posts clad in a durable material on one side, and large glass commercial facades on the other side. The commercial cladding continues as a horizontal band of fascia over the face of the building above. This results in a clear differentiation or visual border between the commercial and residential components of each building.

Wood accents incorporated into the commercial soffit create a warm appearance that connects to features of the landscape design beyond. Wood is a historically significant material in Squamish and its contemporary use represents its continued relevance and cultural value to the local community. The wood soffits outside the commercial facades are also used to conceal mechanical and electrical infrastructure and recessed lighting provides illumination that is mindful of Dark Sky principles. Hanging signs mounted perpendicular to the building face provide a place for secondary signage and further enhances the dynamic character of the courtyard level.

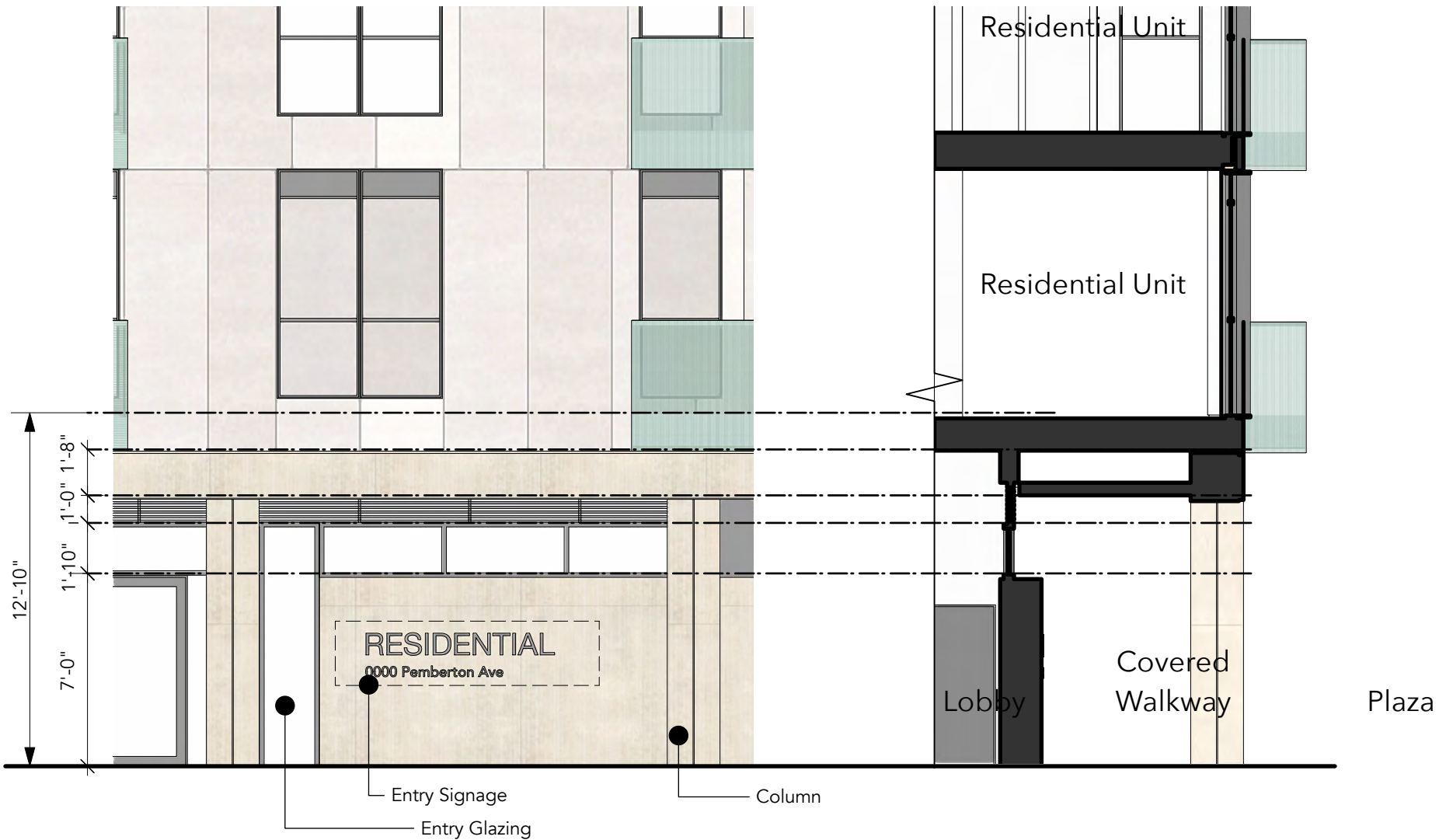
The well-defined commercial arcades create continuity throughout phase 1 and this language will be repeated in subsequent phases to create a cohesive pedestrian experience throughout. The continuous rhythm of the posts at the commercial interface creates a distinct internal pedestrian streetscape that is dynamic, sheltered and inviting.

Fascia Sign

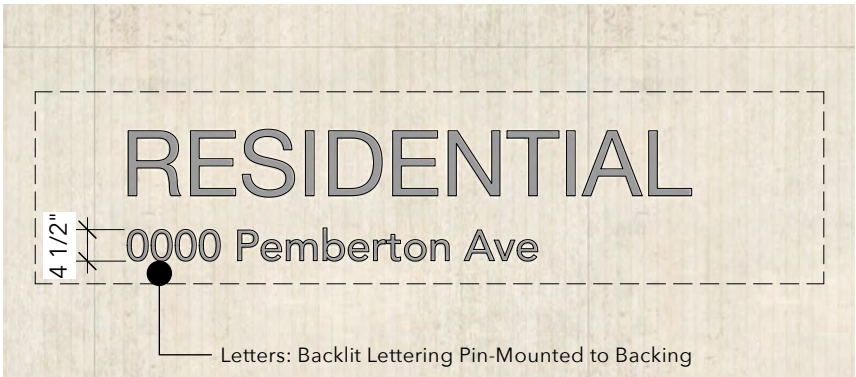
Primary retail identification sign [72"x12" Maximum Signage Field]
Individual letters mounted to signage band.
Illuminated from above.



Residential Entry Signage



Building Entry Sign
Primary Entry Identification Sign [115"x28" Maximum Signage Field]
Individual letters mounted to wall
Back-lit Illuminated



Sign Design / Parking

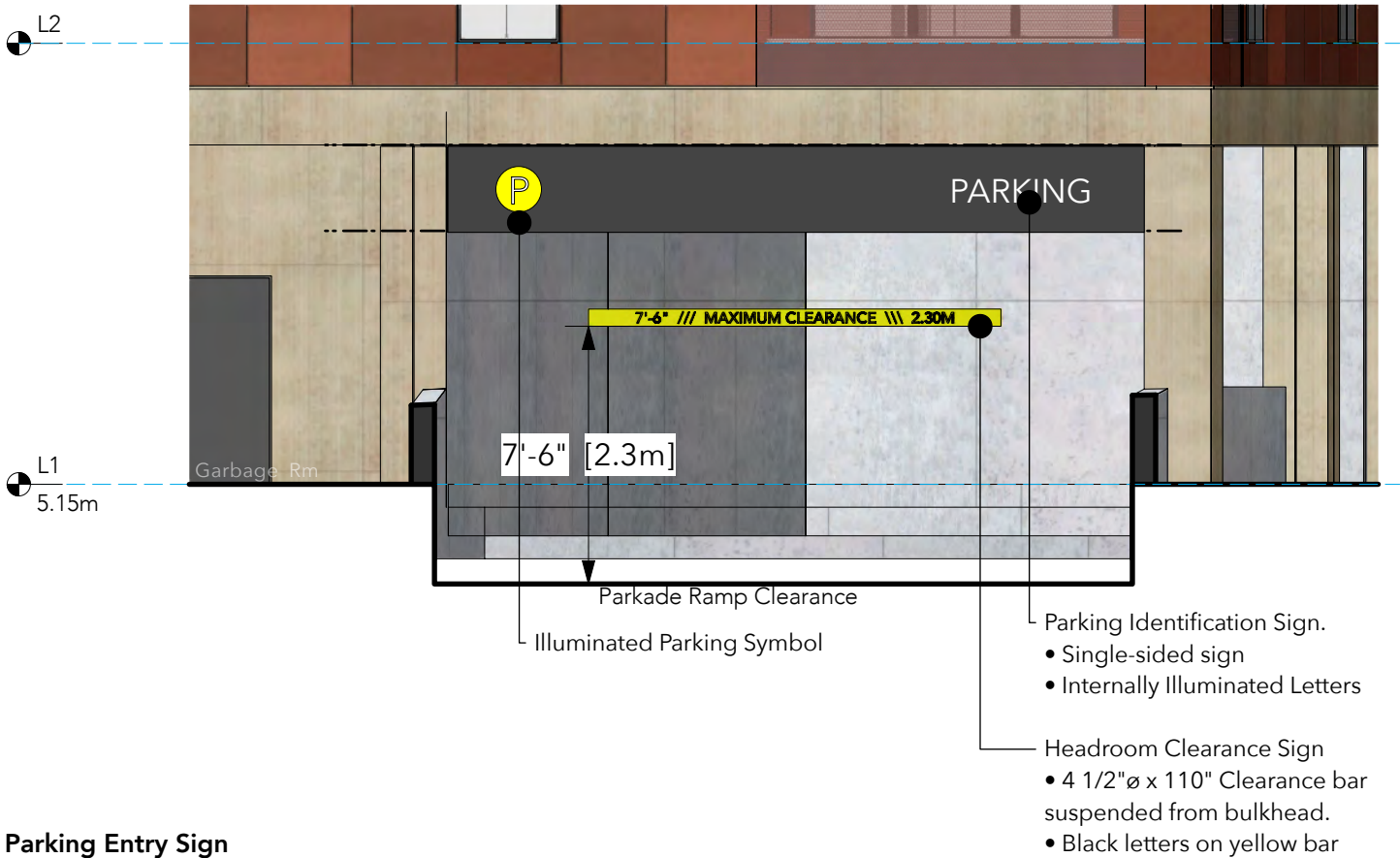


The primary storefront is applied at the commercial spaces that line the covered walkways under the building. The rhythm of columns around the building perimeter inform the width of each storefront. This provides an opportunity for varying scales of retail bays that maintain the squamish OCP design guideleines, along with a variety of both solid and transparent frontages.

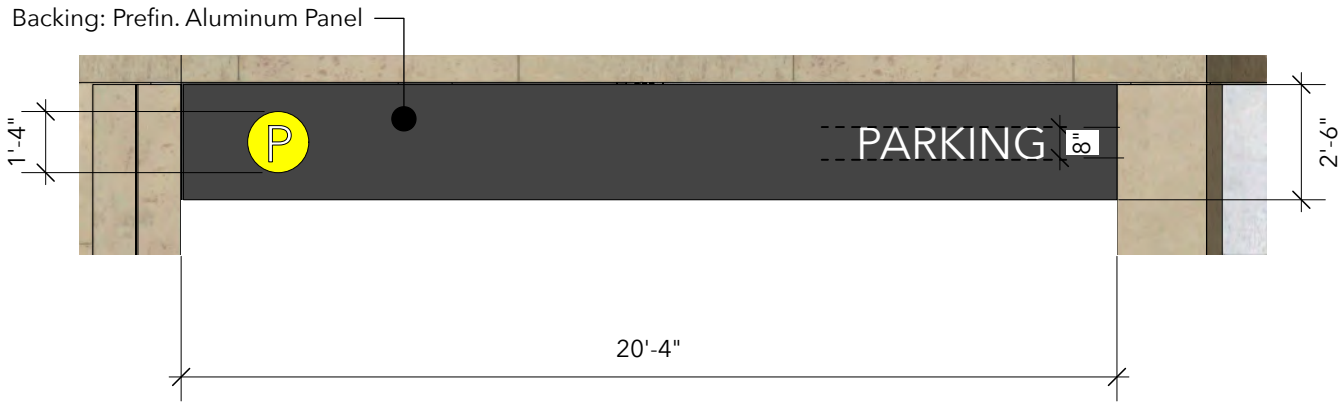
The storefronts and covered walkways are visible from a distance to foster wayfinding in lieu of large obtrusive signage. The building edge and column rhythm relates to the human scale at the sidewalk, creating an appealing streetscape that is dynamic,sheltered and inviting.



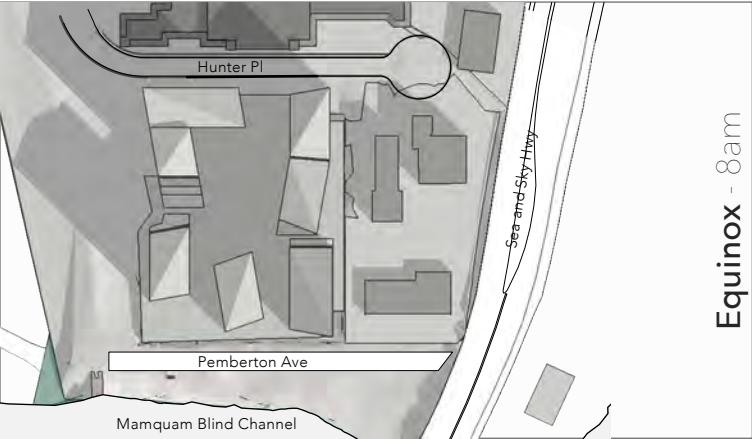
Building 1.2
Pemberton Ave. Parking Entrance



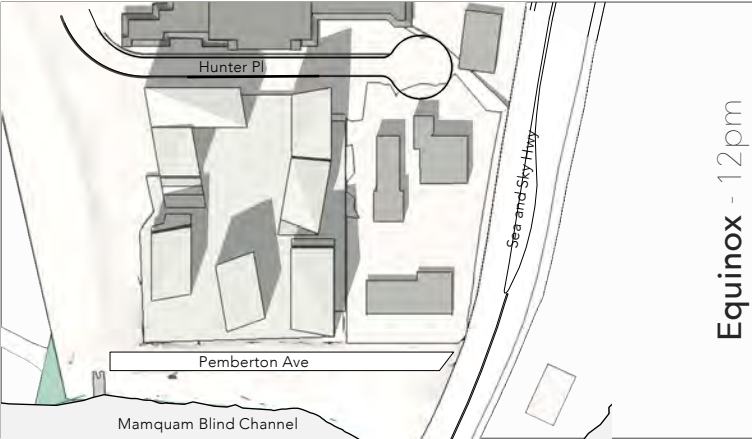
Parking Entry Sign
Suspended Entry Identification Sign [240"x30" Maximum Signage Field]
Individual letters mounted to backing
Back-lit Illuminated



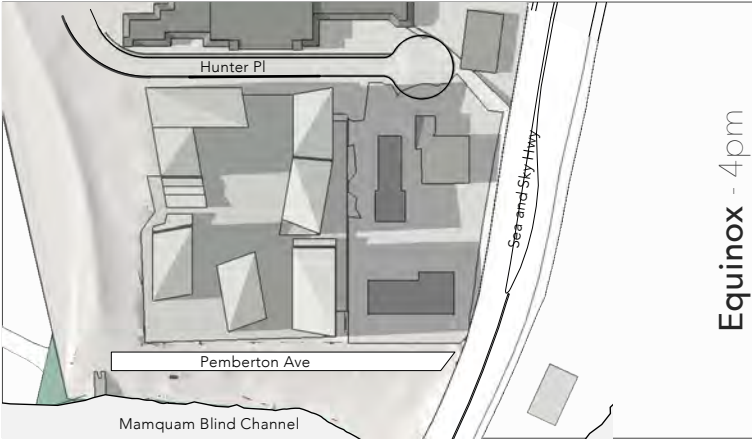
Shadow Studies



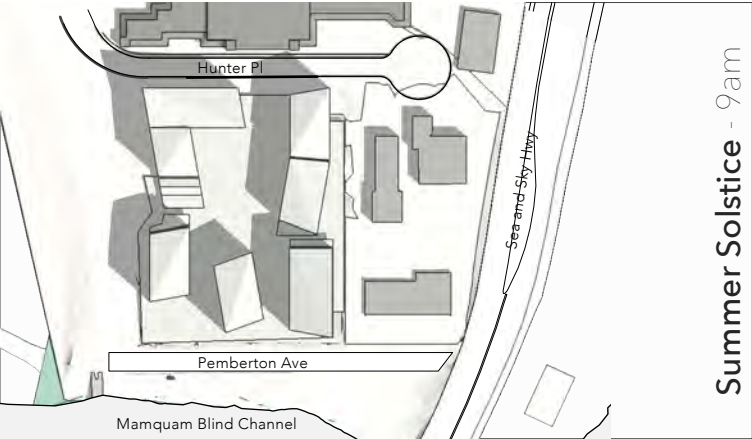
Equinox - 8am



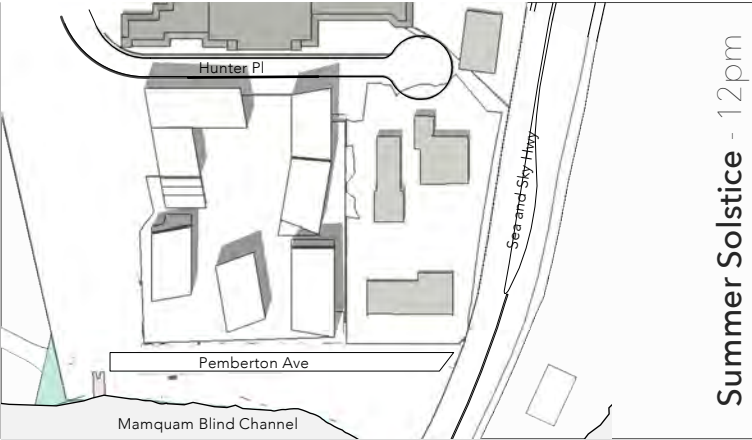
Equinox - 12pm



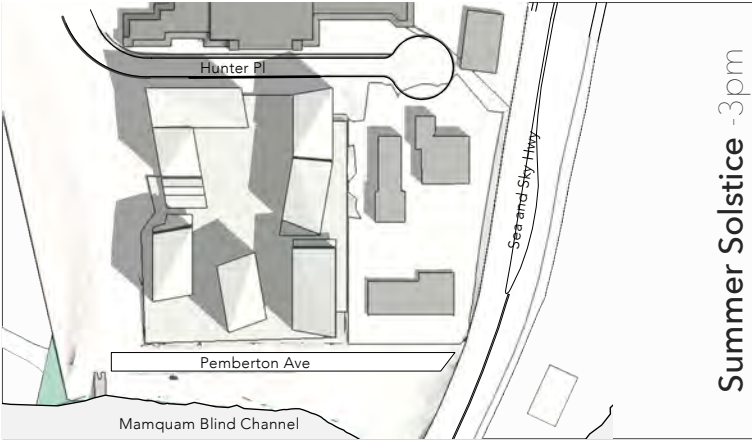
Equinox - 4pm



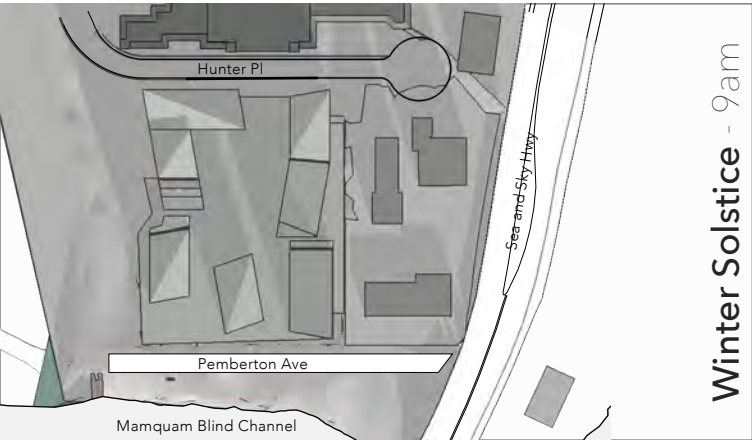
Summer Solstice - 9am



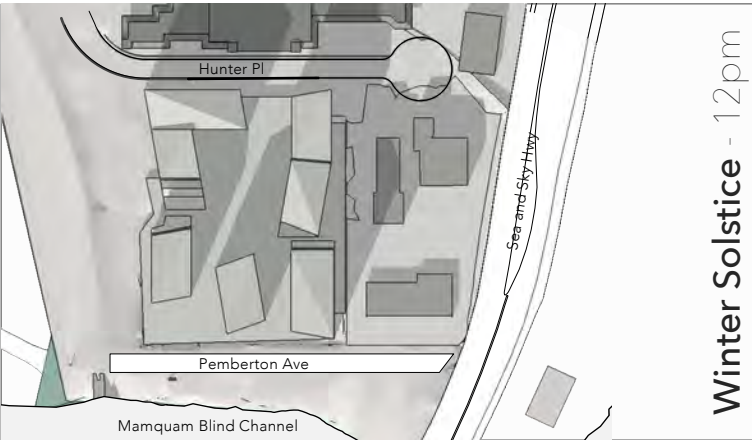
Summer Solstice - 12pm



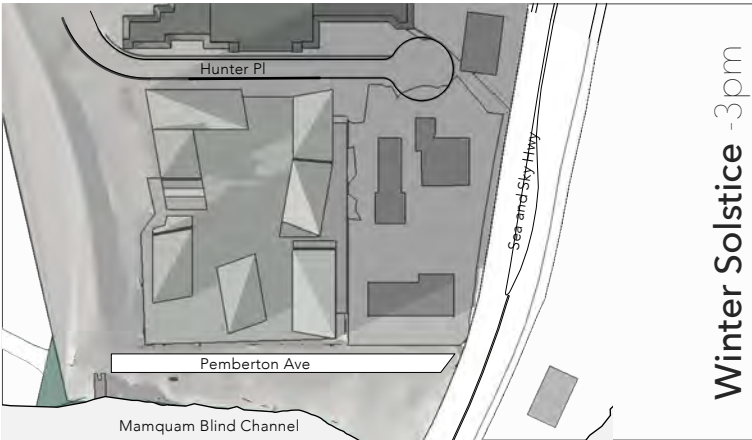
Summer Solstice - 3pm



Winter Solstice - 9am



Winter Solstice - 12pm



Winter Solstice - 3pm



View Impact Studies



View Impact Studies



View Impact Studies



Development Statistics - Phase 1 Summary

1100 Hunter Place Development Summary - PHASE 1

23-04-19

1.0 Site Info

Civic Address:	1100, 1120, 1140 Hunter Place, Squamish, BC				
Legal Address:	(PID 023-491-116)	Lot 3, Block A, DL 4261, G1, NWD, Plan LMP29109.			
	(PID 007-623-038)	Lot 2, Block A, DL 4261, G1, NWD, Plan 15698.			
	(PID 004-634-055)	Lot 3 (Reference Plan 2656) of Lot A, DL 4261, G1, NWD.			
OCP Land Use Designation:	Mixed Employment				
DP Area:	DPA3, DPA4 Gateway and DPA6 Mamquam				
Zoning:	CD-99				
Development Permit Area:	DPA-4 Gateway				
Lot Area	11,560 m2				
Phase 1 Lot Area	3,635.1 m2				

2.0 Zoning Summary - Phase 1	Permitted - All Phases	Permitted - Phase 1	Provided - Phase 1	Notes
Height of Principal Building:	30m (or 6 Storeys)	30m (or 6 Storeys)	22m (6 Storeys)	7 Storeys allowed for dedicated commercial use
Parcel Area (min.):	3,000.0 m2	3,000.0 m2	3,635.1 m2	
GFA total for all uses:	19,653 m2	5,453 m2	5,024 m2	
FAR total for all uses:	1.70 FAR	1.50 FAR	1.38 FAR	534.2 m Phase 1 Commercial GFA
FAR for residential uses:	1.19 FAR	1.35 FAR	1.24 FAR	4,489 m2 Phase 1 Residential GFA
Lot Coverage:	60%	45%	34%	

Setbacks	Front Setback		Rear Setback		Interior Side Setback (West/East)	
Phase 1	2.5 m	2.5 m	1.5 m	1.5 m	6.0m/1.5m	6.0m/1.5m

3.0 Parking & Loading Calculations				
Parking requirements meet or exceed DOS zoning bylaw requirements				
EV Charging Receptacles: 30% Spaces to have shared access. 100% of spaces to have access to future EV charging infrastructure.				
Parking Space Type	Required		Provided	
Phase 1	Residential	83	103	1 per residential unit required
	Commercial Provided	11	11	0 Cash In-Lieu
	Total	94	114	
• Accessible Spaces:		4 Spaces	4 Spaces	
• Loading Bay:		1 Spaces	1 Spaces	On-site
Class A Bicycle:				
Phase 1:	Residential	(2 Per Unit)	166 Spaces	166 Spaces
	Commercial	(2 Per 300m2)	4 Spaces	4 Spaces
	Total		170	212
			42 Spaces Dedicated to Phase 3.2 Commercial bike req't	

4.0 Amenity					
Amenity Type		Required	Provided		
Interior Amenity Space	Phase 1	166.0 m2	166.0 m2	(2m2 Per Residential Unit)	
Useable Outdoor Space	Phase 1	1,090.5 m2	1,453.0 m2	30% of Total Lot Area	
Trip End Facility (Commercial)		1	1		
Trip End Facility (Residential)		1	1 Bike Wash at Bike Rooms		

5.0 Waste Management					
	Residential	Commercial	Office	Total waste	Storage Amenity Size Req.
Phase 1	10798L	6365L	L	16,244	33.7 m2

6.0 Inclusive Housing Mix & Diversity					
Per OCP Policy 12.2(d)					
• 1 Bedroom:		Contributing to a minimum of 10% Residential Units of overall development			
• 3 Bedrooms:		Contributing to a minimum of 20% Residential Units of overall development			

7.0 Affordable Housing Requirements					
Per LDA, 17.5% of proposed units to be affordable housing based on area of re-zoned I-1 parcels (64% total lot area)					
Residential Units Proposed - TOTAL:	225	* to be confirmed at Phases 2 and 3 DP			
Min. Affordable Units Req'd per LDA:	25	* to be confirmed at Phases 2 and 3 DP			
Min. Affordable Units Req'd - Phase 1 per LDA	7				
Affordable Units Provided- Phase 1	8	** excess affordable housing homes over the requirement will be used if required to satisfy requirements for future phases			



Development Statistics - Phase 1 Buildings

FAR 1.70 - Total Development		April 17, 2023									
Floor Levels	Building								Project Totals		
	Phase 1		Phase 2		Phase 3.1		Phase 3.2				
	Building Area	GFA	Building Area	GFA	Building Area	GFA	Building Area	GFA	Building Area	GFA	
Commercial											
L1	9,150	5,750	11,700	8,000	8,845	6,700	6,950	4,000		24,450 sf	
L2							8,350	7,800		7,800 sf	
L3							8,350	7,800		7,800 sf	
L4							8,350	7,800		7,800 sf	
L5							8,350	7,800		7,800 sf	
L6							8,350	7,700		7,700 sf	
Commercial Total	9,150 sf	5,750 sf	11,700 sf	8,000 sf	8,845 sf	6,700 sf	48,700 sf	42,900 sf	78,395 sf	63,350 sf	
		534.2 m2		743.2 m2		622.5 m2		3,985.5 m2		5,885.4 m2	
Residential											
L2	11,620	8,980	12,325	9,980	11,585	9,595				28,555 sf	
L3	11,620	9,836	12,325	9,981	11,585	10,065				29,882 sf	
L4	11,620	9,836	12,325	9,981	11,585	10,065				29,882 sf	
L5	11,620	9,836	12,325	9,981	11,585	10,065				29,882 sf	
L6	11,620	9,836	12,325	9,981	11,585	10,065				29,882 sf	
Residential Total	58,100 sf	48,324 sf	61,625 sf	49,904 sf	57,925 sf	49,855 sf	0 sf	0 sf	177,650 sf	148,083 sf	
		4,489.4 m2		4,636.2 m2		4,631.7 m2		0.0 m2		13,757.4 m2	
Total sf	67,250 sf	54,074 sf	73,325 sf	57,904 sf	66,770 sf	56,555 sf	48,700 sf	42,900 sf	256,045 sf	211,433 sf	
Total m2		5,023.6 m2		5,379.5 m2		5,254.1 m2		3,985.5 m2		19,642.8 m2	
FAR		1.38		1.39				2.27		1.70	

Phase 1 (SW)				48,324 sf								
Residential Unit Type		Unit Area	Unit Mix	Parking alloc.	No. Units					Total Units	Pkg Total	GFA
Type A Studio			22.9%		L2	L3	L4	L5	L6			
	A1 Studio-Market	360 sf	14.5%	1.00 spaces		3	3	3	3	12	12	4,320 sf
	Studio-Affordable Rental	360 sf	3.6%	1.00 spaces	3					3	3	1,080 sf
A2	Jr 1 Bed-Market	400 sf	4.8%	1.00 spaces		1	1	1	1	4	4	1,600 sf
Type B 1 Bedroom			47.0%									
B1	Jr1 Bed-Market	440 sf	18.1%	1.00 spaces	3	3	3	3	3	15	15	6,600 sf
B2	Jr1 Bed-Market	455 sf	4.8%	1.00 spaces		1	1	1	1	4	4	1,820 sf
B3	1 Bed-Market	525 sf	4.8%	1.00 spaces		1	1	1	1	4	4	2,100 sf
	1 Bed-Affordable Rental	525 sf	1.2%	1.00 spaces	1					1	1	525 sf
B4	1 Bed-Market	525 sf	4.8%	1.00 spaces		1	1	1	1	4	4	2,100 sf
	1 Bed-Affordable Rental	525 sf	1.2%	1.00 spaces	1					1	1	525 sf
B5	1 Bed+ -Market	620 sf	6.0%	1.00 spaces	1	1	1	1	1	5	5	3,100 sf
B6	1 Bed+ -Market	625 sf	4.8%	1.00 spaces		1	1	1	1	4	4	2,500 sf
	1 Bed+ -Affordable Rental	625 sf	1.2%	1.00 spaces	1					1	1	625 sf
Type C 2 Bedroom			12.0%									
C1	Jr 2 Bed-Market	750 sf	4.8%	1.00 spaces		1	1	1	1	4	5	3,000 sf
	Jr 2 Bed-Affordable Rental	750 sf	1.2%	1.00 spaces	1					1	1	750 sf
C2	2 Bed+ -Market	775 sf	6.0%	2.00 spaces	1	1	1	1	1	5	10	3,875 sf
Type D 3 Bedroom			18.1%									
D1	3 Bed-Market	910 sf	6.0%	2.00 spaces	1	1	1	1	1	5	10	4,550 sf
D2	3 Bed-Market	925 sf	6.0%	2.00 spaces	1	1	1	1	1	5	10	4,625 sf
D3	3 Bed-Market	925 sf	4.8%	2.00 spaces		1	1	1	1	4	8	3,700 sf
	3 Bed-Affordable Rental	925 sf	1.2%	1.00 spaces	1					1	1	925 sf
Total		13 Unit Types	100%		15 Units	17 Units	17 Units	17 Units	17 Units	83 Units	103	
					8,980 sf	9,836 sf	9,836 sf	9,836 sf	9,836 sf			48,324 sf
					834.3 m2	913.8 m2	913.8 m2	913.8 m2	913.8 m2	(8 Aff Units)		4,489.4 m2
Parking		Bylaw Rate		Bylaw Req'd		Provided						
Residential		1 / Unit		83		103		85 Spaces and 18 Tandem Spaces				
Total Commercial Req'd		2 /1076sf		11								
Commercial Provided on-site						11		0 Surplus Commercial				
Commercial Cash-In-Lieu												
Total Parking Spaces				94 Spaces		114 Spaces		114 Available on-Site				



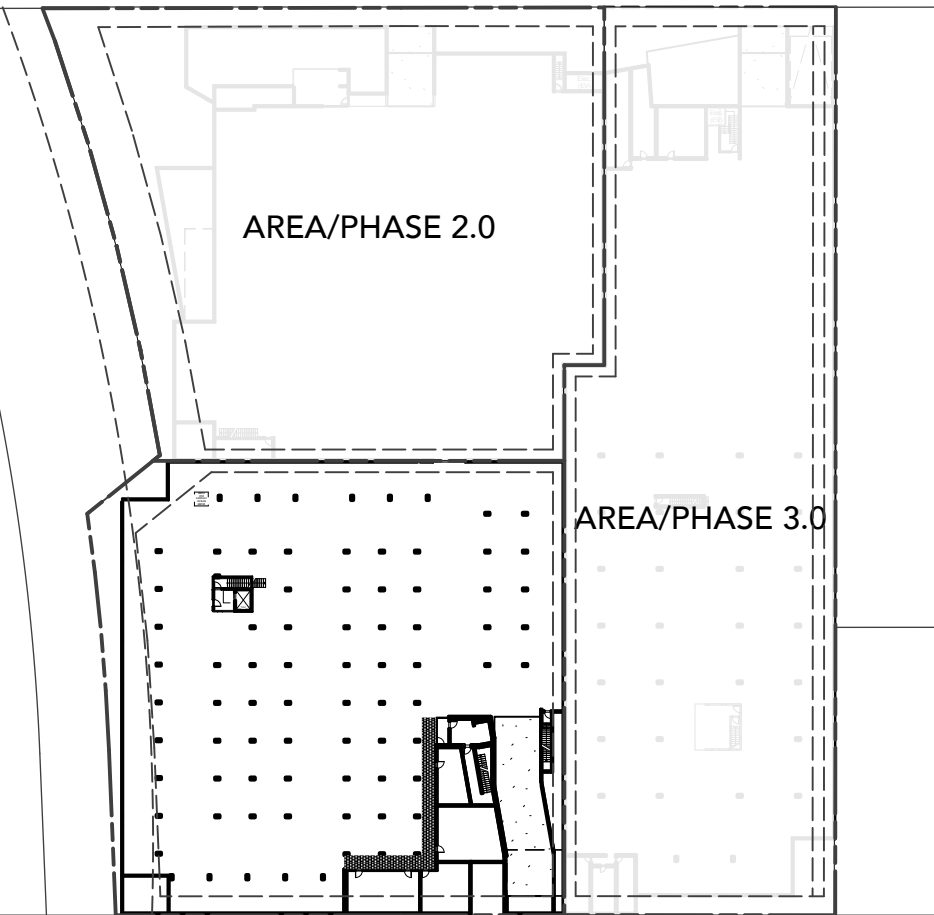
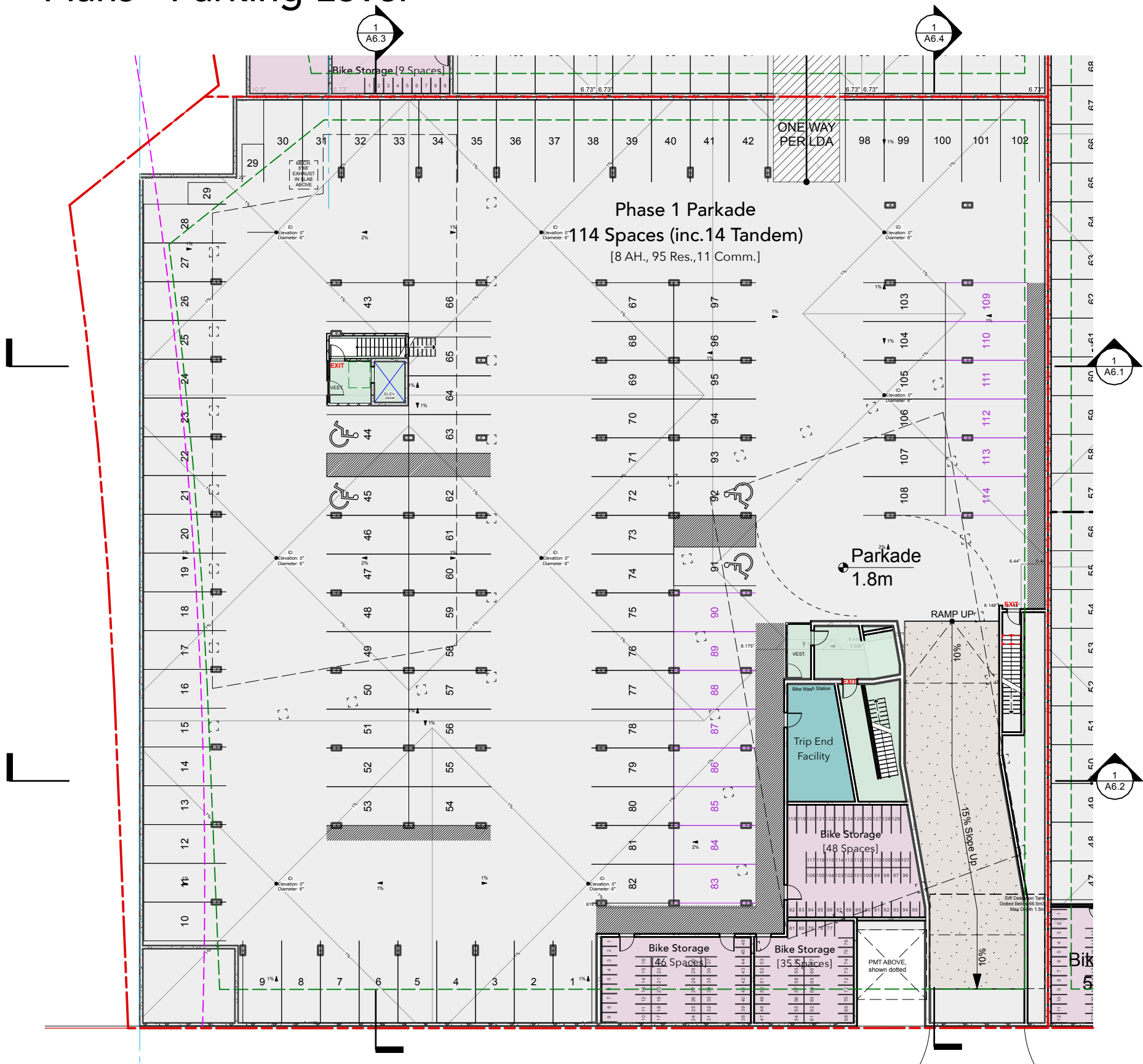
Site Plan - Overall



Site Plan - Phase 1



Plans - Parking Level



▲ Overall Site Plan 1:1000
◀ Phase 1 1:300



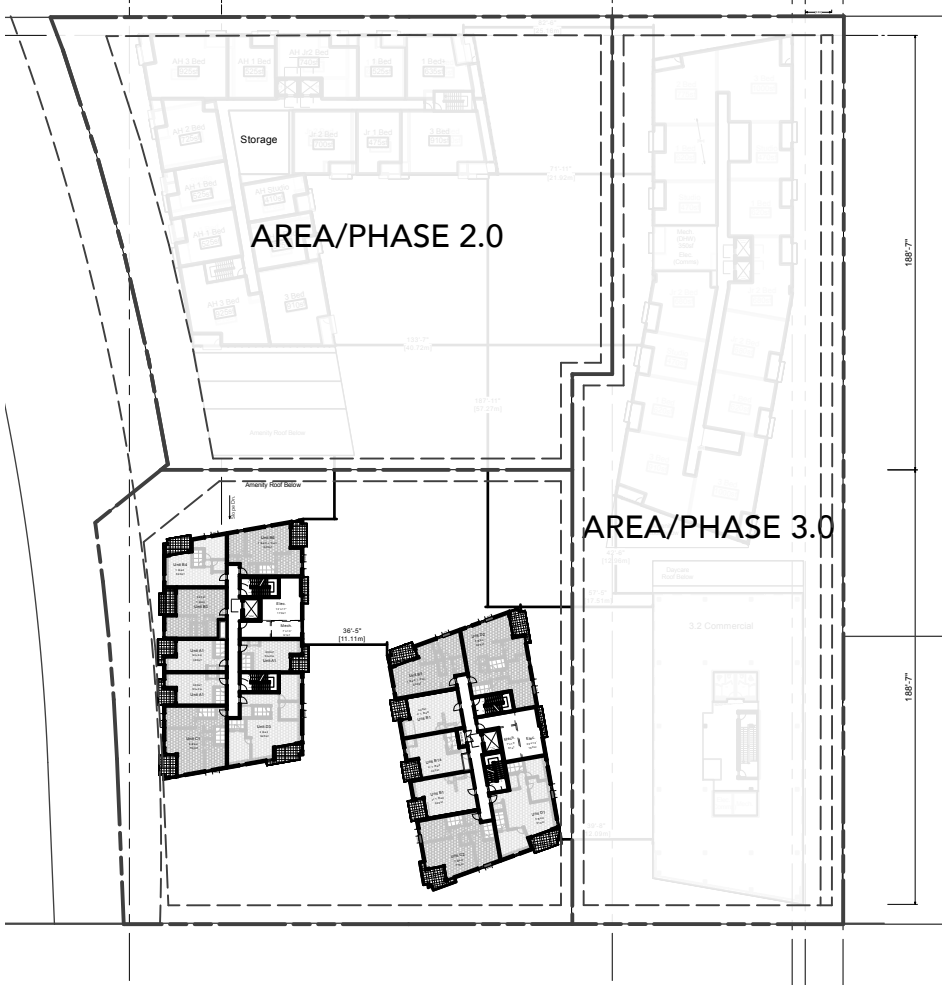
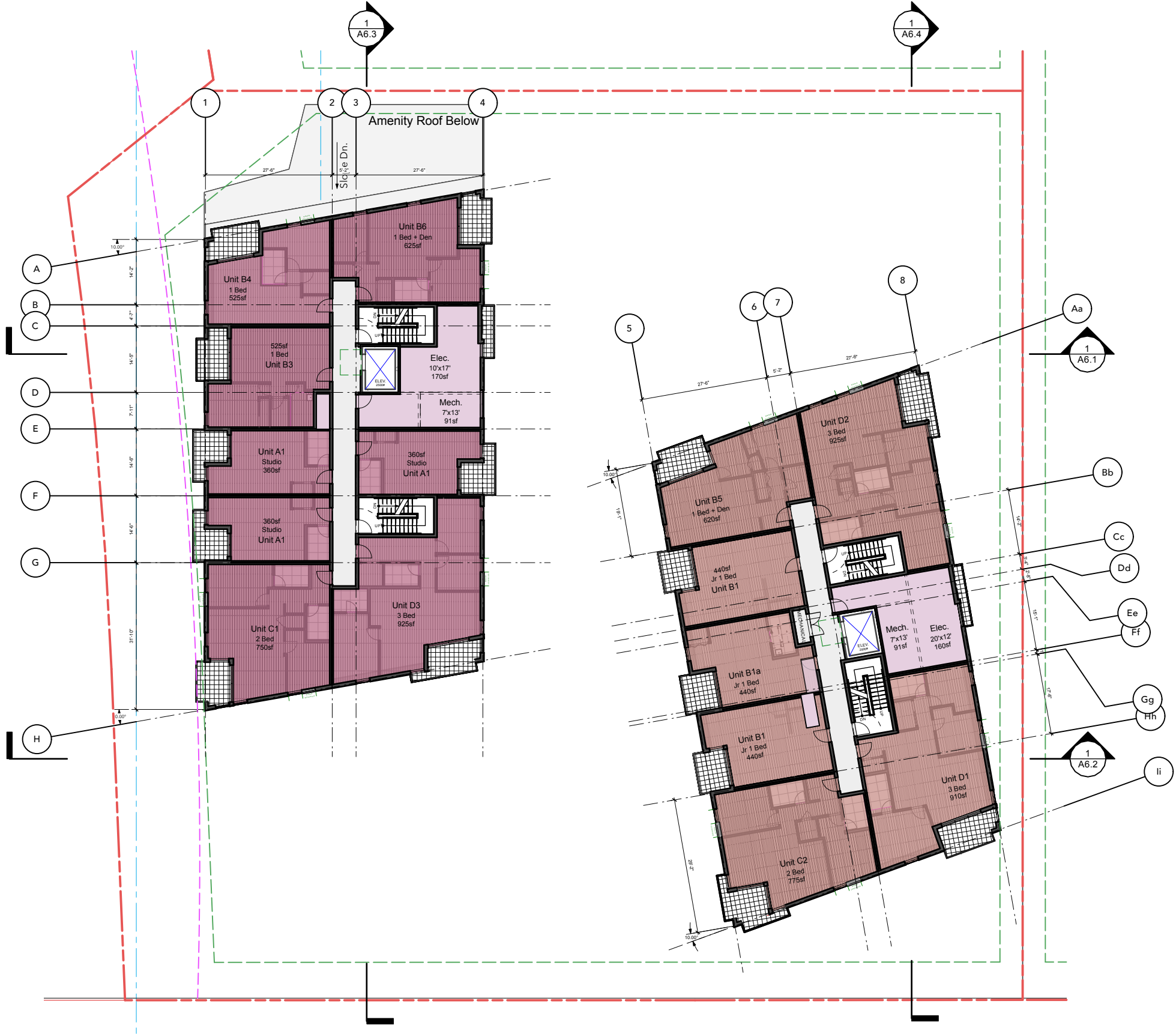
Plans - Level 1



▲ Overall Site Plan 1:1000
◀ Phase 1 1:300



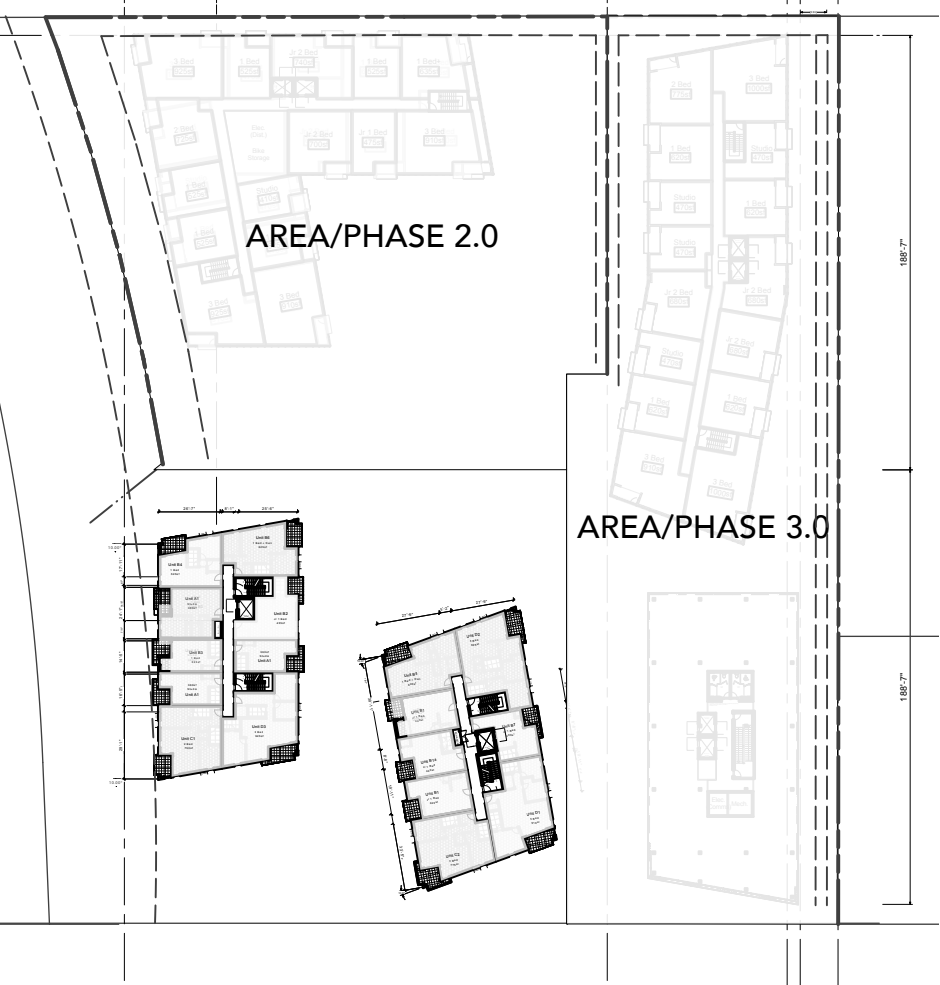
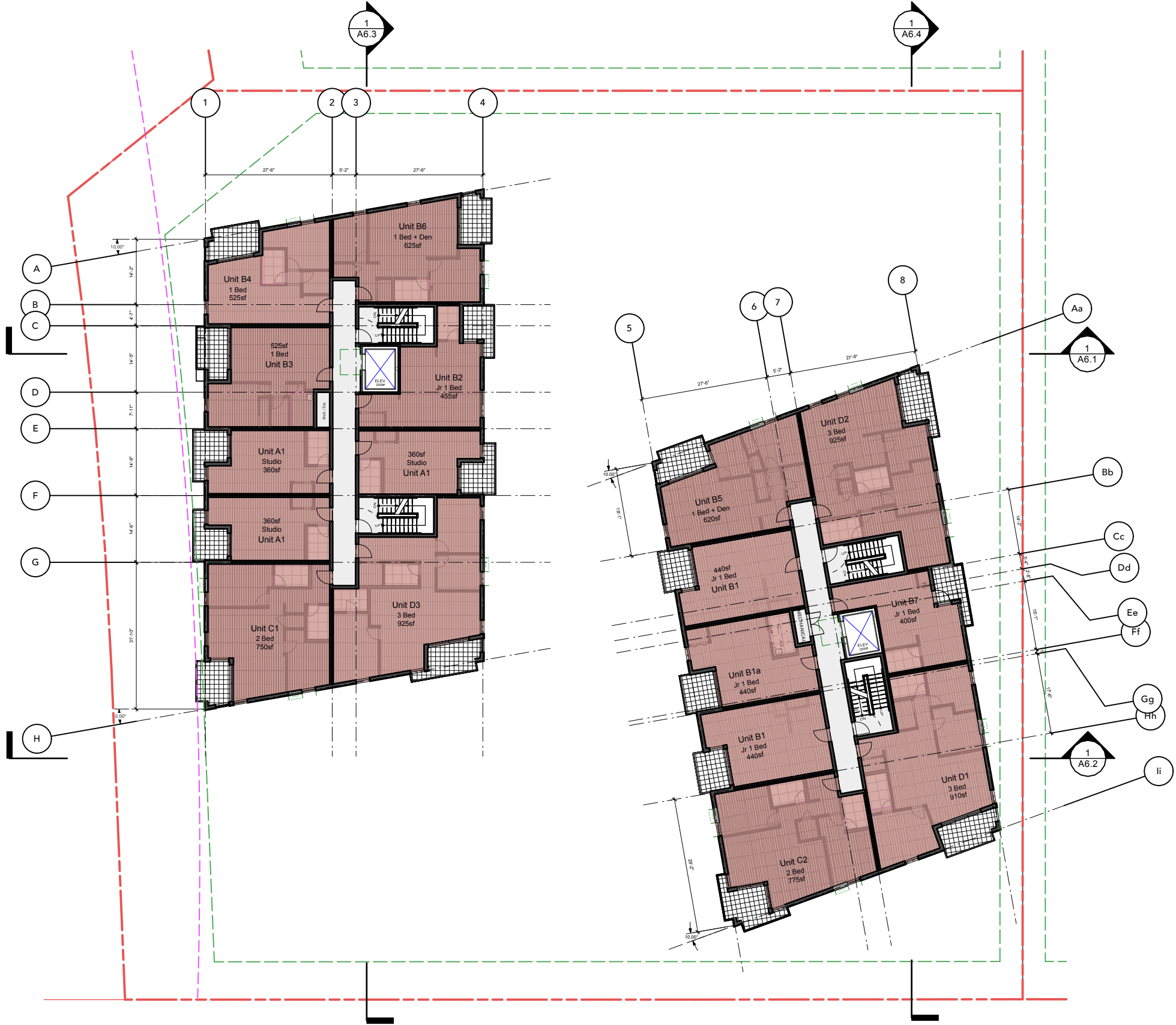
Plans - Level 2



- ▲ Overall Site Plan 1:1000
- < Phase 1 1:300
- Affordable Homes
- Market Residential



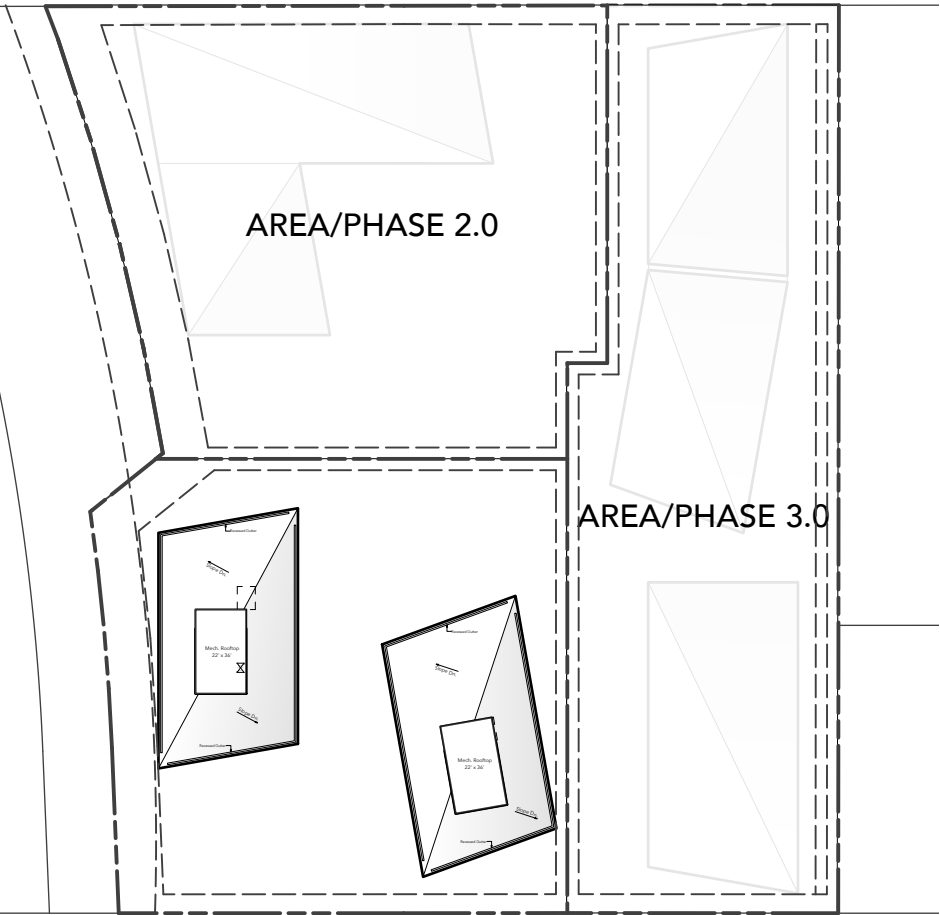
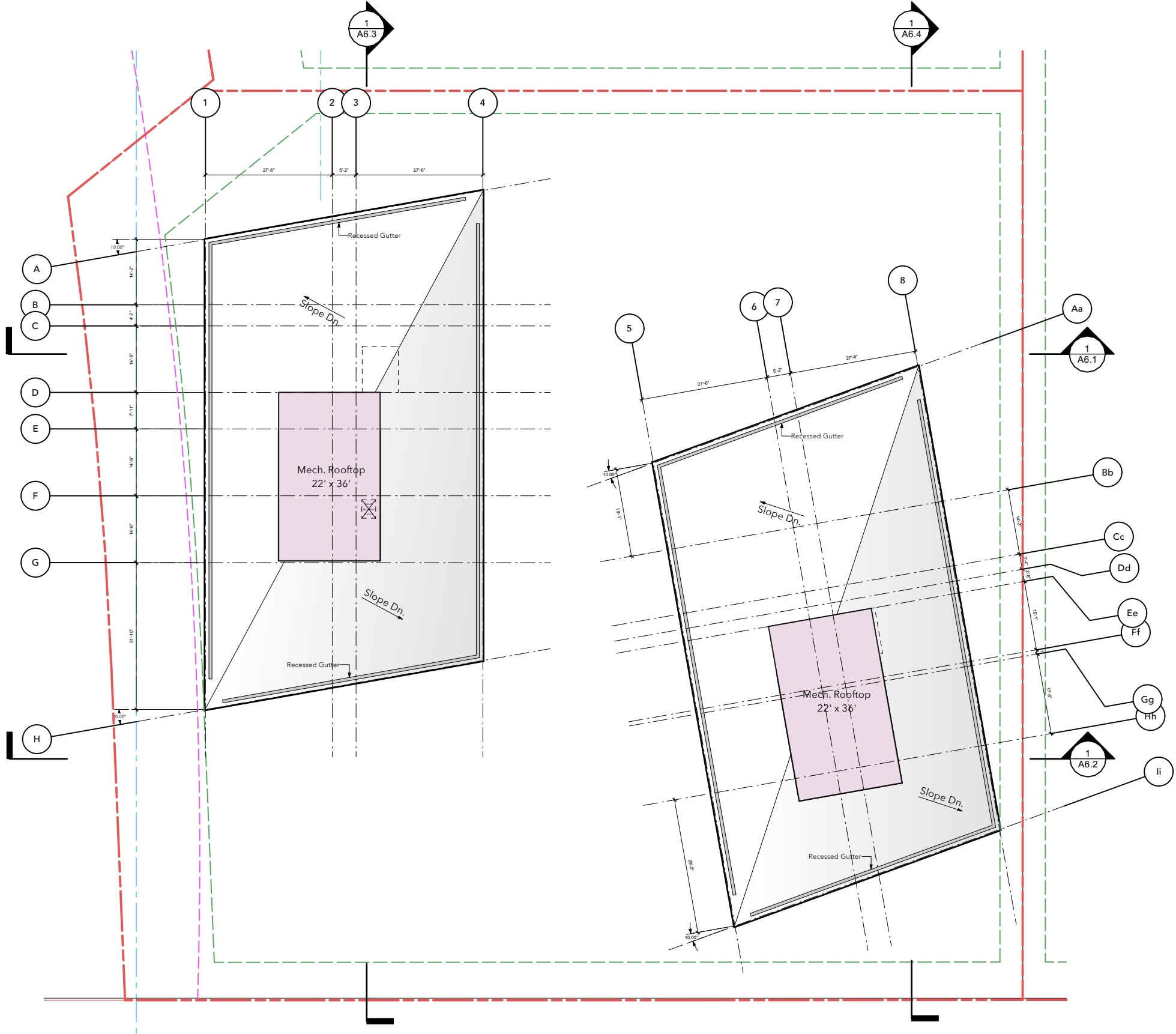
Plans - Level 3-6



▲ Overall Site Plan 1:1000
< Phase 1 1:300



Plans - Roof



▲ Overall Site Plan 1:1000
◀ Phase 1 1:300



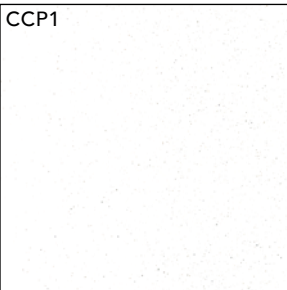
Elevations - Phase 1.1



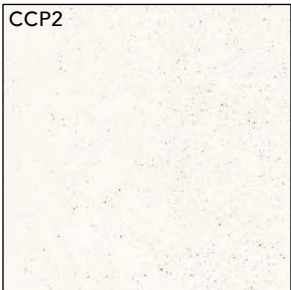
East Elevation - Interior Plaza



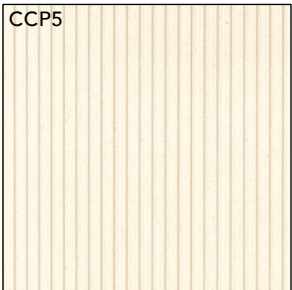
South Elevation - Corner Plaza



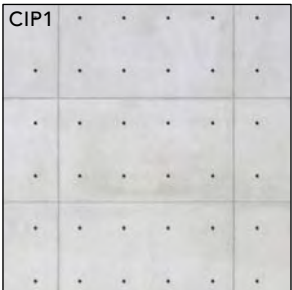
Metal Cladding Panel
Finish: Matte, Off-White



Metal Cladding Panel
Finish: Matte, Warm White



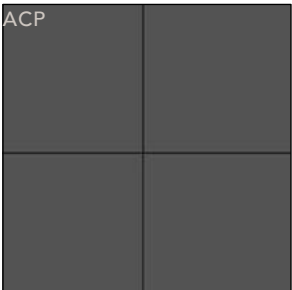
Ceramic Fibre Cement
Finish: Modern Stripe,
Vanilla



In-situ Concrete
Finish: Clear, Natural



Metal Roofing
Type: Standing Seam



Metal Accent Panel
Color: Matte, Anthracite



Wood Effect Soffit
Finish: Natural Oak



Perforated Metal Guard
Finish: Perf., Green



Window Frames
Finish: Charcoal

Mech. Exhaust
Finish: To Match Adjacent

Metal Flashing
Finish: To Match Adjacent



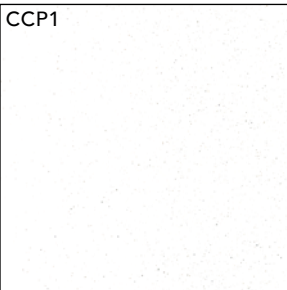
Elevations - Phase 1.1



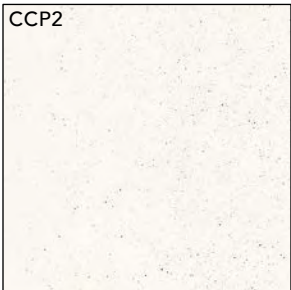
North Elevation - Interior Amenity



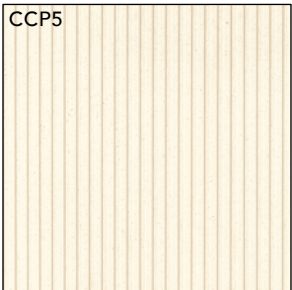
West Elevation - Multi-Use Pathway



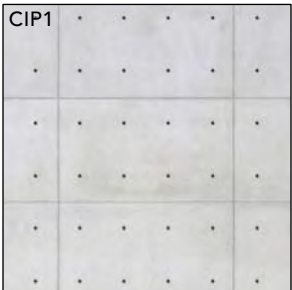
Metal Cladding Panel
Finish: Matte, Off-White



Metal Cladding Panel
Finish: Matte, Warm White



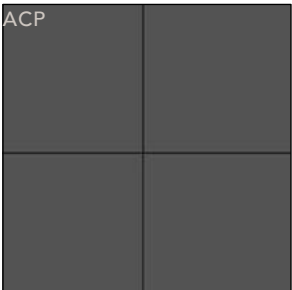
Ceramic Fibre Cement
Finish: Modern Stripe,
Vanilla



In-situ Concrete
Finish: Clear, Natural



Metal Roofing
Type: Standing Seam



Metal Accent Panel
Color: Matte, Anthracite



Wood Effect Soffit
Finish: Natural Oak



Perforated Metal Guard
Finish: Perf., Green



Window Frames
Finish: Charcoal

Mech. Exhaust
Finish: To Match Adjacent

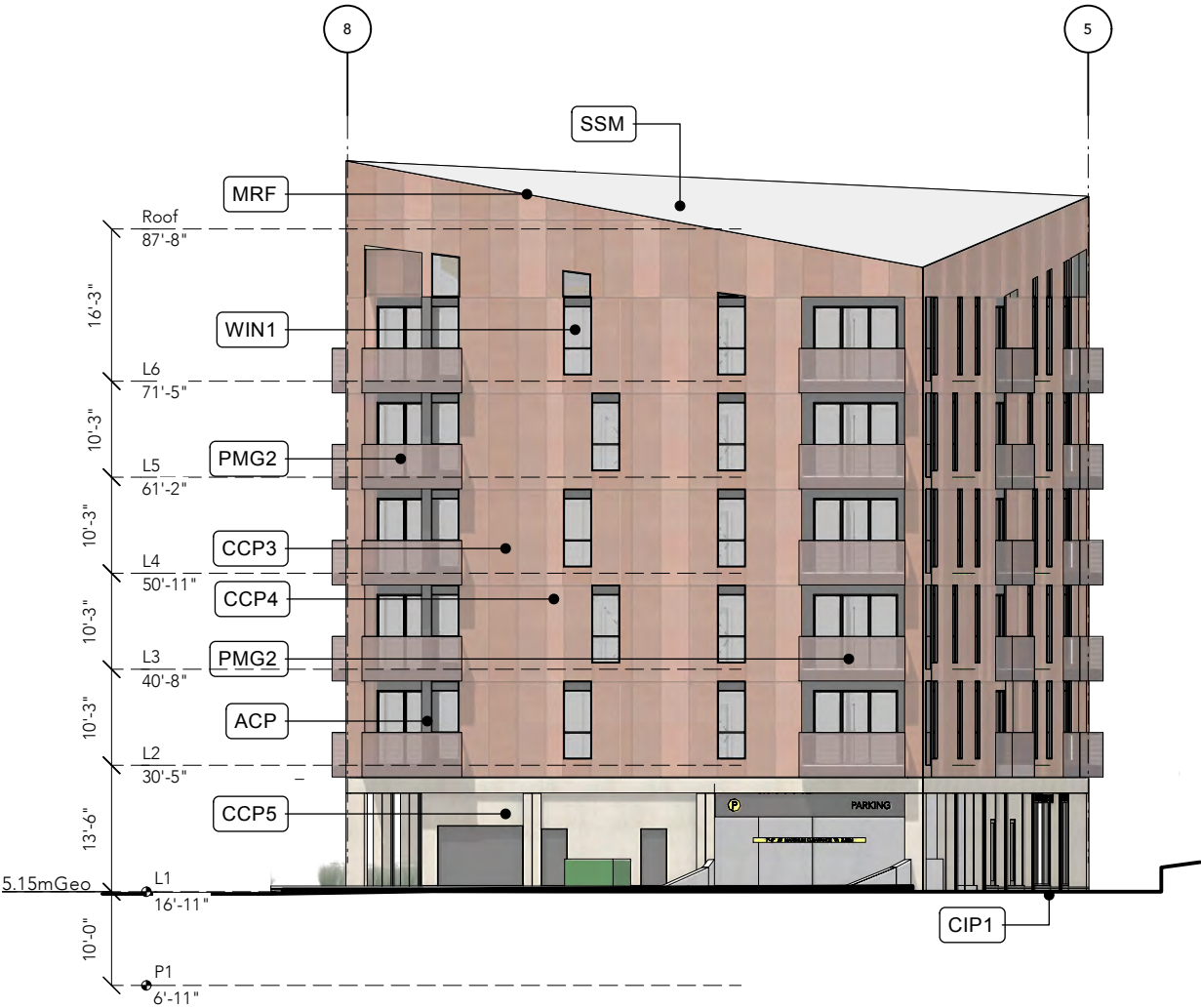
Metal Flashing
Finish: To Match Adjacent



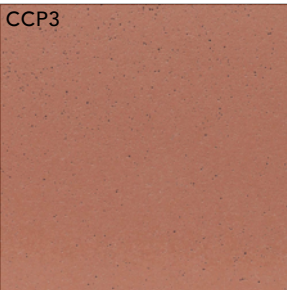
Elevations - Phase 1.2



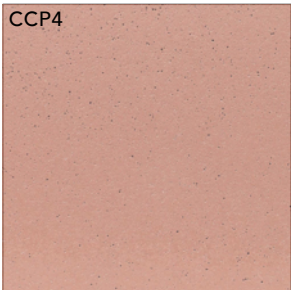
East Elevation - Interior Plaza



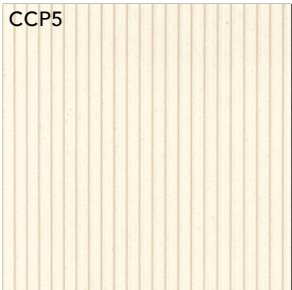
South Elevation - Pemberton Ave.



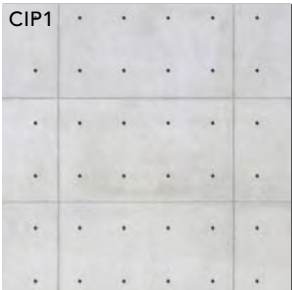
CCP3
Metal Cladding Panel
Finish: Matte, Copper



CCP4
Metal Cladding Panel
Finish: Matte, Terracotta



CCP5
Ceramic Fibre Cement
Finish: Modern Stripe,
Vanilla



CIP1
In-situ Concrete
Finish: Clear, Natural



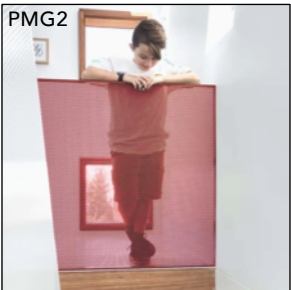
SSM
Metal Roofing
Type: Standing Seam



ACP
Metal Accent Panel
Color: Matte, Anthracite



WPS
Wood Effect Soffit
Finish: Natural Oak



PMG2
Metal Guardrail
Finish: Perf., Terracotta



WIN1
Window Frames
Finish: Charcoal

Mech. Exhaust
Finish: To Match Adjacent

Metal Flashing
Finish: To Match Adjacent



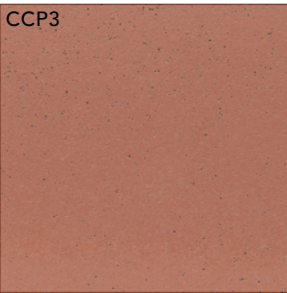
Elevations - Phase 1.2



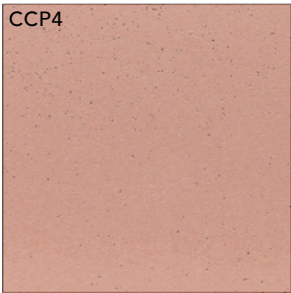
North Elevation - Interior Plaza



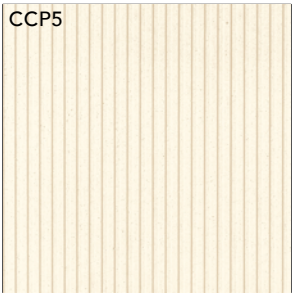
West Elevation - Corner Plaza



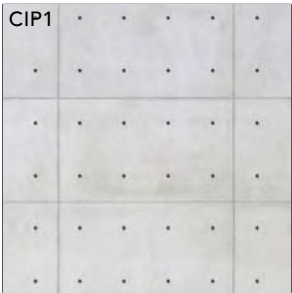
CCP3
Metal Cladding Panel
Finish: Matte, Copper



CCP4
Metal Cladding Panel
Finish: Matte, Terracotta



CCP5
Ceramic Fibre Cement
Finish: Modern Stripe,
Vanilla



CIP1
In-situ Concrete
Finish: Clear, Natural



SSM
Metal Roofing
Type: Standing Seam



ACP
Metal Accent Panel
Color: Matte, Anthracite



WPS
Wood Effect Soffit
Finish: Natural Oak



PMG2
Metal Guardrail
Finish: Perf., Terracotta



WIN1
Window Frames
Finish: Charcoal

Mech. Exhaust
Finish: To Match Adjacent

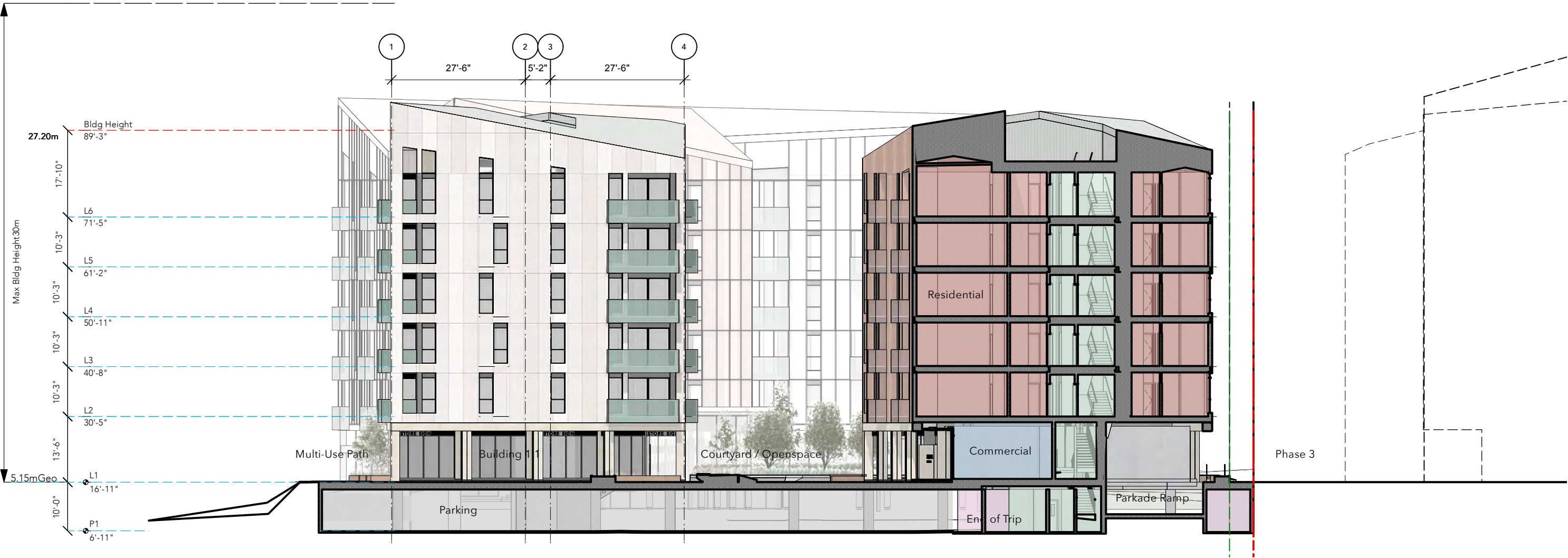
Metal Flashing
Finish: To Match Adjacent



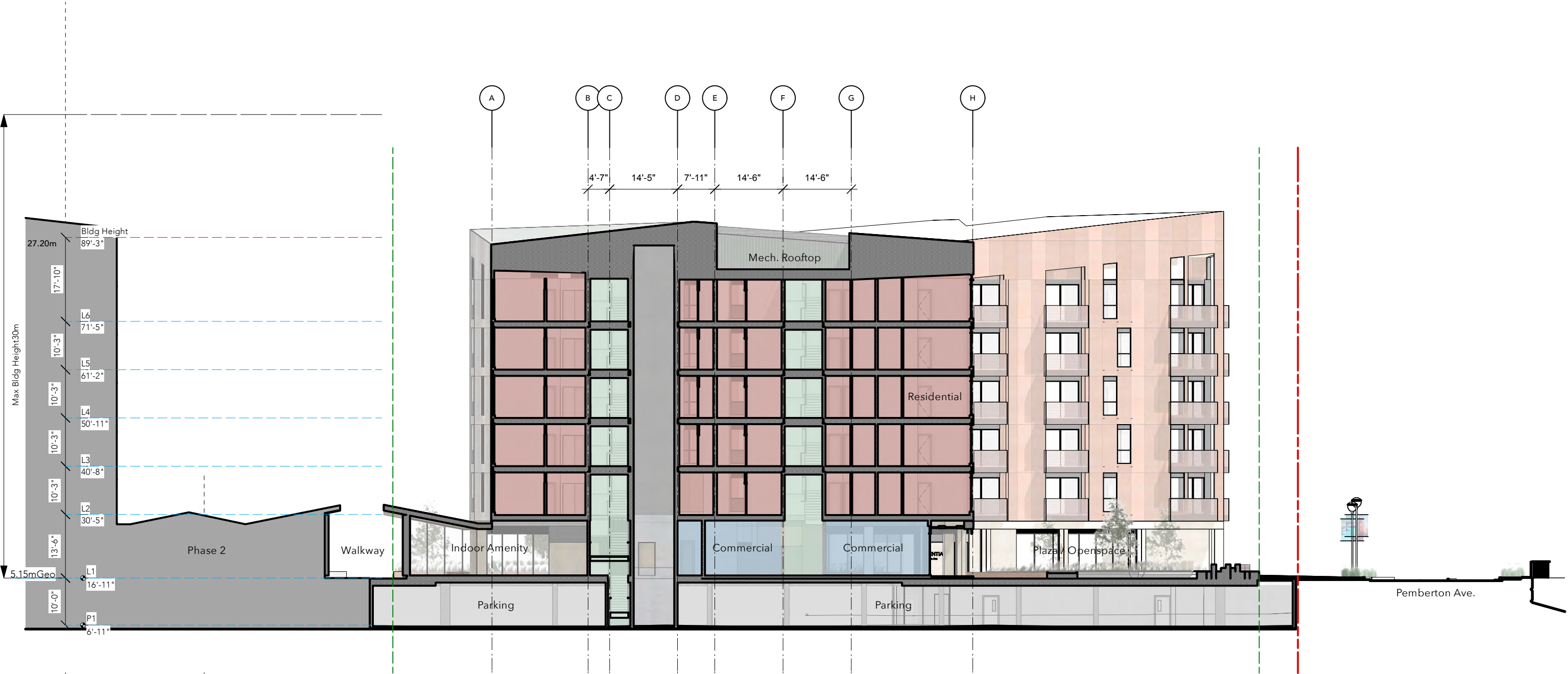
Sections - Phase 1



Sections - Phase 1



Sections - Phase 1



Sections - Phase 1

