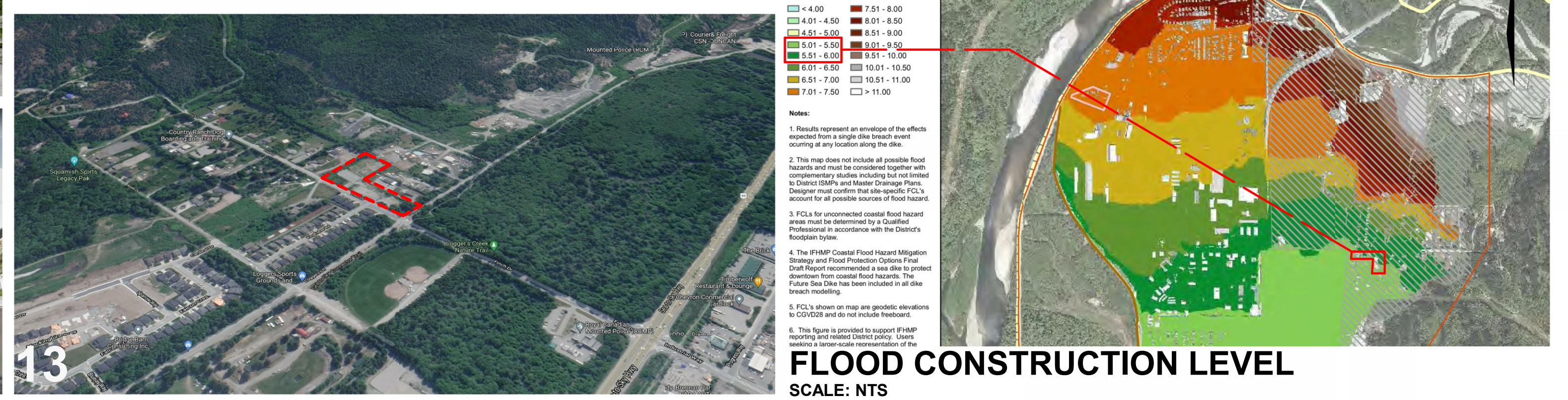
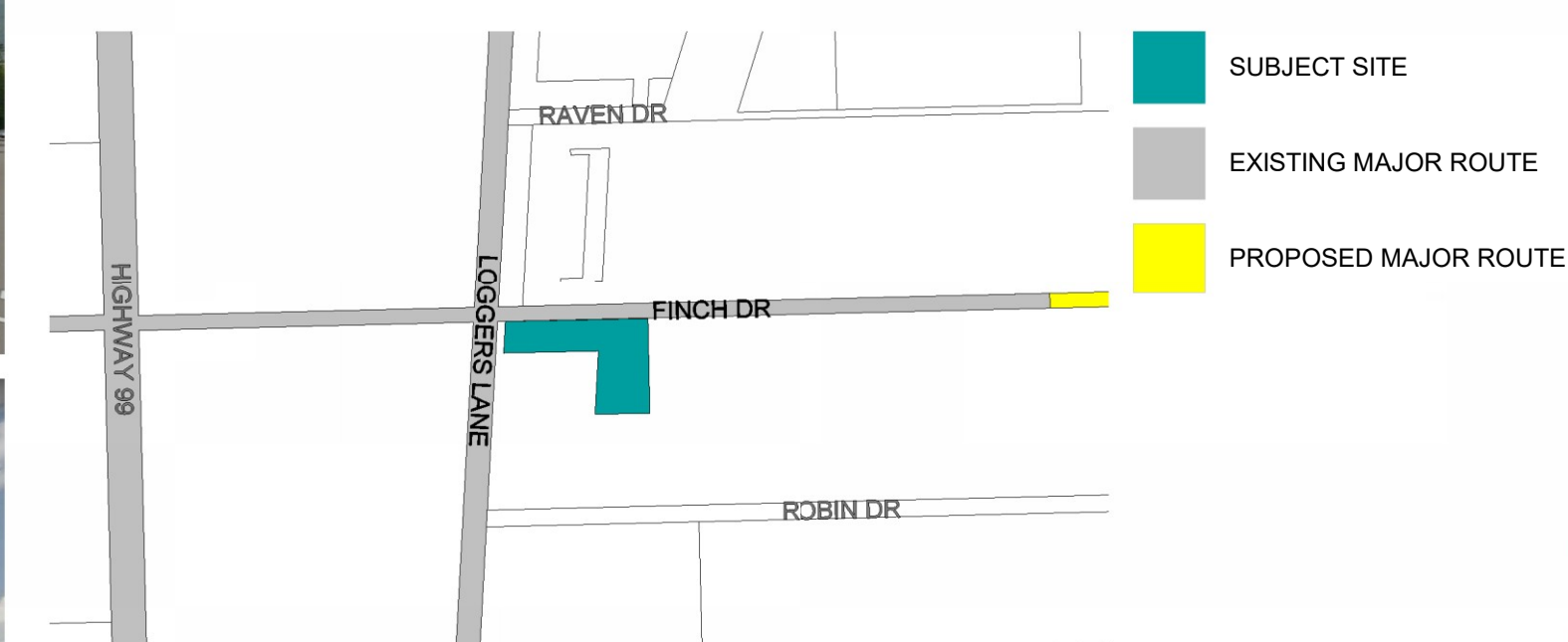
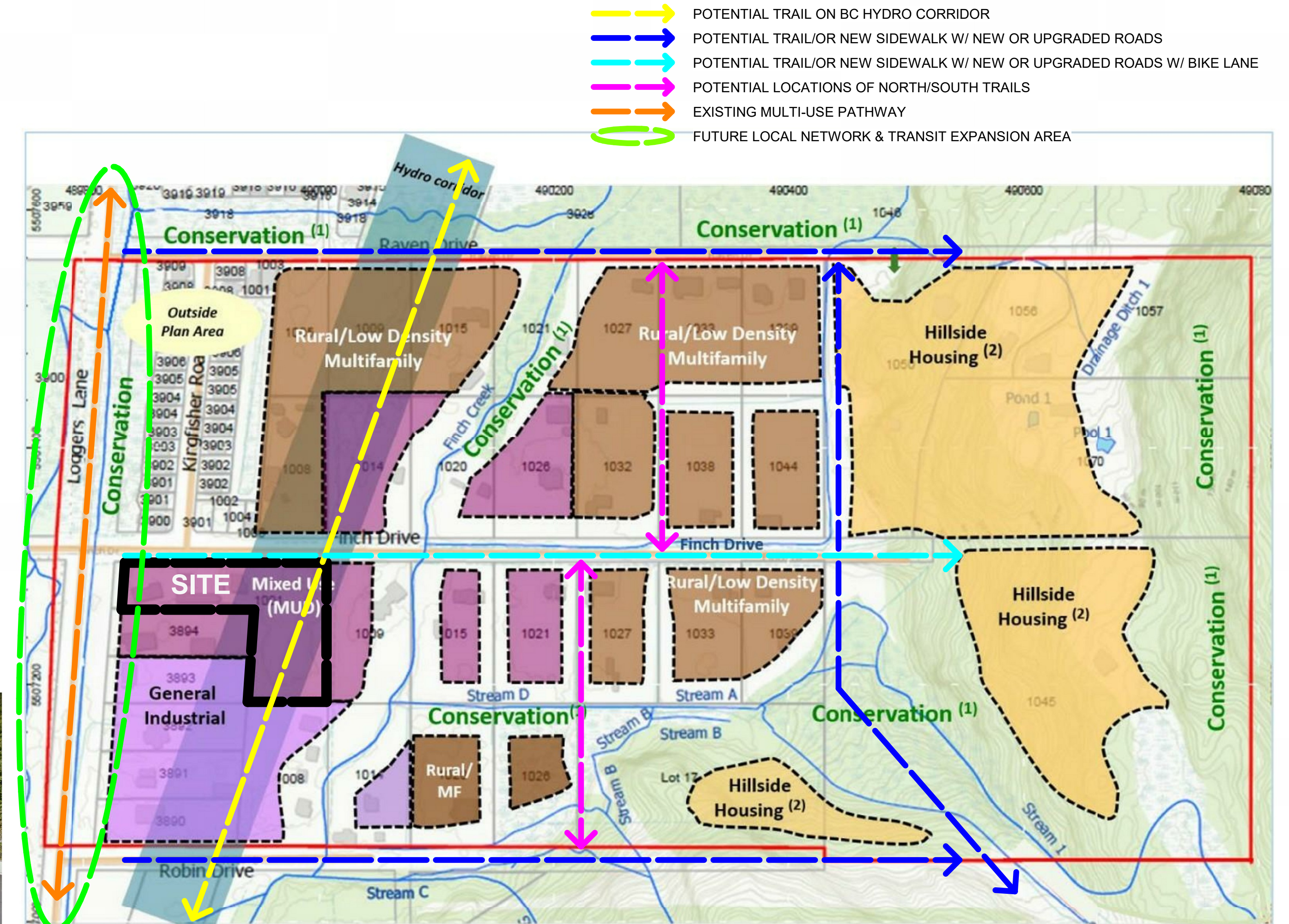
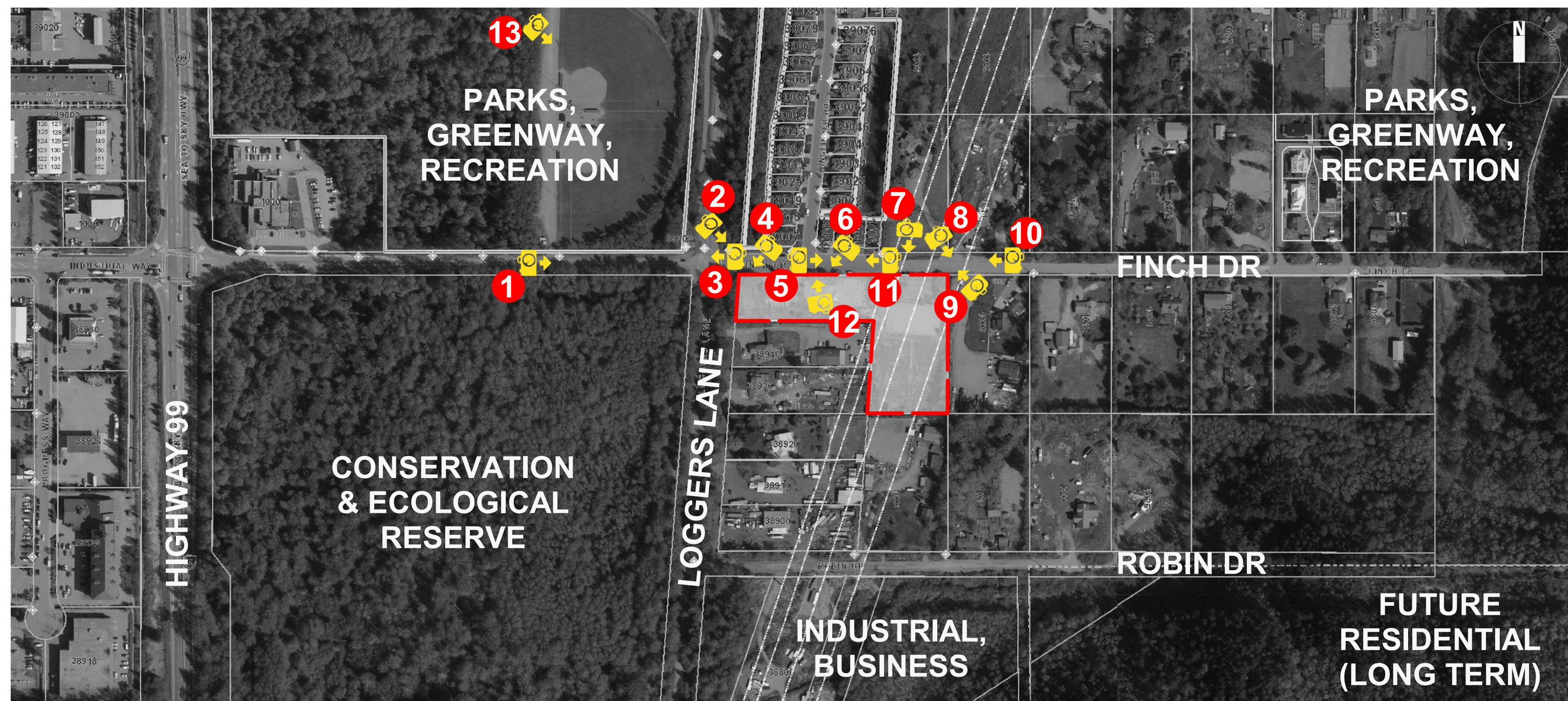


FINCH DRIVE MIXED-USE DEVELOPMENT

1001 FINCH DR, SQUAMISH, BC
REZONING RESUBMISSION
APRIL 08, 2022





ACCESS + CIRCULATION

THE MASSING INCLUDES AN "L" SHAPED BUILDING WITH PARKING AT GRADE. THE PARKING AREA IS SHIFTED TO UTILIZE THE SPACE BELOW THE BC HYDRO ROW. THIS ALLOWS THE BUILDING TO OPEN UP TO PEDESTRIAN AND VEHICLE ACCESS AND CIRCULATION THROUGHOUT THE SITE.

DETAIL + MATERIALITY

THE ARCHITECTURAL EXPRESSION MERGES THE CLEAN CLEAR LANGUAGE OF CONTEMPORARY ARCHITECTURE WITH FAMILIAR AND WARM TACTILE MATERIALITY OF TRADITIONAL WEST COAST STYLE. EACH TYPOLOGY IS CLEARLY DELINEATED AND LEGIBLY ACCESSED BY WELL DEFINED ENTRIES. STAIRS AND PATHWAYS LEAD TO WELL LIT RECESSED (COVERED) ENTRIES.

THE MASSING IS SOFTENED WITH THE USE OF GENEROUS STOREFRONT GLAZING AND COLOURFUL VERTICAL PANELS ON RELATIVELY THE SAME PLAN ON THE LOWER LEVEL TO REFLECT THE COMMERCIAL NATURE OF THE STREET. THE COLOURED PANELS ARE INTENDED TO ANCHOR THE PROJECT ON THE SITE, TO HIGHLIGHT THE USES AND TO EMPHASIZE THE PEDESTRIAN MOVEMENT AROUND AND THROUGH THE PROJECT ON THE GROUND PLANE.

THE CHARACTER OF EACH OF THE FOUR ELEVATIONS OF EACH BUILDING IS CONSISTENT WITH SUBTLE VARIATION IN FORM TO REPRESENT THE UNIQUE CHARACTER OF EACH FAÇADE. DARK GREY CEDAR SHINGLES SIDING AND CLEAR STAINED WOOD SIDING ARE INTRODUCED ON THE UPPER LEVELS AND ARE PUNCTUATED BY FRAMED WINDOWS, THAT ARE SIZED AND LOCATED TO MAXIMIZE DAYLIGHT AND MAINTAIN PRIVACY. THE VERTICAL WOOD AND THE SHINGLES SIDING ARE A WARMER VISUALLY LIGHTER COUNTERPOINT.

THE RANDOM FORM OF THE STANDING SEAM METAL ROOF EXTENDS TO BOTH SHORT ENDS OF THE BUILDINGS AND SERVES, IN CONJUNCTION WITH THE GLAZING AT PODIUM LEVEL, TO GIVE THE UPPER MASS A FEELING OF ELEVATION, BEING LOFTED ABOVE THE GROUND PLAN. THE MATERIAL COMBINATION IS INTENDED TO SOFTEN THE PERCEIVED HEIGHT OF THE FOUR-STOREY BUILDINGS AND NOT OVERWHELM THE NEIGHBORING RESIDENTIAL LOTS.

FORM + MASSING

GROUND LEVEL:
THE GROUND LEVEL BECOMES TRANSPARENT AND OPEN WITH GENEROUS CEILING HEIGHTS, EMPHASIZING PEDESTRIAN CONNECTIVITY AND MOVEMENT THROUGHOUT THE SITE.

BRIGHT POPS OF COLOUR THAT HIGHLIGHT THE DIFFERENT USES AND CELEBRATE THE FUN AND PLAYFUL NATURE OF EARLY CHILDHOOD EDUCATION

RESIDENTIAL:
UPPER THREE RESIDENTIAL FLOORS ARE FRAMED AND CLEARLY DEFINED AND LEGIBLE AS FLOATING VOLUME, CREATE A FEELING OF LIGHTNESS

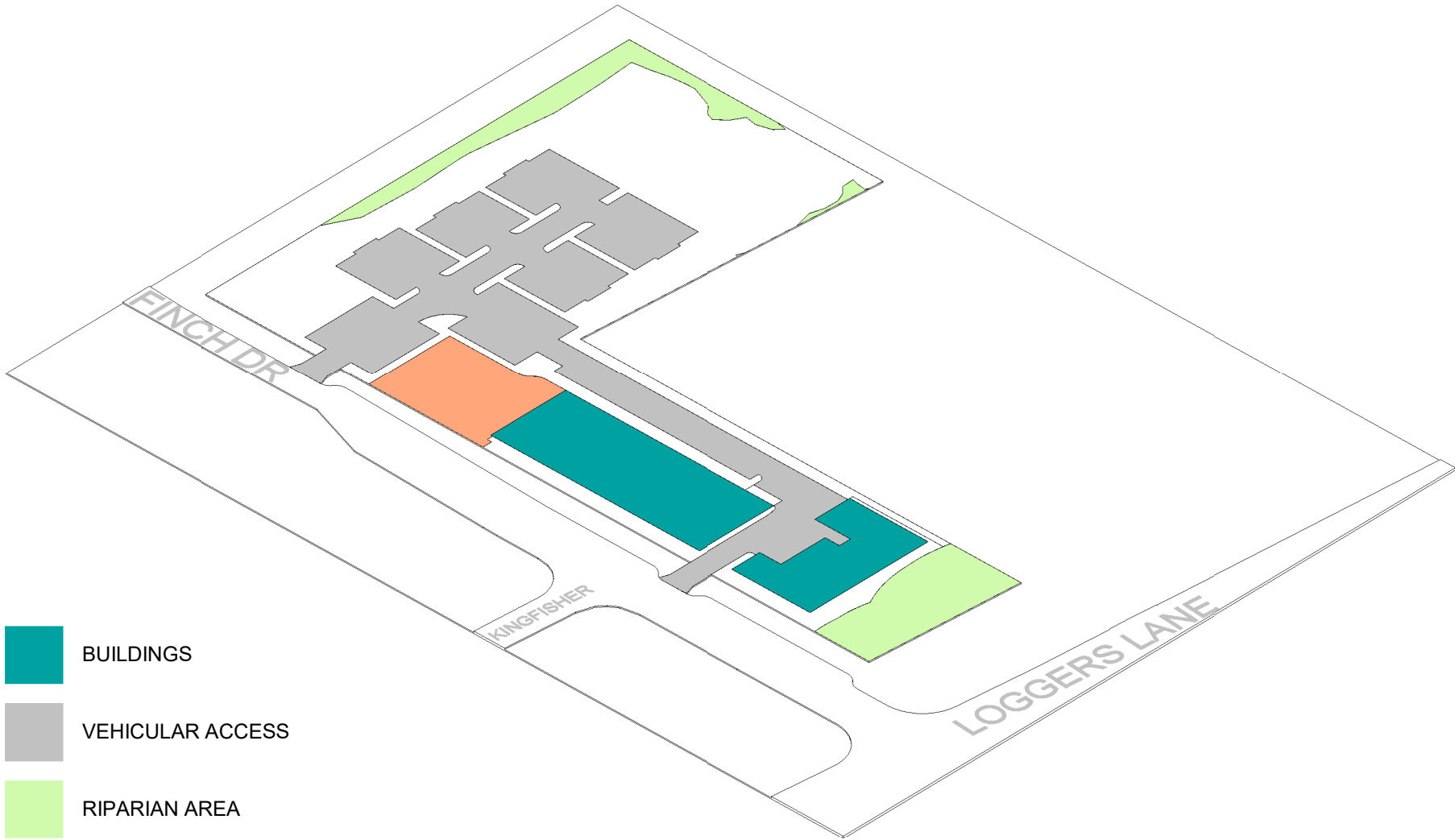
ROOF FORM:
ASYMMETRICAL, RANDOM/PLAYFUL ROOF FORM, HAS THE AFFECT OF SOFTENING THE IMPACT OF THE BUILT FORM/SHADOW ON THE SITE, LOOSELY RELATES TO THE EXISTING RESIDENTIAL ROOFLINES OF THE NEIGHBOURHOOD REFERENCES THE BROADER MOUNTAINOUS LANDSCAPE THAT SQUAMISH IS DEFINED BY.

ELEVATIONS:
NORTH ELEVATION: CONSCIOUS OF IT'S RELATIONSHIP TO THE EXISTING SINGLE FAMILY HOMES – THE FAÇADE IS PLAYFUL AND ANIMATED WITH RANDOMLY PUNCTUATED WINDOWS AND BALCONIES BUT IS MORE OPAQUE GIVEN THE NORTHERN EXPOSURE, AND TO EMPHASIZE PRIVACY AND MINIMIZE OVERLOOK.

SOUTH ELEVATION: THE STRUCTURAL FRAME OF THE BUILDING IS PULLED SOUTH TO CREATE OPPORTUNITIES FOR GENEROUS SOUTH FACING PRIVATE OUTDOOR SPACES THAT ARE FULLY PROTECTED FROM WIND AND RAIN.

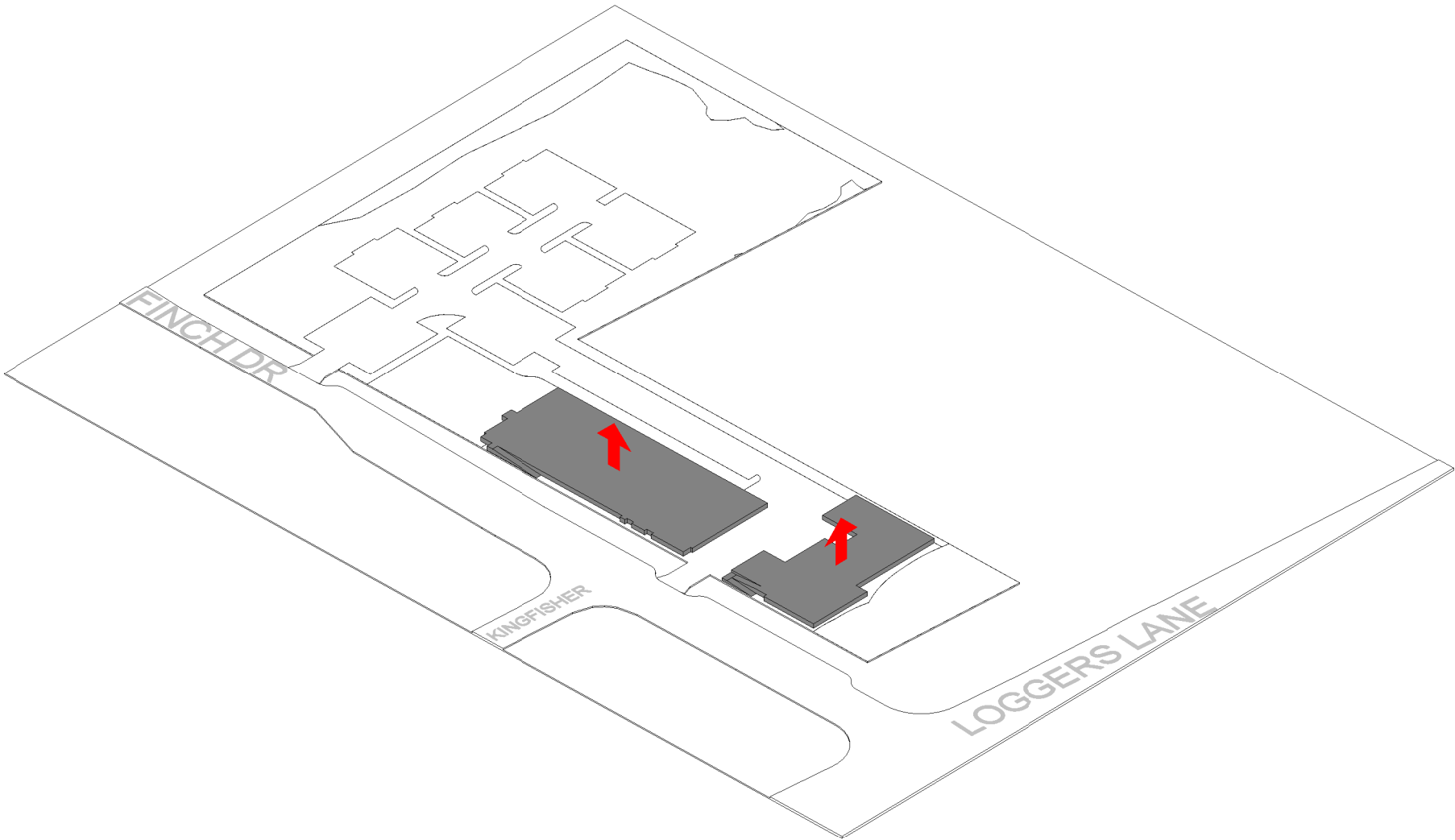
SIDES: ALMOST ENTIRELY SOLID TO PREVEN ORIENT VIEWS TO THE NORTH AND SOUTH AND EDIT OUT VIEWS OF THE POWER LINES TO THE WEST.

THE BUILDINGS ARE SEEN AS TWINS, BUT THE ORIENTATION IS REVERSED DUE TO THE DIFFERENT FRONTAGE ON THE SITE.

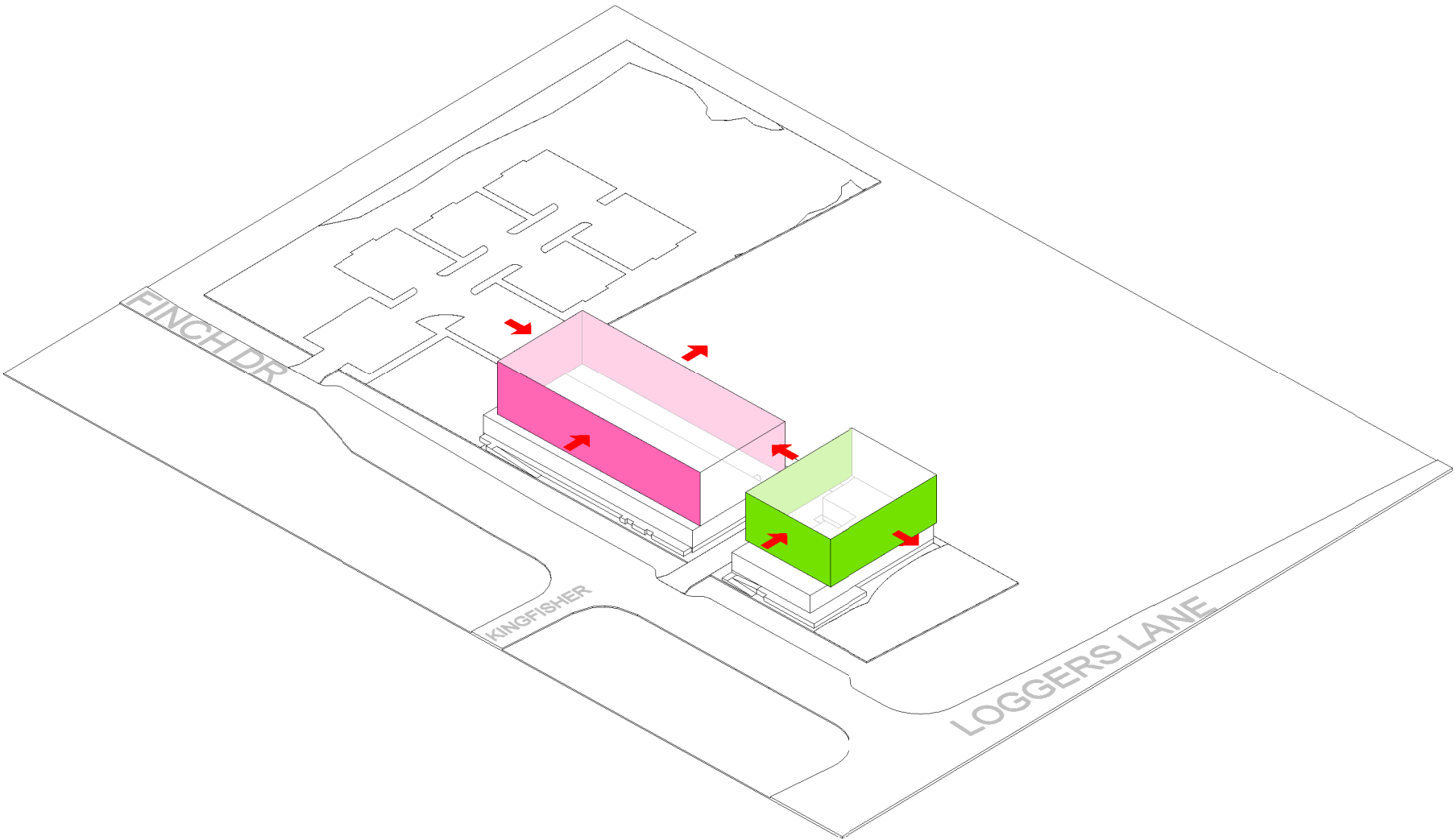


- BUILDINGS
- VEHICULAR ACCESS
- RIPARIAN AREA
- PLAYGROUND

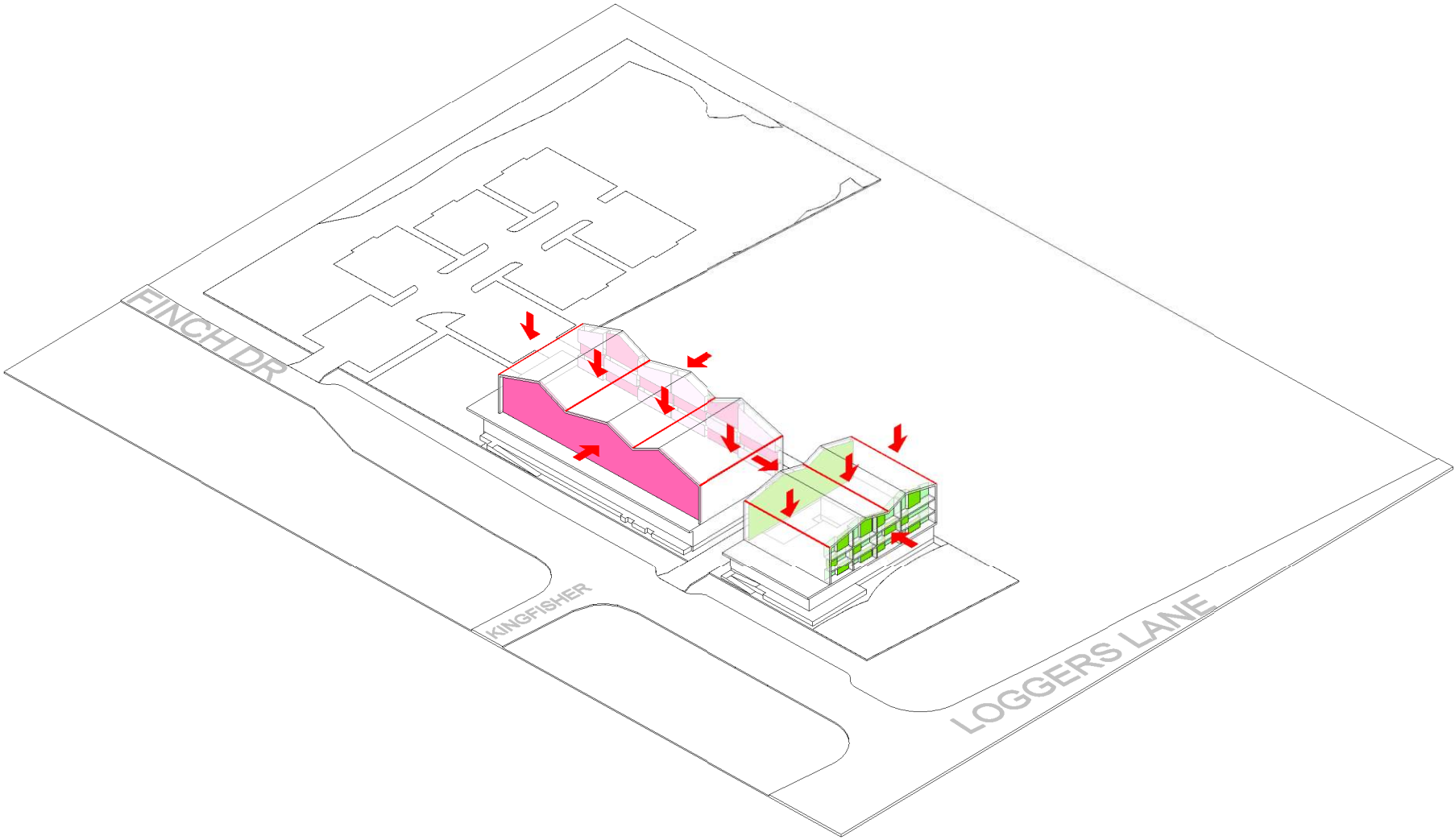
1 - SITING



2 - FLOOD CONSTRUCTION LEVEL



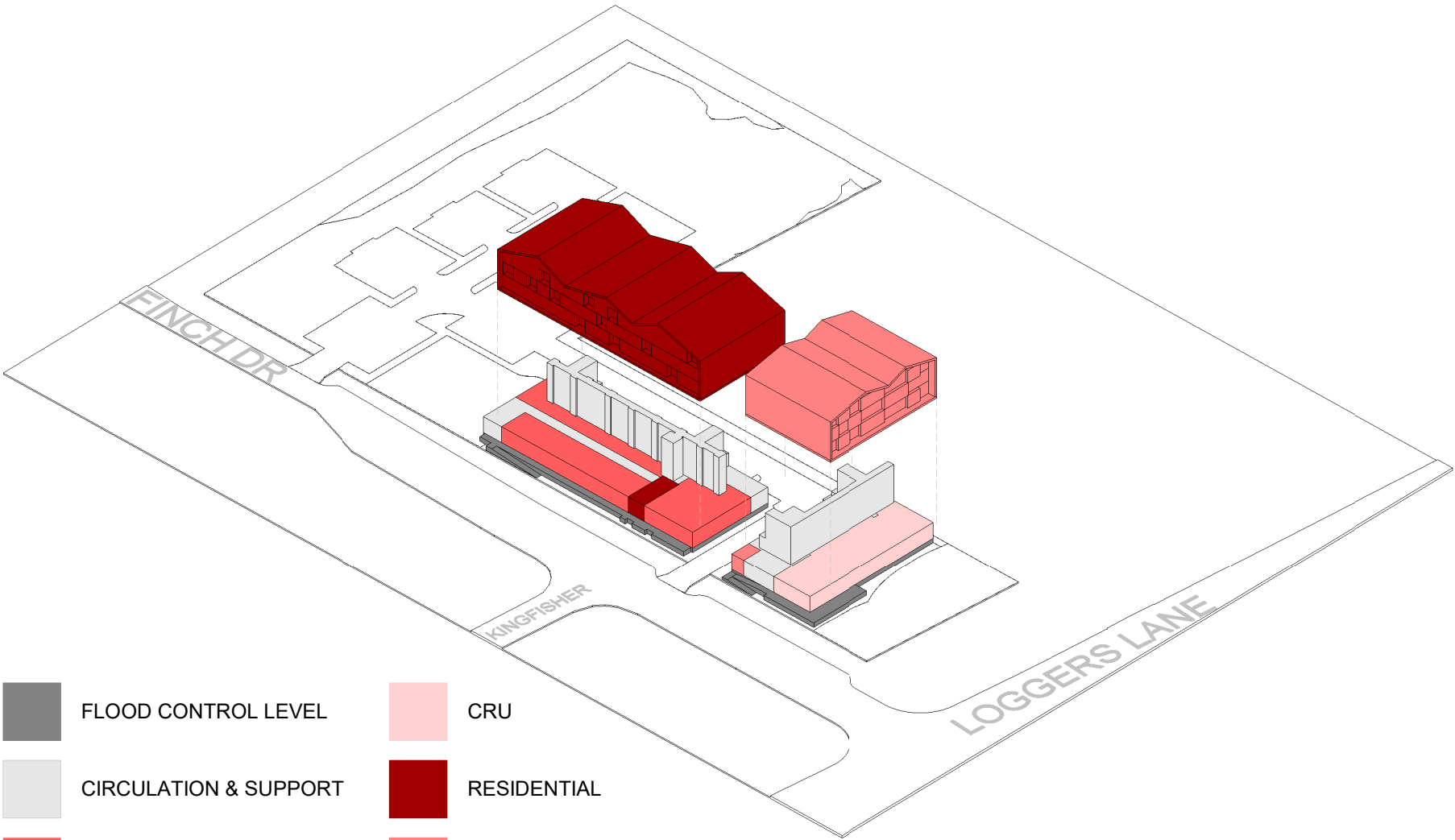
3 - UPPER LEVELS MASS



4 - FORM

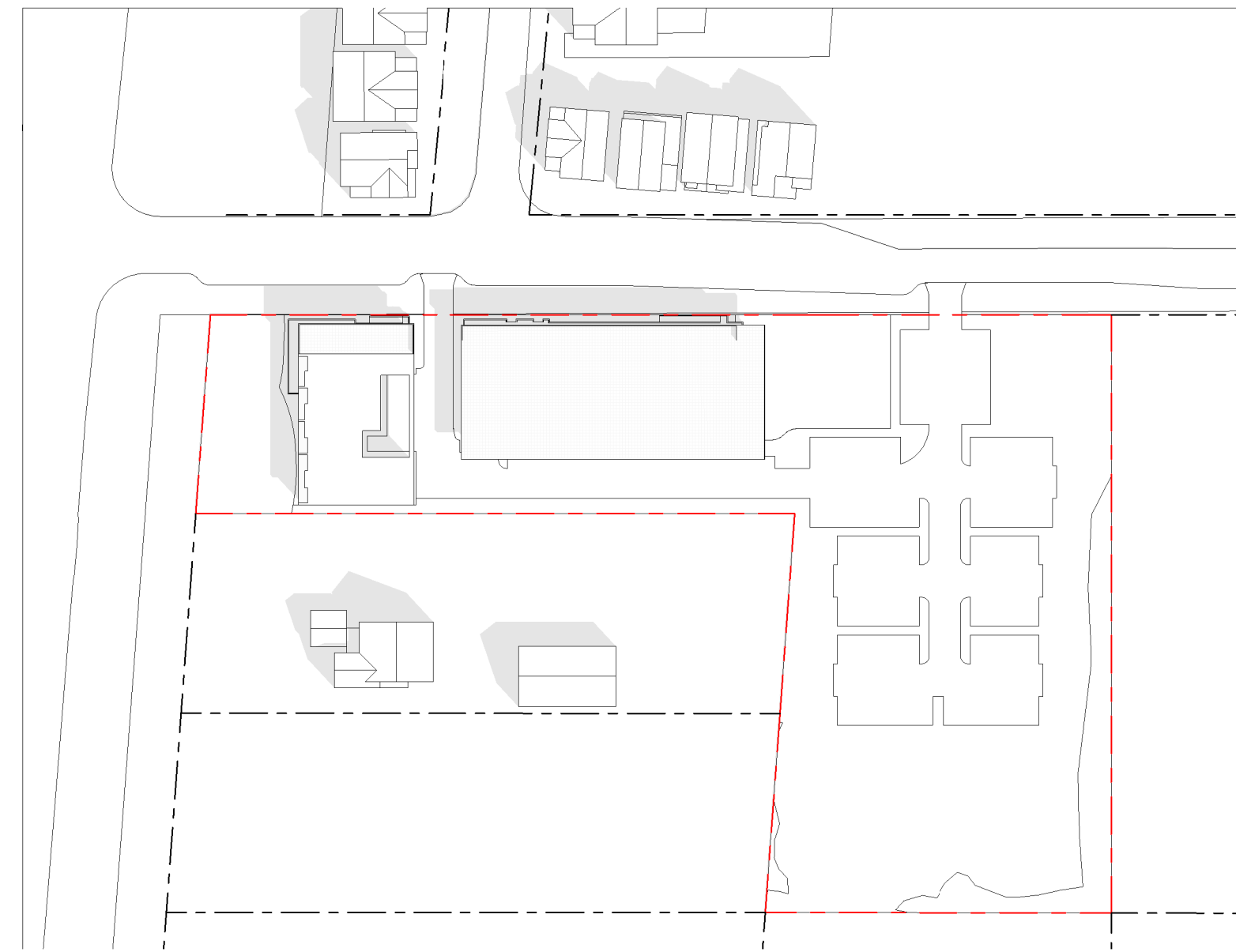


5 - MATERIALITY

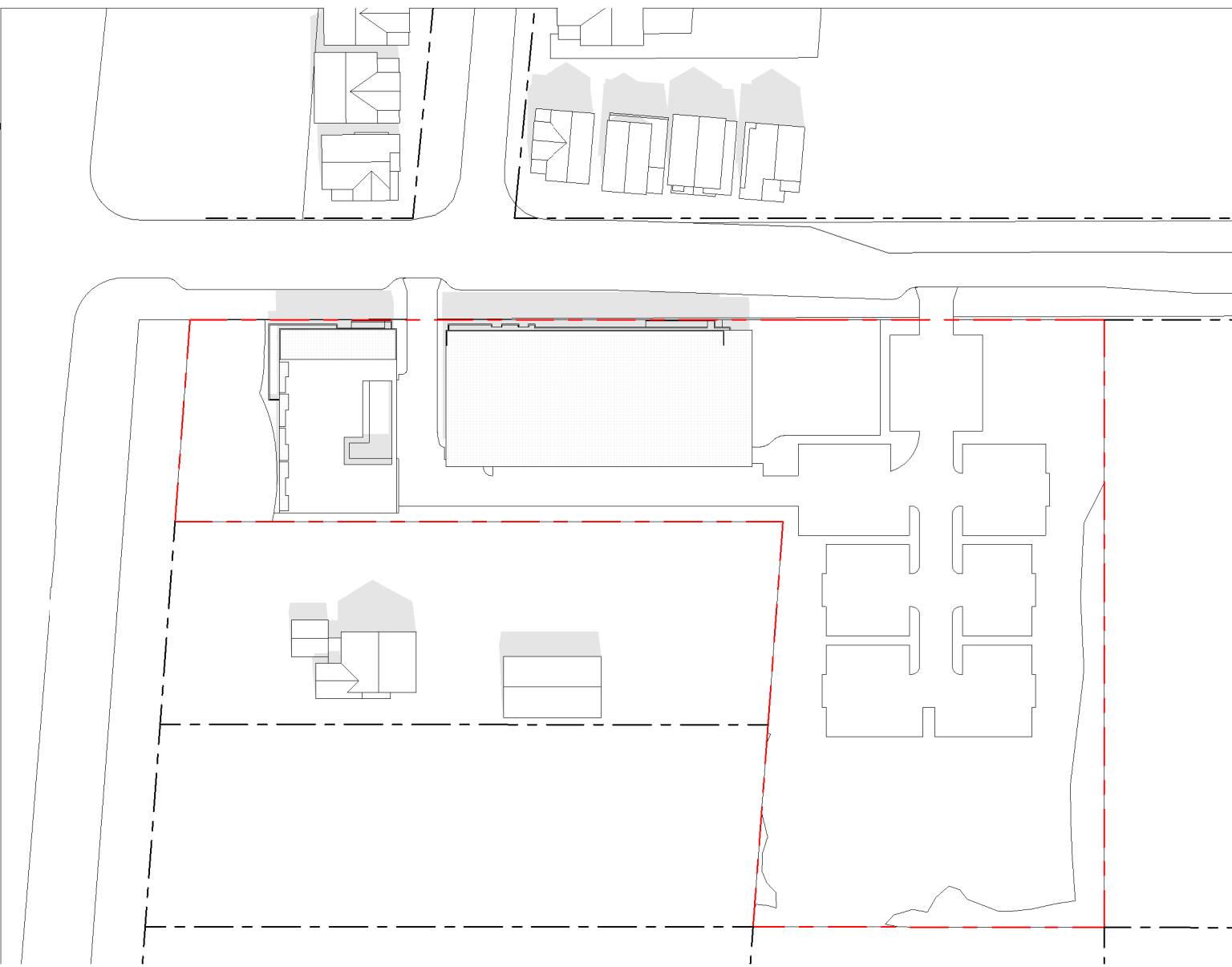


- FLOOD CONTROL LEVEL
- CIRCULATION & SUPPORT
- MONTESSORI
- CRU
- RESIDENTIAL
- MIXED EMPLOYMENT USE

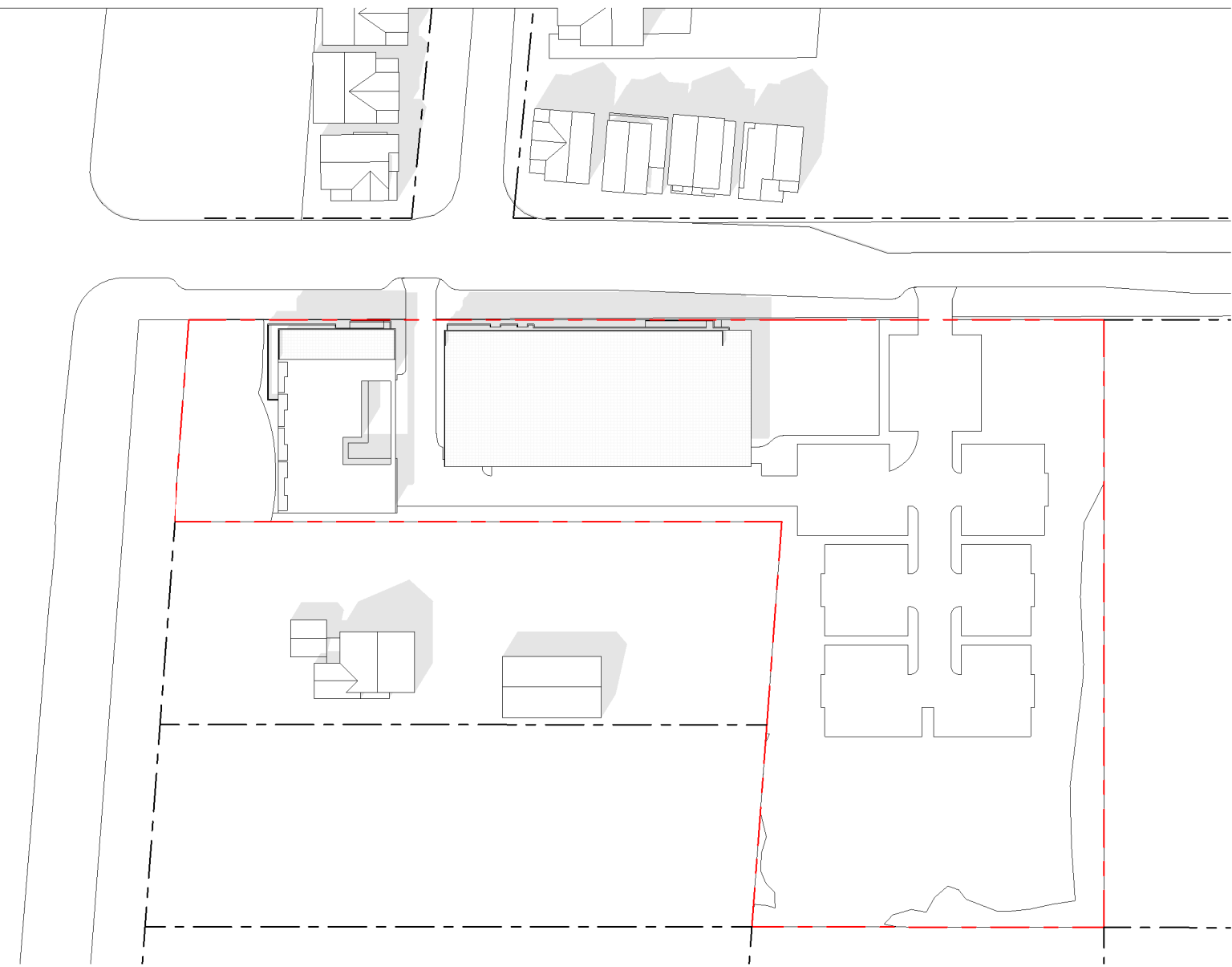
6 - PROGRAM



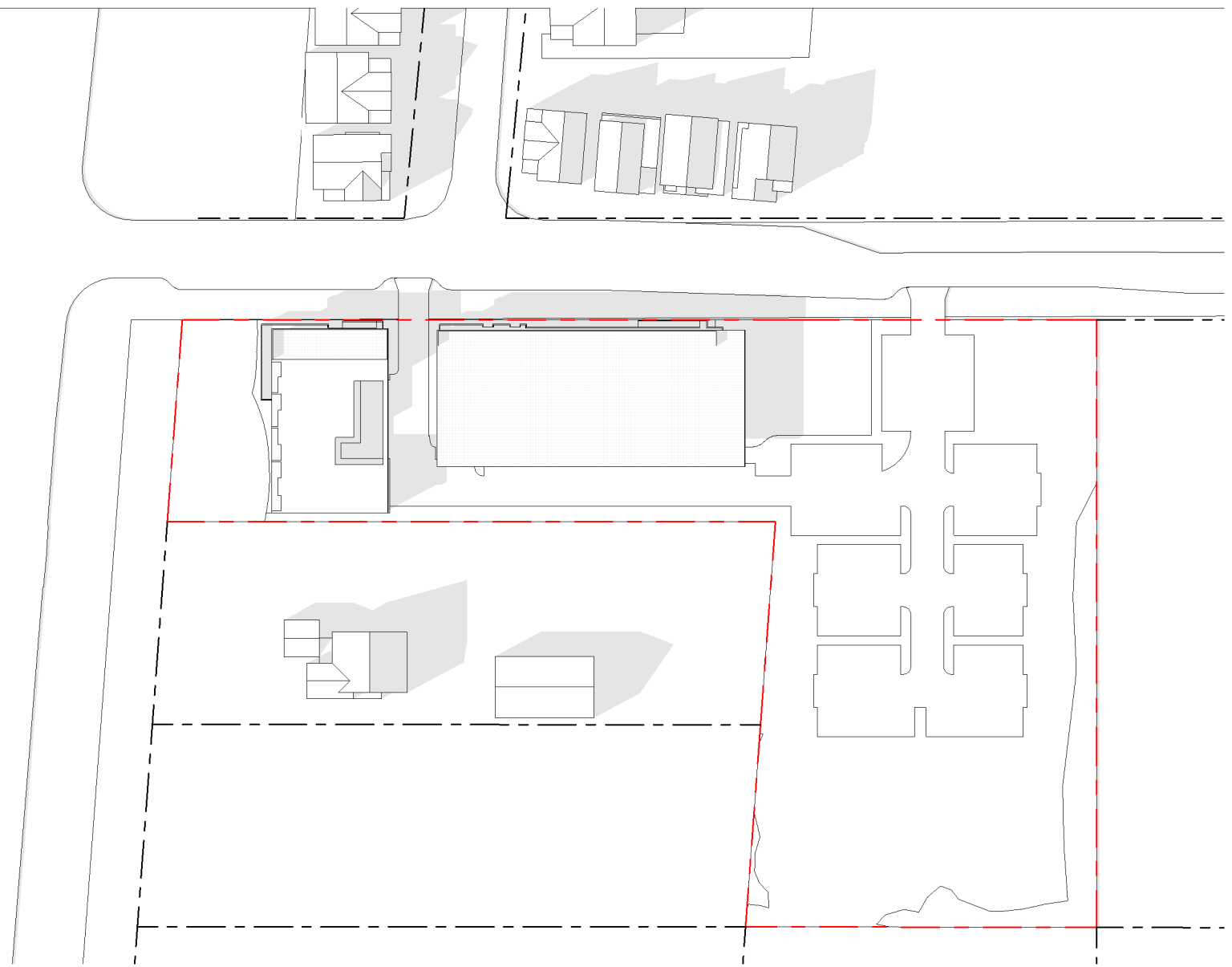
① MARCH 21 - 10am
1" = 100'-0"



② MARCH 21 - 12pm
1" = 100'-0"



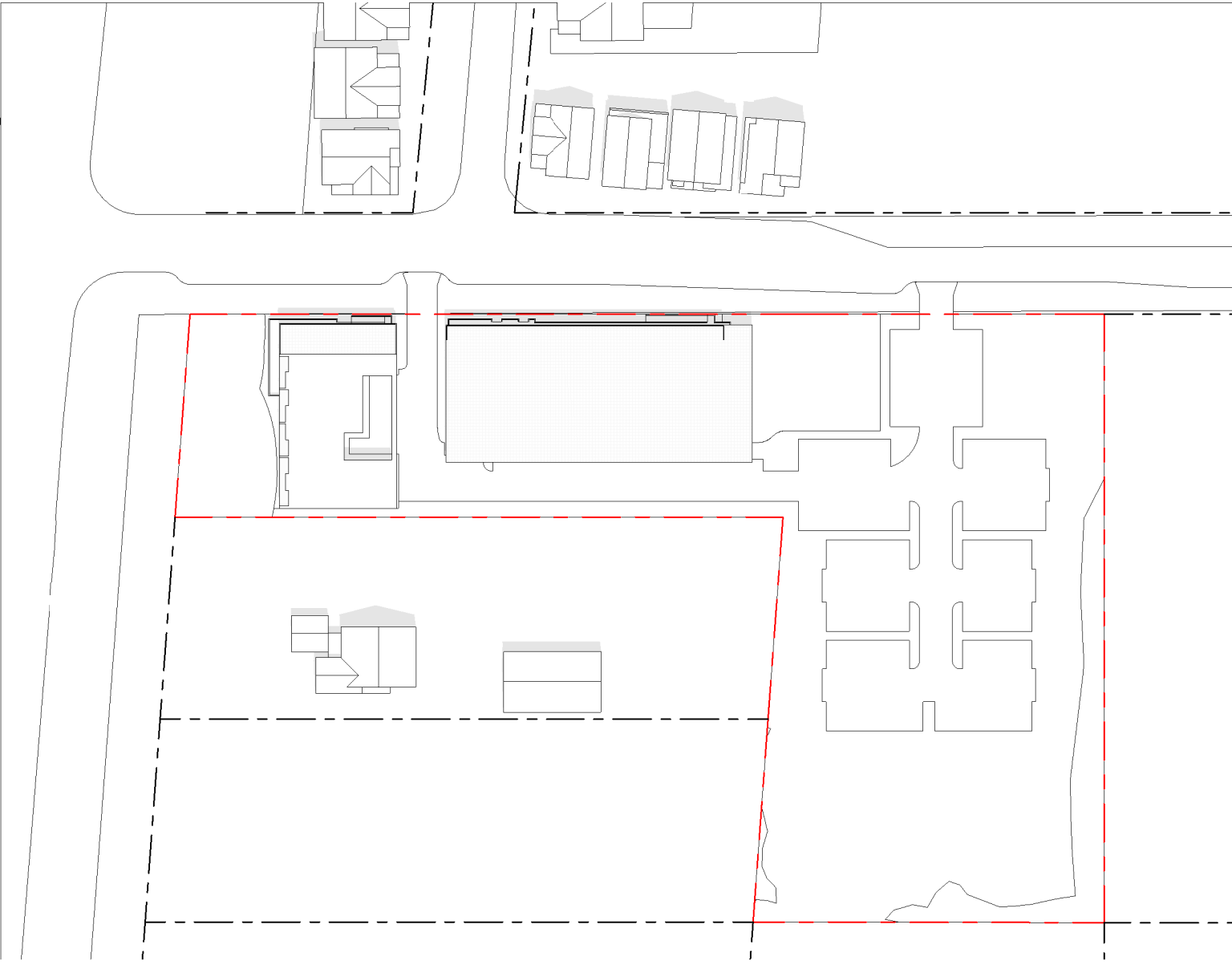
③ MARCH 21 - 2pm
1" = 100'-0"



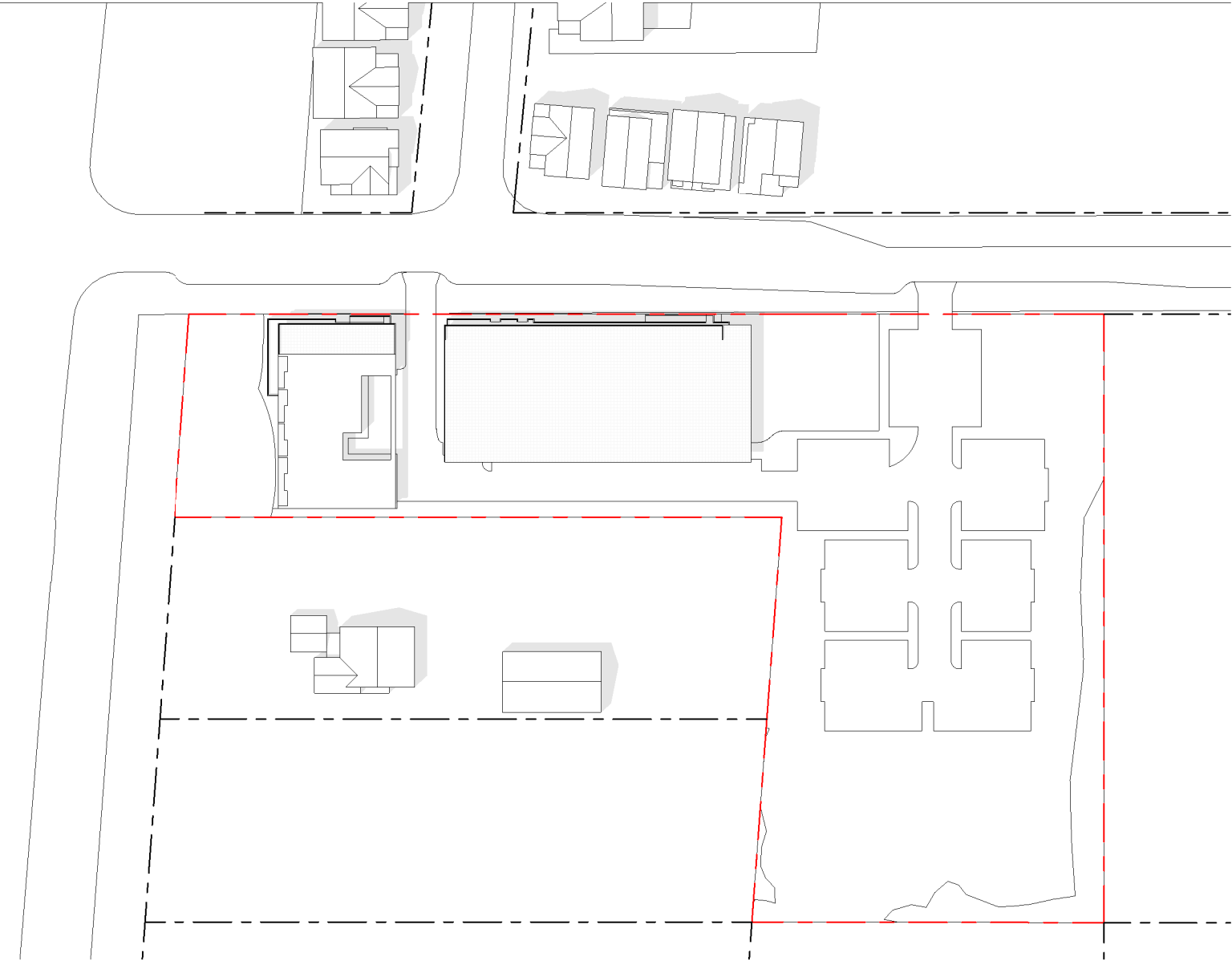
④ MARCH 21 - 4pm
1" = 100'-0"



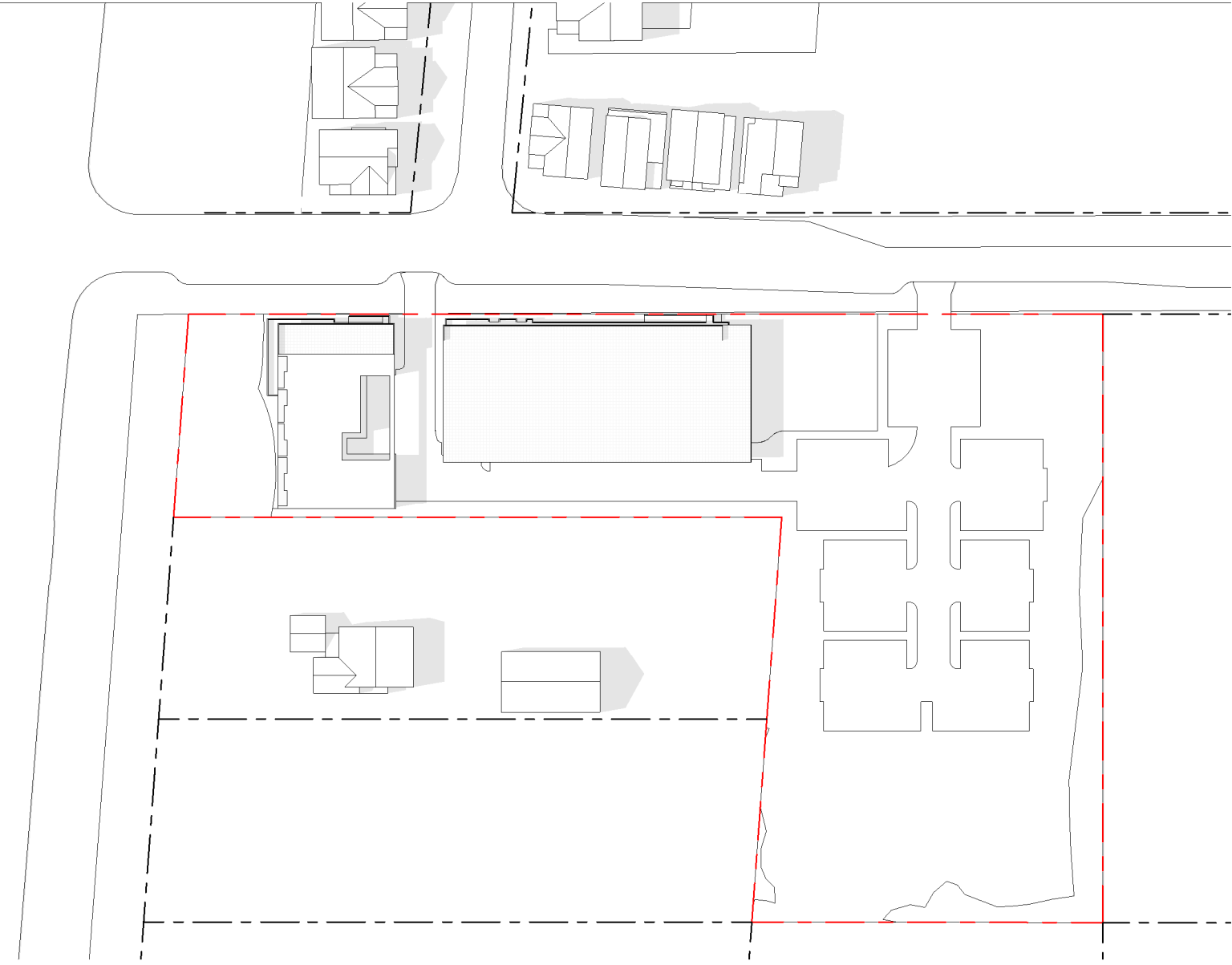
⑤ JUNE 21 - 10am
1" = 100'-0"



⑥ JUNE 21 - 12pm
1" = 100'-0"



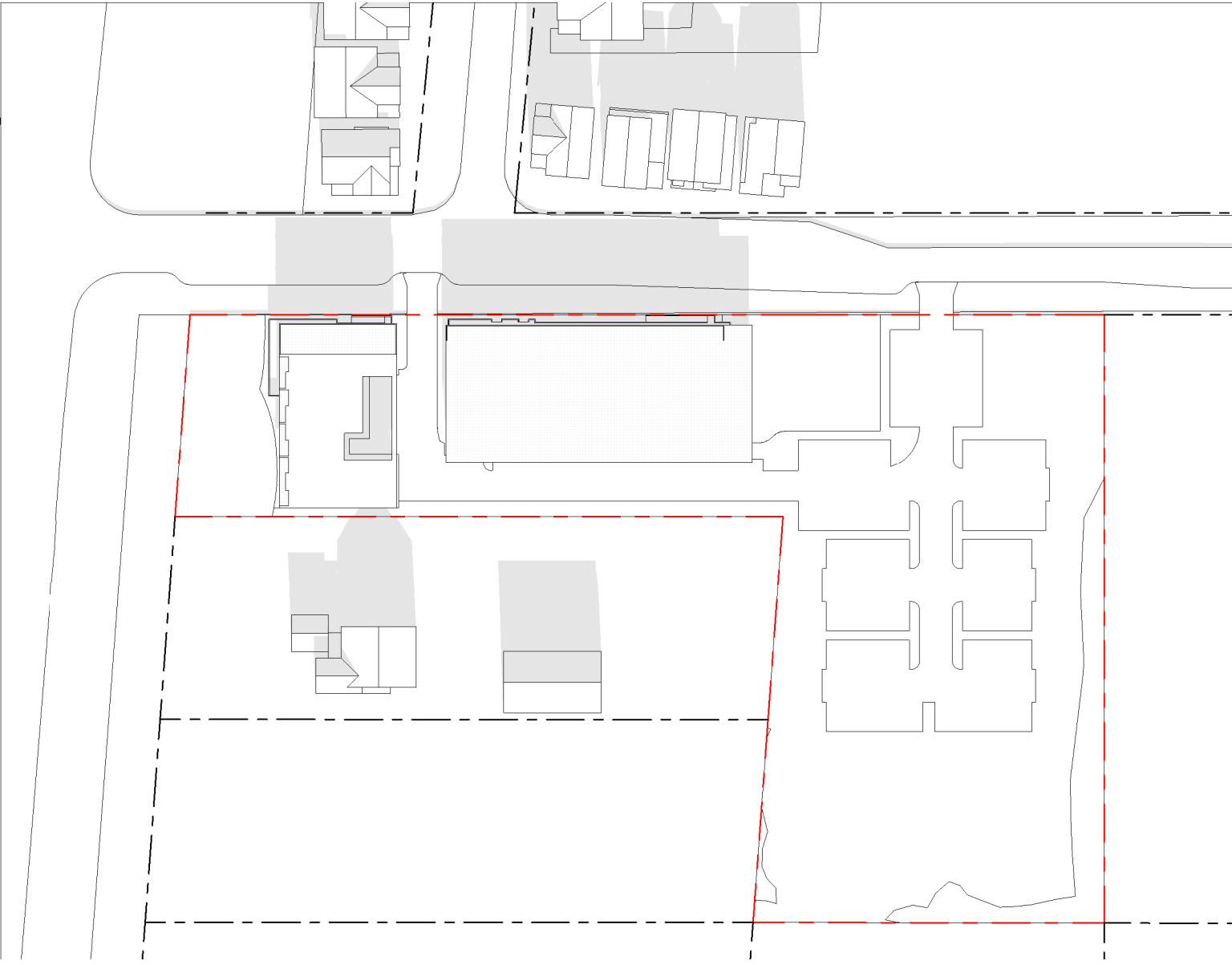
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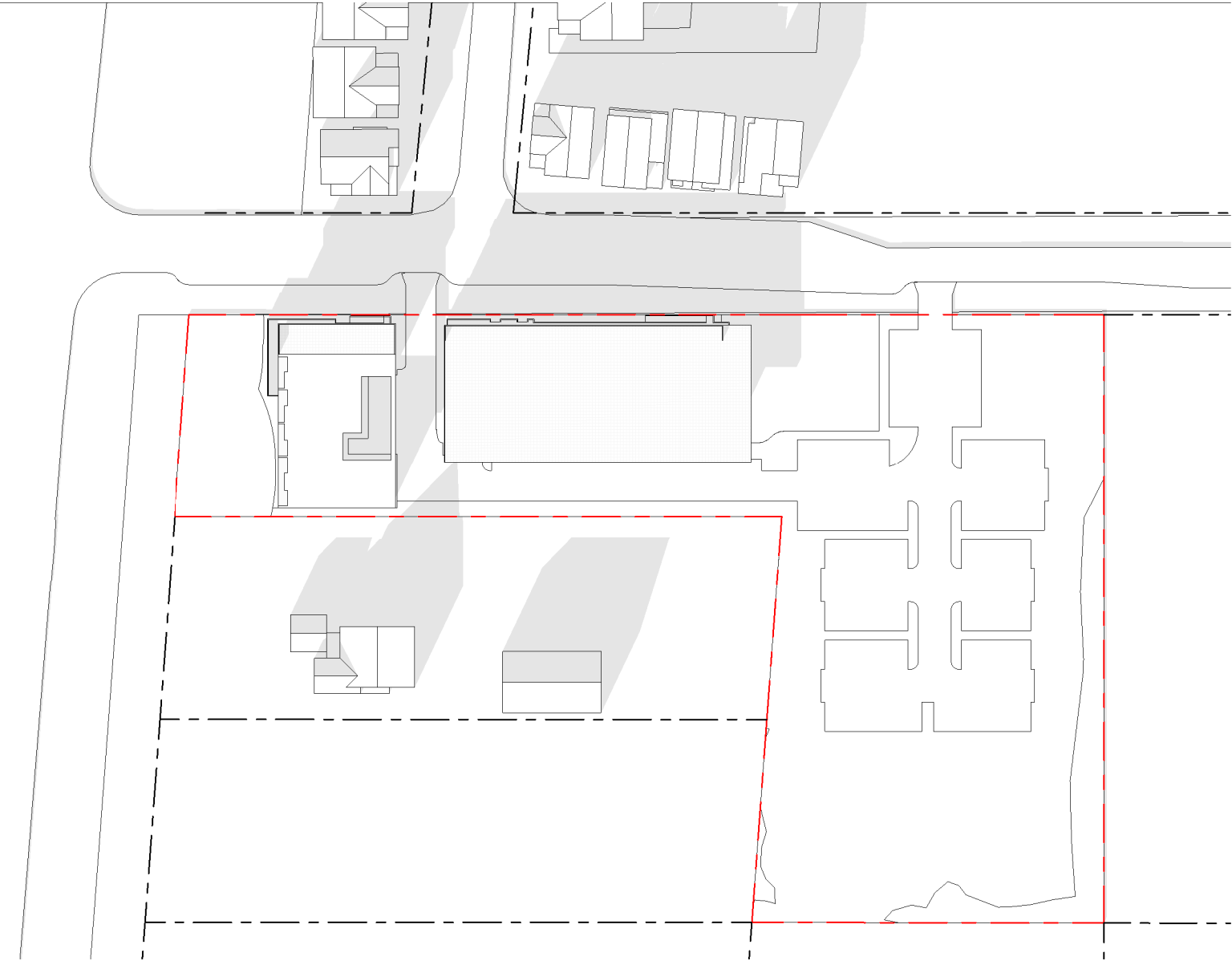
⑧ JUNE 21 - 4pm
1" = 100'-0"



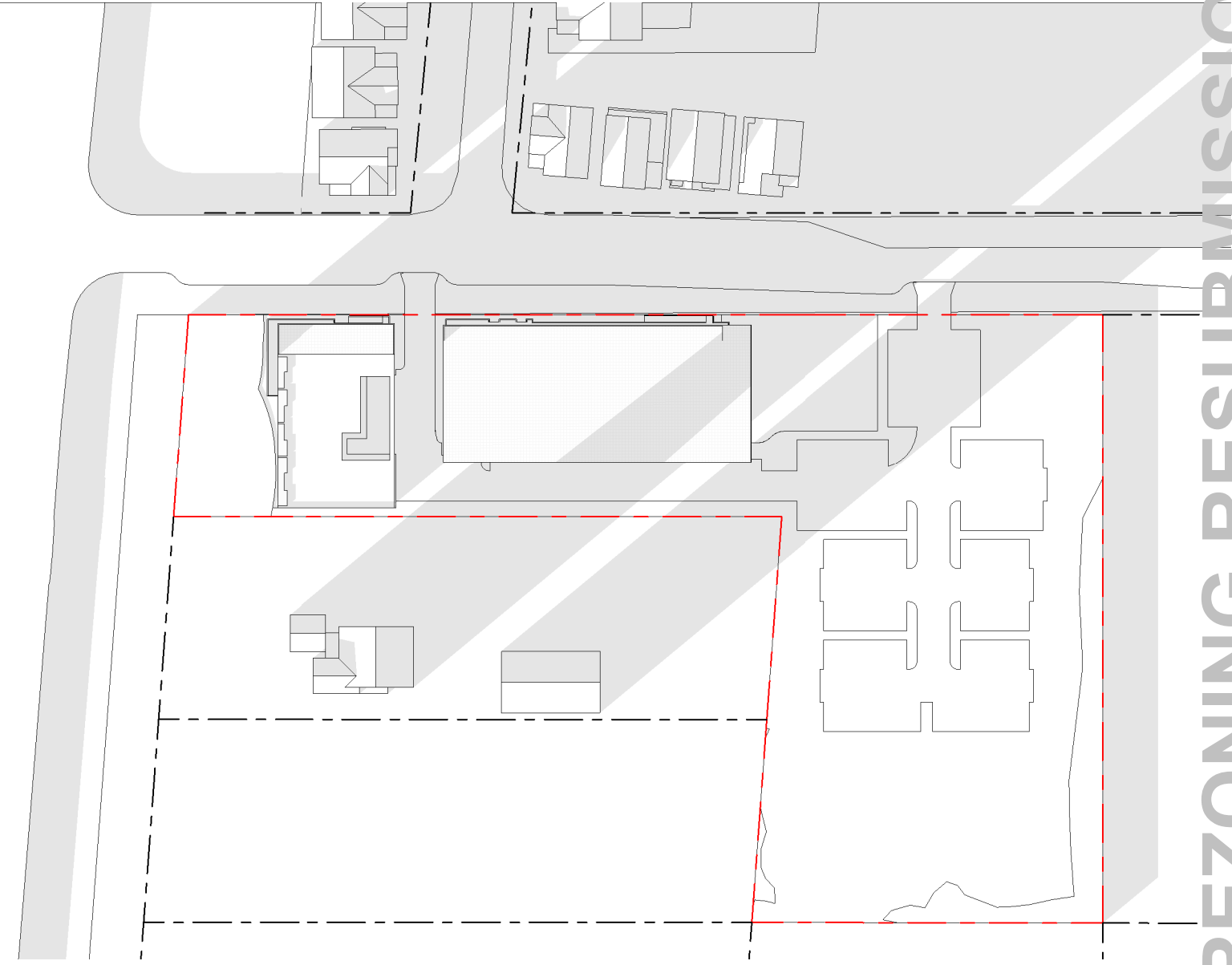
⑨ DECEMBER 21 - 10am
1" = 100'-0"



⑩ DECEMBER 21 - 12pm
1" = 100'-0"

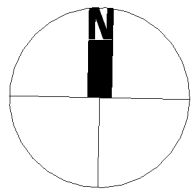


⑪ DECEMBER 21 - 2pm
1" = 100'-0"



⑫ DECEMBER 21 - 4pm
1" = 100'-0"

SHADOW STUDY



FINCH DRIVE MIXED-USE DEVELOPMENT

APRIL 08, 2022

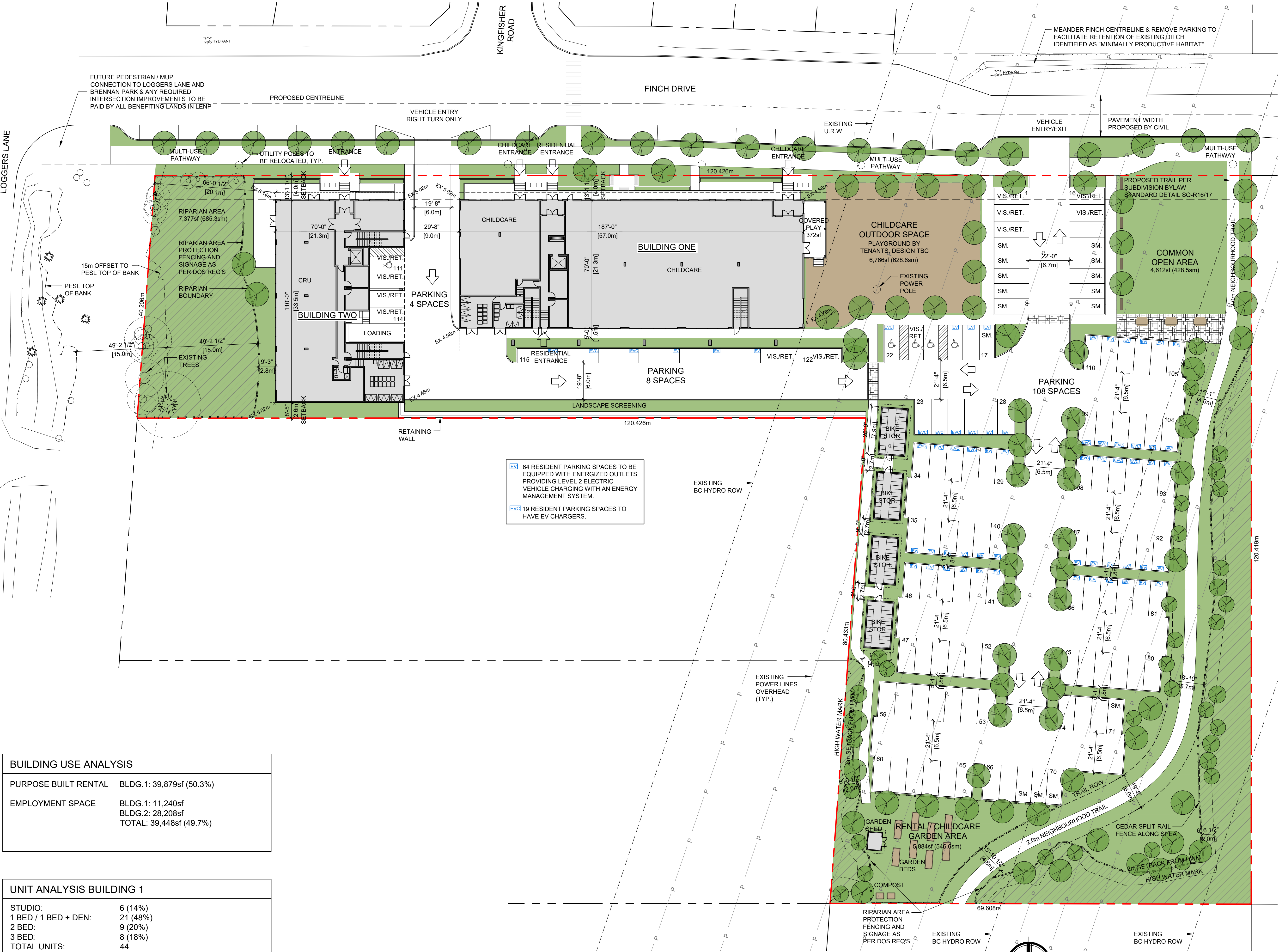
1001 FINCH DR, SQUAMISH, BC

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No. DATE
1 2021.12.17

GRIMWOOD
ARCHITECTURE

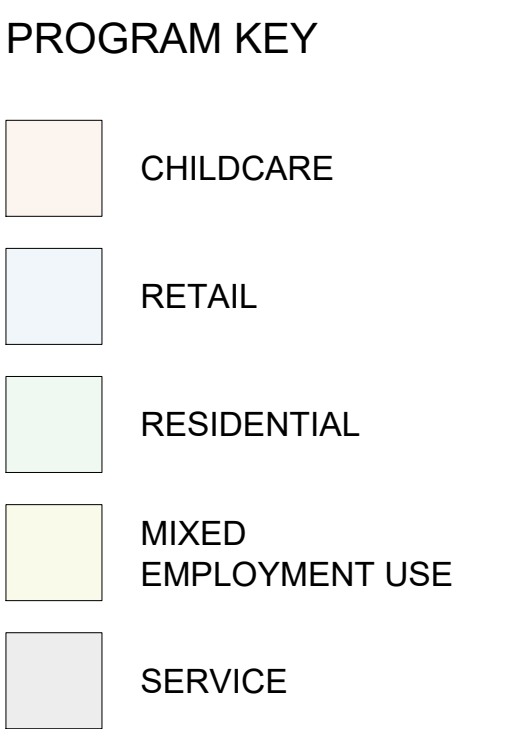
REZONING RESUBMISSION

PROJECT STATISTICS		
CIVIC ADDRESS:	1001 FINCH DRIVE, SQUAMISH, BC	
LEGAL DESCRIPTION:	LOT A, BLOCK 2, D.L. 1305, GP. 1, N.W.D., PLAN BCP19377	
LOT AREA (GROSS):	136,417sf, 3.13ac (12,673.6m², 1.27ha)	
NET AREA DEDUCTIONS:	7,372sf (WEST SPEA) 10,520sf (SOUTH-EAST SPEA)	
LOT AREA (NET):	118,525sf, 2.72ac (1,011.3m², 1.10ha)	
ZONING:	PROPOSED: CD (BASED ON C4) EXISTING: CD-79	
BUILDING FLOOR AREA:	BLDG. 1: 51,123sf (4,749.5sm) BLDG. 2: 28,207sf (2,620.5sm)	
TOTAL:	79,330sf (7,370.0sm)	
FAR:	0.58 (GROSS) 0.67 (NET)	
LOT COVERAGE:	23,945sf (2,224.6sm) 18% (GROSS) 20% (NET)	
BUILDING HEIGHT:	ALLOWED 55.8' (17.0m) PROPOSED B1: 52.8' (16.1m) B2: 50.7' (15.5m)	
BUILDING SETBACKS:	NORTH: 13.1' (4.0m) (FINCH DRIVE) EAST: 0.0' (0.0m) (BC HYDRO ROW) WEST: 9.2' (2.8m) (SPEA SETBACK) SOUTH: 8.5' (2.6m)	
COMMON OPEN AREA:	REQUIRED 17,779sf (15% NET)	PROPOSED 19,405sf (16% NET) (INCL. 8,909sf NEIGHBOURHOOD TRAIL ROW)
CHILDCARE PLAY AREA:	6.2sm/ CHILD 6,670sf (620.0sm)	6,766sf (628.6sm)
PARKING BUILDING 1:	REQUIRED	PROPOSED
STUDIO:	6 (1/ UNIT)	6
1 BEDROOM:	26 (1.25/ UNIT)	26
2 BEDROOM:	16 (1.75/ UNIT)	16
3 BEDROOM:	16 (2/ UNIT)	16
VISITOR:	0 (11 @ 0.25/UNIT SHARED)	0 (SHARED W/ TOTAL RETAIL)
CHILDCARE:	12 (2/ CLASSRM.)	12
TOTAL BUILDING 1:	76	76
PARKING BUILDING 2:		
MIXED EMPLOY:	38 (2/ 100m²)	38
RETAIL:	8 (2/ 100m²)	8
TOTAL BUILDING 2:	46	46
TOTAL PARKING:	122	122
ACCESSIBLE PARKING:	5	5
SMALL CAR:	18 (15% OF 122)	15
ELECTRIC VEHICLE:		
EV CHARGER:	19 (30% RES. SP.)	19
EV ENERGIZED LEVEL 2 OUTLET:	64 (100% RES. SPACES)	64
LOADING BAYS:	2	1
BICYCLE PARKING:	REQUIRED	PROPOSED
CLASS 'A':		
BLDG 1 RESIDENT:	88 (2/UNIT)	88
BLDG 1 CHILDCARE:	3 (1/ 500sm)	3
BLDG 2:	5 (1/ 500sm)	5
TOTAL CLASS 'A':	96	96
CLASS 'B':		
BLDG 1:	6	12
BLDG 2:	6	6
TOTAL CLASS 'B':	12	18
END-OF-TRIP FACILITY:		
BUILDING 1:	0	0
BUILDING 2:	1 TOILET 1 WASH BASIN 1 SHOWER	1 TOILET 1 WASH BASIN 1 SHOWER



BUILDING USE ANALYSIS		
PURPOSE BUILT RENTAL	BLDG. 1: 39,879sf (50.3%)	
EMPLOYMENT SPACE	BLDG. 1: 11,240sf BLDG. 2: 28,208sf TOTAL: 39,448sf (49.7%)	

UNIT ANALYSIS BUILDING 1		
STUDIO:	6 (14%)	
1 BED / 1 BED + DEN:	21 (48%)	
2 BED:	9 (20%)	
3 BED:	8 (18%)	
TOTAL UNITS:	44	



1 LEVEL 1 FLOOR PLAN

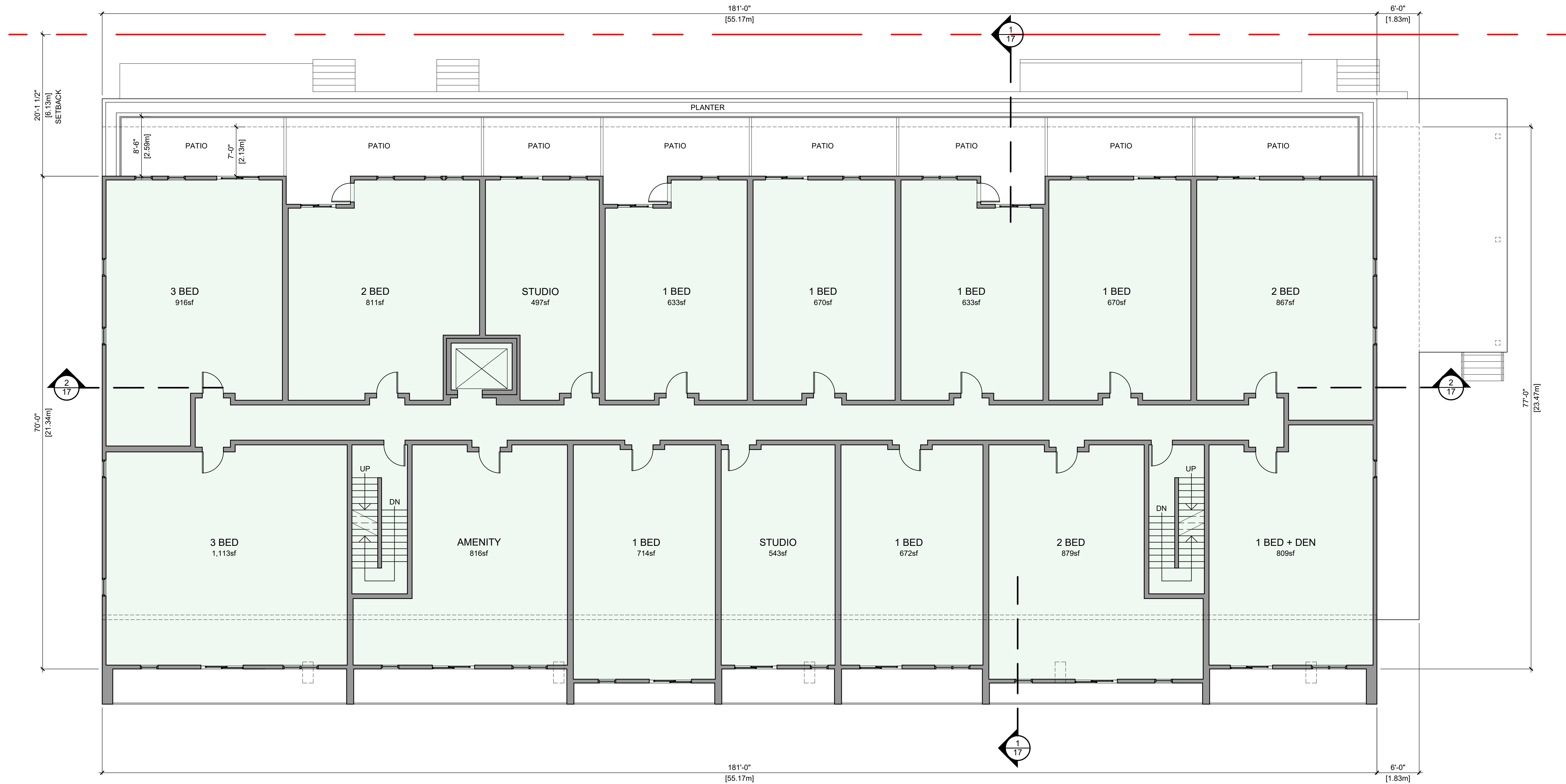
CHILDCARE AREA: 10,981sf
RESIDENTIAL: 1,072sf
SERVICE: 1,037sf
TOTAL FLOOR AREA: 13,090sf

BUILDING 1 - LEVEL 1 FLOOR PLAN

1001 FINCH DRIVE, SQUAMISH, BC

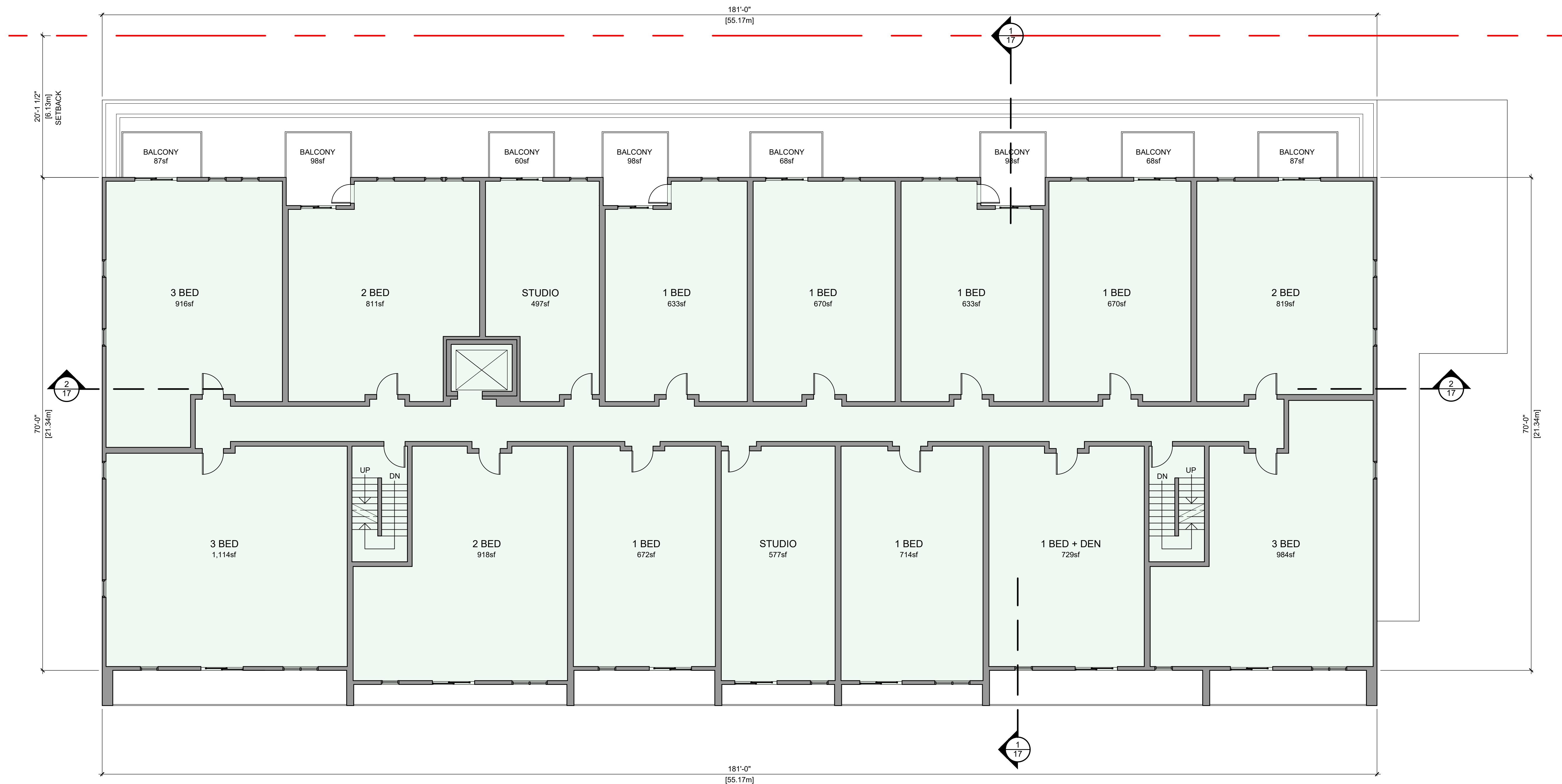
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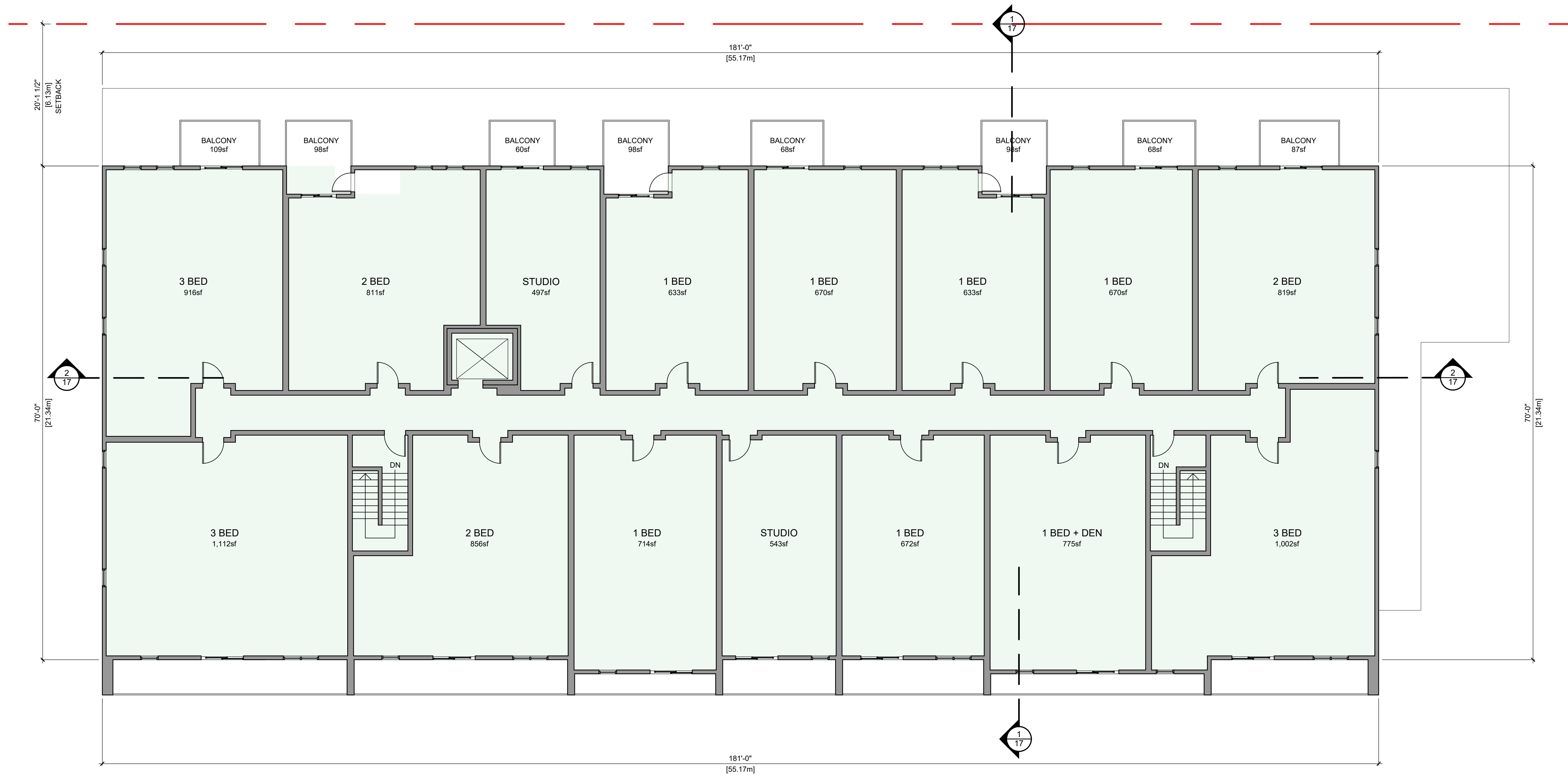
- PROGRAM KEY
- CHILDCARE
 - RETAIL
 - RESIDENTIAL
 - MIXED EMPLOYMENT USE
 - SERVICE

1 LEVEL 2 FLOOR PLAN
SCALE: 1/8"=1'-0"
RESIDENTIAL AREA: 10,427sf
AMENITY AREA: 816sf
TOTAL AREA: 12,666sf



- PROGRAM KEY
- CHILDCARE
 - RETAIL
 - RESIDENTIAL
 - MIXED EMPLOYMENT USE
 - SERVICE

1 LEVEL 3 FLOOR PLAN
SCALE: 1/8"=1'-0"
RESIDENTIAL AREA: 11,357sf
TOTAL AREA: 12,700sf



- PROGRAM KEY
- CHILDCARE
 - RETAIL
 - RESIDENTIAL
 - MIXED EMPLOYMENT USE
 - SERVICE

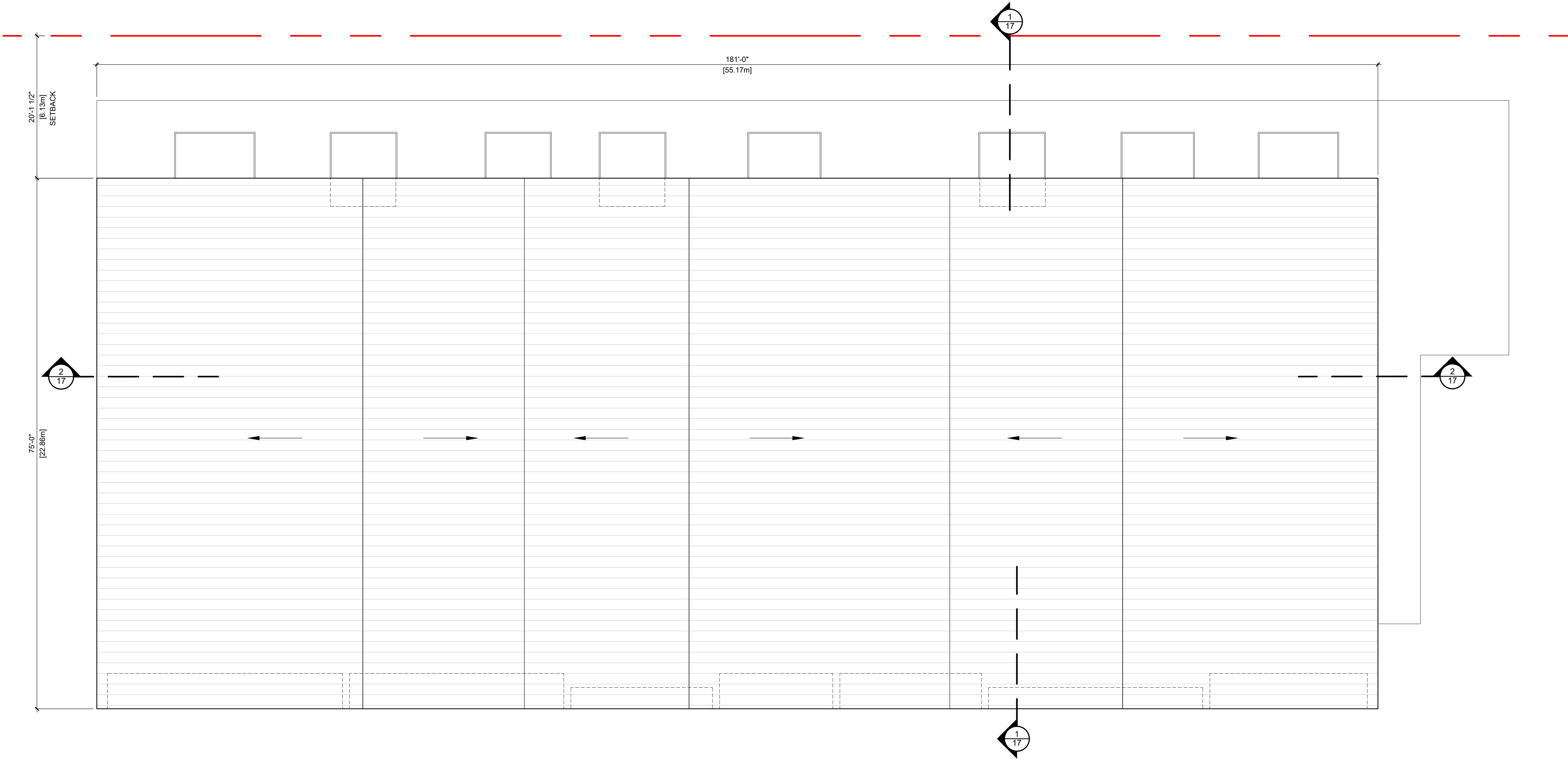
1 LEVEL 4 FLOOR PLAN
SCALE: 1/8"=1'-0"
RESIDENTIAL AREA: 11,323sf
TOTAL AREA: 12,667sf

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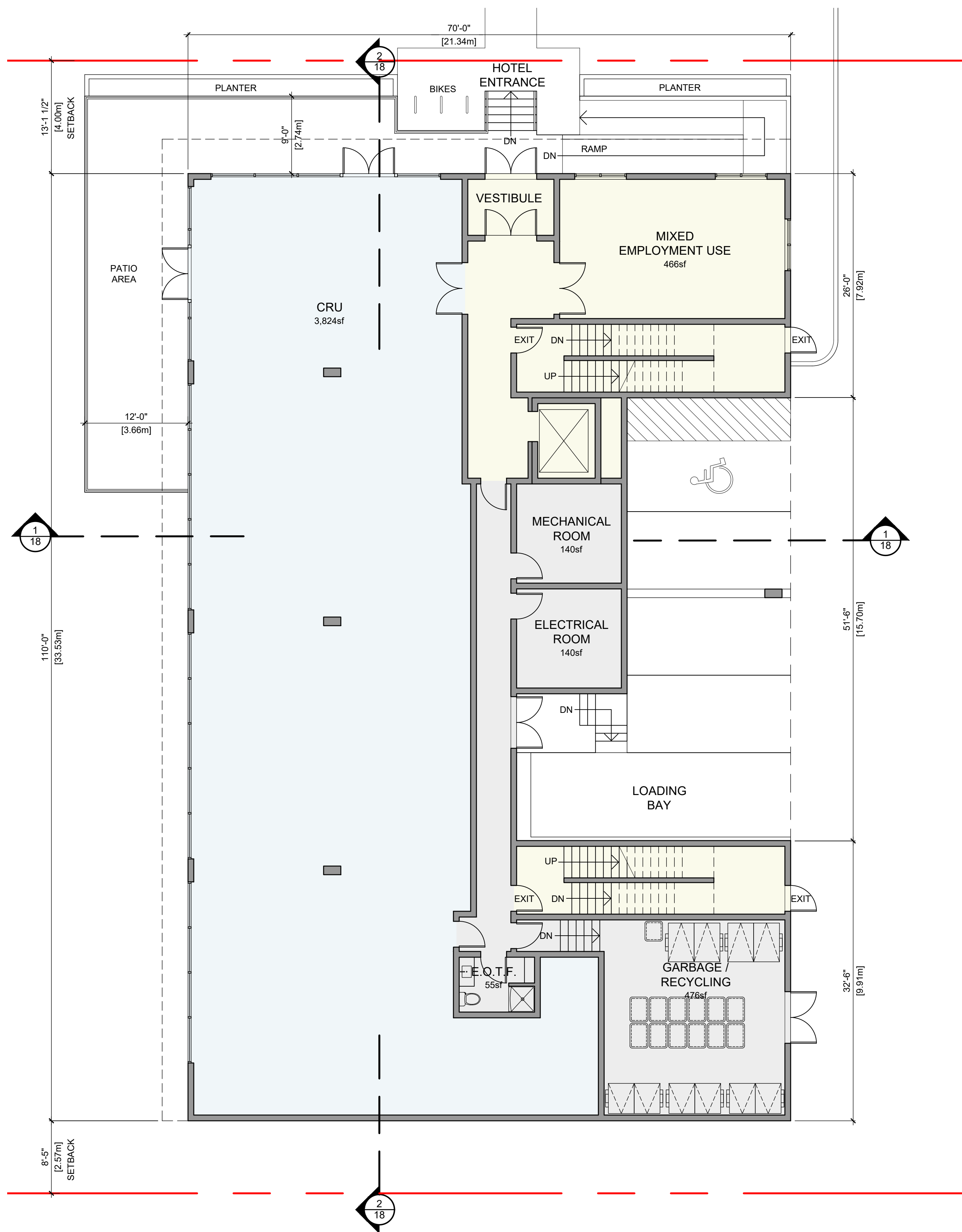
BUILDING 1 - ROOF PLAN
FINCH DRIVE MIXED-USE DEVELOPMENT

APRIL 08, 2022

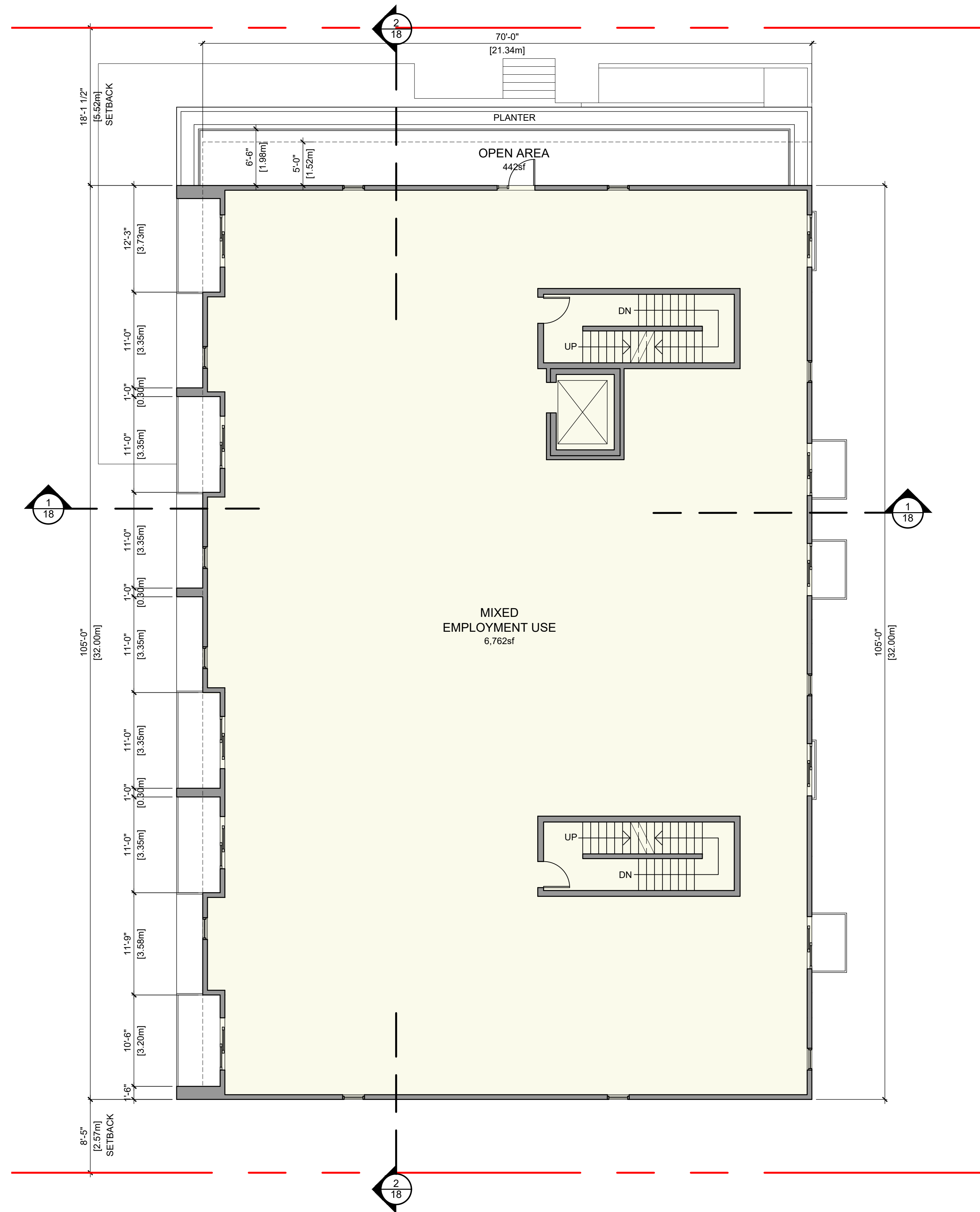
1001 FINCH DRIVE, SQUAMISH, BC



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

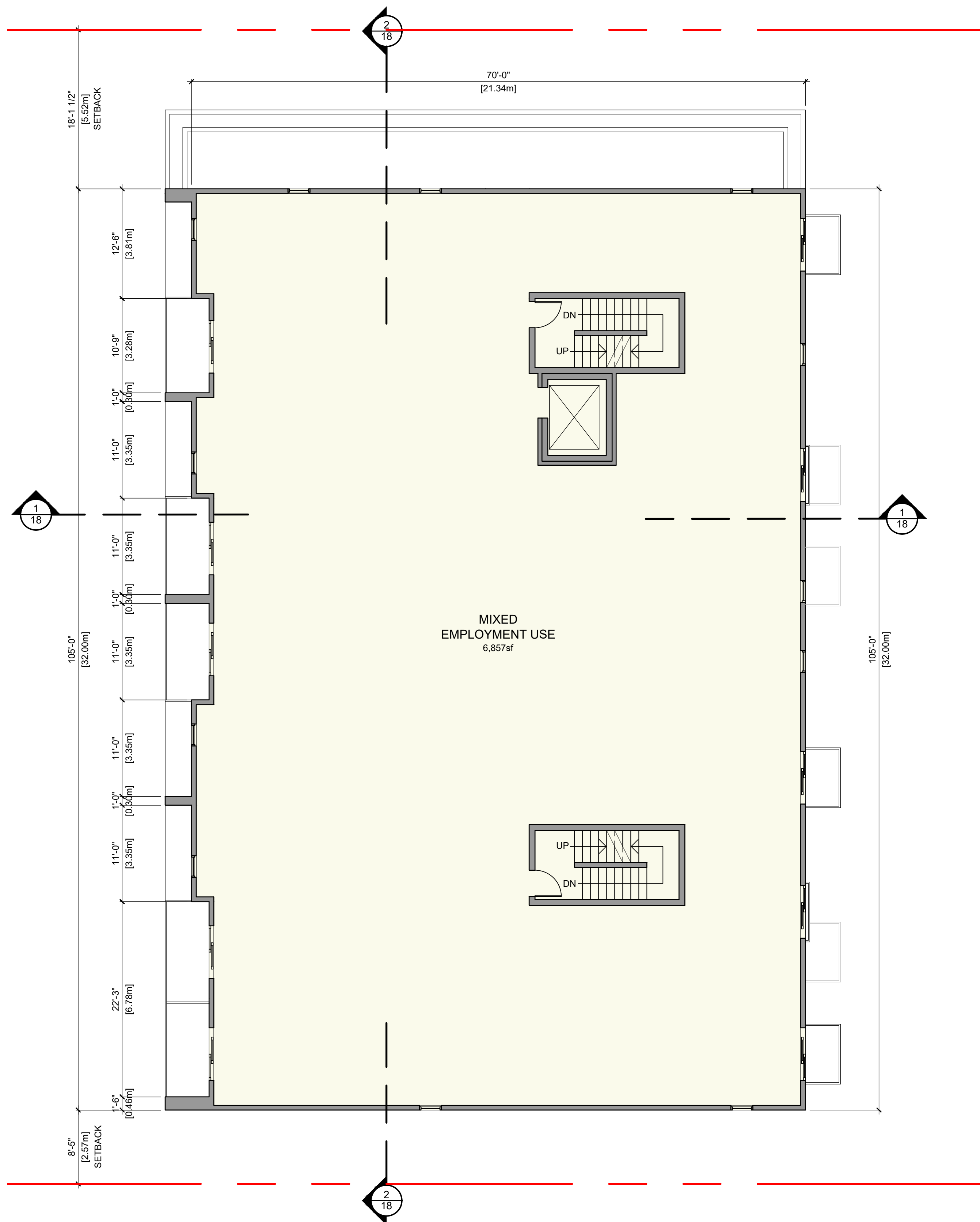


1 LEVEL 1 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 RETAIL AREA: 3,824sf
 MIXED EMPLOYMENT USE AREA: 466sf
 SERVICE/CIRCULATION: 2,214sf
 TOTAL FLOOR AREA: 6,504sf

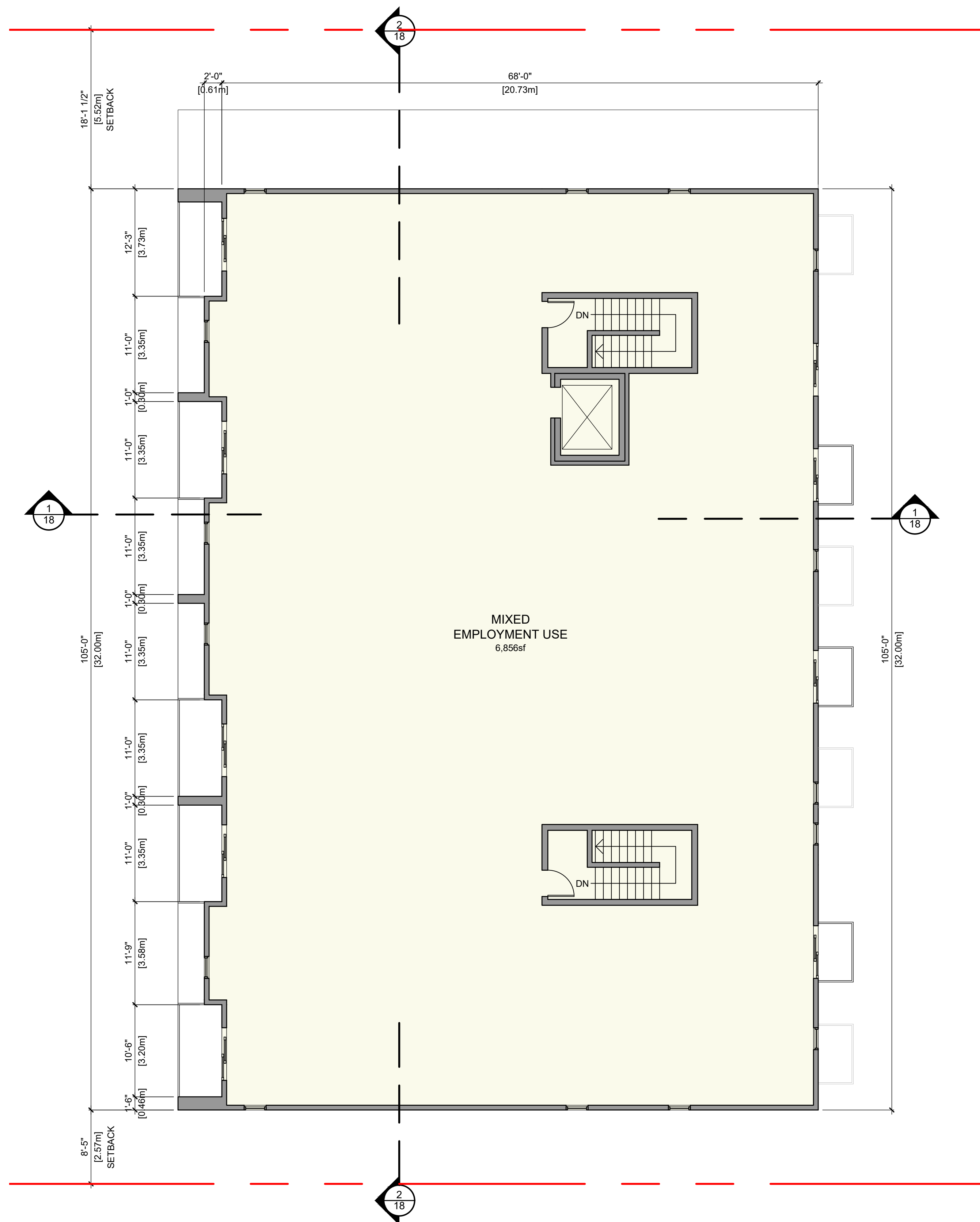


2 LEVEL 2 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 MIXED EMPLOYMENT USE AREA: 6,762sf
 FLOOR AREA: 7,234sf

- PROGRAM KEY**
- CHILDCARE
 - RETAIL
 - RESIDENTIAL
 - MIXED EMPLOYMENT USE
 - SERVICE



1 LEVEL 3 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 MIXED EMPLOYMENT USE AREA: 6,857sf
 FLOOR AREA: 7,235sf



2 LEVEL 4 FLOOR PLAN
 SCALE: 1/8"=1'-0"
 MIXED EMPLOYMENT USE AREA: 6,856sf
 FLOOR AREA: 7,234sf

- PROGRAM KEY**
- CHILDCARE
 - RETAIL
 - RESIDENTIAL
 - MIXED EMPLOYMENT USE
 - SERVICE

REZONING RESUBMISSION

BUILDING 2 - LEVEL 3 & 4 FLOOR PLANS

FINCH DRIVE MIXED-USE DEVELOPMENT

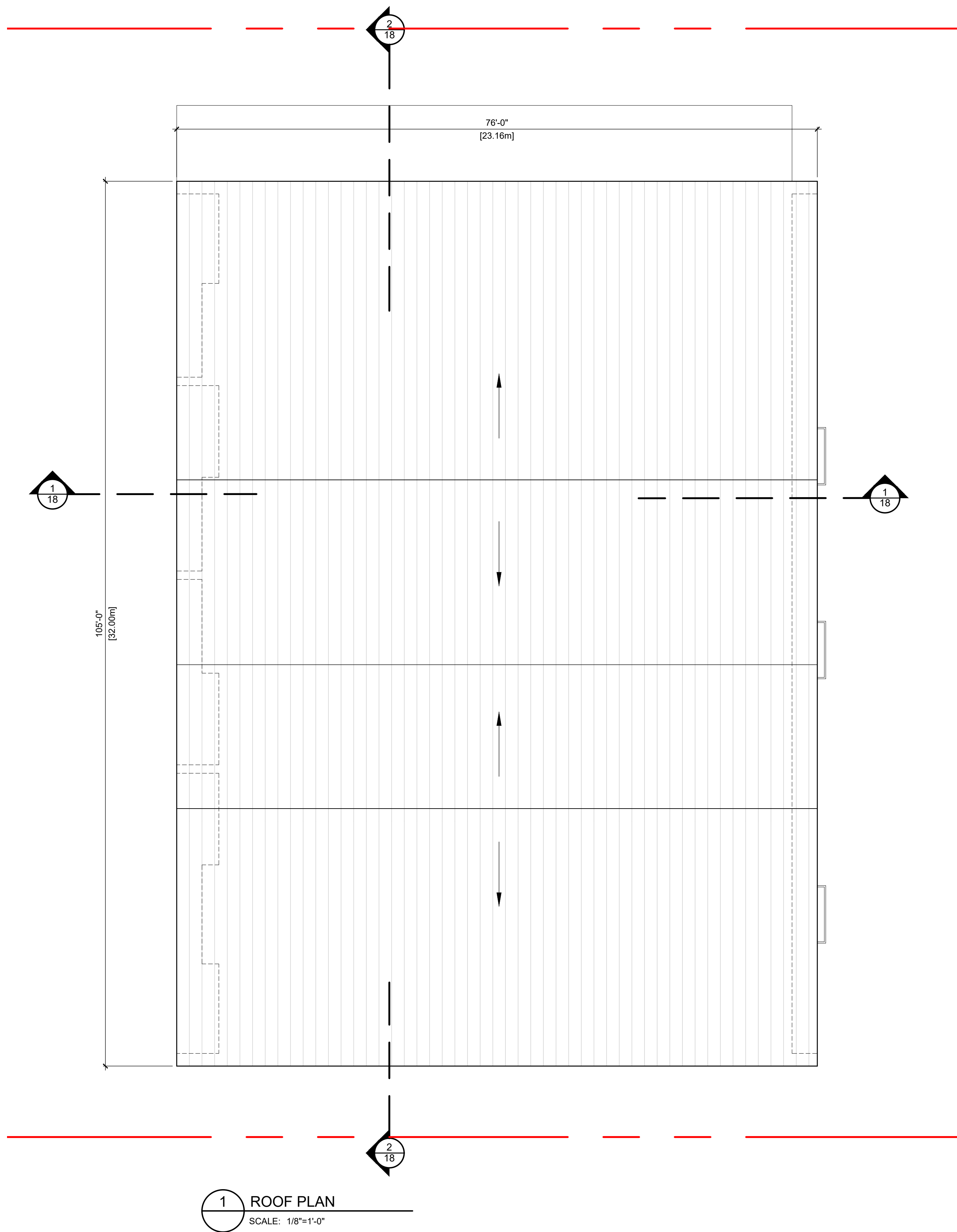
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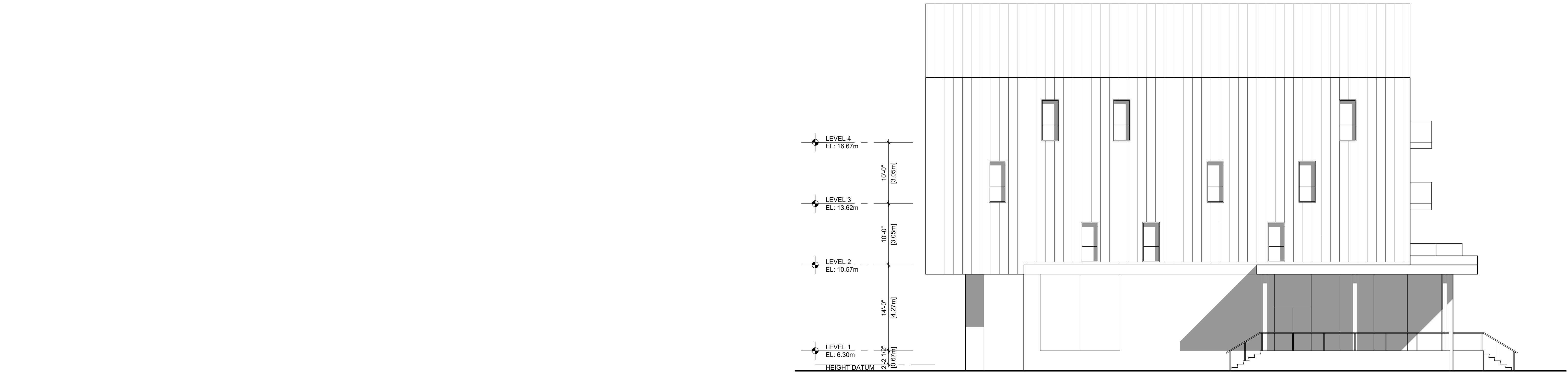
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12

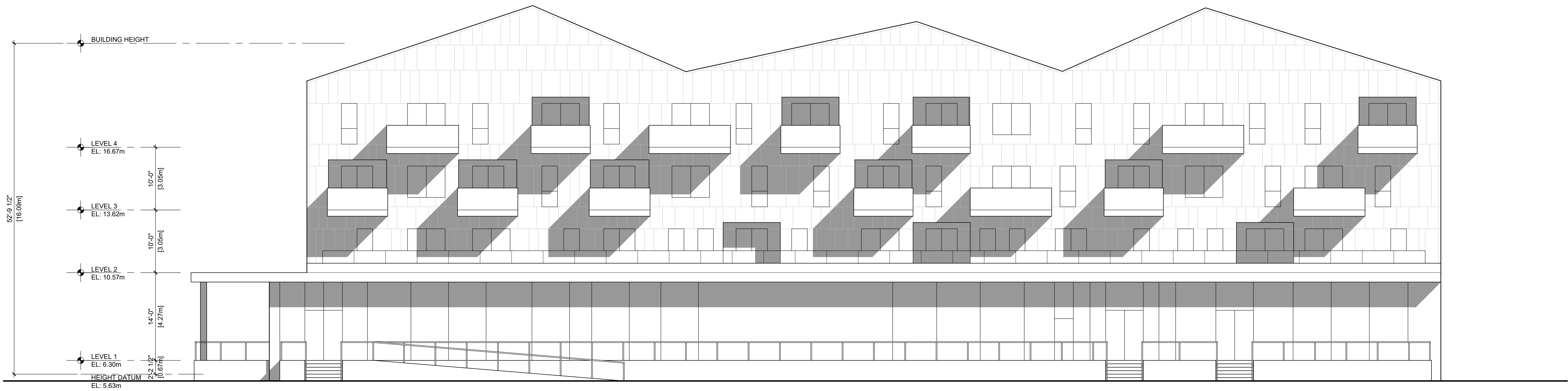


BUILDING 2 - ROOF PLAN
FINCH DRIVE MIXED-USE DEVELOPMENT

APRIL 08, 2022
1001 FINCH DRIVE, SQUAMISH, BC



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



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

BUILDING 1 - ELEVATIONS

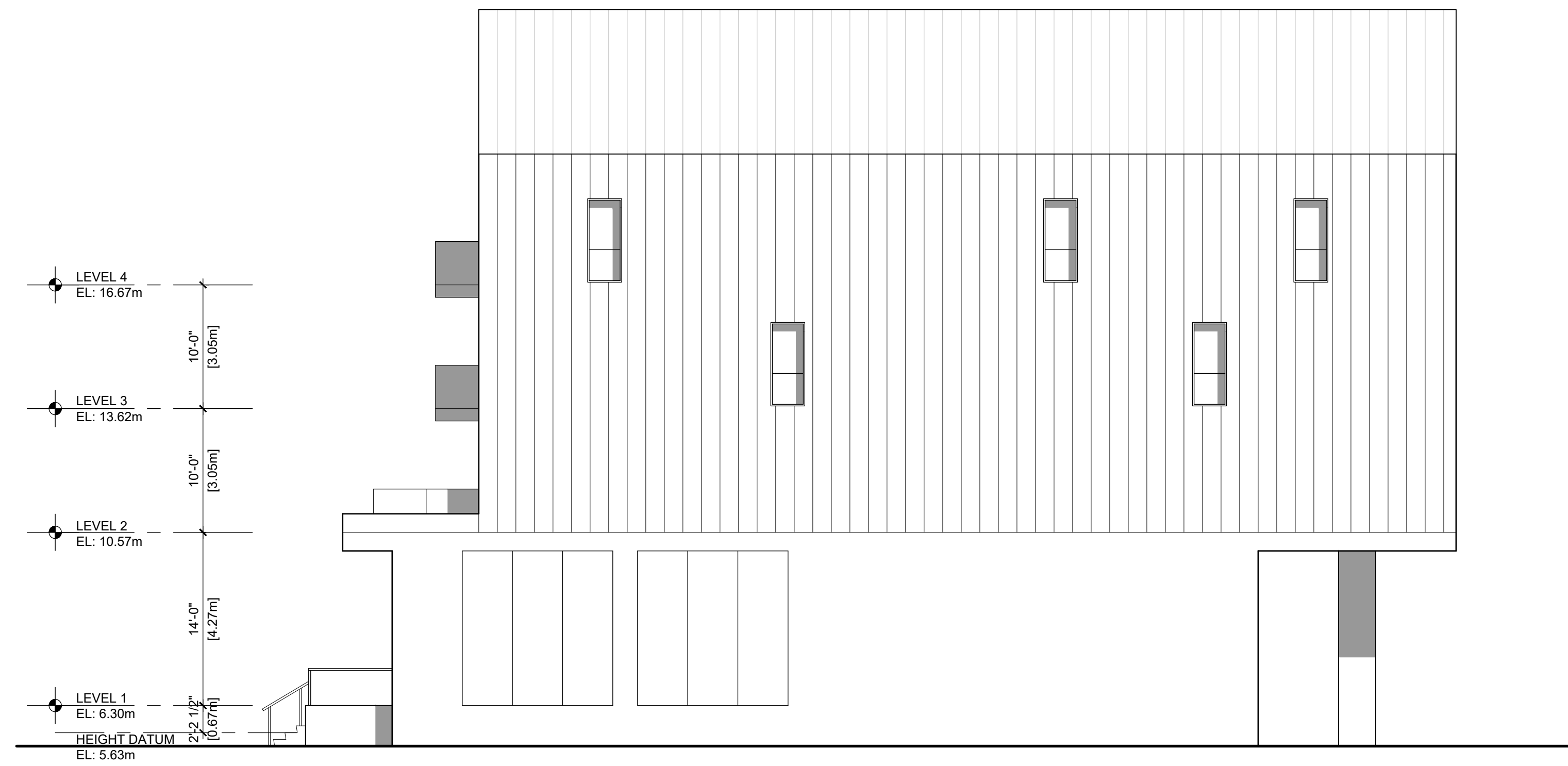
FINCH DRIVE MIXED-USE DEVELOPMENT

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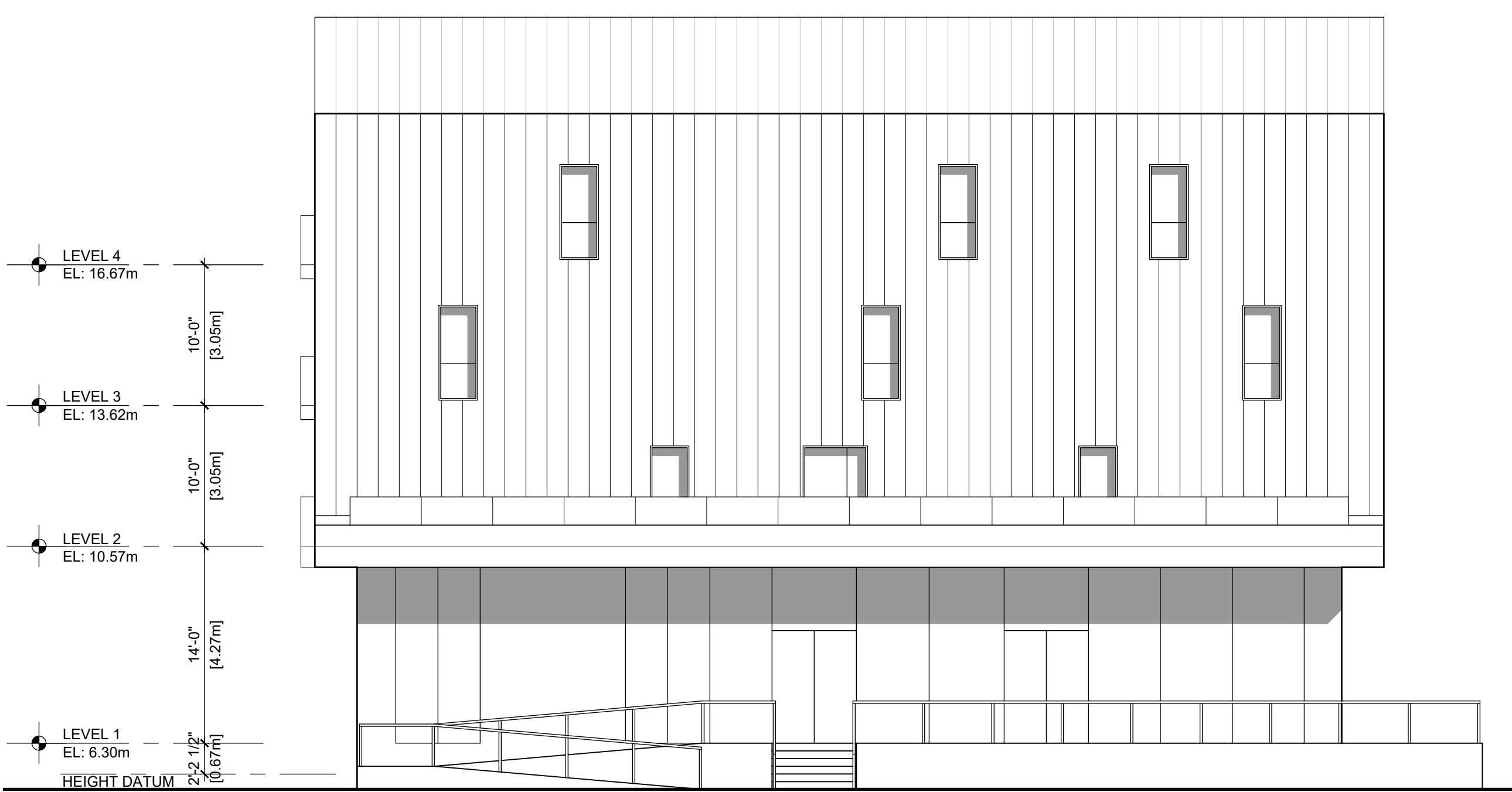
2 BUILDING 1 WEST ELEVATION
SCALE: 1/8"=1'-0"



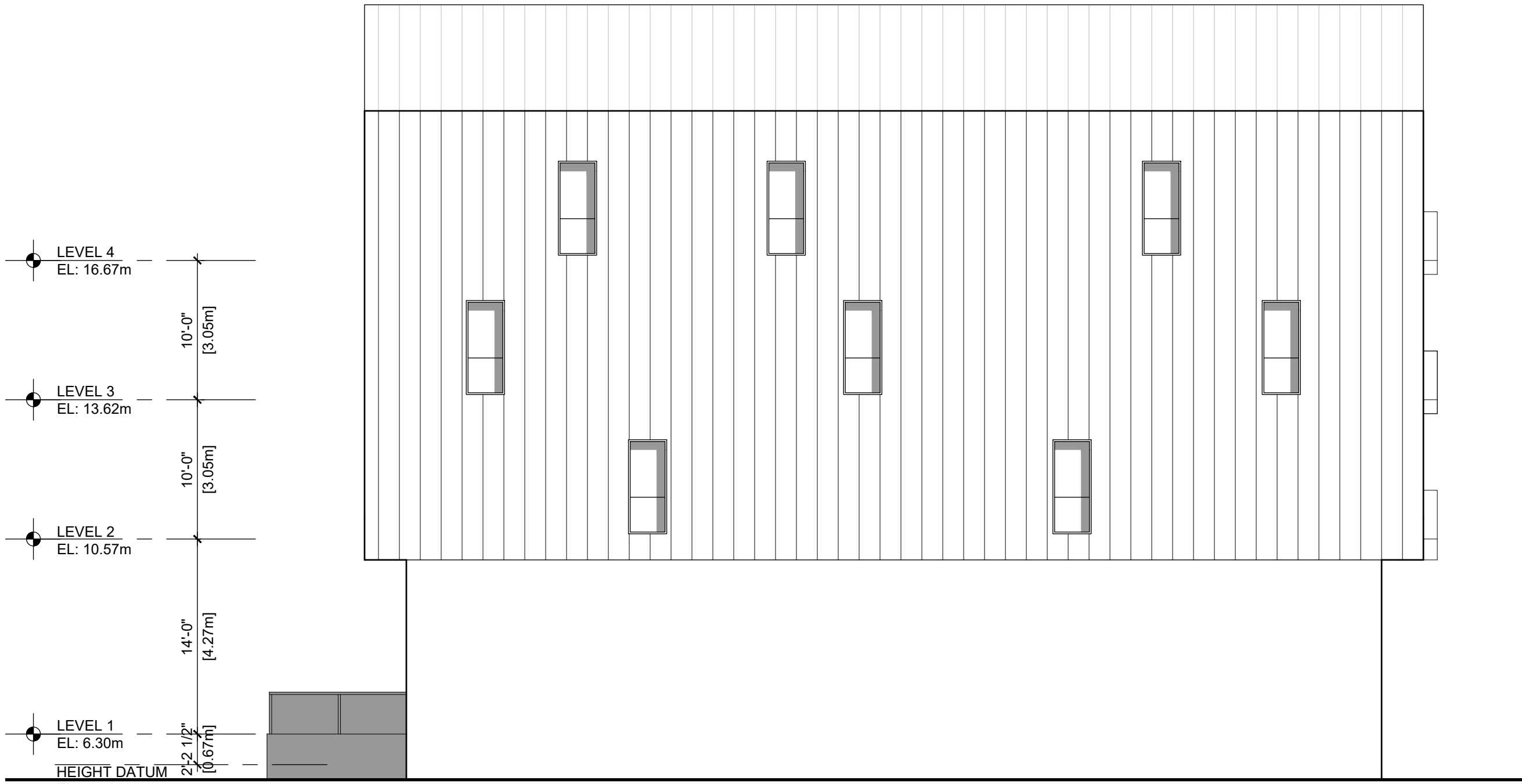
1 BUILDING 1 SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



2 BUILDING 2 NORTH ELEVATION - FINCH DRIVE
SCALE: 1/8"=1'-0"



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



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

REZONING RESUBMISSION

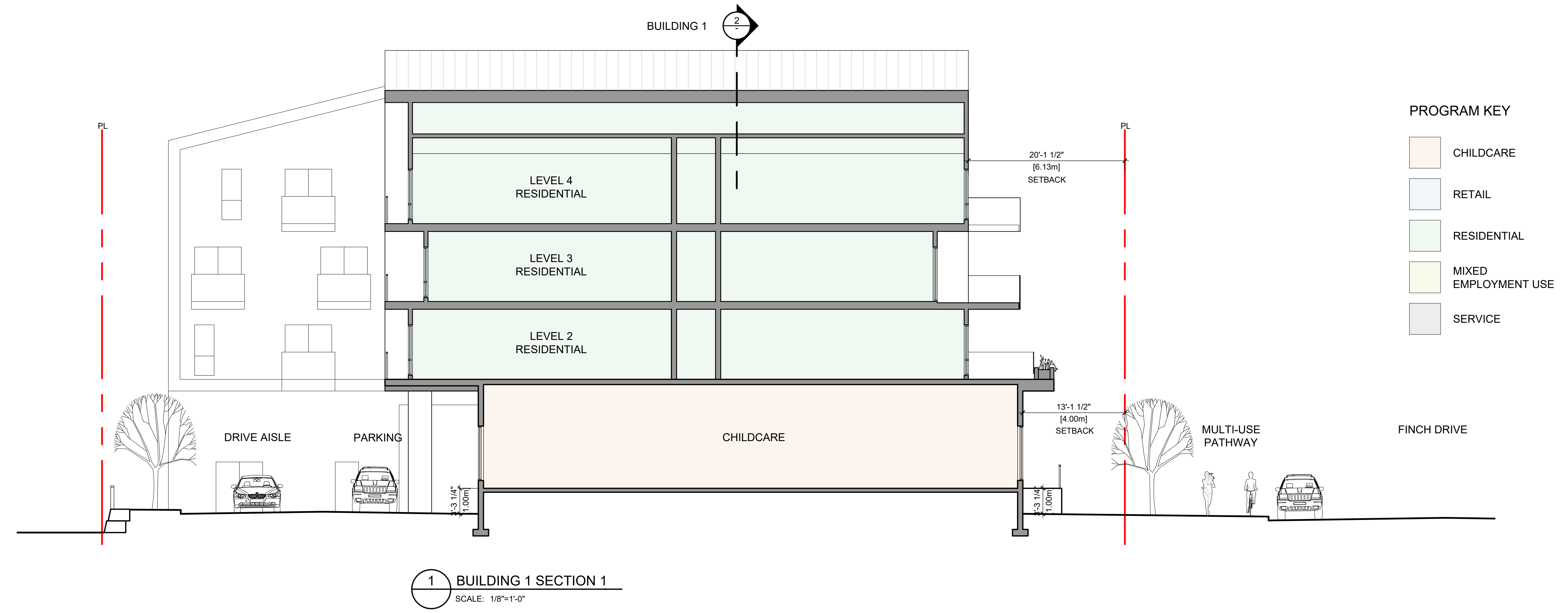
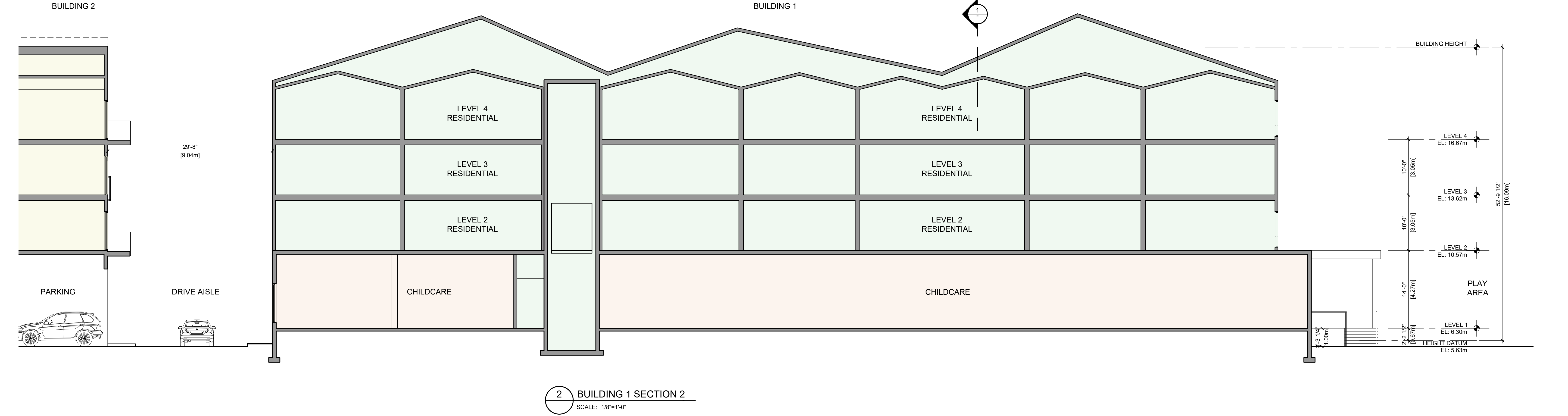
BUILDING 2 - ELEVATIONS

FINCH DRIVE MIXED-USE DEVELOPMENT

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1001 FINCH DRIVE, SQUAMISH, BC

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GRIMWOOD
ARCHITECTURE



SECTIONS BUILDING 1

FINCH DRIVE MIXED-USE DEVELOPMENT

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GRIMWOOD

ARCHITECTURE

SECTIONS BUILDING 2

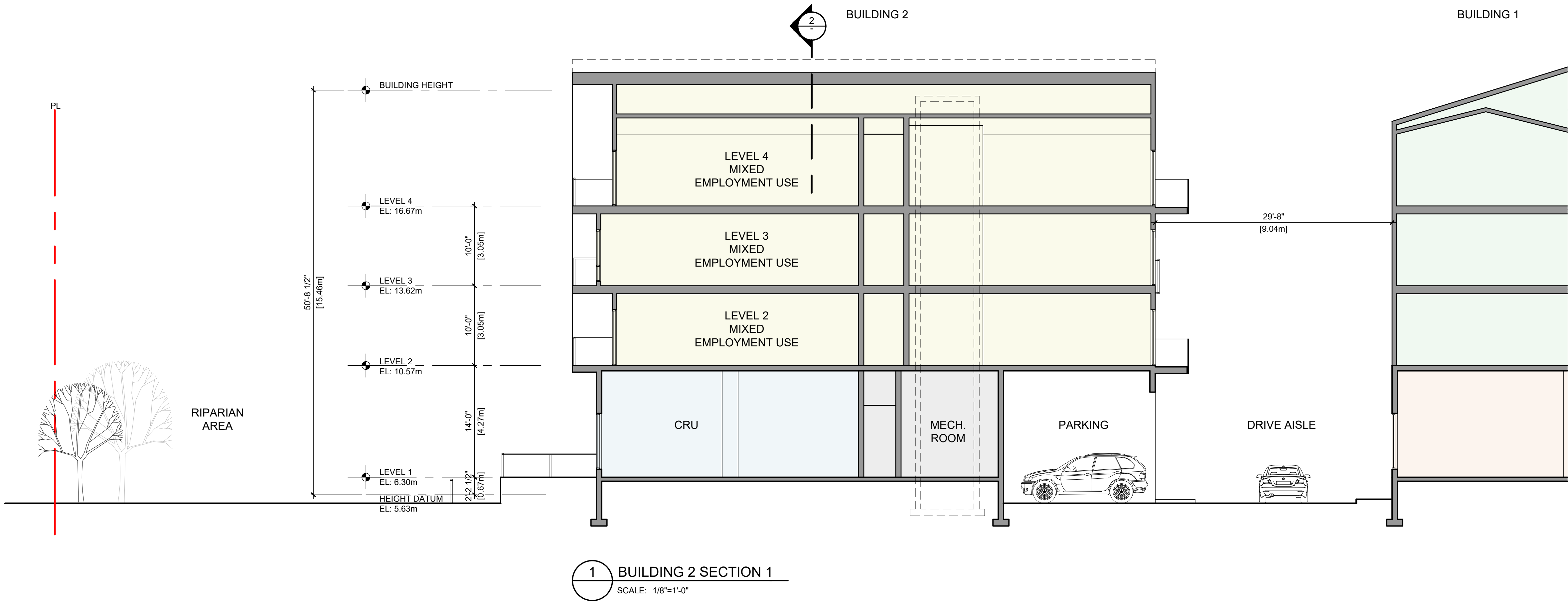
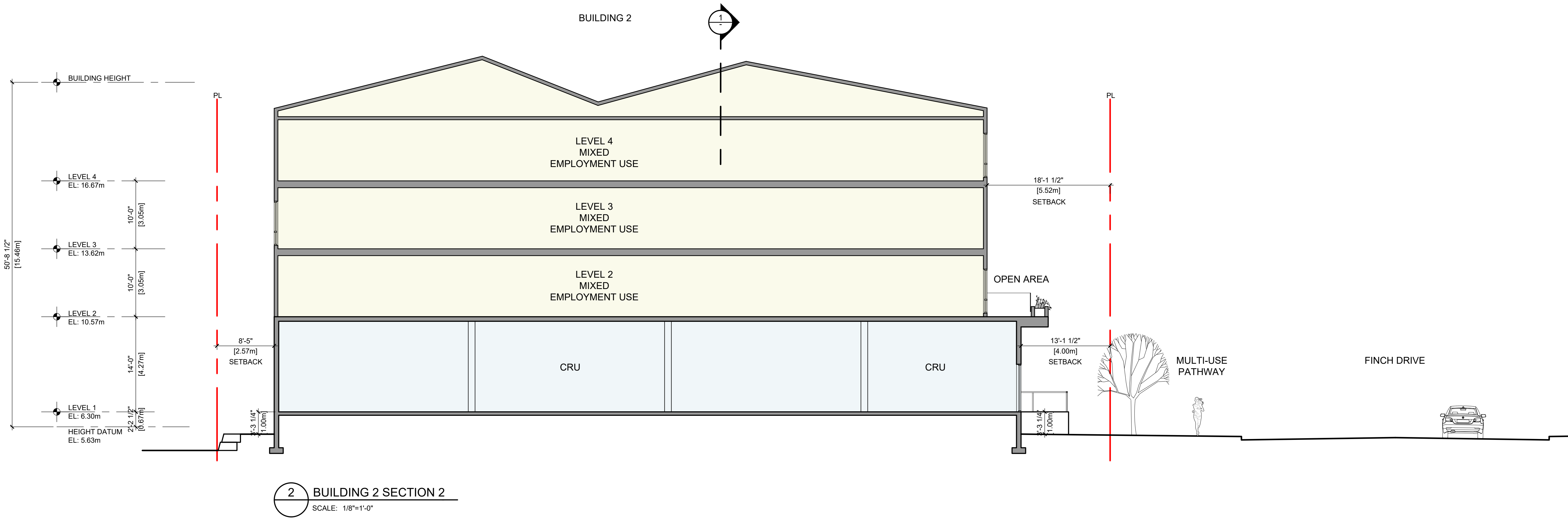
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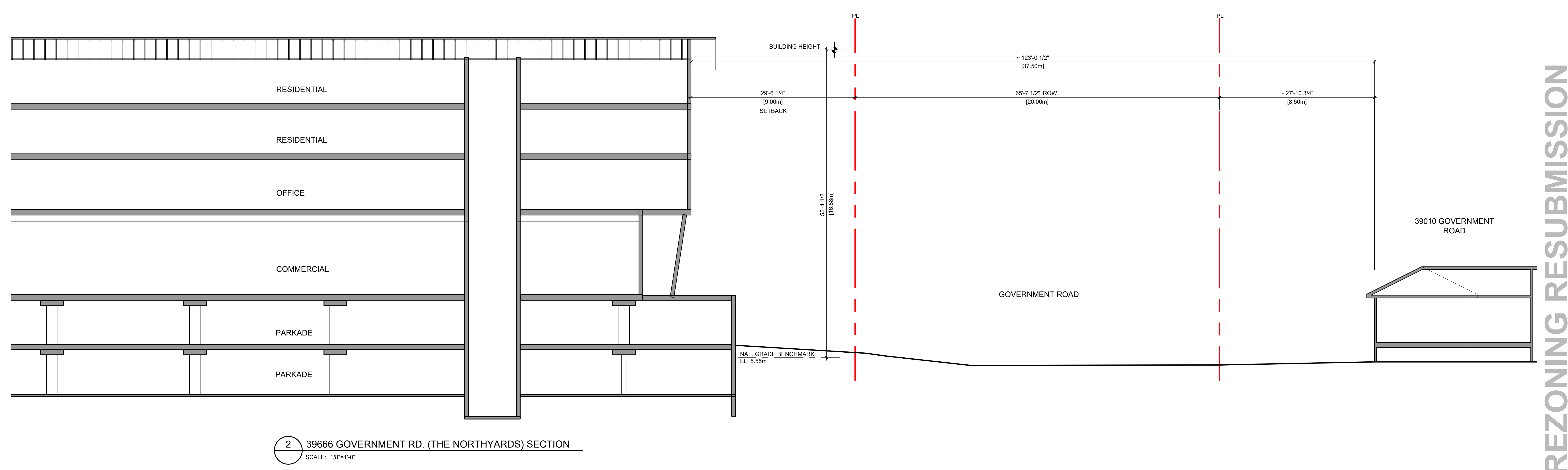
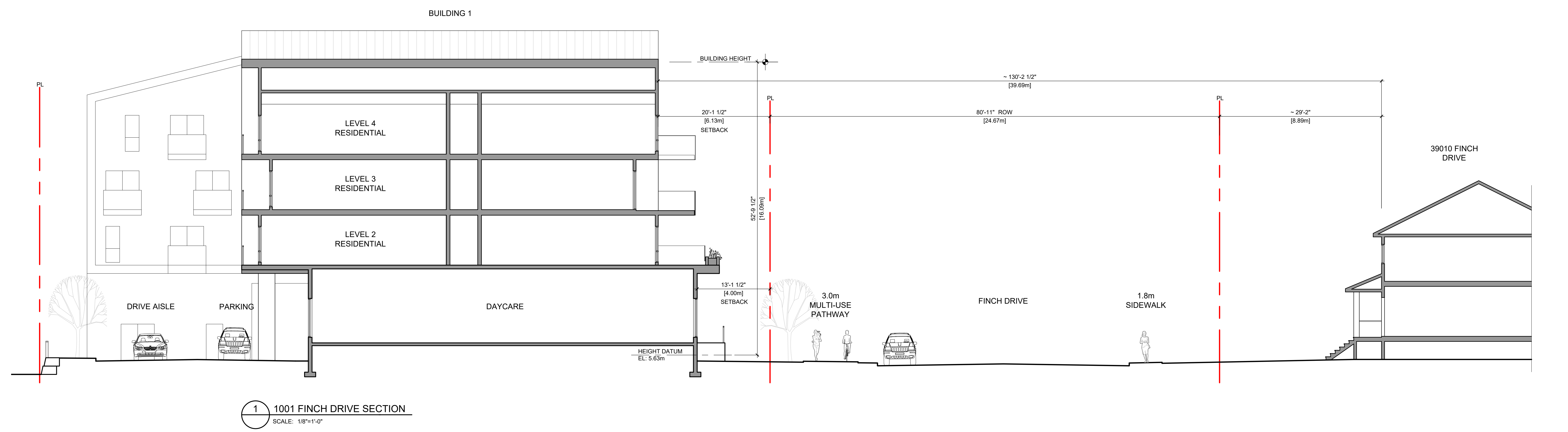
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ARCHITECTURE



PROGRAM KEY

- CHILDCARE
- RETAIL
- RESIDENTIAL
- MIXED EMPLOYMENT USE
- SERVICE



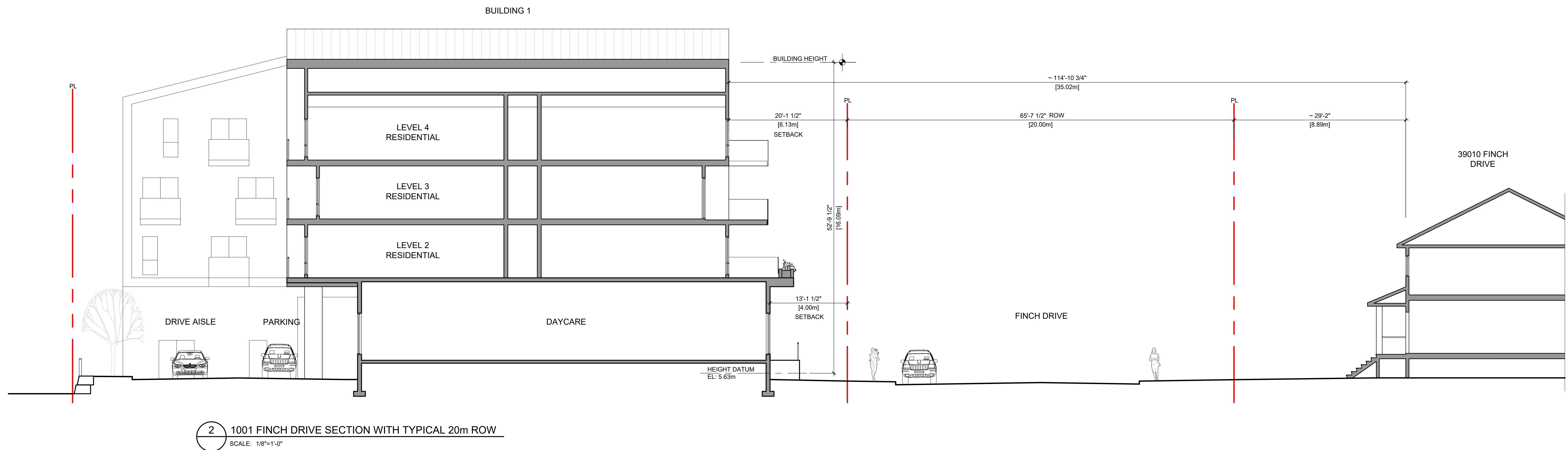
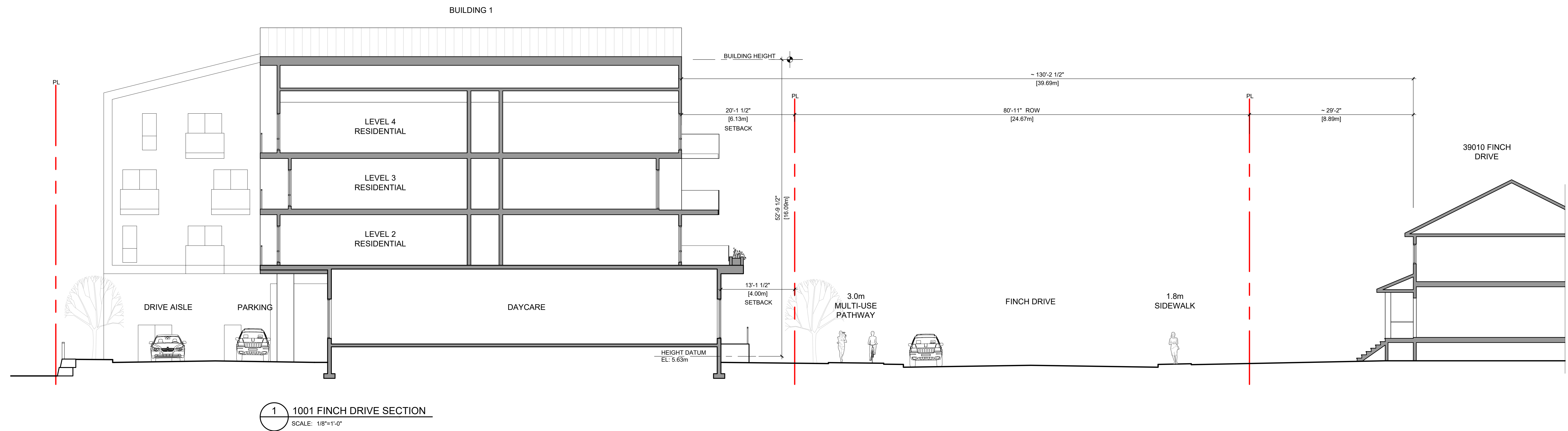
REZONING RESUBMISSION

COMPARISON WITH 'THE NORTHYARDS'

FINCH DRIVE MIXED-USE DEVELOPMENT

APRIL 08, 2022

1001 FINCH DRIVE, SQUAMISH, BC



REZONING RESUBMISSION

COMPARISON WITH 20m ROW

FINCH DRIVE MIXED-USE DEVELOPMENT

APRIL 08, 2022

1001 FINCH DRIVE, SQUAMISH, BC

REVISIONS
No. DATE
1 2021.12.17
2 2022.04.08

GRIMWOOD
ARCHITECTURE

20



AERIAL VIEW FROM THE WEST



BUILDING 1 FROM THE NORTHEAST



BUILDING 1 FROM THE SOUTHEAST



AERIAL VIEW FROM THE NORTHWEST

RENDERINGS (CONCEPTUAL ONLY)
FINCH DRIVE MIXED-USE DEVELOPMENT

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GENERAL LAYOUT + MATERIALS NOTES:

- 1. ALL DIMENSIONS ARE METRIC UNLESS OTHERWISE NOTED. VERIFY ALL DIMENSIONS WITH FIELD CONDITIONS. REPORT ANY DISCREPANCIES TO LANDSCAPE ARCHITECT FOR REVIEW AND RESPONSE.
- 2. ALL UTILITIES TO BE STAKED OUT BY CONTRACTOR AND PROTECTED FOR DURATION OF CONSTRUCTION PERIOD.
- 3. UNLESS OTHERWISE NOTED, PROVIDE A MINIMUM 2% SLOPE ON ALL HARD AND SOFT LANDSCAPE AREAS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDINGS OR TO DRAINAGE STRUCTURES. MAXIMUM 3:1 SLOPE IN SOFT LANDSCAPE AREAS.
- 4. THE LAYOUT OF ALL HARDSCAPE ITEMS, SITE FURNISHINGS, BOULDERS, LANDSCAPE LIGHTING, PLANTING BEDS AND OTHER MATERIALS IS TO BE STAKED OUT BY THE CONTRACTOR AND APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
- 5. ALL SUBSTITUTIONS OF SPECIFIED MATERIALS TO BE APPROVED BY LANDSCAPE ARCHITECT.

MATERIALS LEGEND

SYMBOL	DESCRIPTION
	PAVING TYPE 1 Fibar Play Area
	PAVING TYPE 2 PIP Rubber Playground Surface
	PAVING TYPE 3 Standard Pavement for Ultimate Condition
	PAVING TYPE 4 CIP Concrete Paving
	PAVING TYPE 5 Compacted Gravel Driveway per Civil Drawings
	PAVING TYPE 6 Tile
	PAVING TYPE 7 Wood Deck
	PLANTING TYPE 1 Shrub Planting Area
	PLANTING TYPE 2 Lawn Area
	PLANTING TYPE 3 Native Shrub Planting
	PLANTING TYPE 4 Native Wetland Planting
	RAISED URBAN AGRICULTURE PLANTERS
	CONCRETE CURB / WALL
	COVERED SEATING To Be Provided and Detailed in Future Submission
	WOOD BENCH
	OUTDOOR TABLE & CHAIRS
	BIKE RACK
	BERM 4' High
	CHAINLINK FENCE 6' High, Powdercoated Black Steel
	PROPOSED TREES
	EXISTING TREES to Remain

