PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

Issue 03 - Development Permit Application

October 3, 2025

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Civic Address:
39900 Government Road, Squamish BC

Development Permit Number: **DP000649**

Building Permit Number: **N/A**

Note: Drawings only to scale when printed on 30x42 sheets

Architectural Drawing Issues

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT COLLIN H.Q. TRUONG BRITISH COLUMBIA
2025.11.14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
COVER SHEET

24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [ISSUE]

ISSUED FOR DP [ISSUE]

[DRAWING]
A-0.000

PROPOSED RENTAL HOUSING DEVELOPMENT

PROJECT OWNER:	SQUAMISH COMMUNITY HOUSING SOCIETY c/o CPA			
PROJECT CONTACT:	Casey Clerkson	CPA Development	100 - 283 East 11th Avenue, Vancouver BC, V5T 2C4	T. 604.875.0554
	Lindsey Fraser			T. 778.512.3642
PROJECT ARCHITECT:	Collin Truong	Integra Architecture Inc.	2330 - 200 Granville Street, Vancouver BC, V6C 1S4	T. 604.688.4220

PROJECT NUMBER: 24661a

CIVIC ADDRESS: 39900 GOVERNMENT ROAD, DISTRICT OF SQUAMISH, BC

LEGAL DESCRIPTION: THAT PART OF SECTION 3 TOWNSHIP 50 NEW WESTMINSTER DISTRICT SHOWN AS PARCEL A ON PLAN EPP117374 PID 031-772-943

PROJECT DESCRIPTION: Rental Housing Apartment

ZONING:
Zoning: CD Zoning
OCP Designation:
Development Permit Area: DPA 1 - Environmental Protection, DPA 2 - Protection from Flood Hazard, DPA 3 - Form & Character, DPA11 - Protection from Wildfire Hazard

ISSUE: 3 - Development Permit Application

DATE: 2025-01-03

SITE AREA

Total Site Area

Total Gross Site Area	2.980	Acres	129,801.46	SF	12,058.95	m^2
** To be confirmed by Survey*						
Dedications						
xxx	0.000	Acres	0	SF	0.00	m^2 ** TBC*
Parcel B						
Land Set Aside for future Development	0.791	Acres	34,440.71	SF	3,199.65	m^2 ** TBC*
Net Site Area - Parcel A	2.189	Acres	95,360.75	SF	8,859.30	m^2 ** TBC*

BUILDING SITE COVERAGE

Maximum Building Site Coverage	45.0%	42,912.34	SF	3,986.69	m^2
Proposed Building Site Coverage	**14.6%**	13,884.73	SF	1,289.93	m^2 PARCEL A ONLY

*** Note: Building Site Coverage does not include: bay windows, roof overhangs, & floor overhangs*

FLOOR AREA RATIO (FAR)

Maximum FAR

Maximum Floor Area	2.00	**190,721.50**	**SF**	**17,718.62**	m^2

Proposed FAR - Building A1

Floor Area		**78,110.63**	**SF**	**7,256.72**	m^2
Exclusions - Amenity		**1,249.36**	**SF**	**116.07**	m^2
Exclusions - Other		**17,713.12**	**SF**	**1,645.60**	m^2
Proposed Floor Area	**0.62** *Net (exc. Amenity, Other)*	**59,148.15**	**SF**	**5,495.05**	m^2
	0.82 *Gross*	**78,110.63**	**SF**	**7,256.72**	m^2

Amenity

Proposed Indoor Amenity	12.5 sf/unit	**1,249.36**	**SF**	**116.07**	m^2

GROSS FLOOR AREA (GFA)

Floor Areas - Building A1

Level		Unit Areas SF	Common Areas: L1 Amenity	Lobby	Corridors	Stairs	Elevators	Other Mech/Elec/ Garbage/Storage	Total Area		Total Floor Area SF	m^2	Efficiency
Level 1		0.00	1,249.36	396.39	965.17	414.75	166.65	5,494.66	**8,686.98**		**8,686.98**	807.05	0.0%
Level 2		11,829.63			1,341.99	314.38	166.65	232.08	**2,055.10**		**13,884.73**	1,289.93	85.2%
Level 3		11,829.63			1,341.99	314.38	166.65	232.08	**2,055.10**		**13,884.73**	1,289.93	85.2%
Level 4		11,829.63			1,341.99	314.38	166.65	232.08	**2,055.10**		**13,884.73**	1,289.93	85.2%
Level 5		11,829.63			1,341.99	314.38	166.65	232.08	**2,055.10**		**13,884.73**	1,289.93	85.2%
Level 6		11,829.63			1,341.99	314.38	166.65	232.08	**2,055.10**		**13,884.73**	1,289.93	85.2%
Area Totals		**59,148.15**	1,249.36	396.39	7,675.12	1,986.65	999.90	6,655.06	**18,962.48**		**76,110.63**	**7,256.71**	**76%**

**Refer to the BC Housing Functional Program spreadsheet for Overall Building Efficiency.*

Unit Areas

Unit Types	BCH Net Unit Area (SF)*	Approx. Unit Areas SF	Subtotal	Number of Units / Floor L1	L2	L3	L4	L5	L6	Total Units	Total Unit Area SF	m^2	% of Units
Unit S1 **Studio - Adaptable**	361.13	364.86	364.86		4	4	4	4	4	20	**7,297.20**	677.93	20.0%
Unit A1 **1 Bedroom**	520.51	525.38	525.38		3	3	3	3	3	15	**7,880.70**	732.14	15.0%
Unit A2 **1 Bedroom - Accessible**	535.08	543.25	543.25		1	1	1	1	1	5	**2,716.25**	252.35	5.0%
Unit A3 **1 Bedroom**	491.23	497.64	497.64		2	2	2	2	2	10	**4,976.40**	462.32	10.0%
Unit A4 **1 Bedroom**	512.84	518.71	518.71		2	2	2	2	2	10	**5,187.10**	481.90	10.0%
Unit B1 **2 Bedroom**	723.16	730.51	730.51		2	2	2	2	2	10	**7,305.10**	678.67	10.0%
Unit B1 (Corner) **2 Bedroom**	727.26	734.65	734.65		3	3	3	3	3	15	**11,019.75**	1,023.77	15.0%
Unit B2 **2 Bedroom**	685.65	694.53	694.53		1	1	1	1	1	5	**3,472.65**	322.62	5.0%
Unit C1 **3 Bedroom**	922.54	924.69	924.69		1	1	1	1	1	5	**4,623.45**	429.53	5.0%
Unit C2 **3 Bedroom**	921.72	932.72	932.72		1	1	1	1	1	5	**4,663.60**	433.26	5.0%
Unit Totals					20	20	20	20	20	**100**			**100%**

**BCH Net Unit Area is for information only and not part of Total Unit Area Calculations*

UNIT MIX

	No.	Percentage	BCH Net Max Unit Areas Regular (sf)			
Studio - Adaptable	20	20.0%	350	367.5 Adaptable + 5%	Adaptable Units	Provided
1 Bedroom	35	35.0%	525			
1 Bedroom - Accessible	5	5.0%	525	588 Accessible + 12%	20.0%	20 Units
Family Units:						
2 Bedroom	30	30.0%	725	761.25 Adaptable + 5%		
3 Bedroom	10	10.0%	925	971.25 Adaptable + 5%	Accessible Units	Required / Provided
Sub Total Family Units	*40*	*40.0%*			5.0%	5 Units
Total Units	**100**	100.0%				

OFF-STREET PARKING

Apartment Parking

Residential Parking	1.00 Spaces Per Unit	Bachelor	20	Spaces Required	
***no requirement for this development**	1.25 Spaces Per Unit	1 Bedroom	50	Spaces Required	
	1.75 Spaces Per Unit	2 Bedroom	53	Spaces Required	
	2.00 Spaces Per Unit	3 Bedroom	20	Spaces Required	
	0.25 Spaces Per Unit	Visitor	25	Spaces Required	
	1.68 Spaces Per Unit	Blended Total	**168**	Spaces Required	
	Resident Parking				70 Spaces Provided
	Visitor Parking				5 Spaces Provided
Total Parking Provided [Building A1]					**75** Spaces Provided
Disabled Parking	4 Spaces For 81-110 Parking Spaces		4.0	Spaces Required	**4** Spaces Provided (inclusive)
Max. Small Cars Allowed	N/A of Provided Spaces		N/A	Spaces Max.	33 Spaces Provided
Car Wash Stall	N/A Space per 100 Units		N/A	Spaces Required	0 Spaces Provided
EV Ready Parking Spaces	N/A of Provided Spaces		N/A	Spaces Required	13 Spaces Provided

Loading

Residential Loading Required	0	0 Space Required	**1** Space Provided

Parking Space Dimensions

	Required (Width x Length x Height)
Standard Space	2.75m (9.00 FT) x 5.8m (19.03 FT) x 2.3m (7.55 FT)
Disabled Parking Space	2.5m (8.20 FT) x 5.8m (19.03 FT) x 2.3m (7.55 FT) - Plus 1.5m (4.92') adjacent access space
Small Cars	2.5m (8.20 FT) x 5.3m (17.39 FT) x 2.3m (7.55 FT)
Loading	3.0m (9.84 FT) x 7.62m (25.1 FT) x 3.66m (12 FT)
Min. Distance to Continuous Wall	0.3m (0.98 FT) (1'-0")
Min. Drive Aisle Width	6.5m (21.32 FT)

BICYCLE STALLS

Bicycle Spaces

Class "A" Long Term	2.00 Bicycle Stalls Per Unit		200 Spaces Required	**200** Spaces Provided
Class "A" Oversized Spaces *0.9M Wide x 3.1M Long*	5.0% of Bicycle Spaces		10 Spaces Required	**10** * inclusive
Class "B" Short Term	6 Per Building	Total	6 Spaces Required	6 Provided (Bike Racks)

SOLID WASTE & RECYCLING

Residential Garbage ** Requirements for 91-100 Residential Units, based on District of Squamish Solid Waste Storage Technical Design Guidelines.*

Food Scraps & Yard Trimmings	4 totes	4 totes (240 liters)	(24"x28"x43")
Mixed containers - plastic, metal	4 totes	4 totes (360 liters)	(24"x35"x44.5")
Glass	1 totes	1 totes (240 liters)	(24"x28"x43")
Mixed paper (no cardboard)	3 totes	3 totes (360 liters)	(24"x35"x44.5")
Total Recyling Containers Required	12 totes	12	
Garbage	1 bin	1 bin (8 cu.yd)	(72"x66"x80")
Cardboard	1 bin	1 bin (3 cu.yd)	(72"x42"x48")

Min. Waste & Recycling Storage Area	Size	Storage Area Required per bin	Number of Bins/Containers	Area Required
	240L	0.97 m2	5.00	4.85 m2
	360L	1.26 m2	7.00	8.82 m2
	3 cu.yd	4.41 m2	4.00	17.64 m2
	6 cu.yd.	6.91 m2	0.00	0.00 m2
Total Waste & Recycling Area			Required 337.02 SF	31.31 m2
			Provided 472.94 SF	43.94 m2
Temporary Storage Area	45% of Storage Area		Required 212.82 SF	19.77 m2
			Provided 262.11 SF	24.35 m2

BUILDING HEIGHT

Note: Maximum Height refers to the vertical distance from the existing grade adjoining a building or structure to the mean point between the highest point of a roof and the highest U/S ceiling line.

Allowed: 6 Storey

Proposed Height: 6 Storey; 66.54 ft; 20.28 m

BUILDING SETBACKS

Setback Location:	**Street Facing:**	**Proposed:**	
Front	Government Road	14.76 ft	4.5 m
Rear	N/A	14.76 ft	4.5 m
Side	West	14.76 ft	4.5 m
Side	East	9.84 ft	3.0 m

Notes:
Note 1: *Unit areas are measured to the CL of Party Walls, Exterior of sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stud / Sheating of Shaft Walls; Wall Furouts are not included (exterior walls with a width greater than 6")*
Note 2: *The proposed FAR & GFA excludes Parking Areas, Open to Below Spaces, Patios and Balconies*

AMENITY SPACE

Minimum Common Outdoor Space	30% Site area	28,608.22 sf	**2,657.79** m^2	Amenity Required
Proposed Indoor Amenity Space	Building A1	1,249.36 sf	116.07 m^2	
Proposed Outdoor Amenity Space	Total on-site for A1	2,867.91 sf	266.44 m^2	
Total Amenity Space		**4,117.27 sf**	**382.9 m^2**	Amenity Provided

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REGISTERED ARCHITECT COLLIN N.Q. TRUONG BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
PROJECT DATA - BUILDING A1 (RENTAL HOUSING)

24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [DATE]

ISSUED FOR DP [ISSUE]

[DRAWING]
A-0.100

PROPOSED SUPPORTIVE HOUSING DEVELOPMENT

PROJECT OWNER:	HELPING HANDS SOCIETY c/o CPA			
PROJECT CONTACT:	Casey Clerkson Lindsey Fraser	CPA Development	100 - 283 East 11th Avenue, Vancouver BC, V5T 2C4	T. 604.875.0554 T. 778.512.3642
PROJECT ARCHITECT:	Collin Truong	Integra Architecture Inc.	2330 - 200 Granville Street, Vancouver BC, V6C 1S4	T. 604.688.4220

PROJECT NUMBER: 24661b

CIVIC ADDRESS: 39900 GOVERNMENT ROAD, DISTRICT OF SQUAMISH, BC

LEGAL DESCRIPTION: THAT PART OF SECTION 3 TOWNSHIP 50 NEW WESTMINSTER DISTRICT SHOWN AS PARCEL A ON PLAN EPP117374 PID 031-772-943

PROJECT DESCRIPTION: Supportive Housing

ZONING:
Zoning: CD Zoning
OCP Designation:
Development Permit Area: DPA 1 - Environmental Protection, DPA 2 - Protection from Flood Hazard, DPA 3 - Form & Character, DPA11 - Protection from Wildfire Hazard

ISSUE: 3 - Development Permit Application

DATE: 2025-01-03

SITE AREA

Total Site Area

Total Gross Site Area	2.980 Acres		129,801.46 SF	12,058.95 m^2	
** To be confirmed by Survey*					
Dedications					
xxx	0.000 Acres		0 SF	0.00 m^2	**** TBC***
Parcel A					
Land Set Aside for future Development	2.189 Acres		95,360.74 SF	8,859.30 m^2	**** TBC***
Net Site Area - Parcel B	0.791 Acres		34,440.72 SF	3,199.65 m^2	**** TBC***

BUILDING SITE COVERAGE

Maximum Building Site Coverage		45.0%	15,498.32 SF	1,439.83 m^2	
Proposed Building Site Coverage		**20.3%**	6,984.85 SF	648.91 m^2	PARCEL B ONLY

*** Note: Building Site Coverage does not include: bay windows, roof overhangs, & floor overhangs*

FLOOR AREA RATIO (FAR)

Maximum FAR

Maximum Floor Area	2.00	**68,881.44 SF**	**6,399.30 m^2**

Proposed FAR - Building B1

Floor Area		**37,552.05 SF**	**3,488.70 m^2**	
Exclusions - Amenity		**3,529.37 SF**	**327.89 m^2**	
Exclusions - Other		**9,770.93 SF**	**907.75 m^2**	
Proposed Floor Area	**0.70** *Net (exc. Amenity, Other)*	**24,251.75 SF**	**2,253.06 m^2**	
	1.09 *Gross*	**37,552.05 SF**	**3,488.70 m^2**	

Amenity

Proposed Indoor Amenity	54.3 sf/unit	**3,529.37 SF**	**327.89 m^2**

GROSS FLOOR AREA (GFA)

Floor Areas - Building B1

Level		Unit Areas SF	Common Areas: Supportive	Vestibule	Corridors	Stairs	Elevators	Other: Mech/Elect/ Garbage/Storage	Total Area		Total Floor Area SF	Total Floor Area m^2	Efficiency
Level 1		0.00	3,529.37	114.74	882.30	439.17	178.95	1,840.32	**6,984.85**		**6,984.85**	648.91	0.0%
Level 2		4,850.35			679.52	321.41	166.65	95.51	**1,263.09**		**6,113.44**	567.96	79.3%
Level 3		4,850.35			679.52	321.41	166.65	95.51	**1,263.09**		**6,113.44**	567.96	79.3%
Level 4		4,850.35			679.52	321.41	166.65	95.51	**1,263.09**		**6,113.44**	567.96	79.3%
Level 5		4,850.35			679.52	321.41	166.65	95.51	**1,263.09**		**6,113.44**	567.96	79.3%
Level 6		4,850.35			679.52	321.41	166.65	95.51	**1,263.09**		**6,113.44**	567.96	79.3%
Area Totals		**24,251.75**	3,529.37	114.74	4,279.90	2,046.22	1,012.20	2,317.87	**13,300.30**		**37,552.05**	**3,488.70**	**65%**

****Refer to the BC Housing Functional Program spreadsheet for Overall Building Efficiency.***

Unit Areas

Unit Types	BCH Net Unit Area (SF)*	Approx. Unit Areas SF	Subtotal	Number of Units / Floor: L1	L2	L3	L4	L5	L6	Total Units	Total Unit Area SF	Total Unit Area m^2	% of Units
Unit SH-1 **Studio - Accessible**	391.69	396.61	396.61		1	1	1	1	1	5	**1,983.05**	184.23	7.7%
Unit SH-1A **Studio - Accessible**	391.69	397.42	397.42		1	1	1	1	1	5	**1,987.10**	184.61	7.7%
Unit SH-2 **Studio - Adaptable**	366.8	372.93	372.93		3	3	3	3	3	15	**5,593.95**	519.69	23.1%
Unit SH-2A **Studio - Adaptable**	366.79	368.30	368.30		1	1	1	1	1	5	**1,841.50**	171.08	7.7%
Unit SH-2B **Studio - Adaptable**	366.96	373.26	373.26		1	1	1	1	1	5	**1,866.30**	173.38	7.7%
Unit SH-2C **Studio - Adaptable**	367.21	375.16	375.16		1	1	1	1	1	5	**1,875.80**	174.27	7.7%
Unit SH-2D **Studio - Adaptable**	366.94	371.68	371.68		2	2	2	2	2	10	**3,716.80**	345.30	15.4%
Unit SH-2E **Studio - Adaptable**	338.72	345.06	345.06		1	1	1	1	1	5	**1,725.30**	160.29	7.7%
Unit SH-2F **Studio - Adaptable**	367.79	369.17	369.17		1	1	1	1	1	5	**1,845.85**	171.49	7.7%
Unit SH-2G **Studio - Adaptable**	367.36	374.57	374.57		1	1	1	1	1	5	**1,872.85**	173.99	7.7%
Unit Totals					13	13	13	13	13	**65**			**100%**

**BCH Net Unit Area is for information only and not part of Total Unit Area Calculations*

UNIT MIX

	No.	Percentage	BCH Net Max Unit Areas: Regular (sf)	
Studio - Adaptable	55	84.6%	350	367.5 Adaptable + 5%
Studio - Accessible	10	15.4%	350	392 Accessible + 12%
Total Units	**65**	100.0%		

OFF-STREET PARKING

Supportive Housing Parking

****no requirement for this development***		**0** Spaces Required	
Staff Parking		**6** Spaces Provided	
Resident Parking		**8** Spaces Provided	
Visitor Parking		**6** Spaces Provided	
Total Parking Provided [Building B1]			**20** Spaces Provided
Disabled Parking	4 Spaces For 81-110 Parking Spaces	4.0 Spaces Required	**4** Spaces Provided (inclusive)
Max. Small Cars Allowed	N/A of Provided Spaces	N/A Spaces Max.	0 Spaces Provided
Car Wash Stall	N/A Space per 100 Units	N/A Spaces Required	0 Spaces Provided
EV Ready Parking Spaces	N/A of Provided Spaces	N/A Spaces Required	3 Spaces Provided

Loading

Loading Required	0.0	0 Space Required	**1** Space Provided

Parking Space Dimensions

	Required (Width x Length x Height)
Standard Space	2.75m (9.00 FT) x 5.8m (19.03 FT) x 2.3m (7.55 FT)
Disabled Parking Space	2.5m (8.20 FT) x 5.8m (19.03 FT) x 2.3m (7.55 FT) - Plus 1.5m (4.92') adjacent access space
Small Cars	2.5m (8.20 FT) x 5.3m (17.39 FT) x 2.3m (7.55 FT)
Loading	3.0m (9.84 FT) x 7.62m (25.1 FT) x 3.66m (12 FT)
Min. Distance to Continuous Wall	0.3m (0.98 FT) (1'-0")
Min. Drive Aisle Width	6.5m (21.32 FT)

BICYCLE STALLS

Bicycle Spaces

Class "A" Long Term	0.00 Bicycle Stalls Per Unit		0 Spaces Required	**14** Spaces Provided
Class "A" Oversized Spaces *0.9M Wide x 3.1M Long*	0.0% of Bicycle Spaces		0 Spaces Required	**0** * inclusive
Class "B" Short Term	6 Per Building	Total	6 Spaces Required	6 Provided (Bike Racks)

SOLID WASTE & RECYCLING

Residential Garbage

** Requirements for 61-70 Residential Units, based on District of Squamish Solid Waste Storage Technical Design Guidelines.*

Food Scraps & Yard Trimmings	3.00 totes	3.00 totes (240 liters)	(24"x28"x43")
Mixed containers - plastic, metal	3.00 totes	3.00 totes (360 liters)	(24"x35"x44.5")
Glass	1.00 totes	1.00 totes (240 liters)	(24"x28"x43")
Mixed paper (no cardboard)	2.00 totes	2.00 totes (360 liters)	(24"x35"x44.5")
Total Recycling Containers Required	9.00 totes	9.00	
Garbage	1.00 bin	1.00 bin (6'x5.5'x5')	2 x 6 cu.yd
Cardboard	1.00 bin	1.00 bin (6'x3.5'x4')	1 x 3 cu.yd

Min. Waste & Recycling Storage Area	Size	Storage Area Required per bin	Number of Bins/Containers	Area Required
	240L	0.97 m2	4.00	3.88 m2
	360L	1.26 m2	5.00	6.30 m2
	3 cu.yd	4.41 m2	1.00	4.41 m2
	6 cu.yd.	6.91 m2	1.00	6.91 m2
Total Waste & Recycling Area			Required 231.42 SF	21.50 m2
			Provided **288.76** SF	26.83 m2

BUILDING HEIGHT

Note: Maximum Height refers to the vertical distance from the existing grade adjoining a building or structure to the mean point between the highest point of a roof and the highest U/S ceiling line.

Allowed: 6 Storey

Proposed Height: 6 Storey, 68.24 ft, 20.80 m

BUILDING SETBACKS

Setback Location:	Street Facing:	Proposed:	
Front	Government Road	14.76 ft	4.5 m
Rear	South	14.76 ft	4.5 m
Side	West	14.76 ft	4.5 m
Side	East	9.84 ft	3.0 m

Notes:
Note 1: *Unit areas are measured to the CL of Party Walls, Exterior of sheathing for Exterior Walls, Exterior of Exterior Concrete Walls, Exterior of Stud / Sheathing of Shaft Walls; Wall Fur outs are not included (exterior walls with a width greater than 6")*
Note 2: *The proposed FAR & GFA excludes Parking Areas, Open to Below Spaces, Patios and Balconies*

AMENITY SPACE

Minimum Common Outdoor Space	30%	Site area	10,332.22 sf	**959.89** m^2	Amenity Required
Proposed Indoor Amenity Space		Building B1	3,529.37 sf	327.89 m^2	
Proposed Outdoor Amenity Space		Total on-site for B1	4,173.78 sf	387.76 m^2	
Total Amenity Space			**7,703.15 sf**	**715.65** m^2	Amenity Provided

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2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
PROJECT DATA - BUILDING B1 (SUPPORTIVE HOUSING)

[PROJECT] **24661**

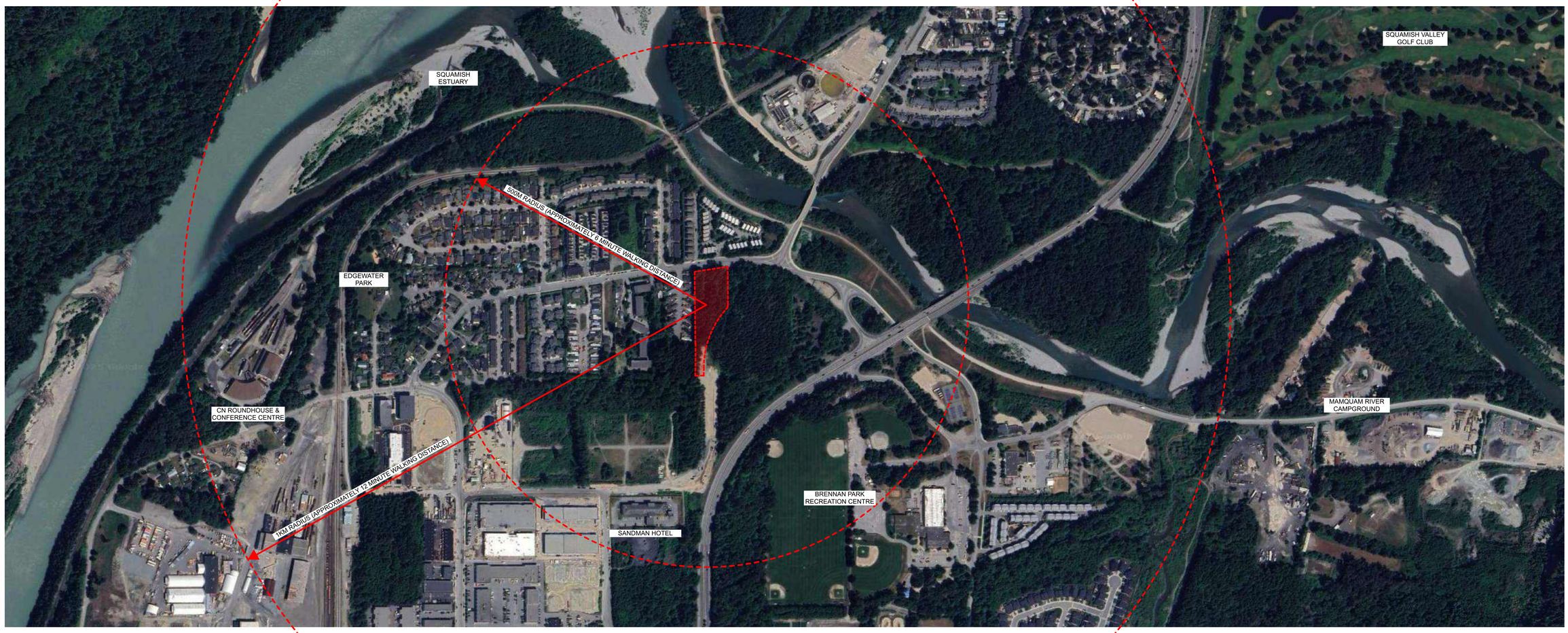
[SCALE]

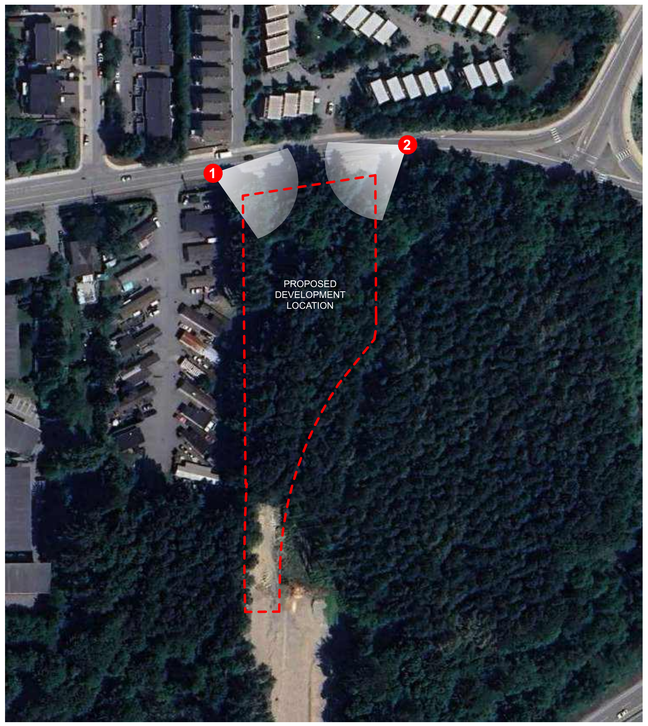
[DATE] **Wednesday, November 12, 2025**

[ISSUE] **ISSUED FOR DP**

[DRAWING]
A-0.110

SITE CONTEXT





SITE CONTEXT

1 NORTH WEST CORNER - GOVERNMENT ROAD

2 NORTH EAST CORNER - GOVERNMENT ROAD

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[TITLE]
SITE CONTEXT

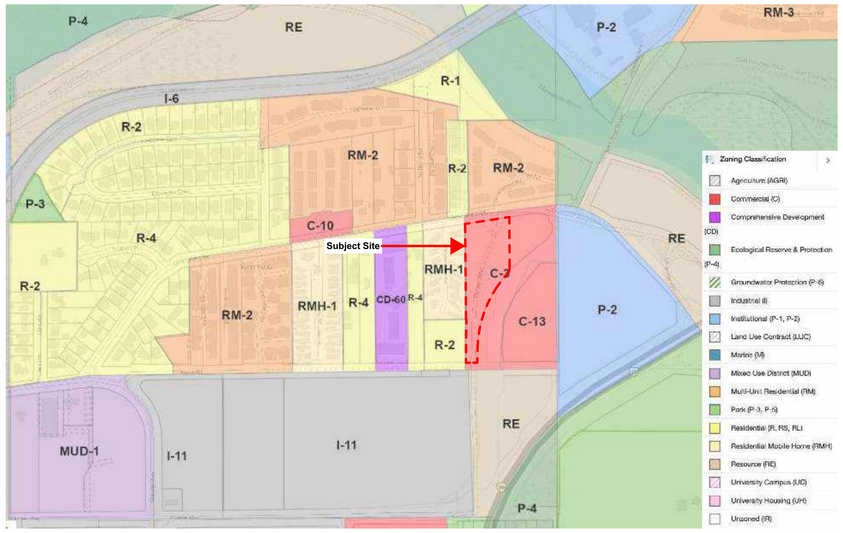
24661 [PROJECT]

[SCALE]

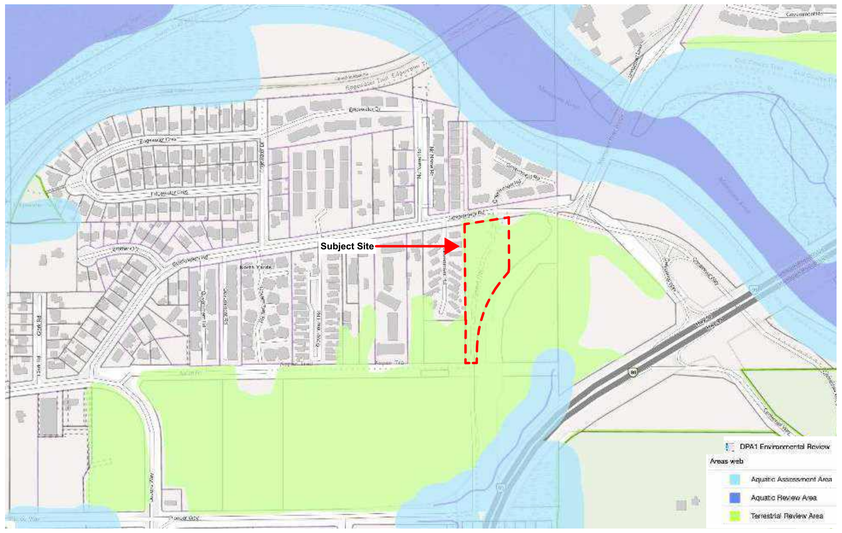
Wednesday, November 12, 2025 [DATE]

ISSUED FOR DP [ISSUE]

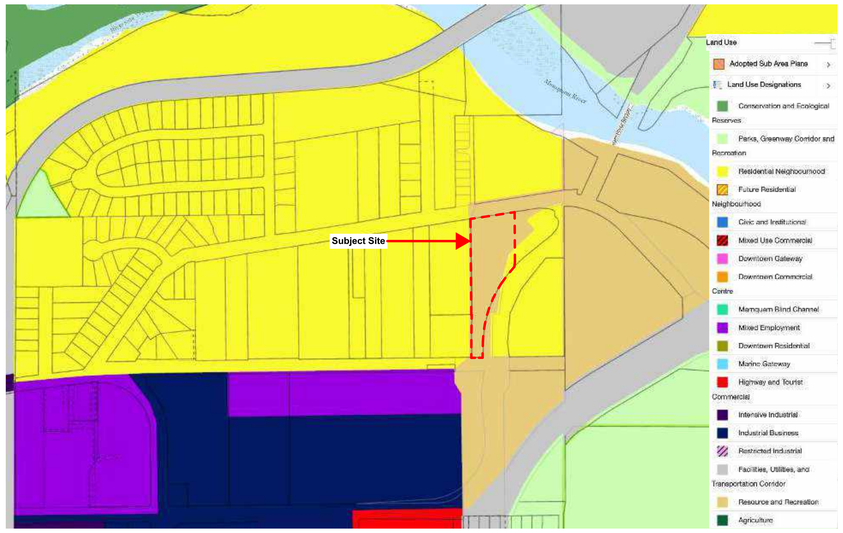
[DRAWING]
A-0.300



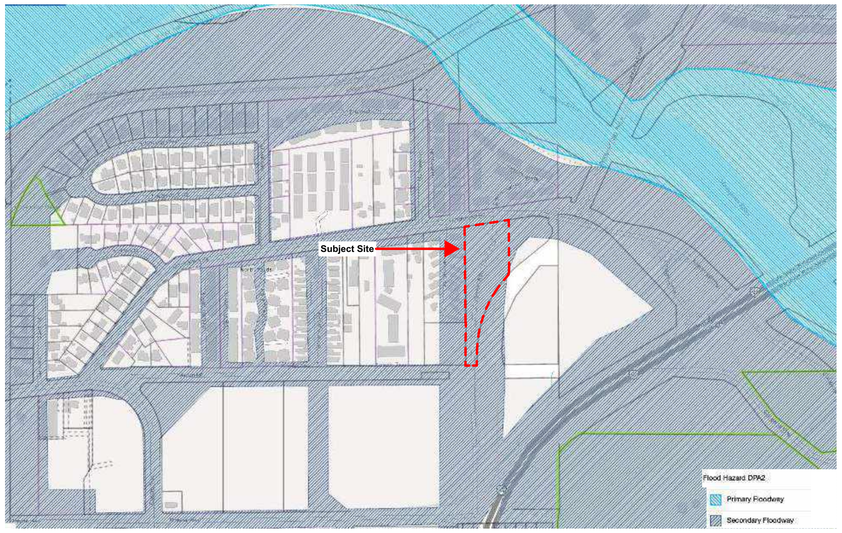
EXISTING ZONING C3



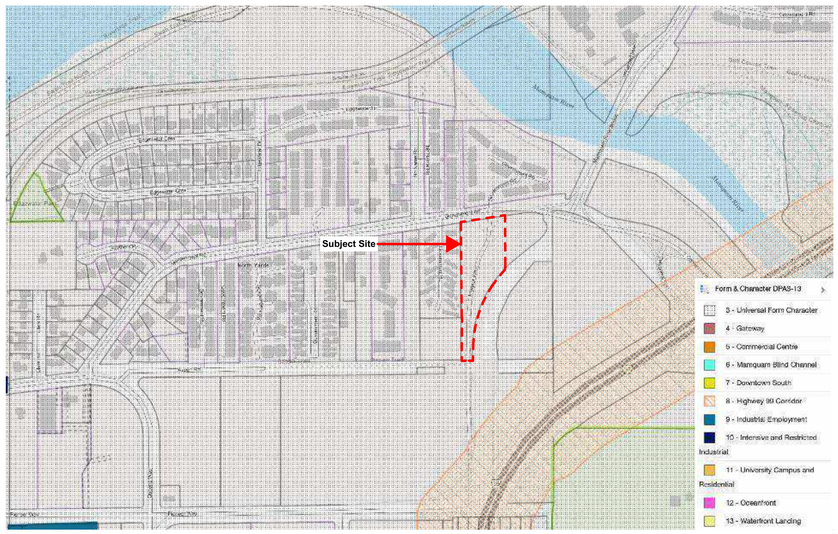
OCP - DEVELOPMENT PERMIT AREA 1: ENVIRONMENTAL PROTECTION



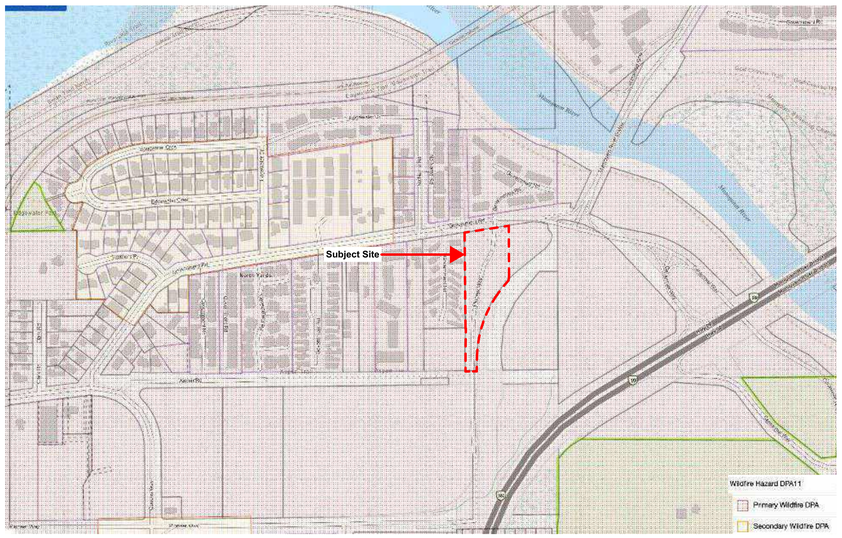
OCP - LAND USE



OCP - DEVELOPMENT PERMIT AREA 2: PROTECTION FROM FLOOD HAZARD



OCP - FORM AND CHARACTER



OCP - DEVELOPMENT PERMIT AREA 11: PROTECTION FROM WILDFIRE HAZARD

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39900 Government Road, Squamish BC

[TITLE]
SITE CONTEXT

24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [DATE]

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DESIGN RATIONALE

39900 Government Road Proposed Affordable Rental and Supportive Housing Developments

INTENT

This Development Permit application proposes the construction of two buildings in the District of Squamish, BC: one Affordable Rental Building and one Supportive Housing Building. The total site area is approximately 2.98 acres (129,801 SF), divided into two parcels: Parcel A at 2.19 acres (95,370 SF) for the Affordable Rental Building and Parcel B at 0.79 acres (34,441 SF) for the Supportive Housing Building.

The intent of this development is to provide:

- A six-storey Affordable Rental Building with 100 units, including studios, 1-bedroom, 2-bedroom, and 3-bedroom units.
- A six-storey Supportive Housing Building with 65 studio units.
- Parking at grade.

The maximum permitted floor space ratio (FSR) for the site is 2.0, allowing up to 17,718.62 m2 (190,721.5 SF) of building area for Parcel A and 6,399.3 m2 (68,881.44 SF) of building area for Parcel B.

NEIGHBOURHOOD CONTEXT

The subject site is located in the North Yards Neighbourhood of Squamish, BC. The property is irregularly shaped, generally flat, and contains a decommissioned section of Highway 99 that runs north–south between Government Road and Pioneer Way. The site is primarily treed, though some clearing has recently occurred on the southern portion of the site.

The site is adjacent to townhomes and single-family residences to the north, a mobile home park to the west, and undeveloped land to the east and south. The broader neighbourhood includes multi-storey apartment buildings, commercial spaces, and riverfront walking trails.

The site is well connected, with public transit and bike routes along Government Road and is within walking distance of local businesses and recreation facilities.

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ARCHITECTURAL CHARACTER

The Affordable Rental Building and Supportive Housing Building propose a contemporary architectural character that blends urban form with the surrounding natural landscape. Their designs draw from both modern and Westcoast influences, complementing the existing diversity of the streetscape while contributing to architectural excellence in the neighbourhood through the use of high-quality materials.

The exterior building materials are high quality, durable and non-combustible per the requirements for buildings located within *DPA 11: Protection from Wildfire Hazard* as identified in the District of Squamish OCP. Materials include fibre-cement panels, fibre-cement siding with a wood-grain finish, brick masonry and corrugated metal siding.

The building massing's are articulated through material variation and a contemporary colour palette of white, dark greys, beige, and black, accented by warm cedar wood-look soffits and accents. These elements establish rhythm and visual interest across the façade. Large roof overhangs with strong lines provide both weather protection and solar shading, while an extended overhang on the north façade emphasizes and anchors the main entrance. Fibre-cement panels and cedar wood-look accents highlight the building's form, while generous glazing allows for ample natural light. At the Supportive Housing Building, elegant brick masonry provides a durable cladding material that distinguishes the ground floor.

SUSTAINABILITY

The proposed Affordable Rental Building will be designed and built in accordance with the BC Energy Step Code Level 3 and Zero Carbon step Code Level 4. The proposed Supportive Housing Building will be designed and built in accordance with the BC Energy Step Code Level 4.

The ownership team is committed to designing, building, and operating buildings that provide healthy, comfortable living environments while being highly efficient in water use, reducing emissions, and minimizing environmental impact. Through the design process we will optimise the building design to ensure energy efficiency.

Sustainability strategies such as high-performance envelope systems, recycled content of building materials, low VOC interior finishes, waste diversion, parking spaces pre-wired for electric vehicle charging, as well as high energy efficient appliances & fixtures will be considered. Further sustainable development components include storm water retention, large overhangs, and high-performance wall assemblies and glazing.

An Energy Modeling report, prepared by a certified professional, will be integrated into the design to demonstrate compliance with the BC Energy Step Code.

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SITE PLAN CONCEPT

The Affordable Rental Building is arranged in an L-shaped form at the northeast corner of the site, establishing a strong street presence. The Supportive Housing Building is compact in shape and is located at the rear of the site and is accessed via a driveway from Government Road that is marked with directional signage.

At the north of the site, the Affordable Housing Building lobby is oriented towards Government Road, which provides residents with direct access to sidewalks, bike routes, and transit stops along this main road. The interior amenity space is located adjacent to this main lobby and has direct access to the Covered Outdoor Amenity space. A landscaped path leads to the Outdoor Use Area / Kids Play Area that provides further amenity space for residents that's designed to support social interaction, gathering, and community building within the development. Residential units are located on levels 2 through 6 and are serviced by two elevators. The L-shaped form of the building allows for ample natural light and sunlight from the south.

At the south of the site, the Supportive Housing Building is oriented with its main entrance facing north towards the parking area and Government Road. Resident amenity and staff spaces are located along the ground floor plan, with views east and south. Two Outdoor Amenity Areas are proposed: one adjacent to the Dining Hall and another south of the Multi-Purpose Room. Both are designed to support social interaction and foster a sense of community among residents. Residential units are located on levels 2 through 6 and are serviced by two elevators.

A mix of hardscape and softscape complement the programming of the site. Planting provides a buffer between the proposed development and site boundaries, while screening retaining walls from neighbouring sites. Parking is provided at grade in the centre of the site. The orientation of the Affordable Housing Building ensures that parking areas are screened from public view.

The building elevation is positioned to accommodate Development Permit Area 2: Protection from Flood Hazard (DPA2) under the District of Squamish OCP. Flood Hazard Assessments have been conducted for this site, and the resulting flood construction level (FCL) for the Affordable Rental Building is 8.15 m geodetic elevation, while the FCL for the Supportive Housing Building is 7.80 m geodetic elevation. This is the level below which no electrical, mechanical, or living spaces can be constructed because they are at risk of damage in the event of a flood.

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ACCESSIBLITY

The Affordable Rental Building includes 20% adaptable units and 5% accessible units to meet BC Building Code requirements. Accessible paths of travel are provided to the building from Government Road to the North and from the surface parking lot. Two centrally located elevators serve all residential floors.

The Supportive Housing Building includes 100% adaptable units. An accessible path of travel is provided to the building from the surface parking lot. Two centrally located elevators serve all residential floors.

The surface parking lot features three accessible parking spaces for resident use, and one accessible parking space for visitor use.

LANDSCAPING and AMENITY

The landscaping has been designed to provide a buffer and enhance the private and semi-private spaces adjacent to the development. Decorative paving will be incorporated at the driveway spaces.

CPTED (Crime Prevention Through Environmental Design)

The project has taken CPTED into consideration by ensuring the following, but not limited to:

Natural Surveillance
- Windows overlooking public and private areas.
- Transparency at building entrances and exits.
- Landscape design that provides surveillance and visibility
- Ensuring problem areas are well lit (e.g. pathways, stairs, entries/exits etc., parking areas)
- Provide visibility though screens/fences

Natural Access Control
- Clearly identifiable point of entries
- Eliminate design features that provide access to roofs and upper levels

Natural Territorial Reinforcement
- Maintained premises and landscaping such that it communicates an alert and active presence occupying the space.
- Restricted private activities to defined private areas.
- Display security system signage at access points.
- Scheduling activities in common areas to increase proper use, attracts more people and increases the perception that these areas are controlled.

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FORM OF DEVELOPMENT

Affordable Rental Building
The proposed Affordable Rental Building has a gross floor area of 78,110.63 SF (7,256.72 m2) at 0.6 FSR with 75 at-grade vehicle parking spaces and 200 bicycle spaces on the ground floor.

The ground level consists of an amenity and lobby space fronting Government Road, as well as service spaces. The upper 5-storeys contain 100 affordable rental housing units. The residential units range in size from 365 SF to 932 SF (33.0 m2 – 86.5 m2). 20% of the units are designed to meet the BC Building Code's Adaptable Dwelling requirements. 40% of the units are considered family sized units.

The unit breakdown includes:
- 20 x Studio Units (Adaptable) – 20% of Total Number of Units
- 40% x 1 Bedroom Units – 40% of Total Number of Units
- 30% x 2 Bedroom Units – 30% of Total Number of Units
- 10% x 3 Bedroom Units – 10% of Total Number of Units

Architecturally, the 6-storey massing of the development reflects the emerging character of recent developments within the North Yards neighbourhood in the District of Squamish. The building's north façade is designed to create a strong street presence and clearly indicate the main entrance through a prominent overhang. Adjacent to this entrance, the outdoor amenity space extends the interior areas, providing a seamless connection between indoor and outdoor amenity areas.

The building's L-shaped form is strategically oriented to capture solar heat gains from the south, while spacious private balconies allow residents to enjoy outdoor living in comfort and privacy. The building form has simple elegance in its disciplined massing and select projections.

Supportive Housing Building
The proposed Supportive Housing Building has a gross floor area of 37,552.05 SF (3,488.70 m2) at 0.29 FSR with 20 at-grade vehicle parking spaces and 14 bicycle spaces on the ground floor.

The ground level consists of support spaces for residents and staff, as well as service spaces. The upper 5-storeys contain 65 supportive housing units. The residential units range in size from 368 SF to 397 SF (34 m2 – 36 m2). 100% of the units are designed to meet the BC Building Code's Adaptable Dwelling Requirements.

Architecturally, the 6-storey massing of the development reflects the emerging character of recent developments within the North Yards neighbourhood in the District of Squamish. The building's north façade is designed to create a strong street presence and clearly indicate the main entrance through a prominent overhang. Outdoor amenity spaces at the north and south of the floor plan extend the interior areas of the Dining Hall, Multi-Purpose Room, and Staff Room, providing a seamless connection between indoor and outdoor amenity areas.

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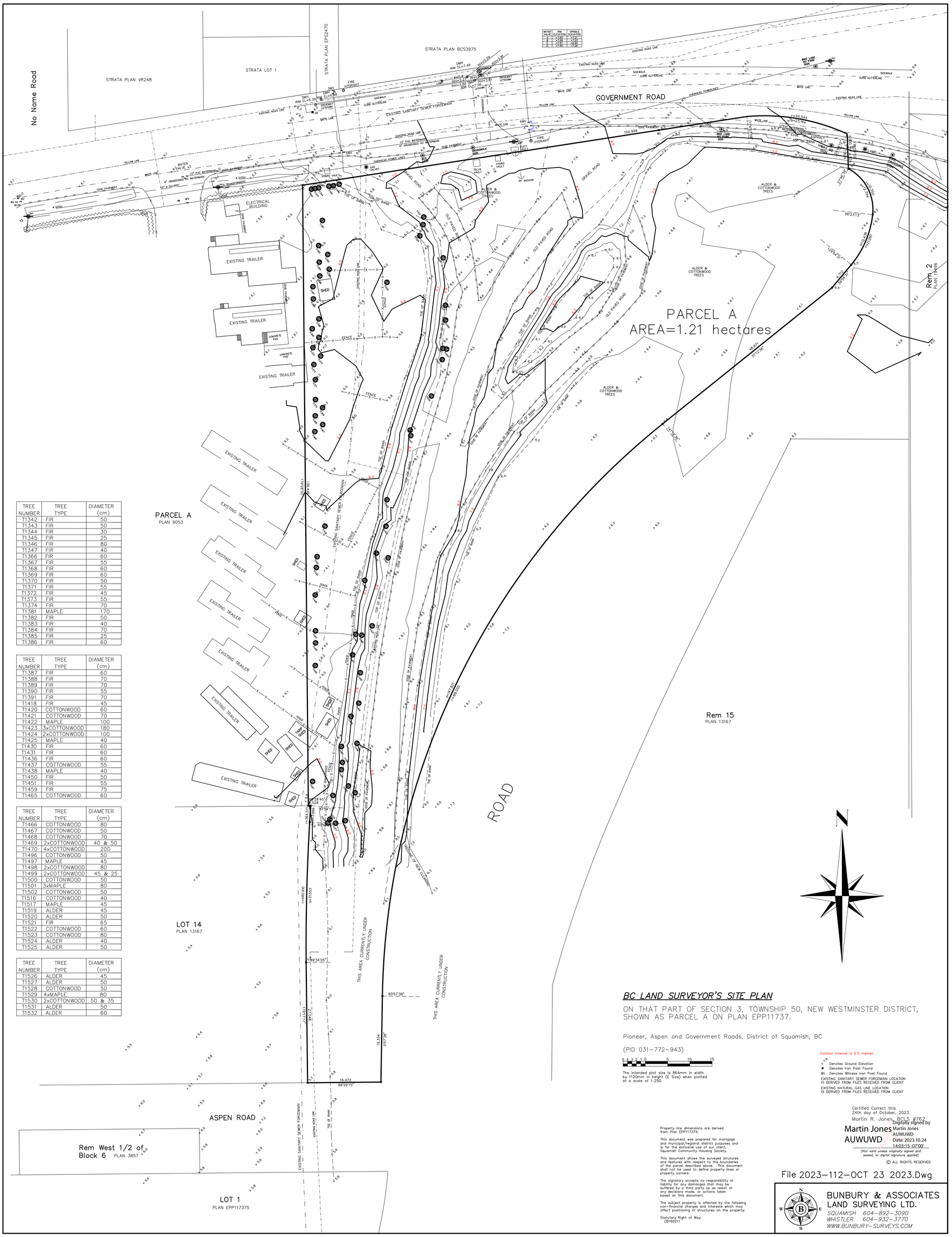
[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
DESIGN RATIONALE

[PROJECT] 24661
[SCALE]
[DATE] Wednesday, November 12, 2025
[ISSUE] ISSUED FOR DP
[DRAWING] A-0.400



WATER VALVE	RIM ELEVATION	SPINDLE ELEVATION
1	+7.65	+7.35
2	+7.63	+7.33
3	+7.63	+7.33
4	+7.65	+7.35

TREE NUMBER	TREE TYPE	DIAMETER (cm)
T1342	FIR	50
T1343	FIR	50
T1344	FIR	30
T1345	FIR	25
T1346	FIR	80
T1347	FIR	40
T1366	FIR	60
T1367	FIR	55
T1368	FIR	60
T1369	FIR	60
T1370	FIR	50
T1371	FIR	55
T1372	FIR	45
T1373	FIR	55
T1374	FIR	70
T1381	MAPLE	170
T1382	FIR	50
T1383	FIR	40
T1384	FIR	70
T1385	FIR	25
T1386	FIR	60

TREE NUMBER	TREE TYPE	DIAMETER (cm)
T1387	FIR	60
T1388	FIR	70
T1389	FIR	70
T1390	FIR	55
T1391	FIR	70
T1418	FIR	45
T1420	COTTONWOOD	60
T1421	COTTONWOOD	70
T1422	MAPLE	100
T1423	3xCOTTONWOOD	180
T1424	2xCOTTONWOOD	100
T1425	MAPLE	40
T1430	FIR	60
T1431	FIR	60
T1436	FIR	60
T1437	COTTONWOOD	55
T1438	MAPLE	40
T1450	FIR	50
T1451	FIR	55
T1459	FIR	75
T1465	COTTONWOOD	60

TREE NUMBER	TREE TYPE	DIAMETER (cm)
T1466	COTTONWOOD	80
T1467	COTTONWOOD	50
T1468	COTTONWOOD	70
T1469	2xCOTTONWOOD	40 & 50
T1470	4xCOTTONWOOD	200
T1496	COTTONWOOD	50
T1497	MAPLE	45
T1498	2xCOTTONWOOD	80
T1499	2xCOTTONWOOD	45 & 25
T1500	COTTONWOOD	50
T1501	3xMAPLE	80
T1502	COTTONWOOD	50
T1516	COTTONWOOD	40
T1517	MAPLE	45
T1519	ALDER	45
T1520	ALDER	50
T1521	FIR	65
T1522	COTTONWOOD	60
T1523	COTTONWOOD	80
T1524	ALDER	40
T1525	ALDER	50

TREE NUMBER	TREE TYPE	DIAMETER (cm)
T1526	ALDER	45
T1527	ALDER	50
T1528	COTTONWOOD	50
T1529	4xMAPLE	80
T1530	2xCOTTONWOOD	50 & 35
T1531	ALDER	50
T1532	ALDER	60

BC LAND SURVEYOR'S SITE PLAN

ON THAT PART OF SECTION 3, TOWNSHIP 50, NEW WESTMINSTER DISTRICT, SHOWN AS PARCEL A ON PLAN EPP11737.

Pioneer, Aspen and Government Roads, District of Squamish, BC

(PID 031-772-943)

5 4 3 2 1 0 5 10 15

The intended plot size is 864mm in width by 1120mm in height (E Size) when plotted at a scale of 1:250.

Contour Interval is 0.5 metres

+7.9 + Denotes Ground Elevation
● Denotes Iron Post Found
Wt Denotes Witness Iron Post Found
EXISTING SANITARY SEWER FORCEMAIN LOCATION IS DERIVED FROM FILES RECEIVED FROM CLIENT
EXISTING NATURAL GAS LINE LOCATION IS DERIVED FROM FILES RECEIVED FROM CLIENT

Property line dimensions are derived from Plan EPP117374.

This document was prepared for mortgage and municipal/regional district purposes and is for the exclusive use of our client, Squamish Community Housing Society.

This document shows the surveyed strutures and features with respect to the boundaries of the parcel described above. This document shall not be used to define property lines or property corners.

The signatory accepts no responsibility or liability for any damages that may be suffered by a third party as as result of any decisions made, or actions taken based on this document.

The subject property is affected by the following non-financial charges and interests which may affect positioning of structures on the property:

Statutory Right of Way:
CB160211

Certified Correct this
24th day of October, 2023.
Martin R. Jones, BCLS #762
Martin Jones AUWUWD
Digitally signed by Martin Jones AUWUWD
Date: 2023.10.24 14:03:15 -07'00'
(Not valid unless originally signed and sealed, or digital signature applied)

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File 2023-112-OCT 23 2023.Dwg

BUNBURY & ASSOCIATES
LAND SURVEYING LTD.
SQUAMISH 604-892-3090
WHISTLER 604-932-3770
WWW.BUNBURY-SURVEYS.COM

"REFERENCE DRAWING ONLY"

SURVEY PLAN

24861 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [ISSUE]

ISSUED FOR DP [DRAWING]

A-0.510

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road,
Squamish BC
[TITLE]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA [CLIENT]

REGISTERED ARCHITECT PROVINCE OF BRITISH COLUMBIA VANCOUVER ISLAND [PROJECT SEAL]

[PROJECT TEAM]

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AERIAL VIEW - LOOKING SOUTH-WEST

AERIAL VIEW - LOOKING NORTH-WEST

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[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. YOUNG
BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road,
Squamish BC

[TITLE]
RENDERING - SITE AERIAL

[PROJECT] **24661**

[SCALE]

[DATE] **Wednesday, November 12, 2025**

[ISSUE] **ISSUED FOR DP**

[DRAWING]
A-0.800

AERIAL VIEW - LOOKING SOUTH-EAST

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COLLIN H.Q. TROUNCE
BRITISH COLUMBIA
2025-11-14

[CLIENT]
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[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road,
Squamish BC

[TITLE]
RENDERING - SITE AERIAL

24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [DATE]

ISSUED FOR DP [ISSUE]

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A-0.810

AFFORDABLE RENTAL HOUSING - MAIN ENTRY VIEW

AFFORDABLE RENTAL HOUSING - LOOKING SOUTH-EAST

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COLLIN H.Q. YOUNG
BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road,
Squamish BC

[TITLE]
RENDERINGS - AFFORDABLE RENTAL

[PROJECT] **24661**

[SCALE]

[DATE] **Wednesday, November 12, 2025**

[ISSUE] **ISSUED FOR DP**

[DRAWING]
A-0.900

SUPPORTIVE HOUSING - LOOKING SOUTH-WEST

SUPPORTIVE HOUSING - LOOKING AT MAIN ENTRY

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2025-11-14

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[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road,
Squamish BC

[TITLE]
RENDERINGS - SUPPORTIVE HOUSING

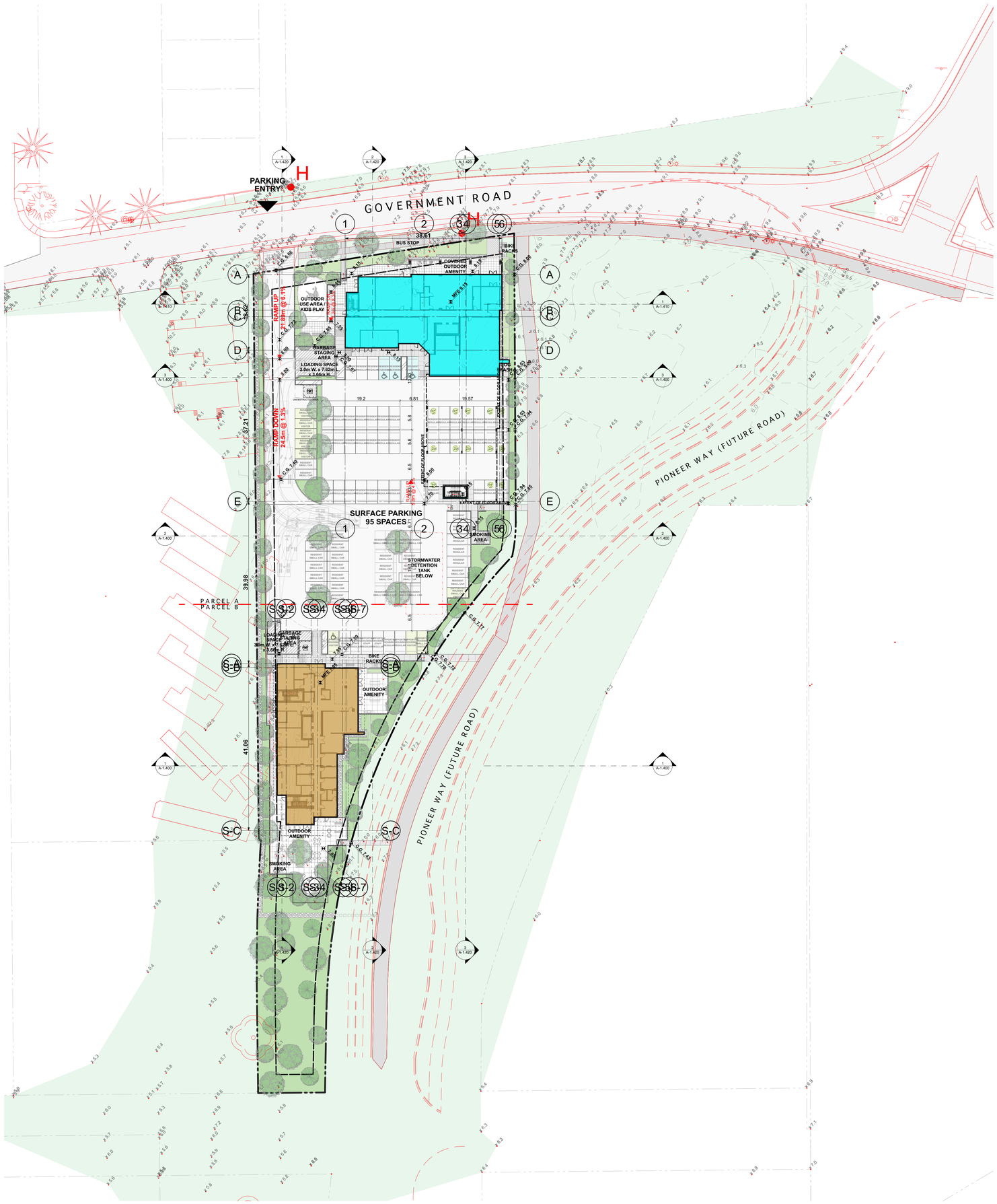
24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [DATE]

ISSUED FOR DP [ISSUE]

[DRAWING]
A-0.910



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2025-11-14

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[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road,
Squamish BC

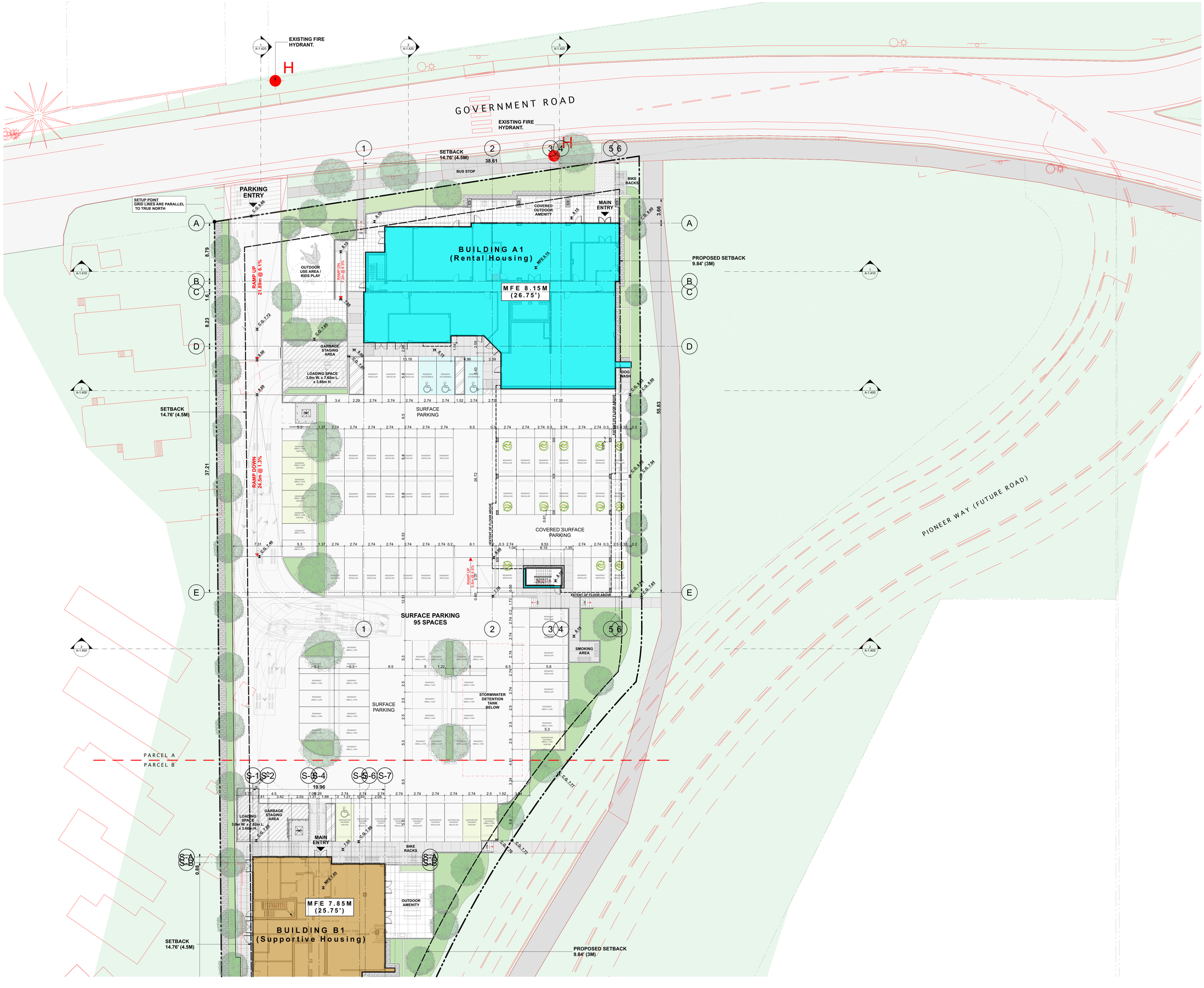
[TITLE]

OVERALL SITE PLAN

24661	[PROJECT]
1:400	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]

A-1.000



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2025-11-14

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[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

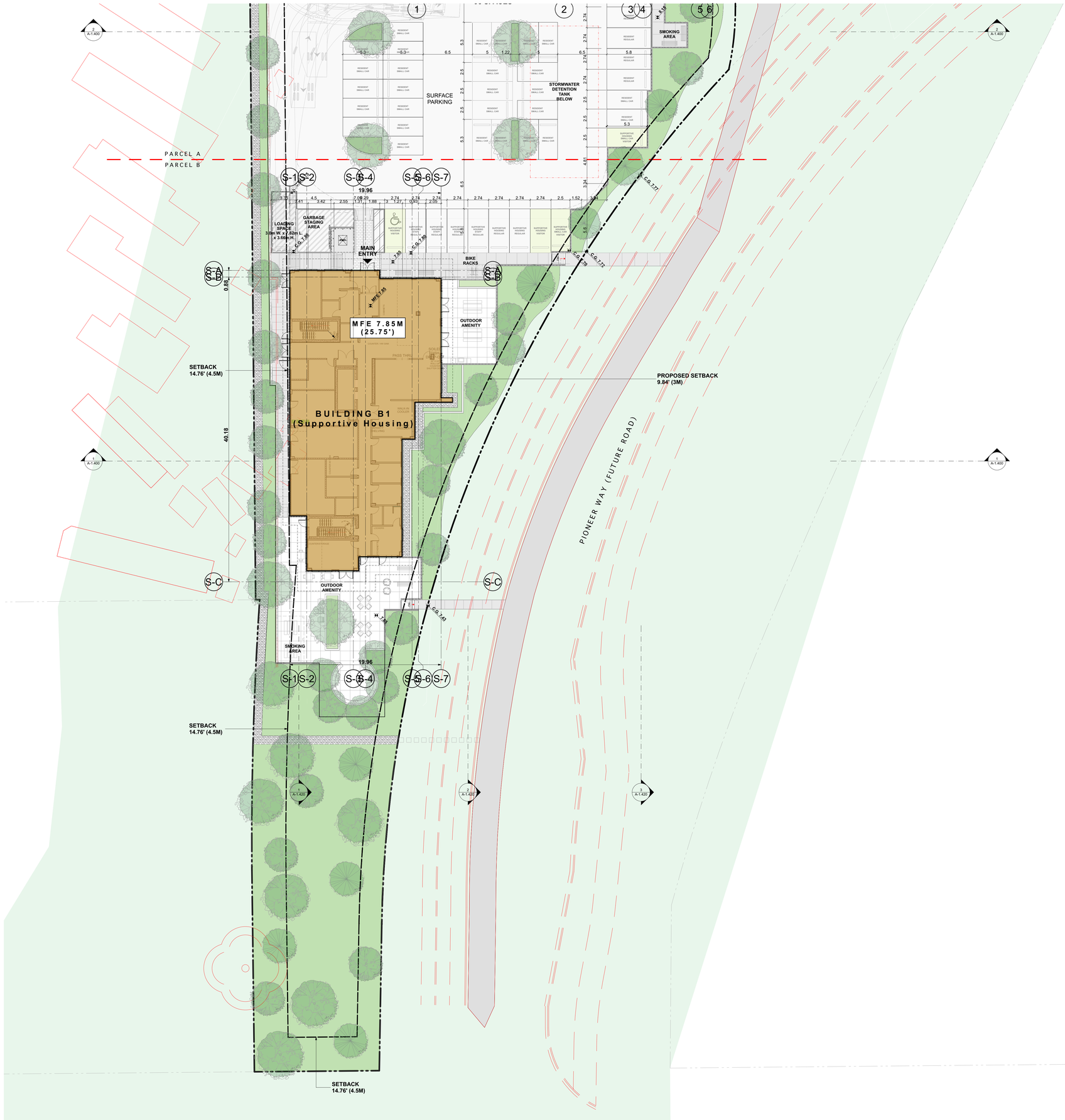
[TITLE]

PARTIAL SITE PLAN - BUILDING A1

24661	[PROJECT]
1:200	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]

A-1.110



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2025-11-14

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[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

PARTIAL SITE PLAN - BUILDING B1

24661	[PROJECT]
1:200	[SCALE]
Wednesday, November 12, 2025	[DATE]
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[DRAWING]

A-1.120

EXISTING FIRE HYDRANT.

R 45.0 (45M) TO FIRE HYDRANT

R 45.0 (45M) TO FIRE HYDRANT

GOVERNMENT ROAD

FIRE APPARATUS

EXISTING FIRE HYDRANT.

FIRE APPARATUS

SETBACK 14.76' (4.5M)

BUS STOP

R 15.0 (49M) FROM SPLASH

TO 11.94 (1.73M)

BIKE RACKS

PARKING ENTRY

SETUP POINT
GRID LINES ARE PARALLEL TO TRUE NORTH

COVERED OUTDOOR AMENITY

MAIN ENTRY

BUILDING A1
(Rental Housing)

MFE 8.15M
(26.75')

PROPOSED SETBACK 9.84' (3M)

OUTDOOR USE AREA / KIDS PLAY

RAMP DN 25m @ 8.3%

RAMP UP 21.89m @ 6.1%

GARBAGE STAGING AREA

LOADING SPACE 3.0m W. x 7.62m L. x 3.66m H.

DOG WASH

SURFACE PARKING

SETBACK 14.76' (4.5M)

6 (MIN. 6M ACCESS ROUTE)

RAMP DOWN 24.5m @ 1.3%

FIRE APPARATUS

EXTENT OF FLOOR ABOVE

COVERED SURFACE PARKING

RAMP UP 5.6m @ 4.6%

PIONEER WAY (FUTURE ROAD)

SURFACE PARKING 95 SPACES

6 (MIN. 6M ACCESS ROUTE)

R 12.0 (MIN. 12M RADIUS)

SURFACE PARKING

STORMWATER DETENTION TANK BELOW

SMOKING AREA

PARCEL A

PARCEL B

FIRE APPARATUS

6 (MIN. 6M ACCESS ROUTE)

LOADING SPACE 3.0m W. x 7.62m L. x 3.66m H.

GARBAGE STAGING AREA

RAMP DN

MAIN ENTRY

BIKE RACKS

OUTDOOR AMENITY

MFE 7.85

MFE 7.85M
(25.75')

BUILDING B1
(Supportive Housing)

SETBACK 14.76' (4.5M)

PROPOSED SETBACK 9.84' (3M)

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BRITISH COLUMBIA
2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

PARTIAL SITE PLAN - FIRE DEPARTMENT ACCESS

24661 [PROJECT]

1:200 [SCALE]

Wednesday, November 12, 2025 [ISSUE]

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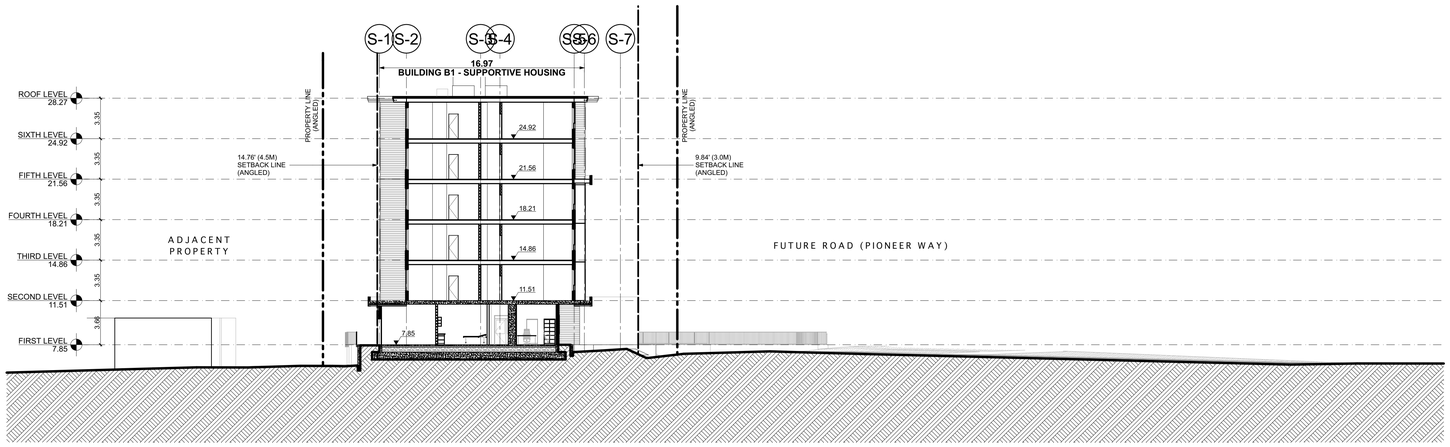
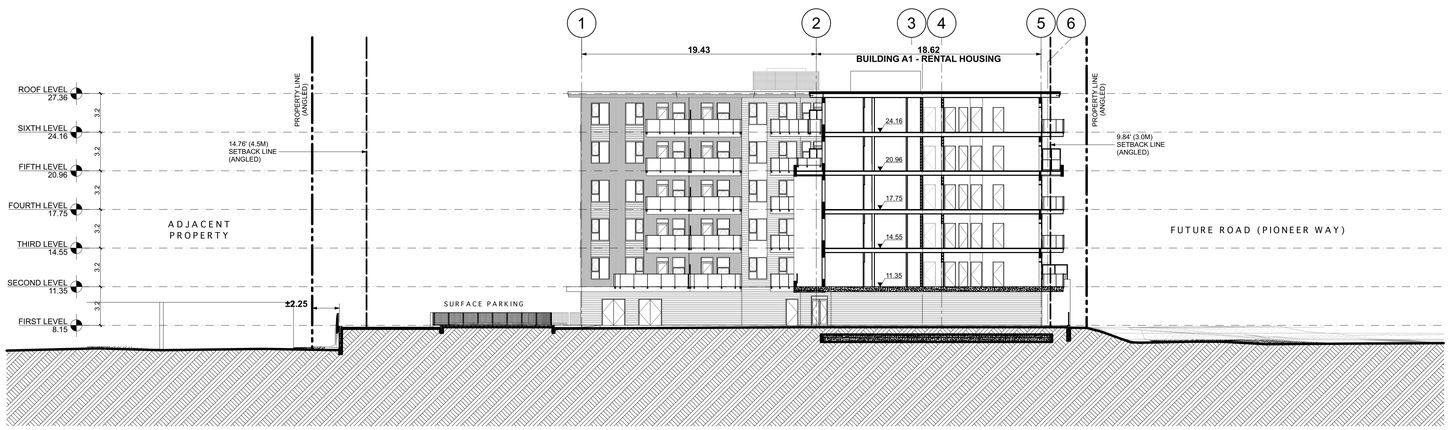
A-1.200



1 SITE SECTION - EAST-WEST 1
SCALE: 1:200

2 SITE SECTION - EAST-WEST 2
SCALE: 1:200



3 SITE SECTION - EAST-WEST 3
SCALE: 1:200

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BRITISH COLUMBIA
2025.11.14

[CLIENT]
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[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
SITE SECTIONS - EAST-WEST

24661 [PROJECT]
1:200 [SCALE]
Wednesday, November 12, 2025 [DATE]
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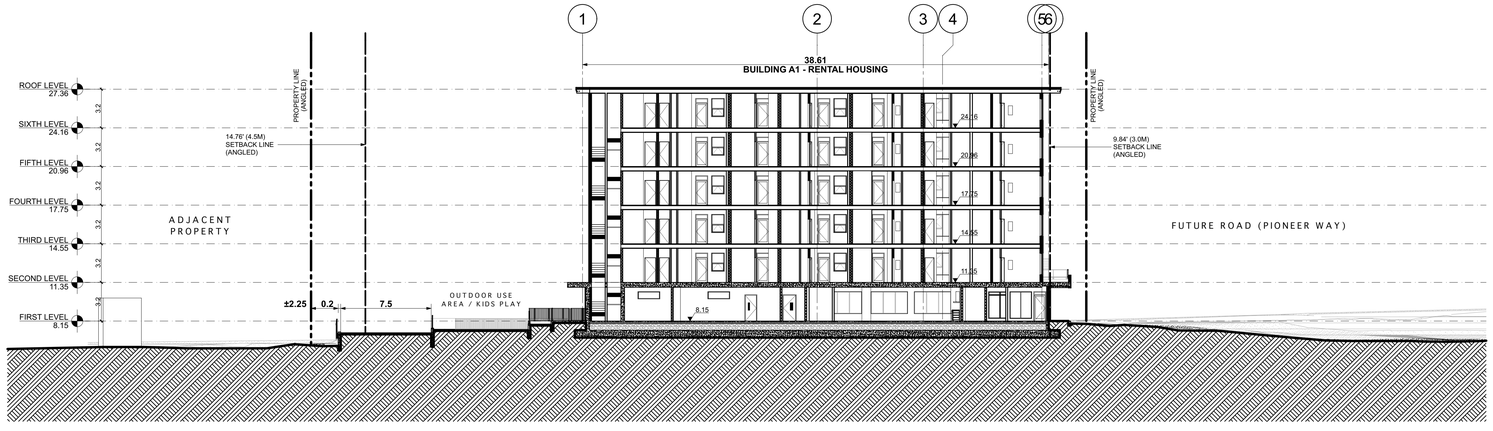
[DRAWING]
A-1.400



1 SITE SECTION - EAST-WEST 4

SCALE: 1:200

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2025-11-14

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[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

SITE SECTIONS - EAST-WEST

24661	[PROJECT]
1:200	[SCALE]
Wednesday, November 12, 2025	[DATE]
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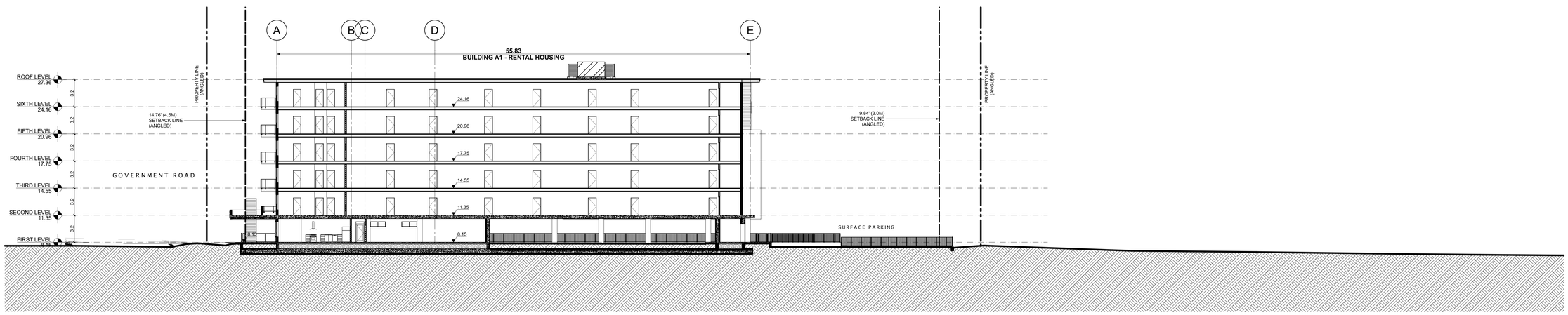
[DRAWING]

A-1.410

1 SITE SECTION - NORTH-SOUTH 1
SCALE: 1:200

2 SITE SECTION - NORTH-SOUTH 2
SCALE: 1:200



3 SITE SECTION - NORTH-SOUTH 3
SCALE: 1:200

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2025-11-14

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39900 Government Road, Squamish BC

[TITLE]
SITE SECTIONS - NORTH-SOUTH

24661	[PROJECT]
1:200	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-1.420

GOVERNMENT ROAD

SETBACK
14.76' (4.5M)

SETBACK
14.76' (4.5M)

38.61

BUS STOP

LINE OF ROOF OVER.

48" WIDE GATE.

BIKE RACKS

COVERED OUTDOOR AMENITY
68.81 m²

PROPOSED SETBACK
9.84' (3M)

OUTDOOR USE AREA / KIDS PLAY
172.87 m²

RAMP UP
21.38m @ 6.1%

RAMP DN
7.2m @ 5.1%

MECH
35.01 m²

BIKE STORAGE
48 SPACES
74.45 m²

SCOOTER
7 SPACES
13.42 m²

AMENITY
108.56 m²

VESTIBULE
15.61 m²

LOBBY
21.21 m²

MAIL ROOM
11.94 m²

KITCHEN

STOR

WC
7.50 m²

OFFICE
10.58 m²

EXIT STAIRS
ST-01
17.65 m²

GARBAGE / RECY
39.51 m²

BIKE STORAGE
50 SPACES
68.56 m²

CORRIDOR
LEVEL 1
89.67 m²

ELEVATOR
EL-01
15.48 m²

SHAFT
1.87 m²

ELEC
40.82 m²

GARBAGE STAGING AREA

LOADING SPACE
3.0m W. x 7.62m L.
x 3.66m H.

LINE OF DECK ABOVE.

BIKE STORAGE
102 LOCKERS
213.31 m²

DOG WASH
7.78 m²

UNIVERSAL ACCESS AREA

EXTENT OF FLOOR ABOVE

RAMP DOWN
24.5m @ 1.3%

SURFACE PARKING
95 SPACES

RAMP UP
5.79m @ 5.9%

EXIT STAIRS
ST-02
20.69 m²

EXTENT OF FLOOR ABOVE

55.83

37.21

26.72

12.53

6.53

7.31

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BRITISH COLUMBIA
2025-11-14

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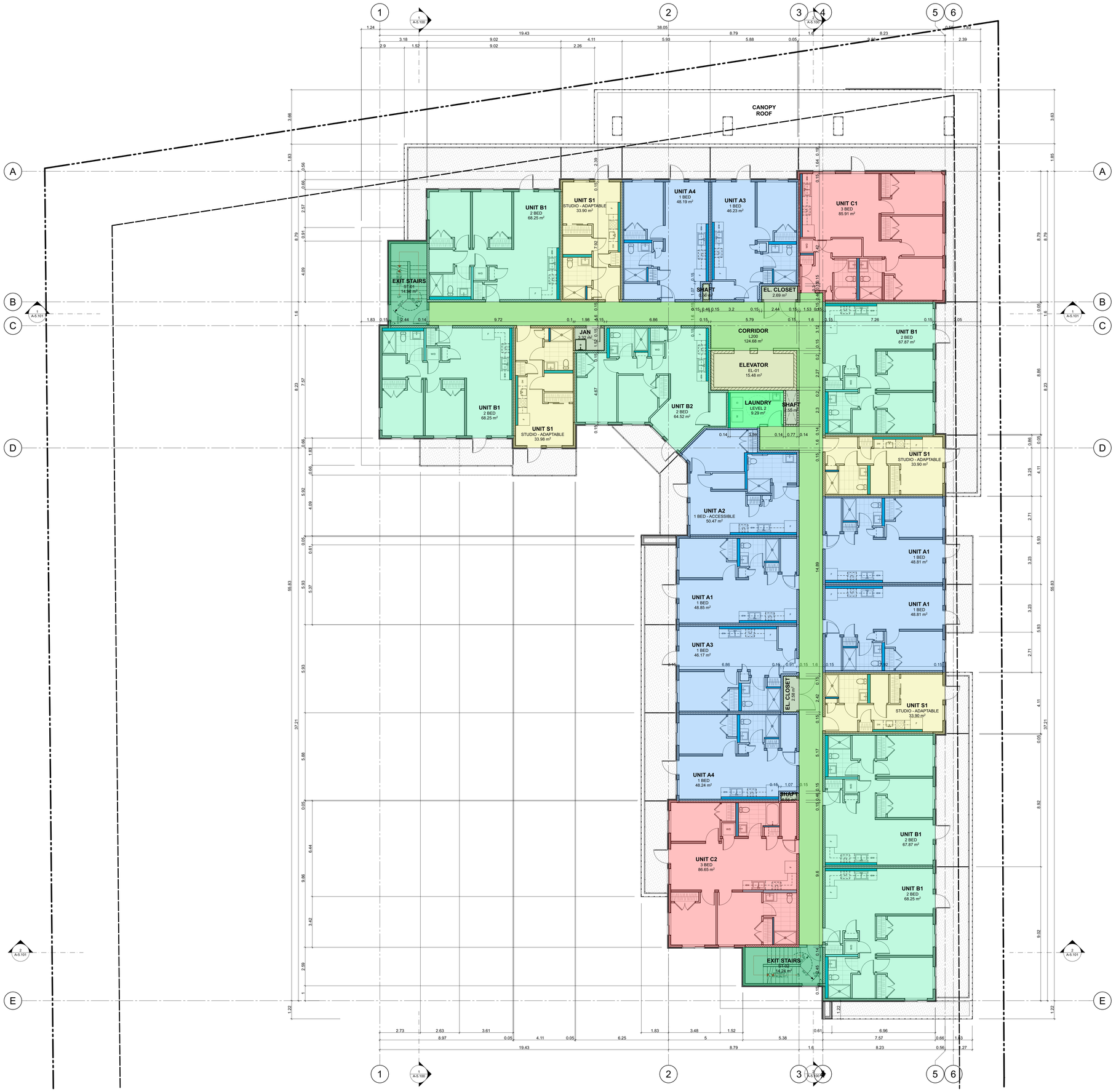
[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING A1 - LEVEL 1 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-2.110



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[ARCHITECT SEAL]

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2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

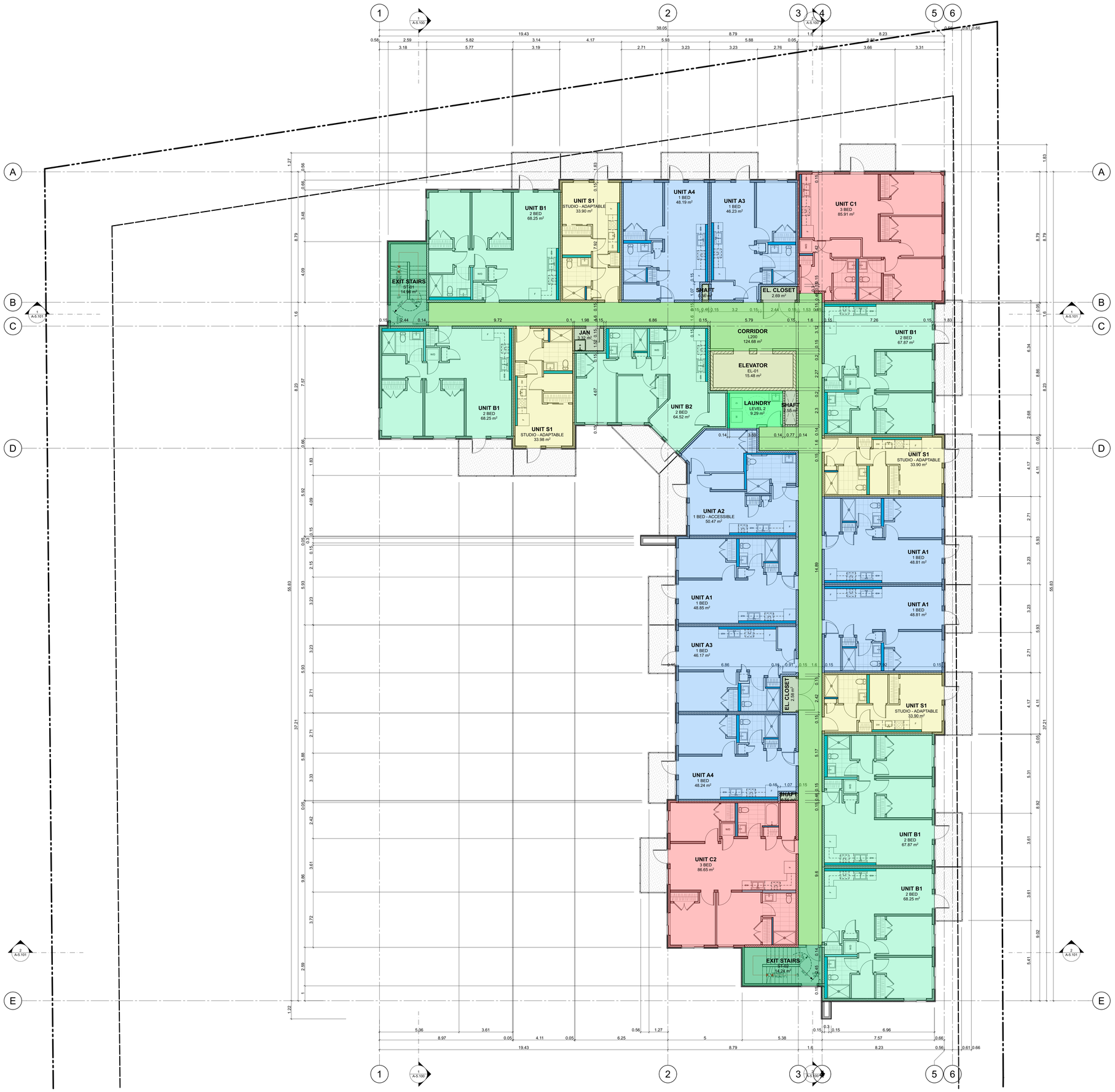
[TITLE]

BUILDING A1 - LEVEL 2 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]

A-2.120



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN W.G. TRUMAN
PROVINCE OF BRITISH COLUMBIA

2025-11-14

[CLIENT]

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[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road,
Squamish BC

[TITLE]

BUILDING A1 - LEVEL 3 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
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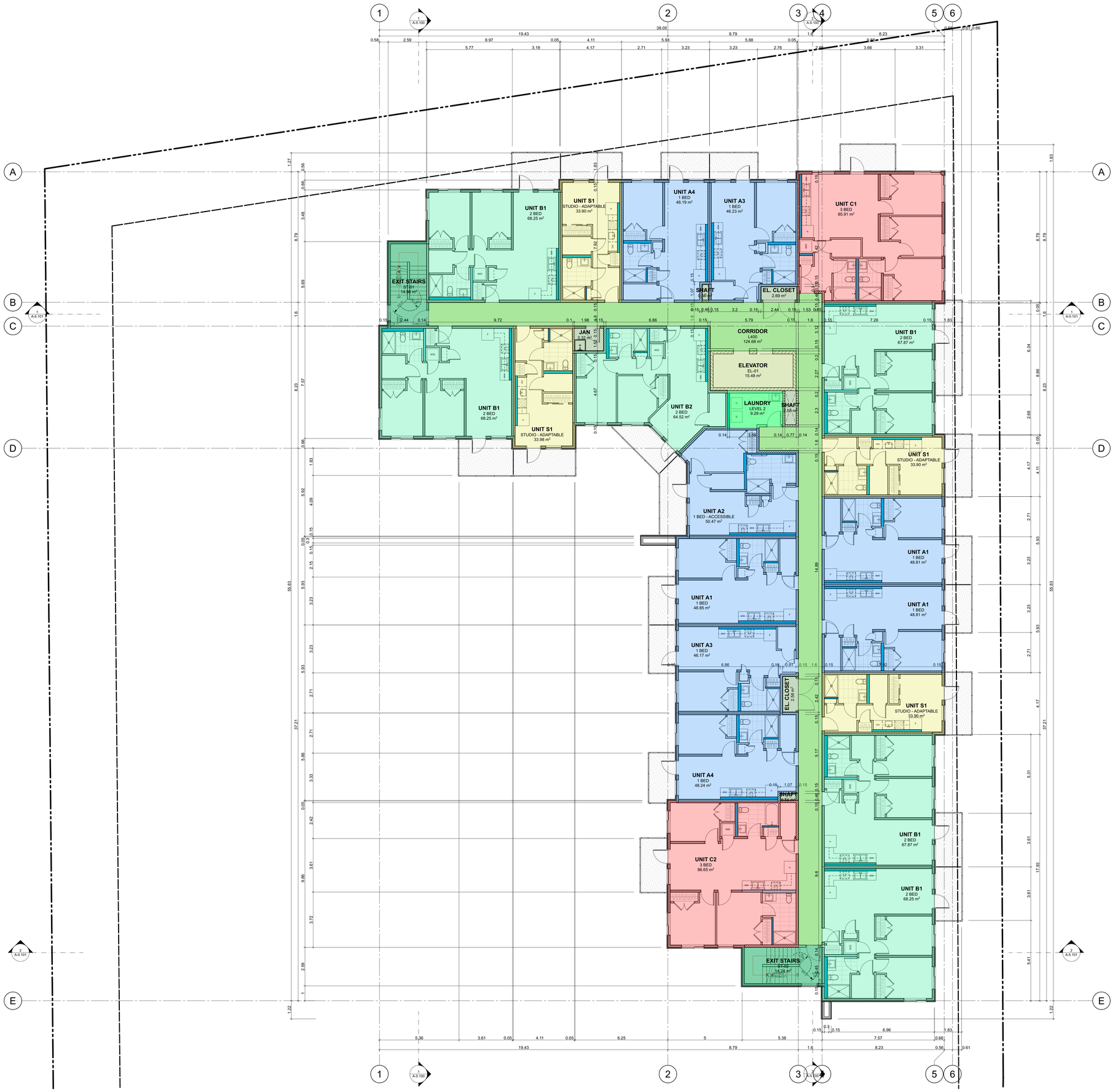
A-2.130



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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. YOUNG
PROVINCE OF BRITISH COLUMBIA

2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

BUILDING A1 - LEVEL 4 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

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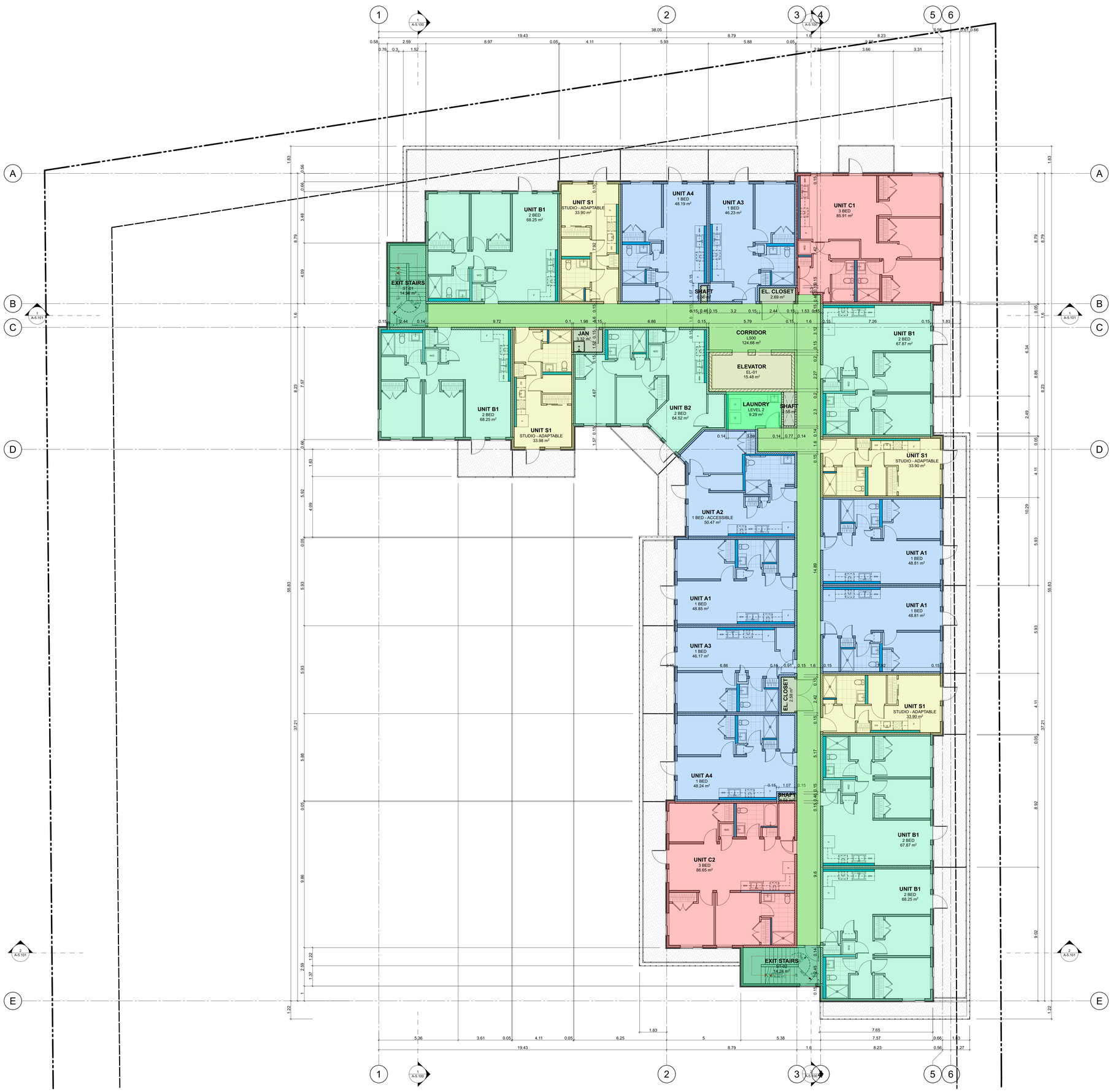
A-2.140



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PROVINCE OF BRITISH COLUMBIA

2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

BUILDING A1 - LEVEL 5 PLAN

24661	[PROJECT]
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Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

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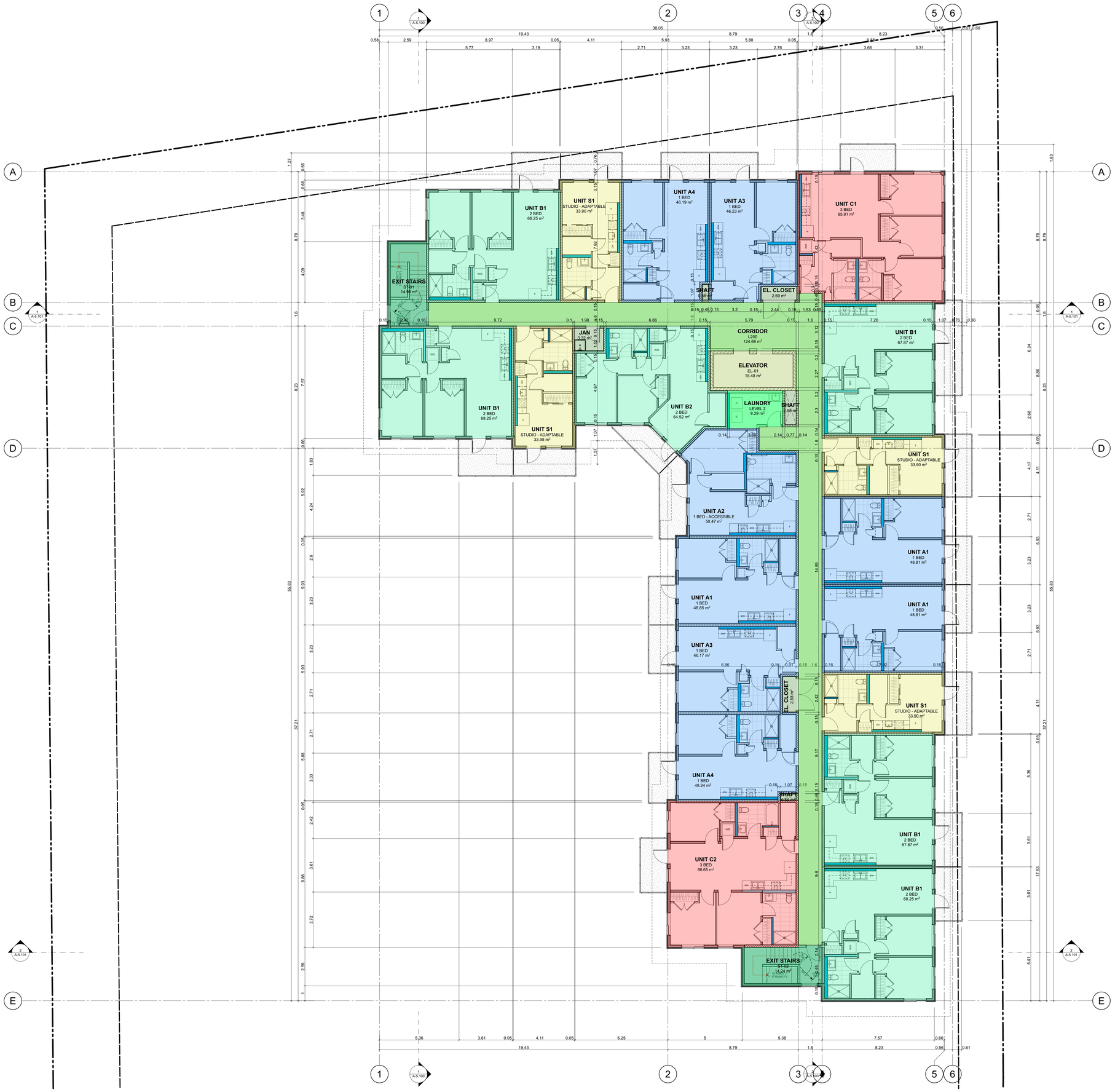

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COLLIN W.G. TRUMAN
PROVINCE OF BRITISH COLUMBIA

2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road,
Squamish BC

[TITLE]

BUILDING A1 - LEVEL 6 PLAN

24661	[PROJECT]
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Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

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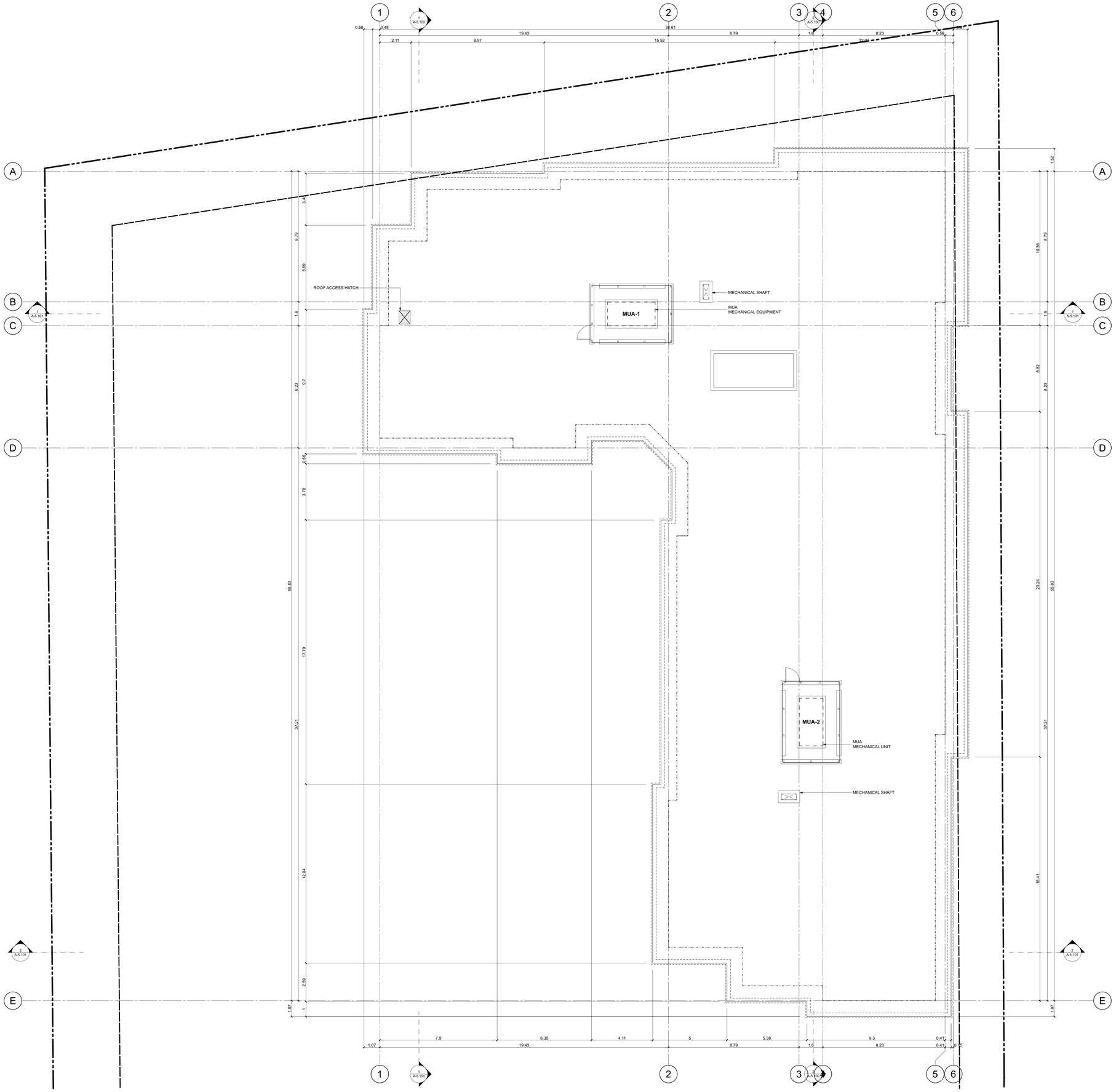

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2025-11-14

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[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

BUILDING A1 - ROOF PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

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PARCEL B

PIONEER WAY (FUTURE ROAD)

LOADING SPACE 3.0m W. x 7.62m L. x 3.66m H.

GARBAGE STAGING AREA

LINE OF ROOF OVER.

BIKE RACKS

TENANT SUPPORT 12.85 m²

VEST 10.66 m²

GARBAGE 26.83 m²

RECEPTION / TRIAGE 11.94 m²

MED STOR 5.91 m²

LOUNGE

EXIT STAIRS ST-01 23.13 m²

ADMIN / PRINT / KEYS 6.78 m²

WC 5.34 m²

DINING HALL 86.72 m²

OUTDOOR AMENITY 84.53 m²

HEAT TREATMENT 6.77 m²

STORAGE 18.29 m²

ELEC 3.26 m²

KITCHEN 50.23 m²

CORRIDOR L100 81.97 m²

ELEVATOR EL-01 | EL-02 16.62 m²

BIKE/SCOOTER STORAGE 9 Scooter / 14 Bike 31.75 m²

SHAFT 1.11 m²

FOOD STORAGE 28.76 m²

ELECTRICAL 39.85 m²

SHARED OFFICE 13.94 m²

WELLNESS 10.40 m²

MED OFFICE 11.32 m²

MECHANICAL 38.65 m²

LAUNDRY 11.89 m²

MANAGER OFFICE 11.95 m²

WC / SHOWER 7.54 m²

JAN

STAFF WC 6.74 m²

EXIT STAIRS ST-02 20.87 m²

STAFF ROOM 16.93 m²

MULTI-PURPOSE / AMENITY 28.65 m²

OUTDOOR AMENITY 303.22 m²

SMOKING AREA

SETBACK 14.76' (4.5M)

PROPOSED SETBACK 9.84' (3M)

19.96

40.18

S-1 S-2 S-3 S-4 S-5 S-6 S-7 S-A S-B S-C

C.G. 7.77 C.G. 7.89 C.G. 7.79 C.G. 7.72 C.G. 7.43 H 7.85 MFE 7.85

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REGISTERED ARCHITECT COLLIN M.D. HOUDING BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING B1 - LEVEL 1 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

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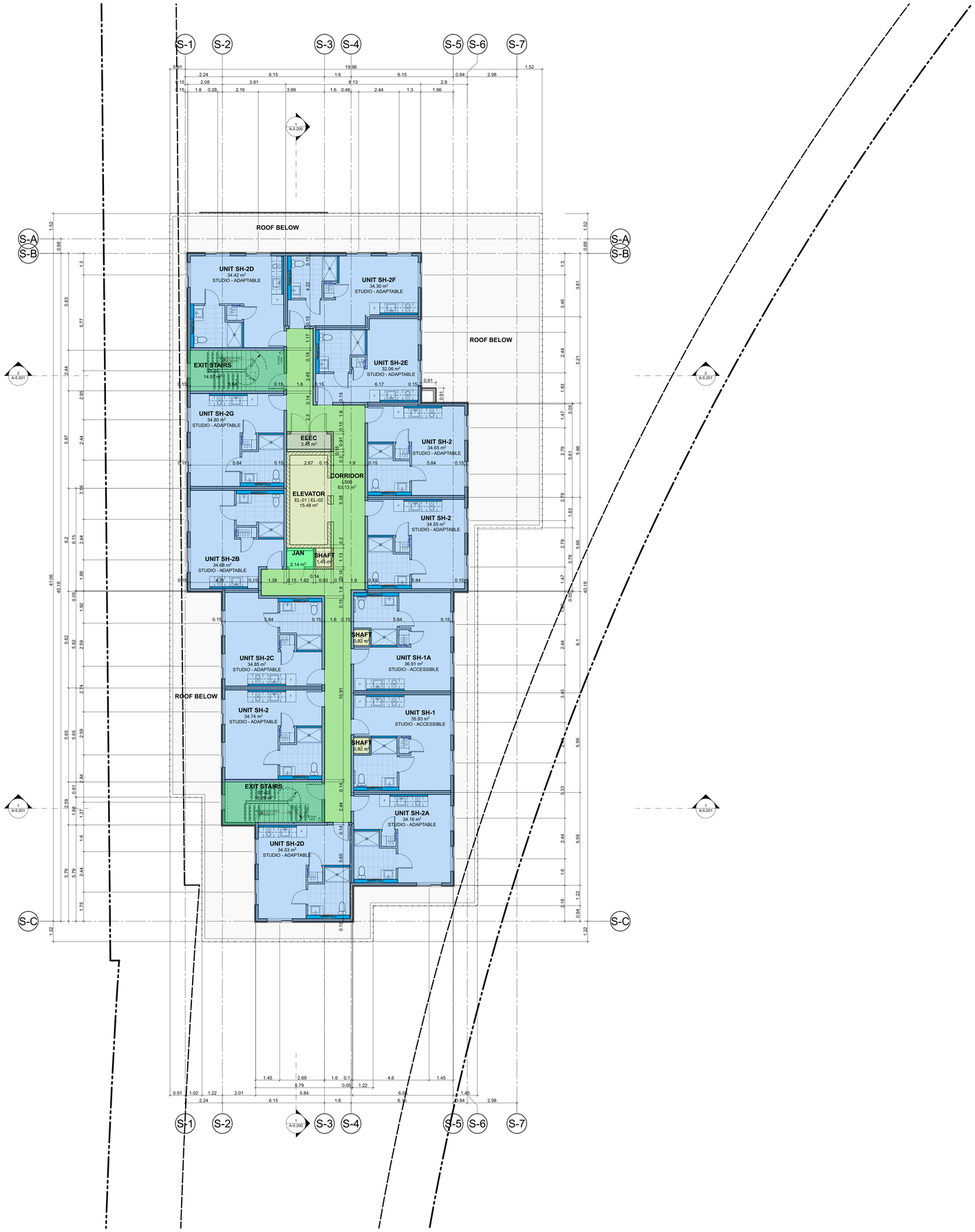

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COLUMN M. O. HUTTONS
BRITISH COLUMBIA

2025.11.14

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[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road,
Squamish BC

[TITLE]

BUILDING B1 - LEVEL 2 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
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[DRAWING]

A-2.220

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN M.G. HUMMEL
PROVINCE OF BRITISH COLUMBIA

2025.11.14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road,
Squamish BC

[TITLE]

BUILDING B1 - LEVEL 3 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
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A-2.230

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[ARCHITECT SEAL]

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2025.11.14

[CLIENT]

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[PROJECT]

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Squamish BC

[TITLE]

BUILDING B1 - LEVEL 4 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

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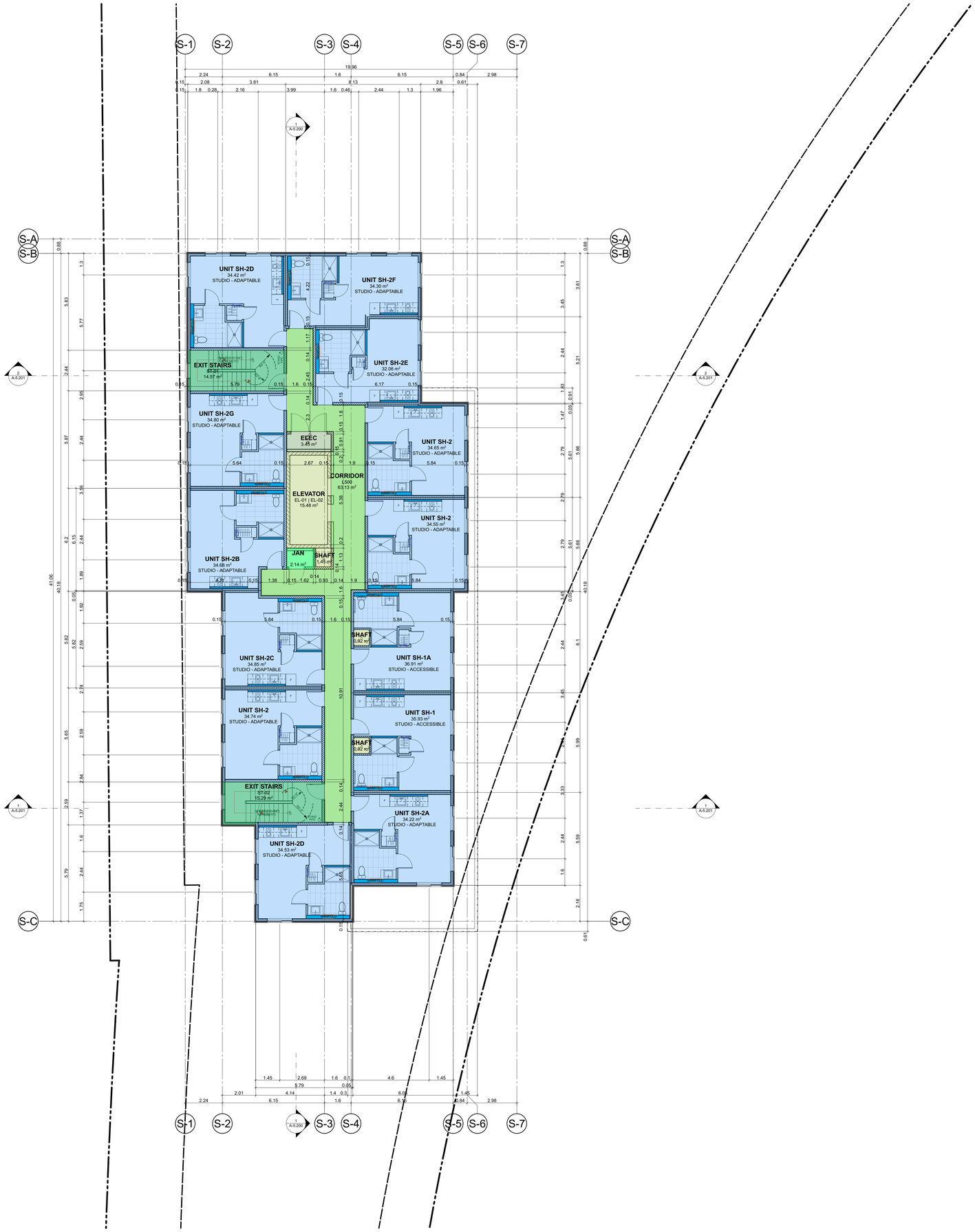

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[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN W.G. TRUSWAY
BRITISH COLUMBIA

2025-11-14

[CLIENT]

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[TITLE]

BUILDING B1 - LEVEL 5 PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
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BRITISH COLUMBIA

2025.11.14

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39900 Government Road,
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[TITLE]

BUILDING B1 - LEVEL 6 PLAN

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Wednesday, November 12, 2025	[ISSUE DATE]
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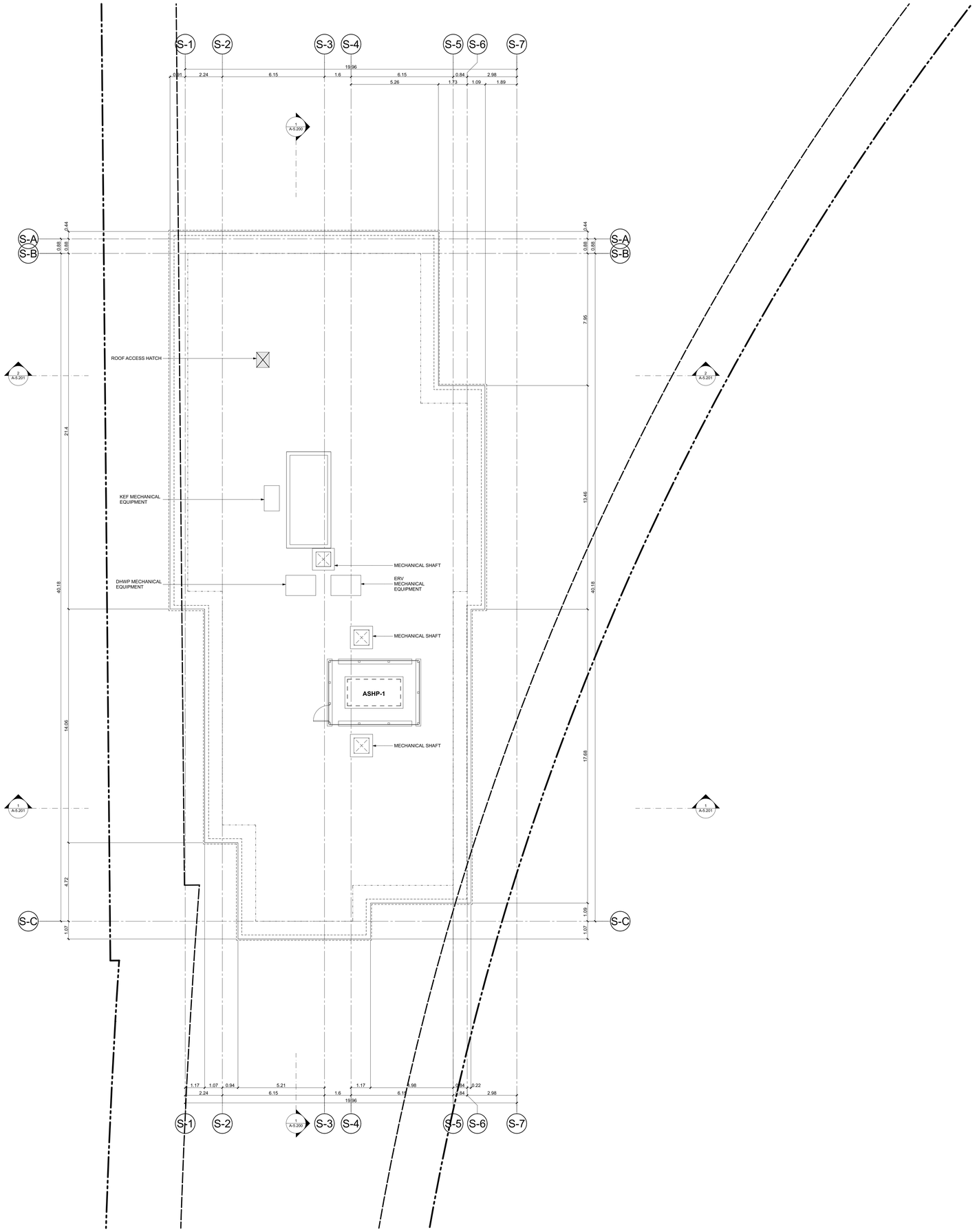

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. TSUANG
BRITISH COLUMBIA

2025-11-14

[CLIENT]

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[PROJECT]

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39900 Government Road, Squamish BC

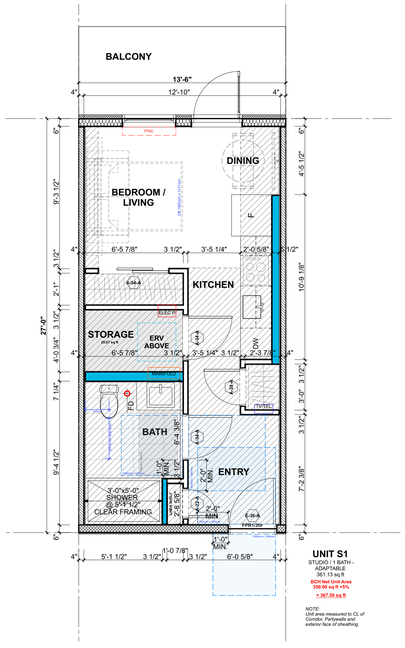
[TITLE]

BUILDING B1 - ROOF PLAN

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]

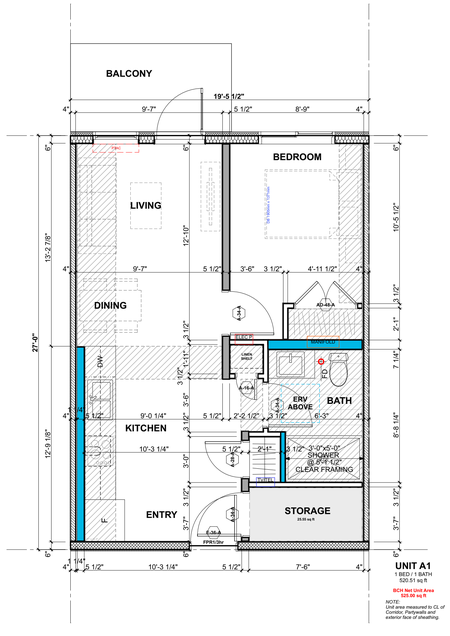
A-2.270



UNIT S1
STUDIO / 1 BATH - ADAPTABLE
408.13 sq ft
BCH Net Unit Area
350.00 sq ft +5%
+ 367.50 sq ft

NOTE:
Unit area measured to CL of Corridor, Partywalls and exterior face of sheathing.

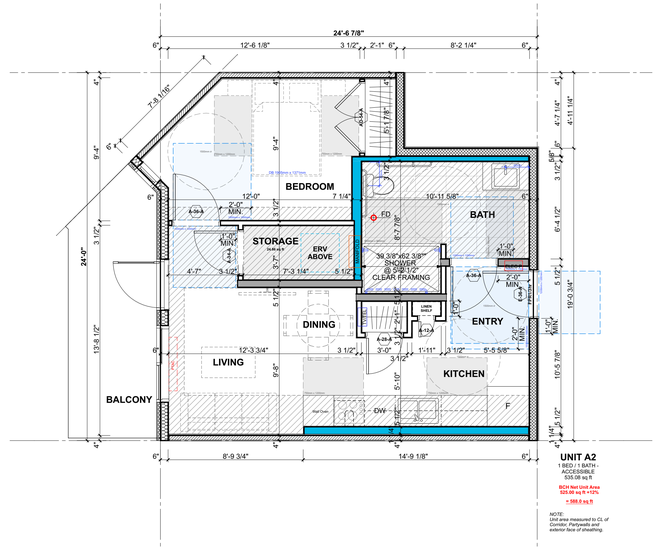
1 Unit S1 - Adaptable
SCALE: 1/4" = 1'-0"



UNIT A1
1 BED / 1 BATH
520.51 sq ft
BCH Net Unit Area
525.00 sq ft

NOTE:
Unit area measured to CL of Corridor, Partywalls and exterior face of sheathing.

2 Unit A1
SCALE: 1/4" = 1'-0"


24'-6 7/8"
12'-6 1/8"
3 1/2"
2'-1"
8'-2 1/4"
6"
4"
7'-9 1/16"
9'-4"
6'-7 1/4"
4'-11 1/4"
BEDROOM
7 1/4"
10'-11 5/8"
BATH
STORAGE
ERV ABOVE
39 3/8"x62 3/8" SHOWER @ 2'-0" H.P. CLEAR FRAMING
DINING
ENTRY
LIVING
KITCHEN
BALCONY
24'-0"
13'-8 1/2"
12'-3 3/4"
8'-5"
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10'-5 7/8"
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14'-9 1/8"
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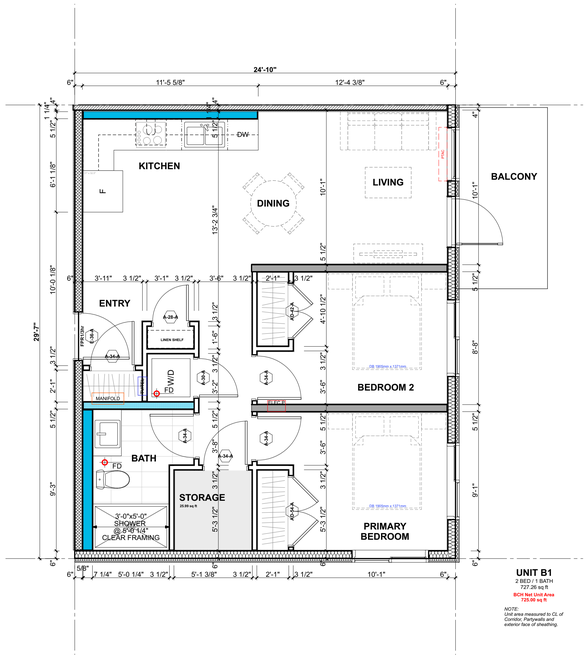
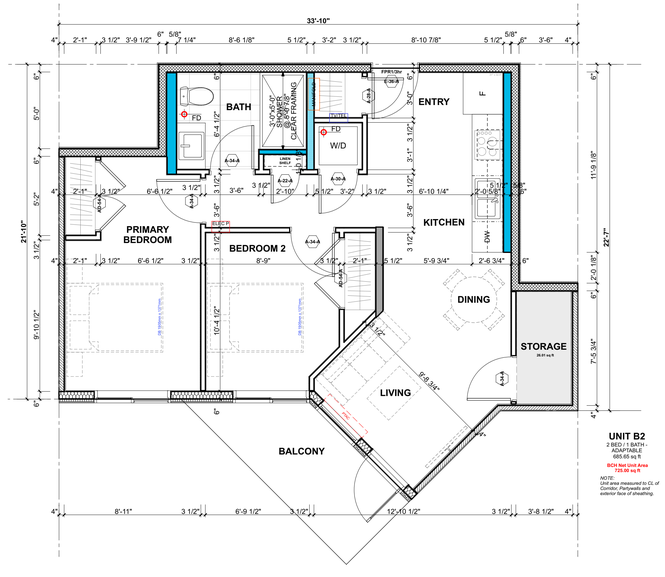


UNIT B1
2 BED / 1 BATH
727.26 sq ft
BCH Net Unit Area
725.00 sq ft

NOTE:
Unit area measured to CL of Corridor, Partywalls and exterior face of sheathing.

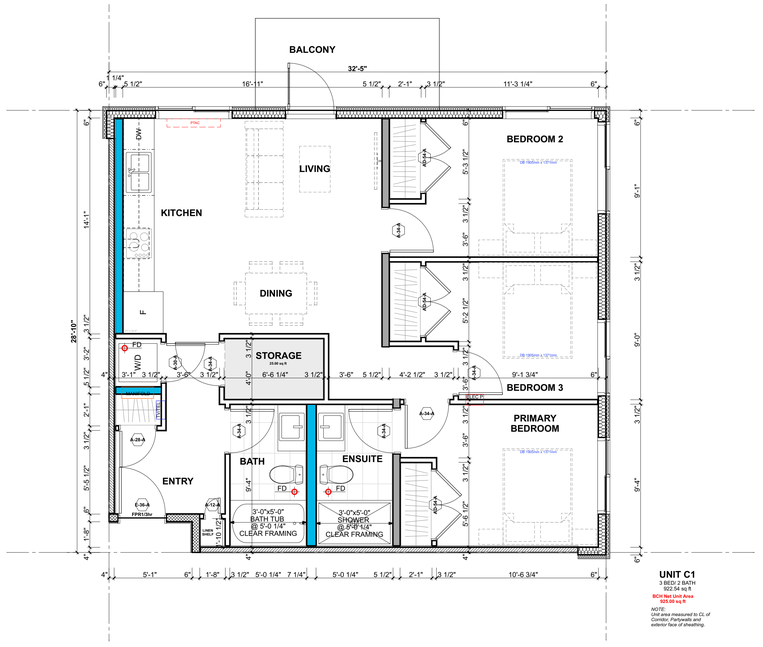
1 Unit B1 Corner
SCALE: 1/4" = 1'-0"



UNIT B2
2 BED / 1 BATH - ADAPTABLE
665.65 sq ft
BCH Net Unit Area
725.00 sq ft

NOTE:
Unit area measured to CL of Corridor, Partywalls and exterior face of sheathing.

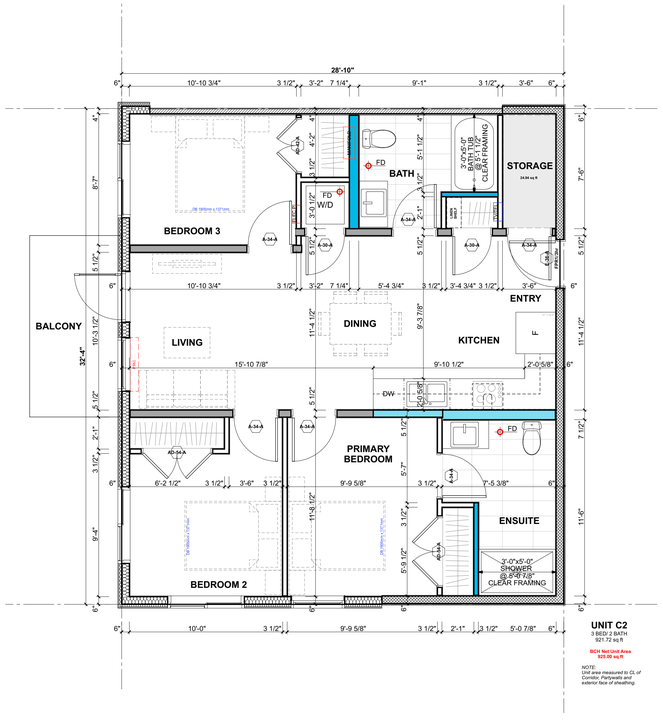
2 Unit B2
SCALE: 1/4" = 1'-0"



UNIT C1
3 BED/ 2 BATH
922.54 sq ft
BCH Net Unit Area
925.00 sq ft

NOTE:
Unit area measured to CL of Corridor, Partywalls and exterior face of sheathing.

3 Unit C1
SCALE: 1/4" = 1'-0"



UNIT C2
3 BED/ 2 BATH
921.72 sq ft
BCH Net Unit Area
920.00 sq ft

NOTE:
Unit area measured to CL of Corridor, Partywalls and exterior face of sheathing.

4 Unit C2
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

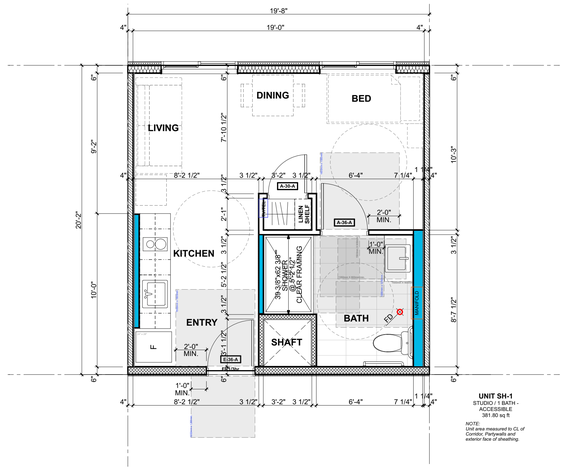
[ARCHITECT SEAL]
REGISTERED ARCHITECT COLLIN H.Q. TSUANG BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

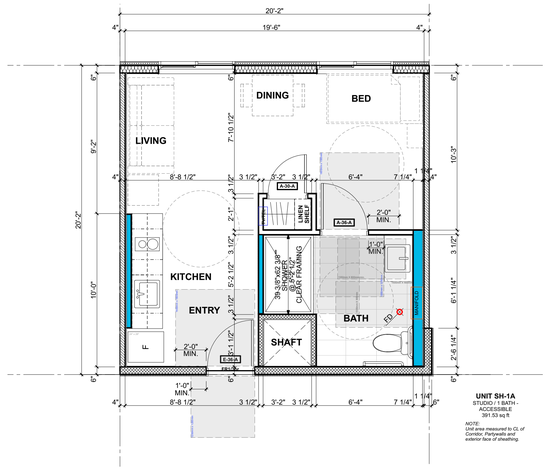
[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
UNIT PLANS - RENTAL HOUSING

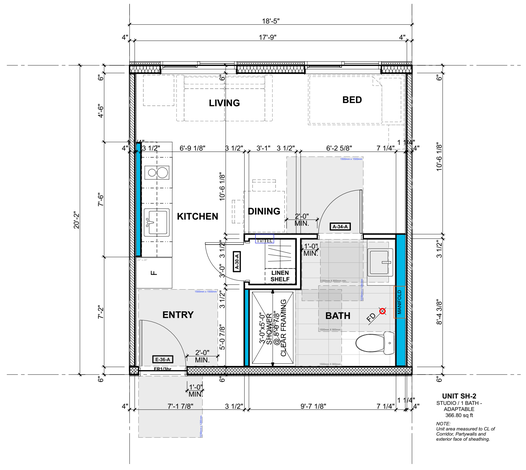
[PROJECT] 24661
[SCALE]
[DATE] Wednesday, November 12, 2025
[ISSUE] ISSUED FOR DP
[DRAWING] A-3.110



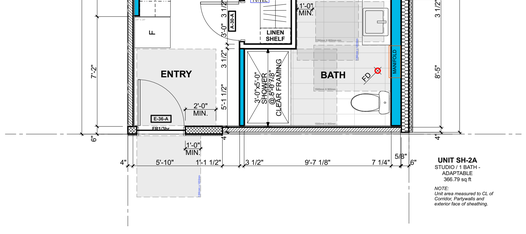
1 Unit SH-1
SCALE: 1/4" = 1'-0"



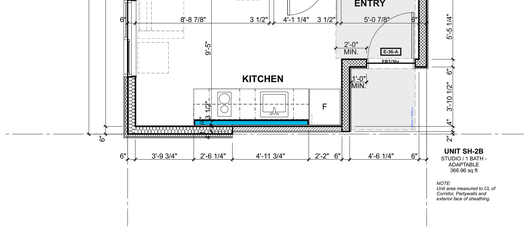
2 Unit SH-1A
SCALE: 1/4" = 1'-0"



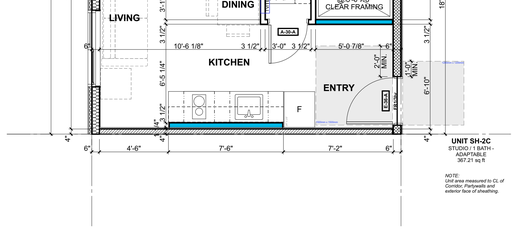
3 Unit SH-2
SCALE: 1/4" = 1'-0"



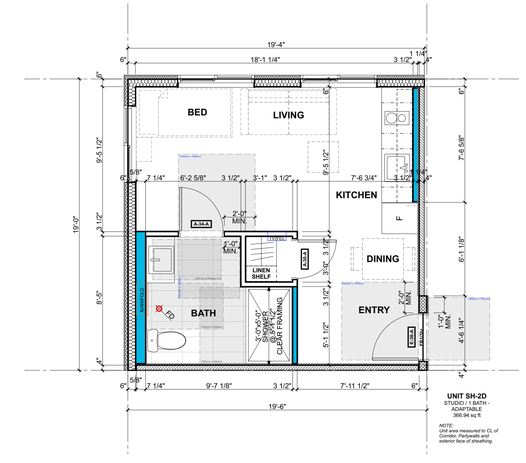
4 Unit SH-2A
SCALE: 1/4" = 1'-0"



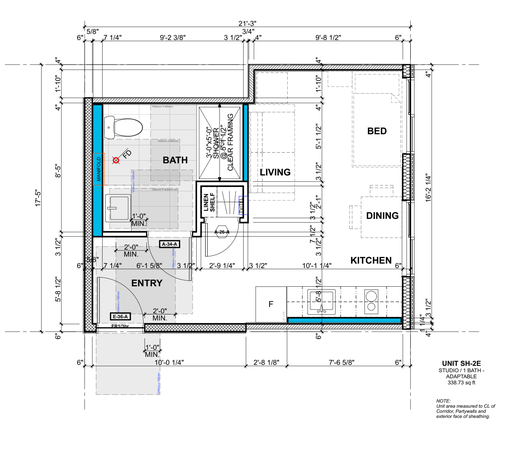
5 Unit SH-2B
SCALE: 1/4" = 1'-0"



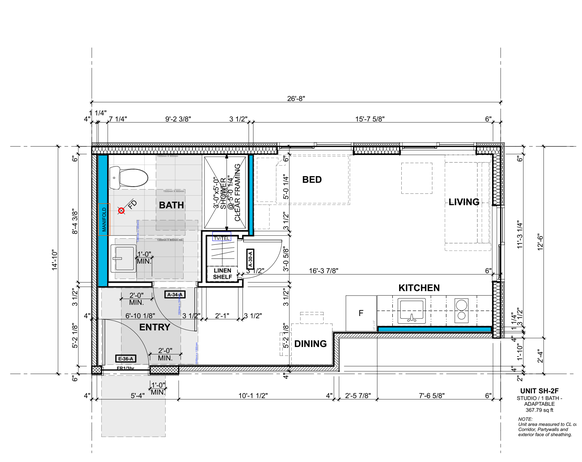
6 Unit SH-2C
SCALE: 1/4" = 1'-0"



7 Unit SH-2D
SCALE: 1/4" = 1'-0"



8 Unit SH-2E
SCALE: 1/4" = 1'-0"



9 Unit SH-2F
SCALE: 1/4" = 1'-0"

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLIN H.Q. TSUNG
BRITISH COLUMBIA

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
UNIT PLANS - SUPPORTIVE HOUSING

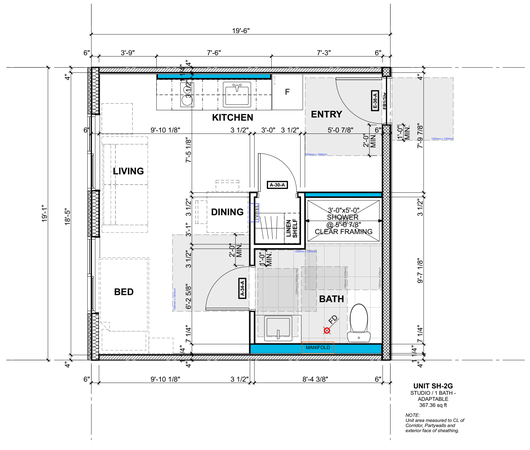
24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [ISSUE]

ISSUED FOR DP [ISSUE]

[DRAWING]
A-3.200



UNIT SH-2G
STUDIO / 1 BATH - ADAPTABLE
367.36 sq ft

NOTE:
Unit area measured to CL of Corridor, Partywalls and exterior face of sheathing.

1 Unit SH-2G
SCALE: 1/4" = 1'-0"

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REGISTERED ARCHITECT
COLLIN H.Q. TROUNCE
BRITISH COLUMBIA
2025-11-14

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39900 Government Road, Squamish BC

[TITLE]
UNIT PLANS - SUPPORTIVE HOUSING

24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [DATE]

ISSUED FOR DP [ISSUE]

[DRAWING]
A-3.210

MATERIAL & COLOUR SCHEDULE

	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C	D	E	F	G	H	J1	J2	K1	K2	L	M	M1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Accent Panels	Cladding	Cladding	Cladding and Accent Panels	Cladding	Soffit	Wood Fascias	Flashing, Gutters, and down spouts	Aluminum Railings with Glazing	Aluminum Railings with Pickets	Windows (Operable where noted)	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls	Exposed Concrete Columns
Colour	Beige	Grey	Brown-Grey	Dark Grey	Grey	Charcoal Grey	White	Grey	Black	Beige	Silver	Wood-Look	Charcoal	Wood-Look	Dark Grey	To Match Adjacent	Black	Black	Black	Black	Black	Grey	Charcoal Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Corrugated Metal Siding	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitious Soffit Board	dimensional lumber painted	Prefinished Aluminum	Prefinished Aluminum	Prefinished Aluminum	Vinyl	Aluminum	Insulated Fiberglass Door with Transom	C.I.P. Architectural Concrete	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	TBC	RusticSeries™ Lap Siding	Smooth Modular Brick	RusticSeries™ Lap Siding	TBC	TBC	TBC	TBC	TBC	TBC	TBC	On-site C.I.P. Architectural Concrete w/ Reveal Line	On-site C.I.P. Architectural Concrete
Colour to Match / Manufacturer Reference No.	Cobblestone	Grey Slate	Rich Expresso	Iron Grey	Pearl Grey	Benjamin Moore "Graphite 1603"	Arctic White	Benjamin Moore "2124-30 Deep Silver"	Black	Cobblestone	Silver	Mountain Cedar	Obsidian	Mountain Cedar	Benjamin Moore "Graphite 1603"	To Match Adjacent	Prefinished Black	Prefinished Black	Black (white interior frames)	Black	Prefinished Black (white interior frames)	Clear Sealer or Epoxy	Epoxy to match Benjamin Moore "Graphite 1603"
Manufacturer	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	TBC	WOODTONE™ or Similar Alternate	Interstate Brick	WOODTONE™ or Similar Alternate	-	TBC	TBC	TBC	TBC	TBC	TBC	N/A	N/A

1 BUILDING A1 - NORTH ELEVATION
SCALE: 1:100

2 BUILDING A1- SOUTH ELEVATION
SCALE: 1:100

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLIN H.Q. THOMAS
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2025.11.14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING A1 ELEVATIONS

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-4.100

MATERIAL & COLOUR SCHEDULE

	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C	D	E	F	G	H	J1	J2	K1	K2	L	M	M1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Accent Panels	Cladding	Cladding	Cladding and Accent Panels	Cladding	Soffit	Wood Fascias	Flashing, Gutters, and down spouts	Aluminum Railings with Glazing	Aluminum Railings with Pickets	Windows (Operable where noted)	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls	Exposed Concrete Columns
Colour	Beige	Grey	Brown-Grey	Dark Grey	Grey	Charcoal Grey	White	Grey	Black	Beige	Silver	Wood-Look	Charcoal	Wood-Look	Dark Grey	To Match Adjacent	Black	Black	Black	Black	Black	Grey	Charcoal Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Corrugated Metal Siding	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitous Soffit Board	dimensional lumber painted	Prefinished Aluminum	Prefinished Aluminum	Prefinished Aluminum	Vinyl	Aluminum	Insulated Fiberglass Door with Transom	C.I.P. Architectural Concrete	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	TBC	RusticSeries™ Lap Siding	Smooth Modular Brick	RusticSeries™ Lap Siding	TBC	TBC	TBC	TBC	TBC	TBC	TBC	On-site C.I.P. Architectural Concrete w/ Reveal Line	On-site C.I.P. Architectural Concrete
Colour to Match / Manufacturer Reference No.	Cobblestone	Grey Slate	Rich Expresso	Iron Grey	Pearl Grey	Benjamin Moore "Graphite 1603"	Arctic White	Benjamin Moore "2124-30 Deep Silver"	Black	Cobblestone	Silver	Mountain Cedar	Obsidian	Mountain Cedar	Benjamin Moore "Graphite 1603"	To Match Adjacent	Prefinished Black	Prefinished Black	Black (white interior frames)	Black	Prefinished Black (white interior frames)	Clear Sealer or Epoxy	Epoxy to match Benjamin Moore "Graphite 1603"
Manufacturer	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	TBC	WOODTONE™ or Similar Alternate	Interstate Brick	WOODTONE™ or Similar Alternate	-	TBC	TBC	TBC	TBC	TBC	TBC	N/A	N/A

1 BUILDING A1- EAST ELEVATION

SCALE: 1:100

2 BUILDING A1- WEST ELEVATION

SCALE: 1:100

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39900 Government Road, Squamish BC

[TITLE]
BUILDING A1 ELEVATIONS

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-4.200

MATERIAL & COLOUR SCHEDULE

	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C	D	E	F	G	H	J1	J2	K1	K2	L	M	M1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Accent Panels	Cladding	Cladding	Cladding and Accent Panels	Cladding	Soffit	Wood Fascias	Flashing, Gutters, and down spouts	Aluminum Railings with Glazing	Aluminum Railings with Pickets	Windows (Operable where noted)	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls	Exposed Concrete Columns
Colour	Beige	Grey	Brown-Grey	Dark Grey	Grey	Charcoal Grey	White	Grey	Black	Beige	Silver	Wood-Look	Charcoal	Wood-Look	Dark Grey	To Match Adjacent	Black	Black	Black	Black	Black	Grey	Charcoal Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Corrugated Metal Siding	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitious Soffit Board	dimensional lumber painted	Prefinished Aluminum	Prefinished Aluminum	Prefinished Aluminum	Vinyl	Aluminum	Insulated Fiberglass Door with Transom	C.I.P. Architectural Concrete	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	TBC	RusticSeries™ Lap Siding	Smooth Modular Brick	RusticSeries™ Lap Siding	TBC	TBC	TBC	TBC	TBC	TBC	TBC	On-site C.I.P. Architectural Concrete w/ Reveal Line	On-site C.I.P. Architectural Concrete
Colour to Match / Manufacturer Reference No.	Cobblestone	Grey Slate	Rich Expresso	Iron Grey	Pearl Grey	Benjamin Moore "Graphite 1603"	Arctic White	Benjamin Moore "2124-30 Deep Silver"	Black	Cobblestone	Silver	Mountain Cedar	Obsidian	Mountain Cedar	Benjamin Moore "Graphite 1603"	To Match Adjacent	Prefinished Black	Prefinished Black	Black (white interior frames)	Black	Prefinished Black (white interior frames)	Clear Sealer or Epoxy	Epoxy to match Benjamin Moore "Graphite 1603"
Manufacturer	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	TBC	WOODTONE™ or Similar Alternate	Interstate Brick	WOODTONE™ or Similar Alternate	-	TBC	TBC	TBC	TBC	TBC	TBC	N/A	N/A

1 BUILDING B1- NORTH ELEVATION
SCALE: 1:100

2 BUILDING B1- SOUTH ELEVATION
SCALE: 1:100

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[PROJECT TEAM]

[ARCHITECT SEAL]
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BRITISH COLUMBIA
2025-11-14

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[PROJECT]
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39900 Government Road, Squamish BC

[TITLE]
BUILDING B1 ELEVATIONS

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-4.300

MATERIAL & COLOUR SCHEDULE

	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C	D	E	F	G	H	J1	J2	K1	K2	L	M	M1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Accent Panels	Cladding	Cladding	Cladding and Accent Panels	Cladding	Soffit	Wood Fascias	Flashing, Gutters, and down spouts	Aluminum Railings with Glazing	Aluminum Railings with Pickets	Windows (Operable where noted)	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls	Exposed Concrete Columns
Colour	Beige	Grey	Brown-Grey	Dark Grey	Grey	Charcoal Grey	White	Grey	Black	Beige	Silver	Wood-Look	Charcoal	Wood-Look	Dark Grey	To Match Adjacent	Black	Black	Black	Black	Black	Grey	Charcoal Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Corrugated Metal Siding	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitious Soffit Board	dimensional lumber painted	Prefinished Aluminum	Prefinished Aluminum	Prefinished Aluminum	Vinyl	Aluminum	Insulated Fiberglass Door with Transom	C.I.P. Architectural Concrete	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	TBC	RusticSeries™ Lap Siding	Smooth Modular Brick	RusticSeries™ Lap Siding	TBC	TBC	TBC	TBC	TBC	TBC	TBC	On-site C.I.P. Architectural Concrete w/ Reveal Line	On-site C.I.P. Architectural Concrete
Colour to Match / Manufacturer Reference No.	Cobblestone	Grey Slate	Rich Expresso	Iron Grey	Pearl Grey	Benjamin Moore "Graphite 1603"	Arctic White	Benjamin Moore "2124-30 Deep Silver"	Black	Cobblestone	Silver	Mountain Cedar	Obsidian	Mountain Cedar	Benjamin Moore "Graphite 1603"	To Match Adjacent	Prefinished Black	Prefinished Black	Black (white interior frames)	Black	Prefinished Black (white interior frames)	Clear Sealer or Epoxy	Epoxy to match Benjamin Moore "Graphite 1603"
Manufacturer	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	TBC	WOODTONE™ or Similar Alternate	Interstate Brick	WOODTONE™ or Similar Alternate	-	TBC	TBC	TBC	TBC	TBC	TBC	N/A	N/A

1 BUILDING B1- EAST ELEVATION
SCALE: 1:100

2 BUILDING B1- WEST ELEVATION
SCALE: 1:100

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT COLUM H.Q. TSOUNG BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

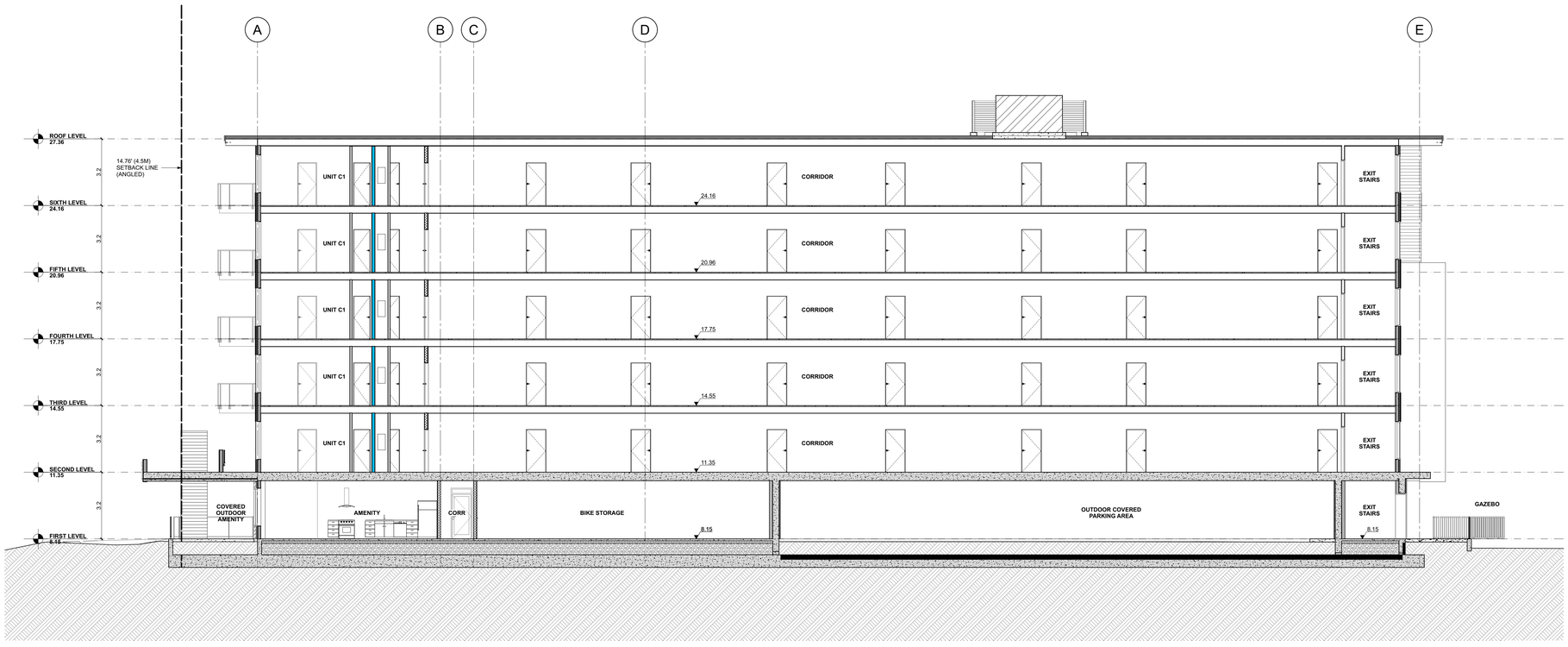
[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING B1 ELEVATIONS

24661 [PROJECT]
1:100 [SCALE]
Wednesday, November 12, 2025 [DATE]
ISSUED FOR DP [ISSUE]

[DRAWING]
A-4.400

1 A1 - BUILDING SECTION NORTH-SOUTH 1
SCALE: 1:100



2 A1 - BUILDING SECTION NORTH-SOUTH 2
SCALE: 1:100

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[PROJECT TEAM]

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REGISTERED ARCHITECT COLIN H.Q. YOUNG BRITISH COLUMBIA
2025-11-14

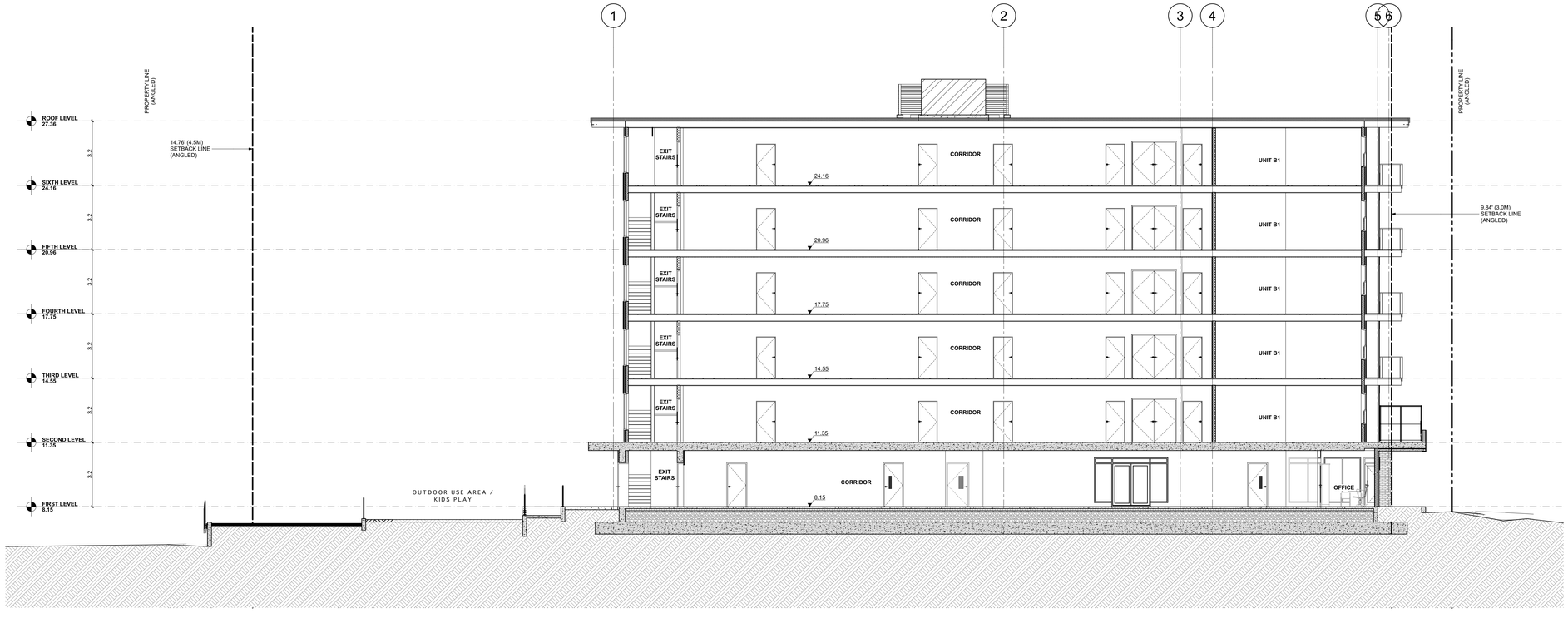
[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING A1 BUILDING SECTIONS

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-5.100



1 A1 - BUILDING SECTION EAST-WEST 1
SCALE: 1:100

2 A1 - BUILDING SECTION EAST-WEST 2
SCALE: 1:100

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2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING A1 BUILDING SECTIONS

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-5.101

1 B1 - BUILDING SECTION NORTH-SOUTH 1
SCALE: 1:100

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SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING B1 BUILDING SECTIONS

24661 [PROJECT]

1:100 [SCALE]

Wednesday, November 12, 2025 [ISSUE]

ISSUED FOR DP [ISSUE]

[DRAWING]
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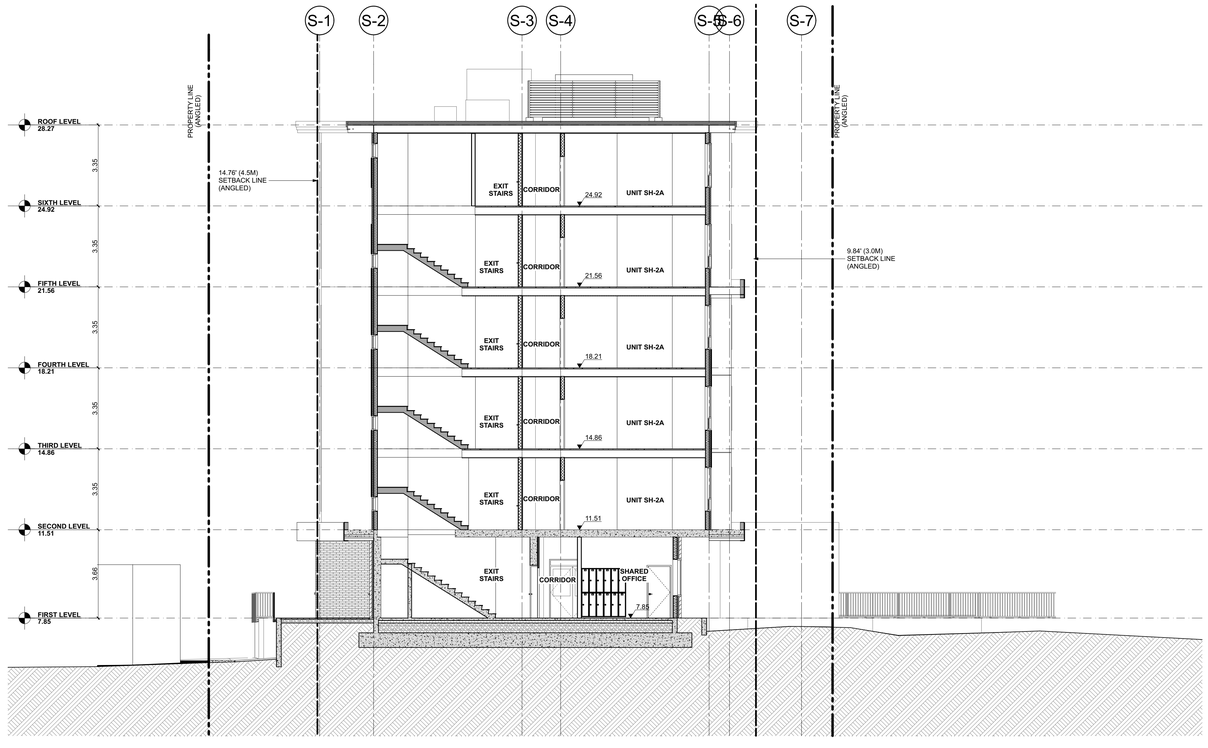

1 B1 - BUILDING SECTION EAST-WEST 1
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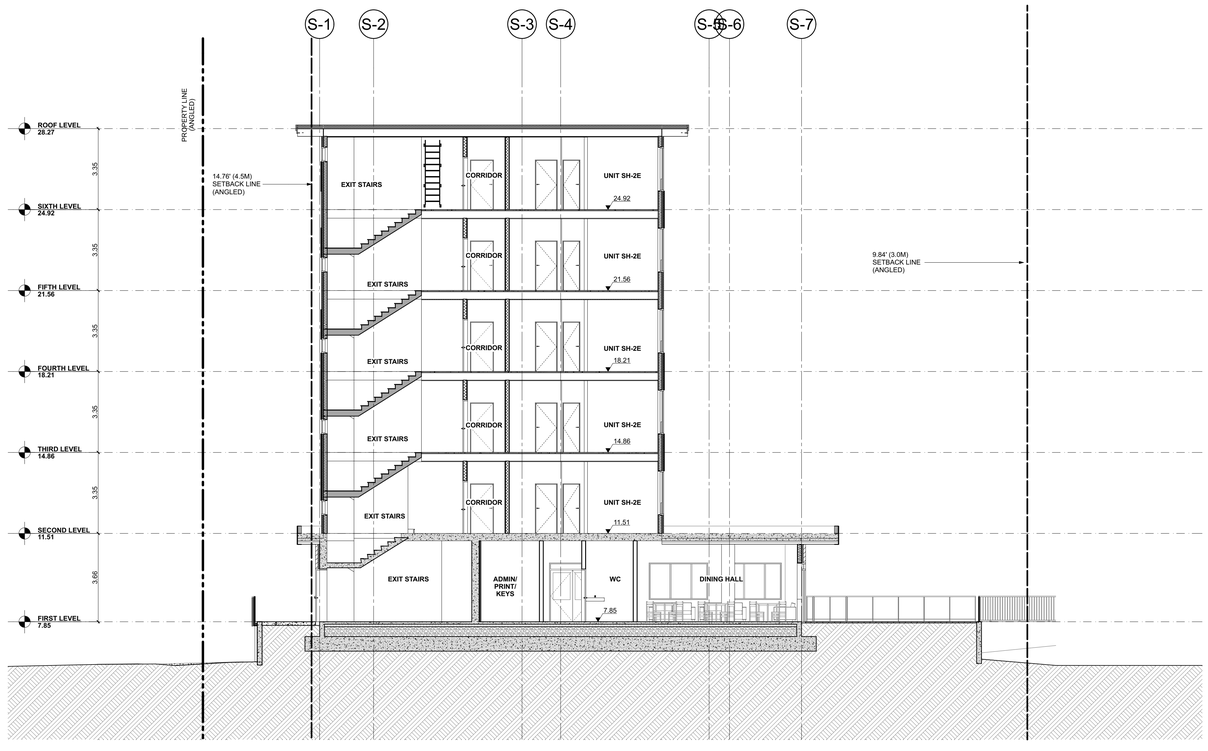

2 B1 - BUILDING SECTION EAST-WEST 2
SCALE: 1:100

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2025-11-14

[CLIENT]
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[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING B1 BUILDING SECTIONS

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-5.201

MATERIAL & COLOUR SCHEDULE

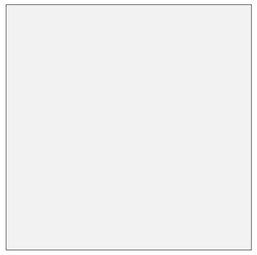
	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C	D	E	F	G	H	J1	J2	K1	K2	L	M	M1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Accent Panels	Cladding	Cladding	Cladding and Accent Panels	Cladding	Soffit	Wood Fascias	Flashing, Gutters, and down spouts	Aluminum Railings with Glazing	Aluminum Railings with Pickets	Windows (Operable where noted)	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls	Exposed Concrete Columns
Colour	Beige	Grey	Brown-Grey	Dark Grey	Grey	Charcoal Grey	White	Grey	Black	Beige	Silver	Wood-Look	Charcoal	Wood-Look	Dark Grey	To Match Adjacent	Black	Black	Black	Black	Black	Grey	Charcoal Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Corrugated Metal Siding	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitous Soffit Board	dimensional lumber painted	Prefinished Aluminum	Prefinished Aluminum	Prefinished Aluminum	Vinyl	Aluminum	Insulated Fiberglass Door with Transom	C.I.P. Architectural Concrete	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	TBC	RusticSeries™ Lap Siding	Smooth Modular Brick	RusticSeries™ Lap Siding	TBC	TBC	TBC	TBC	TBC	TBC	TBC	On-site C.I.P. Architectural Concrete w/ Reveal Line	On-site C.I.P. Architectural Concrete
Colour to Match / Manufacturer Reference No.	Cobblestone	Grey Slate	Rich Expresso	Iron Grey	Pearl Grey	Benjamin Moore "Graphite 1603"	Arctic White	Benjamin Moore "2124-30 Deep Silver"	Black	Cobblestone	Silver	Mountain Cedar	Obsidian	Mountain Cedar	Benjamin Moore "Graphite 1603"	To Match Adjacent	Prefinished Black	Prefinished Black	Black (white interior frames)	Black	Prefinished Black (white interior frames)	Clear Sealer or Epoxy	Epoxy to match Benjamin Moore "Graphite 1603"
Manufacturer	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	TBC	WOODTONE™ or Similar Alternate	Interstate Brick	WOODTONE™ or Similar Alternate	-	TBC	TBC	TBC	TBC	TBC	TBC	N/A	N/A

A1 Material Image

B1 Material Image

C

A2 Material Image



B2 Material Image

D F

A3 Material Image

B3 Material Image

E

A4 Material Image

B5 Material Image

A5 Material Image

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REGISTERED ARCHITECT CHUN H.Q. TSOUNG BRITISH COLUMBIA
2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

MATERIAL SAMPLE BOARD - BUILDING A1

24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [ISSUE]

ISSUED FOR DP [ISSUE]

[DRAWING]

A-8.000

MATERIAL & COLOUR SCHEDULE

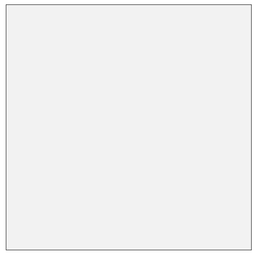
	A1	A2	A3	A4	A5	B1	B2	B3	B4	B5	C	D	E	F	G	H	J1	J2	K1	K2	L	M	M1
Building Elements	Cladding	Cladding	Cladding	Cladding	Cladding	Cladding and Accent Panels	Cladding	Cladding	Accent Panels	Cladding	Cladding	Cladding and Accent Panels	Cladding	Soffit	Wood Fascias	Flashing, Gutters, and down spouts	Aluminum Railings with Glazing	Aluminum Railings with Pickets	Windows (Operable where noted)	Windows Storefront	Typical Entry/Patio Door	Exposed Concrete Walls	Exposed Concrete Columns
Colour	Beige	Grey	Brown-Grey	Dark Grey	Grey	Charcoal Grey	White	Grey	Black	Beige	Silver	Wood-Look	Charcoal	Wood-Look	Dark Grey	To Match Adjacent	Black	Black	Black	Black	Black	Grey	Charcoal Grey
Material	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Lap Siding w/ 7" Exposure	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Cementitious Panel Board	Corrugated Metal Siding	Cementitious Siding w/ 4" Exposure	Brick Masonry	Cementitous Soffit Board	dimensional lumber painted	Prefinished Aluminum	Prefinished Aluminum	Prefinished Aluminum	Vinyl	Aluminum	Insulated Fiberglass Door with Transom	C.I.P. Architectural Concrete	C.I.P. Architectural Concrete
Product	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Lap Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	HardiePanel® Siding	TBC	RusticSeries™ Lap Siding	Smooth Modular Brick	RusticSeries™ Lap Siding	TBC	TBC	TBC	TBC	TBC	TBC	TBC	On-site C.I.P. Architectural Concrete w/ Reveal Line	On-site C.I.P. Architectural Concrete
Colour to Match / Manufacturer Reference No.	Cobblestone	Grey Slate	Rich Expresso	Iron Grey	Pearl Grey	Benjamin Moore "Graphite 1603"	Arctic White	Benjamin Moore "2124-30 Deep Silver"	Black	Cobblestone	Silver	Mountain Cedar	Obsidian	Mountain Cedar	Benjamin Moore "Graphite 1603"	To Match Adjacent	Prefinished Black	Prefinished Black	Black (white interior frames)	Black	Prefinished Black (white interior frames)	Clear Sealer or Epoxy	Epoxy to match Benjamin Moore "Graphite 1603"
Manufacturer	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	JamesHardie or Similar Alternate	TBC	WOODTONE™ or Similar Alternate	Interstate Brick	WOODTONE™ or Similar Alternate	-	TBC	TBC	TBC	TBC	TBC	TBC	N/A	N/A

A1 Material Image

B1 Material Image

C

A2 Material Image



B2 Material Image

D F

A3 Material Image

B3 Material Image

E

A4 Material Image

B5 Material Image

A5 Material Image

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[PROJECT TEAM]

[ARCHITECT SEAL]
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COLLIN N.Q. YOUNG
BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
MATERIAL SAMPLE BOARD - BUILDING B1

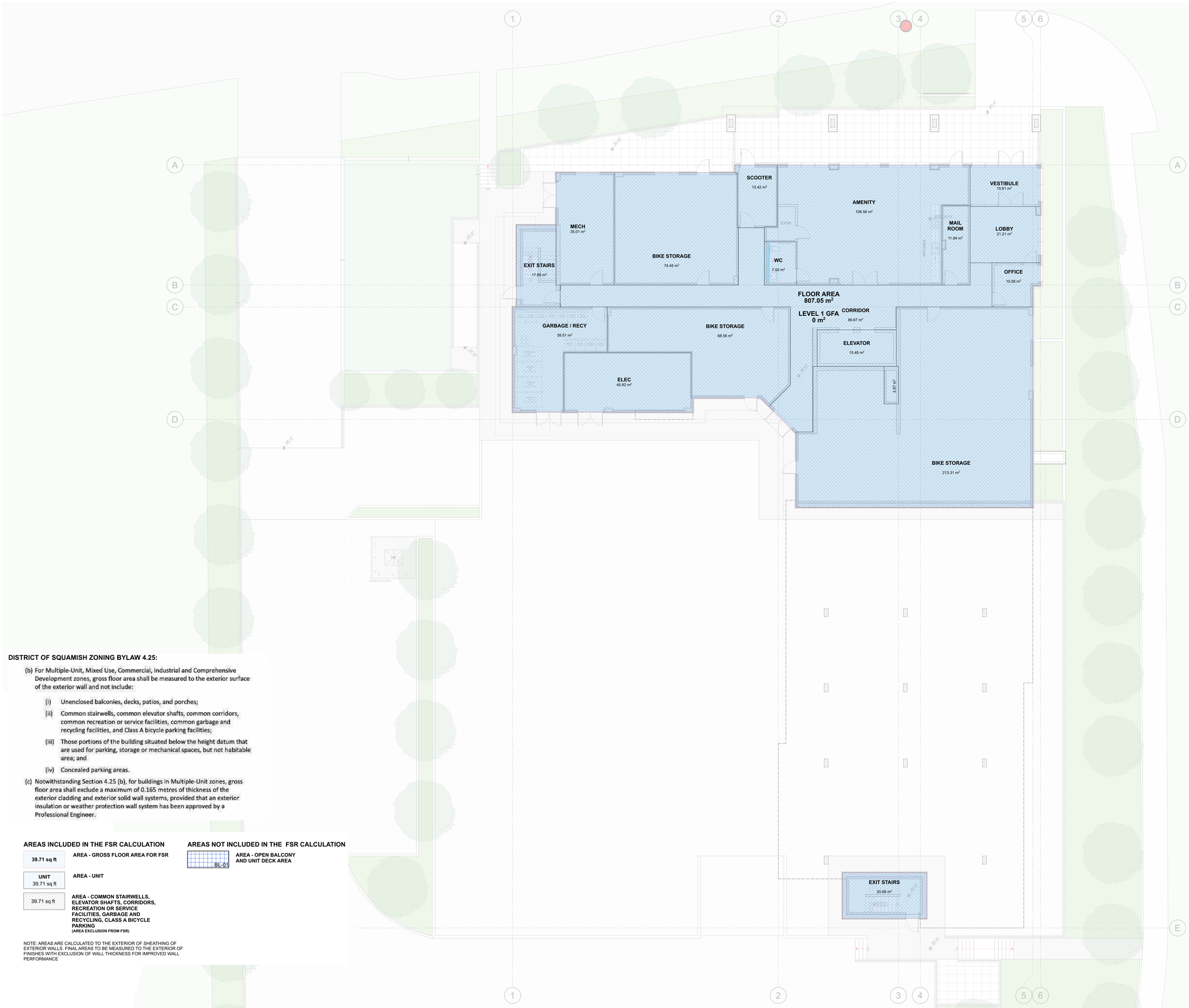
24661 [PROJECT]

[SCALE]

Wednesday, November 12, 2025 [ISSUE]

ISSUED FOR DP [ISSUE]

[DRAWING]
A-8.010



DISTRICT OF SQUAMISH ZONING BYLAW 4.25:

(b) For Multiple-Unit, Mixed Use, Commercial, Industrial and Comprehensive Development zones, gross floor area shall be measured to the exterior surface of the exterior wall and not include:

- (i) Unenclosed balconies, decks, patios, and porches;
- (ii) Common stairwells, common elevator shafts, common corridors, common recreation or service facilities, common garbage and recycling facilities, and Class A bicycle parking facilities;
- (iii) Those portions of the building situated below the height datum that are used for parking, storage or mechanical spaces, but not habitable area; and
- (iv) Concealed parking areas.

(c) Notwithstanding Section 4.25 (b), for buildings in Multiple-Unit zones, gross floor area shall exclude a maximum of 0.165 metres of thickness of the exterior cladding and exterior solid wall systems, provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer.

AREAS INCLUDED IN THE FSR CALCULATION

39.71 sq ft	AREA - GROSS FLOOR AREA FOR FSR
UNIT 39.71 sq ft	AREA - UNIT
39.71 sq ft	AREA - COMMON STAIRWELLS, ELEVATOR SHAFTS, CORRIDORS, RECREATION OR SERVICE FACILITIES, GARBAGE AND RECYCLING, CLASS A BICYCLE PARKING (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

BL-01	AREA - OPEN BALCONY AND UNIT DECK AREA

NOTE: AREAS ARE CALCULATED TO THE EXTERIOR OF SHEATHING OF EXTERIOR WALLS. FINAL AREAS TO BE MEASURED TO THE EXTERIOR OF FINISHES WITH EXCLUSION OF WALL THICKNESS FOR IMPROVED WALL PERFORMANCE

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[PROJECT TEAM]

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REGISTERED ARCHITECT COLLIN H.Q. TRUONG BRITISH COLUMBIA

2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

[TITLE]

BUILDING A1 - LEVEL 1 AREA OVERLAY

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
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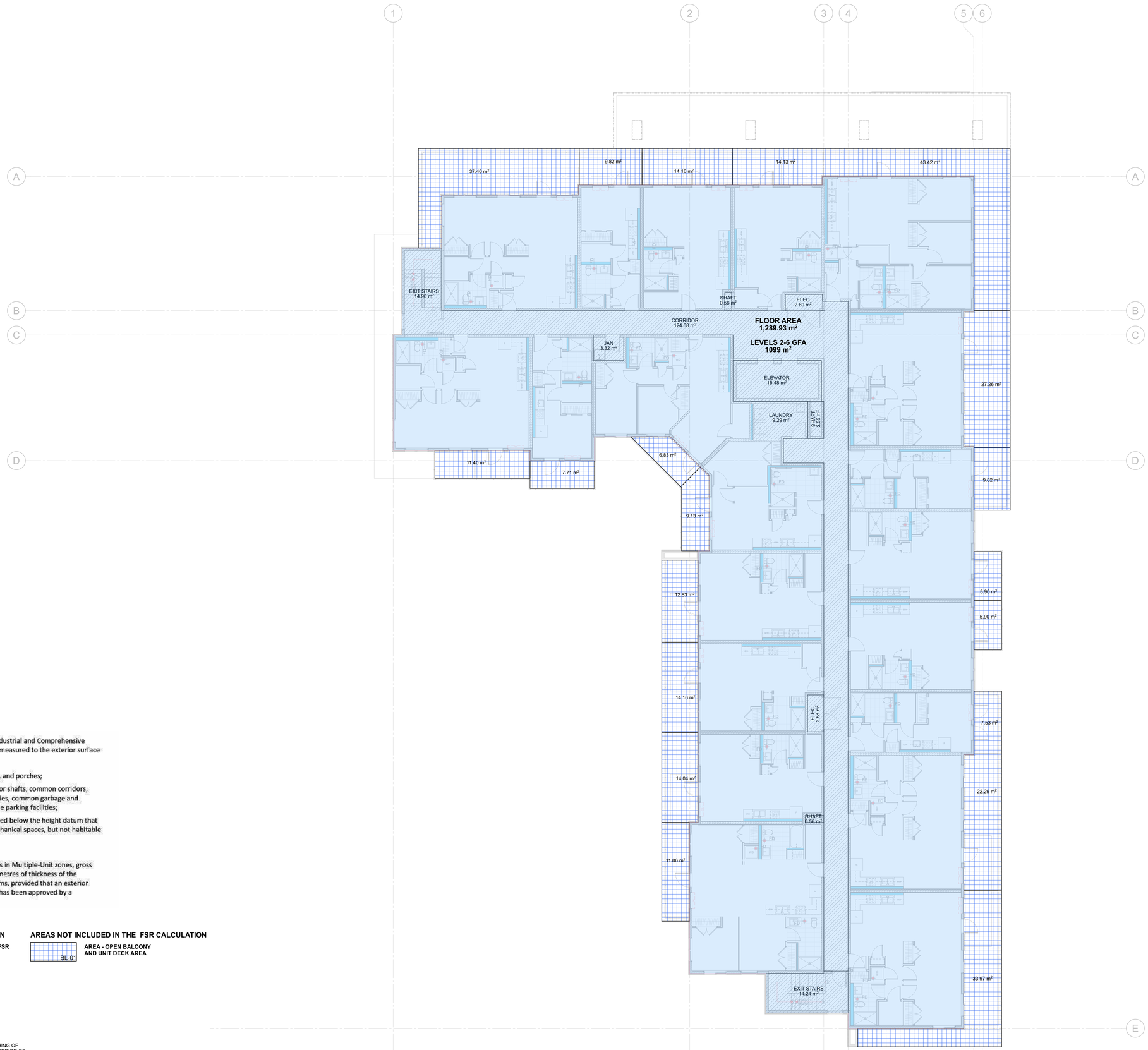
[DRAWING]

A-8.100



DISTRICT OF SQUAMISH ZONING BYLAW 4.25:

(b) For Multiple-Unit, Mixed Use, Commercial, Industrial and Comprehensive Development zones, gross floor area shall be measured to the exterior surface of the exterior wall and not include:

- (i) Unenclosed balconies, decks, patios, and porches;
- (ii) Common stairwells, common elevator shafts, common corridors, common recreation or service facilities, common garbage and recycling facilities, and Class A bicycle parking facilities;
- (iii) Those portions of the building situated below the height datum that are used for parking, storage or mechanical spaces, but not habitable area; and
- (iv) Concealed parking areas.

(c) Notwithstanding Section 4.25 (b), for buildings in Multiple-Unit zones, gross floor area shall exclude a maximum of 0.165 metres of thickness of the exterior cladding and exterior solid wall systems, provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer.

AREAS INCLUDED IN THE FSR CALCULATION

39.71 sq ft	AREA - GROSS FLOOR AREA FOR FSR
UNIT 39.71 sq ft	AREA - UNIT
39.71 sq ft	AREA - COMMON STAIRWELLS, ELEVATOR SHAFTS, CORRIDORS, RECREATION OR SERVICE FACILITIES, GARBAGE AND RECYCLING, CLASS A BICYCLE PARKING (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

BL-01	AREA - OPEN BALCONY AND UNIT DECK AREA

NOTE: AREAS ARE CALCULATED TO THE EXTERIOR OF SHEATHING OF EXTERIOR WALLS. FINAL AREAS TO BE MEASURED TO THE EXTERIOR OF FINISHES WITH EXCLUSION OF WALL THICKNESS FOR IMPROVED WALL PERFORMANCE

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[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN H.Q. YOUNG
PROVINCE OF BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

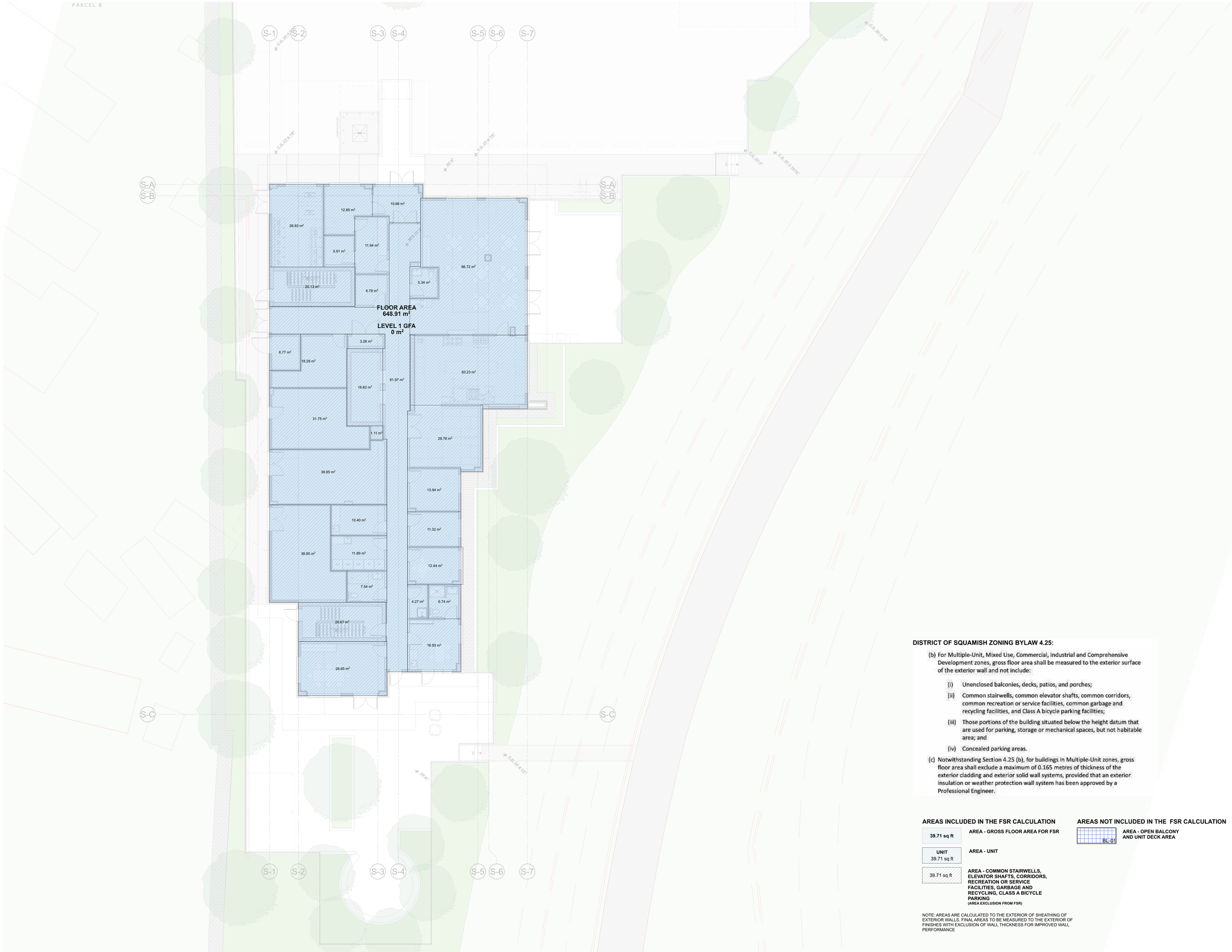
[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING A1 - LEVEL 2-6 AREA OVERLAY

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-8.110

PARCEL B



DISTRICT OF SQUAMISH ZONING BYLAW 4.25:

(b) For Multiple-Unit, Mixed Use, Commercial, Industrial and Comprehensive Development zones, gross floor area shall be measured to the exterior surface of the exterior wall and not include:

- (i) Unenclosed balconies, decks, patios, and porches;
- (ii) Common stairwells, common elevator shafts, common corridors, common recreation or service facilities, common garbage and recycling facilities, and Class A bicycle parking facilities;
- (iii) Those portions of the building situated below the height datum that are used for parking, storage or mechanical spaces, but not habitable area; and
- (iv) Concealed parking areas.

(c) Notwithstanding Section 4.25 (b), for buildings in Multiple-Unit zones, gross floor area shall exclude a maximum of 0.165 metres of thickness of the exterior cladding and exterior solid wall systems, provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer.

AREAS INCLUDED IN THE FSR CALCULATION

39.71 sq ft	AREA - GROSS FLOOR AREA FOR FSR
UNIT 39.71 sq ft	AREA - UNIT
39.71 sq ft	AREA - COMMON STAIRWELLS, ELEVATOR SHAFTS, CORRIDORS, RECREATION OR SERVICE FACILITIES, GARBAGE AND RECYCLING, CLASS A BICYCLE PARKING (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

BL-01	AREA - OPEN BALCONY AND UNIT DECK AREA

NOTE: AREAS ARE CALCULATED TO THE EXTERIOR OF SHEATHING OF EXTERIOR WALLS. FINAL AREAS TO BE MEASURED TO THE EXTERIOR OF FINISHES WITH EXCLUSION OF WALL THICKNESS FOR IMPROVED WALL PERFORMANCE

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N

[PROJECT TEAM]

[ARCHITECT SEAL]
REGISTERED ARCHITECT
COLLIN N.Q. TRUONG
BRITISH COLUMBIA
2025-11-14

[CLIENT]
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING B1 - LEVEL 1 AREA OVERLAY

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-8.200

DISTRICT OF SQUAMISH ZONING BYLAW 4.25:

(b) For Multiple-Unit, Mixed Use, Commercial, Industrial and Comprehensive Development zones, gross floor area shall be measured to the exterior surface of the exterior wall and not include:

- (i) Unenclosed balconies, decks, patios, and porches;
- (ii) Common stairwells, common elevator shafts, common corridors, common recreation or service facilities, common garbage and recycling facilities, and Class A bicycle parking facilities;
- (iii) Those portions of the building situated below the height datum that are used for parking, storage or mechanical spaces, but not habitable area; and
- (iv) Concealed parking areas.

(c) Notwithstanding Section 4.25 (b), for buildings in Multiple-Unit zones, gross floor area shall exclude a maximum of 0.165 metres of thickness of the exterior cladding and exterior solid wall systems, provided that an exterior insulation or weather protection wall system has been approved by a Professional Engineer.

AREAS INCLUDED IN THE FSR CALCULATION

39.71 sq ft	AREA - GROSS FLOOR AREA FOR FSR
UNIT 39.71 sq ft	AREA - UNIT
39.71 sq ft	AREA - COMMON STAIRWELLS, ELEVATOR SHAFTS, CORRIDORS, RECREATION OR SERVICE FACILITIES, GARBAGE AND RECYCLING, CLASS A BICYCLE PARKING (AREA EXCLUSION FROM FSR)

AREAS NOT INCLUDED IN THE FSR CALCULATION

BL-01	AREA - OPEN BALCONY AND UNIT DECK AREA

NOTE: AREAS ARE CALCULATED TO THE EXTERIOR OF SHEATHING OF EXTERIOR WALLS. FINAL AREAS TO BE MEASURED TO THE EXTERIOR OF FINISHES WITH EXCLUSION OF WALL THICKNESS FOR IMPROVED WALL PERFORMANCE

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2025-11-14

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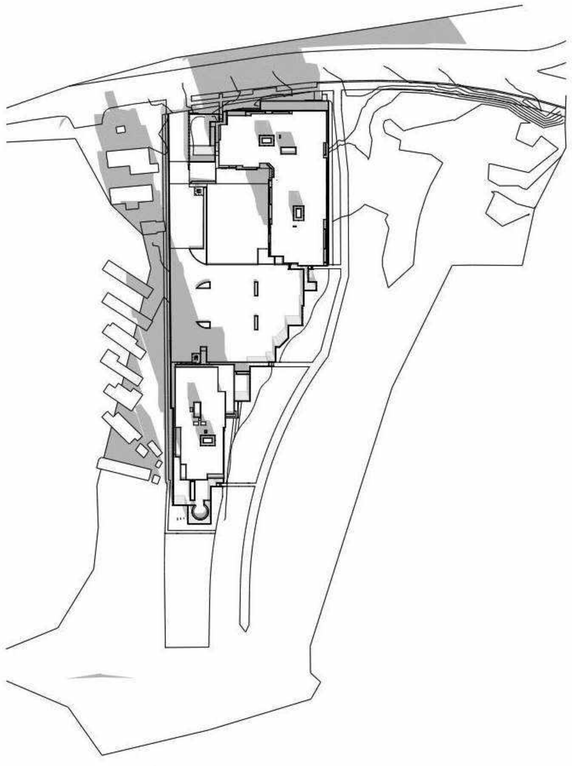
SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]
PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT
39900 Government Road, Squamish BC

[TITLE]
BUILDING B1 - LEVEL 2-6 AREA OVERLAY

24661	[PROJECT]
1:100	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]
A-8.210



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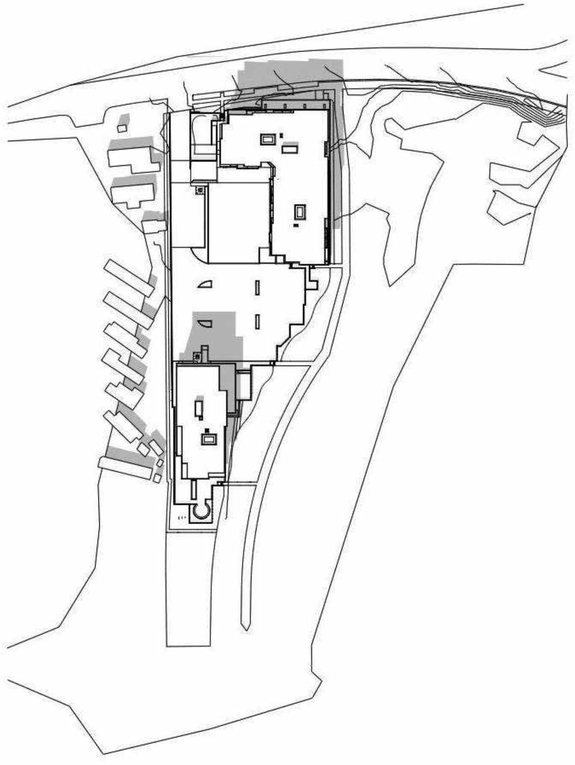

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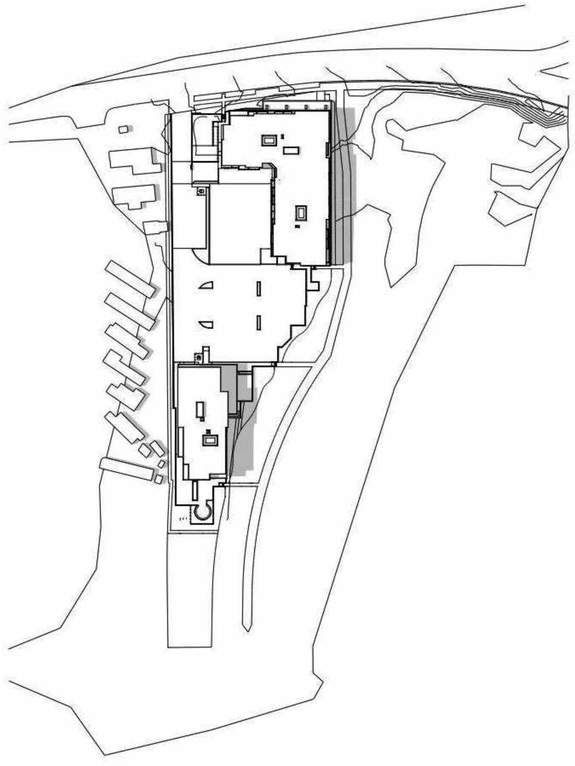

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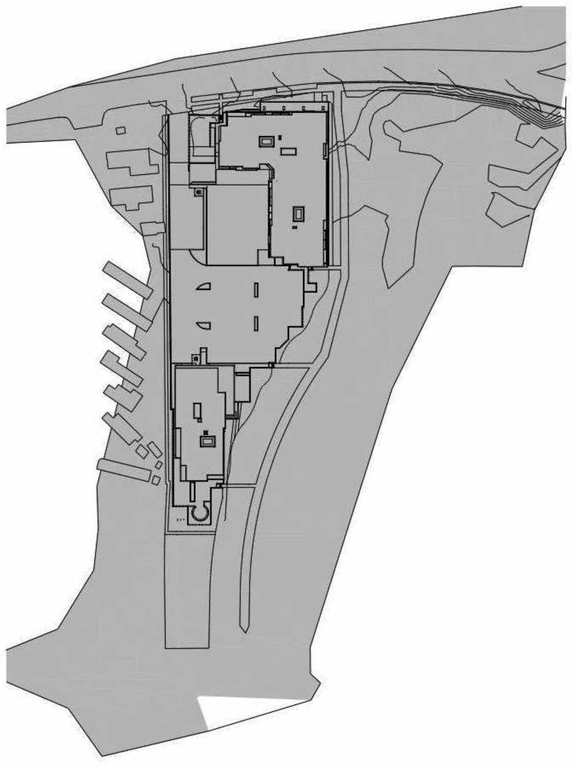

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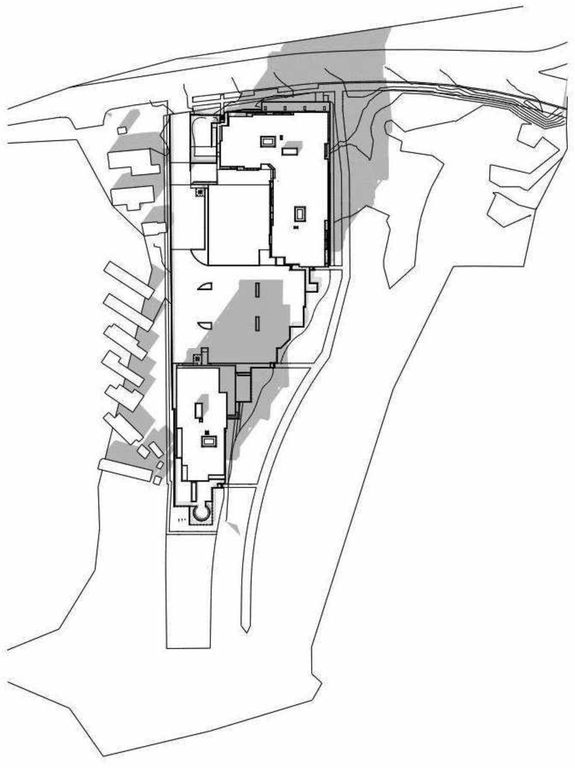

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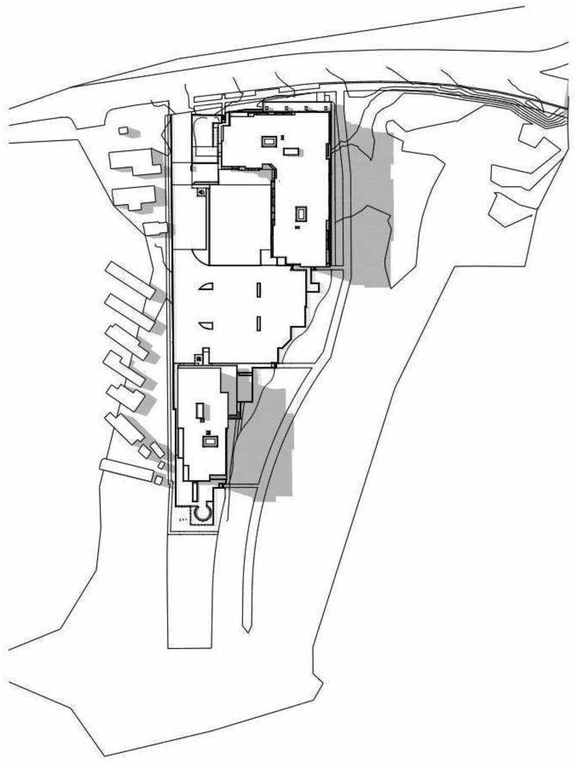

6 September 21 @ 4pm

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. YOUNG
BRITISH COLUMBIA
2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road, Squamish BC

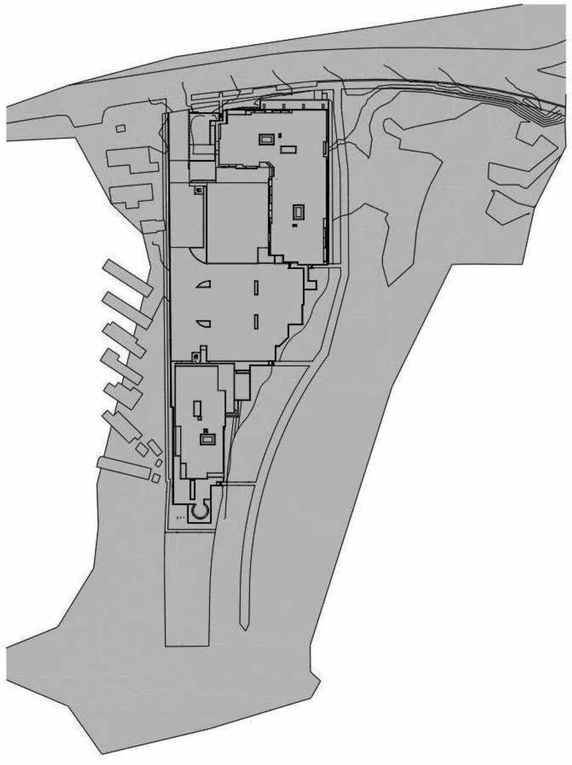
[TITLE]

SHADOW STUDIES

24661	[PROJECT]
1' = 1'-0"	[SCALE]
Wednesday, November 12, 2025	[DATE]
ISSUED FOR DP	[ISSUE]

[DRAWING]

A-8.200



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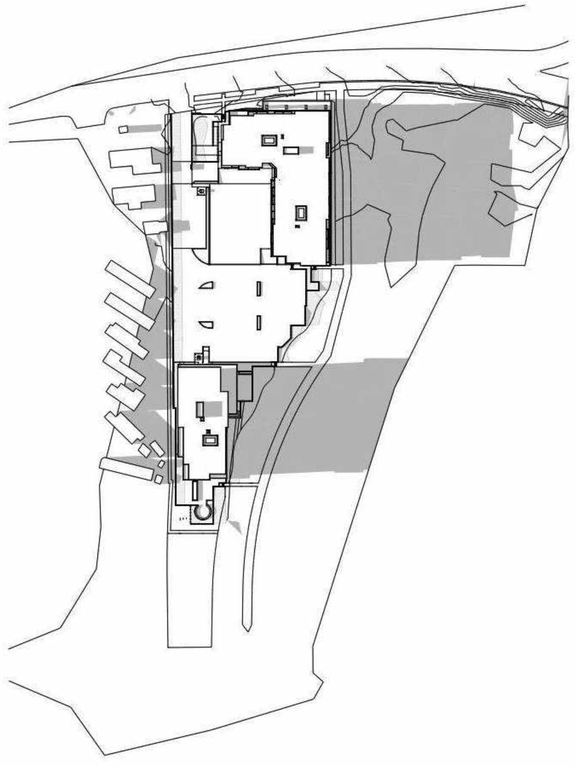

3 December 21 @ 3pm

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[PROJECT TEAM]

[ARCHITECT SEAL]

REGISTERED ARCHITECT
COLLIN H.Q. TROUNCE
PROVINCE OF BRITISH COLUMBIA

2025-11-14

[CLIENT]

SQUAMISH COMMUNITY HOUSING SOCIETY / SQUAMISH HELPING HANDS / BCH / CPA

[PROJECT]

PROPOSED RENTAL AND SUPPORTIVE HOUSING DEVELOPMENT

39900 Government Road,
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[DRAWING]

A-8.210