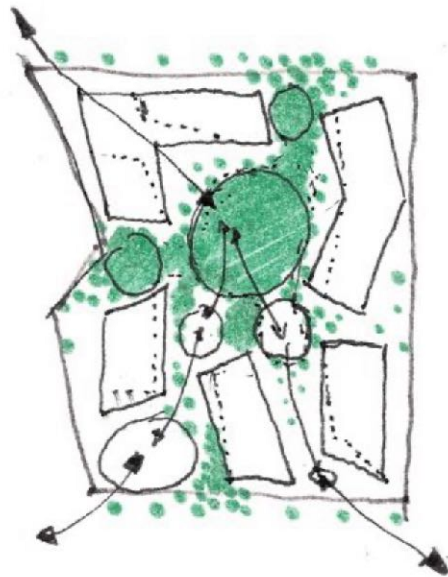




[Fig.01] Early Concept sketch - siteplan



[Fig.02] Early Concept sketch - Phase 1

4. Re-zoning Concepts - siteplan & massing

Architectural Drawing List

- A 0.01 Drawing List, Project Team
- A 0.02 Zoning Amendment
- A 0.03 Project Information
- A 0.04 Project Statistics
- A 0.05 Parcel 1 Statistics
- A 0.06 Parcel 2 Statistics

- A 3.00 Plans - Parking Level
- A 3.01 Plans - Level 1
- A 3.02 Plans - Level 2
- A 3.03 Plans - Level 3
- A 3.04 Plans - Levels 4
- A 3.05 Plans - Levels 5 - 6

Project Team

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# Hunter Place - ZONING AMENDMENT

1100, 1120, 1140 Hunter Place, Squamish, BC.

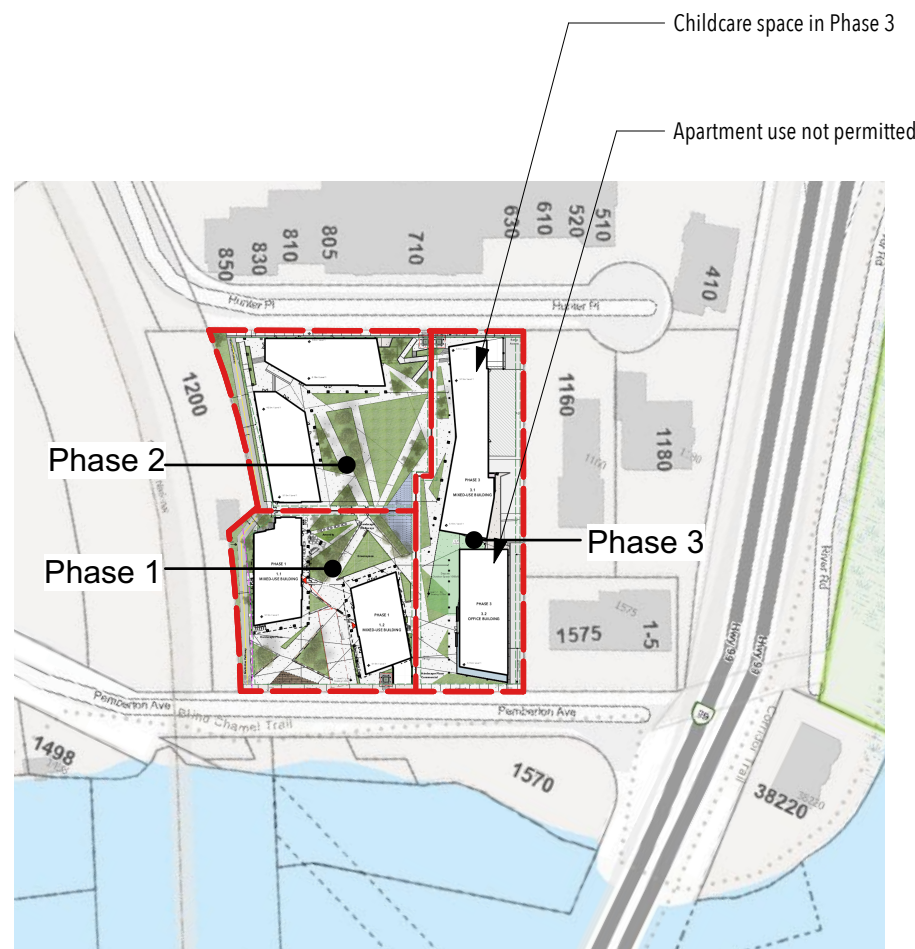
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## Project Description:

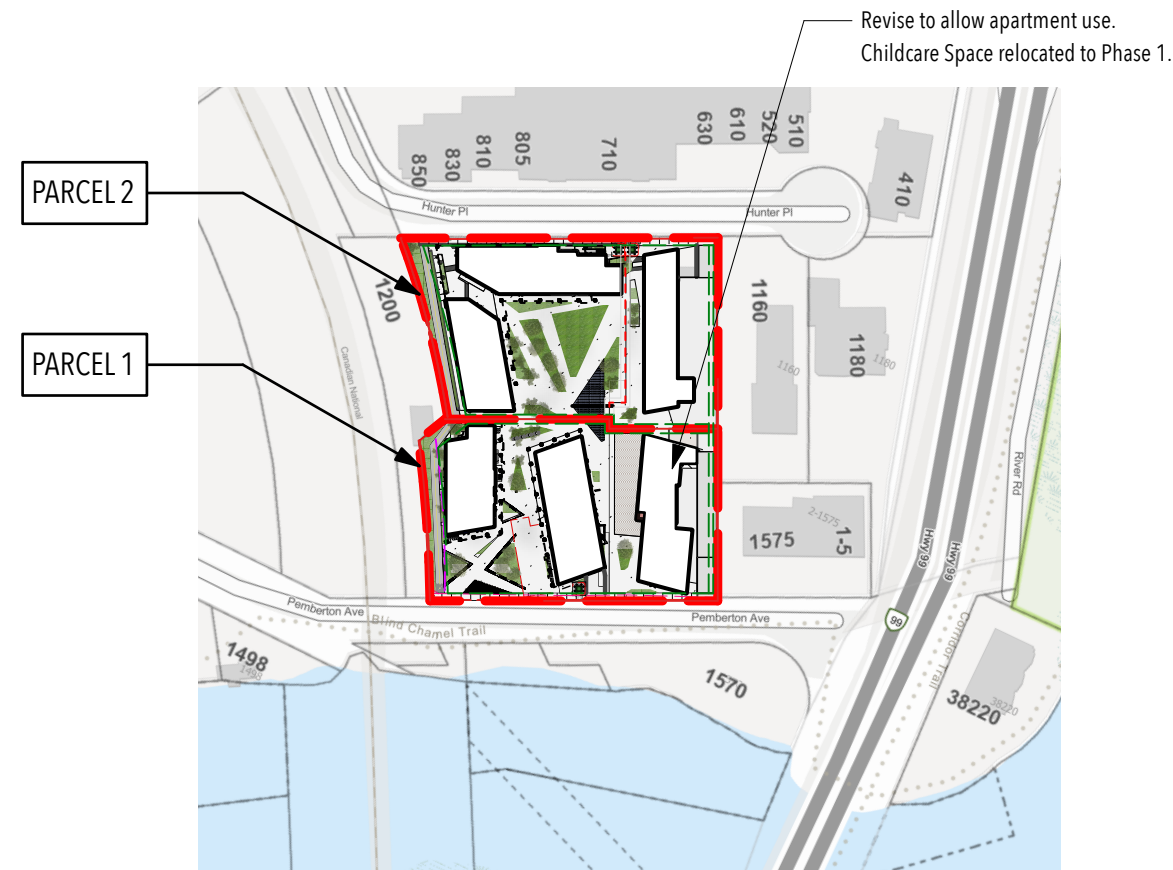
Hunter Place is a mixed use development as defined by Comprehensive Development Zone 99. The zoning amendment seeks to revise CD-99 to allow apartment use throughout the entire site, including the southeast portion of the site where it is currently not permitted. The overall floor-space-ratio (FSR) would remain unchanged at 1.7. In addition, the proposal requests a revision from 30% commercial and 70% residential GFA to 20% commercial and 80% residential aligning with developments in downtown area. The additional residential area would be a combination of market and affordable rental housing.

The original CD Zone identifies three separate areas. Through the proposed amendment, the project seeks to redefine the area boundaries to consolidate the site into two parcels instead of three. The parcel fronting Pemberton Avenue would be combined into a single consolidated lot. Similarly, the parcel fronting Hunter Place would be consolidated into one site, with the flexibility to subdivide in the future if needed.

There are no proposed changes to building height, lot coverage, setbacks and overall density so the amendments would not effect the overall massing, look and character of the project. The original concept still applies with sculptural buildings lining a generous open courtyard acting as an extension to the streetscape, inviting people to wander into and through the neighbourhood.



1. Original Zone - April 2022



2. Proposed Zoning Amendment - Mar. 2026



2026-03-03

1100 Hunter Place Zoning Amendment

Rationale for Proposed Amendments

The site comprises 7,452 m² of land formerly zoned I-1 and 4,112 m² formerly zoned C-4. The I-1 portion was rezoned in alignment with the Official Community Plan (OCP). A Comprehensive Development Zone (CD-99) was subsequently approved for the entire site, establishing an overall floor area ratio (FAR) of 1.70, consistent with the OCP.

Under CD-99, the permitted density is allocated as 70% residential gross floor area (GFA) and 30% commercial GFA. The proposed amendment seeks to align the project with other mixed-use developments permitted within the C-4 downtown zone by revising the allocation to 80% residential and 20% commercial.

The reallocation of 10% commercial GFA to residential use would convert that area into rental apartment units. Based on the applicable Community Amenity Contribution (CAC) calculation, 15% of the additional rental residential floor area would be secured as affordable rental housing. As a result, the total affordable rental housing would increase from 8% to approximately 9.5% of the overall GFA. The remaining 8.5% of the total GFA would be secured as market rental apartments.

| LAND USE (Prior to Rezoning) | Zone | Land Area | % of Land Area | Notes                                                        |
|------------------------------|------|-----------|----------------|--------------------------------------------------------------|
|                              | I-1  | 7,444 m2  | 64%            | • Required rezoning to permit uses & density proposed        |
|                              | C-4  | 4,116 m2  | 36%            | • Did not require rezoning to permit uses & density proposed |
| Total Land Area              |      | 11,560 m2 | 100%           |                                                              |

The calculations for the Comprehensive Development Zone were based on the proportion of the site requiring rezoning—specifically, the portion formerly zoned I-1, which represented 64% of the total land area. The lands previously zoned C-4 did not require rezoning to permit the proposed uses and densities.

Accordingly, Community Amenity Contributions (CACs), unit allocations, and related requirements were applied proportionally to the portion of the site subject to rezoning. For affordable housing, 17.5% of the total residential units were identified as affordable and then adjusted proportionally by applying the 64% rezoning factor.

| CURRENT LAND USE                             | CD-99 | Required:                                 | Proposed: |                                                                      |
|----------------------------------------------|-------|-------------------------------------------|-----------|----------------------------------------------------------------------|
| FAR:                                         |       | 1.7                                       | 1.7       |                                                                      |
| % Commercial GFA:                            |       | 30%                                       | 20%       | (10% commercial area converted to rental area.)                      |
| % Residential GFA:                           |       | 70%                                       | 80%       | (85% new rental GFA to be market rental; 15% affordable rental)      |
|                                              |       | % of TOTAL GFA at time of rezoning:       | Proposed: |                                                                      |
| % Condo of TOTAL GFA                         |       | 62%                                       | 62%       | (no change)                                                          |
| % Affordable Rental of TOTAL GFA             |       | 8%                                        | 9.5%      | (15% of new rental GFA allocated as affordable, 8% plus 1.5%)        |
| % Market Rental of TOTAL GFA                 |       | 0%                                        | 8.5%      |                                                                      |
|                                              |       | % of RESIDENTIAL GFA at time of rezoning: | Proposed: |                                                                      |
| % Condo of TOTAL RESIDENTIAL GFA             |       | 88.6%                                     | 77.6%     |                                                                      |
| % Affordable Rental of TOTAL RESIDENTIAL GFA |       | 11.4%                                     | 11.9%     | (Affordable required is 17.5% of total residential GFA x 64%: 11.2%) |
| % Market Rental of TOTAL RESIDENTIAL GFA     |       | 0.0%                                      | 10.5%     |                                                                      |

Development Summary - Zoning Amendment

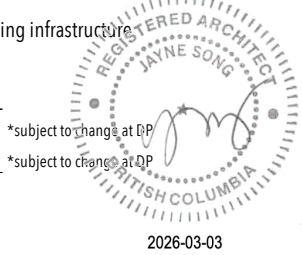
| 1.0 SITE INFO  |                                             |                                                         |
|----------------|---------------------------------------------|---------------------------------------------------------|
| Civic Address: | 1100, 1120, 1140 Hunter Place. Squamish, 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. |
| Parcel Area:   | 11,560 m2                                   |                                                         |

| 2.0 ZONING                    |              |                 |                                             |
|-------------------------------|--------------|-----------------|---------------------------------------------|
| Zoning Data                   | Current Zone | Proposed        |                                             |
| Zone:                         | CD-99        | CD-99 Amendment |                                             |
| Total Floor Area Ratio (FAR)  | 1.70         | 1.70            |                                             |
| Total GFA                     | 19,652.0 m2  | 19,652.0m2      | (211,532 sf)                                |
| Residential FAR               | 1.19         | 1.36            |                                             |
| Residential GFA: (70% to 80%) | 13,756.4 m2  | 15,721.6m2      | (169,226 sf)                                |
| Commercial GFA: (30% to 20%)  | 5,895.6 m2   | 3,930.4m2       | (42,306 sf)                                 |
|                               |              |                 |                                             |
| Min Lot Size                  | 3,000.0 m2   | 2,000.0 m2      | (to allow for future subdivision if needed) |
| Max Lot Coverage Overall      | 60%          | 60%             |                                             |
| Max Building Height           | 30.0 m       | 30.0 m          |                                             |
| Setbacks                      |              |                 |                                             |
| Area 1 - Front                | 2.5 m        | 2.5 m           |                                             |
| Area 1 - Rear                 | 1.5 m        | 1.5 m           |                                             |
| Area 1 - West Side            | 6.0 m        | 6.0 m           |                                             |
| Area 1 - East Side            | 1.5 m        | 3.0 m           |                                             |
| Area 2.1 - Front              | 2.5 m        | 2.5 m           |                                             |
| Area 2.1 - Rear               | 1.5 m        | 1.5 m           |                                             |
| Area 2.1 - West Side          | 6.0 m        | 6.0 m           |                                             |
| Area 2.1 - East Side          | 1.5 m        | 1.5 m           |                                             |
| Area 2.1 - Interior Side      | 1.5 m        | 1.5 m           |                                             |
| Area 2.2 - Front              | 2.5 m        | 2.5 m           |                                             |
| Area 2.2 - Rear               | 1.5 m        | 1.5 m           |                                             |
| Area 2.2 - West Side          | 1.5 m        | 1.5 m           |                                             |
| Area 2.2 - East Side          | 3.0 m        | 6.0 m           |                                             |
| Childcare centres             | 1            | 1               |                                             |

| 3.0 PARKING & LOADING CALCULATIONS                                                                                            |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------|--|--|--|
| Parking requirements meet or exceed min. bylaw standard.                                                                      |  |  |  |
| 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   |                        |
|---------------------------------|------------|------------|------------------------|
| Residential                     | 246        | 321        | incl. 30 tandem spaces |
| Commercial (Incl. Cash-In-Lieu) | 59         | 59         | incl. 21 Cash-in-lieu  |
| Total                           | 305 Spaces | 380 Spaces |                        |

|                               |          |          |
|-------------------------------|----------|----------|
| Loading Spaces (1 per parcel) | 2 Spaces | 3 Spaces |
|-------------------------------|----------|----------|



Overall Development Statistics

| FAR 1.70 - Total Development    |               |            |               |            |               |            |               |            |               |            |                |            |            | 2-20-26      |              |             |
|---------------------------------|---------------|------------|---------------|------------|---------------|------------|---------------|------------|---------------|------------|----------------|------------|------------|--------------|--------------|-------------|
| Floor Levels                    | PHASE 1       |            |               |            |               |            | PHASE 2       |            |               |            | Project Totals |            |            |              |              |             |
|                                 | Bldg 1.1      |            | Bldg 1.2      |            | Bldg 1.3      |            | Bldg 2.1      |            | Bldg 2.2      |            |                |            |            |              |              |             |
|                                 | Building Area | GFA        | Building Area | GFA        | Building Area | GFA        | Building Area | GFA        | Building Area | GFA        | Building Area  | Total GFA  |            |              |              |             |
| Commercial                      |               |            |               |            |               |            |               |            |               |            |                |            |            |              |              |             |
| L1-Indoor                       |               | 4,849      |               | 4,935      |               | 5,518      |               | 11,022     |               | 4,787      |                | 31,111 sf  |            |              |              |             |
| L1-outdoor childcare            |               | 0          |               | 0          |               | 3,300      |               |            |               |            |                | 3,300 sf   |            |              |              |             |
| L2                              |               |            |               |            |               |            |               |            |               | 7,896      |                | 7,896 sf   |            |              |              |             |
|                                 |               |            |               |            |               |            |               |            |               |            |                | 42,307 sf  |            |              |              |             |
| Commercial Total                | 0 sf          | 4,849 sf   | 0 sf          | 4,935 sf   | 0 sf          | 8,818 sf   | 0 sf          | 11,022 sf  | 0 sf          | 12,683 sf  | 0 sf           | 42,307 sf  |            |              |              |             |
|                                 |               | 450.5 m2   |               | 458.5 m2   |               | 819.2 m2   |               | 1,024.0 m2 |               | 1,178.3 m2 |                | 3,930.4 m2 |            |              |              |             |
| % of total                      | 20.0%         |            |               |            |               |            |               |            |               |            |                |            |            |              |              |             |
|                                 |               |            |               |            |               |            |               |            |               |            |                |            |            |              |              |             |
|                                 |               |            |               |            |               |            |               |            |               |            | Building Area  | Condo      | Mkt Rental | Aff. Rental  | Total GFA    |             |
| Residential Total               |               | 23085 sf   |               | 27870 sf   |               | 33630 sf   |               | 51100 sf   |               | 33540 sf   |                |            | 131255 sf  | 19545 sf     | 18425 sf     | 169,225 sf  |
| % of total                      |               | 2,144.7 m2 |               | 2,589.2 m2 |               | 3,124.3 m2 |               | 4,747.3 m2 |               | 3,116.0 m2 |                |            | 62.0%      | 9.3%         | 8.7%         | 80.0%       |
| Total sf (Comm&Res.)            | 0 sf          | 27,934 sf  | 0 sf          | 32,805 sf  | 0 sf          | 42,448 sf  | 0 sf          | 62,122 sf  | 0 sf          | 46,223 sf  | 0 sf           |            |            | (9.5% req'd) | (8.5% req'd) | 211,532 sf  |
| Total m2                        |               | 2,595.2 m2 |               | 3,047.7 m2 |               | 3,943.5 m2 |               | 5,771.3 m2 |               | 4,294.3 m2 |                |            |            |              |              | 19,652.0 m2 |
| FAR (site area: 11,560 m2) 1.70 |               |            |               |            |               |            |               |            |               |            |                |            |            |              |              |             |



Parcel 1 Statistics (\* subject to change at Development Permit)

| PHASE 1.1 (SOUTH) - BLDG 1.1 |           |            |                              |             |         |          |         |         |             |           | 23,085 sf  |            |             |            |
|------------------------------|-----------|------------|------------------------------|-------------|---------|----------|---------|---------|-------------|-----------|------------|------------|-------------|------------|
| Residential Unit Type        | Unit Area | Unit Mix   | Parking alloc.               | L2          | L3      | L4       | L5      | L6      | Total Units | Pkg Total | GFA        |            |             |            |
|                              |           |            |                              |             |         |          |         |         |             |           | Condo      | Mkt Rental | Aff. Rental | Total      |
| Type A Studio                |           | 33.3%      |                              |             |         |          |         |         |             |           |            |            |             |            |
| A1 Studio-Market             | 360 sf    | 26.2%      | 1 spaces                     |             |         |          |         |         | 11          | 11        | 3,960 sf   |            |             | 3,960 sf   |
| Studio-Affordable Rental     | 360 sf    | 7.1%       | 0 spaces                     | 3           |         |          |         |         | 3           | 0         |            |            | 1,080 sf    | 1,080 sf   |
| A2 Jr 1 Bed-Market           | 400 sf    | 0.0%       | 1 spaces                     |             |         |          |         |         | 0           | 0         | 0 sf       |            |             | 0 sf       |
| Type B 1 Bedroom             |           | 42.9%      |                              |             |         |          |         |         |             |           |            |            |             |            |
| B1 Jr1 Bed-Market            | 440 sf    | 0.0%       | 1 spaces                     |             |         |          |         |         | 0           | 0         | 0 sf       |            |             | 0 sf       |
| B1a Jr1 Bed-Market (Adapabl  | 440 sf    | 0.0%       | 1 spaces                     |             |         |          |         |         | 0           | 0         | 0 sf       |            |             | 0 sf       |
| B2 Jr1 Bed-Market            | 455 sf    | 9.5%       | 1 spaces                     |             | 1       |          | 1       | 1       | 4           | 4         | 1,820 sf   |            |             | 1,820 sf   |
| B3 1 Bed-Market (Adaptable)  | 525 sf    | 9.5%       | 1 spaces                     |             | 1       |          | 1       | 1       | 4           | 4         | 2,100 sf   |            |             | 2,100 sf   |
| 1 Bed-Afford.Rental (Adap    | 525 sf    | 2.4%       | 0 spaces                     | 1           |         |          |         |         | 1           | 0         |            |            | 525 sf      | 525 sf     |
| B4 1 Bed-Market              | 525 sf    | 7.1%       | 1 spaces                     |             | 0       |          | 1       | 1       | 3           | 3         | 1,575 sf   |            |             | 1,575 sf   |
| 1 Bed-Affordable Rental      | 525 sf    | 2.4%       | 0 spaces                     | 1           |         |          |         |         | 1           | 0         |            |            | 525 sf      | 525 sf     |
| B5 1 Bed+ -Market            | 620 sf    | 0.0%       | 1 spaces                     |             |         |          |         |         | 0           | 0         | 0 sf       |            |             | 0 sf       |
| B6 1 Bed+ -Market            | 625 sf    | 9.5%       | 1 spaces                     |             | 1       |          | 1       | 1       | 4           | 4         | 2,500 sf   |            |             | 2,500 sf   |
| 1 Bed+ -Affordable Rental    | 625 sf    | 2.4%       | 0 spaces                     | 1           |         |          |         |         | 1           | 0         |            |            | 625 sf      | 625 sf     |
| Type C 2 Bedroom             |           | 11.9%      |                              |             |         |          |         |         |             |           |            |            |             |            |
| C1 Jr 2 Bed-Market           | 750 sf    | 9.5%       | 2 spaces                     |             | 1       |          | 1       | 1       | 4           | 8         | 3,000 sf   |            |             | 3,000 sf   |
| Jr 2 Bed-Affordable Renta    | 750 sf    | 2.4%       | 0 spaces                     | 1           |         |          |         |         | 1           | 0         |            |            | 750 sf      | 750 sf     |
| C2 2 Bed+ -Market            | 775 sf    | 0.0%       | 2 spaces                     |             |         |          |         |         | 0           | 0         | 0 sf       |            |             | 0 sf       |
| Type D 3 Bedroom             |           | 11.9%      |                              |             |         |          |         |         |             |           |            |            |             |            |
| D1 3 Bed-Market              | 910 sf    | 0.0%       | 2 spaces                     |             |         |          |         |         | 0           | 0         | 0 sf       |            |             | 0 sf       |
| D2 3 Bed-Market              | 925 sf    | 0.0%       | 2 spaces                     |             |         |          |         |         | 0           | 0         | 0 sf       |            |             | 0 sf       |
| D3 3 Bed-Market              | 925 sf    | 9.5%       | 2 spaces                     |             | 1       |          | 1       | 1       | 4           | 8         | 3,700 sf   |            |             | 3,700 sf   |
| 3 Bed-Affordable Rental      | 925 sf    | 2.4%       | 0 spaces                     | 1           |         |          |         |         | 1           | 0         |            |            | 925 sf      | 925 sf     |
| Total                        |           | 100%       |                              | 8 Units     | 7 Units | 9 Units  | 9 Units | 9 Units | 42 Units    | 42        | 18,655 sf  | 0 sf       | 4,430 sf    | 23,085 sf  |
| (8 Aff.)                     |           |            |                              |             |         |          |         |         |             |           | 1,733.1 m2 | 0.0 m2     | 411.6 m2    | 2,144.7 m2 |
| Parking                      |           | Bylaw Rate |                              | Bylaw Req'd |         | Provided |         |         |             |           |            |            |             |            |
| Residential                  |           | 1 / Unit   | (zero for affordable rental) | 34 Spaces   |         |          |         |         |             |           |            |            |             |            |

| PHASE 1.2 (SOUTH) - BLDG 1.2 |           |            |                              |             |          |          |          |          |             |           | 27,870 sf  |            |             |            |
|------------------------------|-----------|------------|------------------------------|-------------|----------|----------|----------|----------|-------------|-----------|------------|------------|-------------|------------|
| Residential Unit Type        | Unit Area | Unit Mix   | Parking alloc.               | L2          | L3       | L4       | L5       | L6       | Total Units | Pkg Total | GFA        |            |             |            |
|                              |           |            |                              |             |          |          |          |          |             |           | Condo      | Mkt Rental | Aff. Rental | Total      |
| Type A Studio                |           | 0.0%       |                              |             |          |          |          |          |             |           |            |            |             |            |
| A1 Studio-Market             | 360 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf       |            |             | 0 sf       |
| Studio-Affordable Rental     | 360 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         |            |            | 0 sf        | 0 sf       |
| A2 Jr 1 Bed-Market           | 400 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf       |            |             | 0 sf       |
| Type B 1 Bedroom             |           | 68.1%      |                              |             |          |          |          |          |             |           |            |            |             |            |
| B1 Jr1 Bed-Market            | 440 sf    | 40.4%      | 1 spaces                     | 3           | 4        |          | 4        | 4        | 19          | 19        | 8,360 sf   |            |             | 8,360 sf   |
| B1a Jr1 Bed-Market (Adapabl  | 440 sf    | 8.5%       | 1 spaces                     |             | 1        |          | 1        | 1        | 4           | 4         | 1,760 sf   |            |             | 1,760 sf   |
| B7 Jr1 Bed-Market            | 400 sf    | 8.5%       | 1 spaces                     |             | 1        |          | 1        | 1        | 4           | 4         | 1,600 sf   |            |             | 1,600 sf   |
| B3 1 Bed-Market (Adaptable)  | 525 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf       |            |             | 0 sf       |
| 1 Bed-Afford.Rental (Adap    | 525 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |            |            | 0 sf        | 0 sf       |
| B4 1 Bed-Market              | 525 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf       |            |             | 0 sf       |
| 1 Bed-Affordable Rental      | 525 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |            |            | 0 sf        | 0 sf       |
| B5 1 Bed+ -Market            | 620 sf    | 10.6%      | 1 spaces                     | 1           | 1        |          | 1        | 1        | 5           | 5         | 3,100 sf   |            |             | 3,100 sf   |
| B6 1 Bed+ -Market            | 625 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf       |            |             | 0 sf       |
| 1 Bed+ -Affordable Rental    | 625 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |            |            | 0 sf        | 0 sf       |
| Type C 2 Bedroom             |           | 10.6%      |                              |             |          |          |          |          |             |           |            |            |             |            |
| C1 Jr 2 Bed-Market           | 650 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf       |            |             | 0 sf       |
| Jr 2 Bed-Affordable Renta    | 750 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |            |            | 0 sf        | 0 sf       |
| C2 2 Bed+ -Market            | 775 sf    | 10.6%      | 2 spaces                     | 1           | 1        |          | 1        | 1        | 5           | 10        | 3,875 sf   |            |             | 3,875 sf   |
| Type D 3 Bedroom             |           | 21.3%      |                              |             |          |          |          |          |             |           |            |            |             |            |
| D1 3 Bed-Market              | 910 sf    | 10.6%      | 2 spaces                     | 1           | 1        |          | 1        | 1        | 5           | 10        | 4,550 sf   |            |             | 4,550 sf   |
| D2 3 Bed-Market              | 925 sf    | 10.6%      | 2 spaces                     | 1           | 1        |          | 1        | 1        | 5           | 10        | 4,625 sf   |            |             | 4,625 sf   |
| D3 3 Bed-Market              | 925 sf    | 0.0%       | 2 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf       |            |             | 0 sf       |
| 3 Bed-Affordable Rental      | 925 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |            |            | 0 sf        | 0 sf       |
| Total                        |           | 100%       |                              | 7 Units     | 10 Units | 10 Units | 10 Units | 10 Units | 47 Units    | 62        | 27,870 sf  | 0 sf       | 0 sf        | 27,870 sf  |
| (0 Aff.)                     |           |            |                              |             |          |          |          |          |             |           | 2,589.2 m2 | 0.0 m2     | 0.0 m2      | 2,589.2 m2 |
| Parking                      |           | Bylaw Rate |                              | Bylaw Req'd |          | Provided |          |          |             |           |            |            |             |            |
| Residential                  |           | 1 / Unit   | (zero for affordable rental) | 47 Spaces   |          |          |          |          |             |           |            |            |             |            |

Available Parking on Site: 114  
Spaces and 14 Tandem Spaces

| PHASE 1.3 (SOUTH) - BLDG 1.3    |           |            |                              |             |          |          |          |          |             |           | 0 sf      |            |             |           |
|---------------------------------|-----------|------------|------------------------------|-------------|----------|----------|----------|----------|-------------|-----------|-----------|------------|-------------|-----------|
| Residential Unit Type           | Unit Area | Unit Mix   | Parking alloc.               | L2          | L3       | L4       | L5       | L6       | Total Units | Pkg Total | GFA       |            |             |           |
|                                 |           |            |                              |             |          |          |          |          |             |           | Condo     | Mkt Rental | Aff. Rental | Total     |
| Type A Studio                   |           | 17.3%      |                              |             |          |          |          |          |             |           |           |            |             |           |
| A1 Studio-Market                | 385 sf    | 9.6%       | 1 spaces                     | 1           | 1        |          | 1        | 1        | 5           | 5         | 1,925 sf  |            |             | 1,925 sf  |
| Studio-Rental                   | 425 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |           |            | 0 sf        | 0 sf      |
| A2 Studio                       | 395 sf    | 7.7%       | 1 spaces                     | 0           | 1        |          | 1        | 1        | 4           | 4         | 1,580 sf  |            |             | 1,580 sf  |
| Type B 1 Bedroom                |           | 34.6%      |                              |             |          |          |          |          |             |           |           |            |             |           |
| B1 Jr1 Bed-Market               | 440 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| B1a Jr1 Bed-Market (Adapabl     | 440 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| B2 Jr1 Bed-Market               | 455 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| B3 1 Bed-Market (Adaptable)     | 525 sf    | 34.6%      | 1 spaces                     | 2           | 4        |          | 4        | 4        | 18          | 18        | 9,450 sf  |            |             | 9,450 sf  |
| 1 Bed-Afford.Rental (Adap       | 525 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |           |            | 0 sf        | 0 sf      |
| B4 1 Bed-Market                 | 525 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| 1 Bed-Affordable Rental         | 525 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |           |            | 0 sf        | 0 sf      |
| B5 1 Bed+ -Market               | 620 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| B6 1 Bed+ -Market               | 625 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| 1 Bed+ -Affordable Rental       | 625 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |           |            | 0 sf        | 0 sf      |
| Type C 2 Bedroom                |           | 19.2%      |                              |             |          |          |          |          |             |           |           |            |             |           |
| C1 2 Bed Plus                   | 750 sf    | 0.0%       | 1 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| Jr 2 Bed Affordable Renta       | 750 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |           |            | 0 sf        | 0 sf      |
| C2 2 Bed+ -Market               | 700 sf    | 19.2%      | 1 spaces                     | 2           | 2        |          | 2        | 2        | 10          | 10        | 7,000 sf  |            |             | 7,000 sf  |
| Type D 3 Bedroom                |           | 28.8%      |                              |             |          |          |          |          |             |           |           |            |             |           |
| D1 3 Bed-Market                 | 910 sf    | 19.2%      | 2 spaces                     | 2           | 2        |          | 2        | 2        | 10          | 20        | 9,100 sf  |            |             | 9,100 sf  |
| D2 3 Bed-Market                 | 915 sf    | 9.6%       | 2 spaces                     | 1           | 1        |          | 1        | 1        | 5           | 10        | 4,575 sf  |            |             | 4,575 sf  |
| D3 3 Bed-Market                 | 925 sf    | 0.0%       | 2 spaces                     |             |          |          |          |          | 0           | 0         | 0 sf      |            |             | 0 sf      |
| 3 Bed-Affordable Rental         | 925 sf    | 0.0%       | 0 spaces                     |             |          |          |          |          | 0           | 0         |           |            | 0 sf        | 0 sf      |
| Total                           |           | 100%       |                              | 8 Units     | 11 Units | 11 Units | 11 Units | 11 Units | 52 Units    | 67        | 33,630 sf | 0 sf       | 0 sf        | 33,630 sf |
| (0 Aff.)                        |           |            |                              |             |          |          |          |          |             |           | 0.0 m2    |            |             | 0 sf      |
| Parking                         |           | Bylaw Rate |                              | Bylaw Req'd |          | Provided |          |          |             |           |           |            |             |           |
| Residential                     |           | 1 / Unit   | (zero for affordable rental) | 52 Spaces   |          |          |          |          |             |           |           |            |             |           |
| Available Parking on Site: 74   |           |            |                              |             |          |          |          |          |             |           |           |            |             |           |
| PHASE 1 TOTALS                  |           |            |                              |             |          |          |          |          |             |           |           |            |             |           |
| Residential                     |           |            |                              |             |          |          |          |          |             |           | 171       |            |             |           |
| Total Commercial Req'd          |           |            |                              |             |          |          |          |          |             |           | 29        |            |             |           |
| Commercial Provided on-site     |           |            |                              |             |          |          |          |          |             |           | 17        |            |             |           |
| Commercial Cash-In-Lieu         |           |            |                              |             |          |          |          |          |             |           | 12        |            |             |           |
| max. cash-in-lieu permitted: 21 |           |            |                              |             |          |          |          |          |             |           |           |            |             |           |

PHASE 1 TOTAL RESIDENTIAL GFA: 81 =SUM(M74+M116+M162) sf



2026-03-03

Parcel 2 Statistics (\* subject to change at Development Permit)

| PHASE 2 (WEST) - BLDG 2.1 |                            |            |          |                              |           |           |          |                                |          |          |             | 51100 sf   |            |             |       |           |
|---------------------------|----------------------------|------------|----------|------------------------------|-----------|-----------|----------|--------------------------------|----------|----------|-------------|------------|------------|-------------|-------|-----------|
| Residential Unit Type     |                            | Unit Area  | Unit Mix | Parking alloc.               | No. Units |           |          |                                |          |          | Total Units | Pkg Total  | GFA        |             |       |           |
|                           |                            |            |          |                              | L2        | L3        | L4       | L5                             | L6       | Condo    |             |            | Mkt Rental | Aff. Rental | Total |           |
| Type A Studio             |                            |            | 27.7%    |                              |           |           |          |                                |          |          |             |            |            |             |       |           |
| A1                        | Studio-Market              | 400 sf     | 27.7%    | 1 spaces                     | 5         | 3         | 5        | 5                              | 5        | 23       | 23          | 9,200 sf   |            |             |       | 9,200 sf  |
|                           | Studio-Affordable Rental   | 400 sf     | 0.0%     | 0 spaces                     |           |           |          |                                |          | 0        | 0           |            |            | 0 sf        |       | 0 sf      |
| Type B 1 Bedroom          |                            |            | 30.1%    |                              |           |           |          |                                |          |          |             |            |            |             |       |           |
| B1                        | Jr1 Bed-Market             | 450 sf     | 6.0%     | 1 spaces                     | 1         | 1         | 1        | 1                              | 1        | 5        | 5           | 2,250 sf   |            |             |       | 2,250 sf  |
| B2                        | 1 Bed-Market               | 525 sf     | 24.1%    | 1 spaces                     | 4         | 4         | 4        | 4                              | 4        | 20       | 20          | 10,500 sf  |            |             |       | 10,500 sf |
|                           | 1 Bed-Affordable Rental    | 525 sf     | 0.0%     | 0 spaces                     |           |           |          |                                |          | 0        | 0           |            |            | 0 sf        |       | 0 sf      |
| B1-AH                     | Jr 1 Bed-Rental            | 475 sf     | 0.0%     | 0 spaces                     |           |           |          |                                |          | 0        | 0           |            |            | 0 sf        |       | 0 sf      |
| Type C 2 Bedroom          |                            |            | 18.1%    |                              |           |           |          |                                |          |          |             |            |            |             |       |           |
| C1                        | Jr 2 Bed-Market            | 720 sf     | 12.0%    | 2 spaces                     | 2         | 2         | 2        | 2                              | 2        | 10       | 20          | 7,200 sf   |            |             |       | 7,200 sf  |
|                           | Jr 2 Bed-Affordable Rental | 725 sf     | 0.0%     | 0 spaces                     |           |           |          |                                |          | 0        | 0           |            |            | 0 sf        |       | 0 sf      |
| C2                        | Jr 2 Bed-Market            | 720 sf     | 6.0%     | 2 spaces                     | 1         | 1         | 1        | 1                              | 1        | 5        | 10          | 3,600 sf   |            |             |       | 3,600 sf  |
|                           | Jr 2 Bed-Affordable Rental | 720 sf     | 0.0%     | 0 spaces                     |           |           |          |                                |          | 0        | 0           |            |            | 0 sf        |       | 0 sf      |
|                           | Jr 2 Bed-Affordable Rental | 700 sf     | 0.0%     | 0 spaces                     |           |           |          |                                |          | 0        | 0           |            |            | 0 sf        |       | 0 sf      |
| Type D 3 Bedroom          |                            |            | 24.1%    |                              |           |           |          |                                |          |          |             |            |            |             |       |           |
| D1                        | 3 Bed-Market               | 910 sf     | 12.0%    | 2 spaces                     | 2         | 2         | 2        | 2                              | 2        | 10       | 20          | 9,100 sf   |            |             |       | 9,100 sf  |
| D2                        | 3 Bed-Market               | 925 sf     | 12.0%    | 2 spaces                     | 2         | 2         | 2        | 2                              | 2        | 10       | 20          | 9,250 sf   |            |             |       | 9,250 sf  |
|                           | 3 Bed-Affordable Rental    | 925 sf     | 0.0%     | 0 spaces                     |           |           |          |                                |          | 0        | 0           |            |            | 0 sf        |       | 0 sf      |
| Total                     |                            |            | 100%     |                              | 17 Units  | 15 Units  | 17 Units | 17 Units                       | 17 Units | 83 Units | 118         | 51,100 sf  | 0 sf       | 0 sf        |       | 51,100 sf |
|                           |                            |            |          |                              |           |           |          |                                |          |          |             | 51,100 sf  |            |             |       |           |
|                           |                            |            |          |                              |           |           |          |                                |          |          |             | 4,747.3 m2 |            |             |       |           |
| Parking                   |                            | Bylaw Rate |          | Bylaw Req'd                  |           | Provided  |          | Available Parking on Site: 112 |          |          |             |            |            |             |       |           |
| Residential               |                            | 1 / Unit   |          | (zero for affordable rental) |           | 83 Spaces |          | Spaces incl. 16 Tandem Spaces  |          |          |             |            |            |             |       |           |
|                           |                            |            |          |                              |           |           |          | 92 regular spaces              |          |          |             |            |            |             |       |           |
|                           |                            |            |          |                              |           |           |          |                                |          |          |             |            |            |             |       |           |

| PHASE 2 (EAST) BLDG 2.2      |                            |            |          |                              |           |            |          |                               |          |          |             | 0 sf                            |            |             |          |           |  |                                |  |
|------------------------------|----------------------------|------------|----------|------------------------------|-----------|------------|----------|-------------------------------|----------|----------|-------------|---------------------------------|------------|-------------|----------|-----------|--|--------------------------------|--|
| Residential Unit Type        |                            | Unit Area  | Unit Mix | Parking alloc.               | No. Units |            |          |                               |          |          | Total Units | Pkg Total                       | GFA        |             |          |           |  |                                |  |
|                              |                            |            |          |                              | L2        | L3         | L4       | L5                            | L6       | Condo    |             |                                 | Mkt Rental | Aff. Rental | Total    |           |  |                                |  |
| Type A Studio                |                            |            | 7.7%     |                              |           |            |          |                               |          |          |             |                                 |            |             |          |           |  |                                |  |
| A1                           | Studio-Rental              | 395 sf     | 3.8%     | 1 spaces                     |           |            |          | 1                             | 1        | 2        | 2           |                                 | 790 sf     |             |          | 790 sf    |  |                                |  |
|                              | Studio-Affordable Rental   | 395 sf     | 3.8%     | 0 spaces                     |           | 1          | 1        |                               |          | 2        | 0           |                                 |            | 790 sf      |          | 790 sf    |  |                                |  |
| A2                           | Studio-Rental              | 470 sf     | 17.4%    | 1 spaces                     |           |            |          | 2                             | 2        | 4        | 4           |                                 | 1,880 sf   |             |          | 1,880 sf  |  |                                |  |
|                              | Studio-Affordable Rental   | 470 sf     | 17.4%    | 0 spaces                     |           | 2          | 2        |                               |          | 4        | 0           |                                 |            | 1,880 sf    |          | 1,880 sf  |  |                                |  |
| Type B 1 Bedroom             |                            |            | 38.5%    |                              |           |            |          |                               |          |          |             |                                 |            |             |          |           |  |                                |  |
| B1                           | Jr1 Bed-Rental             | 475 sf     | 0.0%     | 1 spaces                     |           |            |          |                               |          | 0        | 0           |                                 | 0 sf       |             |          | 0 sf      |  |                                |  |
| B2                           | 1 Bed-Rental               | 525 sf     | 19.2%    | 1 spaces                     |           |            |          | 5                             | 5        | 10       | 10          |                                 | 5,250 sf   |             |          | 5,250 sf  |  |                                |  |
|                              | 1 Bed-Affordable Rental    | 525 sf     | 19.2%    | 0 spaces                     |           | 5          | 5        |                               |          | 10       | 0           |                                 |            | 5,250 sf    | 5,250 sf | 5,250 sf  |  |                                |  |
| B3                           | 1 Bed-Rental               | 600 sf     | 0.0%     | 1 spaces                     |           |            |          |                               |          | 0        | 0           |                                 | 0 sf       |             |          | 0 sf      |  |                                |  |
| Type C 2 Bedroom             |                            |            | 7.7%     |                              |           |            |          |                               |          |          |             |                                 |            |             |          |           |  |                                |  |
| C1                           | Jr 2 Bed-Rental            | 740 sf     | 0.0%     | 1 spaces                     |           |            |          |                               |          | 0        | 0           |                                 | 0 sf       |             |          | 0 sf      |  |                                |  |
|                              | Jr 2 Bed-Affordable Rental | 745 sf     | 0.0%     | 0 spaces                     |           |            |          |                               |          | 0        | 0           |                                 |            | 0 sf        |          | 0 sf      |  |                                |  |
| C2                           | Jr 2 Bed-Rental            | 725 sf     | 0.0%     | 1 spaces                     |           |            |          |                               |          | 0        | 0           |                                 | 0 sf       |             |          | 0 sf      |  |                                |  |
| C3                           | 2 Bed-Rental               | 725 sf     | 3.8%     | 2 spaces                     |           |            |          | 1                             | 1        | 2        | 4           |                                 | 1,450 sf   |             |          | 1,450 sf  |  |                                |  |
|                              | 2 Bed-Affordable Rental    | 725 sf     | 3.8%     | 0 spaces                     |           | 1          | 1        |                               |          | 2        | 0           |                                 |            | 1,450 sf    | 1,450 sf | 1,450 sf  |  |                                |  |
| Type D 3 Bedroom             |                            |            | 30.8%    |                              |           |            |          |                               |          |          |             |                                 |            |             |          |           |  |                                |  |
| D1                           | 3 Bed-Rental               | 925 sf     | 3.8%     | 1 spaces                     |           |            |          | 1                             | 1        | 2        | 2           |                                 | 1,850 sf   |             |          | 1,850 sf  |  |                                |  |
| D2                           | 3 Bed-Rental               | 925 sf     | 17.3%    | 1 spaces                     |           |            | 3        | 3                             | 3        | 9        | 9           |                                 | 8,325 sf   |             |          | 8,325 sf  |  |                                |  |
|                              | 3 Bed-Affordable Rental    | 925 sf     | 9.6%     | 0 spaces                     |           | 4          | 1        |                               |          | 5        | 0           |                                 |            | 4,625 sf    | 4,625 sf | 4,625 sf  |  |                                |  |
| Total                        |                            |            | 119%     |                              | 0 Units   | 13 Units   | 13 Units | 13 Units                      | 13 Units | 52 Units | 31          | 0 sf                            | 19,545 sf  | 13,995 sf   |          | 33,540 sf |  |                                |  |
| (23 Aff.)<br>(29 Mkt Rt)     |                            |            |          |                              |           |            |          |                               |          |          |             | 0.0 m2                          |            |             |          |           |  |                                |  |
| Parking                      |                            | Bylaw Rate |          | Bylaw Req'd                  |           | Provided   |          | Available Parking on Site: 59 |          |          |             |                                 |            |             |          |           |  |                                |  |
| Residential                  |                            | 1 / Unit   |          | (zero for affordable rental) |           | 29 Spaces  |          | 41                            |          |          |             |                                 |            |             |          |           |  |                                |  |
|                              |                            |            |          |                              |           |            |          |                               |          |          |             | 4                               |            |             |          |           |  |                                |  |
| Total Parking Spaces         |                            |            |          |                              |           |            |          |                               |          |          |             | 0 Available on-Site             |            |             |          |           |  |                                |  |
| PHASE 2 PARKING REQUIREMENTS |                            |            |          |                              |           |            |          |                               |          |          |             | Bylaw Rate                      |            | Bylaw Req'd |          | Provided  |  | Available Parking on Site: 171 |  |
| Residential                  |                            | 1 / Unit   |          | (zero for affordable rental) |           | 112 Spaces |          | 149                           |          |          |             | Spaces incl. 9 Tandem Spaces    |            |             |          |           |  |                                |  |
| Total Commercial Req'd       |                            | 2 /1076sf  |          |                              |           | 45 Spaces  |          | 45                            |          |          |             |                                 |            |             |          |           |  |                                |  |
| Commercial Provided on-site  |                            |            |          |                              |           |            |          | 21                            |          |          |             |                                 |            |             |          |           |  |                                |  |
| Commercial Cash-In-Lieu      |                            |            |          |                              |           |            |          | 24                            |          |          |             | max. cash-in-lieu permitted: 25 |            |             |          |           |  |                                |  |

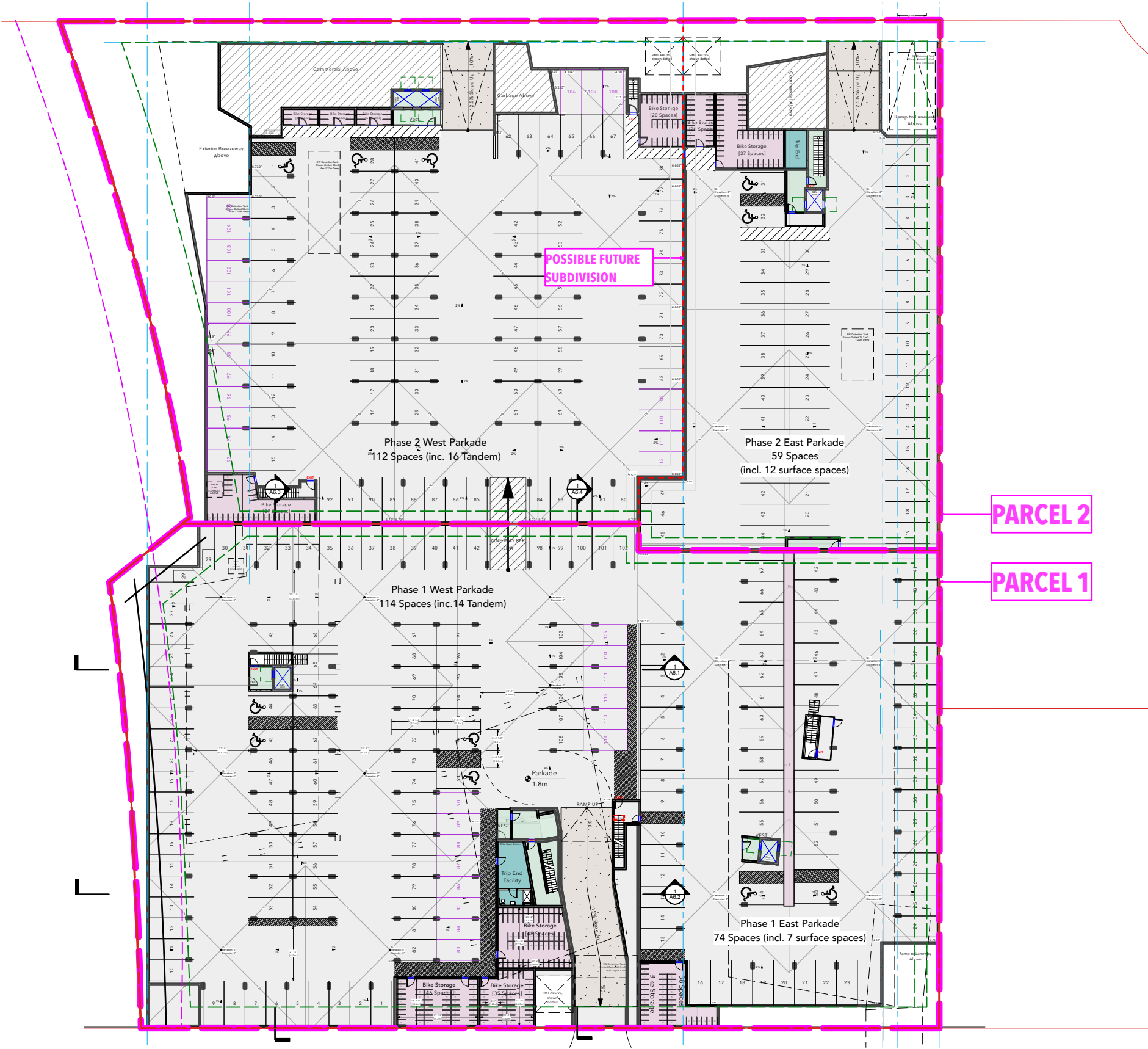


Hunter Place - ZONING AMENDMENT

1100, 1120, 1140 Hunter Place, Squamish, BC.

1713

\* Plans submitted for re-zoning are for illustration purposes



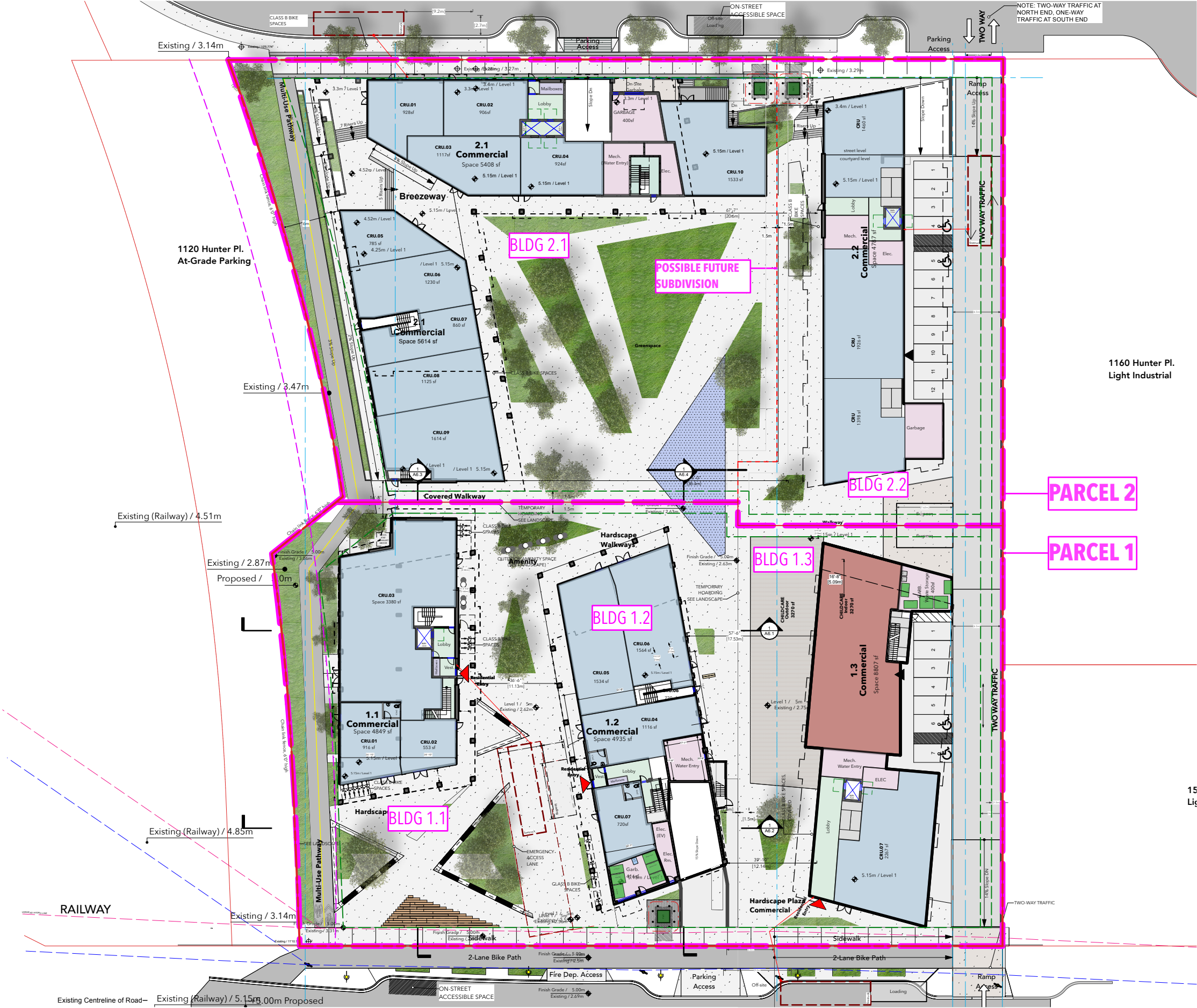
2026-03-03

Hunter Place - ZONING AMENDMENT

1100, 1120, 1140 Hunter Place, Squamish, BC.

1713

\* Plans submitted for re-zoning are for illustration purposes



Hunter Place - ZONING AMENDMENT

1100, 1120, 1140 Hunter Place, Squamish, BC.

1713



UNIT TYPES LEGEND

|                                 |  |
|---------------------------------|--|
| MARKET RESIDENTIAL .....        |  |
| AFFORDABLE HOUSING RENTAL ..... |  |
| MARKET RENTAL.....              |  |

\* Plans submitted for re-zoning are for illustration purposes



2026-03-03



Hunter Place - ZONING AMENDMENT

1100, 1120, 1140 Hunter Place, Squamish, BC.

1713



UNIT TYPES LEGEND

|                                 |  |
|---------------------------------|--|
| MARKET RESIDENTIAL .....        |  |
| AFFORDABLE HOUSING RENTAL ..... |  |
| MARKET RENTAL.....              |  |

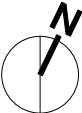
\* Plans submitted for re-zoning are for illustration purposes

PARCEL 2

PARCEL 1



2026-03-03



Scale\_ NTS

Hunter Place - ZONING AMENDMENT

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1713



Hunter Place - ZONING AMENDMENT

1100, 1120, 1140 Hunter Place, Squamish, BC.

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UNIT TYPES LEGEND

|                                 |  |
|---------------------------------|--|
| MARKET RESIDENTIAL .....        |  |
| AFFORDABLE HOUSING RENTAL ..... |  |
| MARKET RENTAL.....              |  |

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