



1 **PROJECT IMAGE - VIEW FROM TANTALUS ROAD**

A000 NTS

PROJECT INFORMATION: TANTALUS VILLAGE

PROJECT NAME	TANTALUS VILLAGE
CIVIC ADDRESS	40480 TANTALUS ROAD, SQUAMISH BC
LEGAL DESCRIPTION	10458 &DFL4601, PT14 & C, SEC 11 & SEC 12 PID 003-753-409
PROJECT DESCRIPTION	MIXED-USE DEVELOPMENT (RENTAL RESIDENTIAL)
MUNICIPAL AUTHORITY	DISTRICT OF SQUAMISH
EXISTING ZONING DISTRICT	RL-2
ZONING DISTRICT	CD- COMPREHENSIVE DEVELOPMENT (SITE SPECIFIC, BASED ON CD-27)
APPLICABLE BUILDING REGULATION	BCBC 2024

DEVELOPMENT PERMIT AREAS

DPA1 ENVIRONMENTAL PROTECTION
DPA3 UNIVERSAL GUIDELINES
DPA8 HWY 99 CORRIDOR

ZONING ANALYSIS

SITE AREA	15,037 SM (161,857 SF) 1.5ha
FLOOD CONSTRUCTION LEVEL (FCL)	10.68 M (35.0')
PROPOSED FAR	0.45
SETBACKS	**PROPOSED**
FRONT YARD	4.57M (15.0')
REAR YARD	9.15M (30.2')
INTERIOR SIDE NORTH	ALR 15.0M (49.2')
INTERIOR SIDE SOUTH	4.57M (15.0')
BUILDING HEIGHT	18.39M (4 STOREYS)
LOT COVERAGE	20%
DENSITY	42 UNITS PER ha

UNIT COUNT & AREAS

GROSS FLOOR AREA:		**ESTIMATED EFFICIENCY (NOT INCLUDING L0):**
L0 (BIKE STORAGE & GARBAGE)	404 SM (4,349 SF)	
L1 (RESIDENTIAL + COMMERCIAL)	254SM (2,730 SF) + 1,412 SM (15,199 SF)	80%
L2 (RESIDENTIAL)	1,463 SM (15,750 SF)	85%
L3 (RESIDENTIAL)	1,463 SM (15,750 SF)	85%
L4 (RESIDENTIAL)	1,463 SM (15,750 SF)	85%
TOTAL	**6,459 SM (69,524 SF)**	**83.75%**

UNIT COUNT:	**JR 1 BED:**	**1BED :**	**2BED :**	**3 BED:**	**TOTAL:**
L2 (RESIDENTIAL)	4	10	3	4	**21**
L3 (RESIDENTIAL)	4	10	3	4	**21**
L4 (RESIDENTIAL)	4	10	3	4	**21**
TOTAL (%)	**12 (19%)**	**30 (48%)**	**9 (14%)**	**12 (19%)**	**63 (100%)**

OFF-STREET PARKING ANALYSIS

TYPE:	**REQ'D RATIO**	**PROPOSED RATIO:**	**PROPOSED:**	**VARIANCE:**	**REQ'D ACCESSIBLE:**	**SMALL CAR (15%)**
COMMERCIAL RETAIL (929 SM)	2 PER 100 SM	2 PER 100 SM	18			
COMMERCIAL RESTAURANT (~180 SEAT)	1 PER 4 SEATS	1 PER 4 SEATS	45		2 (FOR 31-60 SPACES))	ALLOWABLE: 22
RESIDENTIAL (RENTAL)	**see below(89)*	1 PER DWELLING	63	26	3 (FOR 61-90 SPACES)	PROPOSED: 22
VISITOR	0.25 PER DWELLING	0.25 PER DWELLING	11	5 (30% reduction for time of day sharing with commercial parking)		
MISCELLANEOUS			12			
TOTAL			**149**		**5**	

**Vehicle parking Required for Apartment Dwelling*
Bachelor - 1 space per dwelling unit, plus Visitor Parking
1 Bedroom - 1.25 spaces per dwelling unit, plus Visitor Parking
2 Bedroom - 1.75 spaces per dwelling unit, plus Visitor Parking
3 Bedroom - 2 spaces per dwelling unit, plus Visitor Parking

BICYCLE PARKING ANALYSIS

TYPE:	**PROPOSED/REQ'D RATIO:**	**CLASS A:**	**CLASS B:**
COMMERCIAL BIKE	2 PER 300 SM	9	16
RESIDENTIAL BIKE	2 PER DWELLING	126	6

REFERENCES:
**DISTRICT OF SQUAMISH ZONING BYLAW, NO. 2200, 2011*
**DISTRICT OF SQUAMISH OFFICIAL COMMUNITY PLAN SCHEDULE A; BYLAW 2500, 2017*
**DISTRICT OF SQUAMISH FLOODPLAIN MANAGEMENT BYLAW NO. 2751, 2021*
**FLOOD MANAGEMENT GUIDE FOR DEVELOPERS*

PROJECT TEAM:

OWNER
TARGET REAL ESTATE
DEVELOPMENT CORP.
CONTACT: GRANT GILLIES &
DAVE RANSIER
(604) 336-4444

ARCHITECTURAL
URBAN WEST ARCHITECTURE
102-1688 W 1ST AVE.
VANCOUVER, BC
CONTACT: JUSTIN BENNETT
(604) 603-1332

SURVEYOR
BUNBURY & ASSOCIATES
38026 2 AVE #207
SQUAMISH, BC V8B 0B1
CONTACT: MARTIN JONES
(604) 892-3090

GEOTECHNICAL
FRONTERA GEOTECHNICAL ENGINEERING
3892 QUEENS WAY
SQUAMISH, BC V8B 0K8
CONTACT: STEVEN FOFONOFF
(604) 898-1093

CIVIL
R.F. BINNIE & ASSOCIATES LTD.
205-4946 CANADA WAY
BURNABY, BC V5G 4H7
(604) 420-1721

ENVIRONMENTAL
ENVIROWEST CONSULTANTS INC.
1515 BROADWAY ST SUITE 101
PORT COQUITLAM, BC V3C 6M2
CONTACT: IAN WHYTE
(604) 944-0502

DRAWING LIST

A000	PROJECT INFO
A010	SITE SURVEY
A012	SITE PLAN
A014	SITE SECTION
A020	SITE CONTEXT
A021	SHADOW STUDIES
A030	DESIGN RATIONALE & PROJECT IMAGES
A200	LOWER FLOOR PLAN
A201	LEVEL 1 PLAN
A202	LEVEL 2 PLAN
A203	LEVEL 3 PLAN
A300	ELEVATIONS
A301	ELEVATIONS

SEAL:

2025-07-22

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UWA
URBAN WEST ARCHITECTURE

VANCOUVER
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

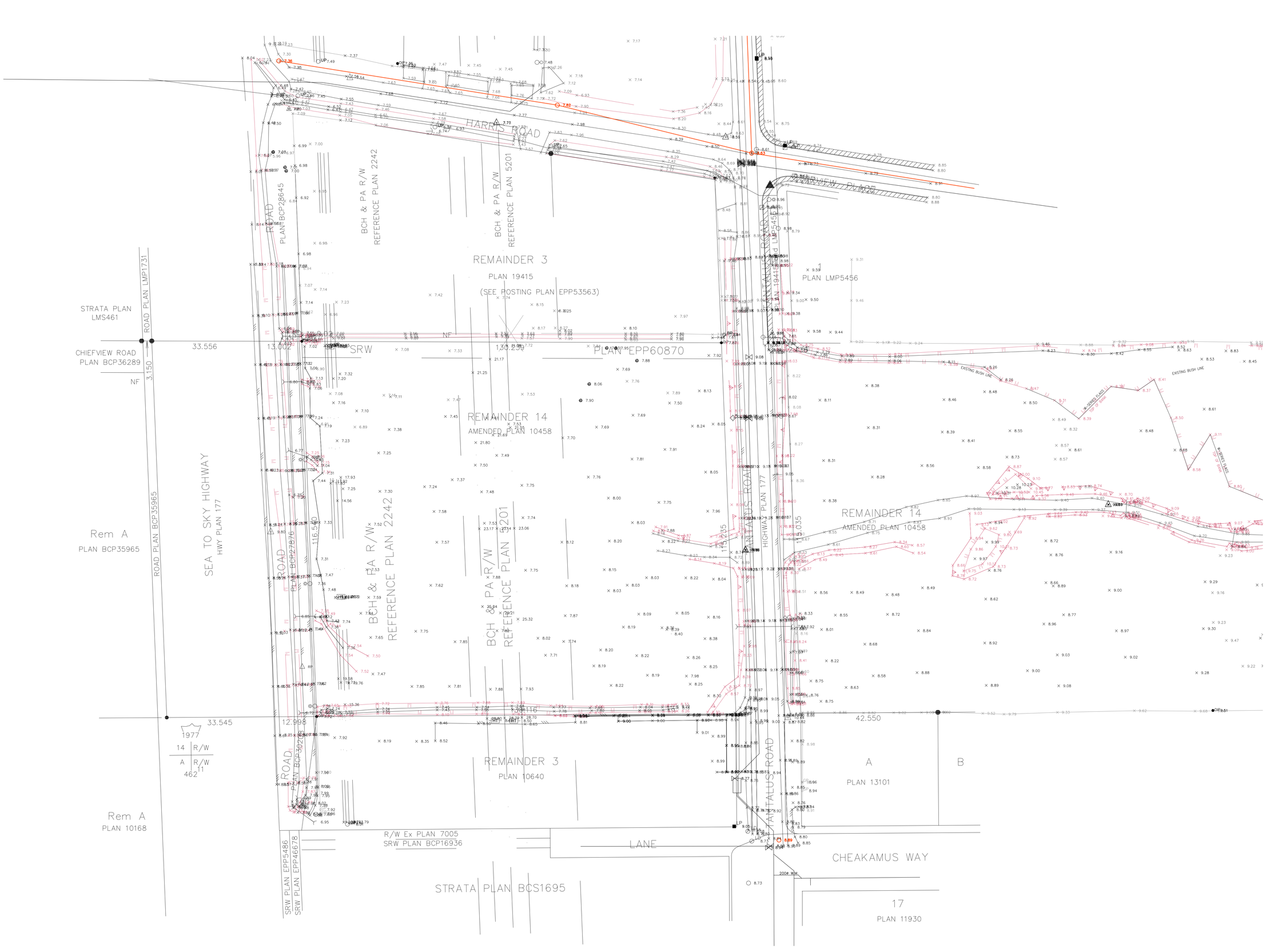
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SCALE:	NTS
DRAWN BY:	
CHECKED BY:	JB

TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A000

PROJECT DATA & CONTEXT



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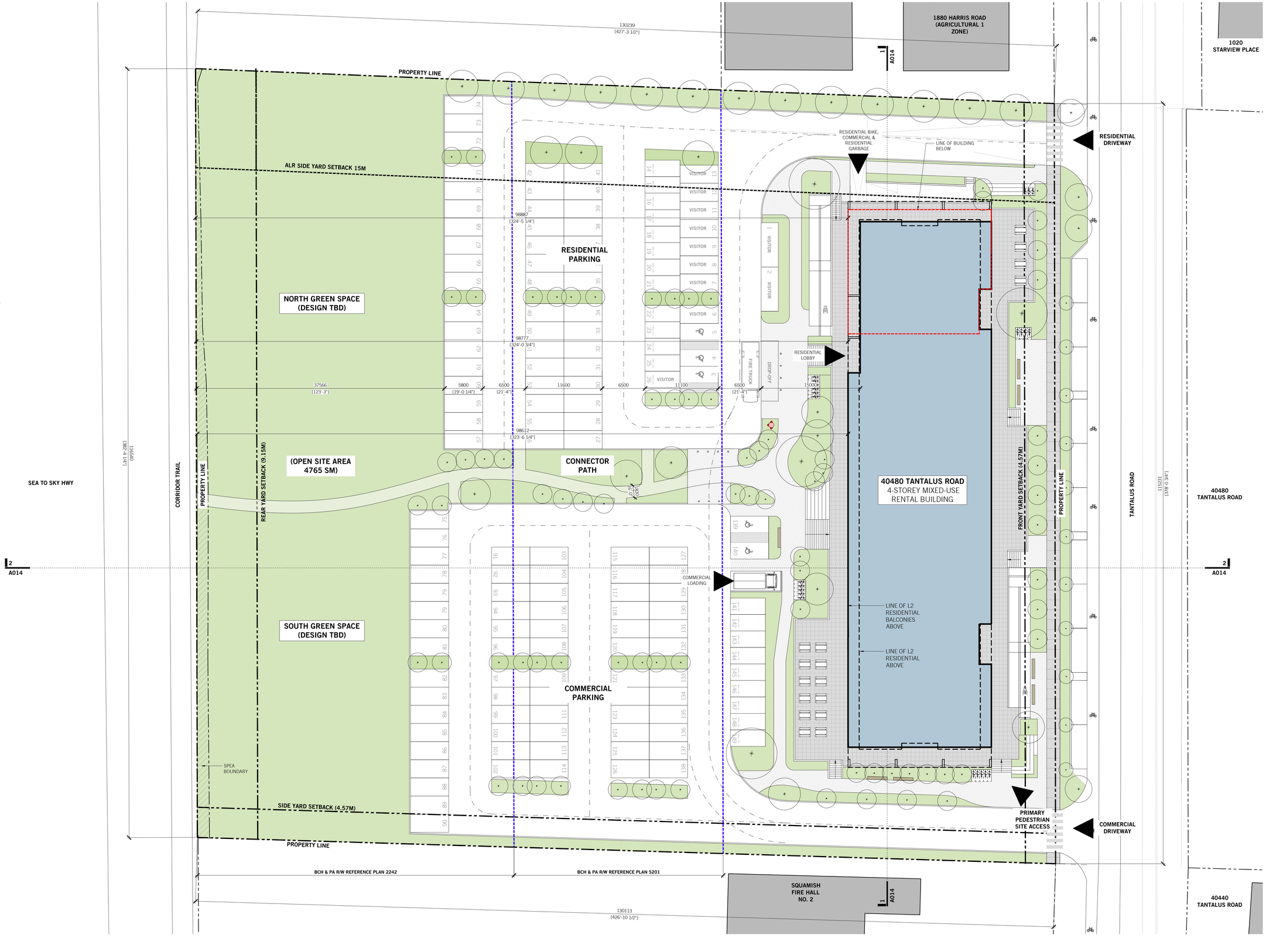
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PROJECT NORTH
TRUE NORTH

TANTALUS VILLAGE
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A010

SITE SURVEY



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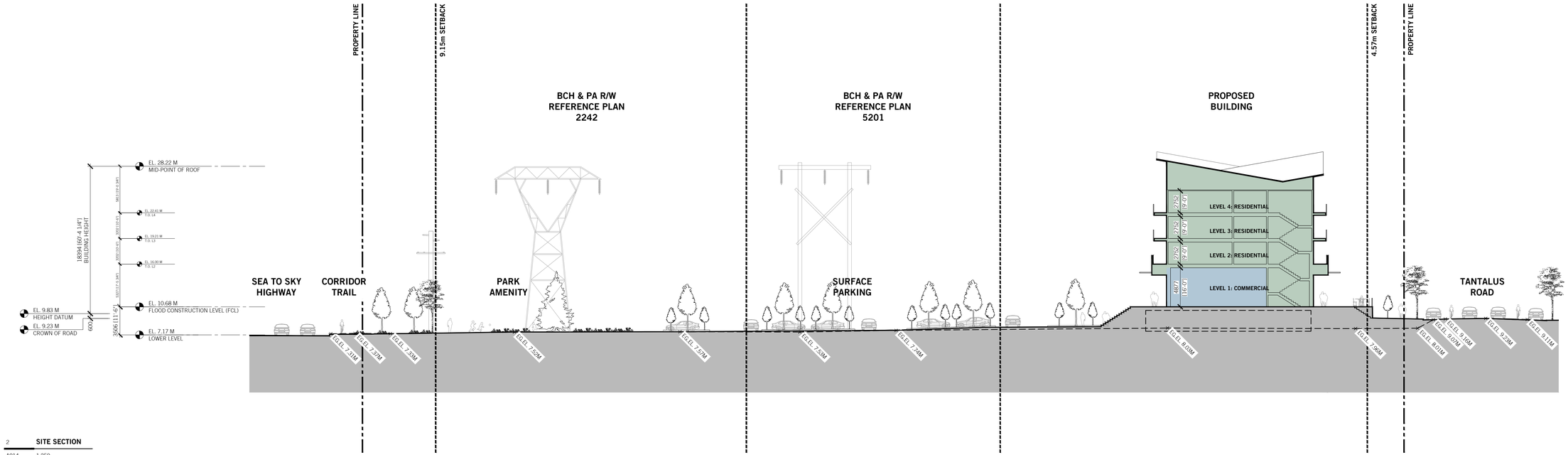
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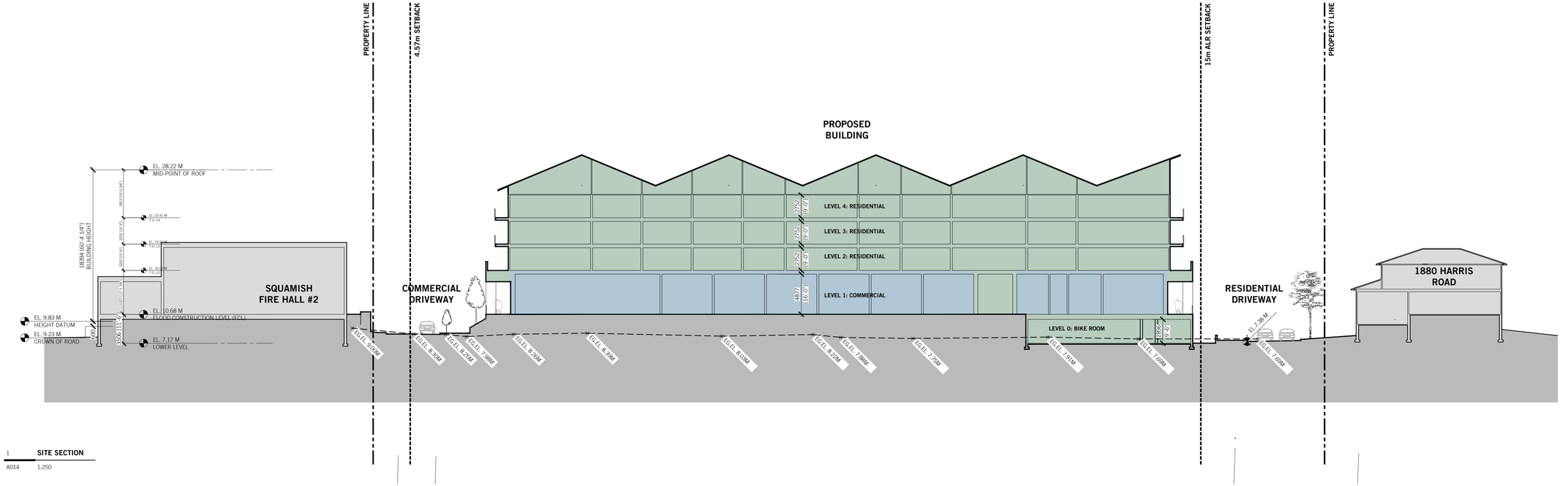
A012

SITE PLAN



2 **SITE SECTION**

A014 1:250



1 **SITE SECTION**

A014 1:250

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TANTALUS VILLAGE
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A014

SITE SECTION



1 **CONTEXT PLAN**

A020 NTS



1 **FIREHALL, SOUTH OF SITE**

A020



2 **FUNERAL CHAPEL, OPPOSITE FIREHALL**

A020



3 **LOOKING SOUTH ON TANTALUS ROAD**

A020



4 **SITE FROM TANTALUS ROAD**

A020



5 **HIGHWAY 99, LOOKING EAST**

A020



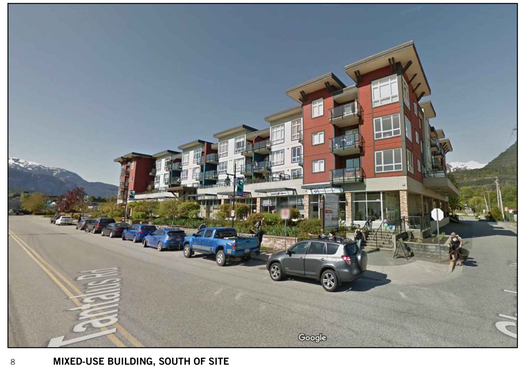
6 **HIGHWAY 99, LOOKING WEST**

A020



7 **HOUSE & AGRICULTURAL LAND, NORTH OF SITE**

A020



8 **MIXED-USE BUILDING, SOUTH OF SITE**

A020

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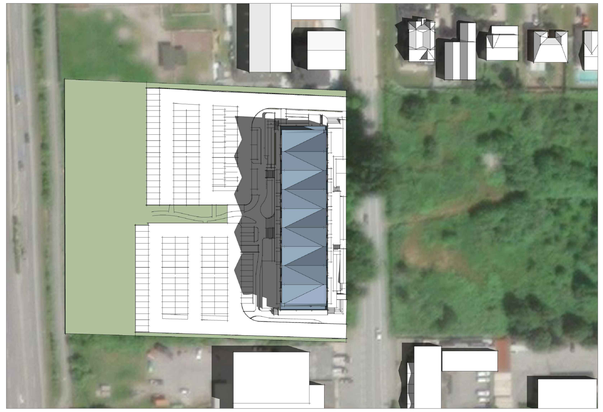
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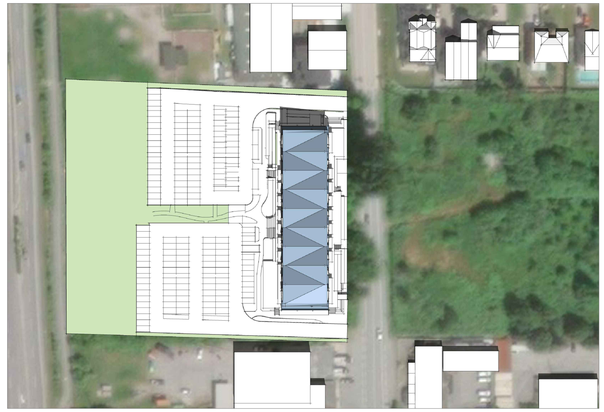
TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A020

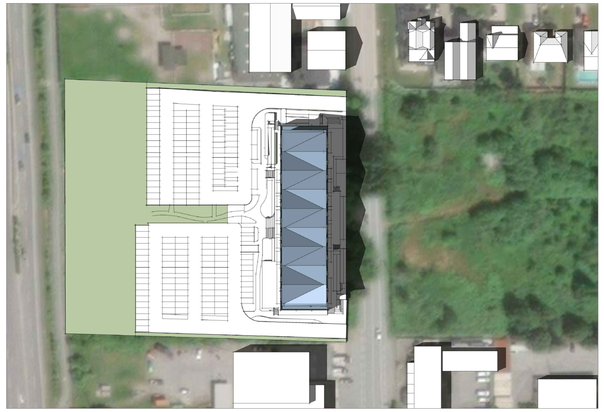
SITE CONTEXT



1 **JUNE 21st @ 9AM**
A021 NTS



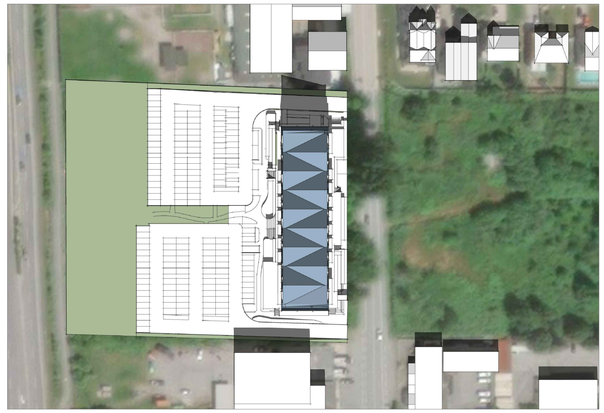
2 **JUNE 21st @ 12PM**
A021 NTS



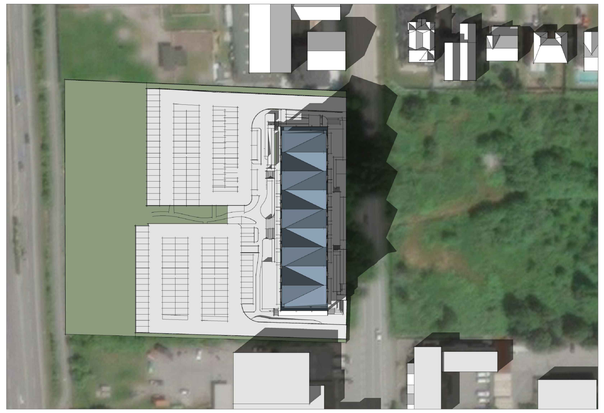
3 **JUNE 21st @ 3PM**
A021 NTS



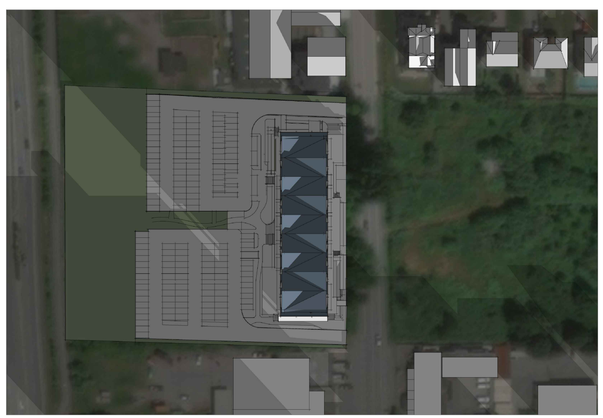
4 **SEPTEMBER 21st @ 9AM**
A021 NTS



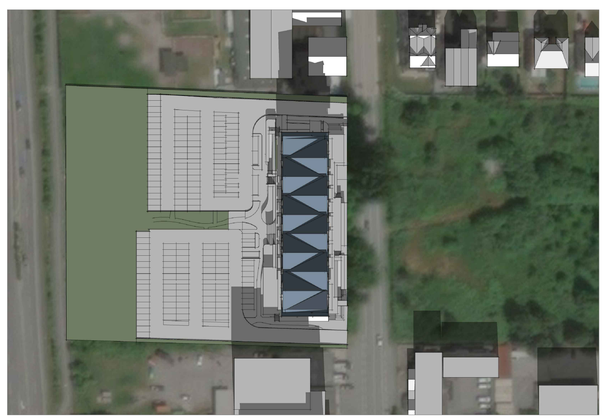
5 **SEPTEMBER 21st @ 12PM**
A021 NTS



6 **SEPTEMBER 21st @ 3PM**
A021 NTS



7 **DECEMBER 21st @ 9AM**
A021 NTS



8 **DECEMBER 21st @ 12PM**
A021 NTS



9 **DECEMBER 21st @ 3PM**
A021 NTS

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PROJECT
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TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A021

SHADOW STUDIES



2 **VIEW FROM TANTALUS ROAD**

A030 NTS



1 **AERIAL VIEW**

A030 NTS

DESIGN RATIONALE

The proposed development is a four-storey mixed-use building located 40480 Tantalus Road. It consists of 63 market rental residential units situated above approximately 15,000 sq. ft. of commercial space. The site is bordered by a new Firehall to the south, agricultural zoned land to the north, and Highway 99 to the west.

The vision for the project is to create a vibrant community hub that activates Tantalus Road with a lively streetscape. A variety of commercial units, complemented by generous outdoor patios and landscaped areas, are designed to encourage community interaction and enhance the public realm.

Parking is located at grade at the rear of the building. Separate parking areas and driveways for commercial and residential users are accessed from Tantalus Road and are divided by a landscaped green buffer. This separation enhances privacy and safety for residents. Continuous fire truck access is maintained around the perimeter of the building, with the two parking areas connected for emergency circulation.

The residential lobby is conveniently located at the rear of the building, adjacent to the residential parking and drop-off areas. From the lobby, residents enjoy direct access to a large outdoor park space of approximately 4,400 square meters, which is reached via a green connector path that also serves as a buffer between the residential and commercial parking.

To meet Flood Construction Level (FCL) requirements, the commercial spaces and patios are elevated above the surrounding grade. Thoughtful design treatments to the podium walls, such as integrated seating and landscaping, help to mitigate the impact of this elevation change and maintain a welcoming and accessible pedestrian interface.

Architecturally, the building consists of a simple one-storey commercial podium topped by a three-storey residential block. A varied gabled roof form, inspired by the surrounding Tantalus Range, adds visual interest and ensures the building integrates harmoniously with its context.

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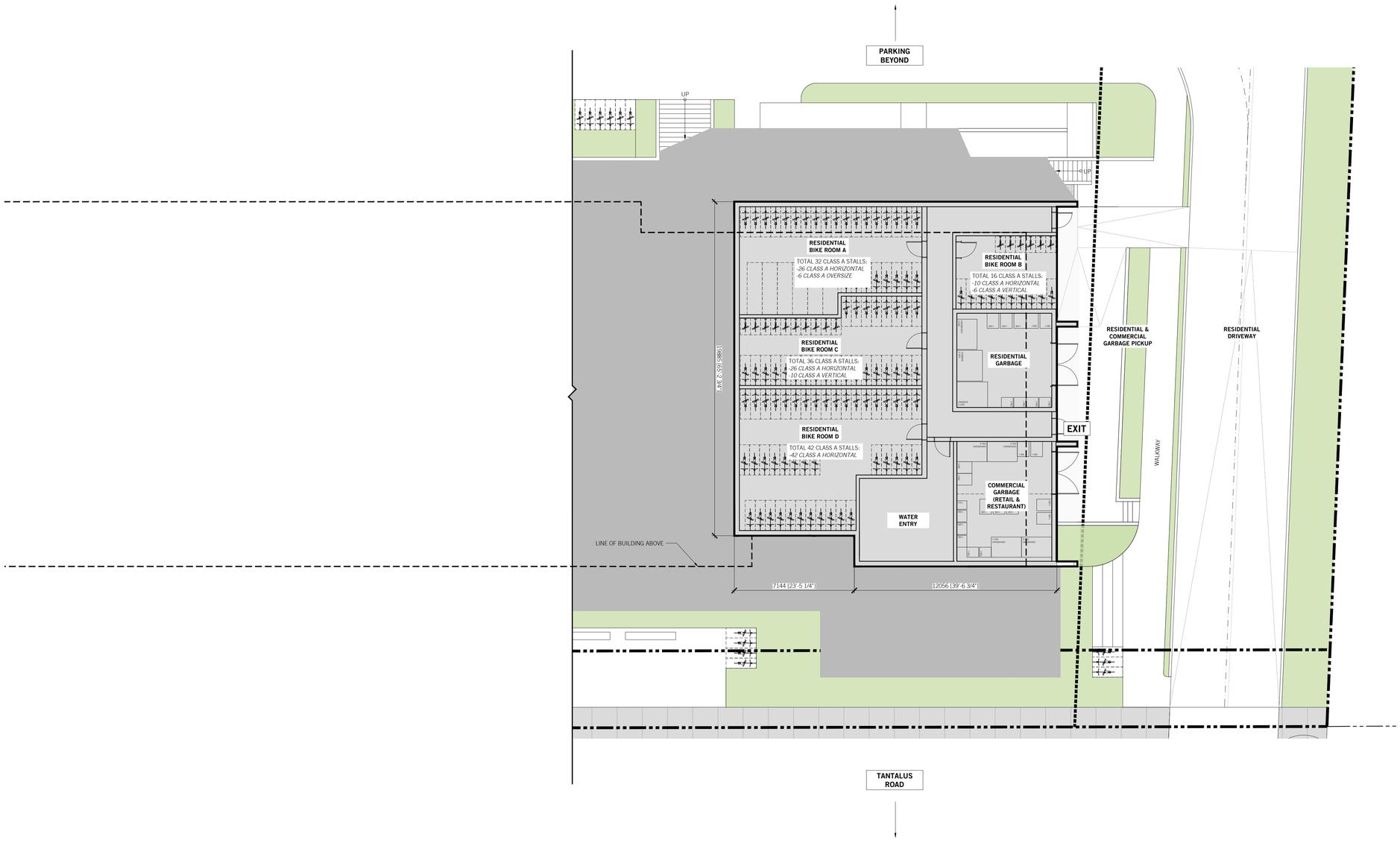
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TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A030

DESIGN RATIONALE & PROJECT IMAGES



1 **LOWER LEVEL PLAN**
A200 1:125

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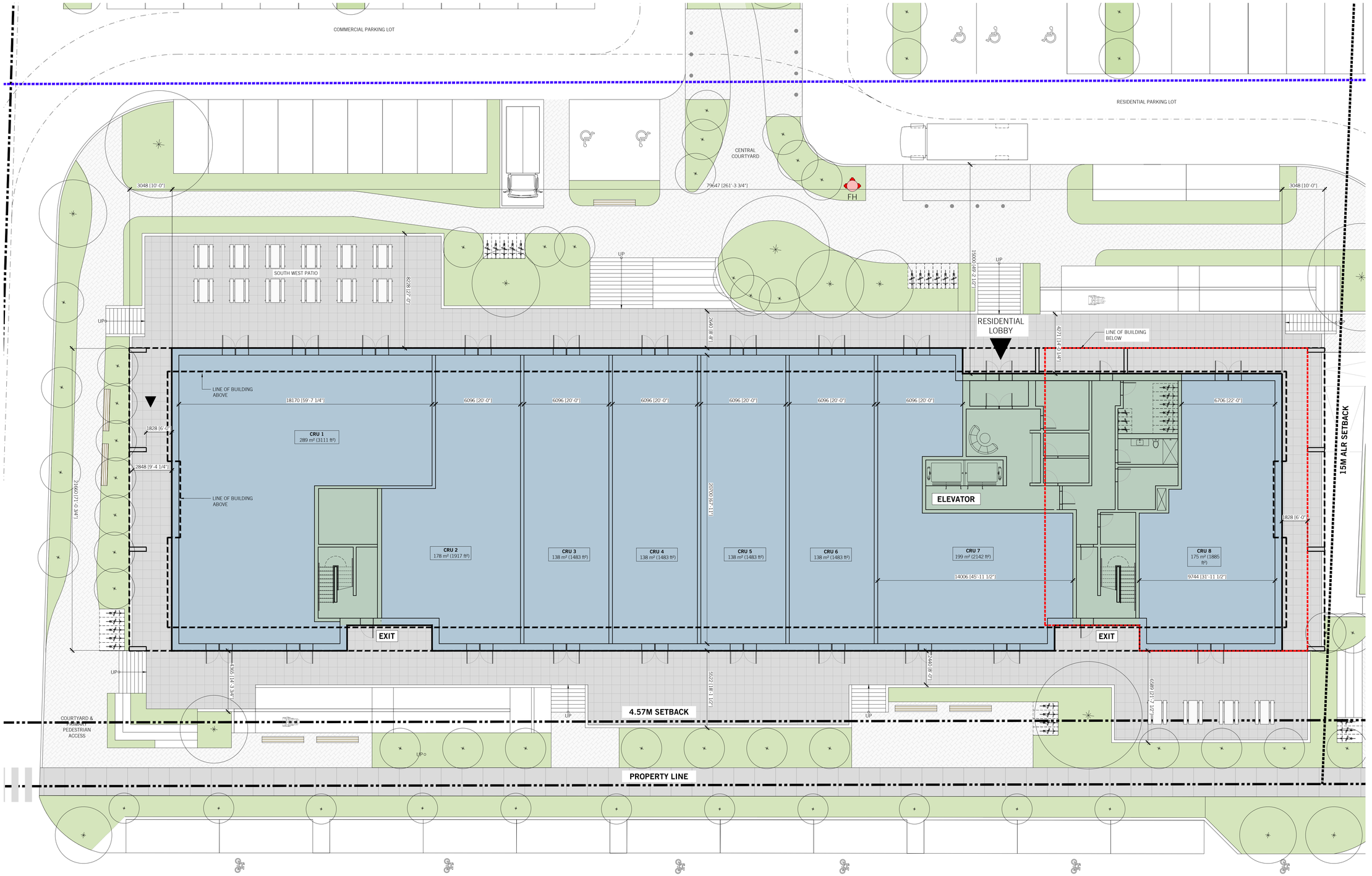
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TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A200
LOWER LEVEL PLAN



1 **LEVEL 1 & PODIUM PLAN**
A210 1:125

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UWA
URBAN WEST ARCHITECTURE

VANCOUVER
102-1688 WEST 1ST AVE
VANCOUVER BC V6J 1G1
T 604 603 1332

VICTORIA
2822 PRIOR ST
VICTORIA BC V8T 3Y3
T 604 603 1332

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DATE:	2025-07-21
PROJECT NO.	2018-004
ISSUE:	REZONING
SCALE:	1:125
DRAWN BY:	
CHECKED BY:	JB

PROJECT TRUE

TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

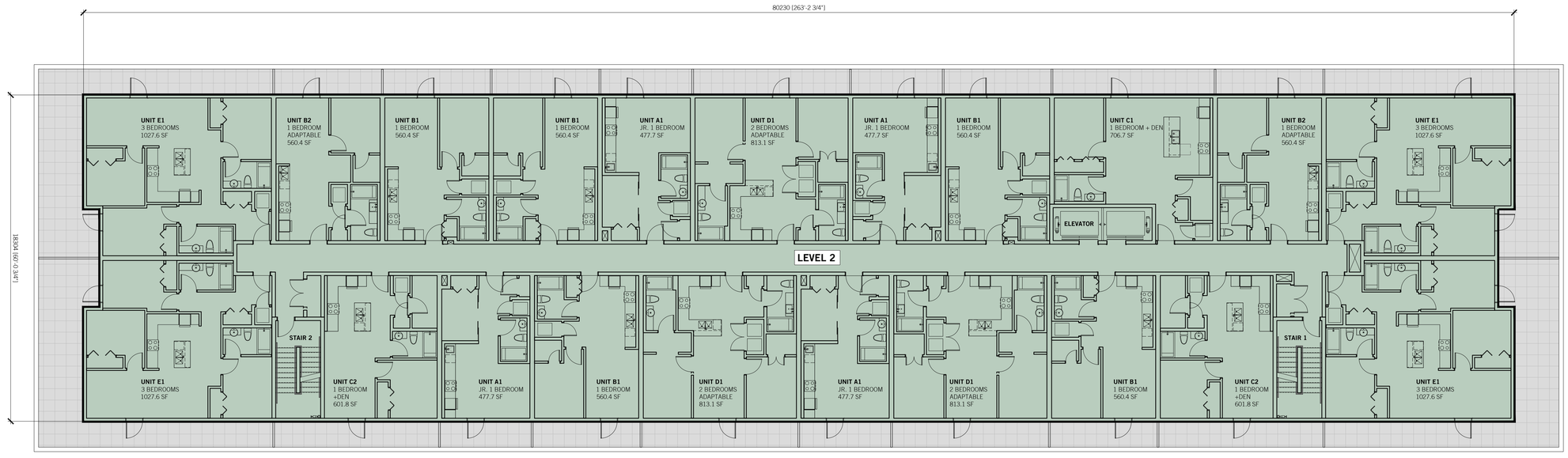
A201

LEVEL 1 PLAN
& PODIUM PLAN

UNIT BREAKDOWN

TYPE	PER FLOOR	TOTAL
UNIT A1 (JR. 1 BED)	4	12
UNIT B1 (1 BED)	5	15
UNIT B2 (1 BED ADP)	2	6
UNIT C1 (1 BED + DEN)	1	3
UNIT C2 (1 BED + DEN)	2	6
UNIT D1 (2 BED)	3	9
UNIT E1 (3 BED)	4	12
TOTAL	**21**	**63**

	REQUIRED	PROVIDED
ADAPTABLE UNITS	20% (12.6 UINTS)	23.8% (15 UNITS)
3 BEDROOM UNITS	20% (12.6 UINTS)	19% (12 UNITS)



1 **LEVEL 2 PLAN**
A202 1:125

SEAL:



2025-07-22

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UWA
URBAN WEST ARCHITECTURE

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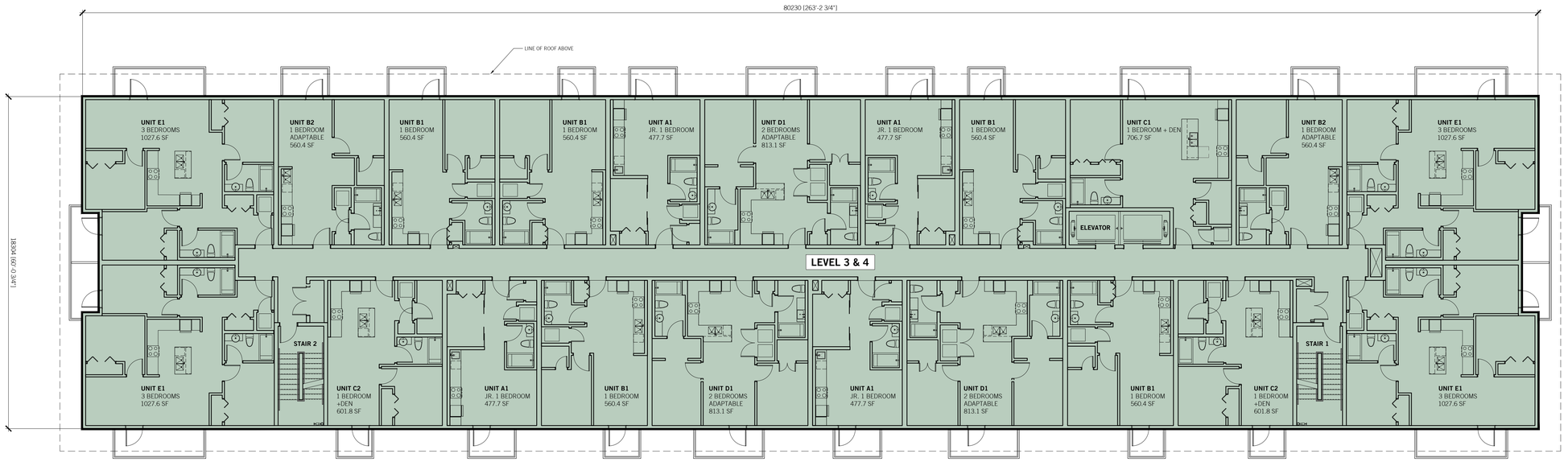
TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A202
LEVEL 2 PLAN

UNIT BREAKDOWN

TYPE	PER FLOOR	TOTAL
UNIT A1 (JR. 1 BED)	4	12
UNIT B1 (1 BED)	5	15
UNIT B2 (1 BED ADP)	2	6
UNIT C1 (1 BED + DEN)	1	3
UNIT C2 (1 BED + DEN)	2	6
UNIT D1 (2 BED)	3	9
UNIT E1 (3 BED)	4	12
TOTAL	**21**	**63**

	REQUIRED	PROVIDED
ADAPTABLE UNITS	20% (12.6 UINTS)	23.8% (15 UNITS)
3 BEDROOM UNITS	20% (12.6 UINTS)	19% (12 UNITS)



1 **LEVEL 3 & 4 PLAN**
A203 1:125

SEAL:



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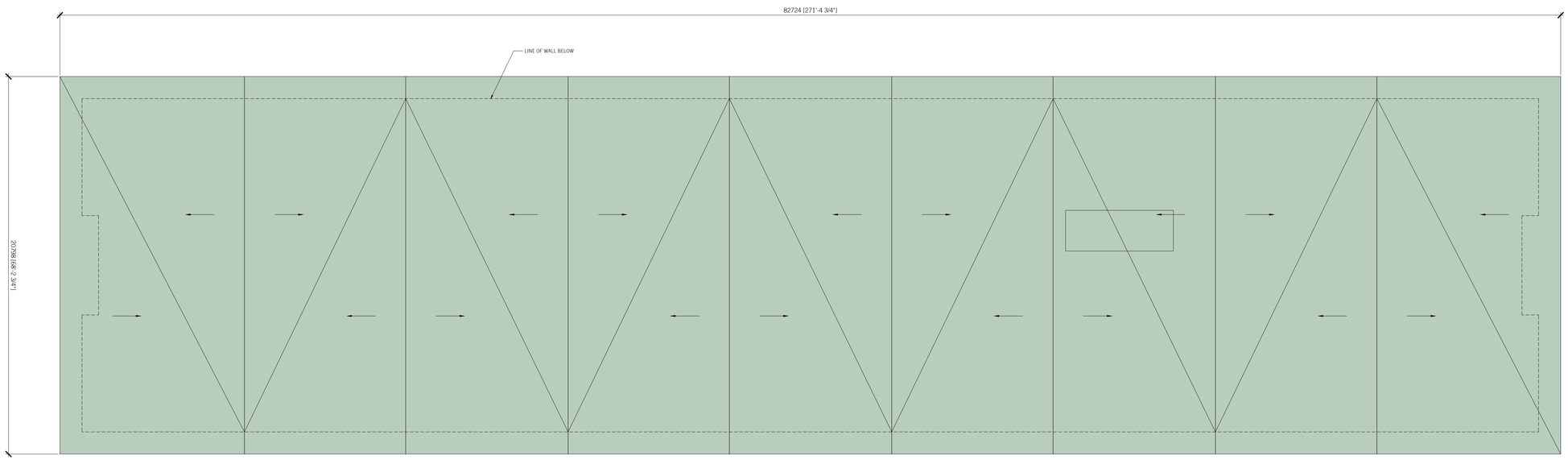
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TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A203
LEVEL 3 & 4 PLAN



1 **ROOF PLAN**
A205 1:125

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PROJECT NORTH
TRUE

TANTALUS VILLAGE
40480 TANTALUS ROAD, SQUAMISH BC

A205
ROOF PLAN



2 **EAST ELEVATION ALONG TANTALUS ROAD**

A300 1:150



1 **WEST ELEVATION (FROM PARKING LOTS)**

A300 1:150

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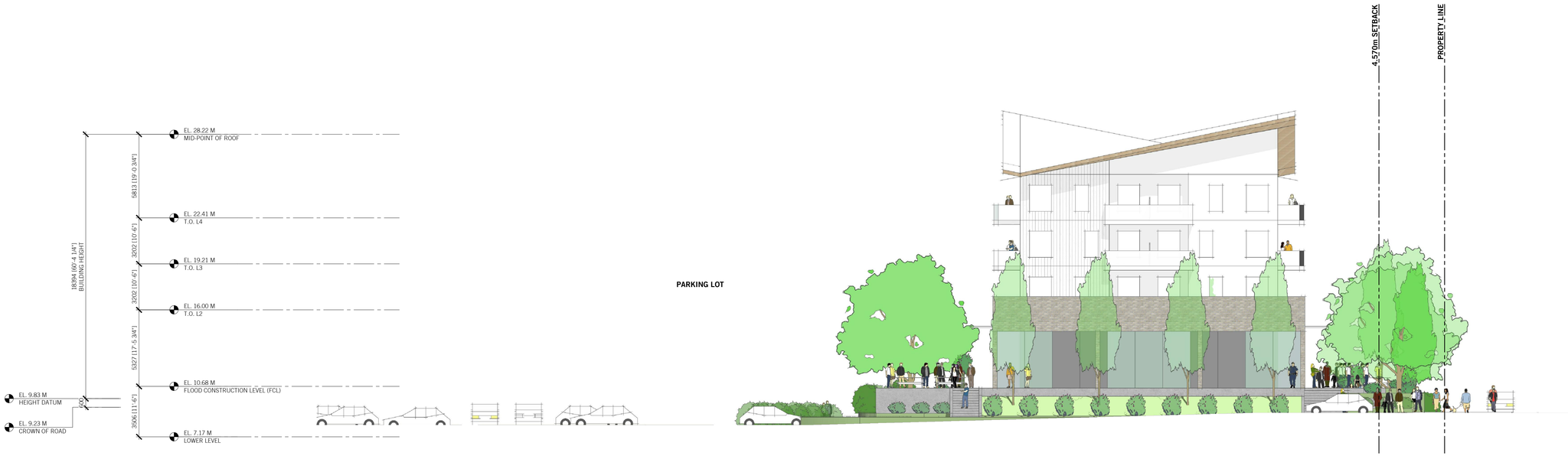
A300

ELEVATIONS



2 **NORTH ELEVATION ALONG RESIDENTIAL DRIVEWAY**

A301 1:150



1 **SOUTH ELEVATION ALONG COMMERCIAL DRIVEWAY**

A301 1:150

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A301

ELEVATIONS