

SQUAMISH, BC

40279 Government Road



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DESIGN RATIONALE

The residences at 40279 Government Road are surrounded by forests and conveniently close to numerous amenities including pedestrian and bicycle paths and shopping at Garibaldi Highlands. The 20,794 sq.m. site is bisected by a rail corridor, dividing it into a west portion of 14,946 sq.m. and an east portion of 5,848 sq.m. The east side will feature 26 all-electric townhouses and the west side will be donated to the District of Squamish to protect and preserve the existing ecosystems, native plants, and animals in the area.

The proposed 26 townhomes are strategically placed to retain existing trees along the perimeter, providing a lively and welcoming frontage along Government Road. The development includes communal and recreational play areas for residents. The community is designed around the Wooneerf concept, where the street acts as a multifunctional space for residents, children, and vehicles, creating safe, active, and friendly areas for social interactions.

This development offers a variety of family-oriented unit types and vibrant colors, while avoiding long, linear blocks. The development includes 3-bedroom and 2-bedroom + den units, each featuring a large private outdoor area with a backyard and private balcony. Asymmetrical roof pitches, natural materials, and vibrant colors are used throughout the project to create a welcoming presence within the development and along Government Road.

ZONING SUMMARY

Legal Address	Lot G (Reference Plan 1573) South West 1/4 of Section 11, Township 50
PID	014697530
Civic Address	40279 Government Road, Squamish, BC
Approved Rezoning	RM-2
Previous Zoning	RS-2
Lot Area	21150 m² (East side: 5848 m²)

	Proposed	Permitted
Usable Outdoor Area	196 m²	196 m²
FAR	0.63	0.8 (low-carbon)
Lot Coverage	38%	40%
Building Height	10.55m	10.68m
Floor Area	4896 m²	/
GFA Exclusions	1223 m²	/

CODE SUMMARY

Conforming to the BC Building Code, 2024 edition		
Division A	1.3.3.3.	1) Part 9 of Division B applies to all buildings described in Article 1.1.1.1. of 3 storeys or less in building height, having a building area not exceeding 600m²
Division B	9.10.2.1.	Major Occupancy Classification Group C
		Table 9.10.8.1., Group C
		Up to 3 Storeys
		Floors except floors over crawl spaces shall have a FRR not less than 45 min.
Note:		Sprinkler protection will be provided

PARKING REQUIREMENTS

Residential (41.7 Table 3)	Proposed	RS-2
1.75 stalls per dwelling unit for 2 Bedrooms	= 9 stalls	= 9 stalls
2 stalls per dwelling unit for 3+ Bedrooms	= 42 stalls	= 42 stalls
Visitor (41.7 Table 3)		
0.25 per dwelling unit	= 7 stalls	= 7 stalls
	= 58 stalls	= 58 stalls

Accessible (41.5 Table 1)		
Req. parking stalls between 51-80	= 3 stalls	= 3 stalls

BICYCLE REQUIREMENTS

Class A Bicycle (41.9 Table 4)	Proposed	RS-2
2 "Class A" spaces per dwelling unit	= 52 stalls	= 52 stalls
Class B Bicycle (41.9 Table 4)		
6 "Class B" spaces for a development w/ 10+units	= 6 stalls	= 6 stalls

WASTE ROOM INFORMATION TABLE

	Bin Type	# of Bins
Glass Jars & Bottles	240 L	1
Food Scraps	240 L	1
Mixed Containers	360 L	1
Mixed Paper	360 L	1
Cardboard	3 YRD	1
Garbage	4 YRD	1

PROJECT TEAM

Developer
Sunny Grewal
P.O. Box 562
Garibaldi Highlands, BC V0N 1T0
sunny@synergycpa.ca
604-889-2652 T

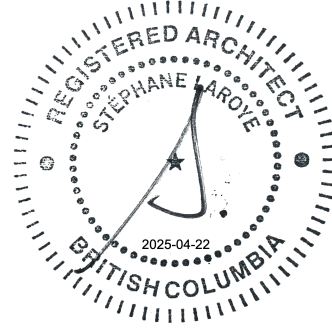
Architecture
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Landscape
Considered Design Inc.
Contact: Julian Pattison
julian@weareconsidered.com
778-386-4414 T

Civil
R.F. Binnie & Associates Ltd
201-40147 Glendalder Place
Squamish, BC V8V 0G2
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rdossantos@binnie.com
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DRAWING LIST

A0.00	Coversheet
A0.01	Context Plan
A0.02	Context Plan
A0.03	Material Board
A0.04	Shadow Studies
A0.05	Site Plan
A1.01	Level 1 Plan
A1.02	Level 2 Plan
A1.03	Level 3 Plan
A1.04	Roof Plan
A1.05	Enlarged Plan - Waste Room
A2.01	Building Section
A3.01	Elevations - Building 1
A3.02	Elevations - Building 2
A3.03	Elevations - Building 3
A3.04	Elevations - Building 4
A3.05	Elevations - Building 5
A3.06	Elevations - Building 6
A3.07	Streetscape
Total:	19



SEAL

1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22
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PROJECT
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DRAWING
Coversheet

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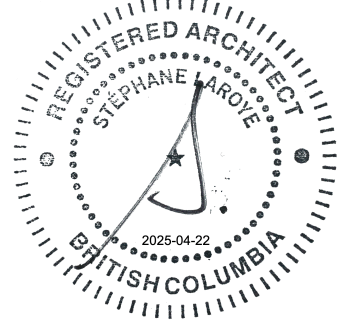
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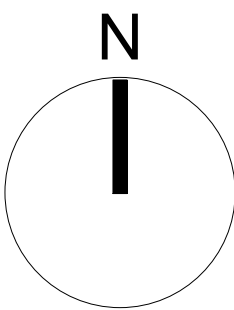
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DRAWING
Context Plan

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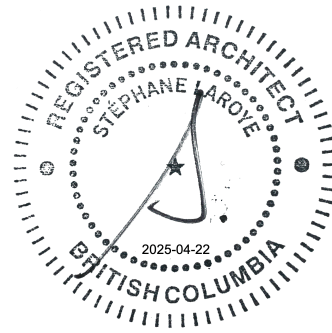


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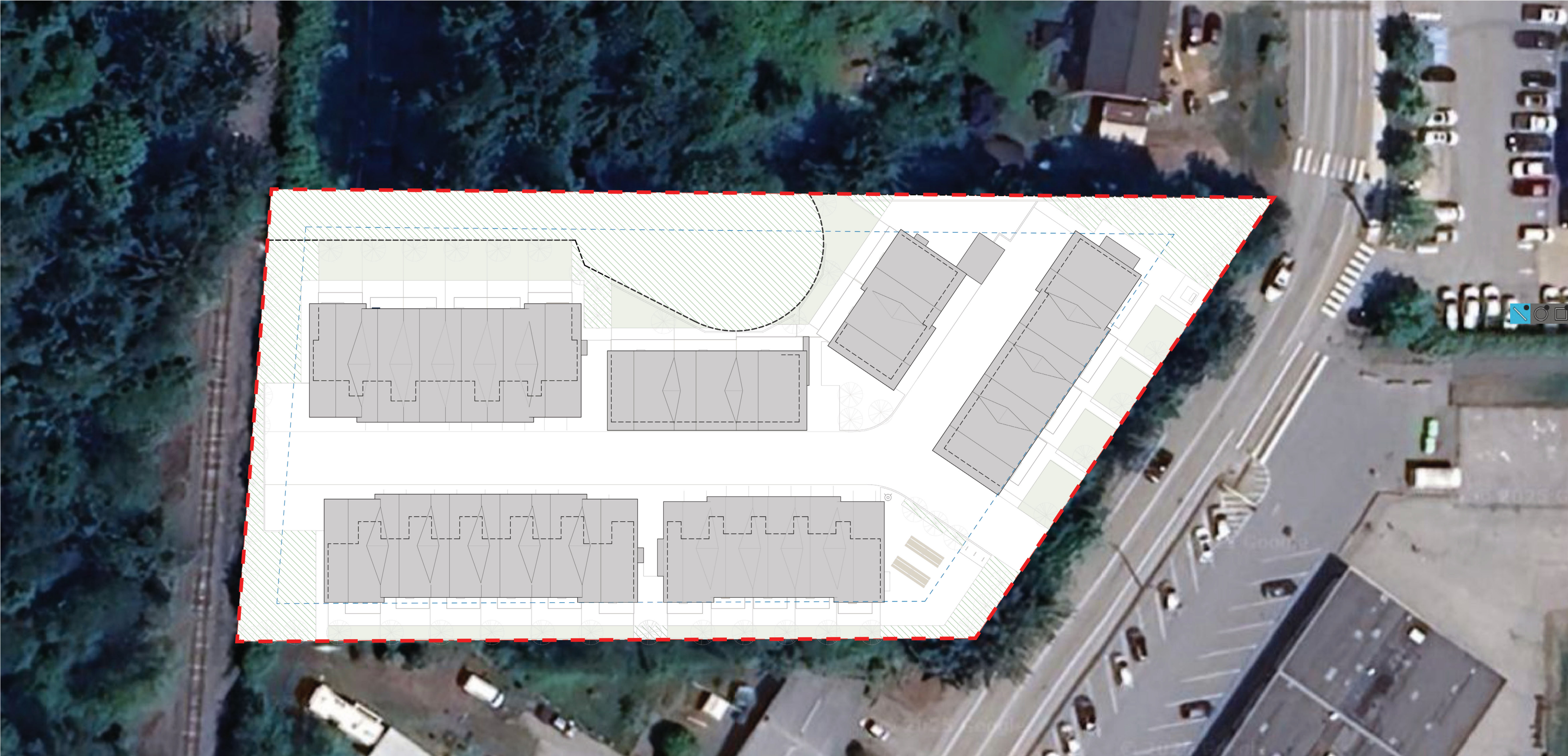




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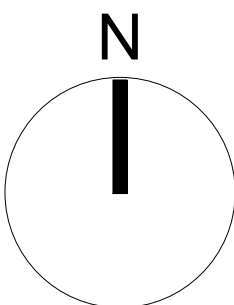
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Context Plan

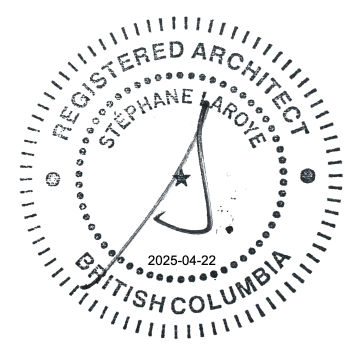
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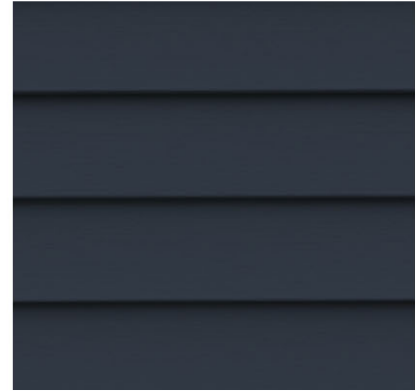
VIEW FROM ENTRANCE



VIEW FROM INTERIOR ROAD

HORIZONTAL SIDING

W-1a, navy



W-1b, grey



W-1c, white



BOARD + BATTEN 12"

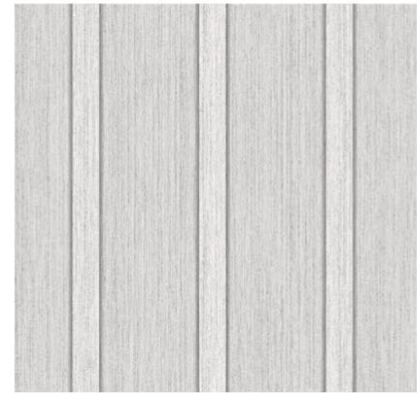
W-2a, navy



W-2b, grey



W-2c, white

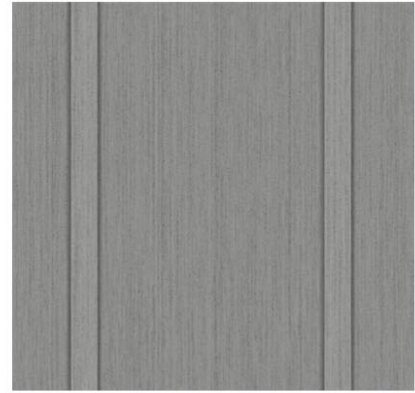


BOARD + BATTEN 24"

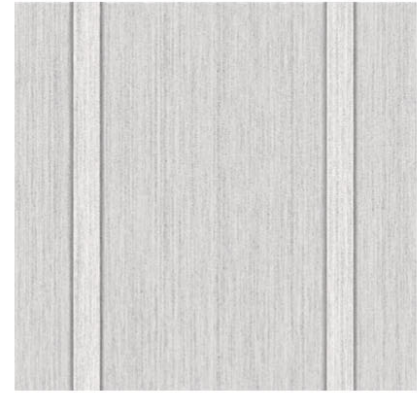
W-3a, navy



W-3b, grey



W-3c, white



VERTICAL WOOD

WD-1, wood cladding



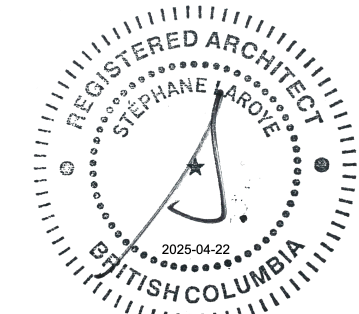
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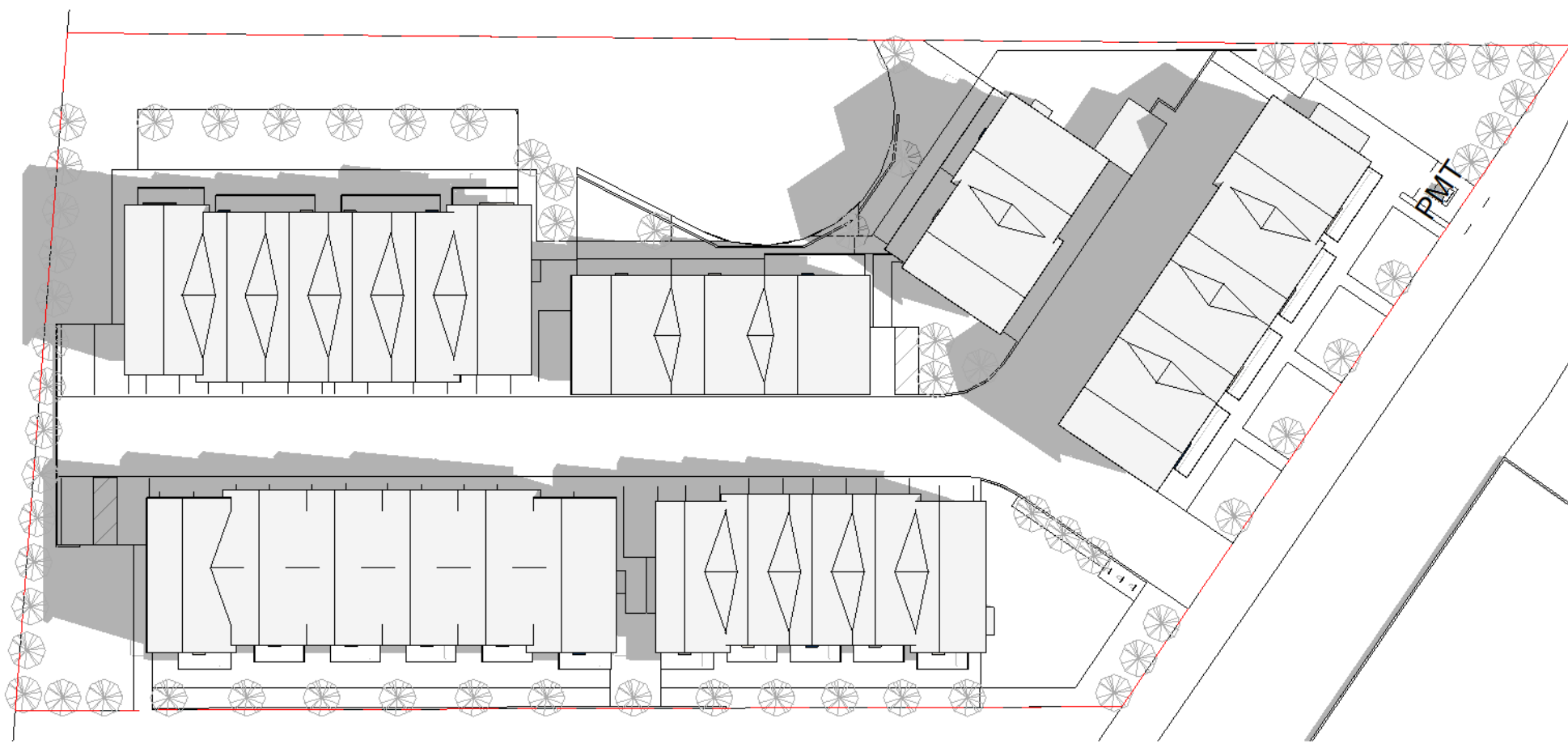
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Material Board

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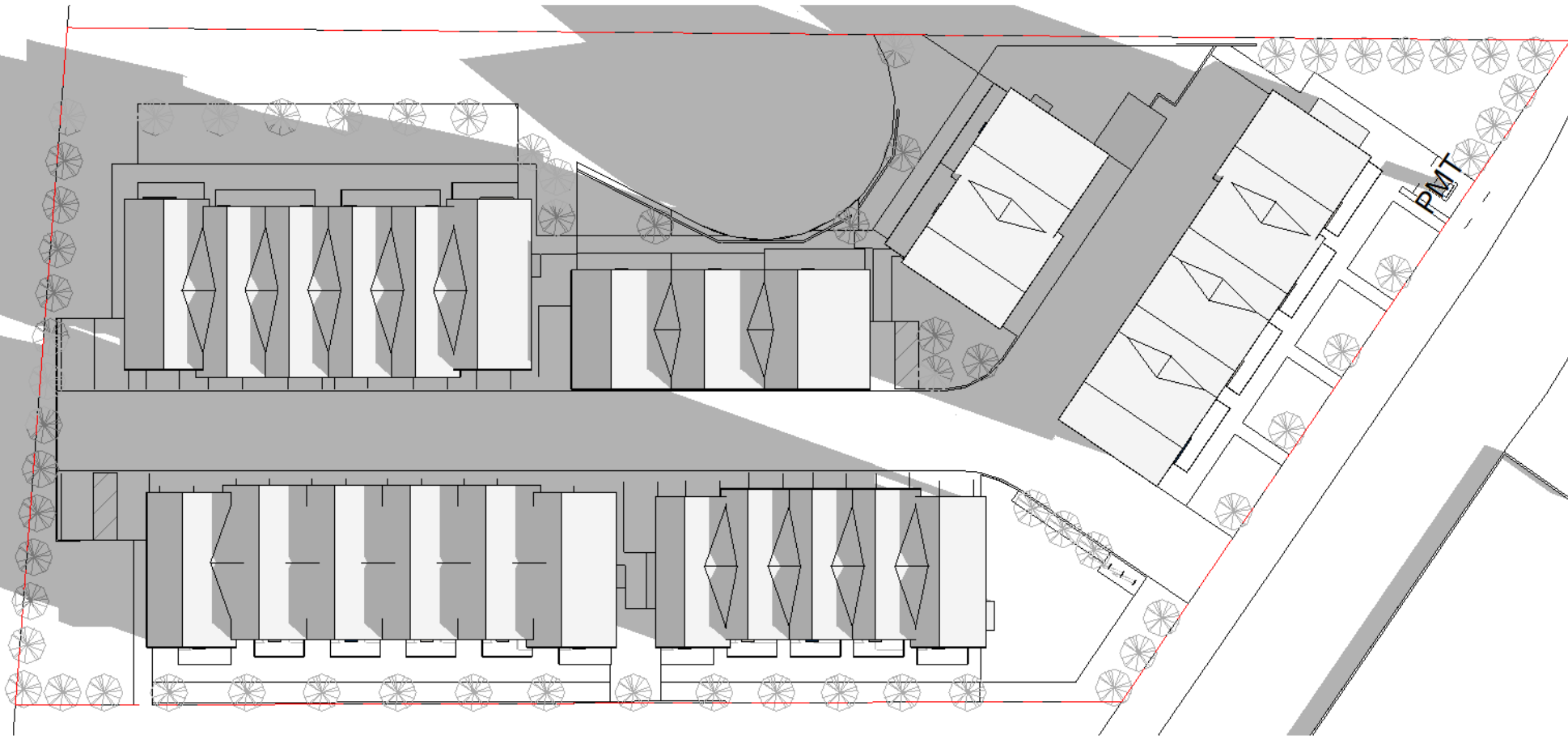
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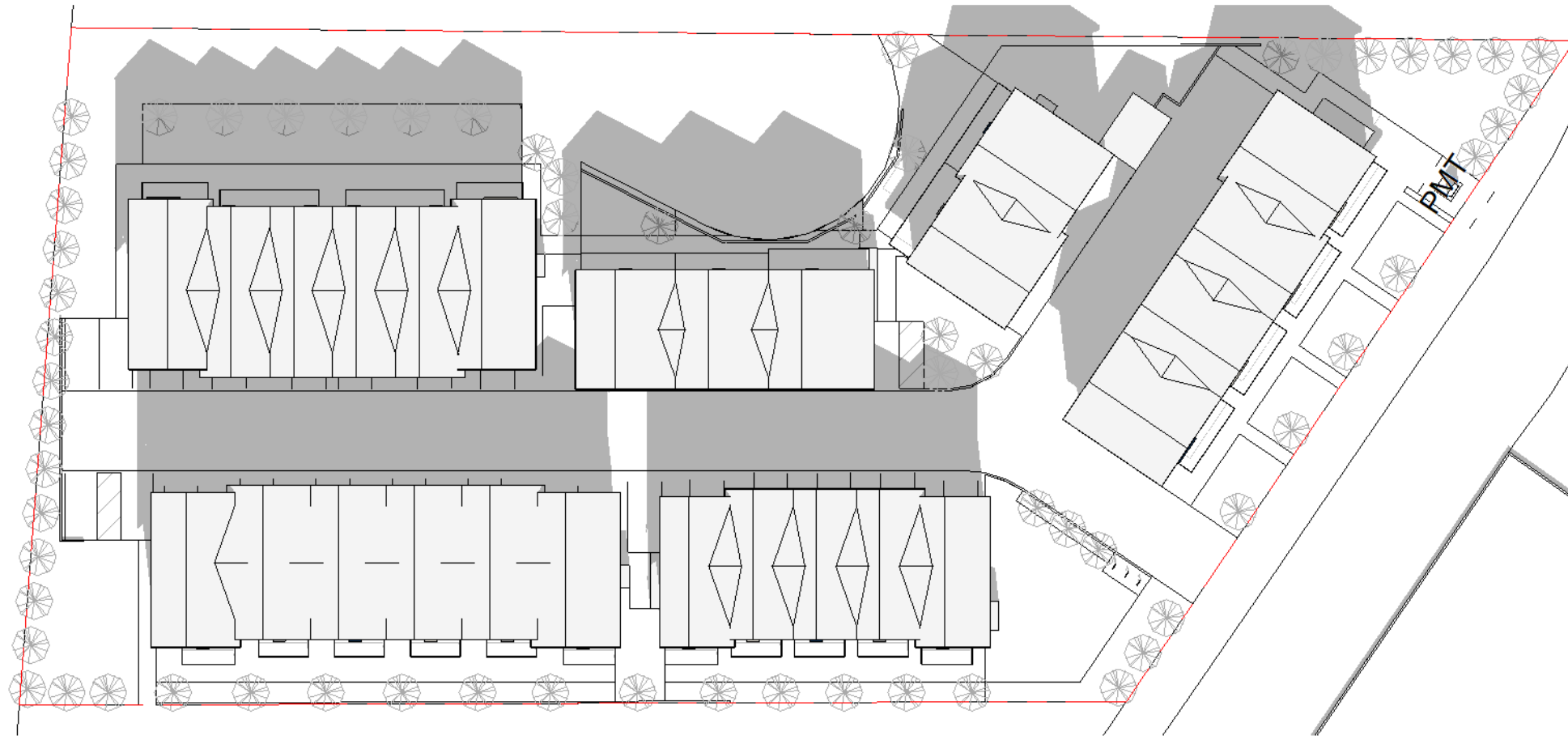
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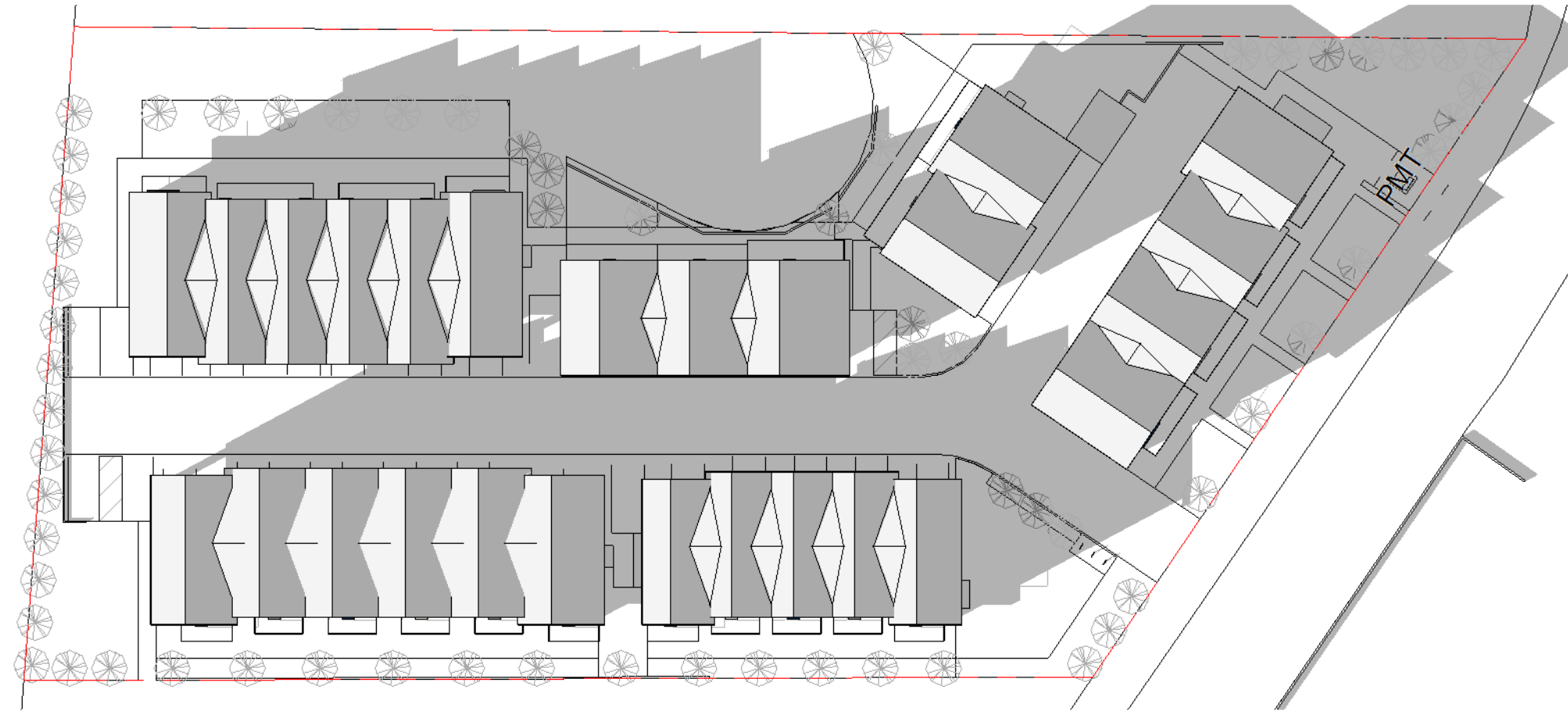
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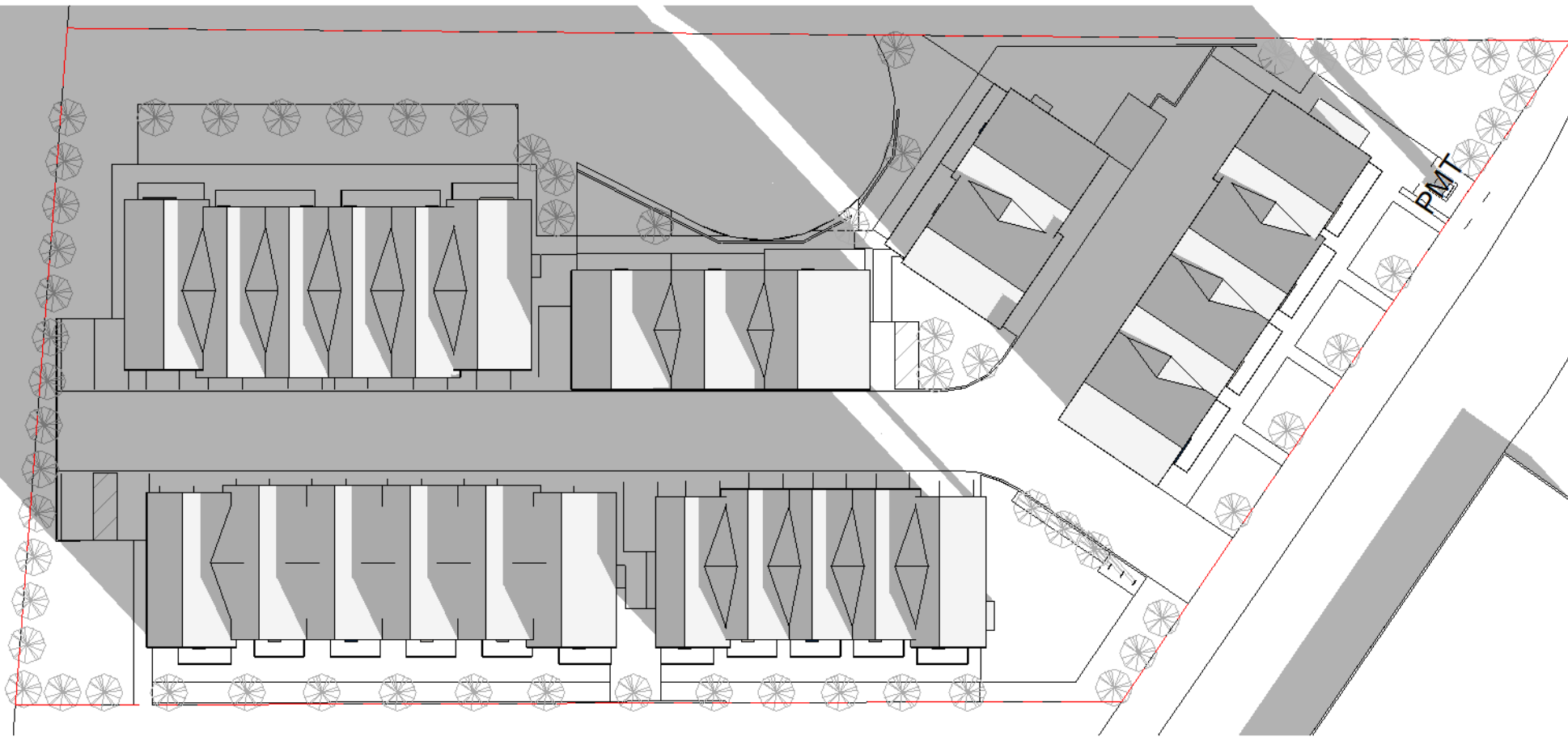
4 Sept / March 21st (8am)
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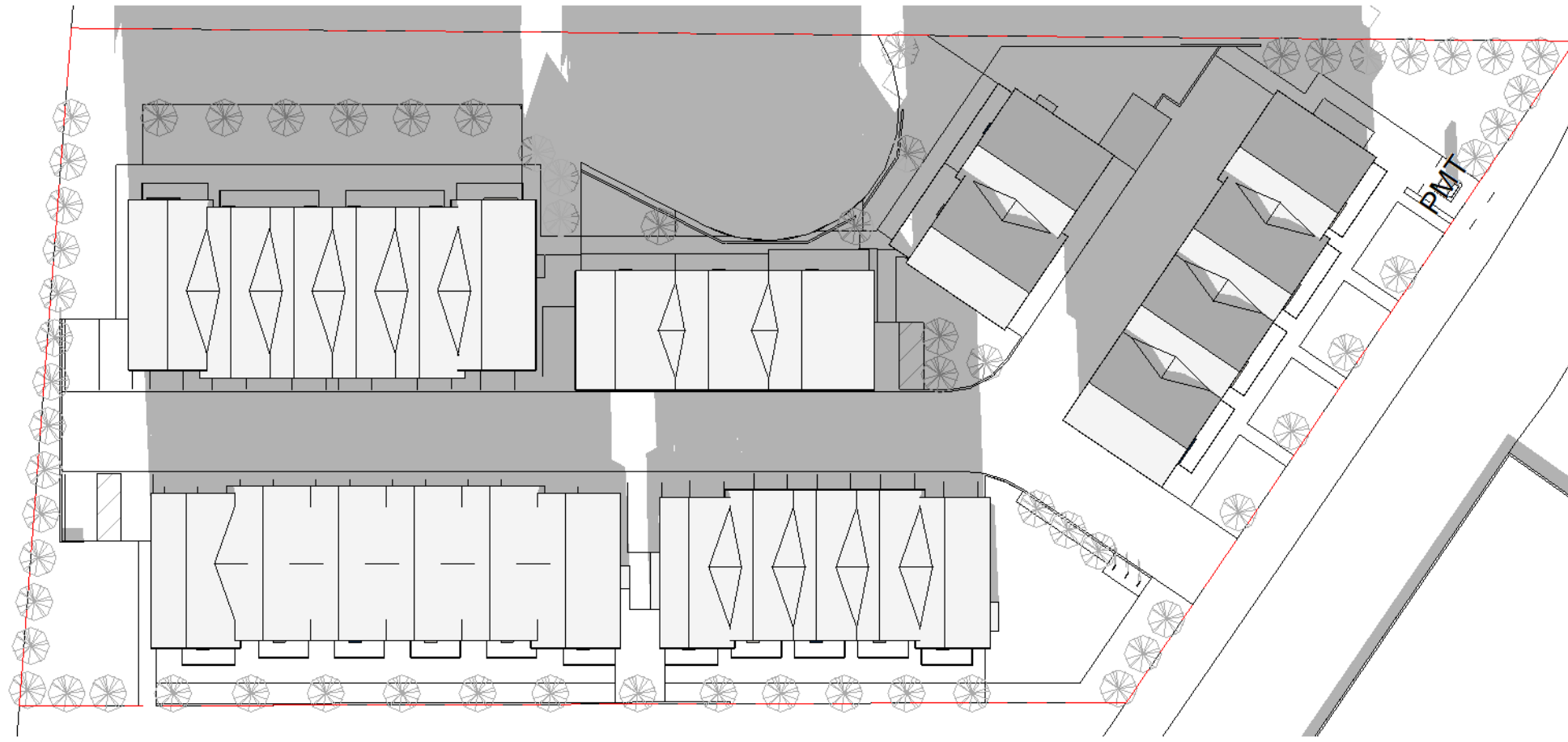
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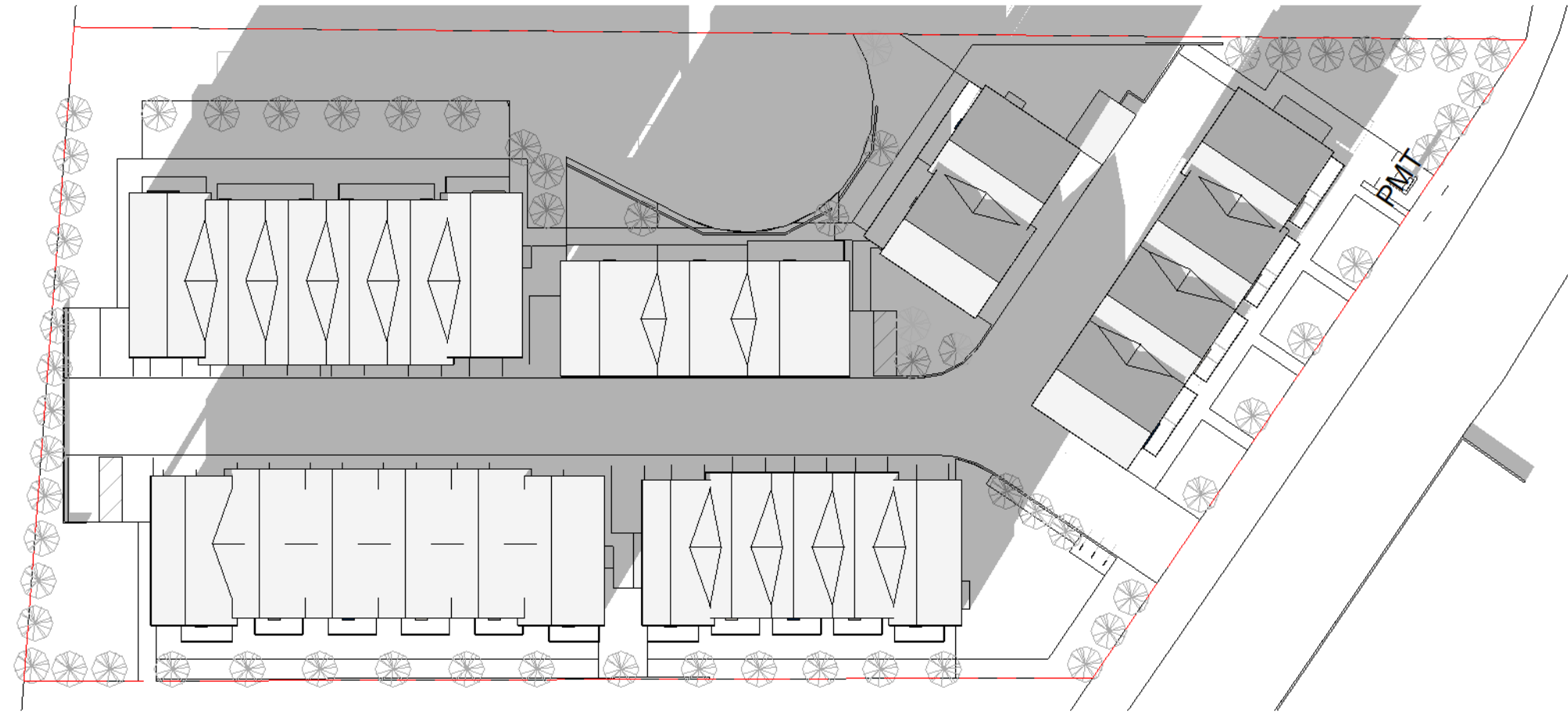
6 Sept / March 21st (4pm)
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7 Dec 21st (9am)
1 : 500



8 Dec 21st (12pm)
1 : 500



9 Dec 21st (3pm)
1 : 500

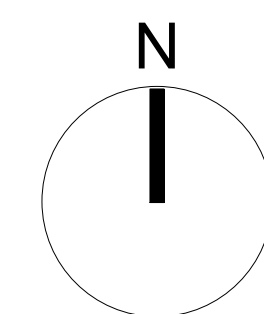
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Shadow Studies

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NATURAL GRADE

Natural grade = elevation of crown of hwy (8.40m) + 0.6m
= 9.00m

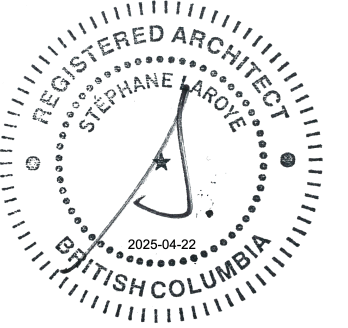
EXISTING AVERAGE GRADE

Building 1 = ± 7.24m
Building 2 = ± 7.45m
Building 3 = ± 7.51m
Building 4 = ± 7.72m
Building 5 = ± 7.39m
Building 6 = ± 7.75m

Existing average grade of all proposed buildings
= (Building 1) + (Building 2) + (Building 3) + (Building 4) + (Building 5) + (Building 6) / 6
= ± 7.51m

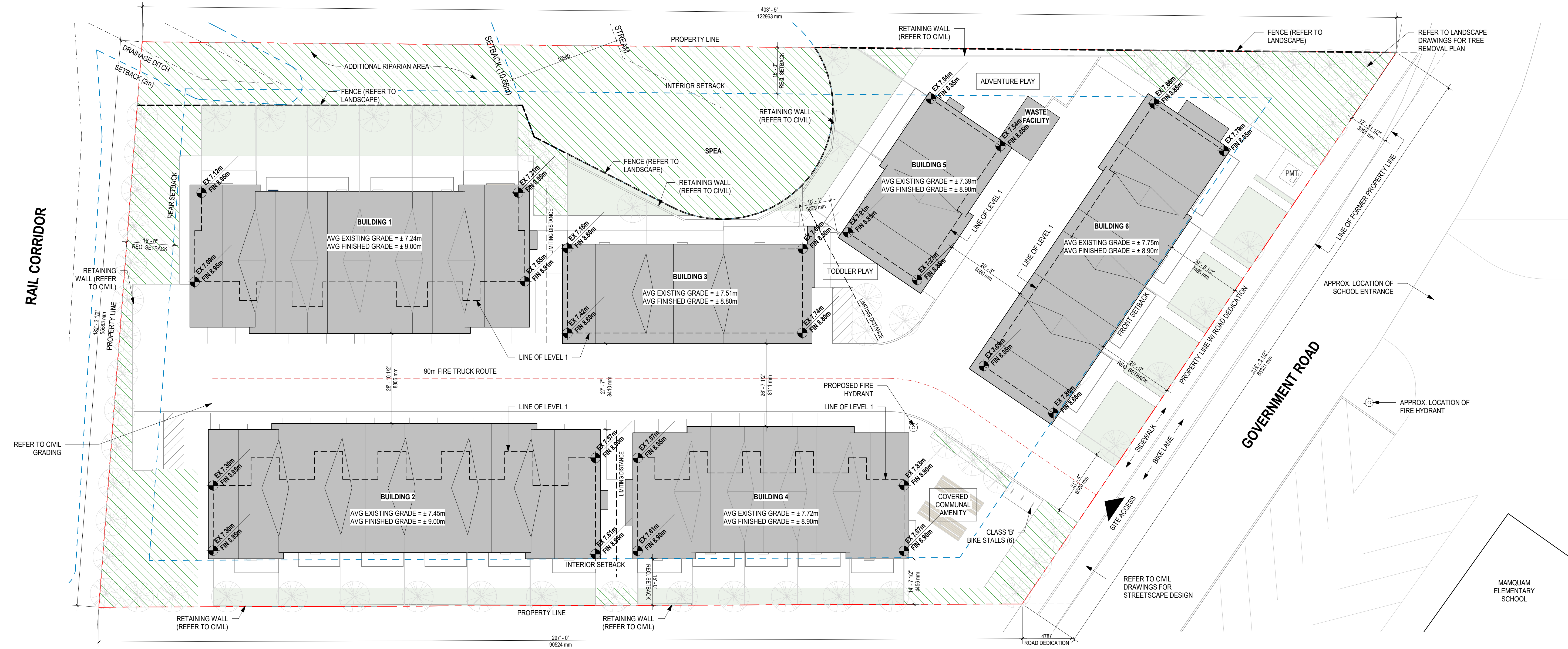


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SEAL

1 Site Plan
1 : 1000



2 Site Plan - East Side
1 : 200

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DRAWING
Site Plan

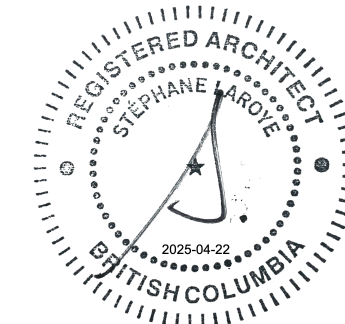
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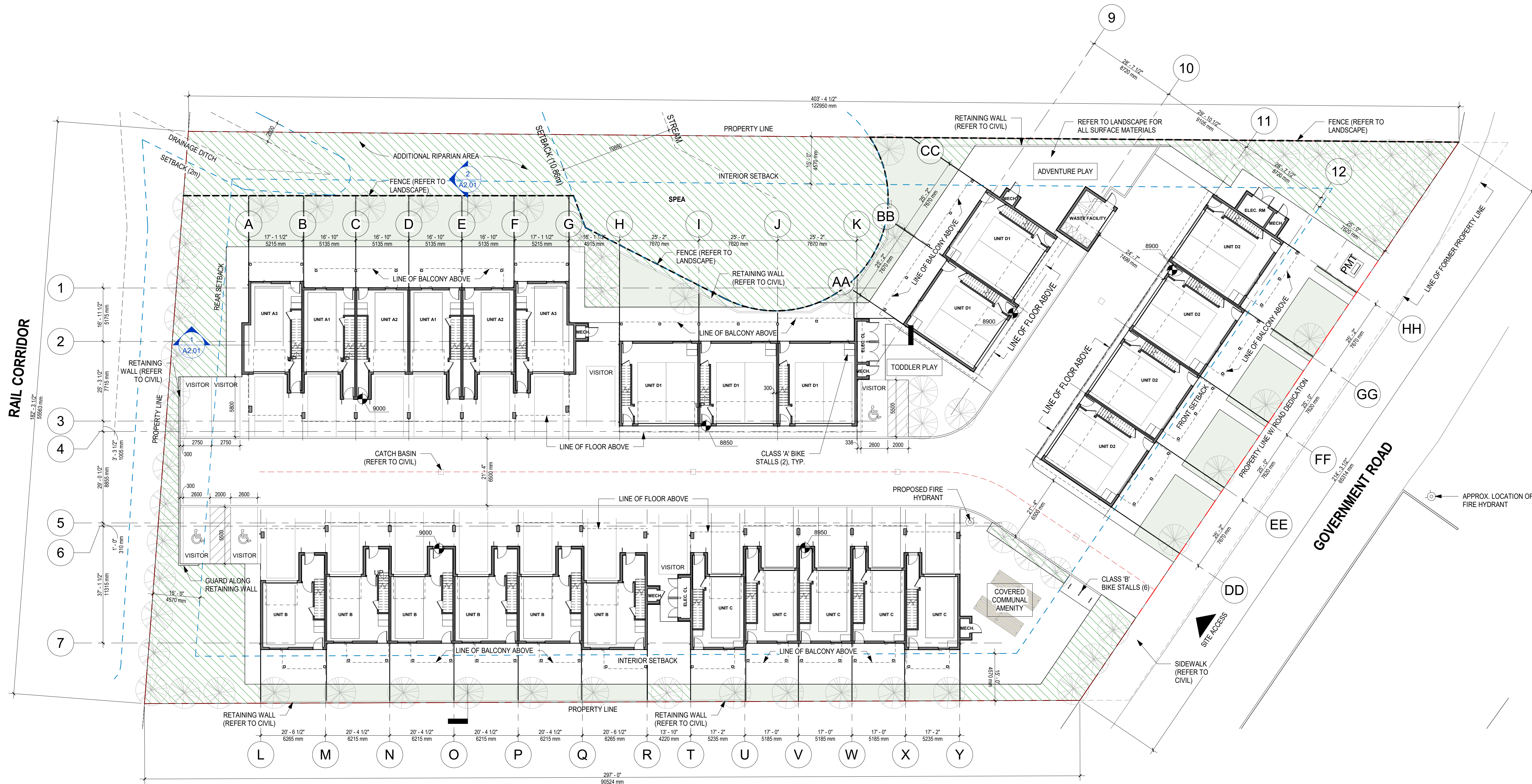
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DRAWING
Level 1 Plan

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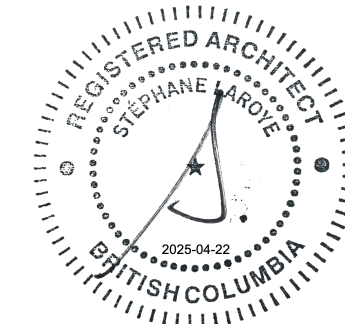
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PROJECT
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DRAWING
Level 2 Plan

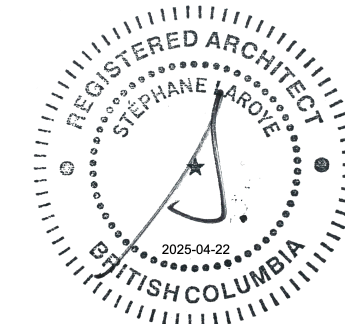
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Level 3 Plan

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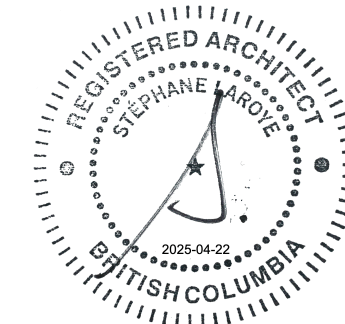
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1 : 200	SLA
Project Number	PROJECT NO

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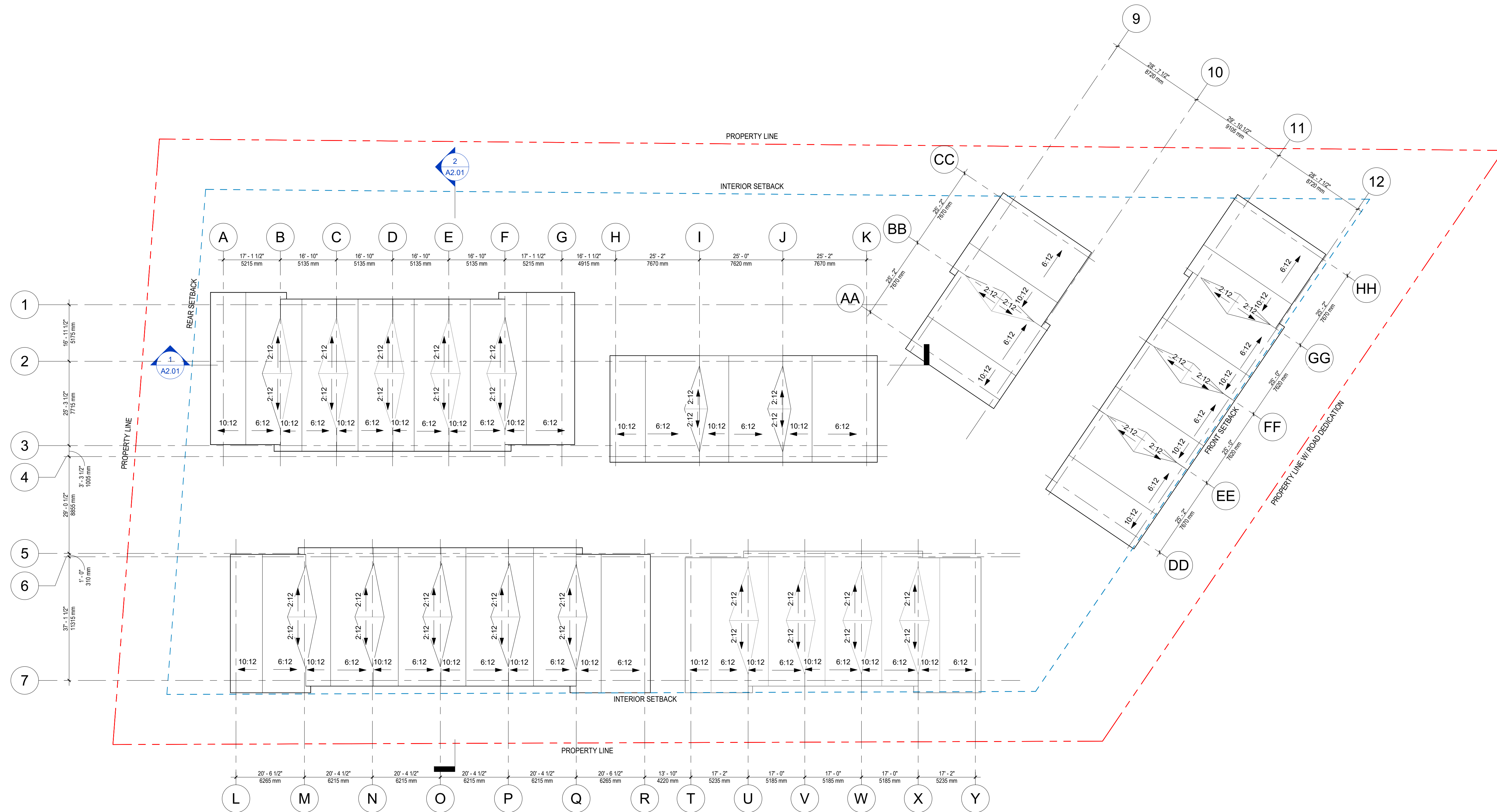
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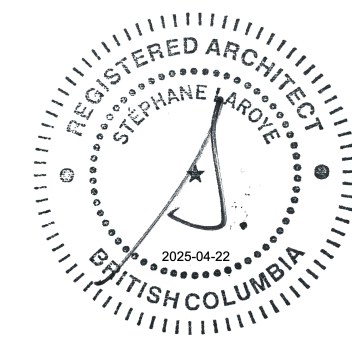
DRAWING
Roof Plan

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DRAWING

Enlarged Plan - Waste Room

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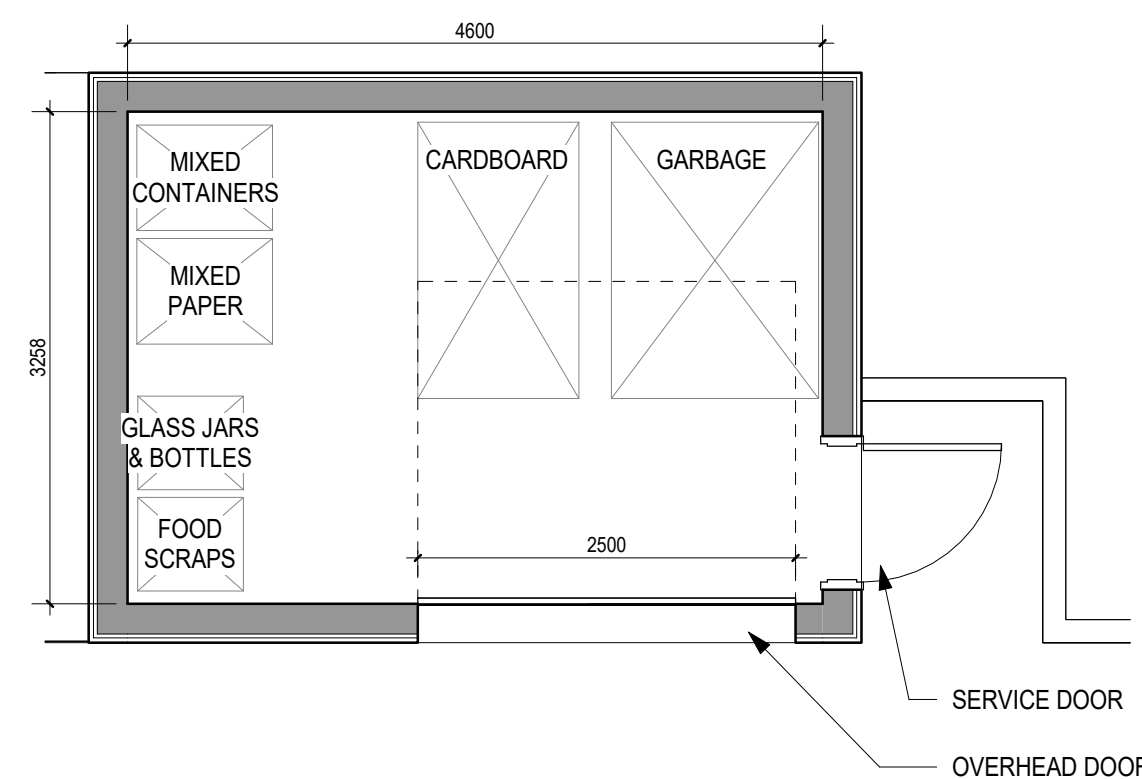
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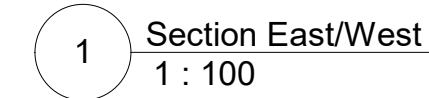


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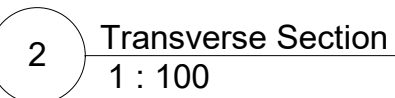
1 Enlarged Plan - Waste Room
1 : 50

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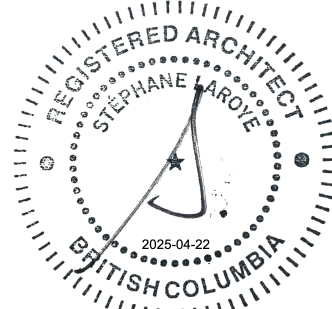
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MATERIAL LEGEND	
Type	Material
	<varies>
AS-1	ASPHALT SHINGLE
C-1	CONCRETE, SMOOTH
GL-1	uPVC, DOUBLE GLAZED, LOW-E, CLEAR
GL-2	uPVC, DOUBLE GLAZED, LOW-E, CLEAR, LAMINATED
GL-3	uPVC, DOUBLE GLAZED, LOW-E, FROSTED
MT-1	PAINTED METAL, NAVY
MT-2	PAINTED METAL, GREY
MT-3	PAINTED METAL, WHITE
MT-4	ALUMINUM FENCE
MT-5	CHAIN LINK FENCE, BLACK
MT-6	METAL, BLACK
W-1a	HORIZONTAL SIDING, NAVY
W-1b	HORIZONTAL SIDING, GREY
W-1c	HORIZONTAL SIDING, WHITE
W-2a	BOARD & BATTEN 12", NAVY
W-2b	BOARD & BATTEN 12", GREY
W-2c	BOARD & BATTEN 12", WHITE
W-3a	BOARD & BATTEN 24", NAVY
W-3b	BOARD & BATTEN 24", GREY
W-3c	BOARD & BATTEN 24", WHITE
WD-1	VERTICAL WOOD CLADDING
WD-2	WOOD POST



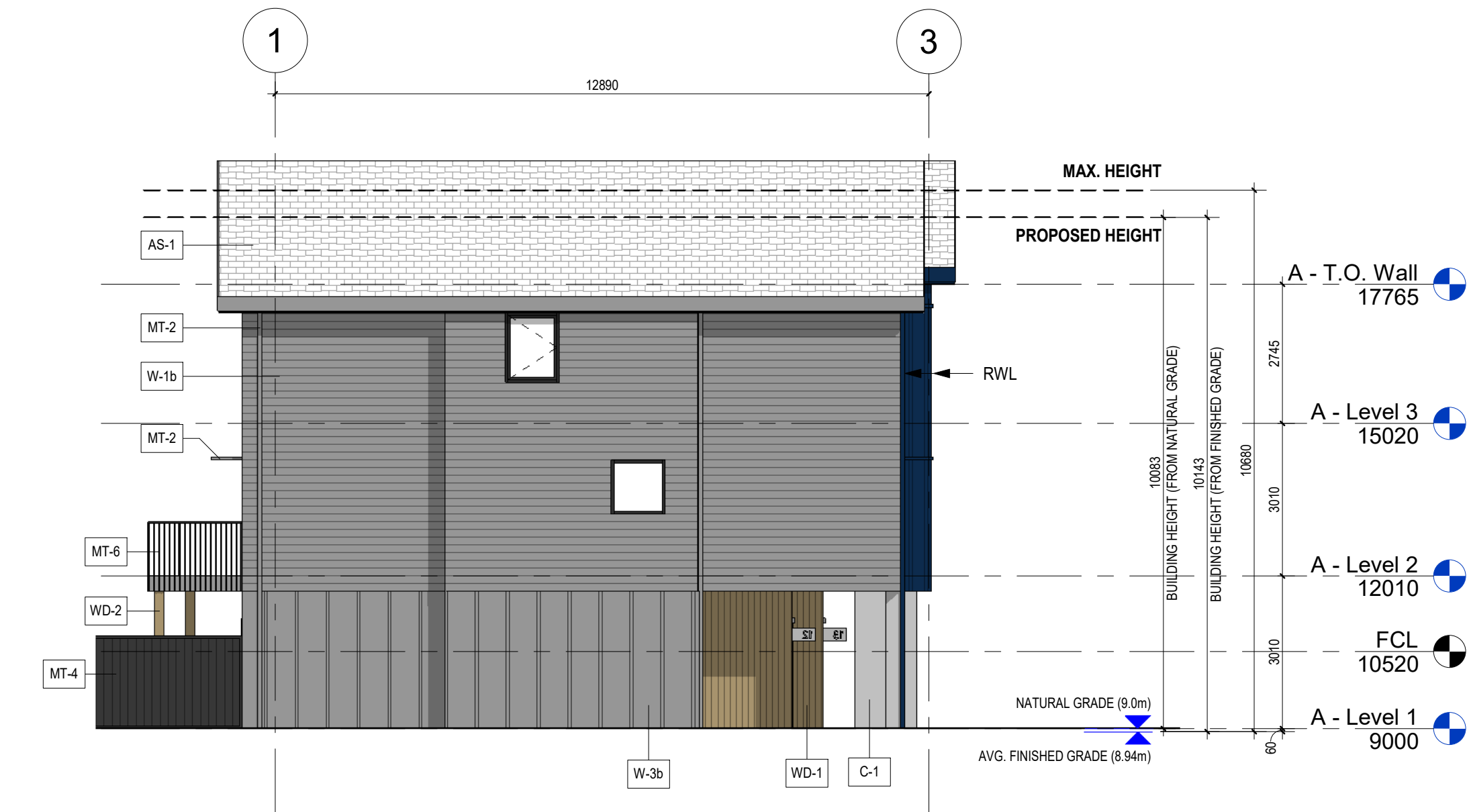
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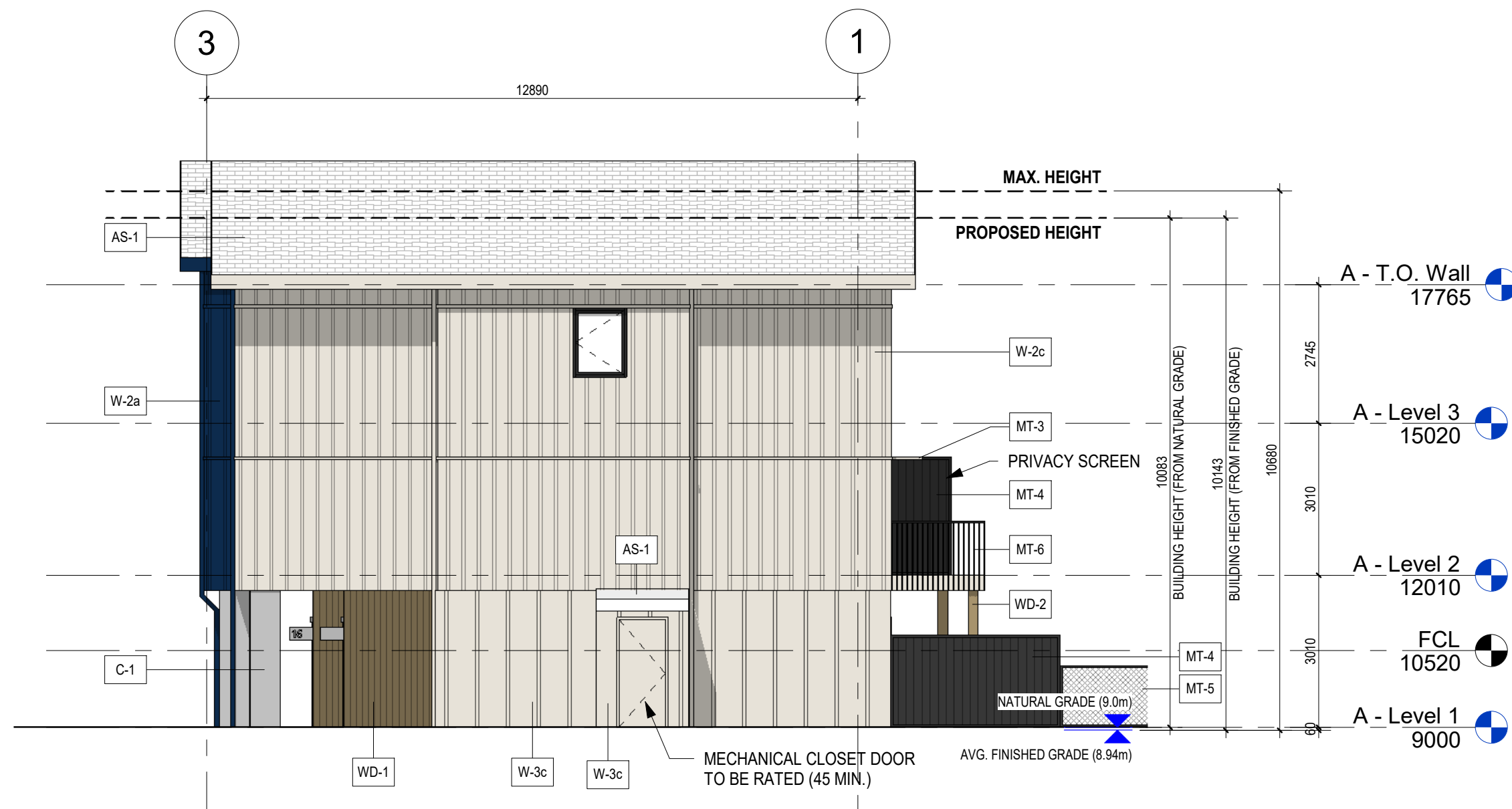
5 Building 1 - Front Elevation
1 : 100



2 Building 1 - West Elevation
1 : 100



3 Building 1 - Rear Elevation
1 : 100



4 Building 1 - East Elevation
1 : 100

Unprotected Openings	
Table 3.2.3.1-D	
Area of Exposed Building Face	96.6m²
Limiting Distance	2m
Allowable % of Unprotected Openings	18% (17.4m²)
Proposed % of Unprotected Openings	1.6% (1.5m²)

EXPOSED BUILDING FACE OF MECHANICAL CLOSET TO BE NONCOMBUSTIBLE CONSTRUCTION AND HAVE NONCOMBUSTIBLE CLADDING

No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22

PROJECT
40279 Government Road
Squamish, BC

DRAWING
Elevations - Building 1

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SLA	Issue Date
SCALE	REVIEWED
1 : 100	SLA
Project Number	
PROJECT NO	

A3.01



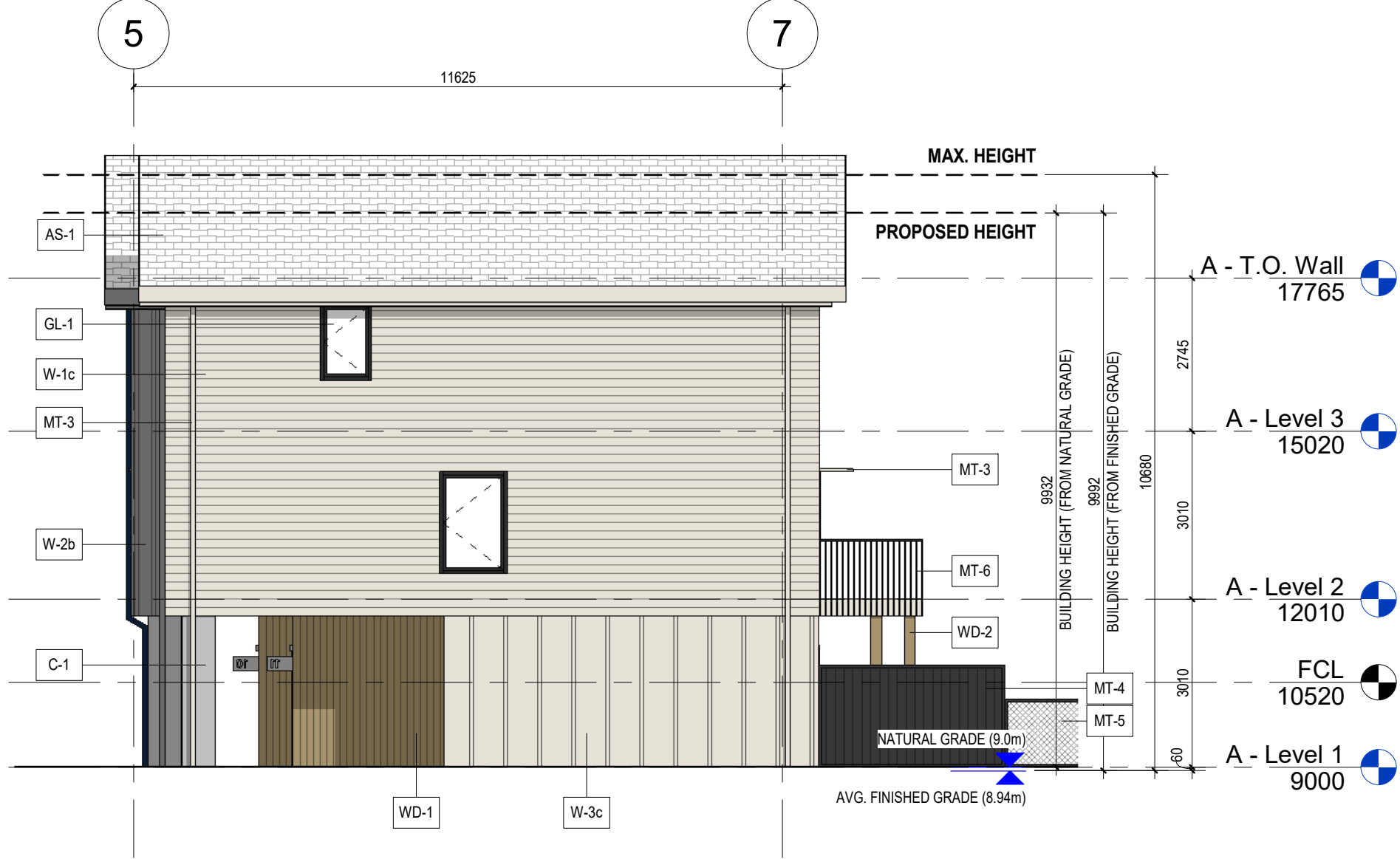
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Type	Material
	<varies>
AS-1	ASPHALT SHINGLE
C-1	CONCRETE, SMOOTH
GL-1	uPVC, DOUBLE GLAZED, LOW-E, CLEAR
GL-2	uPVC, DOUBLE GLAZED, LOW-E, CLEAR, LAMINATED
GL-3	uPVC, DOUBLE GLAZED, LOW-E, FROSTED
MT-1	PAINTED METAL, NAVY
MT-2	PAINTED METAL, GREY
MT-3	PAINTED METAL, WHITE
MT-4	ALUMINUM FENCE
MT-5	CHAIN LINK FENCE, BLACK
MT-6	METAL, BLACK
W-1a	HORIZONTAL SIDING, NAVY
W-1b	HORIZONTAL SIDING, GREY
W-1c	HORIZONTAL SIDING, WHITE
W-2a	BOARD & BATTEN 12", NAVY
W-2b	BOARD & BATTEN 12", GREY
W-2c	BOARD & BATTEN 12", WHITE
W-3a	BOARD & BATTEN 24", NAVY
W-3b	BOARD & BATTEN 24", GREY
W-3c	BOARD & BATTEN 24", WHITE
WD-1	VERTICAL WOOD CLADDING
WD-2	WOOD POST



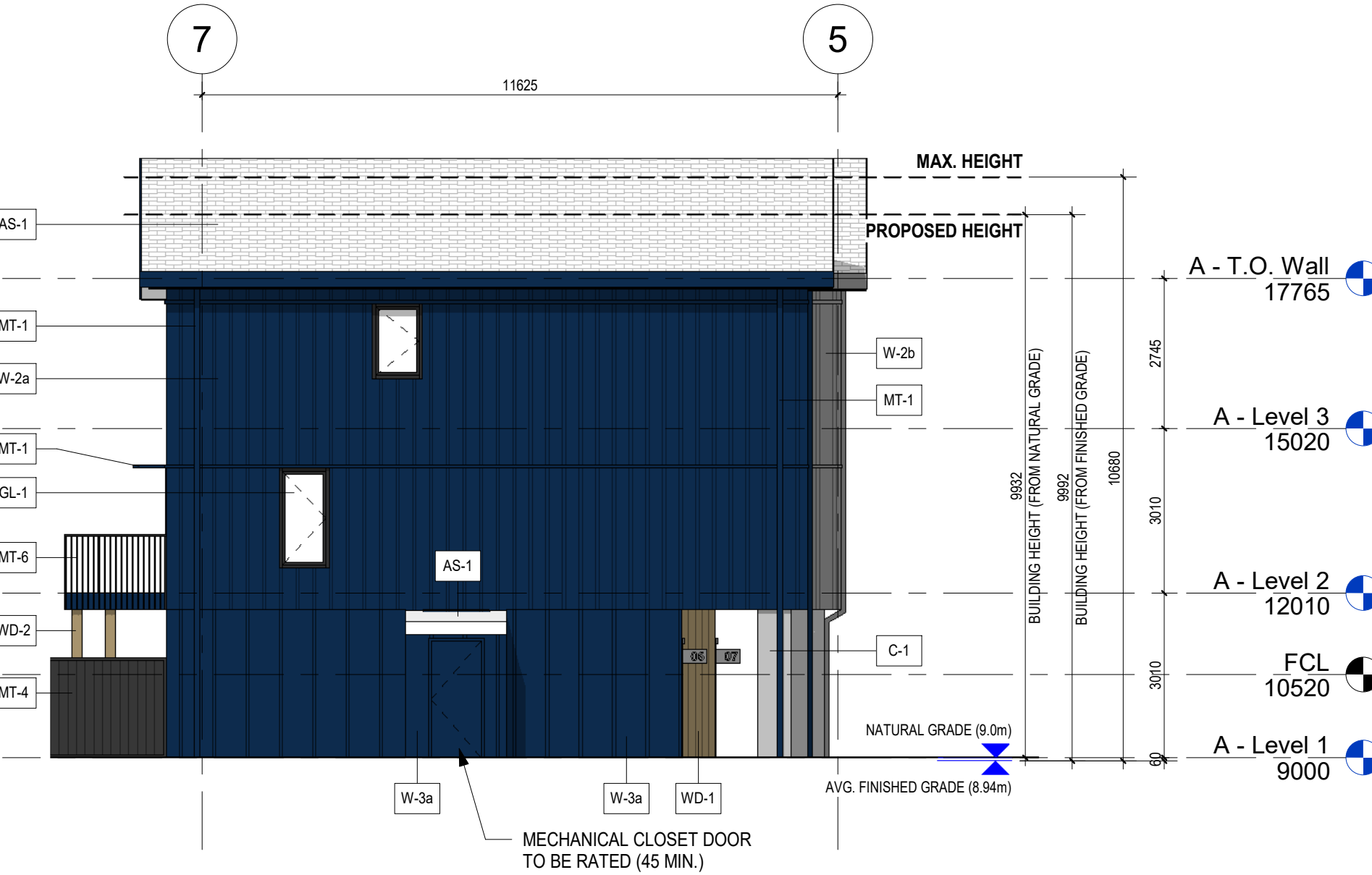
1 Building 2 - Front Elevation
1 : 100



3 Building 2 - Rear Elevation
1 : 100



2 Building 2 - West Elevation
1 : 100



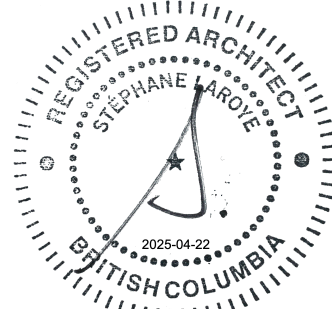
4 Building 2 - East Elevation
1 : 100

Unprotected Openings Table 3.2.3.1.-D	
Area of Exposed Building Face	89.4m ²
Limiting Distance	2m
Allowable % of Unprotected Openings	18% (16.1m ²)
Proposed % of Unprotected Openings	3.2% (2.9m ²)

EXPOSED BUILDING FACE OF MECHANICAL CLOSET TO BE NONCOMBUSTIBLE CONSTRUCTION AND HAVE NONCOMBUSTIBLE CLADDING



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1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22
No.	Description	Date

PROJECT
40279 Government Road
Squamish, BC

DRAWING
Elevations - Building 2

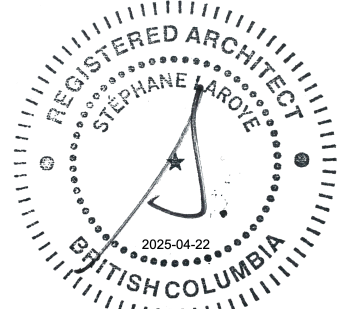
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SLA	Issue Date
SCALE	REVIEWED
1 : 100	SLA
Project Number PROJECT NO	

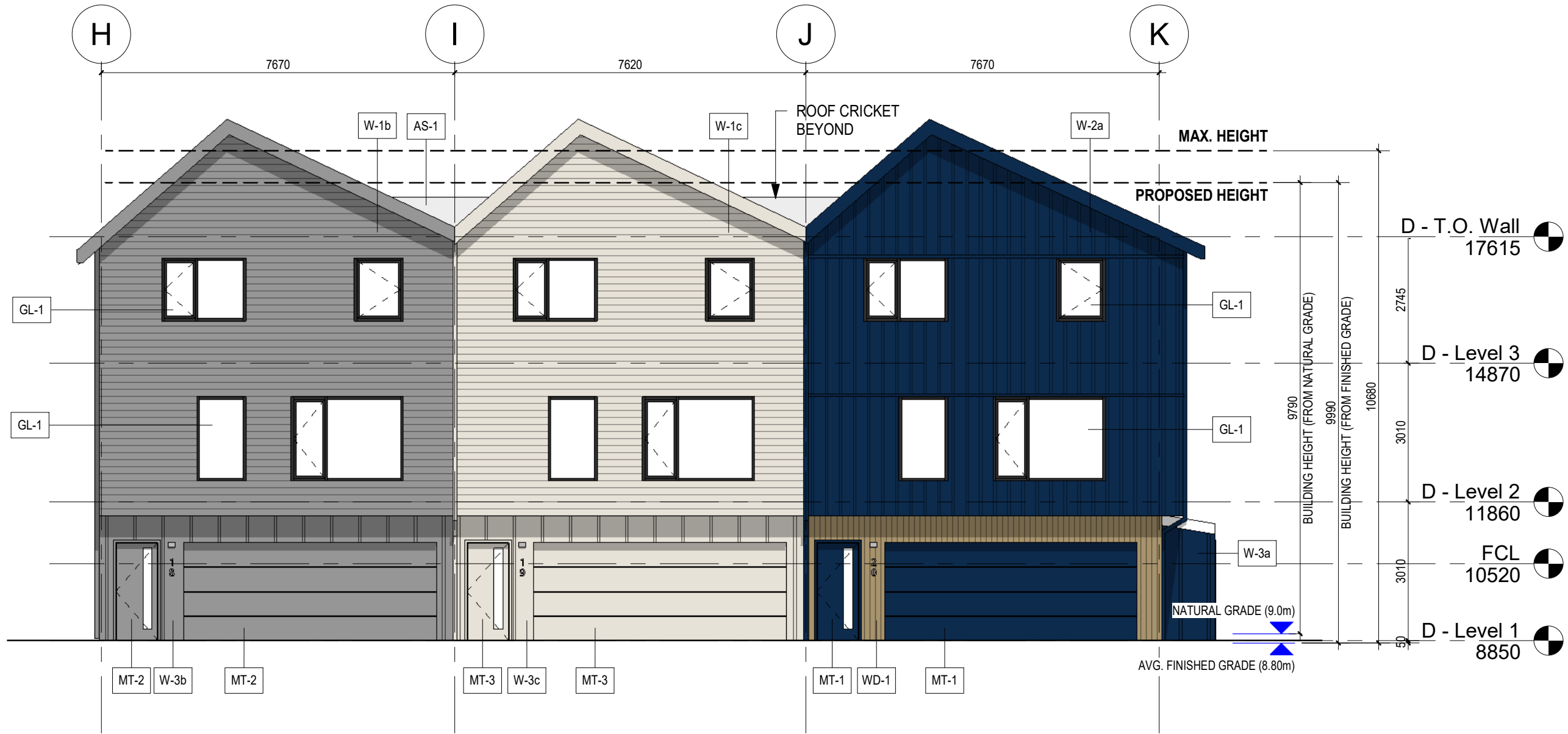
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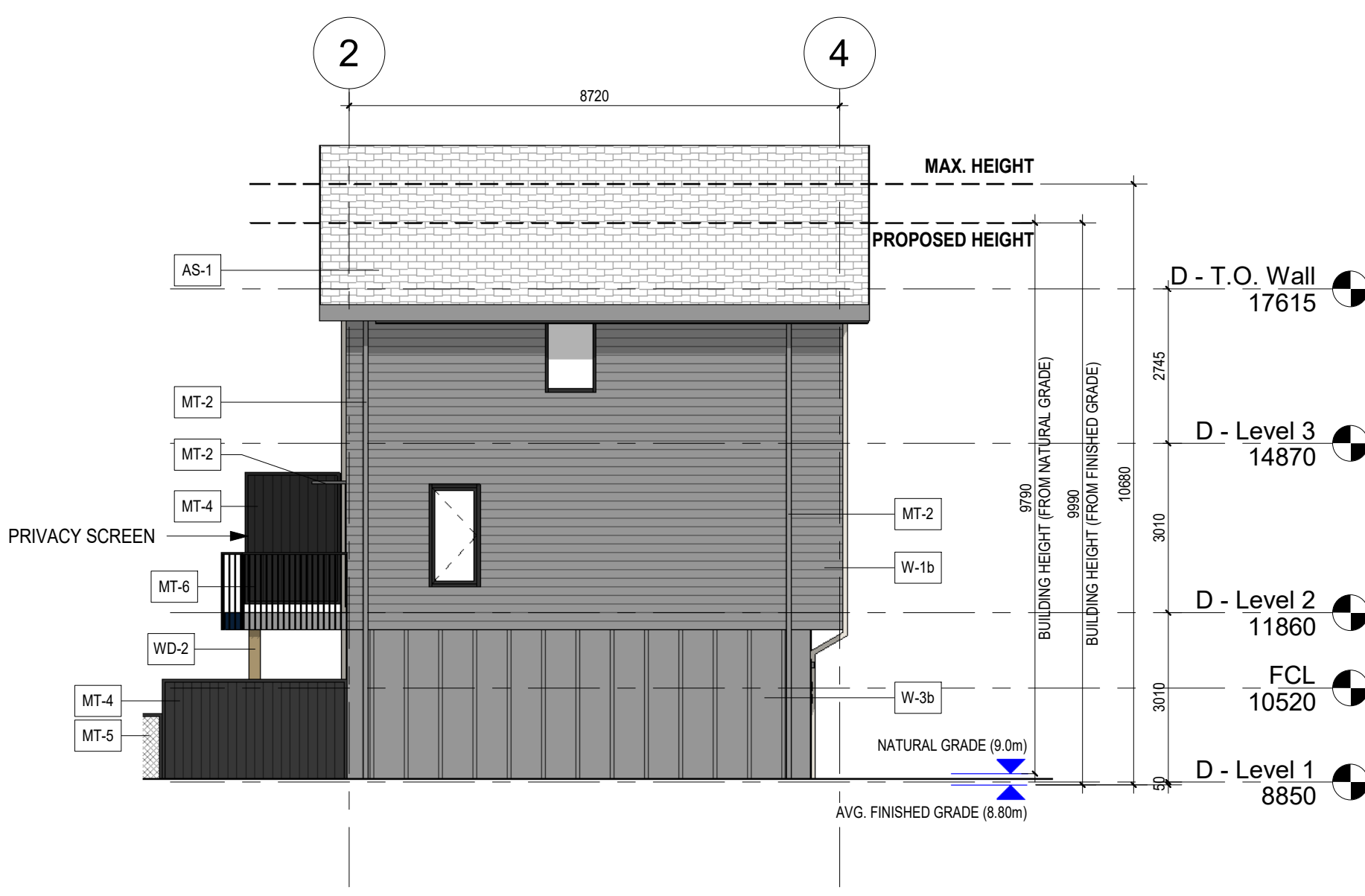
MATERIAL LEGEND	
Type	Material
	<varies>
AS-1	ASPHALT SHINGLE
C-1	CONCRETE, SMOOTH
GL-1	uPVC, DOUBLE GLAZED, LOW-E, CLEAR
GL-2	uPVC, DOUBLE GLAZED, LOW-E, CLEAR, LAMINATED
GL-3	uPVC, DOUBLE GLAZED, LOW-E, FROSTED
MT-1	PAINTED METAL, NAVY
MT-2	PAINTED METAL, GREY
MT-3	PAINTED METAL, WHITE
MT-4	ALUMINUM FENCE
MT-5	CHAIN LINK FENCE, BLACK
MT-6	METAL, BLACK
W-1a	HORIZONTAL SIDING, NAVY
W-1b	HORIZONTAL SIDING, GREY
W-1c	HORIZONTAL SIDING, WHITE
W-2a	BOARD & BATTEN 12", NAVY
W-2b	BOARD & BATTEN 12", GREY
W-2c	BOARD & BATTEN 12", WHITE
W-3a	BOARD & BATTEN 24", NAVY
W-3b	BOARD & BATTEN 24", GREY
W-3c	BOARD & BATTEN 24", WHITE
WD-1	VERTICAL WOOD CLADDING
WD-2	WOOD POST



SEAL



1 Building 3 - Front Elevation
1 : 100

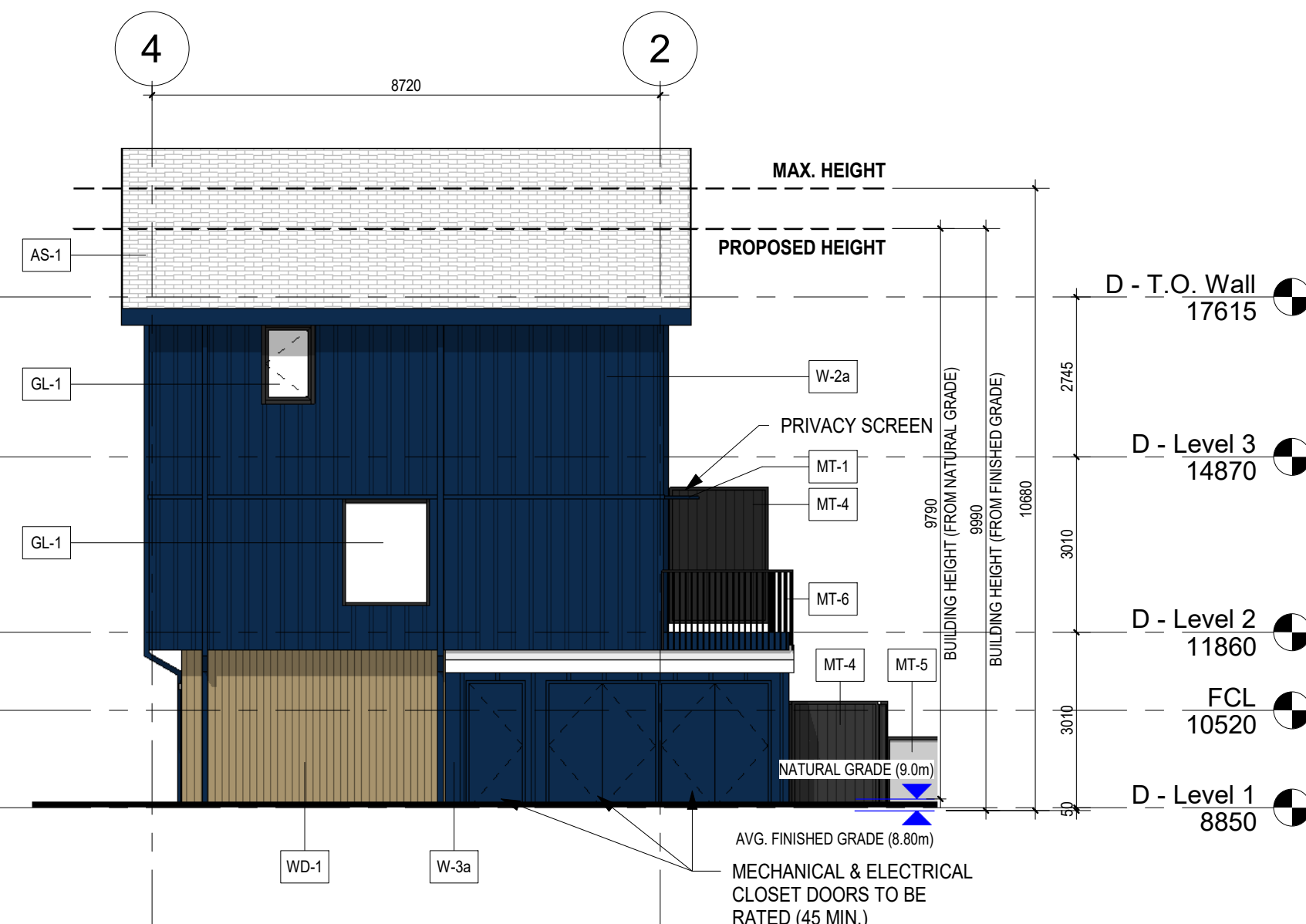


2 Building 3 - West Elevation
1 : 100

Unprotected Openings Table 3.2.3.1.-D	
Area of Exposed Building Face	70.5m ²
Limiting Distance	2m
Allowable % of Unprotected Openings	18% (12.7m ²)
Proposed % of Unprotected Openings	4.3% (3m ²)



3 Building 3 - Rear Elevation
1 : 100



4 Building 3 - East Elevation
1 : 100

Unprotected Openings Table 3.2.3.1.-D	
Area of Exposed Building Face	61.3m ²
Limiting Distance	2.17m
Allowable % of Unprotected Openings	16% (9.8m ²)
Proposed % of Unprotected Openings	6.5% (4m ²)

EXPOSED BUILDING FACE OF
MECHANICAL & ELECTRICAL
CLOSET TO BE NONCOMBUSTIBLE
CONSTRUCTION AND HAVE
NONCOMBUSTIBLE CLADDING

1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22
No.	Description	Date

PROJECT
40279 Government Road
Squamish, BC

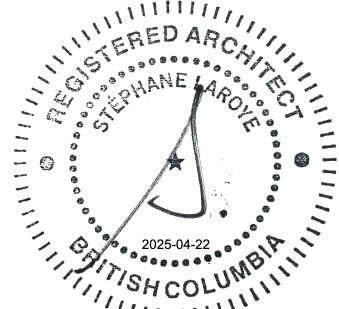
DRAWING
Elevations - Building 3

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SLA	Issue Date
SCALE	REVIEWED
1 : 100	SLA
Project Number PROJECT NO	

A3.03
REV

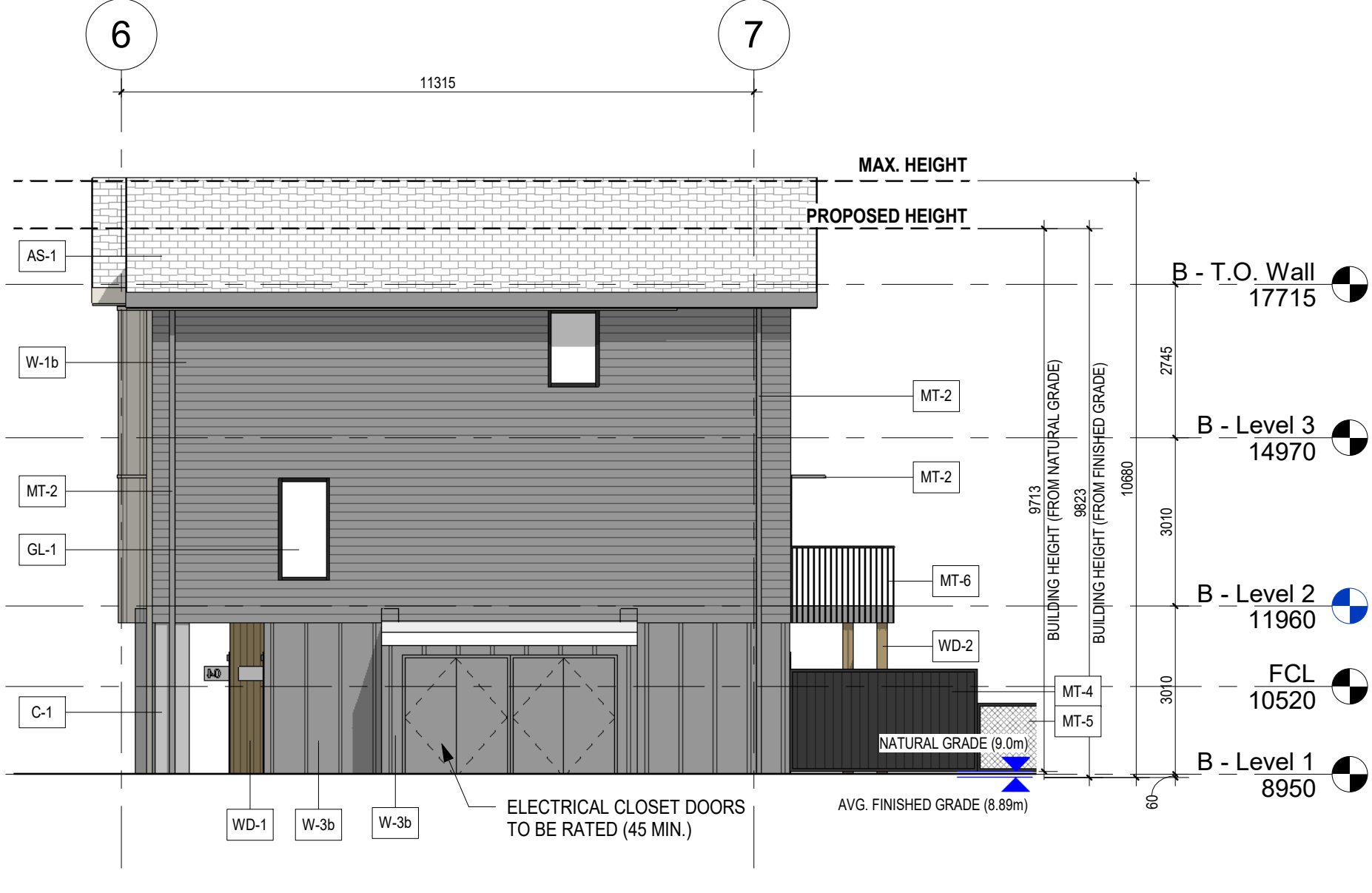
MATERIAL LEGEND	
Type	Material
	<varies>
AS-1	ASPHALT SHINGLE
C-1	CONCRETE, SMOOTH
GL-1	uPVC, DOUBLE GLAZED, LOW-E, CLEAR
GL-2	uPVC, DOUBLE GLAZED, LOW-E, CLEAR, LAMINATED
GL-3	uPVC, DOUBLE GLAZED, LOW-E, FROSTED
MT-1	PAINTED METAL, NAVY
MT-2	PAINTED METAL, GREY
MT-3	PAINTED METAL, WHITE
MT-4	ALUMINUM FENCE
MT-5	CHAIN LINK FENCE, BLACK
MT-6	METAL, BLACK
W-1a	HORIZONTAL SIDING, NAVY
W-1b	HORIZONTAL SIDING, GREY
W-1c	HORIZONTAL SIDING, WHITE
W-2a	BOARD & BATTEN 12", NAVY
W-2b	BOARD & BATTEN 12", GREY
W-2c	BOARD & BATTEN 12", WHITE
W-3a	BOARD & BATTEN 24", NAVY
W-3b	BOARD & BATTEN 24", GREY
W-3c	BOARD & BATTEN 24", WHITE
WD-1	VERTICAL WOOD CLADDING
WD-2	WOOD POST



SEAL



1 Building 4 - Front Elevation
1 : 100



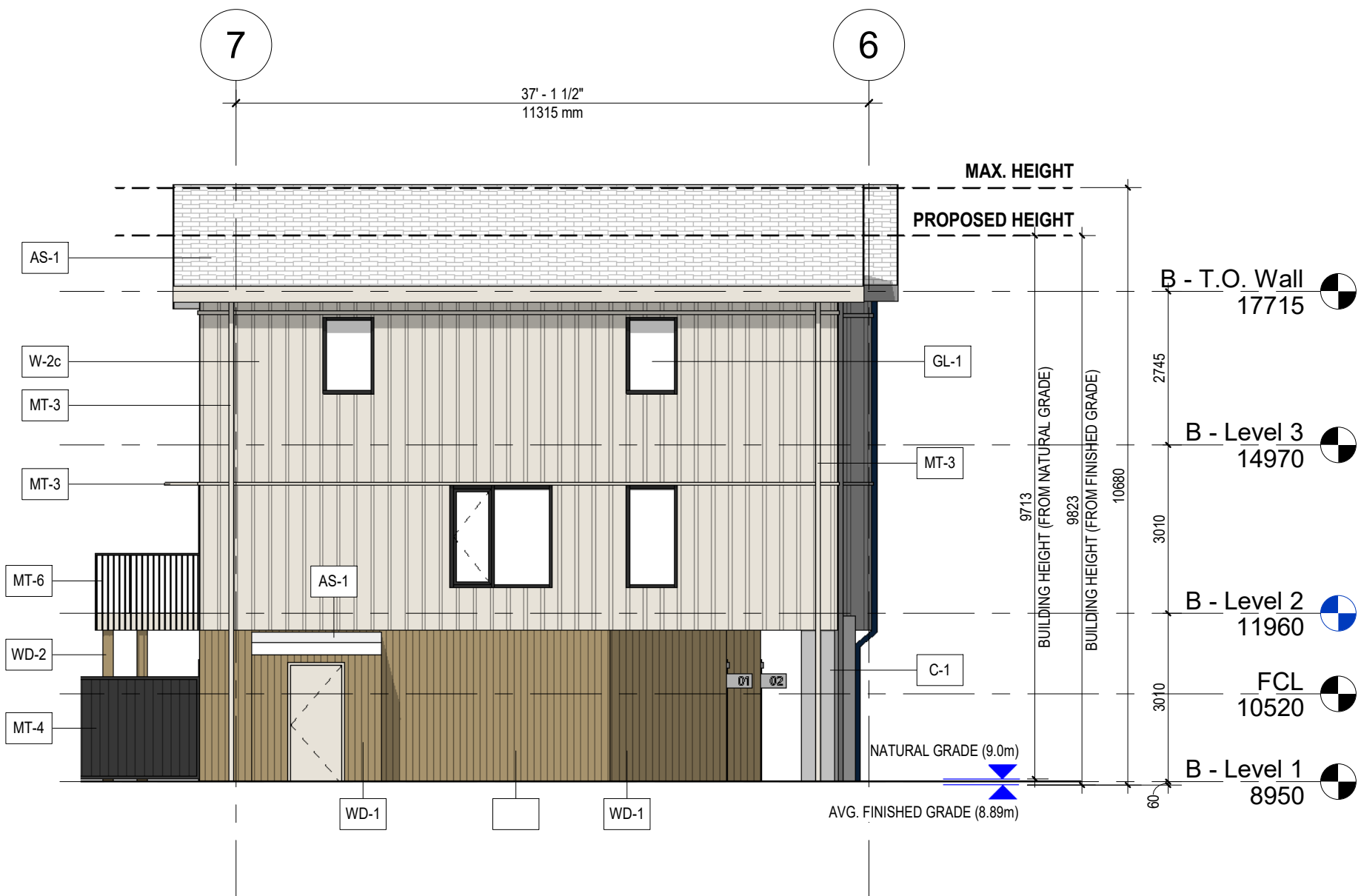
2 Building 4 - West Elevation
1 : 100

Unprotected Openings Table 3.2.3.1-D		
Area of Exposed Building Face	77.3m ²	EXPOSED BUILDING FACE OF ELECTRICAL CLOSET TO BE NONCOMBUSTIBLE CONSTRUCTION AND HAVE NONCOMBUSTIBLE CLADDING
Limiting Distance	2m	
Allowable % of Unprotected Openings	18% (13.9m ²)	
Proposed % of Unprotected Openings	3.9% (3m ²)	

No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22



3 Building 4 - Rear Elevation
1 : 100



4 Building 4 - East Elevation
1 : 100

PROJECT
40279 Government Road
Squamish, BC

DRAWING
Elevations - Building 4

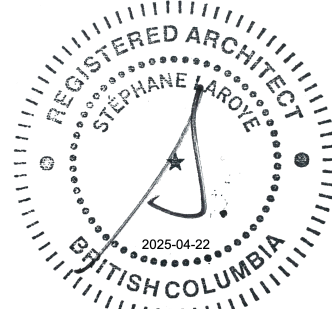
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1 : 100	SLA
Project Number	PROJECT NO

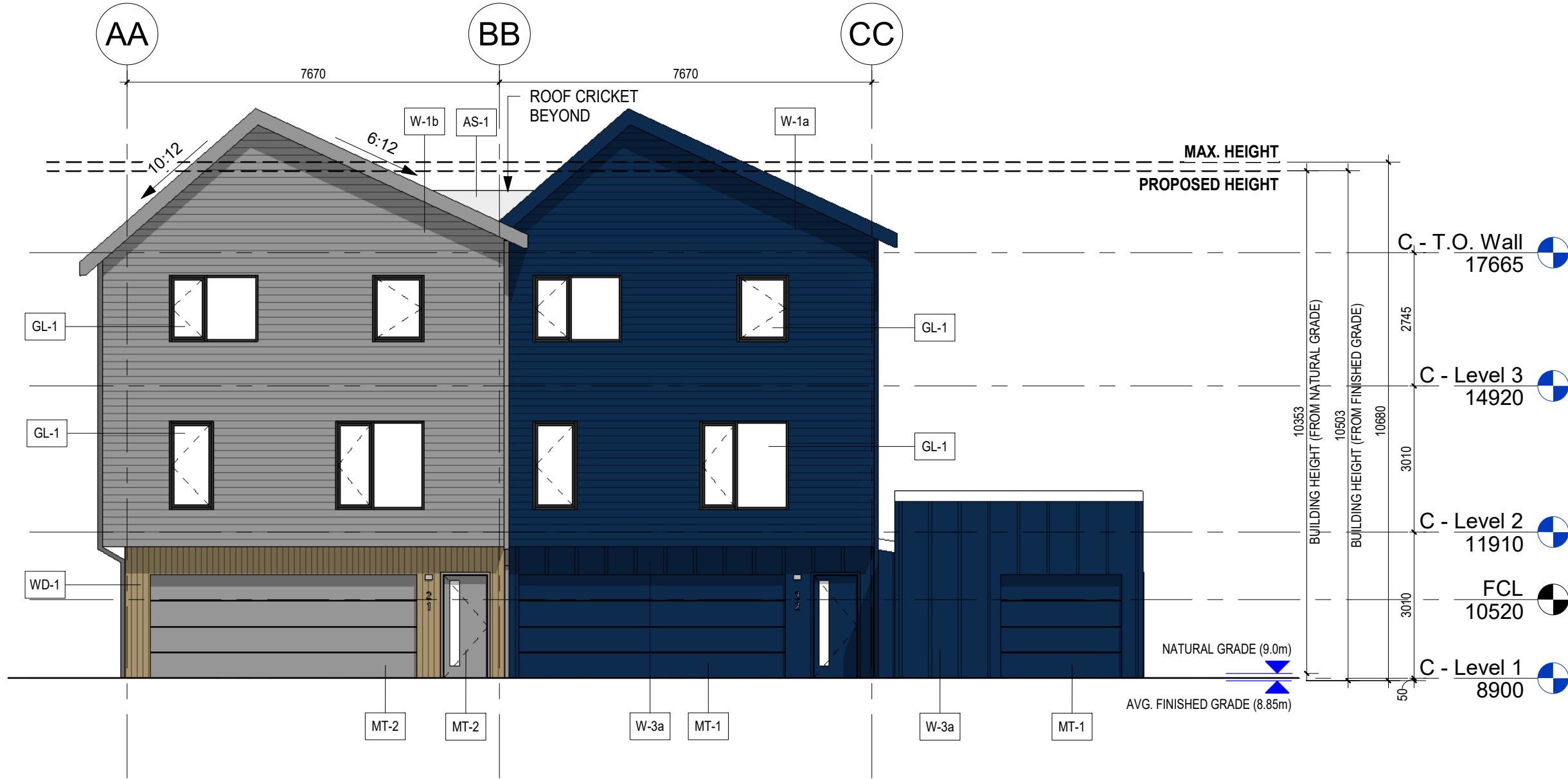
MATERIAL LEGEND	
Type	Material
	<varies>
AS-1	ASPHALT SHINGLE
C-1	CONCRETE, SMOOTH
GL-1	uPVC, DOUBLE GLAZED, LOW-E, CLEAR
GL-2	uPVC, DOUBLE GLAZED, LOW-E, CLEAR, LAMINATED
GL-3	uPVC, DOUBLE GLAZED, LOW-E, FROSTED
MT-1	PAINTED METAL, NAVY
MT-2	PAINTED METAL, GREY
MT-3	PAINTED METAL, WHITE
MT-4	ALUMINUM FENCE
MT-5	CHAIN LINK FENCE, BLACK
MT-6	METAL, BLACK
W-1a	HORIZONTAL SIDING, NAVY
W-1b	HORIZONTAL SIDING, GREY
W-1c	HORIZONTAL SIDING, WHITE
W-2a	BOARD & BATTEN 12", NAVY
W-2b	BOARD & BATTEN 12", GREY
W-2c	BOARD & BATTEN 12", WHITE
W-3a	BOARD & BATTEN 24", NAVY
W-3b	BOARD & BATTEN 24", GREY
W-3c	BOARD & BATTEN 24", WHITE
WD-1	VERTICAL WOOD CLADDING
WD-2	WOOD POST



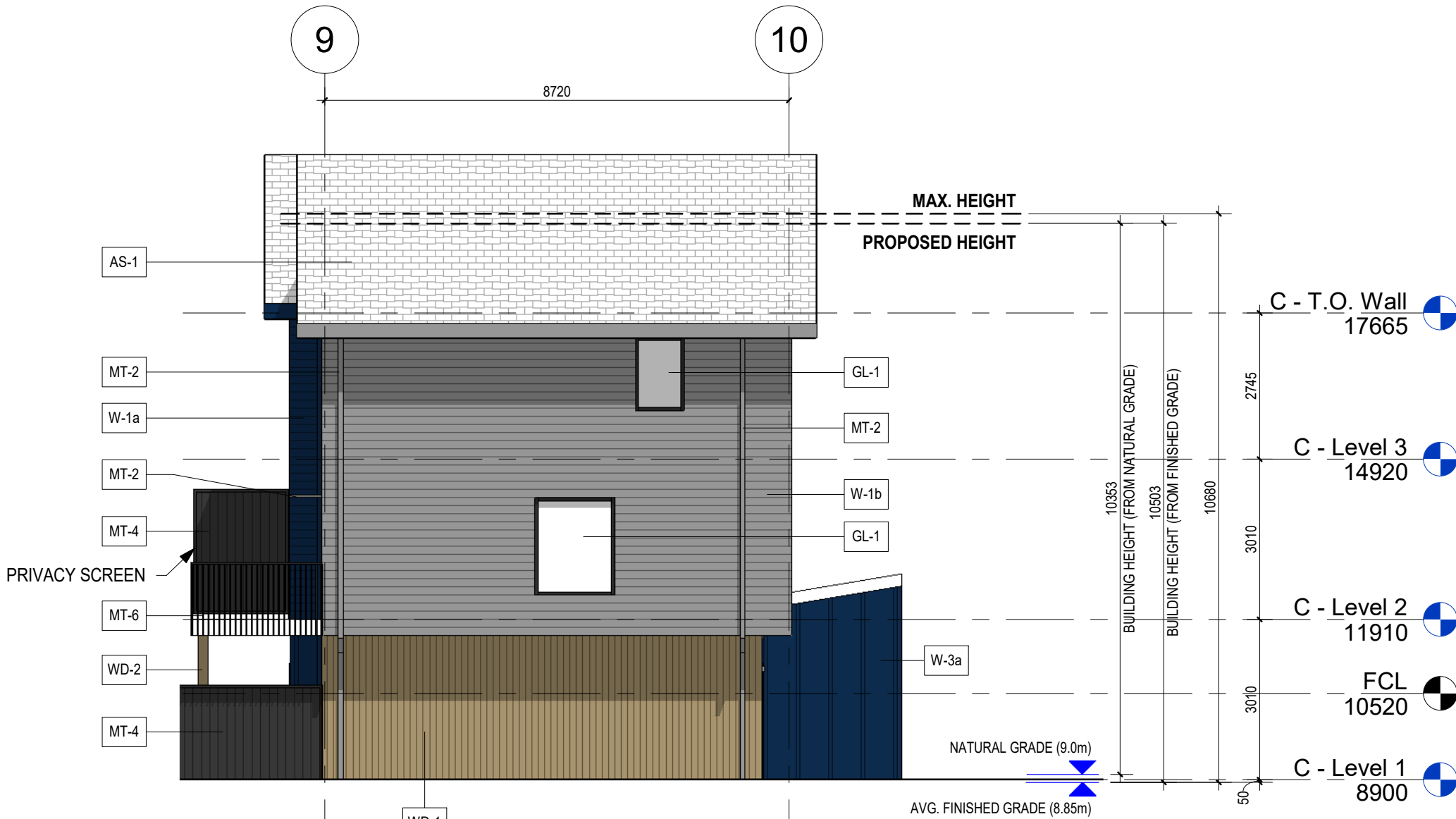
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SEAL



1 Building 5 - Front Elevation
1 : 100



2 Building 5 - SW Elevation
1 : 100

Unprotected Openings Table 3.2.3.1.-D	
Area of Exposed Building Face	71.3m ²
Limiting Distance	2.16m
Allowable % of Unprotected Openings	18% (12.8m ²)
Proposed % of Unprotected Openings	5.6% (4m ²)



3 Building 5 - Rear Elevation
1 : 100



4 Building 5 - NE Elevation
1 : 100

1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22
No.	Description	Date

PROJECT
40279 Government Road
Squamish, BC

DRAWING
Elevations - Building 5

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SCALE	1 : 100	REVIEWED	SLA
Project Number		PROJECT NO	

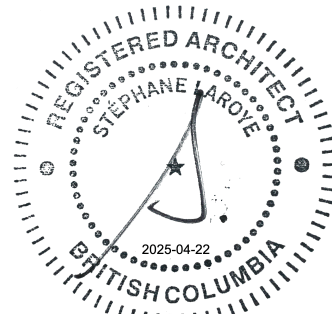
A3.05



MATERIAL LEGEND	
Type	Material
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C-1	CONCRETE, SMOOTH
GL-1	uPVC, DOUBLE GLAZED, LOW-E, CLEAR
GL-2	uPVC, DOUBLE GLAZED, LOW-E, CLEAR, LAMINATED
GL-3	uPVC, DOUBLE GLAZED, LOW-E, FROSTED
MT-1	PAINTED METAL, NAVY
MT-2	PAINTED METAL, GREY
MT-3	PAINTED METAL, WHITE
MT-4	ALUMINUM FENCE
MT-5	CHAIN LINK FENCE, BLACK
MT-6	METAL, BLACK
W-1a	HORIZONTAL SIDING, NAVY
W-1b	HORIZONTAL SIDING, GREY
W-1c	HORIZONTAL SIDING, WHITE
W-2a	BOARD & BATTEN 12", NAVY
W-2b	BOARD & BATTEN 12", GREY
W-2c	BOARD & BATTEN 12", WHITE
W-3a	BOARD & BATTEN 24", NAVY
W-3b	BOARD & BATTEN 24", GREY
W-3c	BOARD & BATTEN 24", WHITE
WD-1	VERTICAL WOOD CLADDING
WD-2	WOOD POST



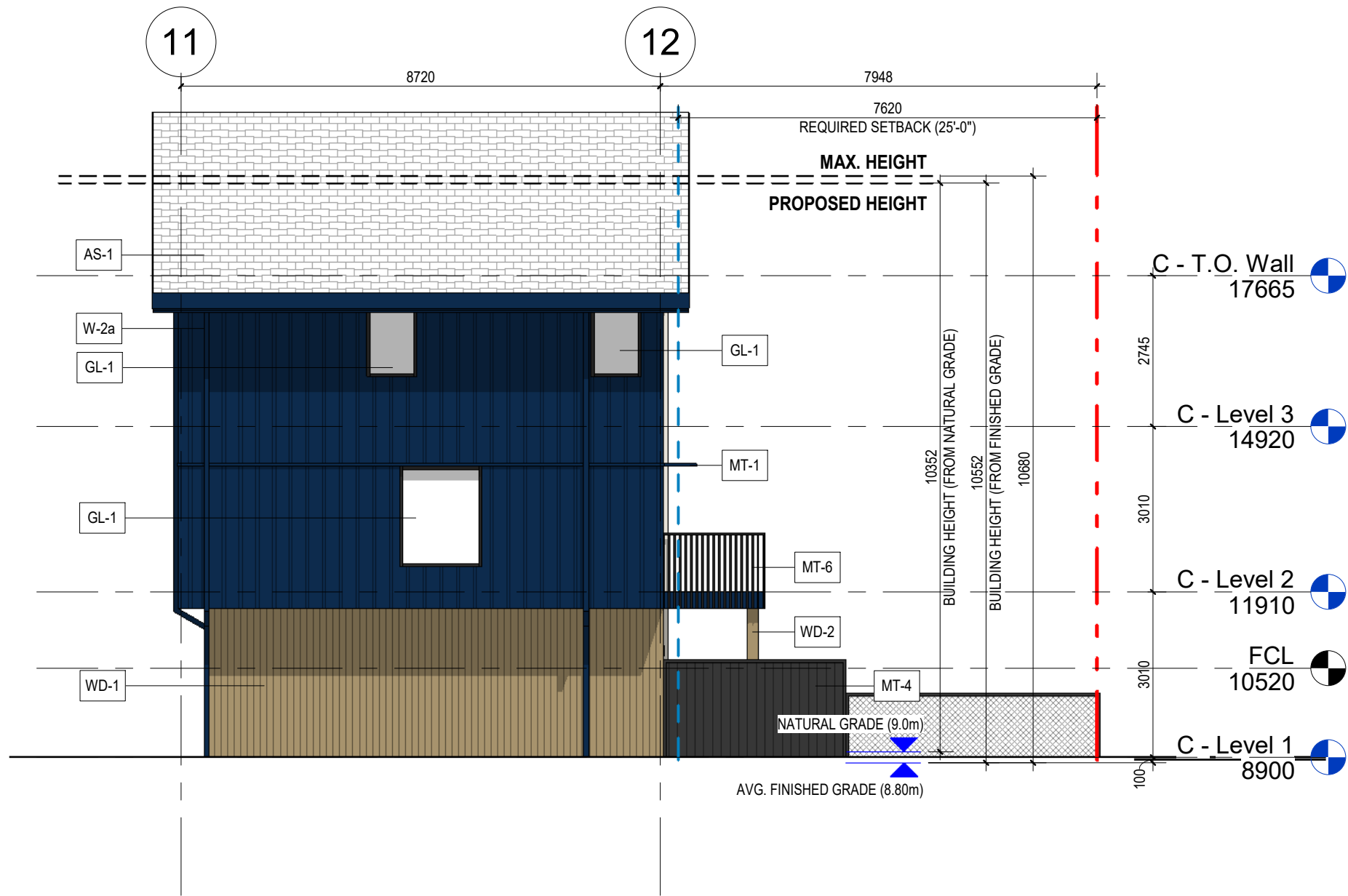
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SEAL



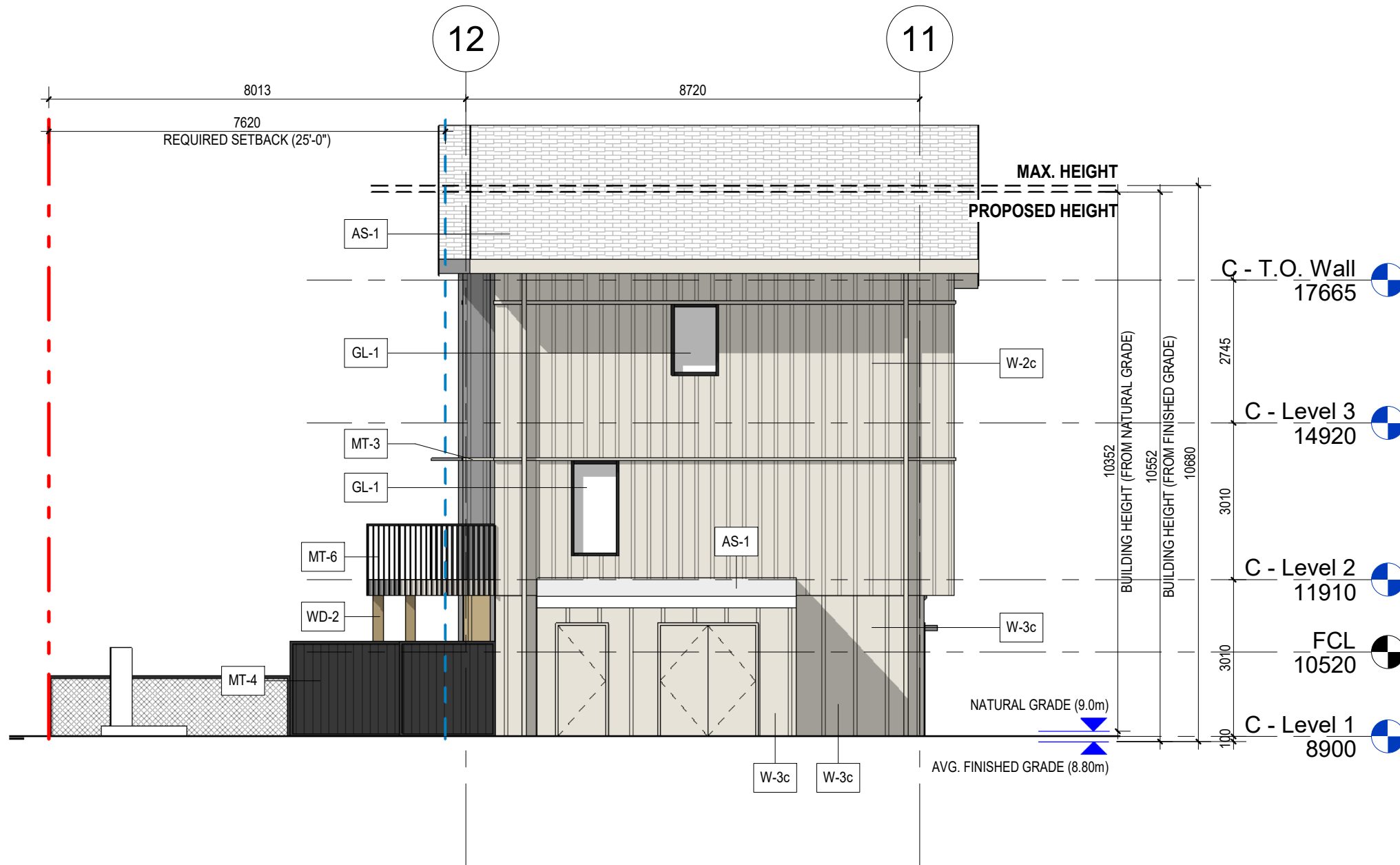
1 Building 6 - Government Rd Elevation
1 : 100



2 Building 6 - SW Elevation
1 : 100



3 Building 6 - Front Elevation
1 : 100



4 Building 6 - NE Elevation
1 : 100

No.	Description	Date
1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22

PROJECT
40279 Government Road
Squamish, BC

DRAWING
Elevations - Building 6

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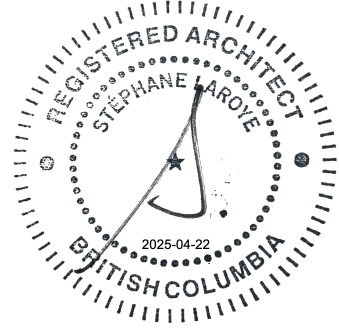
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SLA	Issue Date
SCALE	REVIEWED
1 : 100	SLA
Project Number PROJECT NO	

A3.06





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SEAL



1 Streetscape - Building 1 & 3
1 : 100



2 Streetscape - Building 2 & 4
1 : 100

1	ISSUED FOR DEVELOPMENT PERMIT	2025.04.22
No.	Description	Date

PROJECT
40279 Government Road
Squamish, BC

DRAWING
Streetscape

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SLA	Issue Date
SCALE	REVIEWED
1 : 100	SLA
Project Number	PROJECT NO

A3.07
REV