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OCEANFRONT RES TWO

TITLE PAGE



STAMP

Development Permit  
250716

**A000**





PROJECT TEAM

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DRAWING LIST

|           |                                        |
|-----------|----------------------------------------|
| A001      | CONTENTS                               |
| A002      | PROJECT DATA                           |
| A003      | SOUTH BUILDING – AREA PLANS            |
| A004      | NORTH BUILDING – AREA PLANS            |
| A005      | CONTEXT PLAN                           |
| A006      | CONTEXT PHOTOS                         |
| A007      | DESIGN RATIONALE                       |
| A008      | DESIGN PRINCIPLES                      |
| A009      | PRECEDENTS – EXTERIOR / URBAN          |
| A010      | PRECEDENTS – AMENITY + VILLAS          |
| A011      | PRECEDENTS – MATERIALITY               |
| A012      | CONCEPT DIAGRAMS                       |
| A030      | EXTERIOR (GENERAL)                     |
| A031      | EXTERIOR (GENERAL)                     |
| A032      | STREETSCAPE – COMMERCIAL               |
| A033      | STREETSCAPE – ENTRY & RESIDENTIAL      |
| A034      | AMENITY + VILLAS                       |
| A035      | MATERIALITY                            |
| A050      | SITE PLAN – OVERALL                    |
| A100      | NORTH PARKADE                          |
| A101      | NORTH LEVEL 1                          |
| A102      | NORTH LEVEL 2                          |
| A103      | NORTH LEVEL 3                          |
| A104      | NORTH LEVEL 4                          |
| A105      | NORTH LEVEL 5                          |
| A106      | NORTH LEVEL 6                          |
| A107      | NORTH ROOF                             |
| A110      | SOUTH PARKADE                          |
| A111      | SOUTH LEVEL 1                          |
| A112      | SOUTH LEVEL 2                          |
| A113      | SOUTH LEVEL 3                          |
| A114      | SOUTH LEVEL 4                          |
| A115      | SOUTH LEVEL 5                          |
| A116      | SOUTH LEVEL 6                          |
| A117      | SOUTH ROOF                             |
| A200      | OVERALL ELEVATIONS                     |
| A201      | OVERALL ELEVATIONS                     |
| A202      | SOUTH BUILDING – ELEVATIONS            |
| A203      | NORTH BUILDING – ELEVATIONS            |
| A300      | SOUTH BUILDING – SECTIONS              |
| A301      | SOUTH BUILDING – SECTIONS              |
| A303      | SOUTH BUILDING – SECTIONS              |
| A320      | NORTH BUILDING – SECTIONS              |
| A321      | NORTH BUILDING – SECTIONS              |
| A322      | NORTH BUILDING – SECTIONS              |
| A400      | SIGNAGE & LIGHTING – COMMERCIAL        |
| A401      | SIGNAGE & LIGHTING – RESIDENTIAL ENTRY |
| A402      | SIGNAGE & LIGHTING – PARKING ENTRY     |
| A403      | WASTE STORAGE – NORTH                  |
| A404      | WASTE STORAGE – SOUTH                  |
| A405      | GARBAGE TRUCK TURNAROUND               |
| A406      | FIRETRUCK ACCESS                       |
| TOTAL: 52 |                                        |

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STAMP



| Site Info                 |                                                   |             |  |
|---------------------------|---------------------------------------------------|-------------|--|
|                           |                                                   |             |  |
| -Civic Address            | Sp'awk'us Landing, Squamish, BC, V8B              |             |  |
| -Legal Address + PID      | 029-751-365      LOT 9, EPP51921, DL5717, DL6042. |             |  |
|                           |                                                   |             |  |
| -OCP DP Area              | DPA-3 & 12                                        |             |  |
| -OCP Land Use Designation | Mamquam Waterfront Residential                    |             |  |
| -Zoning                   | CD-69                                             |             |  |
| -Lot Area                 | 17196.9m2                                         | 185,106 ft2 |  |
| Block A (South Bldg)      | 3859.6m2                                          | 41,544 ft2  |  |
| Block D (South Bldg)      | 4289.6m2                                          | 46,173 ft2  |  |
| Block D (North Bldg)      | 9047.7m2                                          | 97,389 ft2  |  |

Zoning Summary

| Density                       | Bylaw        | Provided         |
|-------------------------------|--------------|------------------|
| FAR – Overall CD-69 Zone      |              |                  |
| -Maximum Total FAR – Block A  | 1.00 FAR     | 0.15 FAR         |
| -Maximum Total FAR – Block D  | 2.00 FAR     | 0.68 FAR         |
| FAR- Lot                      |              |                  |
| -Lot – A (South)              | 2.50 FAR     | 0.33 FAR         |
| -Lot – D (South)              | 3.50 FAR     | 0.94 FAR         |
| -Lot – D (North)              | 3.50 FAR     | 1.47 FAR         |
|                               |              |                  |
| GFA                           | Bylaw        | Provided         |
| -Maximum CD-69 Zone           | Residential  | 47171 m2         |
|                               | Commercial   | 16657 m2         |
|                               | <b>Total</b> | <b>160666 m2</b> |
|                               |              |                  |
| -Block A – Village Centre     | 34166.0m2    | 5138.9m2         |
| -Block D – Mamquam Waterfront | 59162.0m2    | 19650.4m2        |
|                               |              |                  |
| -Lot – A (South)              | 9649.0m2     | 3557.9m2         |
| -Lot – D (South)              | 15013.6m2    | 6325.1m2         |
| -Lot – D (North)              | 31667.0m2    | 13325.3m2        |
|                               |              |                  |
| -Development – South Phase    | 24662.6m2    | 9883.0m2         |
| -Development – North Phase    | 31667.0m2    | 13325.3m2        |
| -Overall Dev. Maximum GFA     | 56329.6m2    | 23208.3m2        |

| -Maximum Building Height      | Bylaw | Provided |           |
|-------------------------------|-------|----------|-----------|
| -Block A – Village Centre     | 10.0m | 25.0m    | 5 Storeys |
| -Block D – Mamquam Waterfront | 20.0m | 25.0m    | 6 Storeys |

| Lot Coverage                  | Bylaw | Provided |          |
|-------------------------------|-------|----------|----------|
| -Block A – Village Centre     | 70%   | 2701.7m2 | 1402.0m2 |
| -Block D – Mamquam Waterfront | 45%   | 6001.8m2 | 5901.0m2 |

| Setbacks             | Bylaw | South Bldg | North Bldg |
|----------------------|-------|------------|------------|
| -Front Setback       | 0.0m  | 0.0m       | 0.0m       |
| -Side Setback        | 5.0m  | 4.0m       | 5.0m       |
| -Public Walkways     | 6.0m  | 11.3m      | 13.0m      |
| -Parkade Below Grade | 0.0m  | 0.0m       | 0.0m       |

Notes

Ratio of portions of GFA to land blocks A and D = 0.36:0.64

Includes Totals of all Blocks in CD-69 Zone

2.3(a)

Inc. Adaptable Dwelling GFA exemption

2.3(a) 5.4(a)

Variance Requested

Mass Timber Construction is proposed to facilitate carbon sec

Request that similar height variance applied to other blocks al

Sp'awk'us Landing

Variance Requested on Village Crescent

C.L. of Public walkway within 20m of High Water Mark

| Parking and Loading      |                   |                   |                   |
|--------------------------|-------------------|-------------------|-------------------|
|                          |                   |                   |                   |
| Vehicle Space Type       | Bylaw             | Proposed Variance | Provided          |
| -Regular Car Spaces      | 467 Spaces        | 368 Spaces        | 390 Spaces        |
| -Small Car Spaces        | 83 Spaces         | 66 Spaces         | 70 Spaces         |
| -Accessible Spaces       | 6 Spaces          | 6 Spaces          | 6 Spaces          |
| <b>Total Residential</b> | <b>469 Spaces</b> | <b>397 Spaces</b> | <b>425 Spaces</b> |
| -Commercial              | 10 Spaces         | 10 Spaces         | 10 Spaces         |
| -Visitor                 | 77 Spaces         | 31 Spaces         | 31 Spaces         |
| <b>Total Parking</b>     | <b>556 Spaces</b> | <b>438 Spaces</b> | <b>466 Spaces</b> |
| -Loading Spaces          | 1                 | 1                 | 1                 |
|                          |                   |                   |                   |
| Bike Parking             |                   |                   |                   |
| -Class A – Residential   | 616 Spaces        | –                 | 616 Spaces        |
| -Class A – Commercial    | 2 Spaces          | –                 | 2 Spaces          |
| -Class B                 | 12 Spaces         | –                 | 12 Spaces         |

| Inclusive Housing Mix and Diversity |          |          |                          |
|-------------------------------------|----------|----------|--------------------------|
|                                     |          |          |                          |
| Unit Mix                            | Required |          | Provided                 |
| -1 Bedroom                          | 10%      | 31 Units | 55.19%   170 Units       |
| -3 Bedroom                          | 20%      | 61 Units | 20%   61 Units           |
| -Min. Unit Size                     | 46.50 m2 | 501 ft2  | 52.6m2   566 ft2         |
|                                     |          |          |                          |
| Adaptable Dwelling Units            |          |          | 40 Units                 |
| -1 Bedroom                          |          |          | 15 Units                 |
| -2 Bedroom                          |          |          |                          |
| <b>Total</b>                        | 20%      | 53 Units | <b>20.60%   55 Units</b> |

| Amenity               |                    |                      |                  |
|-----------------------|--------------------|----------------------|------------------|
|                       |                    |                      |                  |
|                       | Bylaw              | Provided             |                  |
| -Indoor Amenity Space | 616 m2   6,631 ft2 | Central Amenity      | 3,928 ft2        |
|                       |                    | Spa Amenity          | 3,182 ft2        |
|                       |                    | General Amenity      | 1,281 ft2        |
|                       |                    | <b>Total Amenity</b> | <b>8,391 ft2</b> |

| -Useable Open Space                   | 5,159 m2   30%       | 6,872 m2   39.96% |
|---------------------------------------|----------------------|-------------------|
| (Per Block generates less than bylaw) |                      |                   |
| 10m2 req per unit in Block A          | 330.00 m2   33 Units |                   |
| 20m2 per ground dwelling Block D      | 520 m2   26 Units    |                   |
| 10m2 per upper level Block D          | 2,490 m2   249 Units |                   |
|                                       | 3,340 m2   308 Units |                   |

Notes

15% Small Car Spaces Allowed

Located in Close Proximity to Elevator Access

Variance Requested in Spaces p/ Unit. See Dev Summary Breakdown

Provided in South Building

Variance Requested in Visitor Pkg. See Dev Summary Breakdown

30% of spaces to provide EV charging, 100% to be Roughed In per 4.11(f)

1 Space located on Village Crescent

1 Class A Stall Provided Within Each Unit

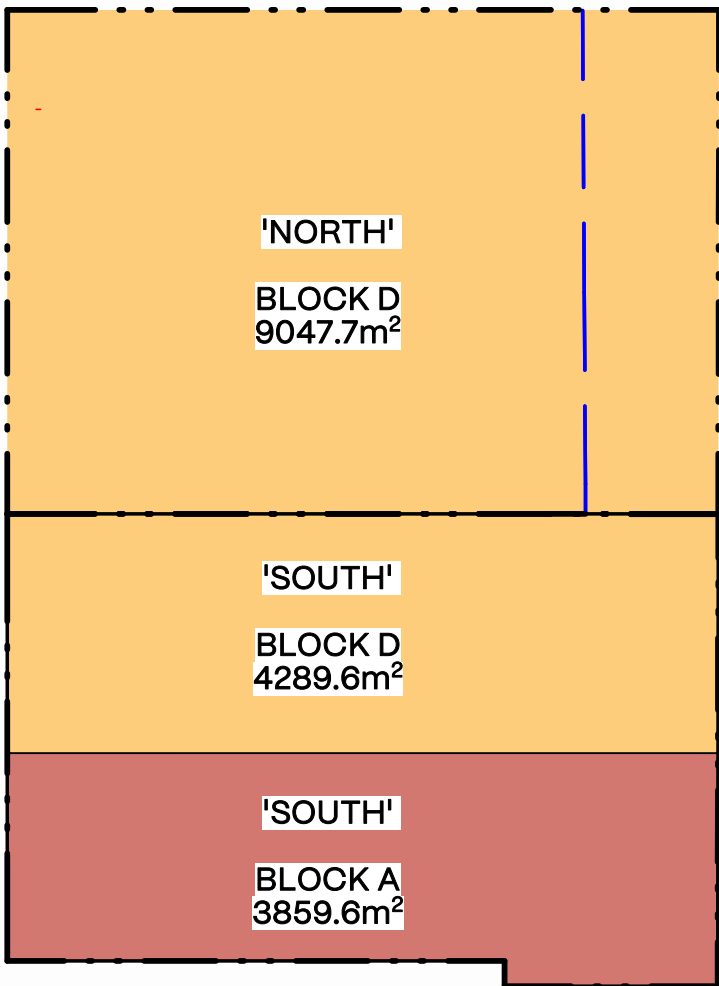
1 Per 500m2

Bike Racks Located at Building Entry

| Notes                  |         |           |             |
|------------------------|---------|-----------|-------------|
| Per OCP Policy 12.2(d) |         |           |             |
| 2.3(c) 5.3(c)          |         |           |             |
|                        |         |           |             |
| GFA Exemption Per Unit |         |           |             |
|                        | 1.88 m2 | 74.40 m2  | 800.83 ft2  |
|                        | 2.80 m2 | 42.00 m2  | 452.08 ft2  |
|                        |         | 116.40 m2 | 1252.92 ft2 |

| Notes                                     |         |         |  |
|-------------------------------------------|---------|---------|--|
| Central Amenity Located in South Building |         |         |  |
| 80 Res Units Over Min. Req.               |         |         |  |
| 4.29 (Provide Minimum 30% Area)           |         |         |  |
| Balconies                                 | South   | North   |  |
|                                           | 1368 m2 | 2227 m2 |  |
|                                           | –       | –       |  |
| L2 Open Space                             | 1694 m2 | 1583 m2 |  |
|                                           | 3082 m2 | 3810 m2 |  |

| Development Summary      |             |           |           |           |           |                    |           |                  |                                |         |                   |
|--------------------------|-------------|-----------|-----------|-----------|-----------|--------------------|-----------|------------------|--------------------------------|---------|-------------------|
|                          |             |           |           |           |           |                    |           |                  |                                |         |                   |
| South Building (Phase 1) |             |           |           |           |           | Parking (Proposed) |           |                  |                                |         |                   |
| Unit Type                | Unit %      | L1        | L2        | L3        | L4        | L5                 | L6        | Total            | Total GFA                      | P/Unit  | Required          |
| 1a 1 Bed + Den           | 9.1%        | 6         | 1         | 1         | 1         | 1                  | 1         | 11 Units         | 7,249 ft2                      | 1       | 11 Spaces         |
| 1b 1 Bed + Flex          | 46.3%       | 12        | 12        | 12        | 12        | 8                  |           | 56 Units         | 32,896 ft2                     | 1       | 56 Spaces         |
| 2a 2 Bed                 | 0.0%        |           |           |           |           |                    |           | 0 Units          | 00 ft2                         | 1.5     | 0 Spaces          |
| 2b 2 Bed +Den            | 23.1%       | 1         | 6         | 6         | 6         | 6                  | 3         | 28 Units         | 24,050 ft2                     | 1.5     | 42 Spaces         |
| 2c 2 Bed +Flex           | 0.0%        |           |           |           |           |                    |           | 0 Units          | 00 ft2                         | 1.5     | 0 Spaces          |
| 3a 3 Bed                 | 8.3%        | 1         | 2         | 2         | 2         | 2                  | 1         | 10 Units         | 9,878 ft2                      | 1.75    | 18 Spaces         |
| 3b 3 Bed +Den            | 4.1%        | 1         | 1         | 1         | 1         | 1                  | 1         | 5 Units          | 7,262 ft2                      | 1.75    | 9 Spaces          |
| 3c 3 Bed +Flex           | 0.0%        |           |           |           |           |                    |           | 0 Units          | 00 ft2                         | 1.75    | 0 Spaces          |
| 3TH 3 Bed TH             | 5.8%        | 7         |           |           |           |                    |           | 7 Units          | 10,086 ft2                     | 2       | 14 Spaces         |
| 3Va Villa Penthouse      | 1.7%        | 2         |           |           |           |                    |           | 2 Units          | 3,226 ft2                      | 2       | 4 Spaces          |
| 3Vb Villa Bungalow       | 1.7%        | 2         |           |           |           |                    |           | 2 Units          | 2,577 ft2                      | 2       | 4 Spaces          |
| <b>TOTAL RESIDENTIAL</b> | <b>100%</b> | <b>10</b> | <b>31</b> | <b>22</b> | <b>22</b> | <b>22</b>          | <b>14</b> | <b>121 Units</b> | <b>97,224 ft2</b>              |         | <b>167 Spaces</b> |
|                          |             |           |           |           |           |                    |           |                  | 9032.4m2                       |         | 12 Spaces         |
|                          |             |           |           |           |           |                    |           |                  |                                |         |                   |
| North Building (Phase 2) |             |           |           |           |           | Parking            |           |                  |                                |         |                   |
| Unit Type                | Unit %      | L1        | L2        | L3        | L4        | L5                 | L6        | Total            | Total GFA                      | P/Unit  | Required          |
| 1a 1 Bed + Den           | 14.4%       | 8         | 3         | 4         | 4         | 4                  | 4         | 27 Units         | 18,356 ft2                     | 1       | 27 Spaces         |
| 1b 1 Bed + Flex          | 40.8%       | 16        | 15        | 15        | 15        | 15                 |           | 76 Units         | 44,672 ft2                     | 1       | 76 Spaces         |
| 2a 2 Bed                 | 0.0%        |           |           |           |           |                    |           | 0 Units          | 00 ft2                         | 1.5     | 0 Spaces          |
| 2b 2 Bed +Den            | 23.5%       | 4         | 8         | 8         | 8         | 8                  | 8         | 44 Units         | 37,665 ft2                     | 1.5     | 66 Spaces         |
| 2c 2 Bed +Flex           | 2.7%        | 1         | 1         | 1         | 1         | 1                  |           | 5 Units          | 4,098 ft2                      | 1.5     | 8 Spaces          |
| 3a 3 Bed                 | 14.4%       | 2         | 5         | 5         | 5         | 5                  | 5         | 27 Units         | 28,288 ft2                     | 1.75    | 47 Spaces         |
| 3b 3 Bed +Den            | 0.0%        |           |           |           |           |                    |           | 0 Units          | 00 ft2                         | 1.75    | 0 Spaces          |
| 3c 3 Bed +Flex           | 0.0%        |           |           |           |           |                    |           | 0 Units          | 00 ft2                         | 1.75    | 0 Spaces          |
| 3TH 3 Bed TH             | 0.0%        |           |           |           |           |                    |           | 0 Units          | 00 ft2                         | 2       | 0 Spaces          |
| 3Va Villa Penthouse      | 2.1%        | 4         |           |           |           |                    |           | 4 Units          | 6,452 ft2                      | 2       | 8 Spaces          |
| 3Vb Villa Bungalow       | 2.1%        | 4         |           |           |           |                    |           | 4 Units          | 5,154 ft2                      | 2       | 8 Spaces          |
| <b>TOTAL RESIDENTIAL</b> | <b>100%</b> | <b>16</b> | <b>37</b> | <b>33</b> | <b>33</b> | <b>33</b>          | <b>33</b> | <b>187 Units</b> | <b>144,686 ft2</b>             |         | <b>240 Spaces</b> |
|                          |             |           |           |           |           |                    |           |                  | 13441.7m2                      |         | 19 Spaces         |
|                          |             |           |           |           |           |                    |           |                  |                                |         |                   |
| Overall                  |             |           |           |           |           |                    |           |                  | Parking                        |         |                   |
| Unit Type                | Unit %      | L1        | L2        | L3        | L4        | L5                 | L6        | Total            | Total GFA                      | P/Unit  | Required          |
| 1a 1 Bed + Den           | 12.3%       | 14        | 4         | 5         | 5         | 5                  | 5         | 38 Units         | 2378.8m2   25,605 ft2          | 1       | 38 Spaces         |
| 1b 1 Bed + Flex          | 42.9%       | 0         | 28        | 27        | 27        | 27                 | 23        | 132 Units        | 7206.3m2   77,568 ft2          | 1       | 132 Spaces        |
| 2a 2 Bed                 | 0.0%        | 0         | 0         | 0         | 0         | 0                  | 0         | 0 Units          | 0.0m2   00 ft2                 | 1.5     | 0 Spaces          |
| 2b 2 Bed +Den            | 23.4%       | 5         | 14        | 14        | 14        | 14                 | 11        | 72 Units         | 5733.5m2   61,715 ft2          | 1.5     | 108 Spaces        |
| 2c 2 Bed +Flex           | 1.6%        | 0         | 1         | 1         | 1         | 1                  | 1         | 5 Units          | 380.7m2   4,098 ft2            | 1.5     | 8 Spaces          |
| 3a 3 Bed                 | 12.0%       | 3         | 7         | 7         | 7         | 7                  | 6         | 37 Units         | 3545.7m2   38,166 ft2          | 1.75    | 65 Spaces         |
| 3b 3 Bed +Den            | 1.6%        | 0         | 1         | 1         | 1         | 1                  | 1         | 5 Units          | 674.7m2   7,262 ft2            | 1.75    | 9 Spaces          |
| 3c 3 Bed +Flex           | 0.0%        | 0         | 0         | 0         | 0         | 0                  | 0         | 0 Units          | 0.0m2   00 ft2                 | 1.75    | 0 Spaces          |
| 3TH 3 Bed TH             | 2.3%        | 0         | 7         | 0         | 0         | 0                  | 0         | 7 Units          | 937.0m2   10,086 ft2           | 2       | 14 Spaces         |
| 3Va Villa Penthouse      | 1.9%        | 0         | 6         | 0         | 0         | 0                  | 0         | 6 Units          | 899.1m2   9,676 ft2            | 2       | 12 Spaces         |
| 3Vb Villa Bungalow       | 1.9%        | 6         | 0         | 0         | 0         | 0                  | 0         | 6 Units          | 718.2m2   7,731 ft2            | 2       | 12 Spaces         |
| <b>Residential</b>       | <b>100%</b> |           |           |           |           |                    |           | <b>308 Units</b> | <b>22474.1m2   241,909 ft2</b> |         | <b>397 Spaces</b> |
| <b>Commercial</b>        |             |           |           |           |           |                    |           | <b>4 CRUs</b>    | <b>491.5m2   5,290 ft2</b>     | 2/100m2 | 10 Spaces         |
| <b>Total Development</b> |             |           |           |           |           |                    |           |                  | <b>22965.5m2   247,199 ft2</b> |         | <b>438 Spaces</b> |

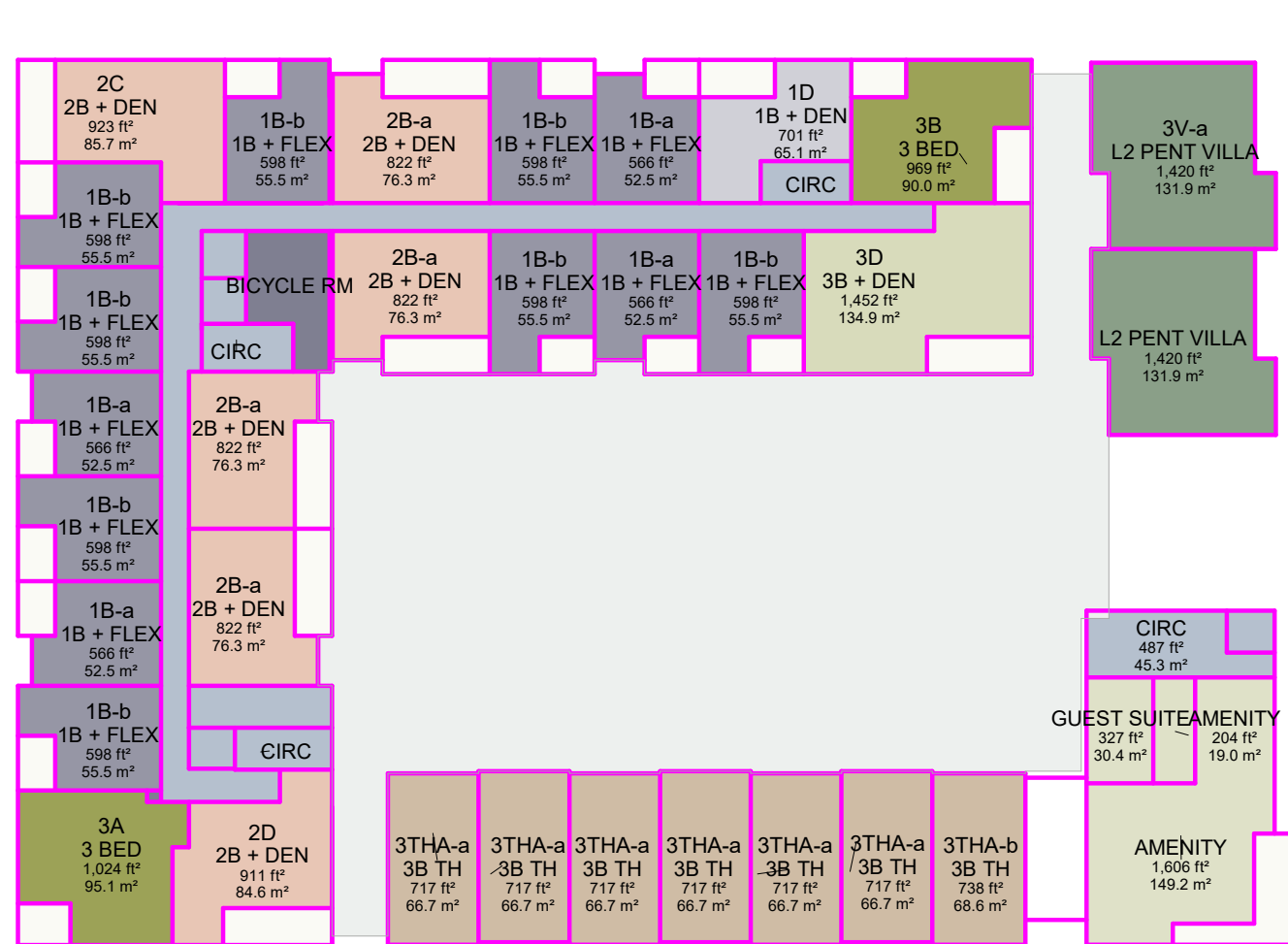
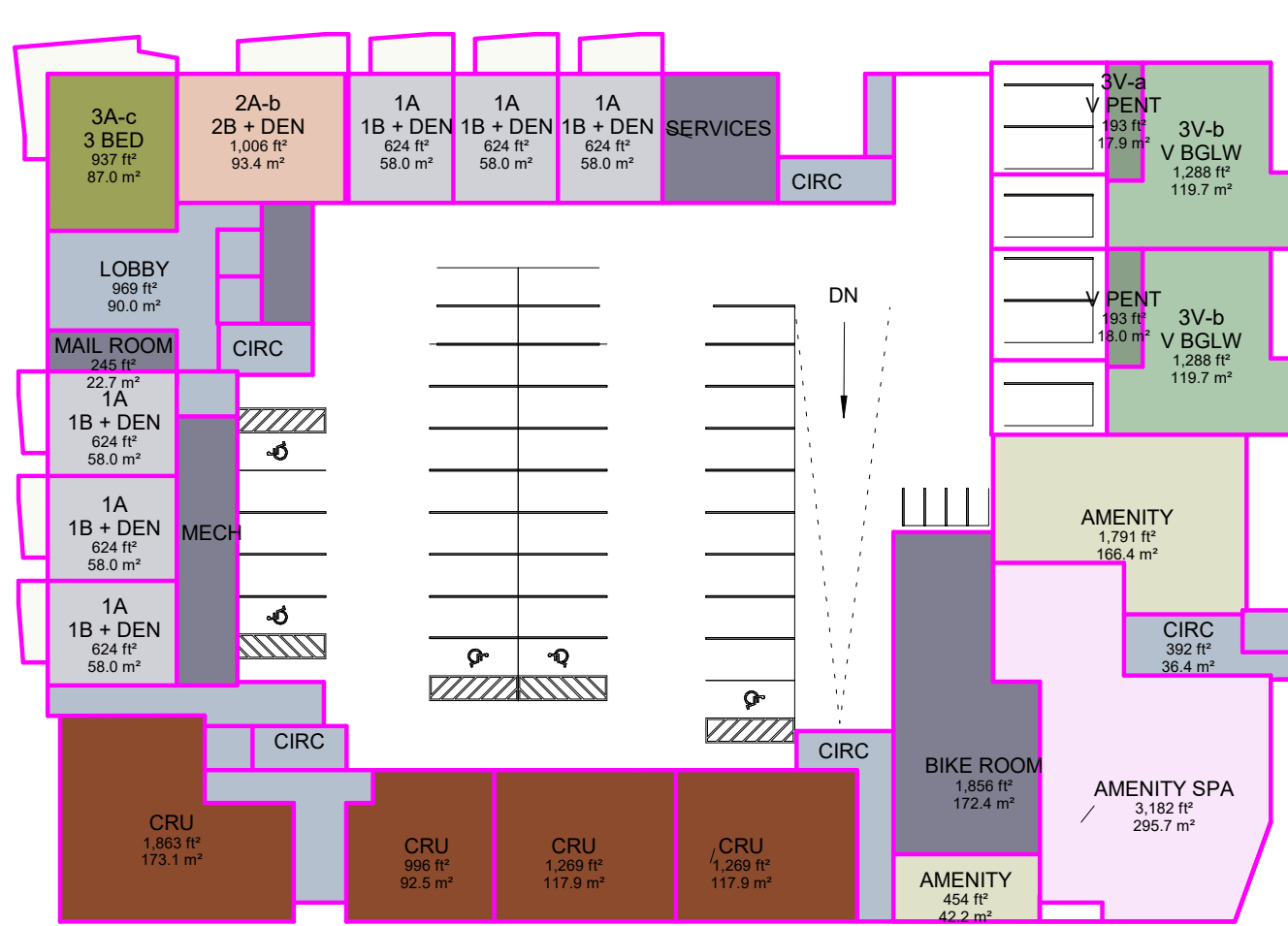
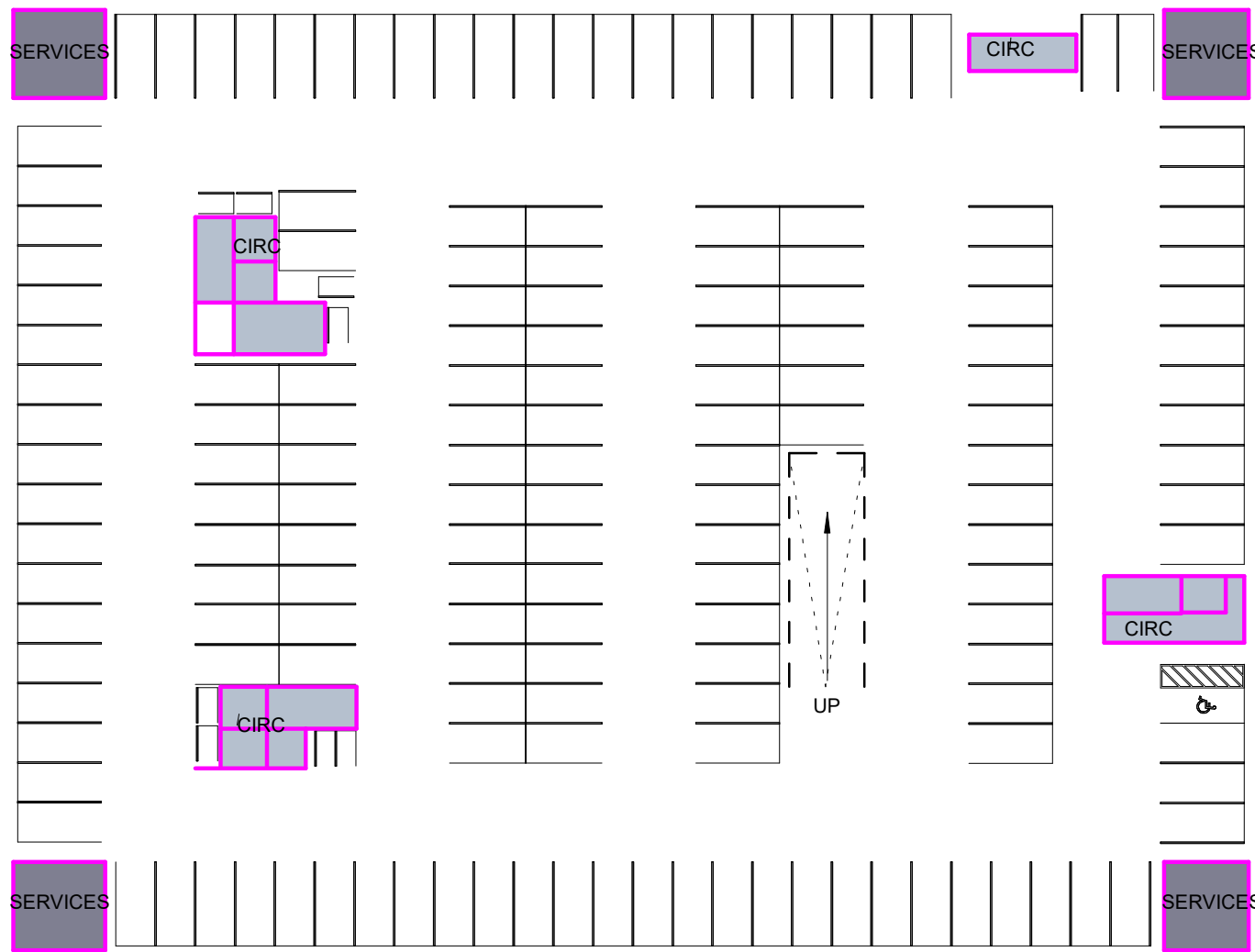


1 OVERALL SITE PLAN- BLOCK KEY PLAN

A002 scale : 1" = 100'-0"



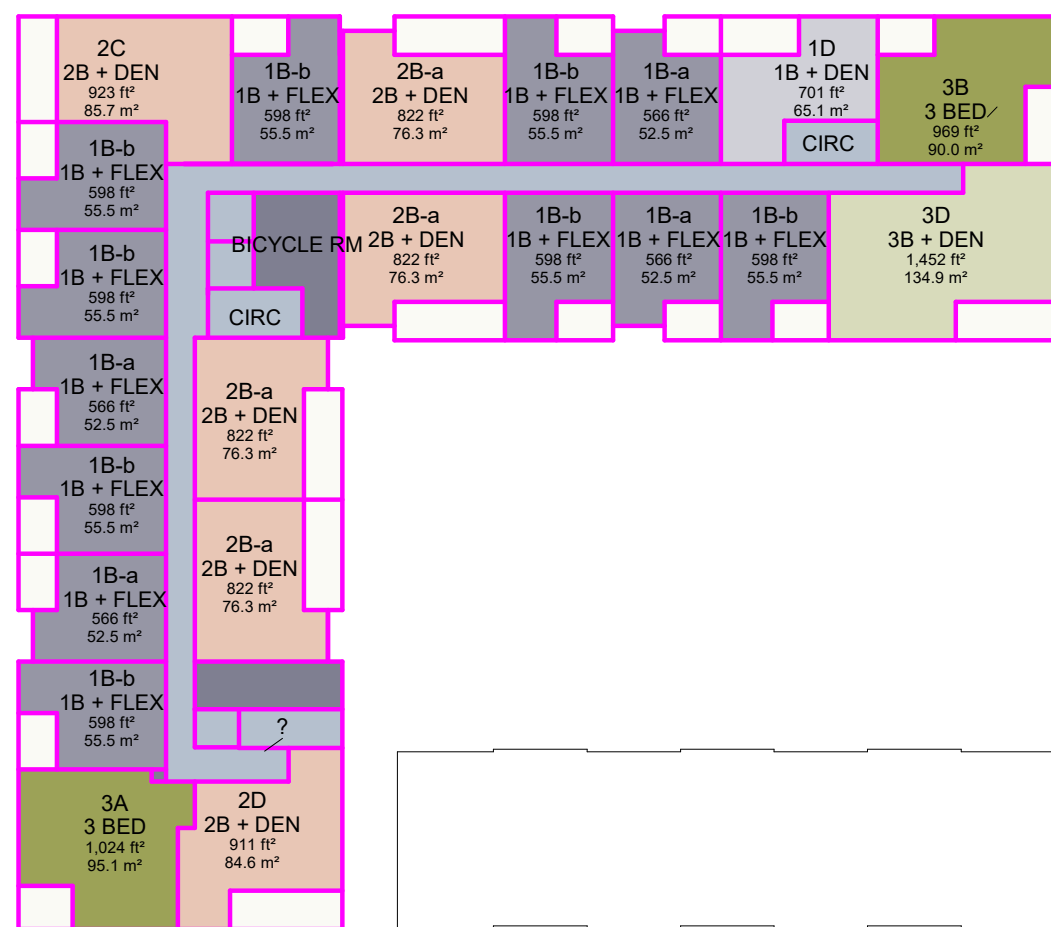
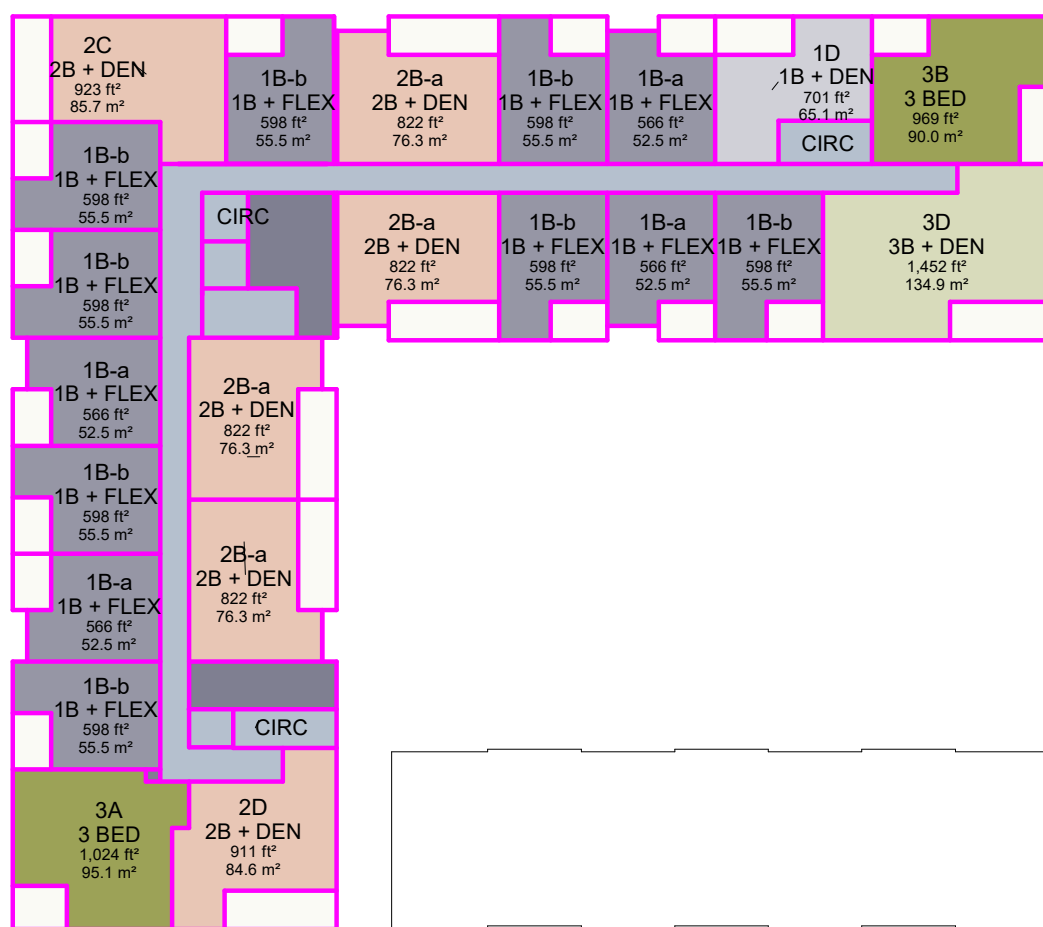
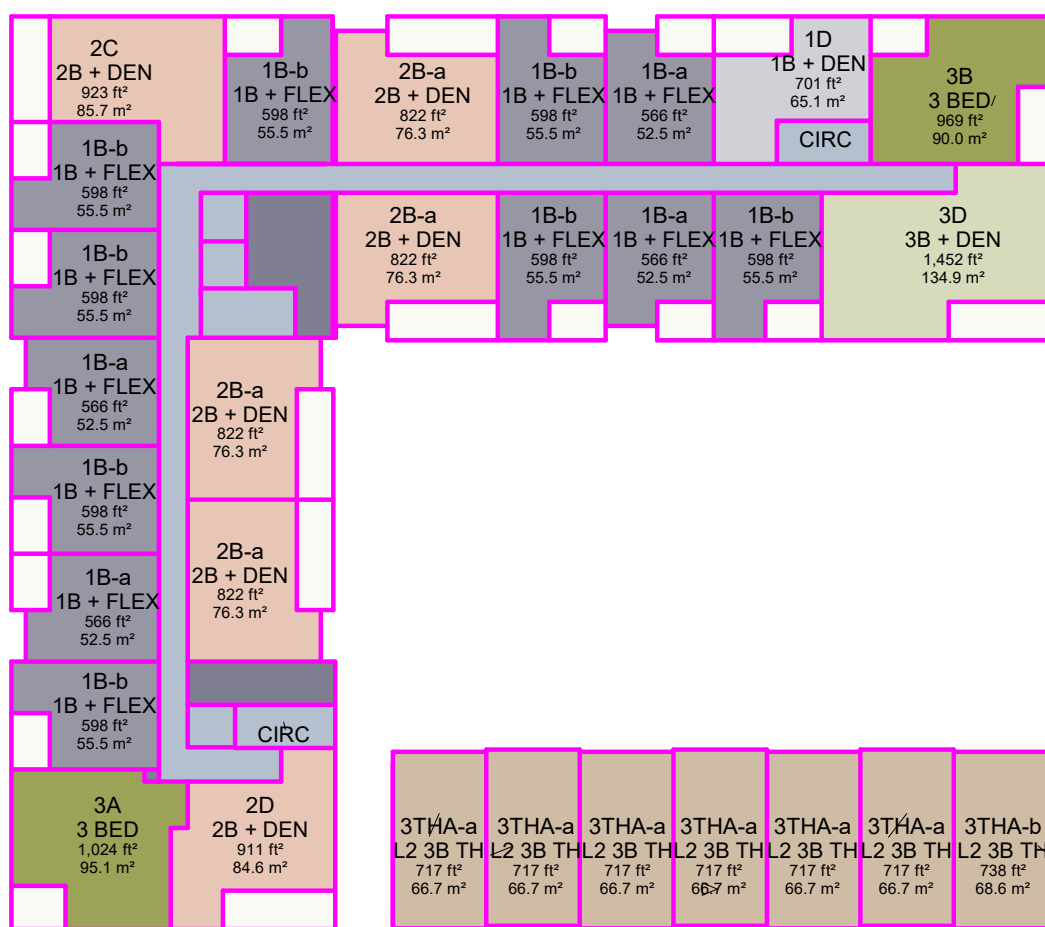




1 P1 SOUTH BUILDING

2 L1 SOUTH BUILDING

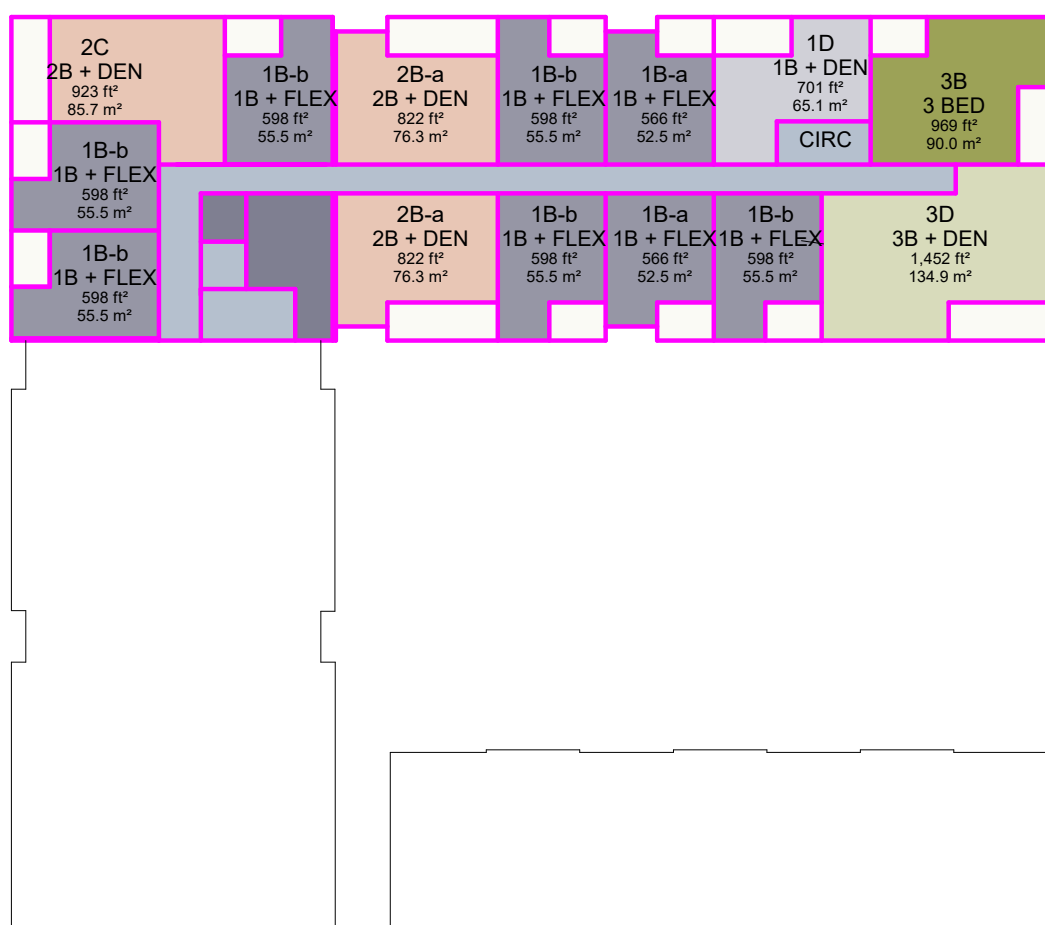
7 L2 SOUTH BUILDING



3 L3 SOUTH BUILDING

4 L4 SOUTH BUILDING

5 L5 SOUTH BUILDING



6 L6 SOUTH BUILDING

| SOUTH BUILDING GROSS FLOOR AREA |            |                        |                        |
|---------------------------------|------------|------------------------|------------------------|
| South Building                  | Not Placed | 0.0 m <sup>2</sup>     | 0 ft <sup>2</sup>      |
| South Building                  | S_P1       | 343.6 m <sup>2</sup>   | 3699 ft <sup>2</sup>   |
| South Building                  | S_L1       | 2645.0 m <sup>2</sup>  | 28470 ft <sup>2</sup>  |
| South Building                  | S_L2       | 3122.5 m <sup>2</sup>  | 33610 ft <sup>2</sup>  |
| South Building                  | S_L3       | 2575.3 m <sup>2</sup>  | 27720 ft <sup>2</sup>  |
| South Building                  | S_L4       | 2108.3 m <sup>2</sup>  | 22694 ft <sup>2</sup>  |
| South Building                  | S_L5       | 2108.3 m <sup>2</sup>  | 22694 ft <sup>2</sup>  |
| South Building                  | S_L6       | 1349.2 m <sup>2</sup>  | 14522 ft <sup>2</sup>  |
|                                 |            | 14252.2 m <sup>2</sup> | 153410 ft <sup>2</sup> |

| SOUTH BUILDING EXCLUSIONS |            |                       |                       |
|---------------------------|------------|-----------------------|-----------------------|
| South Building            | Not Placed | 0.0 m <sup>2</sup>    | 0 ft <sup>2</sup>     |
| South Building            | S_P1       | 343.6 m <sup>2</sup>  | 3699 ft <sup>2</sup>  |
| South Building            | S_L1       | 1339.8 m <sup>2</sup> | 14421 ft <sup>2</sup> |
| South Building            | S_L2       | 875.0 m <sup>2</sup>  | 9418 ft <sup>2</sup>  |
| South Building            | S_L3       | 591.5 m <sup>2</sup>  | 6367 ft <sup>2</sup>  |
| South Building            | S_L4       | 593.0 m <sup>2</sup>  | 6383 ft <sup>2</sup>  |
| South Building            | S_L5       | 593.0 m <sup>2</sup>  | 6383 ft <sup>2</sup>  |
| South Building            | S_L6       | 382.5 m <sup>2</sup>  | 4117 ft <sup>2</sup>  |
|                           |            | 4718.4 m <sup>2</sup> | 50789 ft <sup>2</sup> |

| SOUTH BUILDING TOTAL GFA (GFA MINUS EXCLUSIONS) |  |                       |                        |
|-------------------------------------------------|--|-----------------------|------------------------|
| South Building                                  |  | 9533.8 m <sup>2</sup> | 102621 ft <sup>2</sup> |

| SOUTH BUILDING FAR CALCULATION |                      |      |
|--------------------------------|----------------------|------|
| GFA (minus exclusions) m2      | Site Area m2 (A1+D5) | FAR  |
| 9883m2                         | 8149.2m2             | 1.21 |

| SOUTH BUILDING UNIT MIX SCHEDULE |              |            |            |
|----------------------------------|--------------|------------|------------|
| Building Name                    | Unit Type    | Unit Count | Percentage |
| South Building                   | 1 BED + DEN  | 11         | 9.1%       |
| South Building                   | 1 BED + FLEX | 56         | 46.3%      |
| South Building                   | 2 BED + DEN  | 28         | 23.1%      |
| South Building                   | 3 BED        | 10         | 8.3%       |
| South Building                   | 3 BED + DEN  | 5          | 4.1%       |
| South Building                   | 3 BED TH     | 7          | 5.8%       |
| South Building                   | VILLA BGLW   | 2          | 1.7%       |
| South Building                   | VILLA PENT   | 2          | 1.7%       |
| Grand total:                     | 121          | 121        | 100.0%     |

| SOUTH BUILDING COMMERCIAL RENTABLE AREA |      |                      |                      |
|-----------------------------------------|------|----------------------|----------------------|
| South Building                          | S_L1 | 501.4 m <sup>2</sup> | 5397 ft <sup>2</sup> |

| SOUTH BUILDING RESIDENTIAL SELLABLE AREA |      |                       |                       |
|------------------------------------------|------|-----------------------|-----------------------|
| South Building                           | S_L1 | 803.8 m <sup>2</sup>  | 8652 ft <sup>2</sup>  |
| South Building                           | S_L2 | 2247.5 m <sup>2</sup> | 24192 ft <sup>2</sup> |
| South Building                           | S_L3 | 1983.8 m <sup>2</sup> | 21353 ft <sup>2</sup> |
| South Building                           | S_L4 | 1515.3 m <sup>2</sup> | 16310 ft <sup>2</sup> |
| South Building                           | S_L5 | 1515.3 m <sup>2</sup> | 16310 ft <sup>2</sup> |
| South Building                           | S_L6 | 966.7 m <sup>2</sup>  | 10406 ft <sup>2</sup> |
|                                          |      | 9032.3 m <sup>2</sup> | 97223 ft <sup>2</sup> |

| SOUTH BUILDING AREAS PER USE |             |                     |                       |
|------------------------------|-------------|---------------------|-----------------------|
| South Building               | AMENITY     | 407 m <sup>2</sup>  | 4383 ft <sup>2</sup>  |
| South Building               | AMENITY SPA | 296 m <sup>2</sup>  | 3182 ft <sup>2</sup>  |
| South Building               | BALCONY     | 1368 m <sup>2</sup> | 14729 ft <sup>2</sup> |
| South Building               | CIRC        | 1844 m <sup>2</sup> | 19844 ft <sup>2</sup> |
| South Building               | SERVICES    | 804 m <sup>2</sup>  | 8651 ft <sup>2</sup>  |
| South Building               | VILLA BGLW  | 239 m <sup>2</sup>  | 2577 ft <sup>2</sup>  |
| South Building               | VILLA PENT  | 300 m <sup>2</sup>  | 3226 ft <sup>2</sup>  |

| SOUTH BUILDING RES PARKING REQUIRED |           |                   |       |            |
|-------------------------------------|-----------|-------------------|-------|------------|
| Building Name                       | Name      | Res Parking Ratio | Count | Req Stalls |
| South Building                      | 1B + DEN  |                   | 1     | 11         |
| South Building                      | 1B + FLEX |                   | 1     | 56         |
| South Building                      | 2B + DEN  |                   | 1.5   | 28         |
| South Building                      | 3 BED     |                   | 1.75  | 10         |
| South Building                      | 3B + DEN  |                   | 1.75  | 5          |
| South Building                      | 3B TH     |                   | 2     | 7          |
| South Building                      | V BGLW    |                   | 2     | 2          |
| South Building                      | V PENT    |                   | 2     | 2          |
| Grand total:                        | 121       |                   |       | 157.25     |

| SOUTH BUILDING COM PARKING REQUIRED |      |                   |                       |             |
|-------------------------------------|------|-------------------|-----------------------|-------------|
| Building Name                       | Name | Com Parking Ratio | Area                  | Req Parking |
| South Building                      | CRU  | 2 per 100m2       | 501.44 m <sup>2</sup> | 10          |

| SOUTH BUILDING VISITOR PARKING REQUIRED |           |       |                 |            |
|-----------------------------------------|-----------|-------|-----------------|------------|
| Building Name                           | Name      | Count | Visitor Parking | Req Stalls |
| South Building                          | 1B + DEN  | 11    | 0.1             | 1.1        |
| South Building                          | 1B + FLEX | 56    | 0.1             | 5.6        |
| South Building                          | 2B + DEN  | 28    | 0.1             | 2.8        |
| South Building                          | 3 BED     | 10    | 0.1             | 1          |
| South Building                          | 3B + DEN  | 5     | 0.1             | 0.5        |
| South Building                          | 3B TH     | 7     | 0.1             | 0.7        |
| South Building                          | V BGLW    | 2     | 0.1             | 0.2        |
| South Building                          | V PENT    | 2     | 0.1             | 0.2        |
| Grand total                             |           |       |                 | 12.1       |

| SOUTH BUILDING TOTAL PARKING REQUIRED |  |     |
|---------------------------------------|--|-----|
| Total Parking Required                |  | 180 |

| SOUTH BUILDING PARKING PROVIDED |                                   |  |     |
|---------------------------------|-----------------------------------|--|-----|
| South Building                  | Accessible Stall                  |  | 6   |
| South Building                  | Motorcycle Stall                  |  | 12  |
| South Building                  | Regular Stall                     |  | 153 |
| South Building                  | Small Car Stall (15%)             |  | 39  |
| South Building                  | Small Car Stall (15%) 5.3m x 2.5m |  | 7   |
|                                 |                                   |  | 217 |

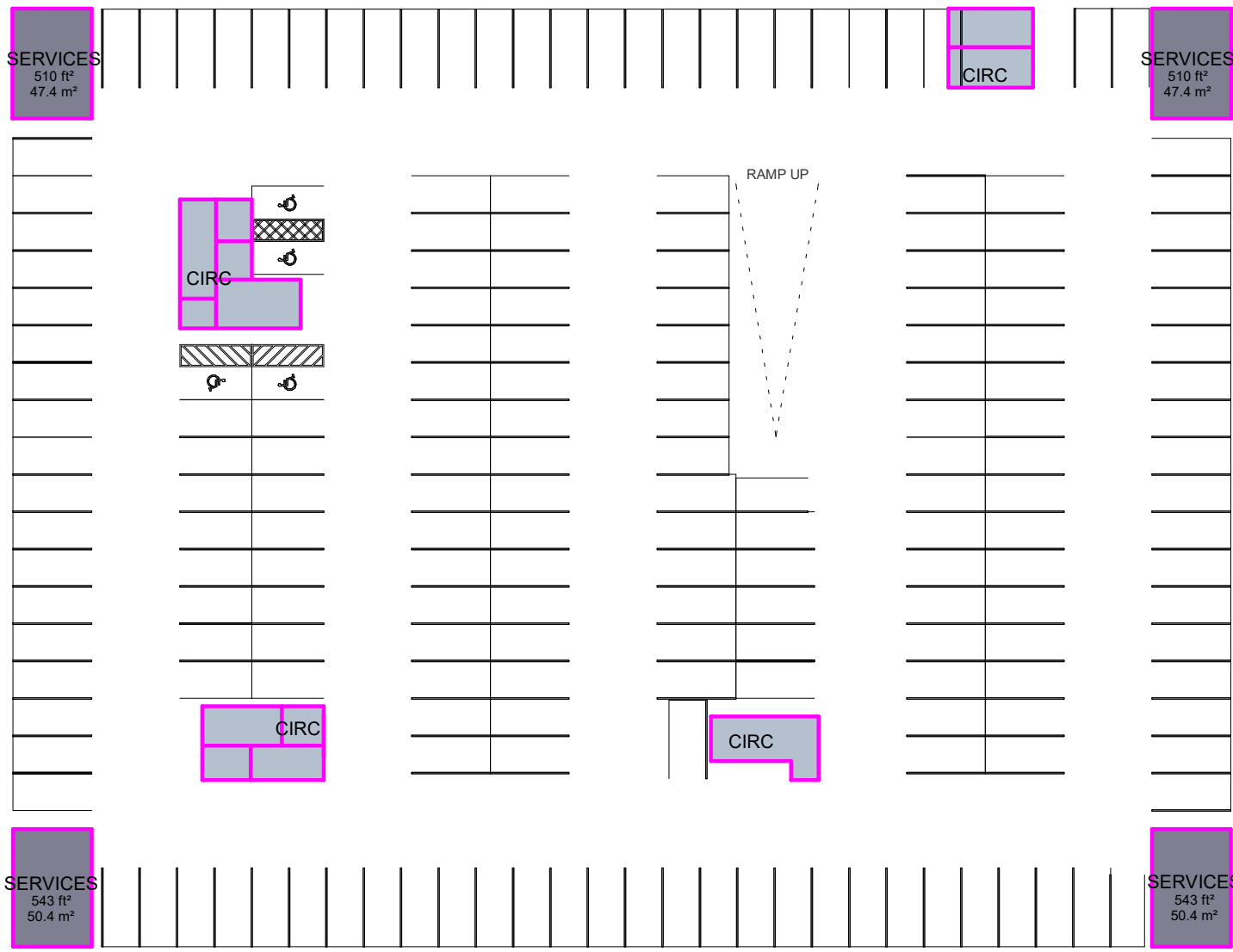
| SOUTH BUILDING RES BICYCLE PARKING REQUIRED - CLASS A |           |                    |       |            |
|-------------------------------------------------------|-----------|--------------------|-------|------------|
| Building Name                                         | Name      | Bike Parking Ratio | Count | Req Stalls |
| South Building                                        | 1B + DEN  | 2                  | 11    | 22         |
| South Building                                        | 1B + FLEX | 2                  | 56    | 112        |
| South Building                                        | 2B + DEN  | 2                  | 28    | 56         |
| South Building                                        | 3 BED     | 2                  | 10    | 20         |
| South Building                                        | 3B + DEN  | 2                  | 5     | 10         |
| South Building                                        | 3B TH     | 2                  | 7     | 14         |
| South Building                                        | V BGLW    | 2                  | 2     | 4          |
| South Building                                        | V PENT    | 2                  | 2     | 4          |
|                                                       |           |                    |       | 242        |

| SOUTH BUILDING COM BICYCLE PARKING REQUIRED - CLASS A |      |                        |                       |             |
|-------------------------------------------------------|------|------------------------|-----------------------|-------------|
| Building Name                                         | Name | Com Bike Parking Ratio | Area                  | Req Parking |
| South Building                                        | CRU  | 1 per 500m2            | 501.44 m <sup>2</sup> | 2           |

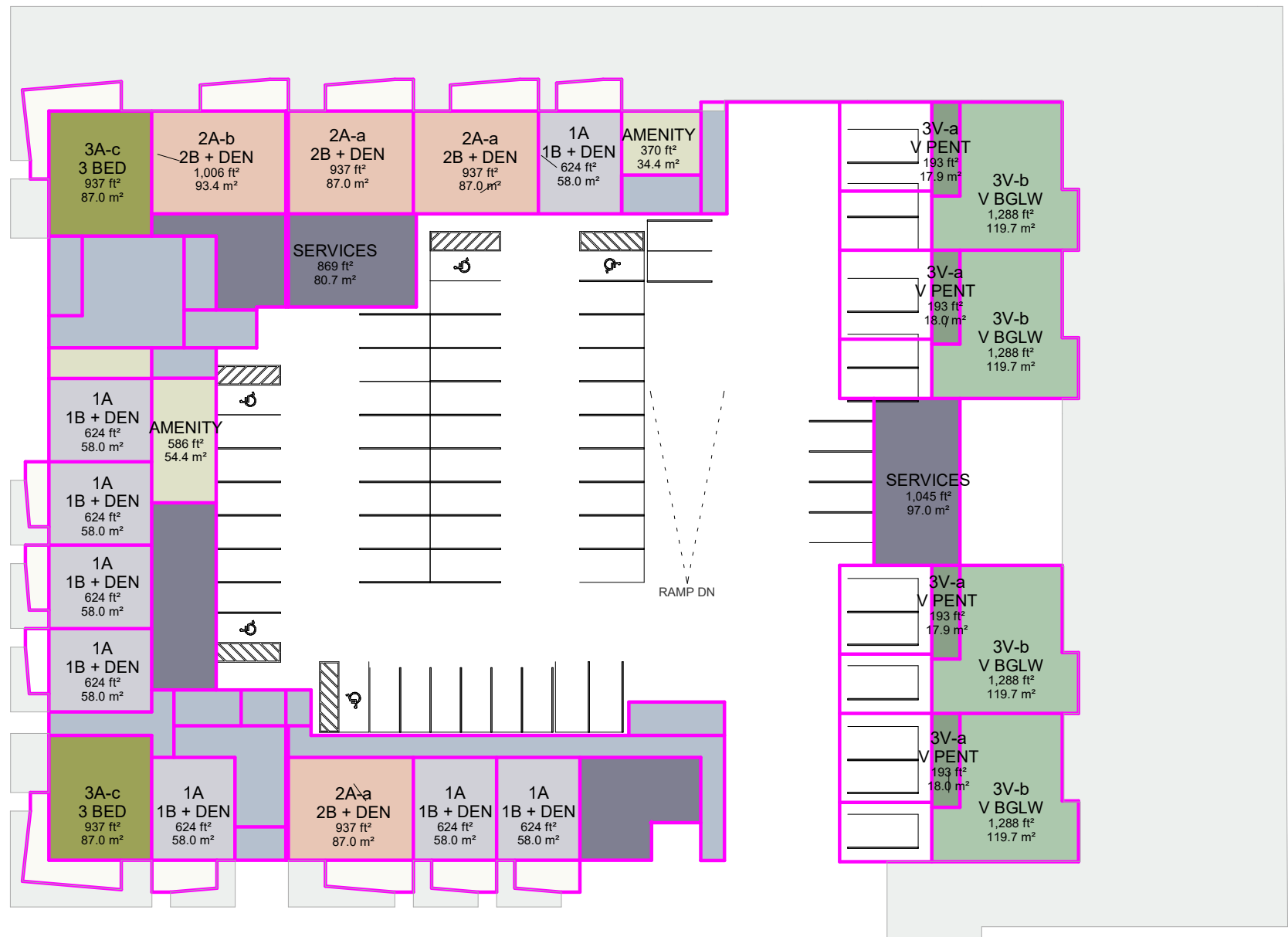
| SOUTH BUILDING BIKE PARKING REQUIRED - CLASS B |  |  |   |
|------------------------------------------------|--|--|---|
| South Building                                 |  |  | 6 |

| SOUTH BUILDING BIKE PARKING PROVIDED |                |         |     |
|--------------------------------------|----------------|---------|-----|
| South Building                       | Bicycle Stalls | L1      | 113 |
| South Building                       | Bicycle Stalls | P1      | 108 |
| South Building                       | Bicycle Stalls | Storage | 58  |
| South Building                       | Bicycle Stalls | Unit    | 11  |
|                                      |                |         | 290 |





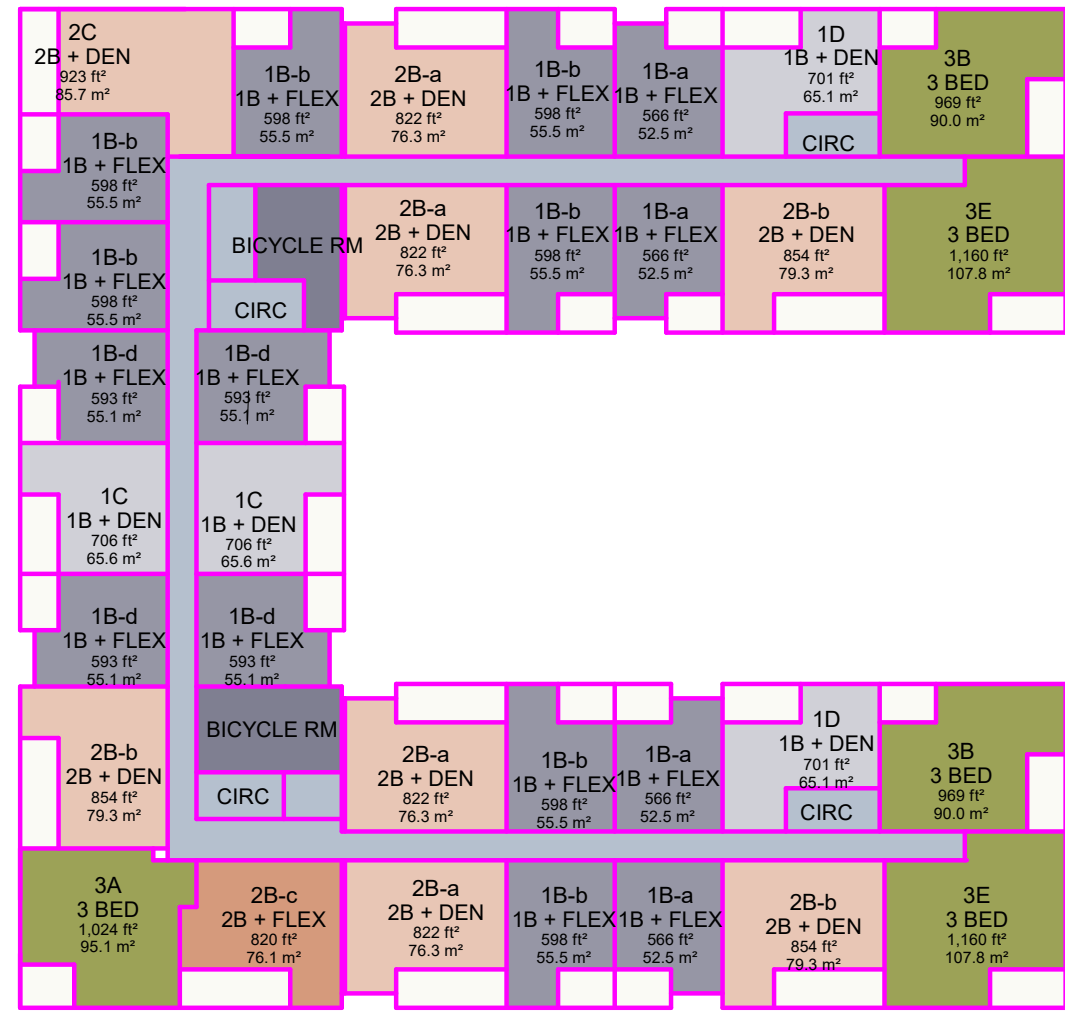
1 P1 NORTH BUILDING



2 L1 NORTH BUILDING



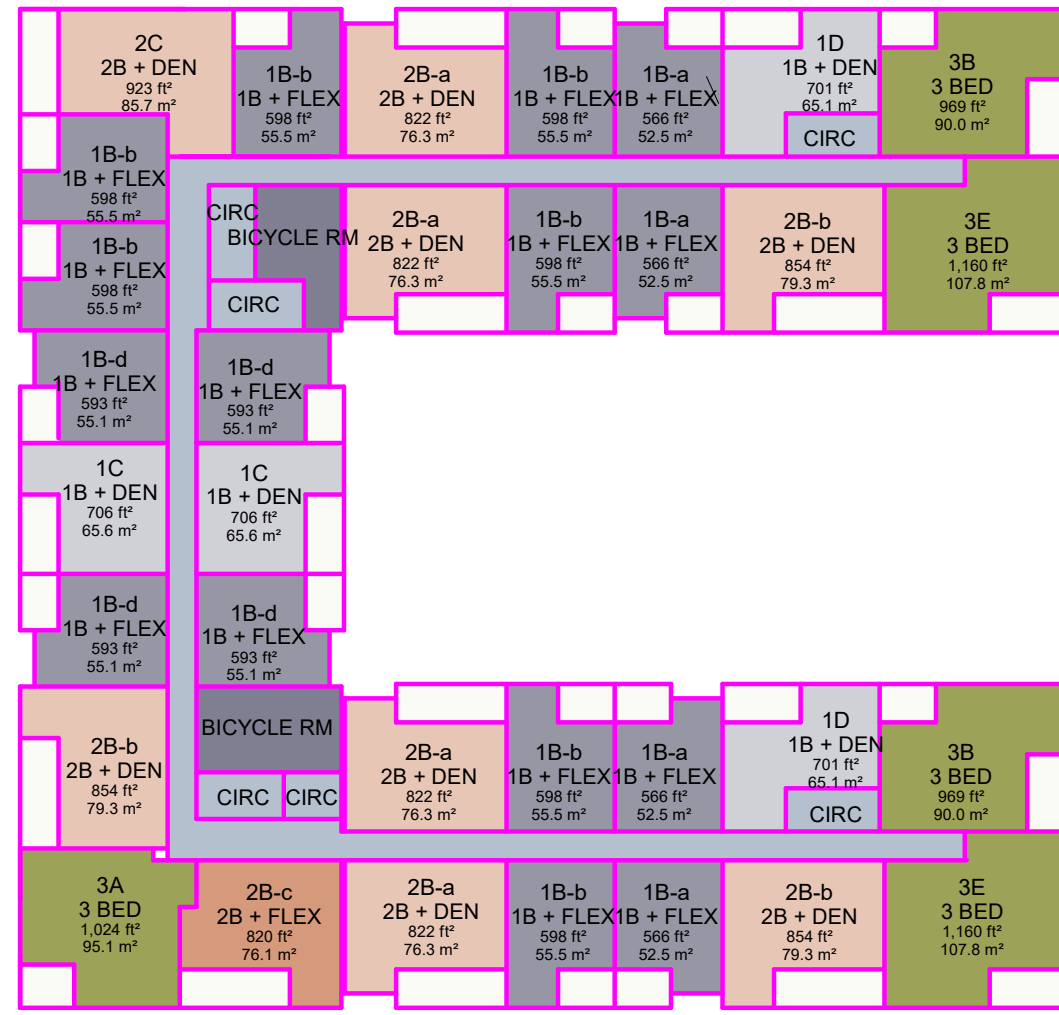
3 L2 NORTH BUILDING



4 L3 NORTH BUILDING



5 L4 NORTH BUILDING



6 L5 NORTH BUILDING



7 L6 NORTH BUILDING

| NORTH BUILDING GROSS FLOOR AREA |            |                        |                        |  |
|---------------------------------|------------|------------------------|------------------------|--|
| Building Name                   | Unit Type  | Unit Count             | Percentage             |  |
| North Building                  | Not Placed | 0.0 m <sup>2</sup>     | 0 ft <sup>2</sup>      |  |
| North Building                  | N_P1       | 373.5 m <sup>2</sup>   | 4021 ft <sup>2</sup>   |  |
| North Building                  | S_P1       | 7.8 m <sup>2</sup>     | 84 ft <sup>2</sup>     |  |
| North Building                  | N_L1       | 2648.6 m <sup>2</sup>  | 28510 ft <sup>2</sup>  |  |
| North Building                  | N_L2       | 3674.3 m <sup>2</sup>  | 39550 ft <sup>2</sup>  |  |
| North Building                  | N_L3       | 3146.8 m <sup>2</sup>  | 33871 ft <sup>2</sup>  |  |
| North Building                  | N_L4       | 3146.8 m <sup>2</sup>  | 33871 ft <sup>2</sup>  |  |
| North Building                  | N_L5       | 3146.8 m <sup>2</sup>  | 33871 ft <sup>2</sup>  |  |
| North Building                  | N_L6       | 3146.8 m <sup>2</sup>  | 33871 ft <sup>2</sup>  |  |
| North Building                  |            | 19291.3 m <sup>2</sup> | 207650 ft <sup>2</sup> |  |

| NORTH BUILDING EXCLUSIONS |            |                       |                       |  |
|---------------------------|------------|-----------------------|-----------------------|--|
| Building Name             | Unit Type  | Unit Count            | Percentage            |  |
| North Building            | Not Placed | 0.0 m <sup>2</sup>    | 0 ft <sup>2</sup>     |  |
| North Building            | N_P1       | 373.5 m <sup>2</sup>  | 4021 ft <sup>2</sup>  |  |
| North Building            | S_P1       | 7.8 m <sup>2</sup>    | 84 ft <sup>2</sup>    |  |
| North Building            | N_L1       | 1071.1 m <sup>2</sup> | 11530 ft <sup>2</sup> |  |
| North Building            | N_L2       | 882.5 m <sup>2</sup>  | 9499 ft <sup>2</sup>  |  |
| North Building            | N_L3       | 870.1 m <sup>2</sup>  | 9365 ft <sup>2</sup>  |  |
| North Building            | N_L4       | 870.1 m <sup>2</sup>  | 9365 ft <sup>2</sup>  |  |
| North Building            | N_L5       | 870.1 m <sup>2</sup>  | 9365 ft <sup>2</sup>  |  |
| North Building            | N_L6       | 870.1 m <sup>2</sup>  | 9365 ft <sup>2</sup>  |  |
| North Building            |            | 5815.3 m <sup>2</sup> | 62595 ft <sup>2</sup> |  |

| NORTH BUILDING TOTAL GFA (GFA MINUS EXCLUSIONS) |  |                        |                        |  |
|-------------------------------------------------|--|------------------------|------------------------|--|
| North Building                                  |  | 13476.0 m <sup>2</sup> | 145055 ft <sup>2</sup> |  |

| NORTH BUILDING FAR CALCULATION |              |      |  |
|--------------------------------|--------------|------|--|
| GFA (minus exclusions) m2      | Site Area m2 | FAR  |  |
| 13330m2                        | 9047.7m2     | 1.47 |  |

| NORTH BUILDING UNIT MIX SCHEDULE |              |            |            |
|----------------------------------|--------------|------------|------------|
| Building Name                    | Unit Type    | Unit Count | Percentage |
| North Building                   | 1 BED + DEN  | 27         | 13.7%      |
| North Building                   | 1 BED + FLEX | 76         | 38.6%      |
| North Building                   | 2 BED + DEN  | 44         | 22.3%      |
| North Building                   | 2 BED + FLEX | 5          | 2.5%       |
| North Building                   | 3 BED        | 27         | 13.7%      |
| North Building                   | VILLA BGLW   | 4          | 2.0%       |
| North Building                   | VILLA PENT   | 4          | 2.0%       |
| Grand total:                     | 187          | 187        | 94.9%      |

| NORTH BUILDING RESIDENTIAL SELLABLE AREA |           |                        |                        |
|------------------------------------------|-----------|------------------------|------------------------|
| Building Name                            | Unit Type | Unit Count             | Percentage             |
| North Building                           | N_L1      | 1543.1 m <sup>2</sup>  | 16610 ft <sup>2</sup>  |
| North Building                           | N_L2      | 2791.8 m <sup>2</sup>  | 30050 ft <sup>2</sup>  |
| North Building                           | N_L3      | 2276.7 m <sup>2</sup>  | 24506 ft <sup>2</sup>  |
| North Building                           | N_L4      | 2276.7 m <sup>2</sup>  | 24506 ft <sup>2</sup>  |
| North Building                           | N_L5      | 2276.7 m <sup>2</sup>  | 24506 ft <sup>2</sup>  |
| North Building                           | N_L6      | 2276.7 m <sup>2</sup>  | 24506 ft <sup>2</sup>  |
| North Building                           |           | 13441.7 m <sup>2</sup> | 144685 ft <sup>2</sup> |

| NORTH BUILDING AREAS PER USE |           |                     |                       |
|------------------------------|-----------|---------------------|-----------------------|
| Building Name                | Unit Type | Unit Count          | Percentage            |
| North Building               | AMENITY   | 110 m <sup>2</sup>  | 1185 ft <sup>2</sup>  |
| North Building               | BALCONY   | 2227 m <sup>2</sup> | 23967 ft <sup>2</sup> |
| North Building               | CIRC      | 2459 m <sup>2</sup> | 26469 ft <sup>2</sup> |
| North Building               | SERVICES  | 1054 m <sup>2</sup> | 11344 ft <sup>2</sup> |

| NORTH BUILDING RES PARKING REQUIRED |           |                   |       |            |
|-------------------------------------|-----------|-------------------|-------|------------|
| Building Name                       | Name      | Res Parking Ratio | Count | Req Stalls |
| North Building                      | 1B + DEN  |                   | 1     | 27         |
| North Building                      | 1B + FLEX |                   | 1     | 76         |
| North Building                      | 2B + DEN  |                   | 1.5   | 44         |
| North Building                      | 2B + FLEX |                   | 1.5   | 5          |
| North Building                      | 3 BED     |                   | 1.75  | 27         |
| North Building                      | V BGLW    |                   | 2     | 4          |
| North Building                      | V PENT    |                   | 2     | 4          |
| Grand total:                        | 187       |                   |       | 239.75     |

| NORTH BUILDING VISITOR PARKING REQUIRED |           |       |                 |            |
|-----------------------------------------|-----------|-------|-----------------|------------|
| Building Name                           | Name      | Count | Visitor Parking | Req Stalls |
| North Building                          | 1B + DEN  | 27    | 0.1             | 2.7        |
| North Building                          | 1B + FLEX | 76    | 0.1             | 7.6        |
| North Building                          | 2B + DEN  | 44    | 0.1             | 4.4        |
| North Building                          | 2B + FLEX | 5     | 0.1             | 0.5        |
| North Building                          | 3 BED     | 27    | 0.1             | 2.7        |
| North Building                          | V BGLW    | 4     | 0.1             | 0.4        |
| North Building                          | V PENT    | 4     | 0.1             | 0.4        |
| Grand total                             |           |       |                 | 18.7       |

| NORTH BUILDING TOTAL PARKING REQUIRED |  |  |     |
|---------------------------------------|--|--|-----|
| Total Parking Required                |  |  | 258 |

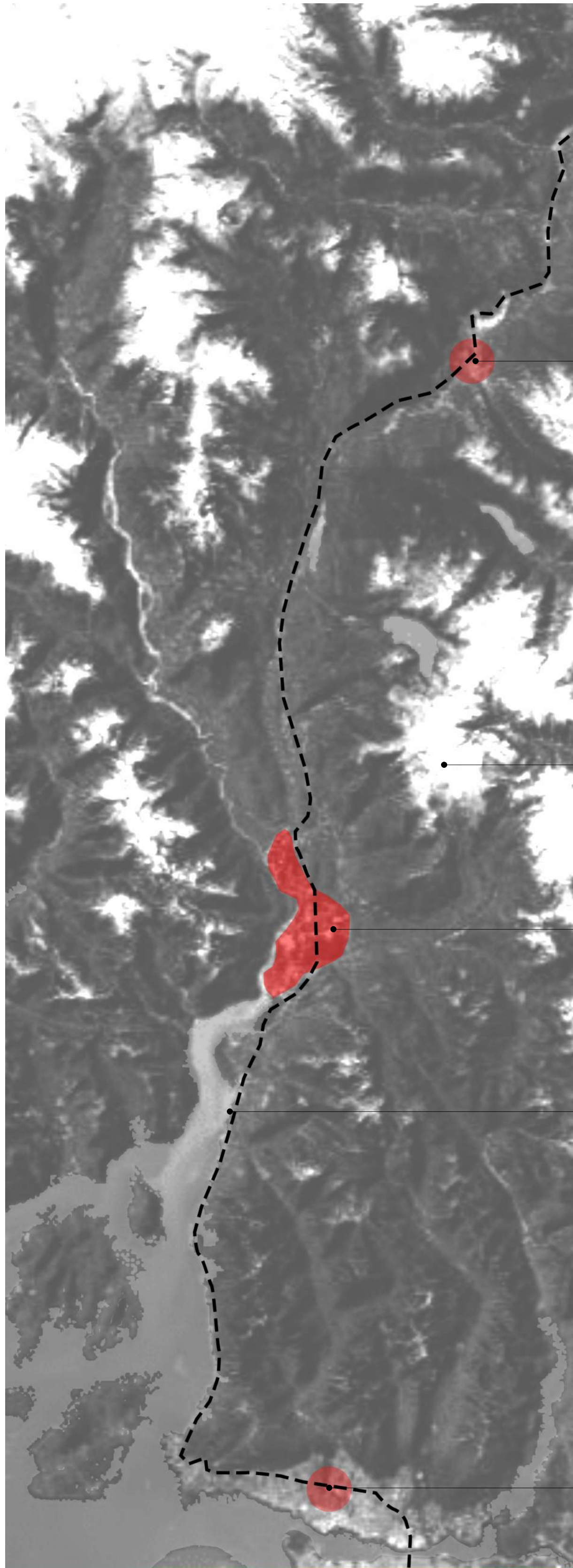
| NORTH BUILDING PARKING PROVIDED |                                   |       |            |
|---------------------------------|-----------------------------------|-------|------------|
| Building Name                   | Name                              | Count | Req Stalls |
| North Building                  | Accessible Stall                  |       | 2          |
| North Building                  | Accessible Stall 17'5"            |       | 7          |
| North Building                  | Regular Stall                     |       | 195        |
| North Building                  | Small Car Stall (15%)             |       | 38         |
| North Building                  | Small Car Stall (15%) 5.3m x 2.5m |       | 15         |
| Grand total                     |                                   |       | 257        |

| NORTH BUILDING RES BICYCLE PARKING REQUIRED - CLASS A |           |                    |       |            |
|-------------------------------------------------------|-----------|--------------------|-------|------------|
| Building Name                                         | Name      | Bike Parking Ratio | Count | Req Stalls |
| North Building                                        | 1B + DEN  |                    | 2     | 27         |
| North Building                                        | 1B + FLEX |                    | 2     | 76         |
| North Building                                        | 2B + DEN  |                    | 2     | 44         |
| North Building                                        | 2B + FLEX |                    | 2     | 5          |
| North Building                                        | 3 BED     |                    | 2     | 27         |
| North Building                                        | V BGLW    |                    | 2     | 4          |
| North Building                                        | V PENT    |                    | 2     | 4          |
| Grand total                                           |           |                    |       | 374        |

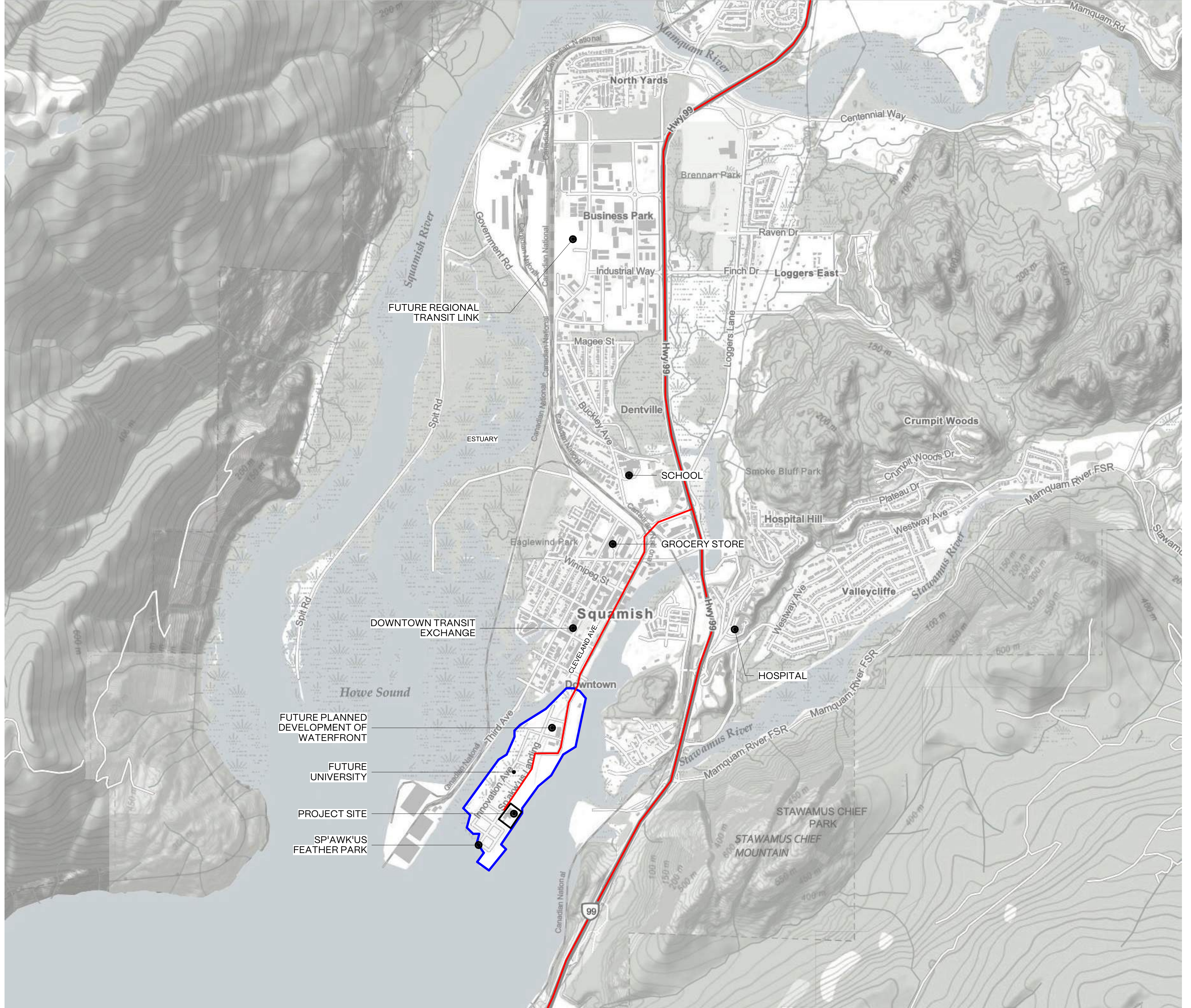
| NORTH BUILDING BICYCLE PARKING REQUIRED - CLASS B |  |  |  |   |
|---------------------------------------------------|--|--|--|---|
| North Building                                    |  |  |  | 6 |

| NORTH BUILDING BIKE PARKING PROVIDED |                        |       |            |     |
|--------------------------------------|------------------------|-------|------------|-----|
| Building Name                        | Name                   | Count | Req Stalls |     |
| North Building                       | Bicycle Stalls L1      |       |            | 121 |
| North Building                       | Bicycle Stalls P1      |       |            | 148 |
| North Building                       | Bicycle Stalls Storage |       |            | 90  |
| North Building                       | Bicycle Stalls Unit    |       |            | 16  |
| Grand total                          |                        |       |            | 375 |



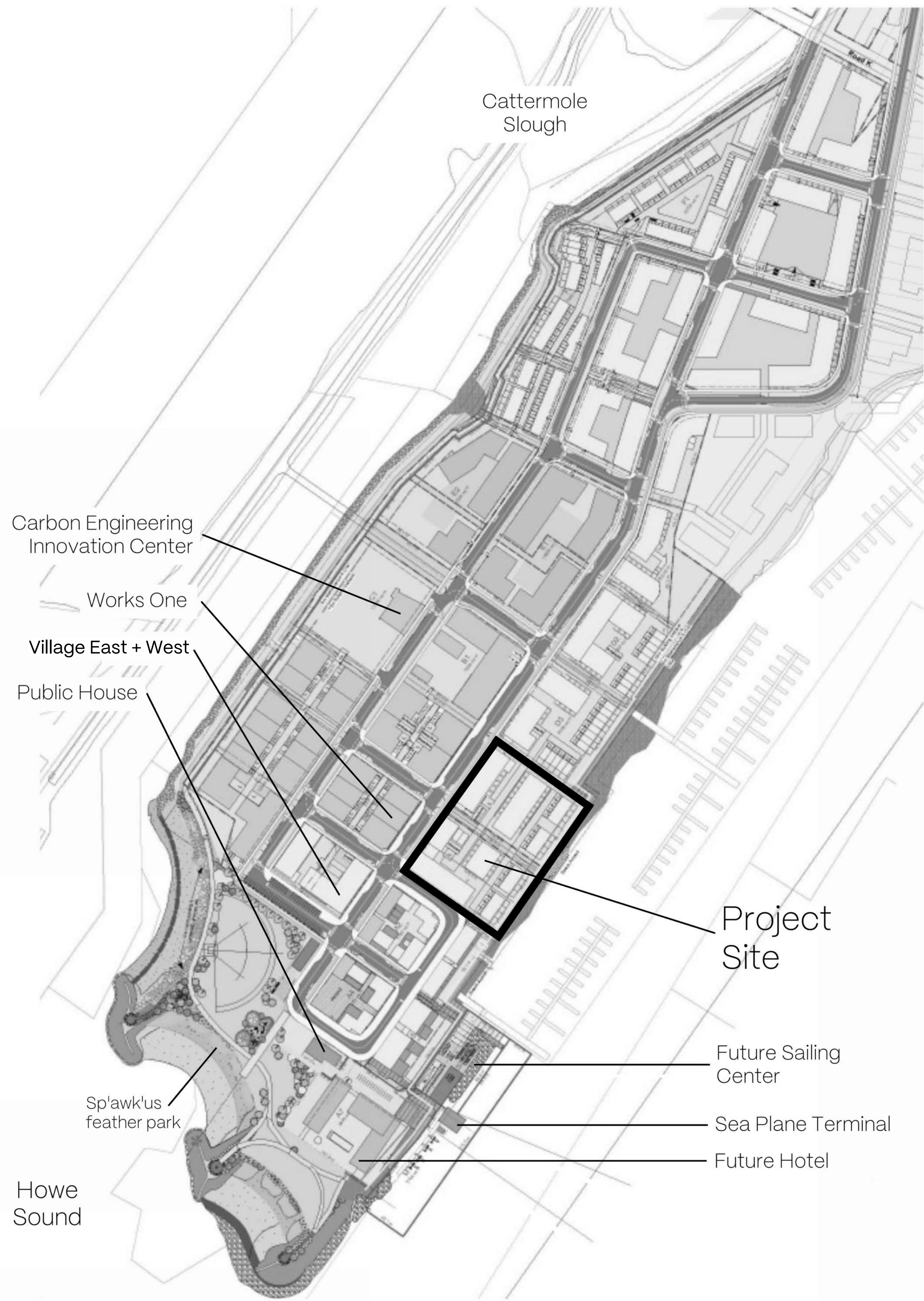


SEA TO SKY



SQUAMISH





Public House



Village East + West



Works One



Carbon Engineering Innovation Center

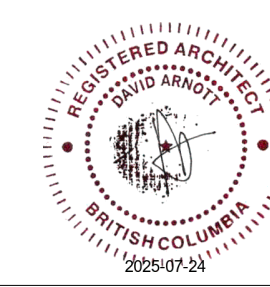


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OCEANFRONT RES TWO

CONTEXT PHOTOS

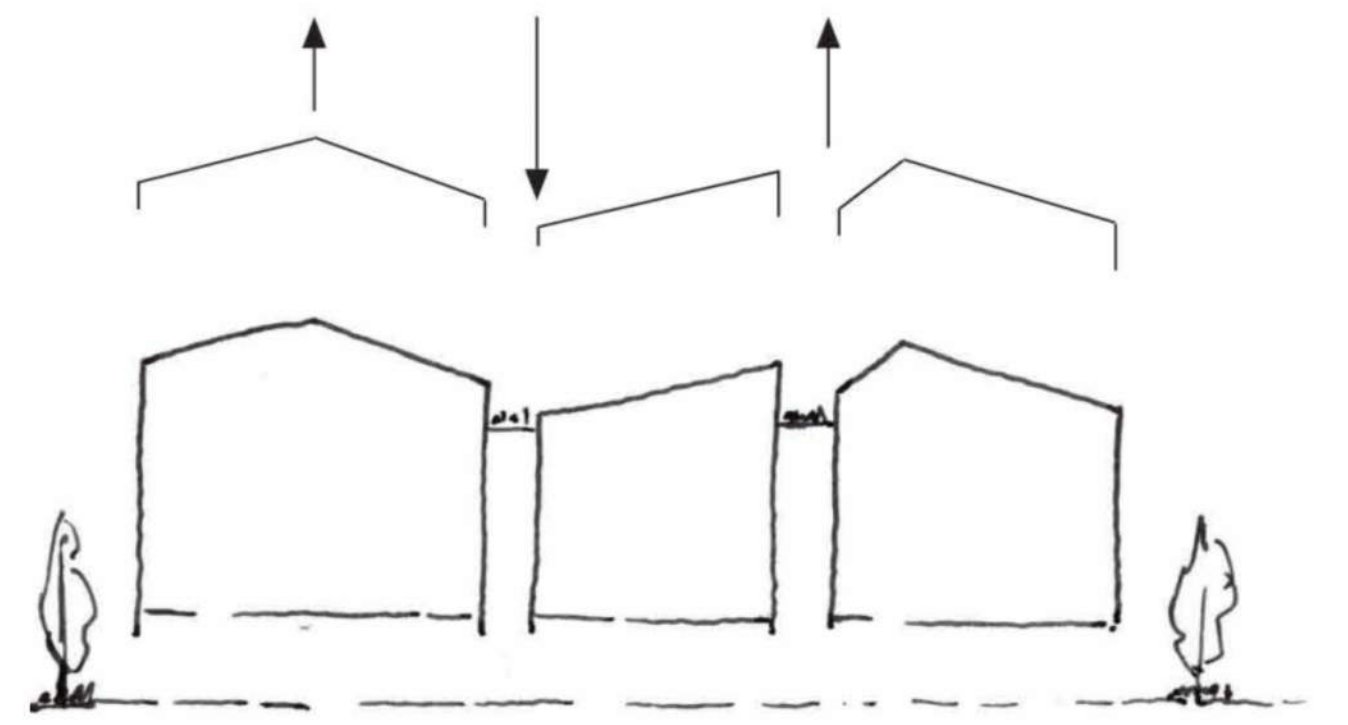
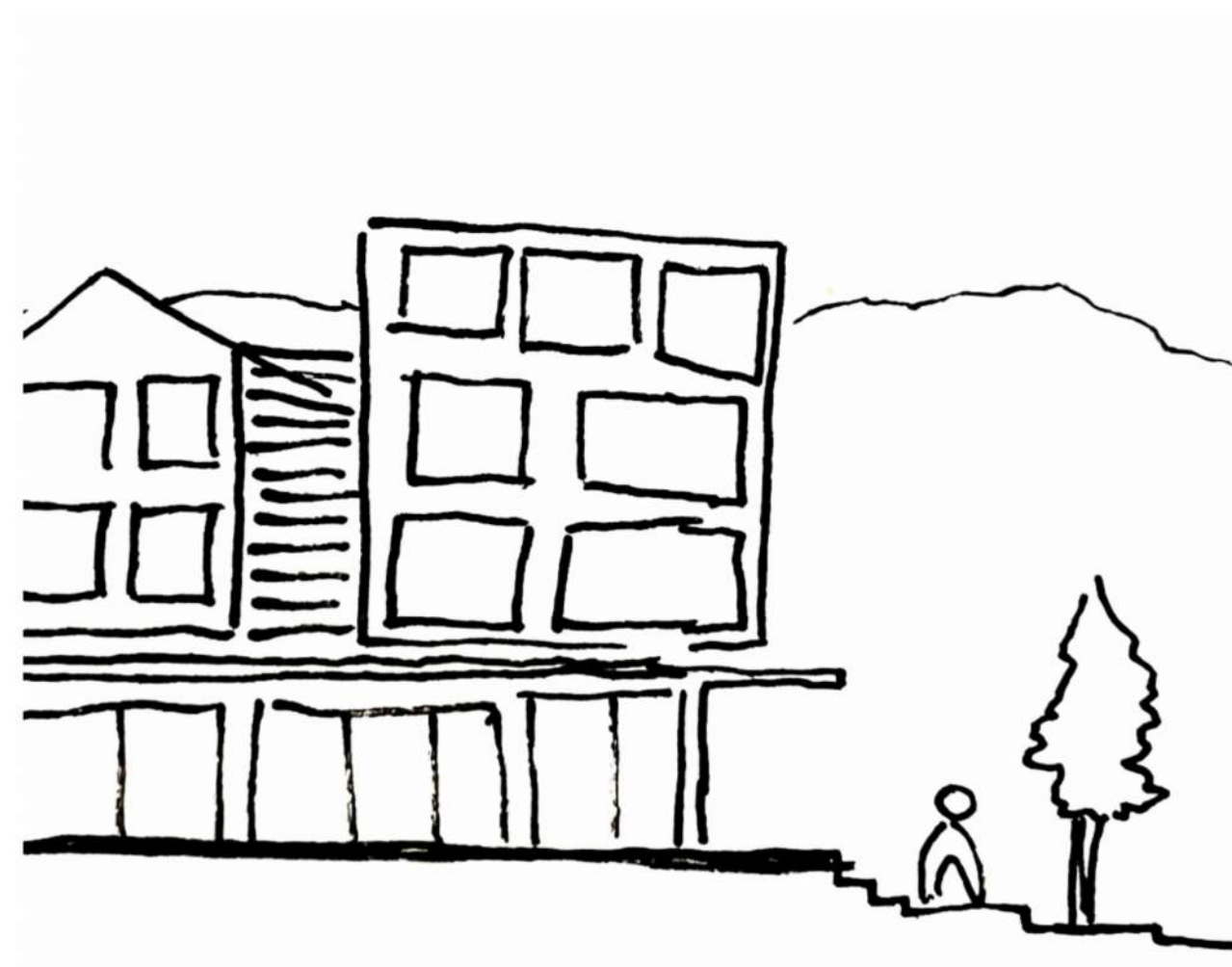


STAMP

Development Permit  
250716

A006





## Overview

This project proposes two, six-storey mixed-use apartment buildings that will form the second phase of multi-residential dwellings to be delivered at the Squamish Oceanfront Community.

The proposal will continue the development of the new oceanfront community and seeks to provide a diverse range of housing products through varied character and scale while generating a distinct sense of community and place.

The overarching strategy seeks to combine contemporary design with a deep respect for the surrounding natural and cultural context, aligning closely with the overarching vision and principles outlined in the Oceanfront Development Guidelines of which reference is made to throughout this document.

Direct access to green space, natural light and communal space enhances communal connectivity and livability. Designed with a strong focus on sustainability, the buildings utilize cross-laminated timber (CLT) construction, emphasizing a reduced carbon footprint, renewable resources, and innovative fabrication methods.

## Neighbourhood

Located at the interface of 'The Mews' and 'The Village', the project responds to both neighbourhoods' distinct characters.

The Mews calls for smaller, semi-urban forms along the waterfront and larger blocks along Sp'awk'us Landing. This is reflected in the project's stepped massing and a rhythm of textured and articulated facades.

The Village's pedestrian-scale, eclectic, maritime-influenced architecture is embraced at the ground level thorough active frontages, transparent glazing, and a vibrant public realm. The mixed-use nature of this component of the development supports the area's intent to function as a social and commercial hub.

This project brings together a clean, modern look with strong ties to the local landscape. The exterior finishes with smooth, curved cladding are inspired by the nearby mountains and the movement of sailboats on the water. It's designed to stand out as a welcoming landmark on the waterfront, while still fitting in with its surroundings. With quality materials, simple lines, and thoughtful details, the building has a fresh, timeless feel that contributes to the development of a modern Squamish vernacular

## Building + Features

The buildings are designed to reinforce street-level activity while maximizing views and access to the waterfront.

The overall massing is manipulated to push the bulk of the building away from the water and toward the north of the site. The resulting effect maximises solar gain to the centre of the site while providing more opportunity to capture views of significance.

At the street-level the buildings prioritise commercial space facing the village to facilitate an activated streetscape, with residential units and entries along Sp'awk'us Landing, public pathway areas each with dedicated entries and also direct waterfront access on the Mamquam Blind Channel.

Entries and decks are legible and welcoming, and the use of colour and wood accents throughout provide both warmth and clarity through structural expression.

Key architectural features include recessed balconies, large operable windows, and durable yet expressive material finishes appropriate to the oceanfront context. The podium-level green space provides both social and ecological value functioning as a terrace and garden area that contributes further to a layered urban form.

## Variances

The Project is seeking the following variances to respond more appropriately to the guidelines:

### Height

A variance in maximum building height to 25m to assist in the massing variation and roof articulation between the Block A and D neighbourhoods transition.

Permitted : 10.0m/2 Storeys on Block A  
20.0m/6 Storeys on Block D  
Requested: Partial 5 storeys on Block A  
25.0m/ 6 storeys on Block D

### Setback (South Village)

A variance of 1m to allow the level 2 and 3 of the south facing townhomes to overhang the commercial below.

Permitted 5.0m. Requested 4.0m

### Parking

Variance for parking reduction, to align with the zoning and standards of similar developments in close proximity to downtown. Refer to Development Project Data.

### Loading

A Variance to allow the loading bays to be located on street

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OCEANFRONT RES TWO

DESIGN RATIONALE

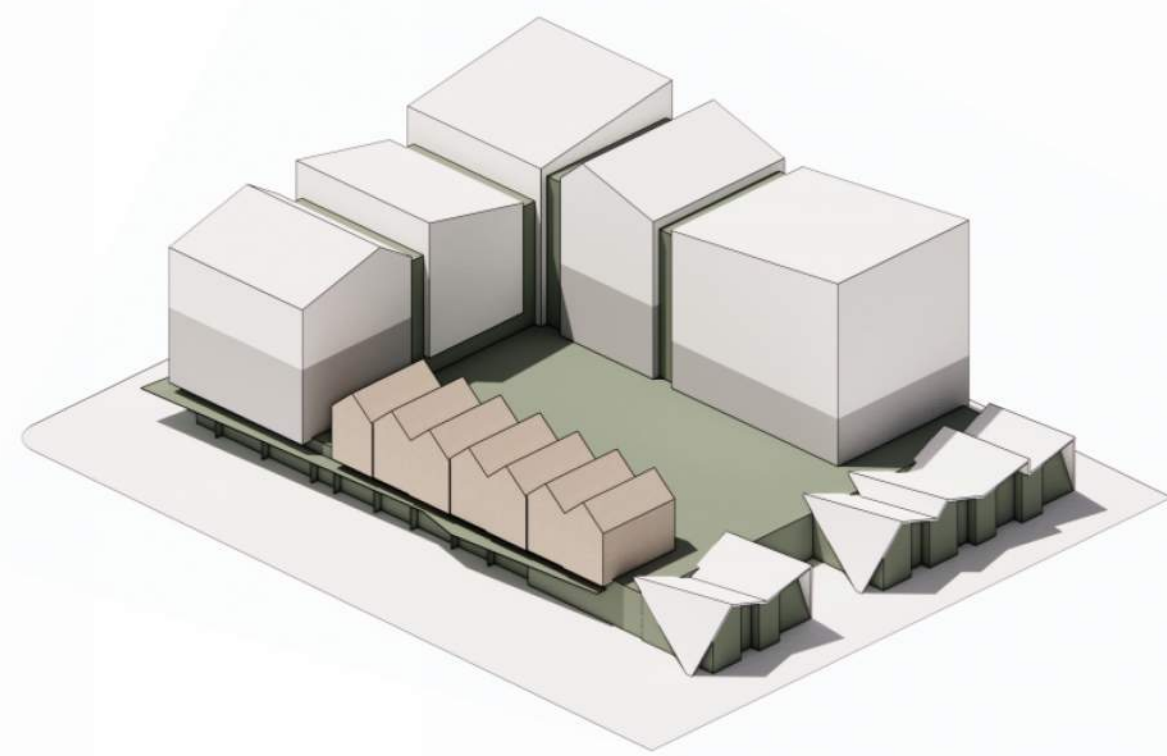


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Development Permit  
250716

# A007





## Design Statement + Strategies

- Clean
- Considered
- Playful
- Minimal
- Progressive
- Elevated

Materials should be applied with considered approach and a refined palette.

Forms should be varied while based on regular grid and rhythm.

Employ strong, unique and innovative strategies.

Break down massing into clear articulated forms.

Define community oriented feel.

Well defined and simple function expression.

Soft corners at grade.

Introduce playful elements.



Spawkus Feather Park - Welcome Gate - James Harry

## Heritage + Art

The design seeks to celebrate Squamish's natural beauty and industrial heritage through the use of colour, texture, durable materials, and refined exterior detailing. The employment of these strategies aims to create a sense of place within the oceanfront community

Through architectural expression and material choices, the project seeks to honour the site's legacy while creating new opportunities for community identity and storytelling in the public realm.

Public art and interpretive architecturally integrated elements are envisioned at key nodes and faces of the buildings. The intent of any proposed public art would be the telling of stories of the land, water, and culture. Indigenous place-making should be considered through future engagement with the Squamish Nation to support cultural expression.



## Livability

The design emphasizes walkability, with activated pedestrian pathways linking residential entries to local community amenities, the waterfront trail network, and ground-floor commercial spaces. These connections enhance safety, encourage healthy lifestyles, and reduce dependence on vehicles.

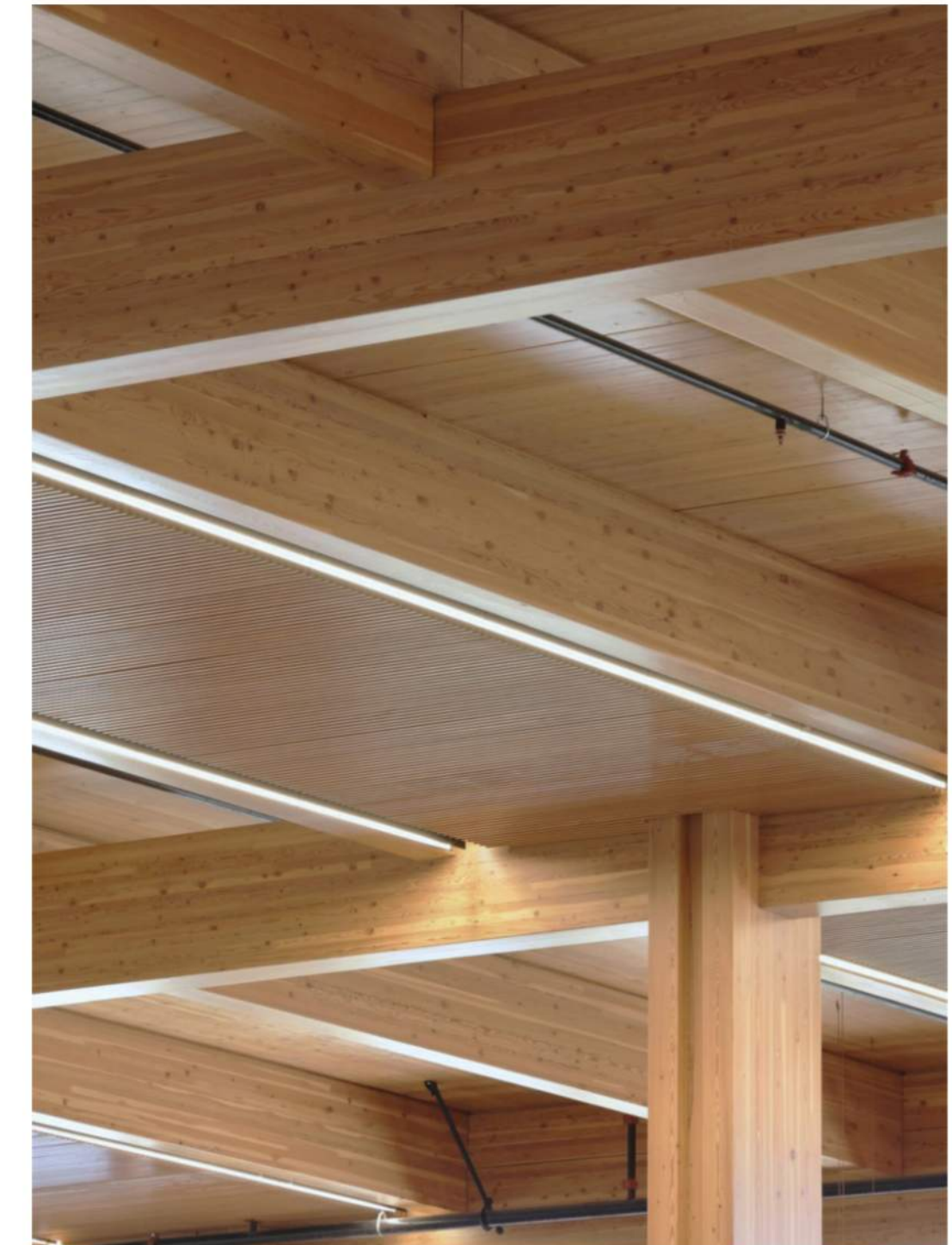
Building orientation and window placement are carefully considered to ensure maximum access to sunlight, views and natural ventilation, improving indoor comfort and enhancing the everyday experience of residents.

Each unit includes generous private outdoor space in the form of balconies, patios, or direct waterfront terraces, aiming to define a seamless connection to nature and surrounding environment.

Grade-level homes benefit from semi-private patios and landscaping that enhance privacy while maintaining visual connection to the street. Passive design strategies and thoughtful massing help reduce overshadowing between units, creating brighter interiors.

The Level 2 courtyard provides a green communal space that encourages neighbourly interaction, relaxation, and passive recreation. A variety of accessible seating areas, planting beds, and shaded spaces cater to different needs and age groups, creating an inclusive atmosphere. The connection of the podium to the foreshore offers a semi-private space with panoramic views, access to shoreline, water and trails.

Overall, the project seeks to foster a high standard of livability rooted in wellness, nature, and community.



## Sustainability + Initiatives

Sustainability is at the core of this project's design, construction, and long-term performance. The buildings are constructed using hybrid mass timber construction, a mix of pre-fab wood frame, and CLT. A renewable and locally sourced material that offers significant environmental benefits. As a form of mass timber, CLT sequesters carbon throughout its life cycle, helping to offset greenhouse gas emissions while reducing the project's overall embodied energy. This approach not only lowers the environmental impact of construction but also supports sustainable forestry practices in British Columbia.

The proposed prefabrication of the building components allows for precision manufacturing, minimized on-site waste, and faster assembly, reducing disruption to the surrounding environment and lowering construction-related emissions.

The building design promotes energy efficiency through a combination of high-performance envelopes, optimized glazing, and passive design strategies such as solar orientation and natural ventilation. Mechanical systems are selected for their low energy use and long-term adaptability.

Together, these strategies contribute to a low-carbon development that prioritizes both environmental stewardship and community well-being. The use of mass timber in this oceanfront setting creates a warm, natural aesthetic that reflects the surrounding landscape while positioning the development as a forward-thinking model for sustainable coastal communities in British Columbia.

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OCEANFRONT RES TWO

DESIGN PRINCIPLES



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# A008



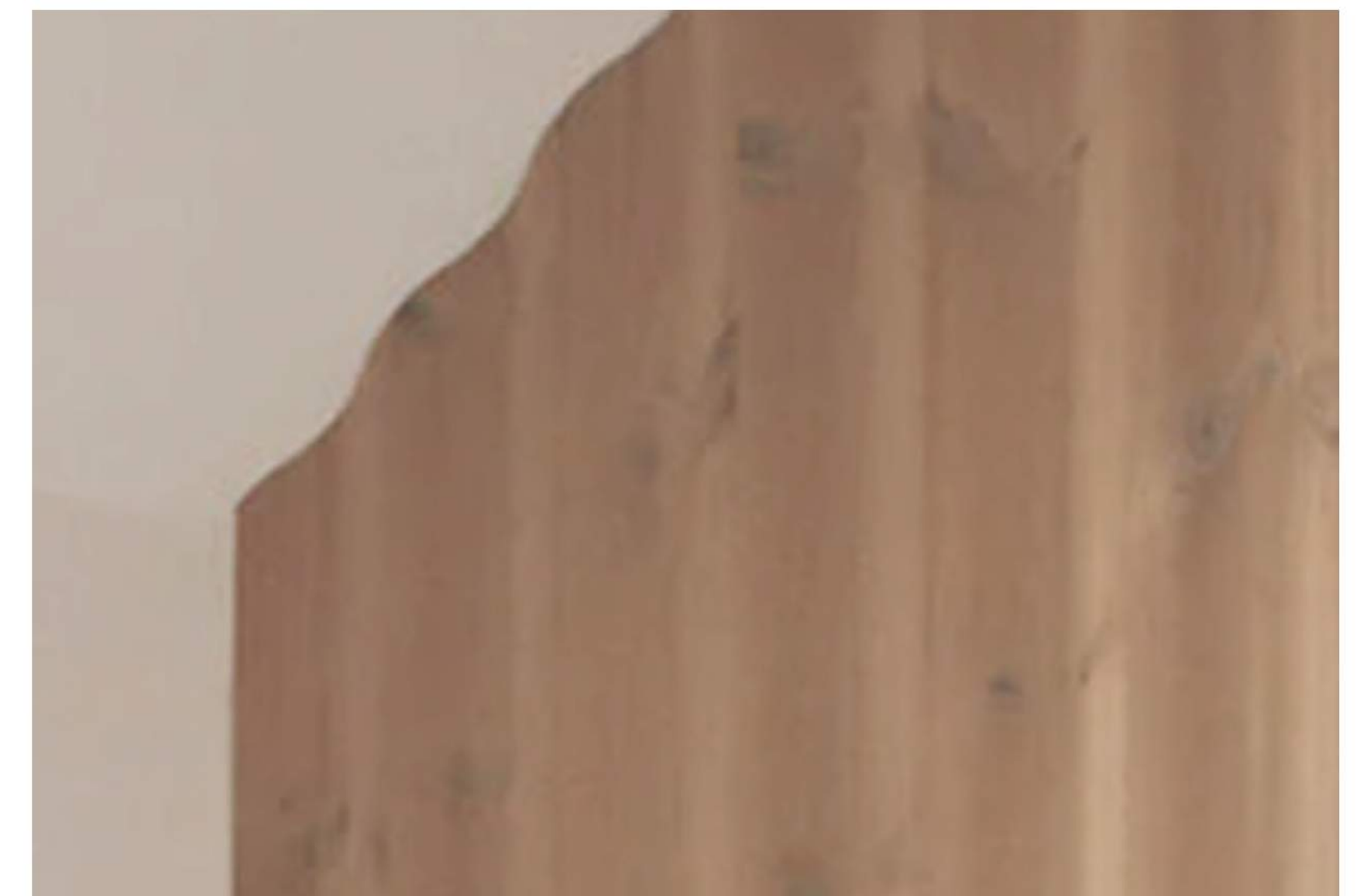
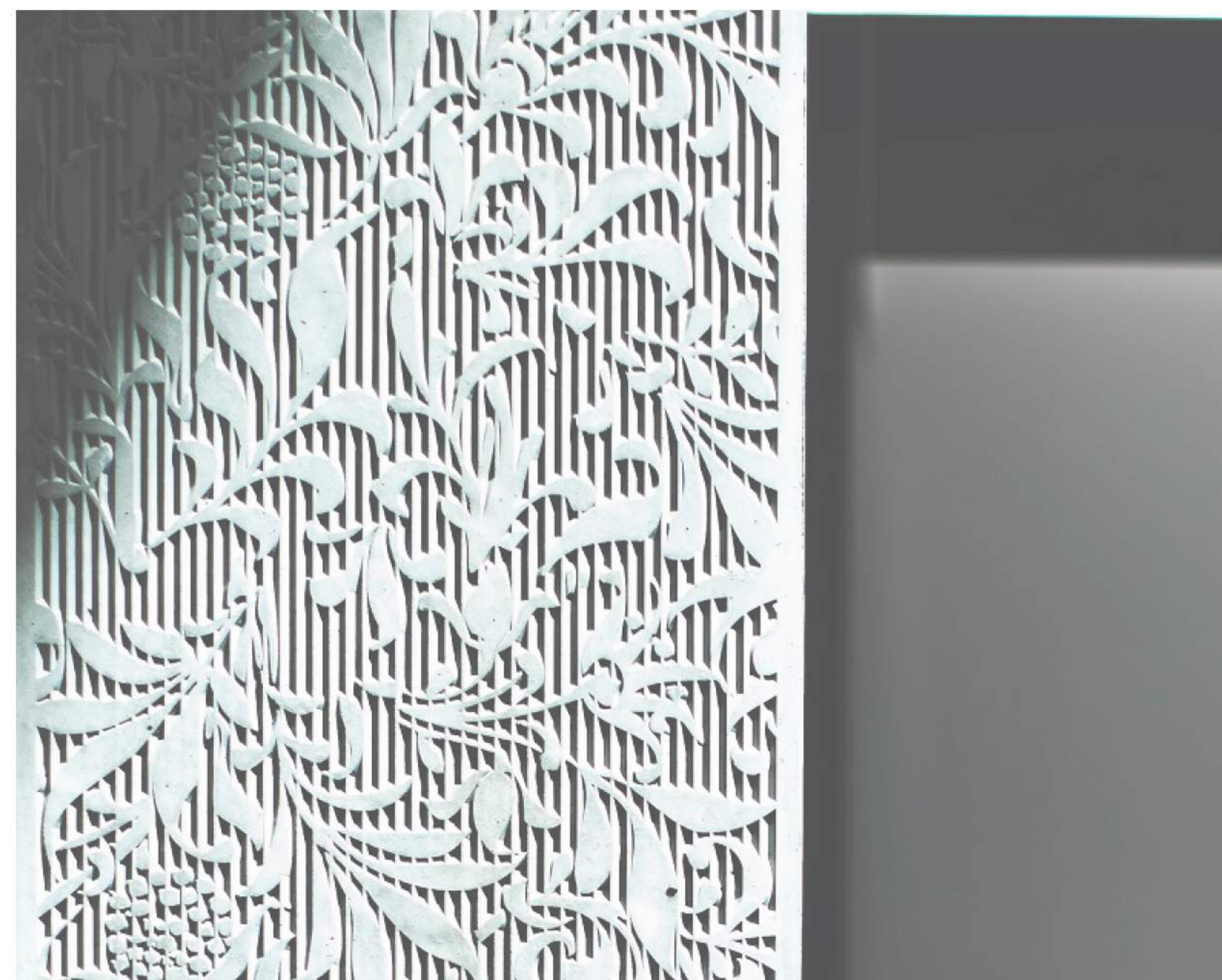
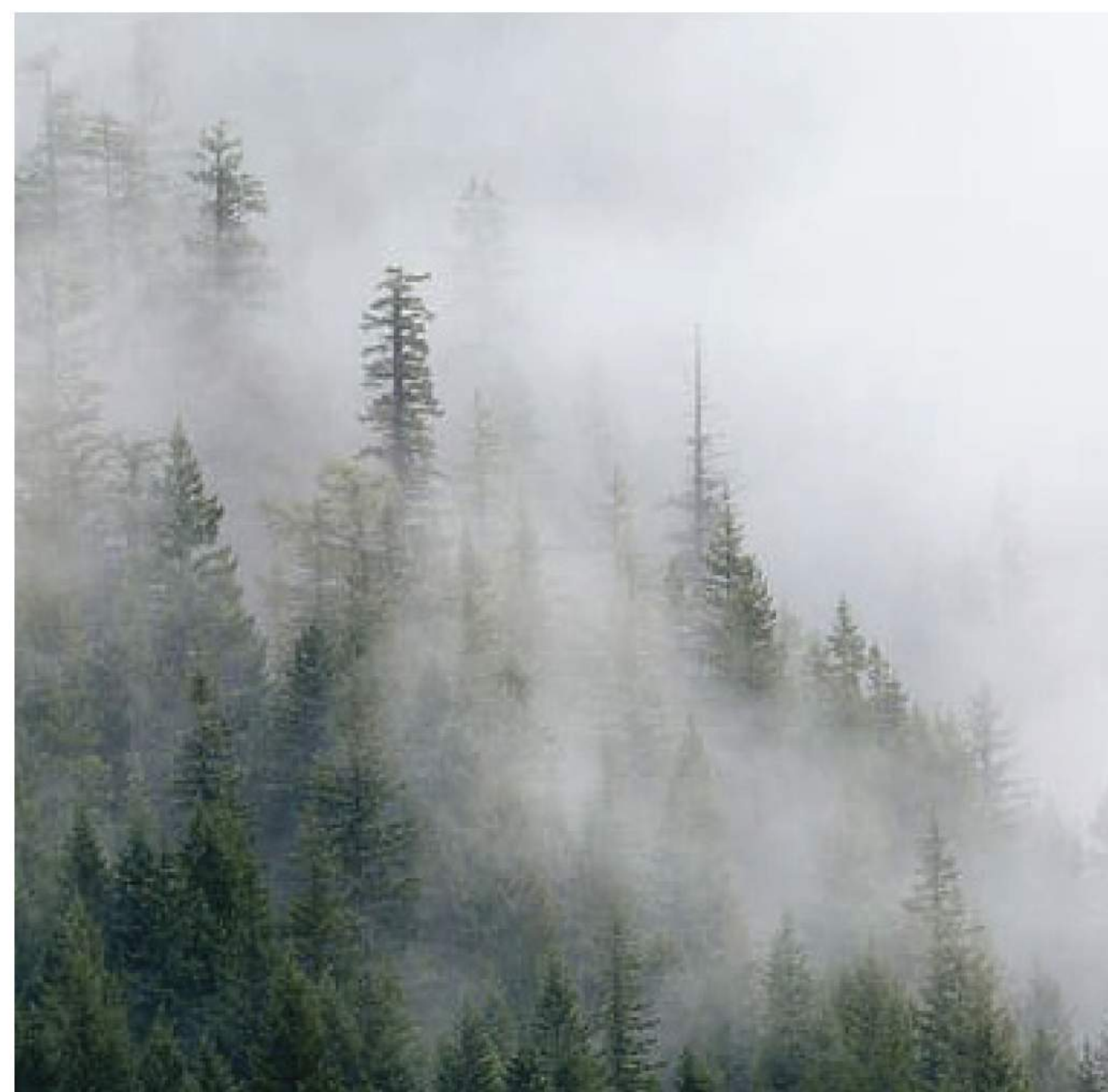
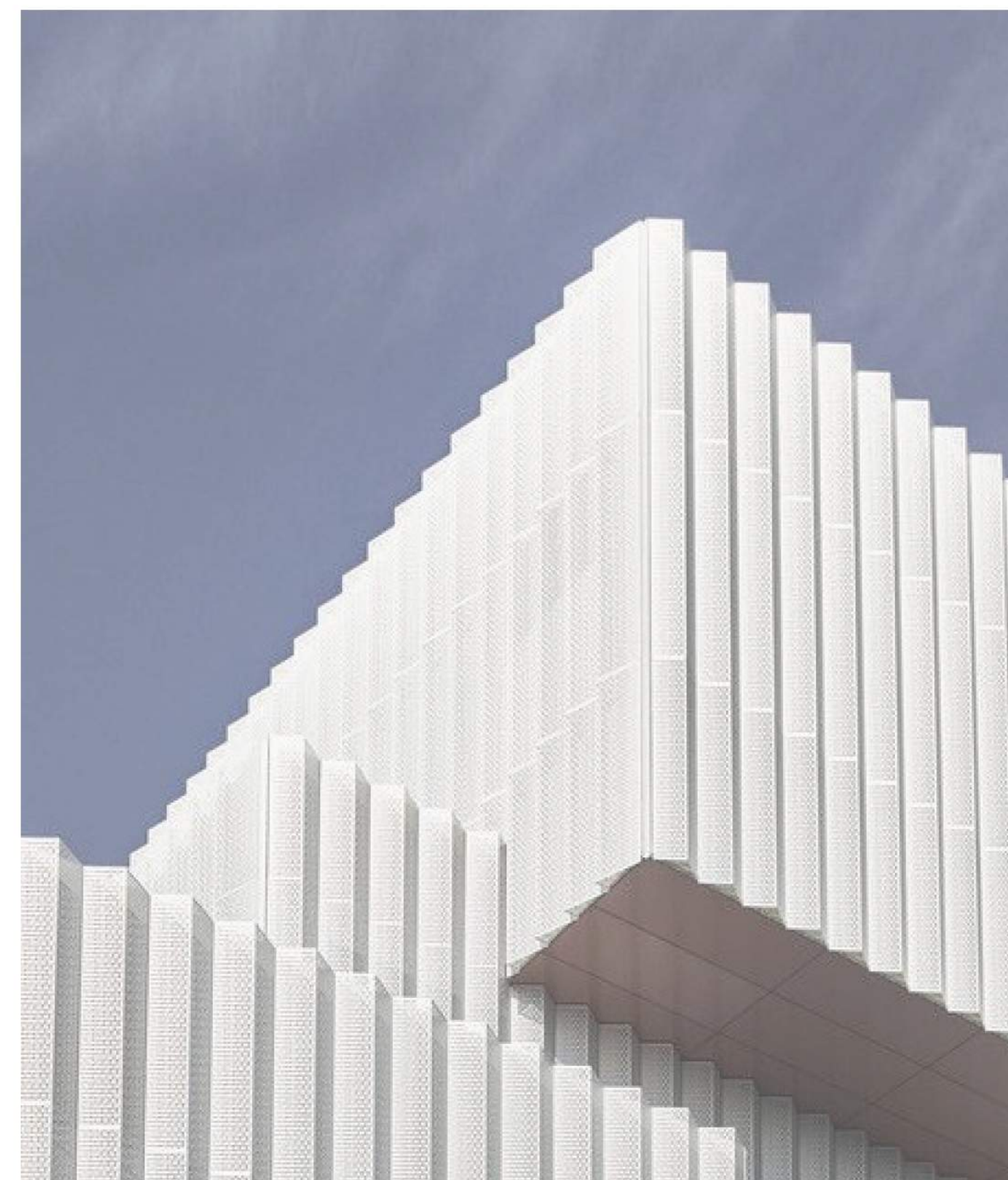
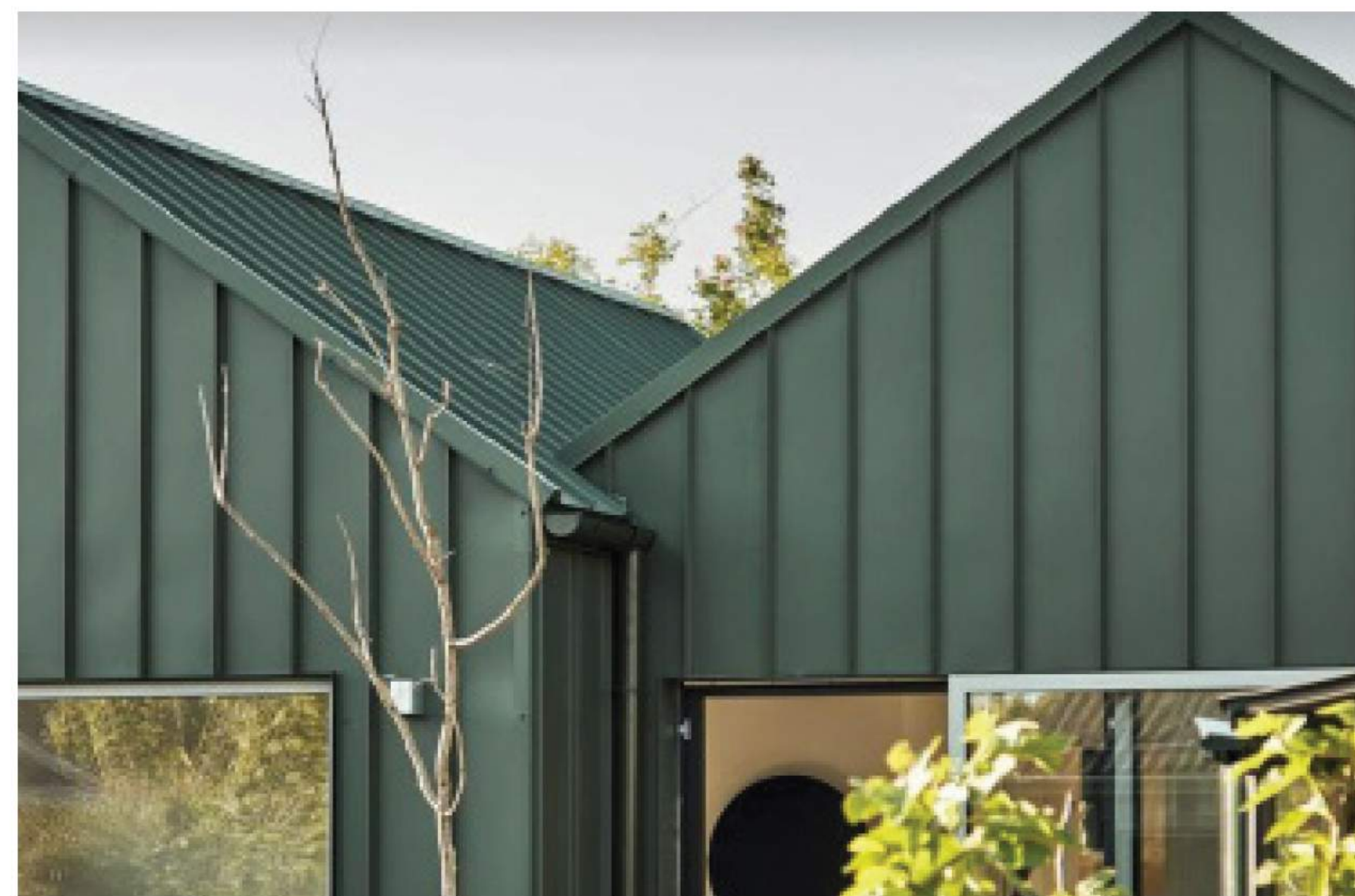
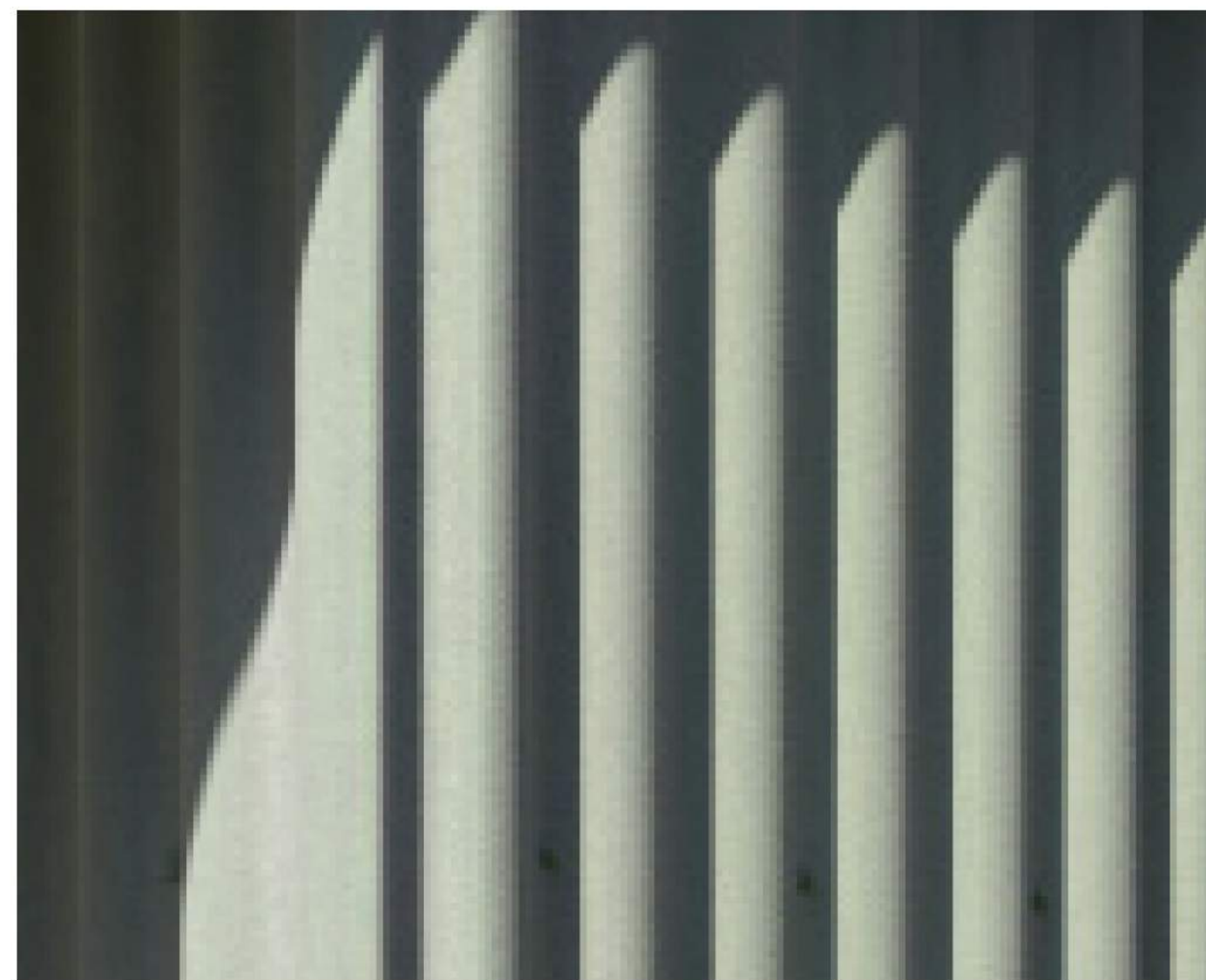








“ Finishing Preferred to be Natural.  
Fake/Simulated Finishes have been avoided.”



**Phenolic + Cementitious** – Plank and panels, coloured.

**Concrete** – In-situ, natural, sealed.

**Metal** – Panel, custom folded profiles.  
Heavy gauge Steel

**Wood** – Translucent/clear stains,  
shingle and plank.

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OCEANFRONT RES TWO

PRECEDENTS – MATERIALITY

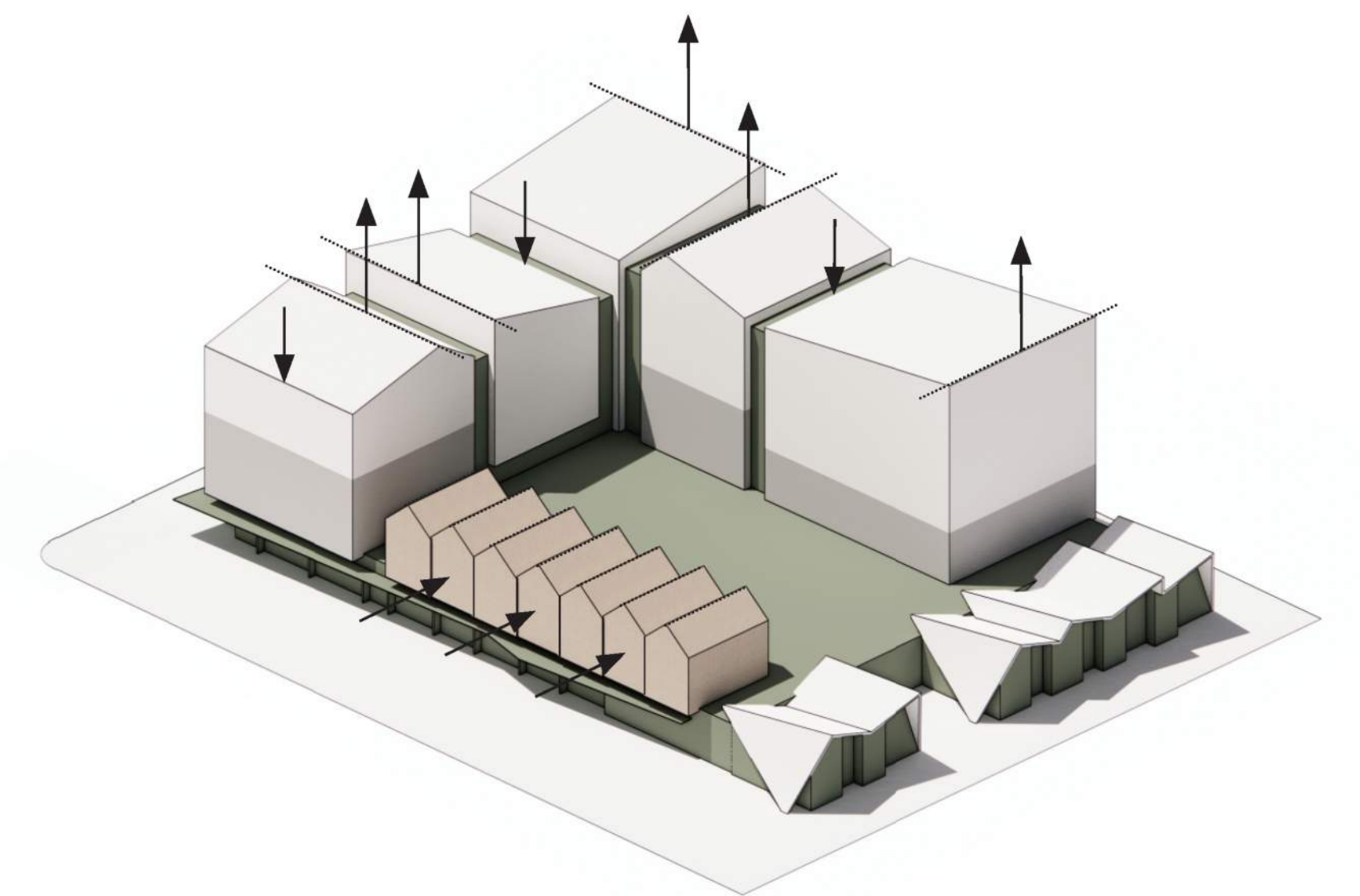
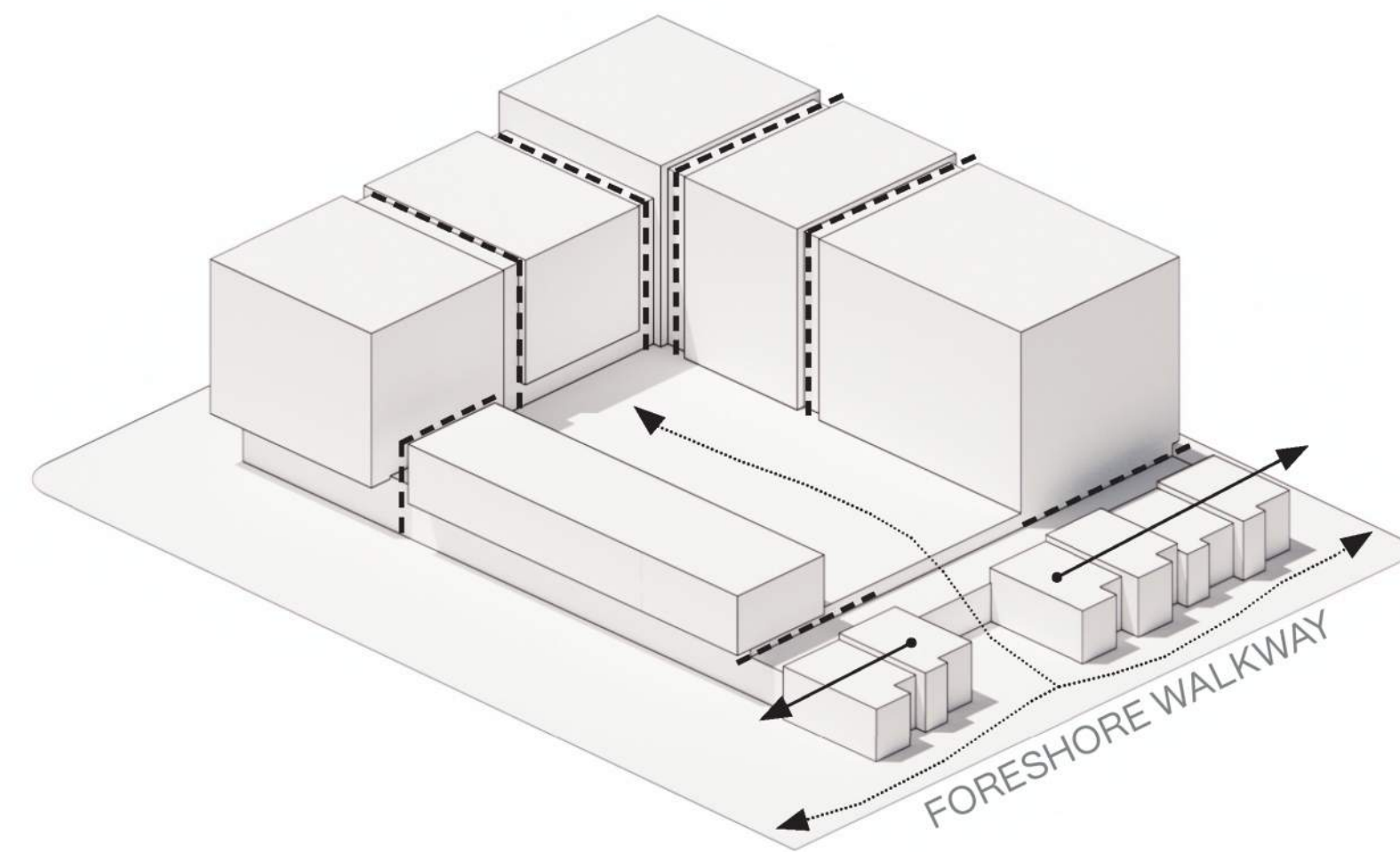
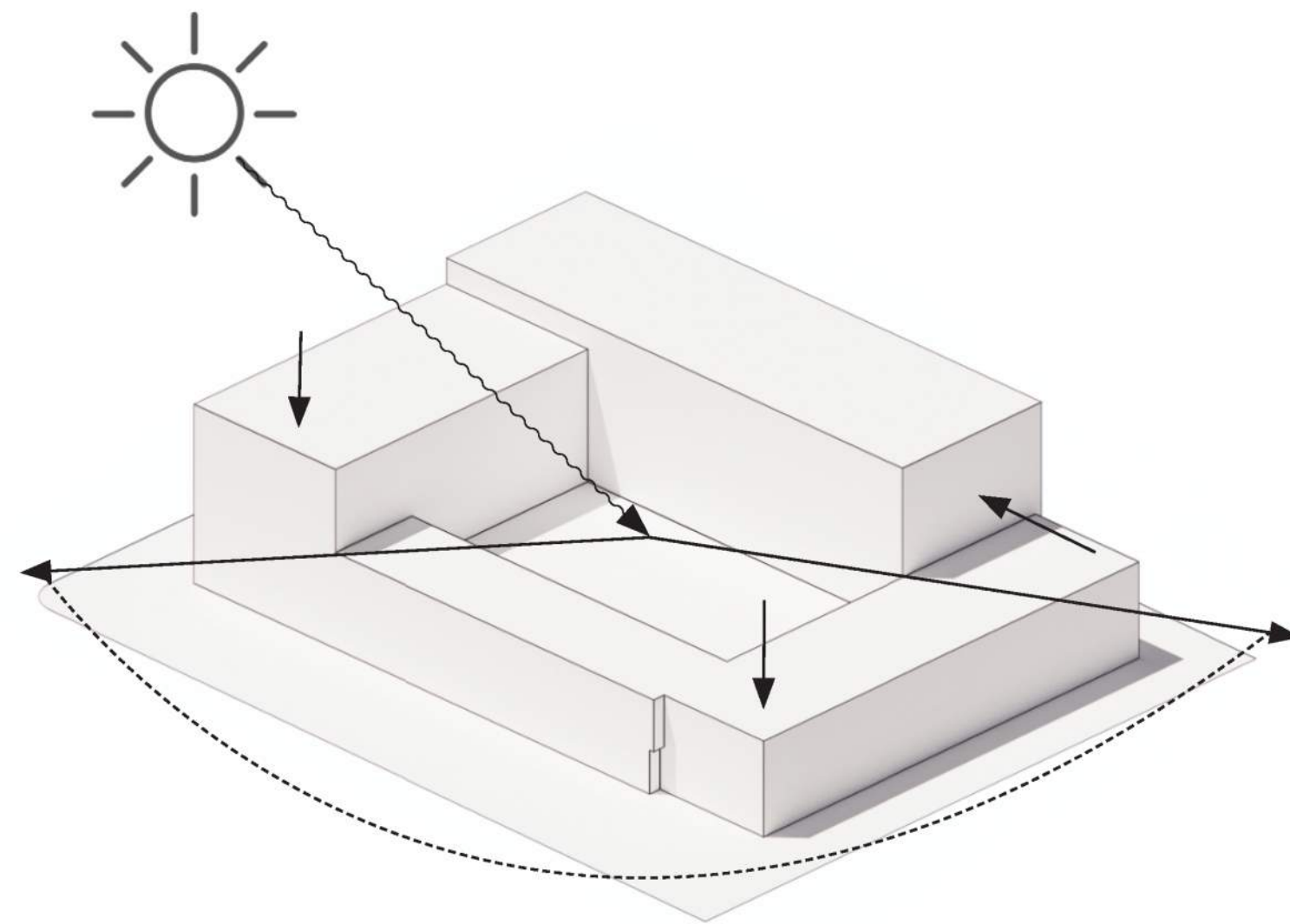
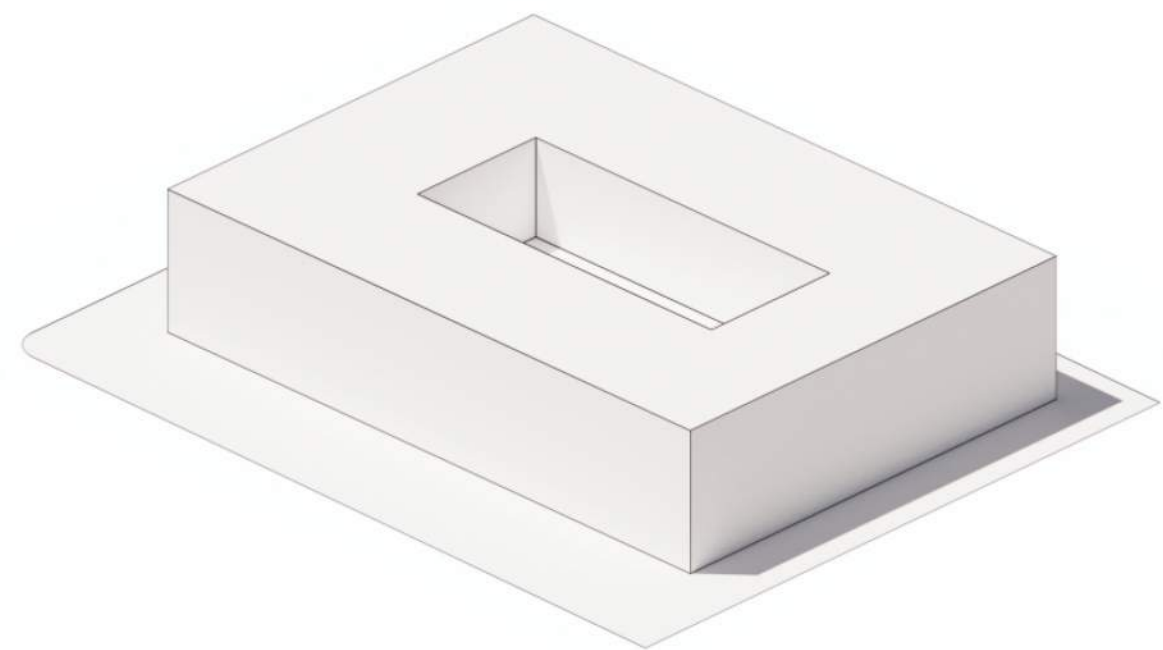


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**A011**





#### Views + Solar Gain

- Review and **enhance** views – Mamquam Mountain > Stawamus > Mount Ellesmere
- Pull back massing to **maximise** priority **views** from within development
- Push down massing to **minimise impacts** to context
- Arrange massing to relate to proposed neighbouring development.

#### Massing + Scale

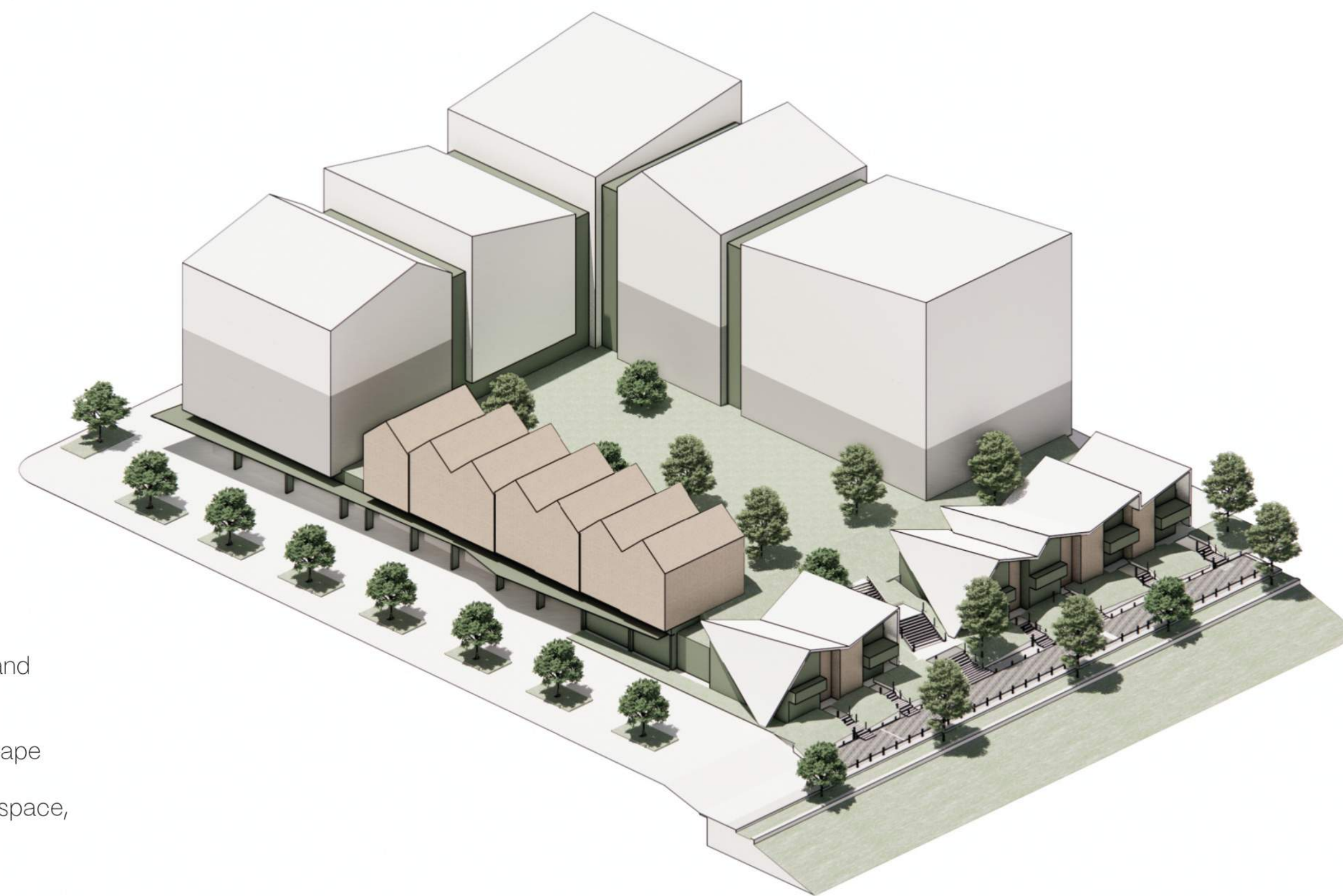
- **Articulation** of the building mass through both horizontal and vertical step-backs to reduce the perceived scale of the building.
- Minor **visual breaks** in the façade used to further break up the base massing and help **accentuate** individual entrances and units and create variation and visual interest along the street.
- Reduced

#### Materials + Colour

- Introduce **playful** architectural elements, roofline, continuous canopies and articulated upper level.
- Vary **roofline** to enhance articulation and reflect developing oceanfront vernacular.
- **Refined colour** palette to further enhance massing articulation.
- Use of material used to define each component to divide building and **respond to neighbouring area**: Village, Mews, Waterfront.

#### Sense of Place

- Activated Streetscape and small scale 'Village' commercial.
- Individualised components to generate diverse and eclectic feel of community.
- Reflects a 'West Coast Marine' character
- integration of built edges and patios with landscape and natural environments.
- Pedestrian connections between podium, openspace, foreshore and public realm.

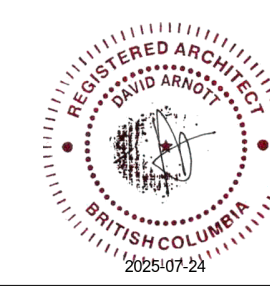


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OCEANFRONT RES TWO

CONCEPT DIAGRAMS

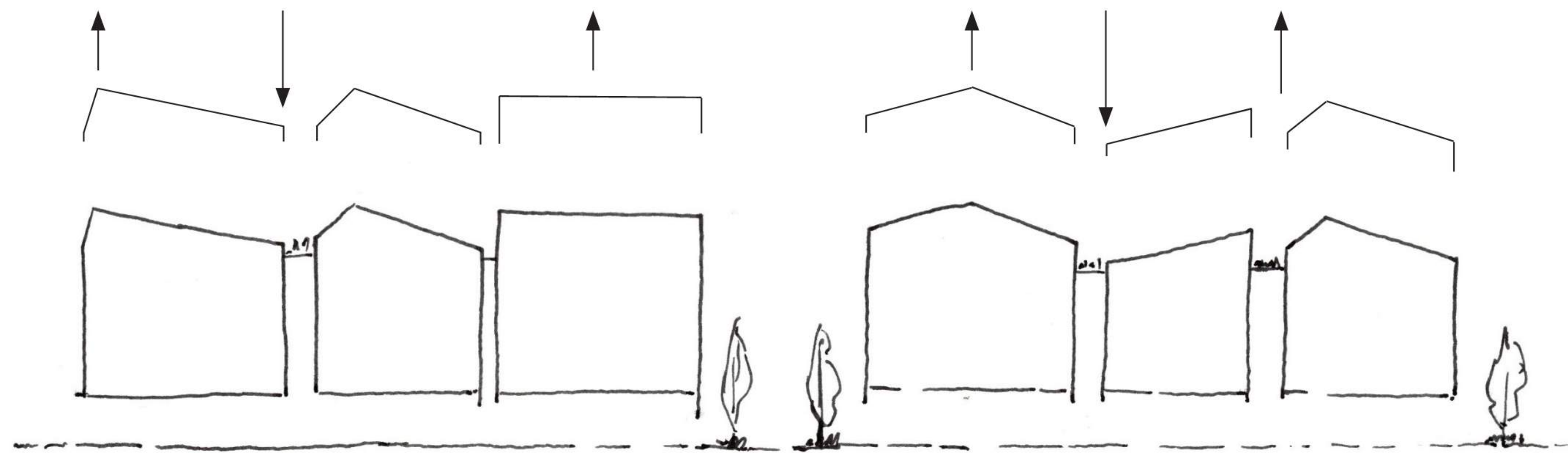


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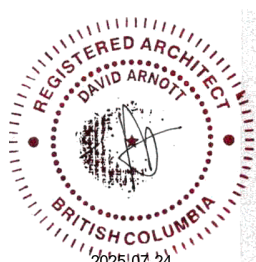
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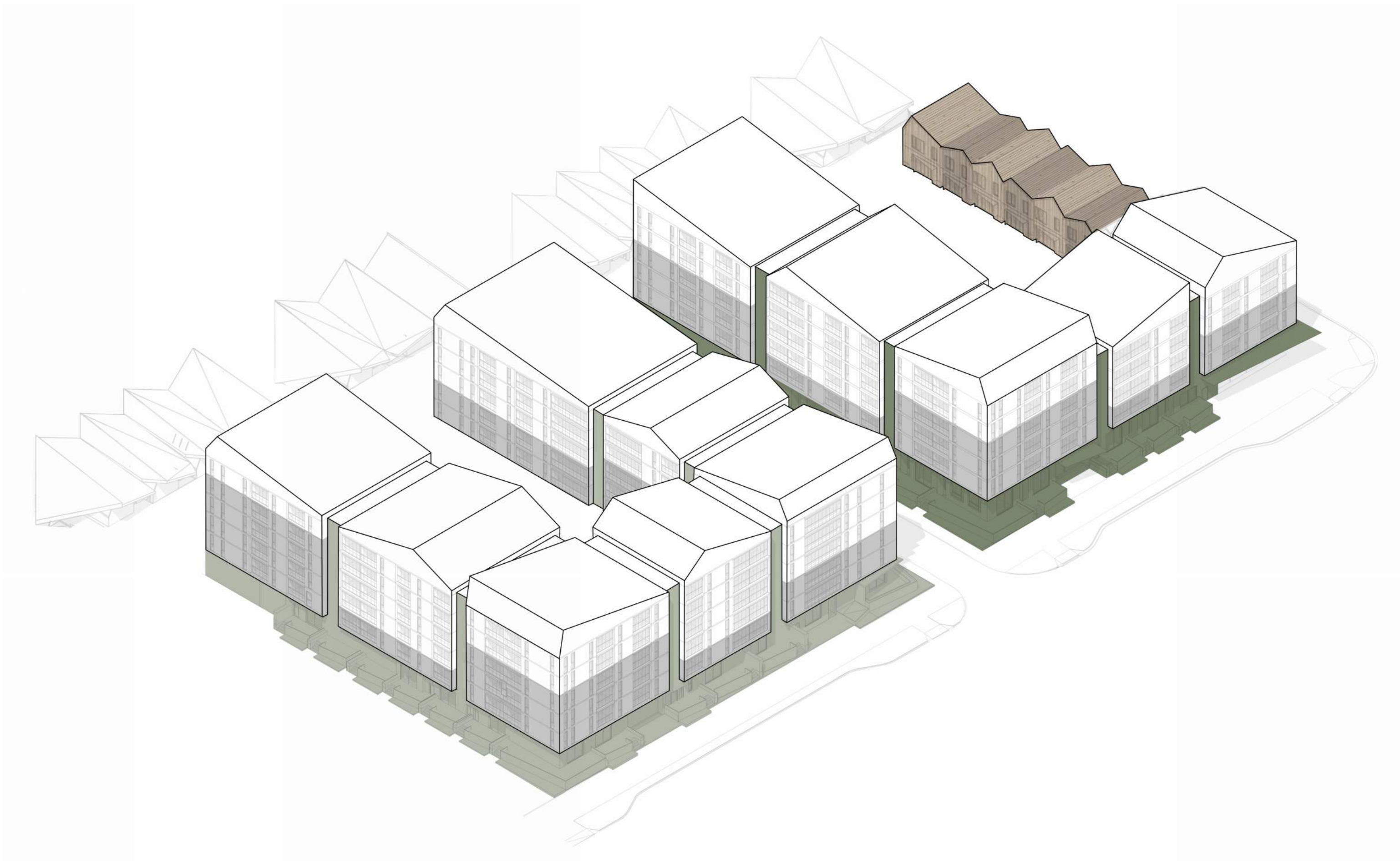


“...Buildings should contribute to the establishment of an authentic Squamish vernacular that will create a unique neighbourhood expression...promote compatibility through building articulation...Façade Modulation...Changing the roof line by alternating roofs...Changing the materials with the change in building plane...”

“...Buildings should express a unified architectural concept that incorporates both variation and consistency in façade treatments...”







“...An integrated, yet diverse range of materials and colours should be used to allow for both character and architectural diversity...through building design and colour selection, respond to and celebrate key environmental influences...”







“...Encourage the use of patios and outdoor eating areas for food and beverage uses, to meet local retail and service needs, to create a draw, and to enliven public spaces...”

“...Focus on smaller scale commercial spaces to reinforce the essential character of the Village Centre as a small scale waterfront commercial village...”

“...Design public spaces with consideration for weather protection, including consideration of covered or enclosed outdoor spaces...”







“ ... Ground level residential units shall be separated from Oceanfront Walkway by a deep and slightly elevated private outdoor space...visual relationship between these spaces and the Walkway will contribute to a safe public environment...create privacy such as clear or open railings, landscaped buffers, and private spaces that are slightly elevated above the pathway...”



“ ...Address the street, square, or other public open space with entrances, windows, patios and balconies that are clearly visible from and overlook the street...”





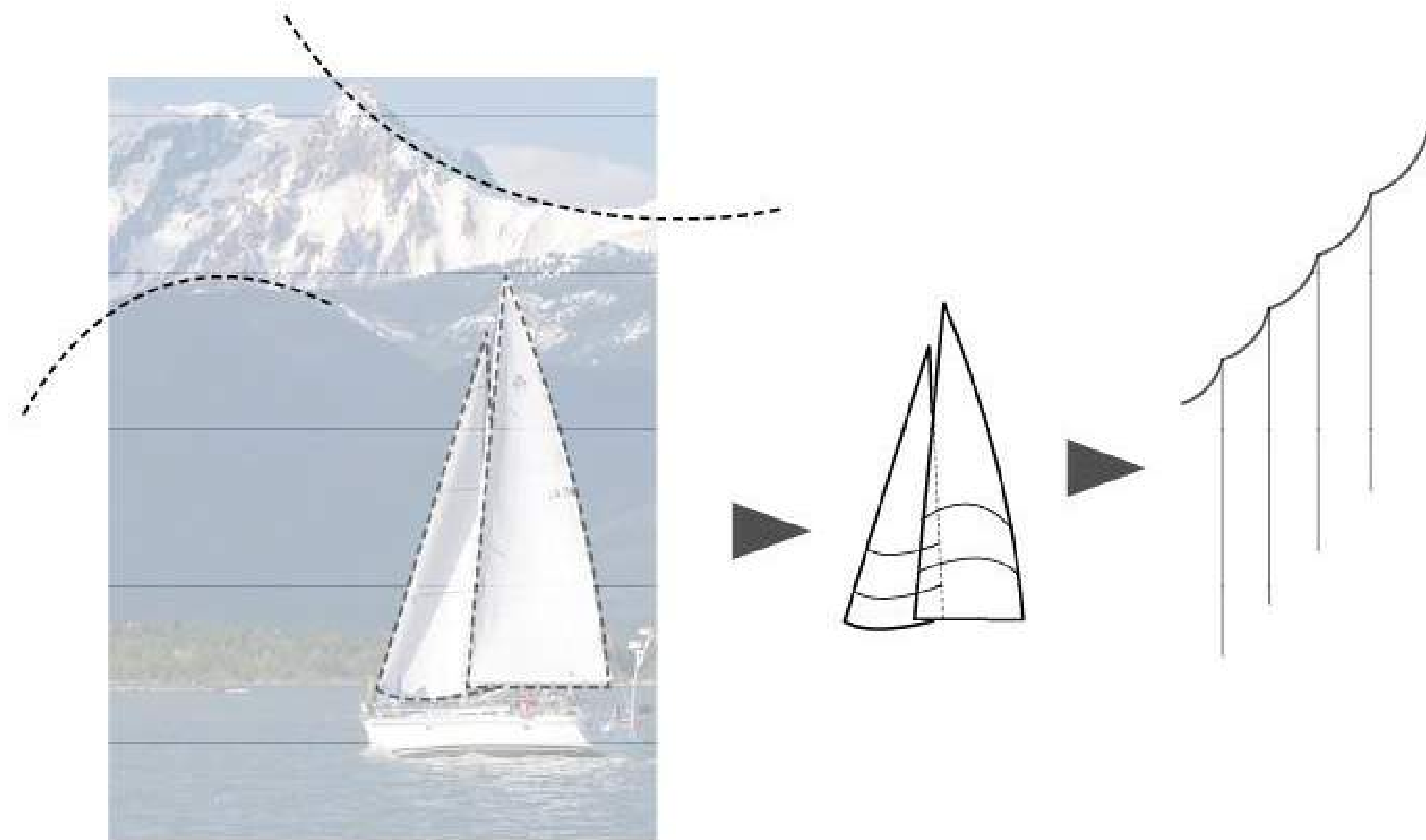


“...Encourage the design of patios, plazas, courtyards and pedestrian areas that will help create an active and vibrant edge along the Mamquam Blind Channel...”

“...Maintain lower built forms close to the water, with height stepping up from the water to afford views for developments located in the interior of the peninsula...”







“...Preferred cladding materials include, wood siding or shingles, textured concrete, finished concrete, steel, and exposed timbers...”

“...reflect or complement the local maritime or temperate rainforest, mountains and local geology, the marine, stream and estuary environments, and weather influences such as wind, clouds, fog, rain and snow...”

“...Metal cladding and finished concrete may be appropriate for some locations, for example, the Village Centre, in Maritime areas...Select materials expected to last well in severe weather conditions such as strong wind and rain over time...”



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OCEANFRONT RES TWO

MATERIALITY



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OCEANFRONT RES TWO

SITE PLAN - OVERALL

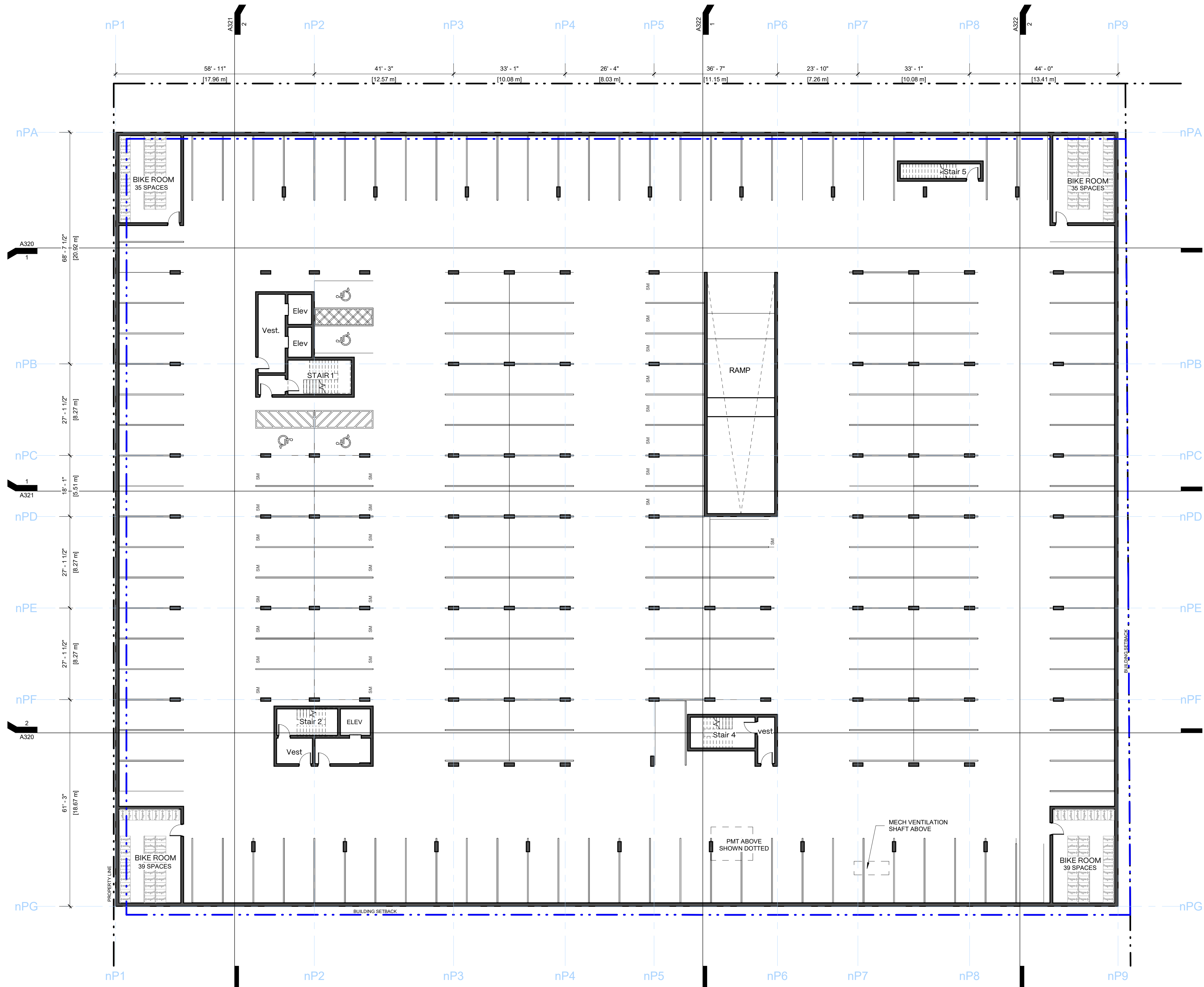


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A050



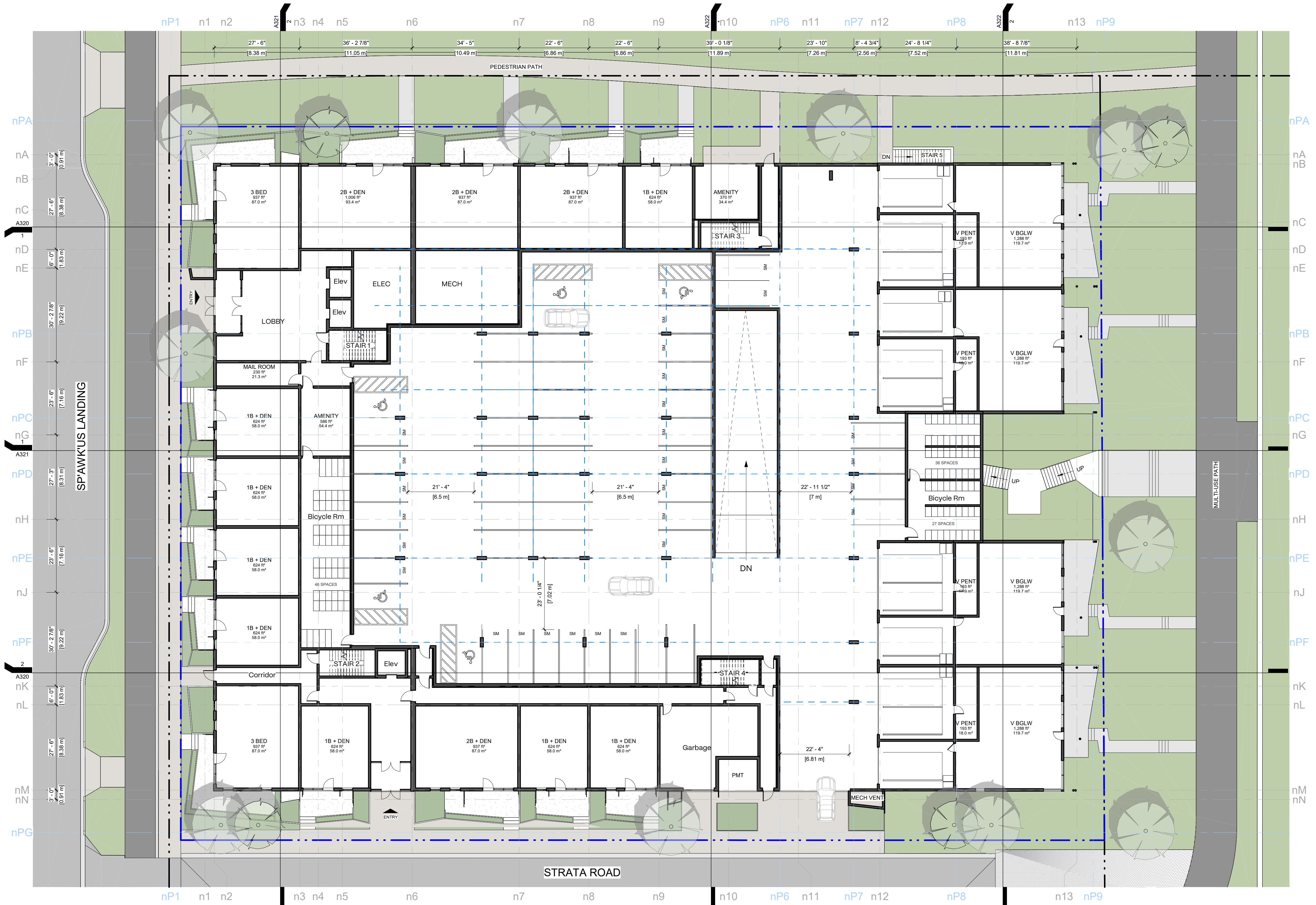


NORTH BUILDING PARKING PROVIDED - NP1

|                |                                   |     |
|----------------|-----------------------------------|-----|
| North Building | Accessible Stall 175"             | 4   |
| North Building | Regular Stall                     | 164 |
| North Building | Small Car Stall (15%)             | 24  |
| North Building | Small Car Stall (15%) 5.3m x 2.5m | 2   |

194





| NORTH BUILDING PARKING PROVIDED - NL1 |      |                                   |    |
|---------------------------------------|------|-----------------------------------|----|
| North Building                        | N_L1 | Accessible Stall                  | 2  |
| North Building                        | N_L1 | Accessible Stall 175"             | 3  |
| North Building                        | N_L1 | Regular Stall                     | 31 |
| North Building                        | N_L1 | Small Car Stall (15%)             | 14 |
| North Building                        | N_L1 | Small Car Stall (15%) 5.3m x 2.5m | 13 |

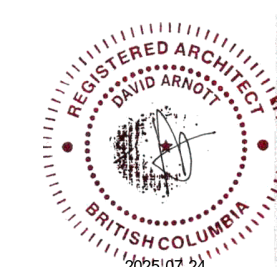
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NORTH LEVEL 1

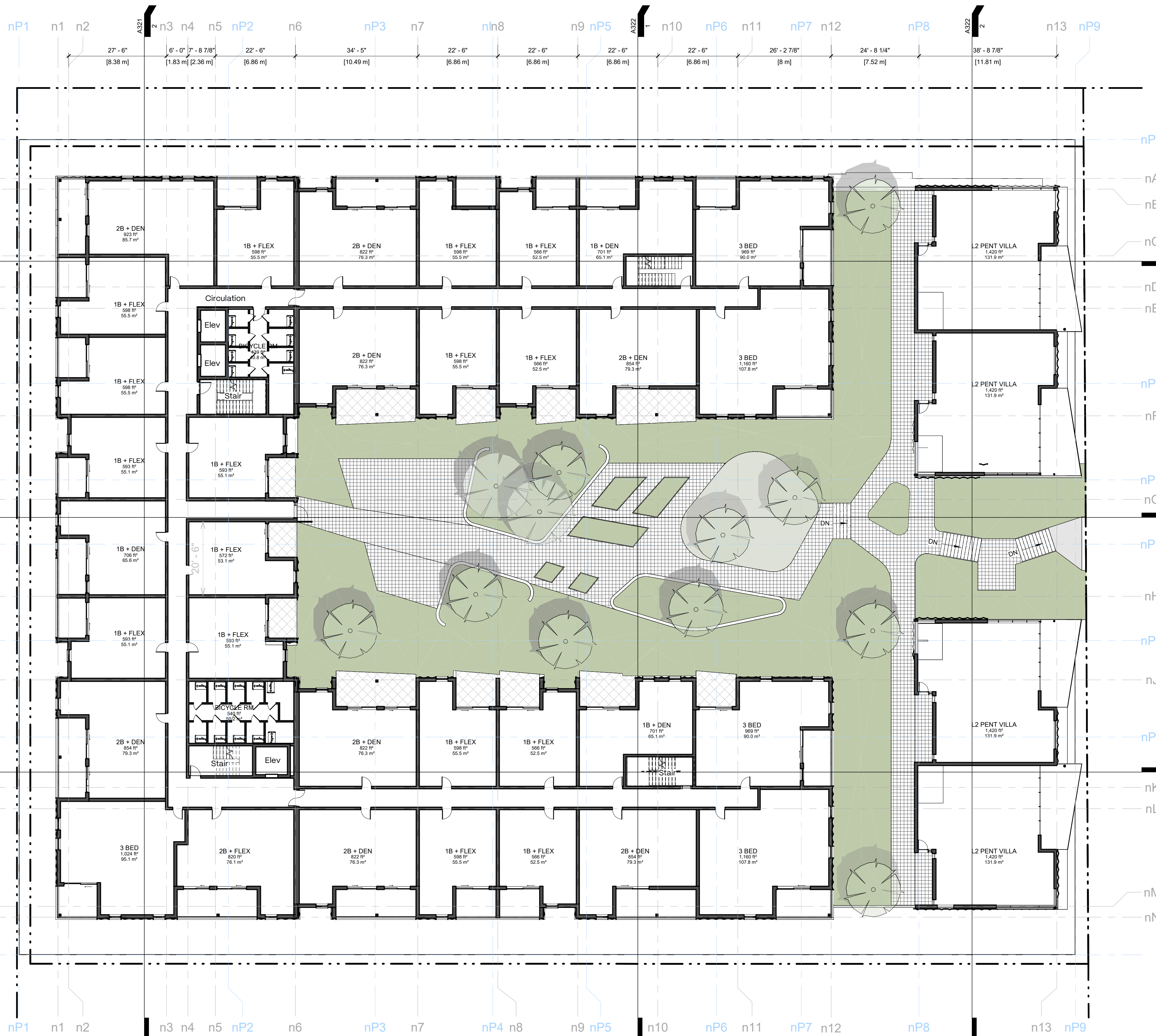


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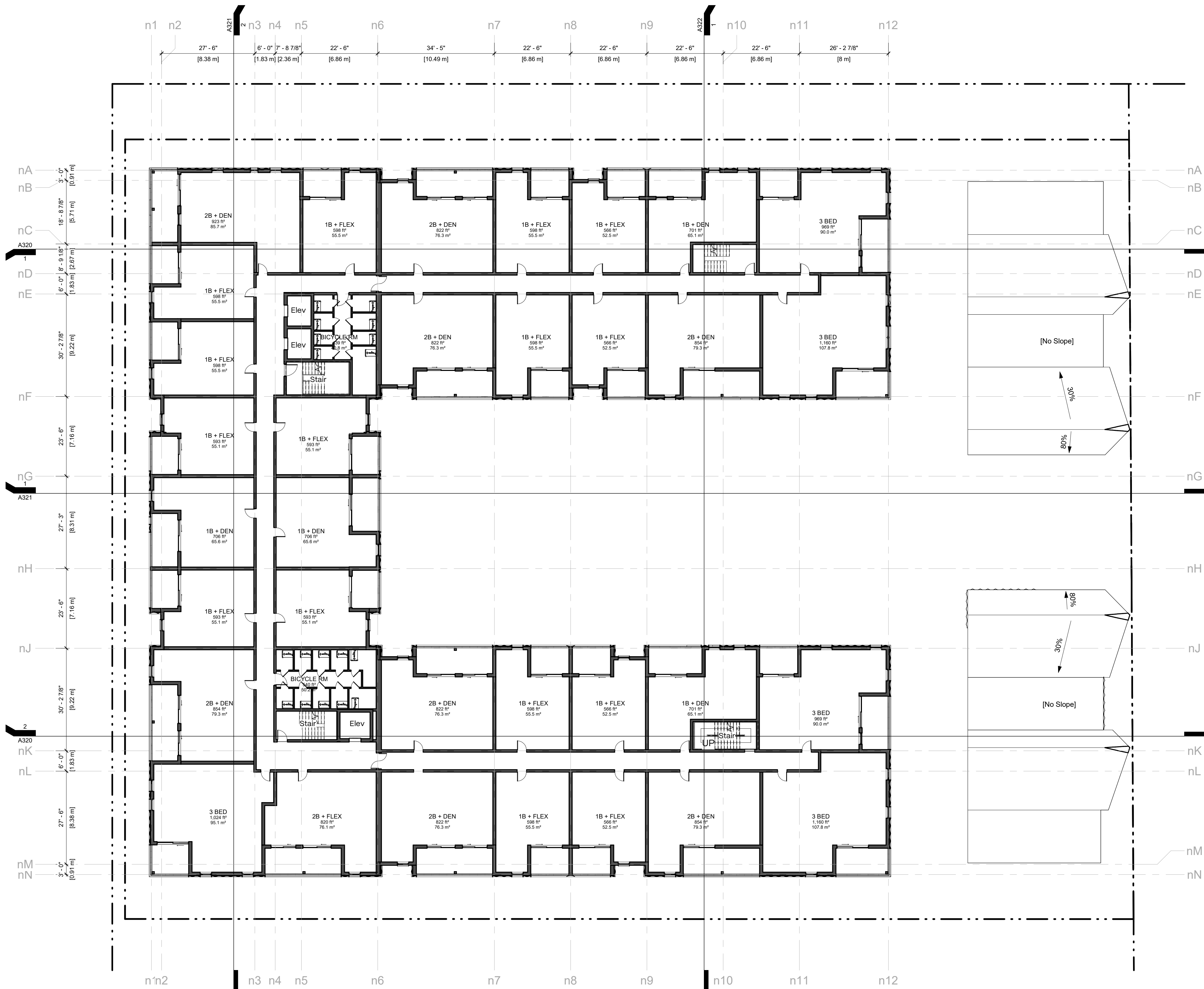
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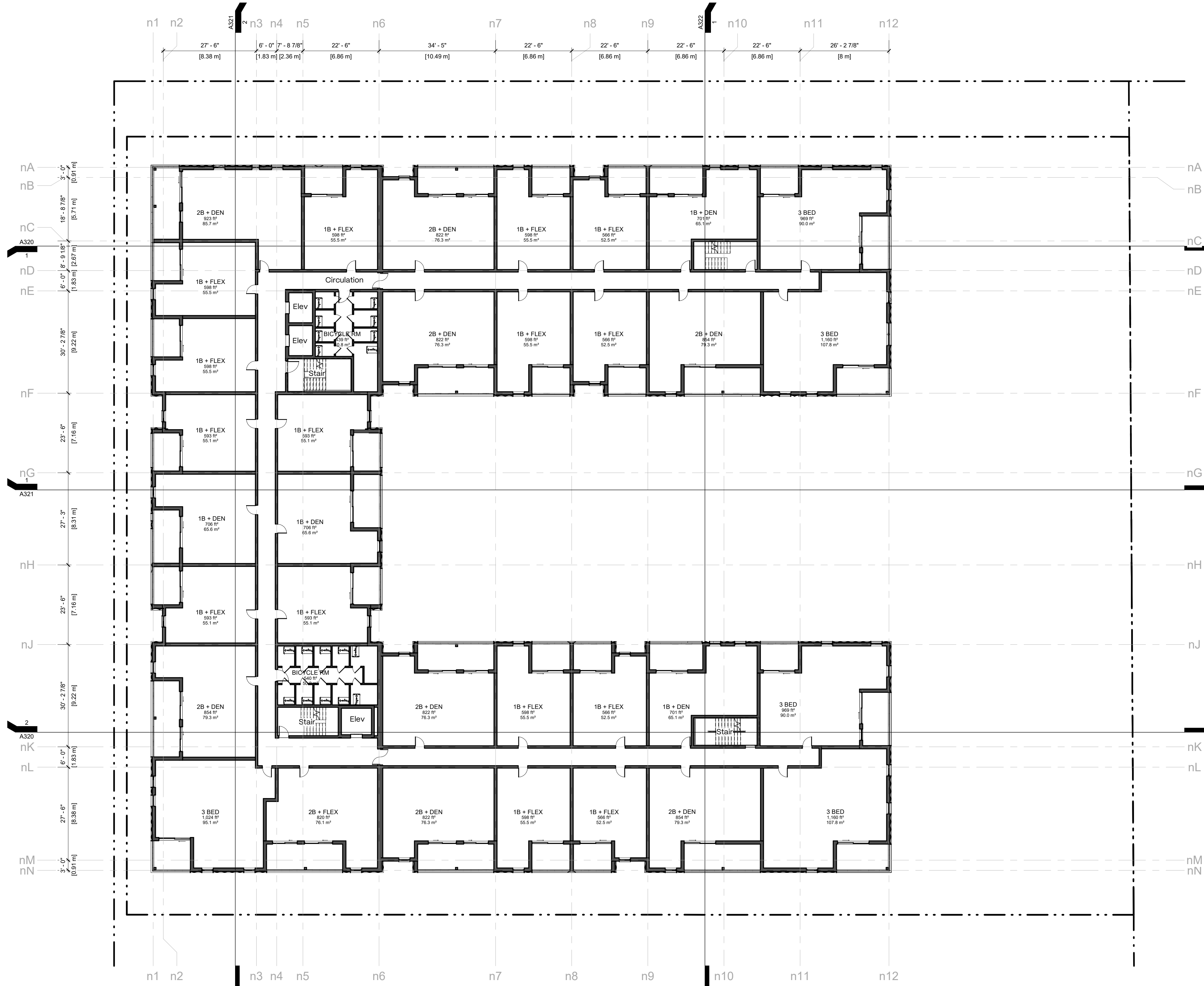












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OCEANFRONT RES TWO NORTH LEVEL 4

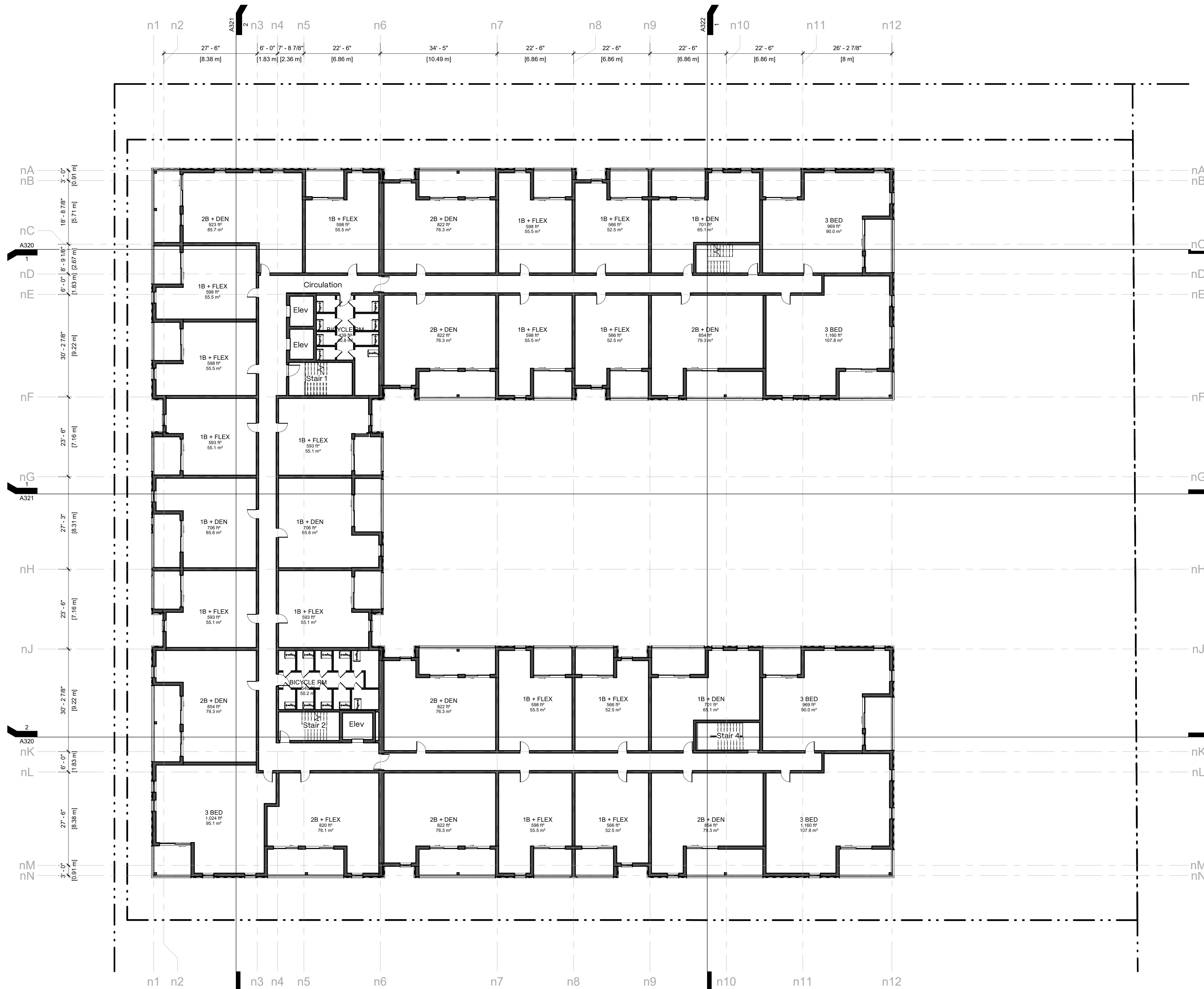


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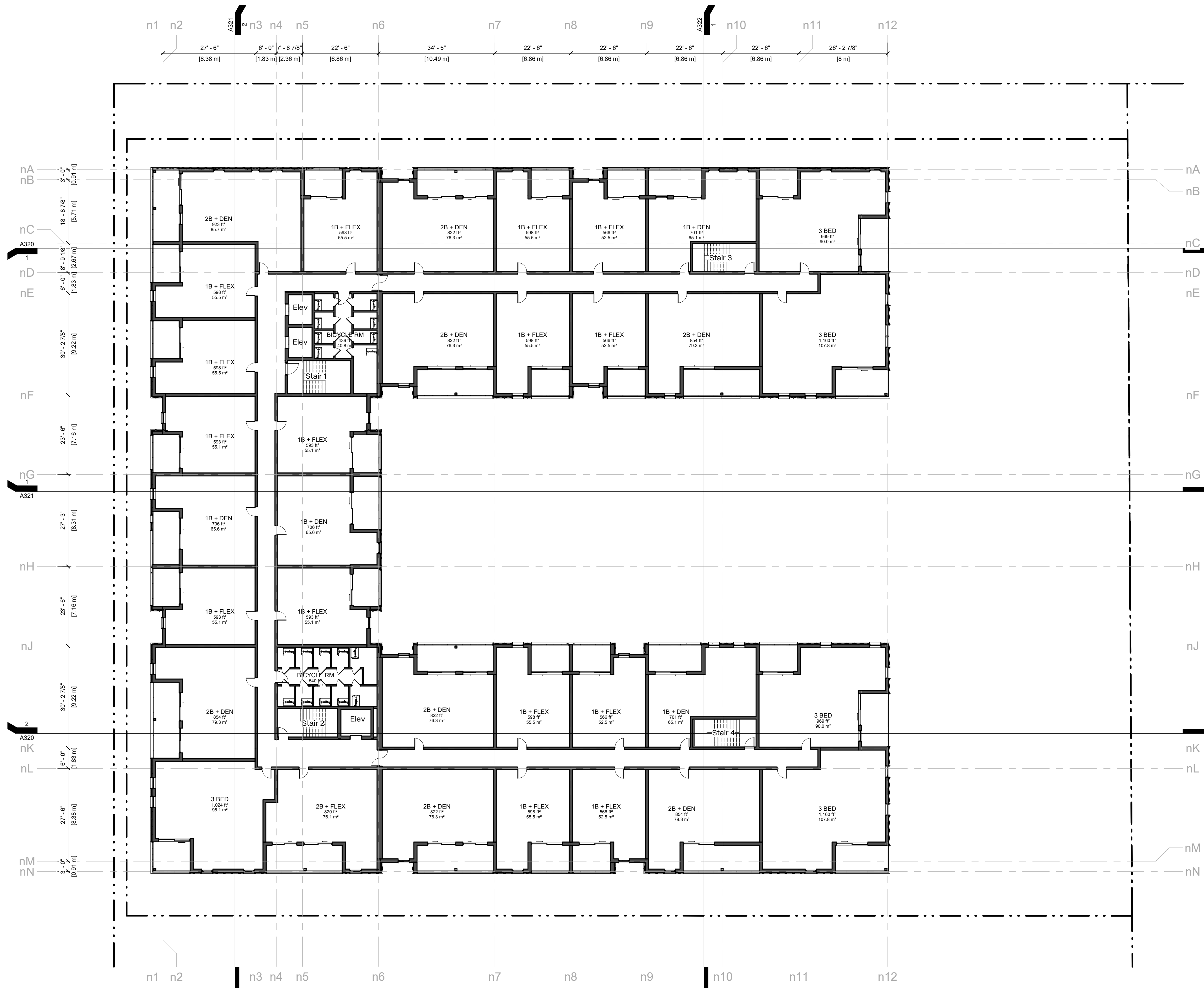
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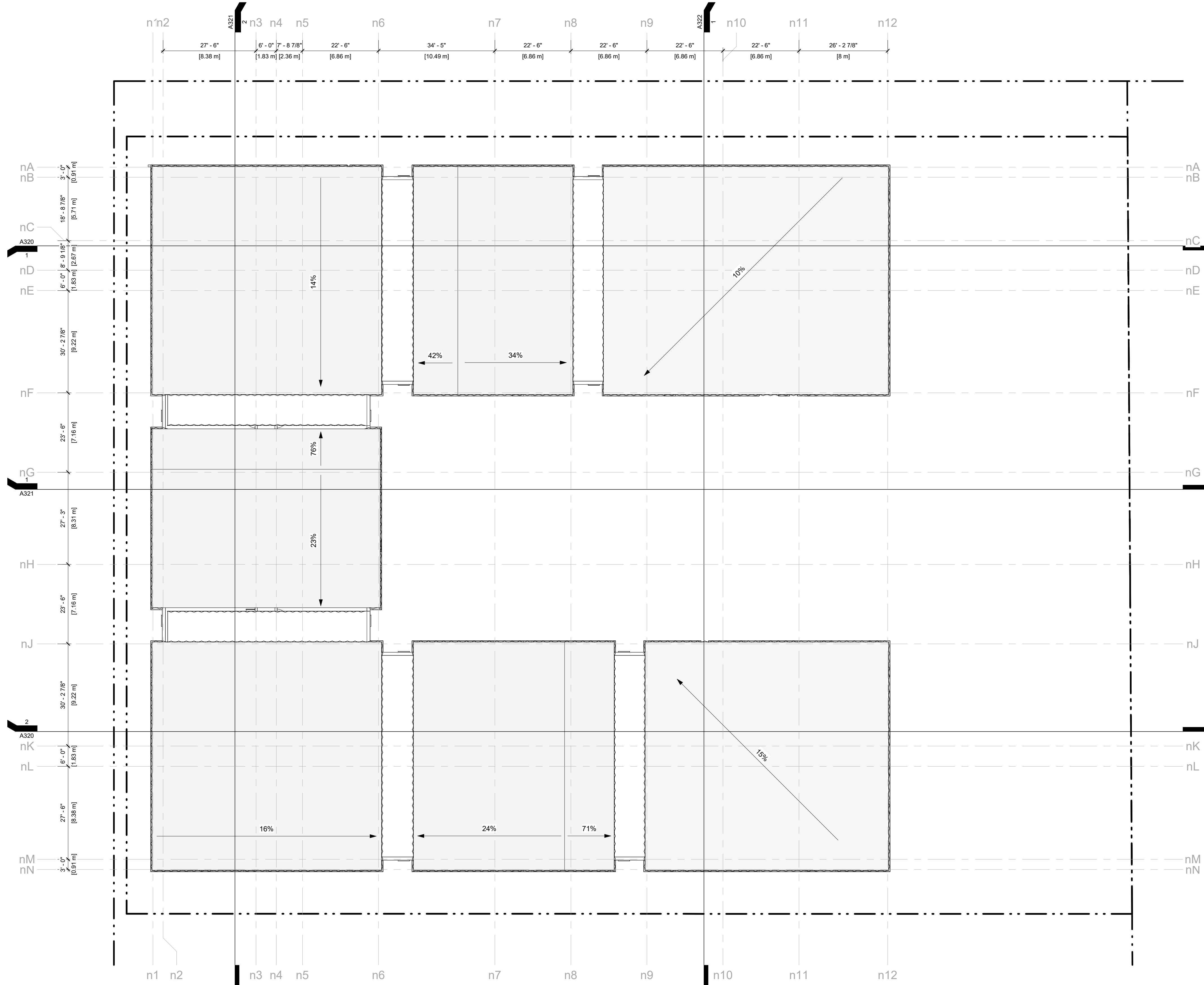








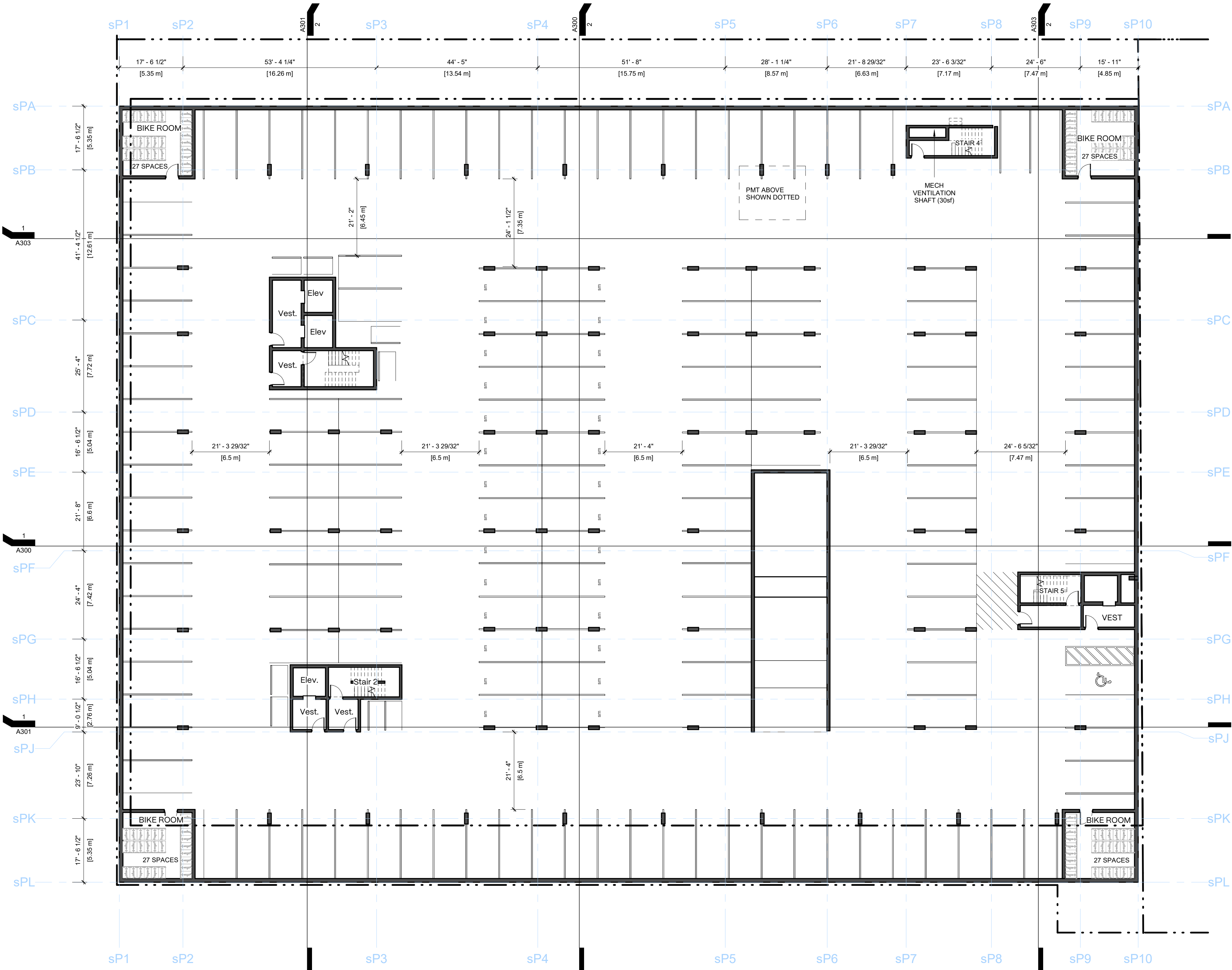








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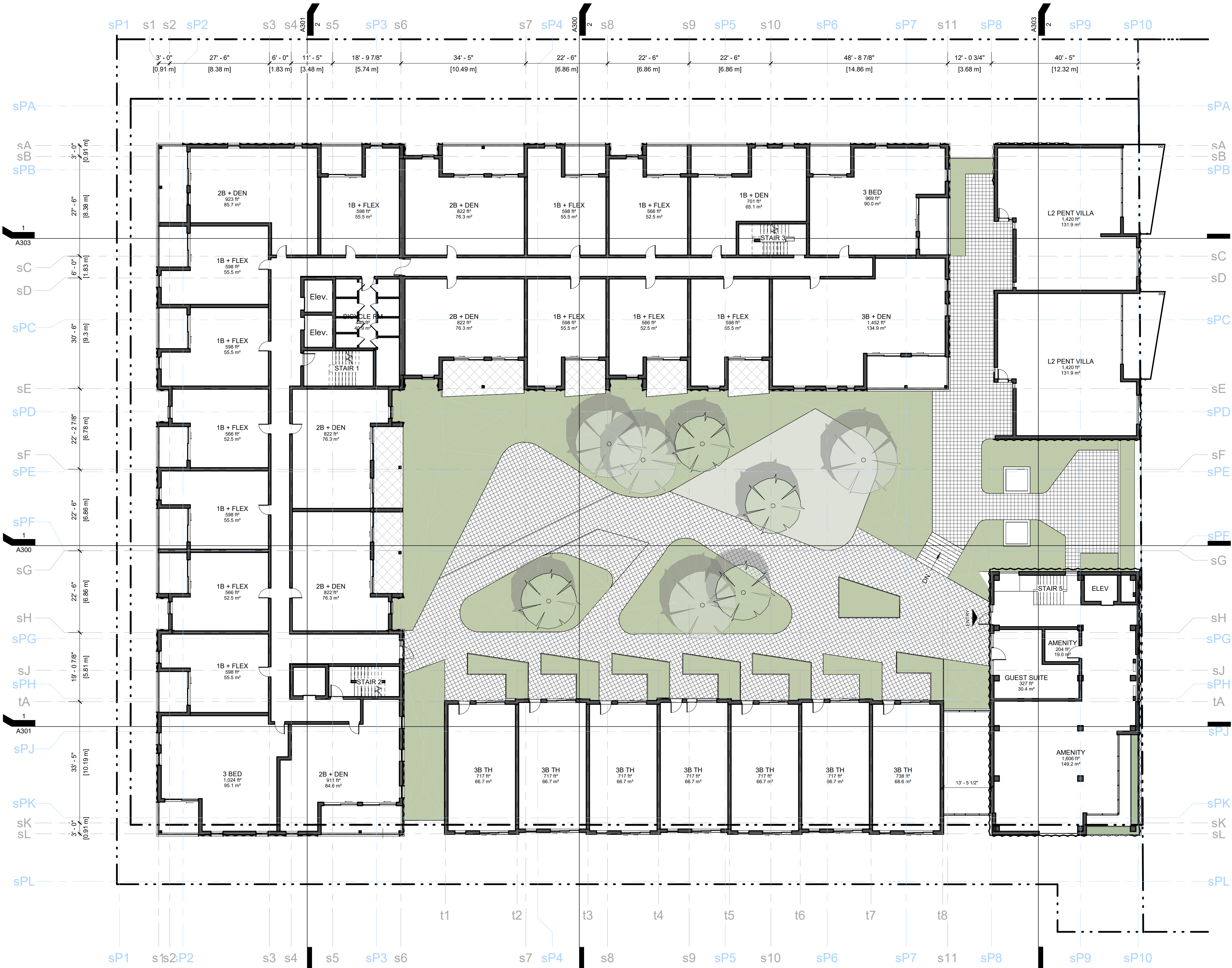


| SOUTH BUILDING PARKING PROVIDED - SP1 |                                   |     |
|---------------------------------------|-----------------------------------|-----|
| South Building                        | Accessible Stall                  | 1   |
| South Building                        | Motorcycle Stall                  | 6   |
| South Building                        | Regular Stall                     | 122 |
| South Building                        | Small Car Stall (15%)             | 39  |
| South Building                        | Small Car Stall (15%) 5.3m x 2.5m | 2   |









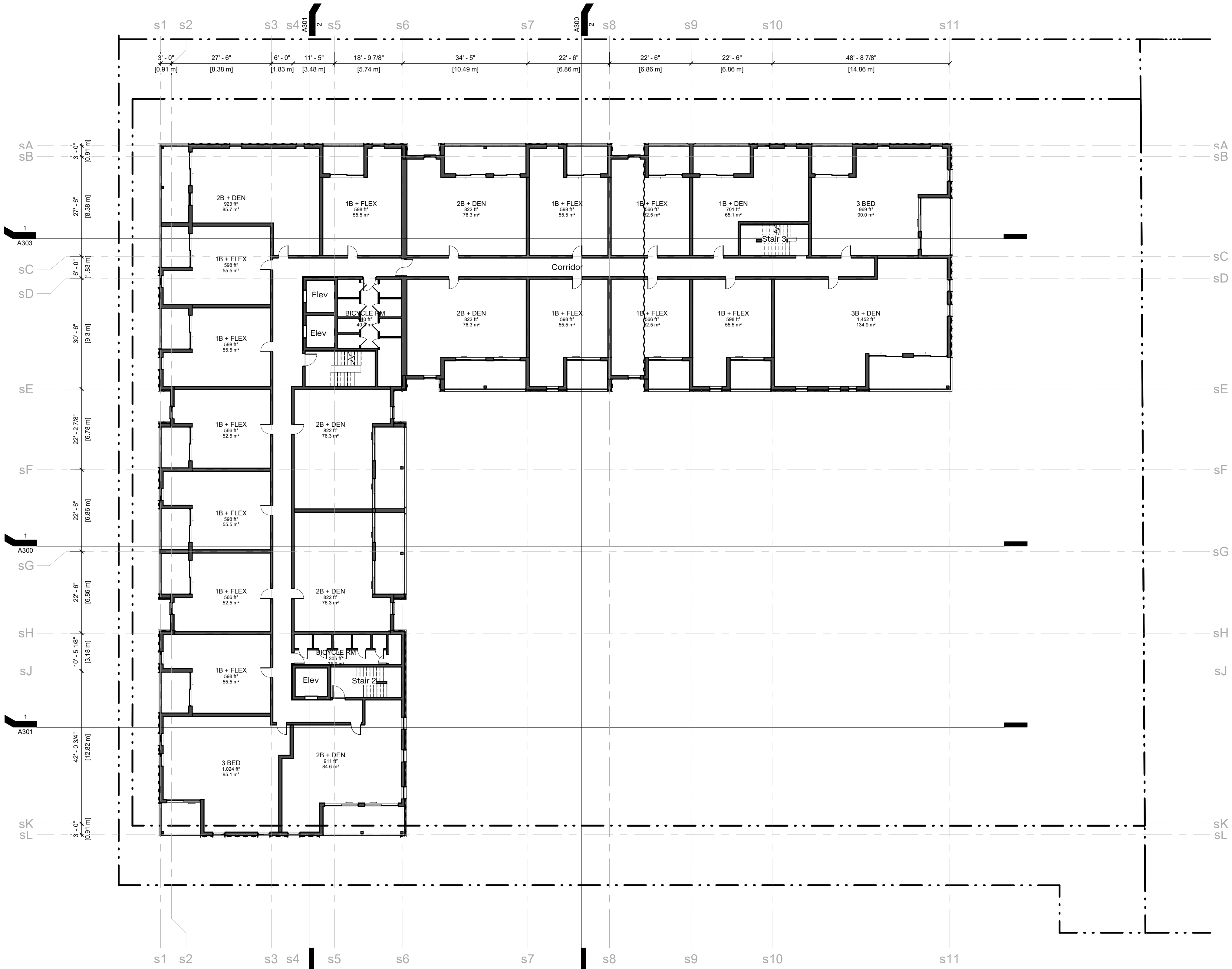




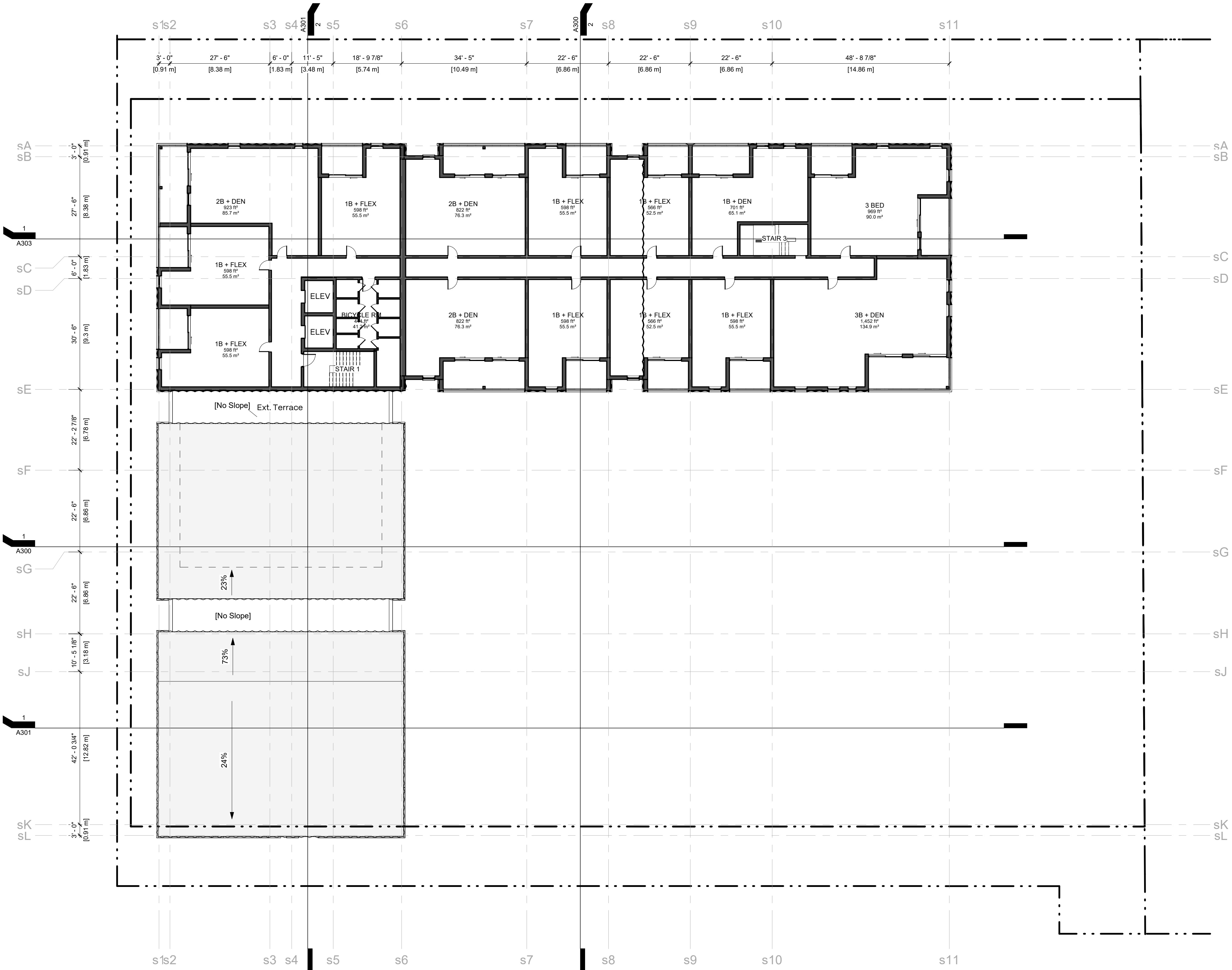




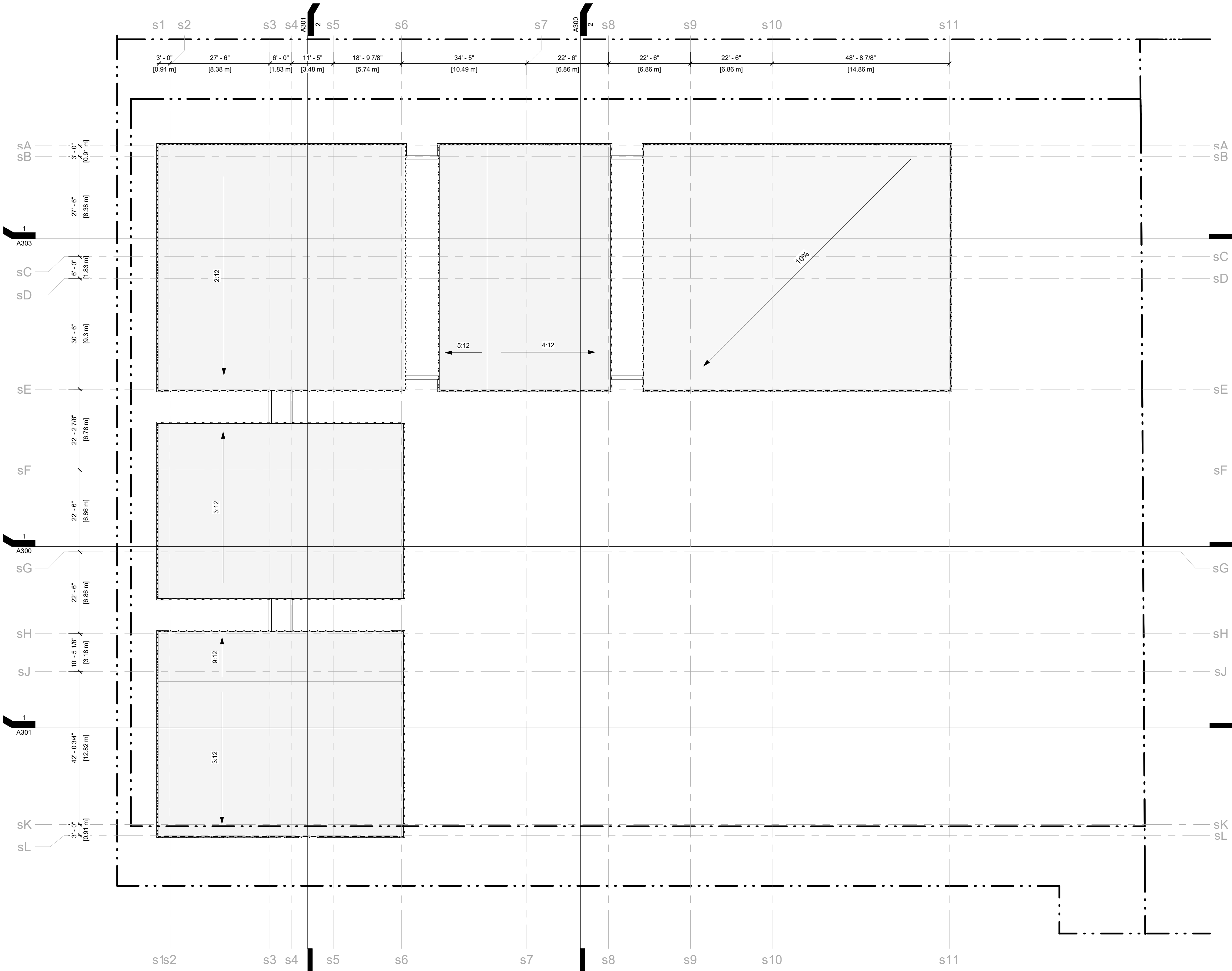




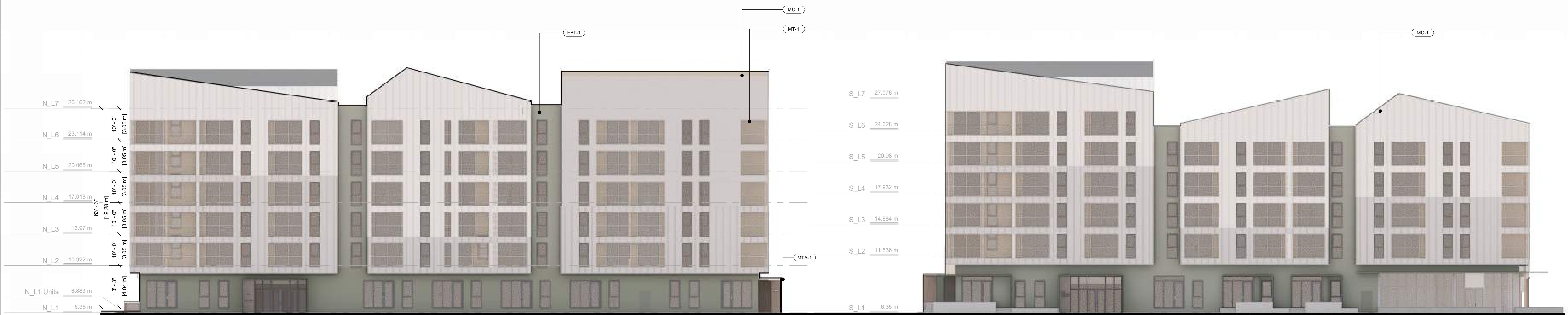










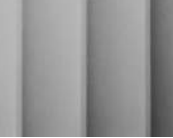
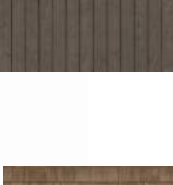


**2 WEST ELEVATION**  
scale : 1/16" = 1'-0"



**3 EAST ELEVATION**  
scale : 1/16" = 1'-0"

**Exterior Finishes Legend**

-  **C-1** CONCRETE  
FINISH: NATURAL
-  **MC-1** FLUTED METAL PANEL  
COLOUR: CAMBRIDGE WHITE
-  **MC-2** FLUTED METAL PANEL  
COLOUR: REGENT GREY
-  **WP-1** VERTICAL WOOD PLANK  
FINISH: NATURAL
-  **WP-2** VERTICAL WOOD PLANK  
FINISH: NATURAL CUSTOM
-  **WP-3** VERTICAL WOOD PLANK  
FINISH: NATURAL CUSTOM
-  **WDS-1** WOOD SHINGLE  
FINISH: NATURAL
-  **MT-1** MASS TIMBER  
FINISH: NATURAL
-  **FBL-1** FIBER CEMENT LAP  
COLOUR: MOUNTAIN SAGE
-  **MTA-1** HEAVY GAUGE STEEL  
COLOUR: FOREST GREEN  
FINISH: POWDER COATED
-  **WF-1** ALUMINUM WINDOW FRAME  
COLOUR: FOREST GREEN
-  **WF-1** ALUMINUM WINDOW FRAME  
COLOUR: CHARCOAL



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**1 SOUTH ELEVATION**  
A201 scale : 1/16" = 1'-0"



**2 NORTH ELEVATION**  
A201 scale : 1/16" = 1'-0"

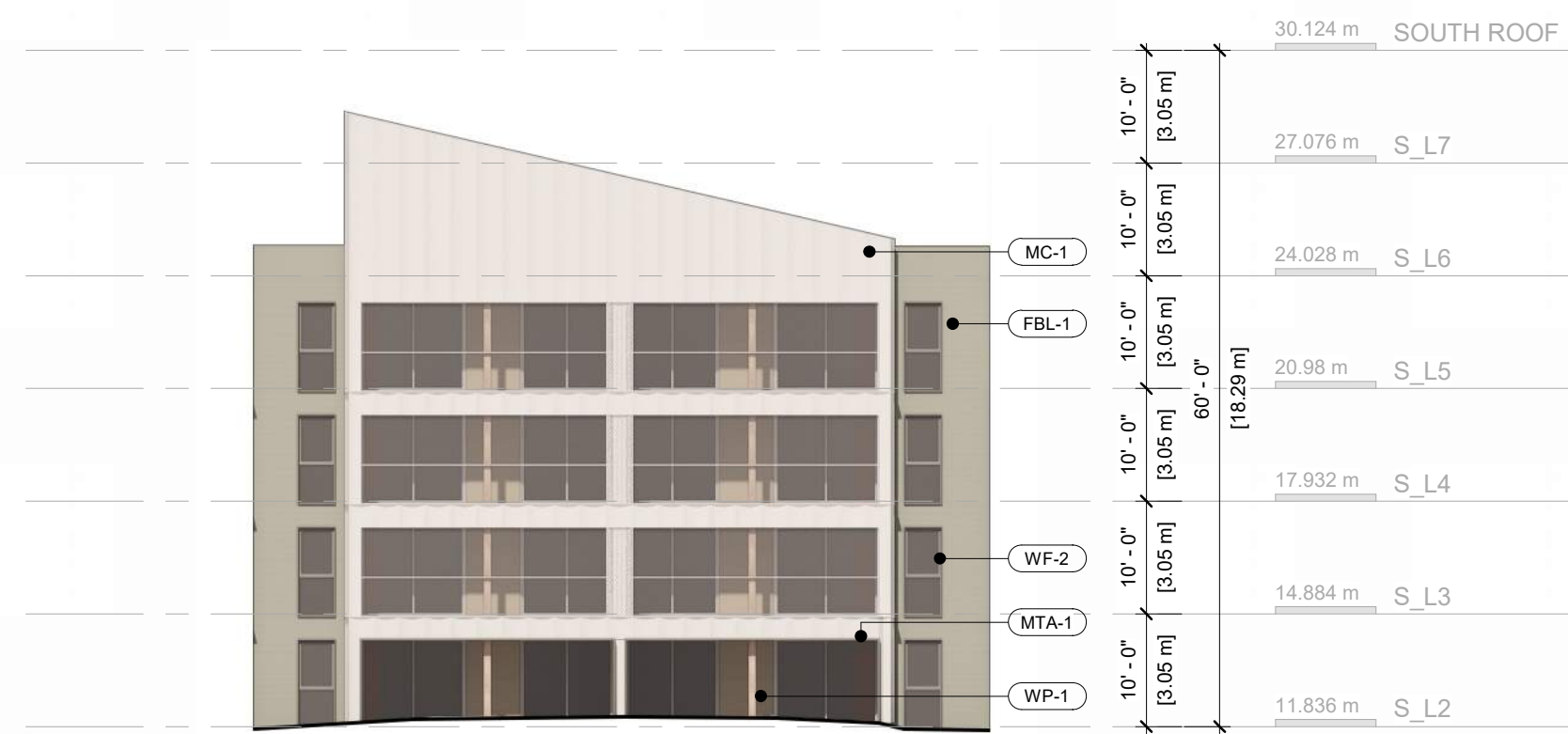
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- C-1** CONCRETE  
FINISH: NATURAL
- MC-1** FLUTED METAL PANEL  
COLOUR: CAMBRIDGE WHITE
- MC-2** FLUTED METAL PANEL  
COLOUR: REGENT GREY
- WP-1** VERTICAL WOOD PLANK  
FINISH: NATURAL
- WP-2** VERTICAL WOOD PLANK  
FINISH: NATURAL CUSTOM
- WP-3** VERTICAL WOOD PLANK  
FINISH: NATURAL CUSTOM
- WDS-1** WOOD SHINGLE  
FINISH: NATURAL
- MT-1** MASS TIMBER  
FINISH: NATURAL
- FBL-1** FIBER CEMENT LAP  
COLOUR: MOUNTAIN SAGE
- MTA-1** HEAVY GAUGE STEEL  
COLOUR: FOREST GREEN  
FINISH: POWDER COATED
- WF-1** ALUMINUM WINDOW FRAME  
COLOUR: FOREST GREEN
- WF-2** ALUMINUM WINDOW FRAME  
COLOUR: CHARCOAL





**1 SOUTH BUILDING- NORTH ELEVATION**  
scale : 1/16" = 1'-0"



**2 SOUTH BUILDING - EAST COURTYARD**  
A202 scale : 1/16" = 1'-0"



**3 SOUTH BUILDING - SOUTH COURTYARD**  
A202 scale : 1/16" = 1'-0"



**4 SOUTH BUILDING - NORTH COURTYARD**  
scale : 3/32" = 1'-0"

## Exterior Finishes Legend

|  |       |                                                                    |
|--|-------|--------------------------------------------------------------------|
|  | C-1   | CONCRETE<br>FINISH: NATURAL                                        |
|  | MC-1  | FLUTED METAL PANEL<br>COLOUR: CAMBRIDGE WHITE                      |
|  | MC-2  | FLUTED METAL PANEL<br>COLOUR: REGENT GREY                          |
|  | WP-1  | VERTICAL WOOD PLANK<br>FINISH: NATURAL                             |
|  | WP-2  | VERTICAL WOOD PLANK<br>FINISH: NATURAL CUSTOM                      |
|  | WP-3  | VERTICAL WOOD PLANK<br>FINISH: NATURAL CUSTOM                      |
|  | WDS-1 | WOOD SHINGLE<br>FINISH: NATURAL                                    |
|  | MT-1  | MASS TIMBER<br>FINISH: NATURAL                                     |
|  | FBL-1 | FIBER CEMENT LAP<br>COLOUR: MOUNTAIN SAGE                          |
|  | MTA-1 | HEAVY GAUGE STEEL<br>COLOUR: FOREST GREEN<br>FINISH: POWDER COATED |
|  | WF-1  | ALUMINUM WINDOW FRAME<br>COLOUR: FOREST GREEN                      |
|  | WF-1  | ALUMINUM WINDOW FRAME<br>COLOUR: CHARCOAL                          |

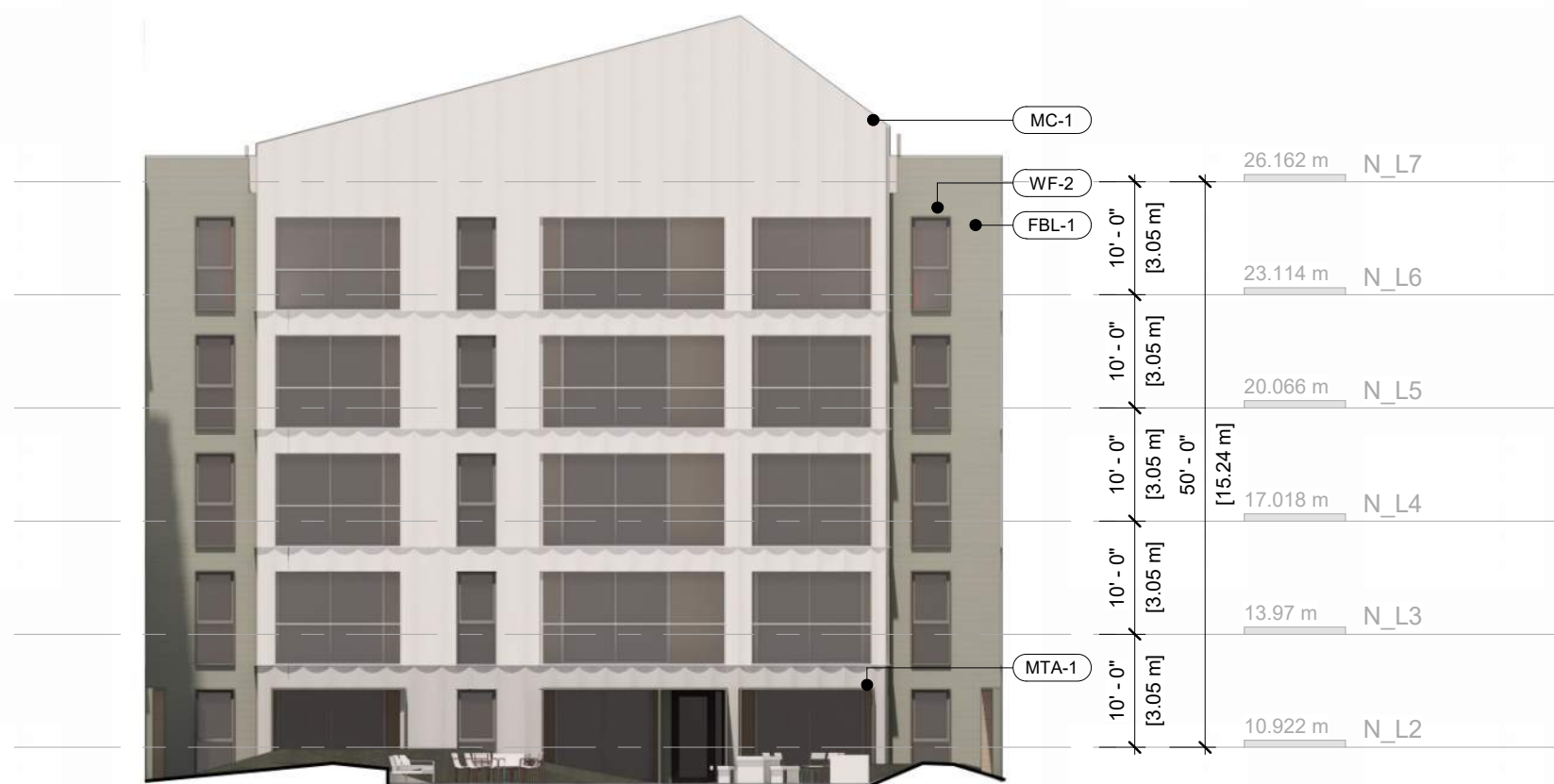




**3 NORTH BUILDING - SOUTH ELEVATION**  
A203 scale : 1/16" = 1'-0"



**4 NORTH BUILDING - SOUTH COURTYARD**  
A203 scale : 1/16" = 1'-0"



**1 NORTH BUILDING - EAST COURTYARD**  
A203 scale : 1/16" = 1'-0"

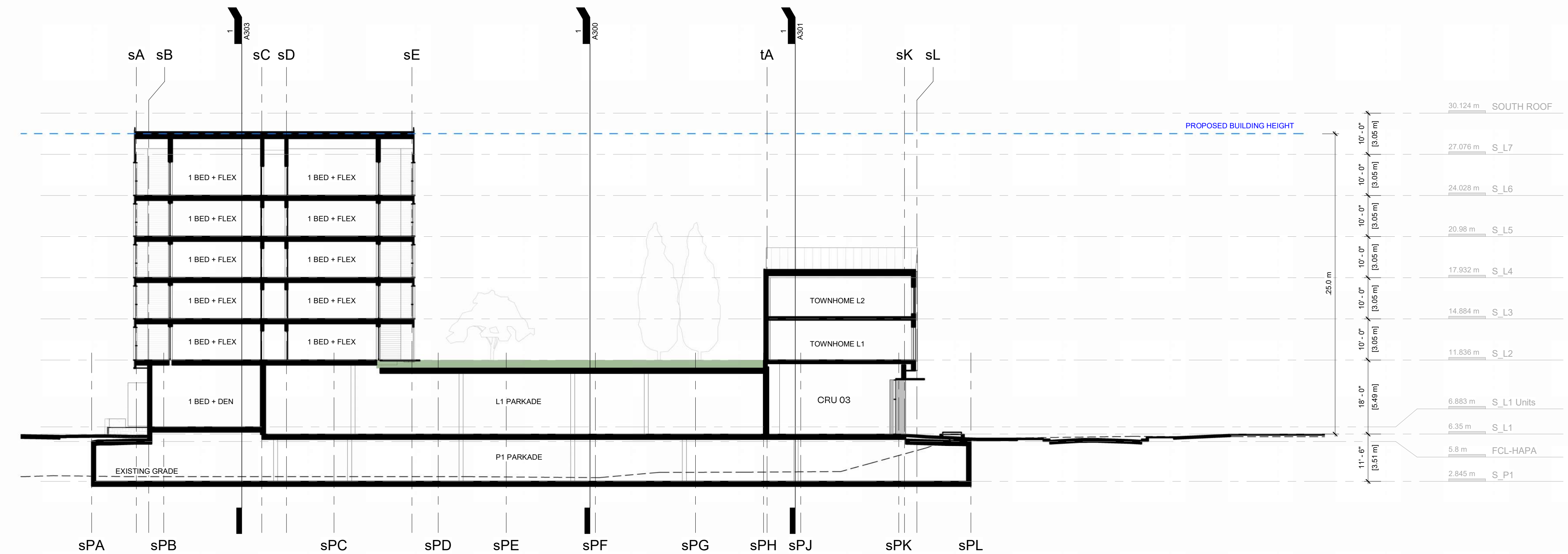
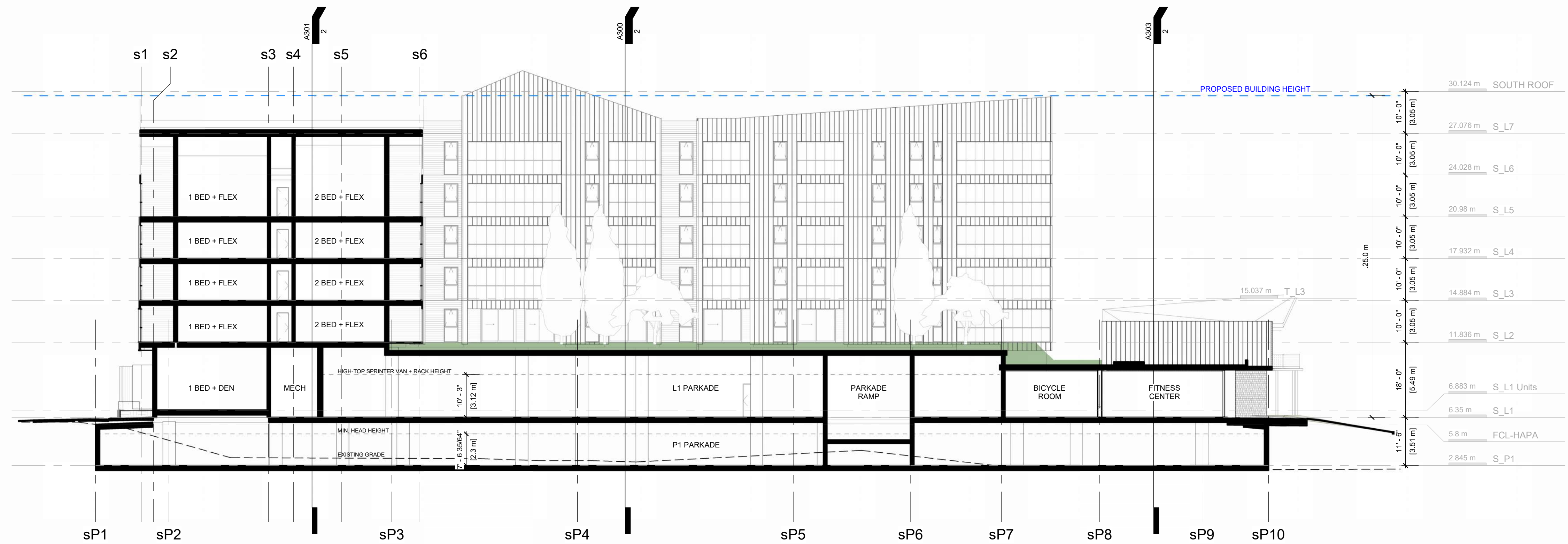


**2 NORTH BUILDING - NORTH COURTYARD**  
A203 scale : 1/16" = 1'-0"

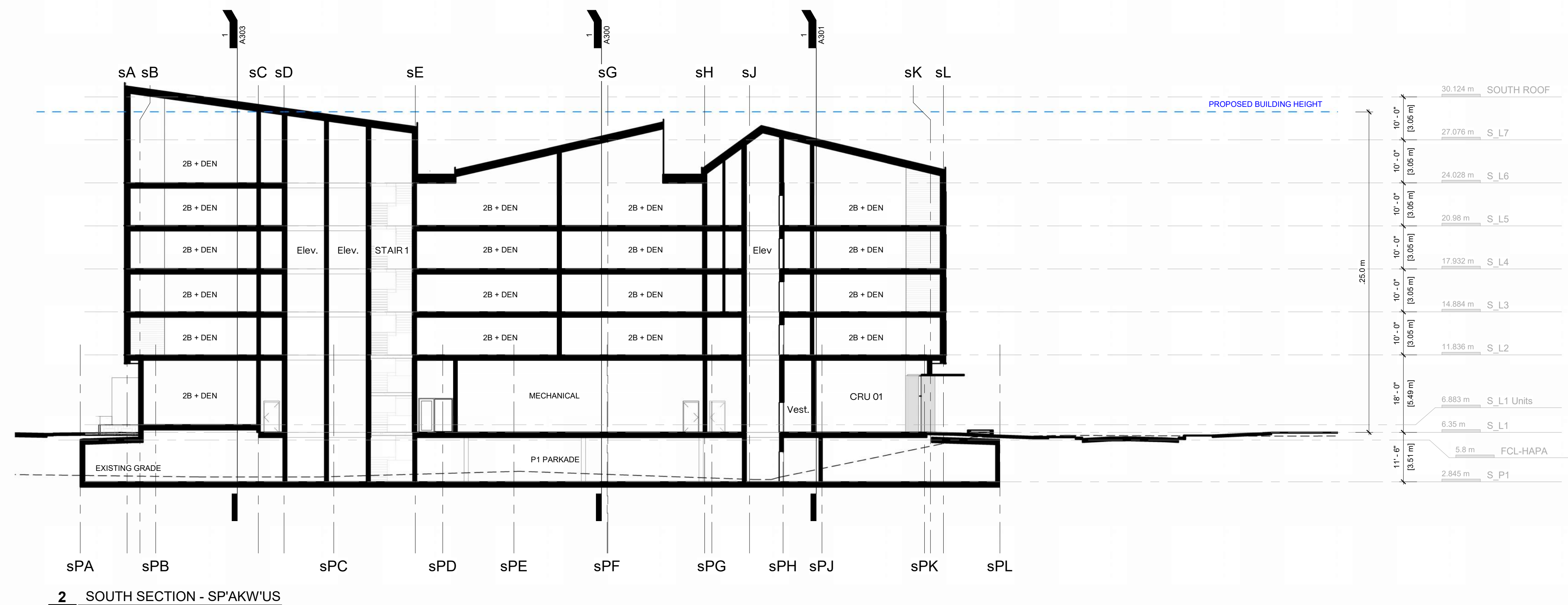
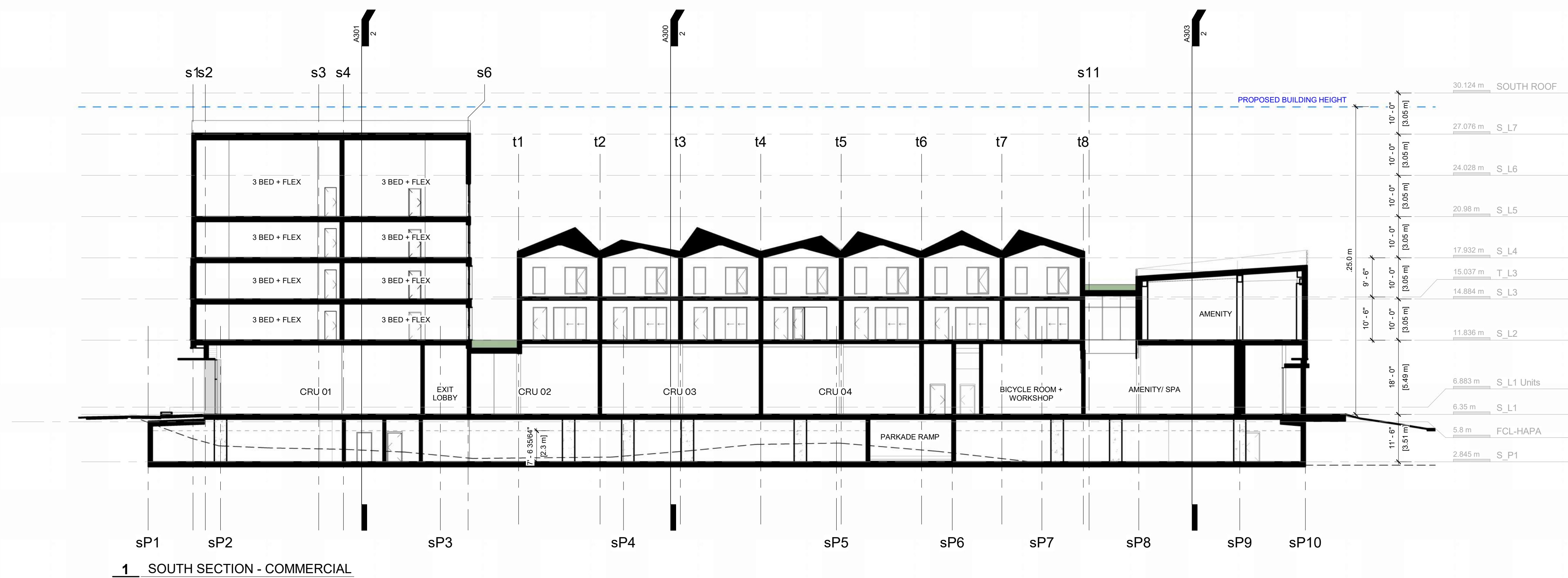
Exterior Finishes Legend

- C-1 CONCRETE  
FINISH: NATURAL
- MC-1 FLUTED METAL PANEL  
COLOUR: CAMBRIDGE WHITE
- MC-2 FLUTED METAL PANEL  
COLOUR: REGENT GREY
- WP-1 VERTICAL WOOD PLANK  
FINISH: NATURAL
- WP-2 VERTICAL WOOD PLANK  
FINISH: NATURAL CUSTOM
- WP-3 VERTICAL WOOD PLANK  
FINISH: NATURAL CUSTOM
- WDS-1 WOOD SHINGLE  
FINISH: NATURAL
- MT-1 MASS TIMBER  
FINISH: NATURAL
- FBL-1 FIBER CEMENT LAP  
COLOUR: MOUNTAIN SAGE
- MTA-1 HEAVY GAUGE STEEL  
COLOUR: FOREST GREEN  
FINISH: POWDER COATED
- WF-1 ALUMINUM WINDOW FRAME  
COLOUR: FOREST GREEN
- WF-1 ALUMINUM WINDOW FRAME  
COLOUR: CHARCOAL

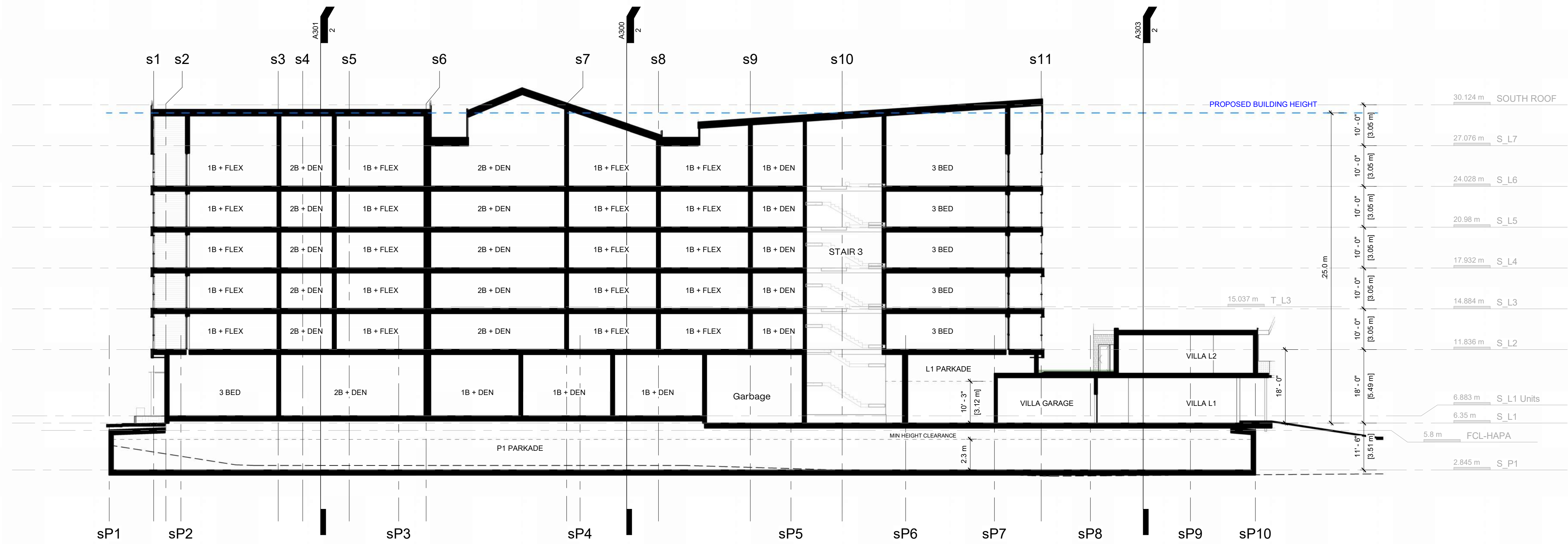










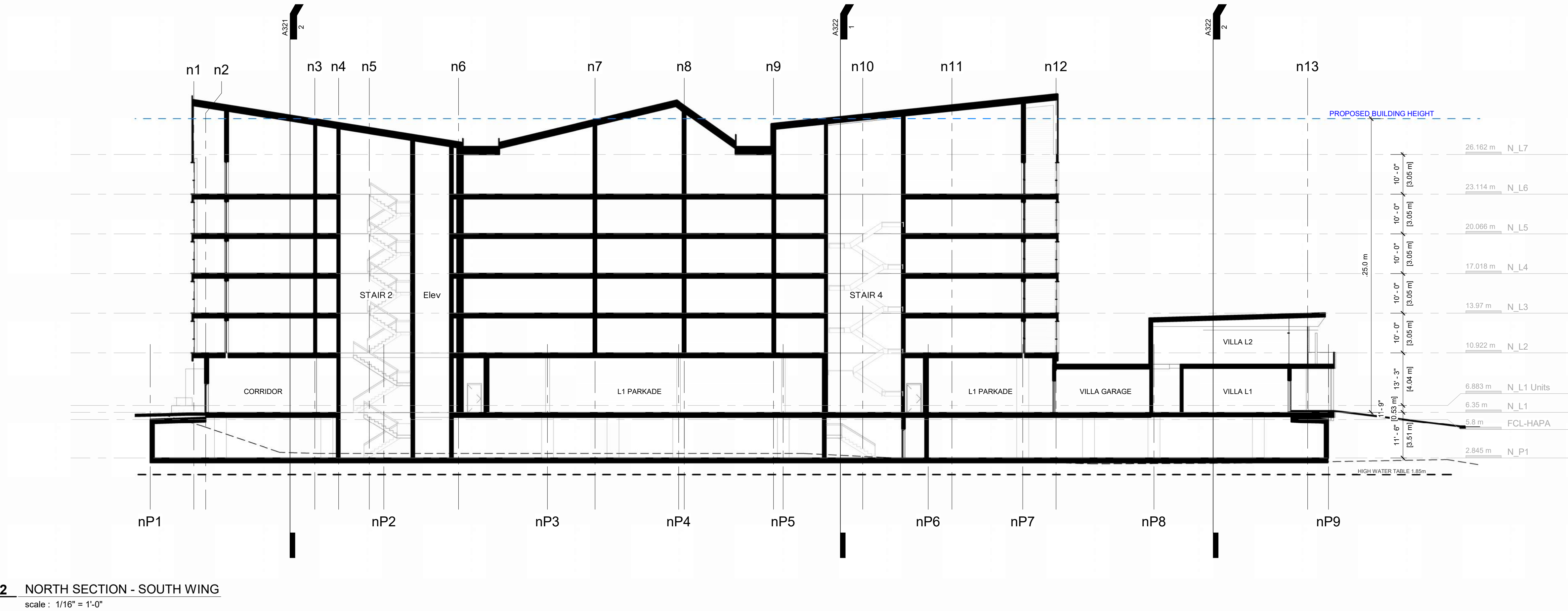
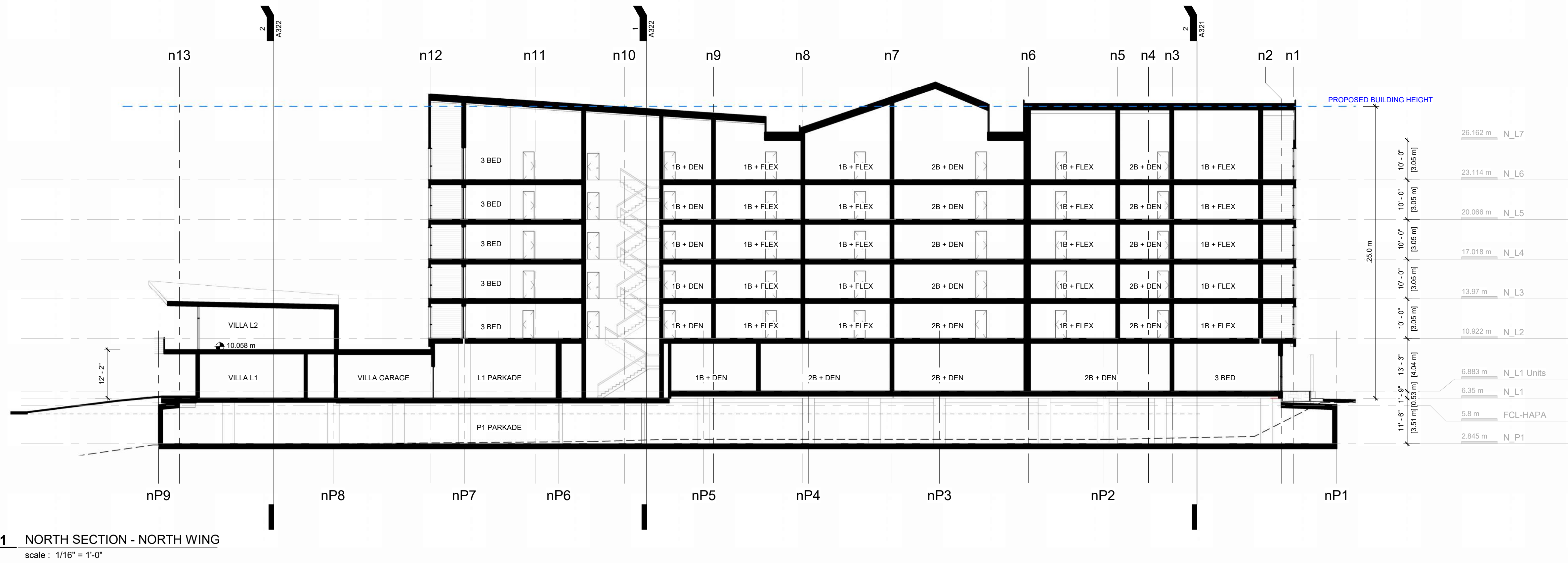


**1** SOUTH SECTION - STAIR CORE  
scale : 1/16" = 1'-0"

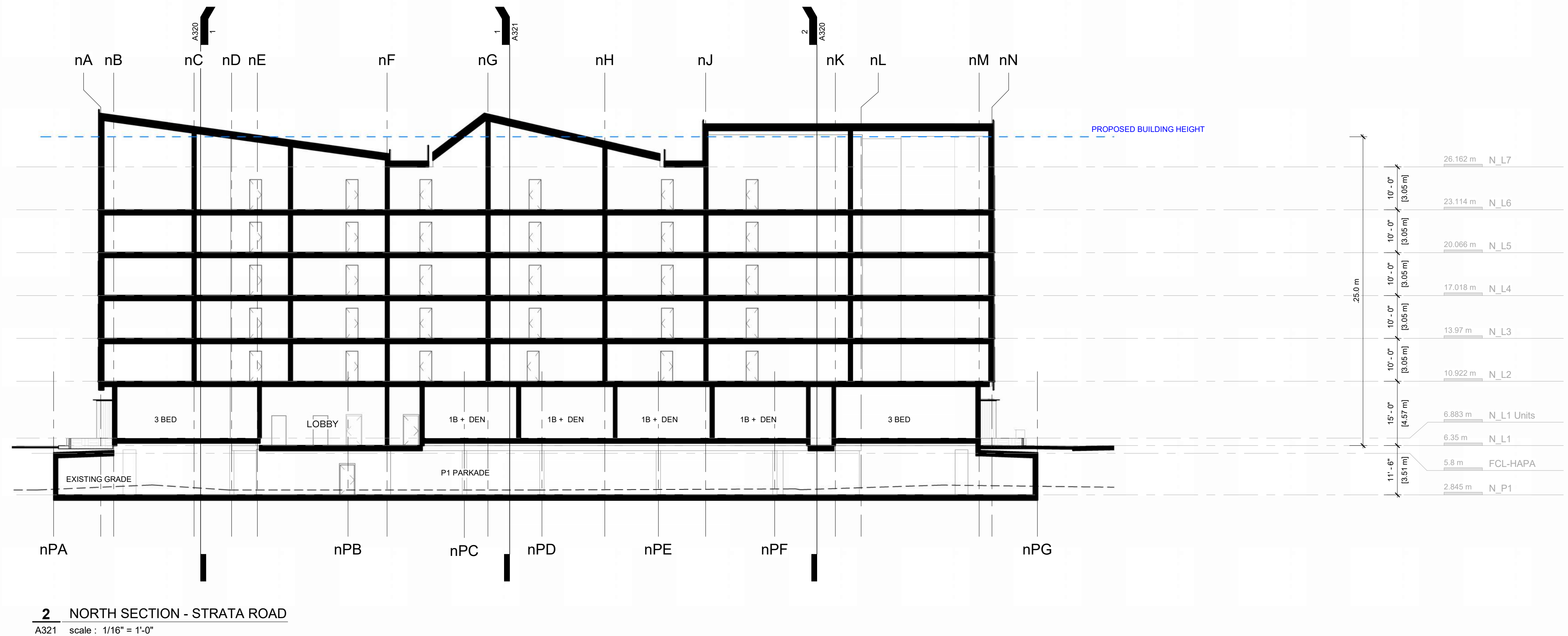
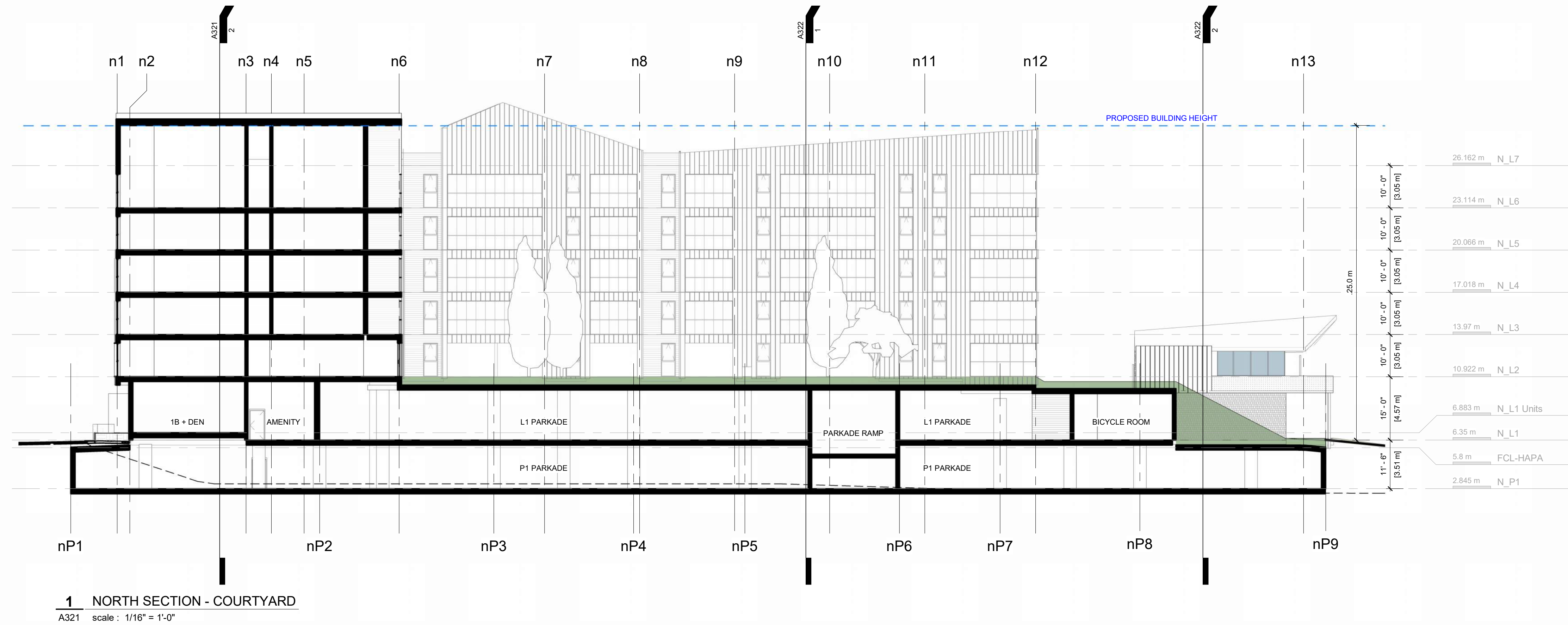


**2** SOUTH SECTION - VILLAS  
scale : 1/16" = 1'-0"

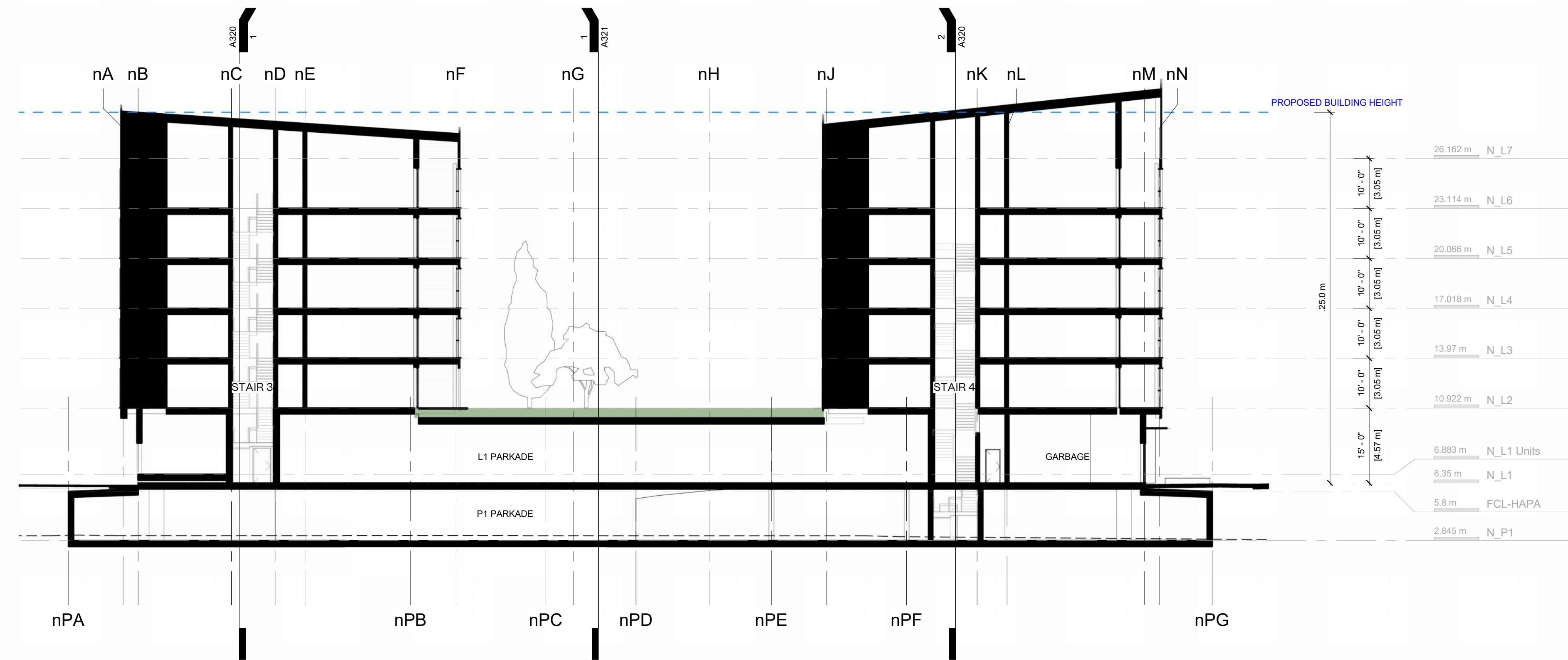




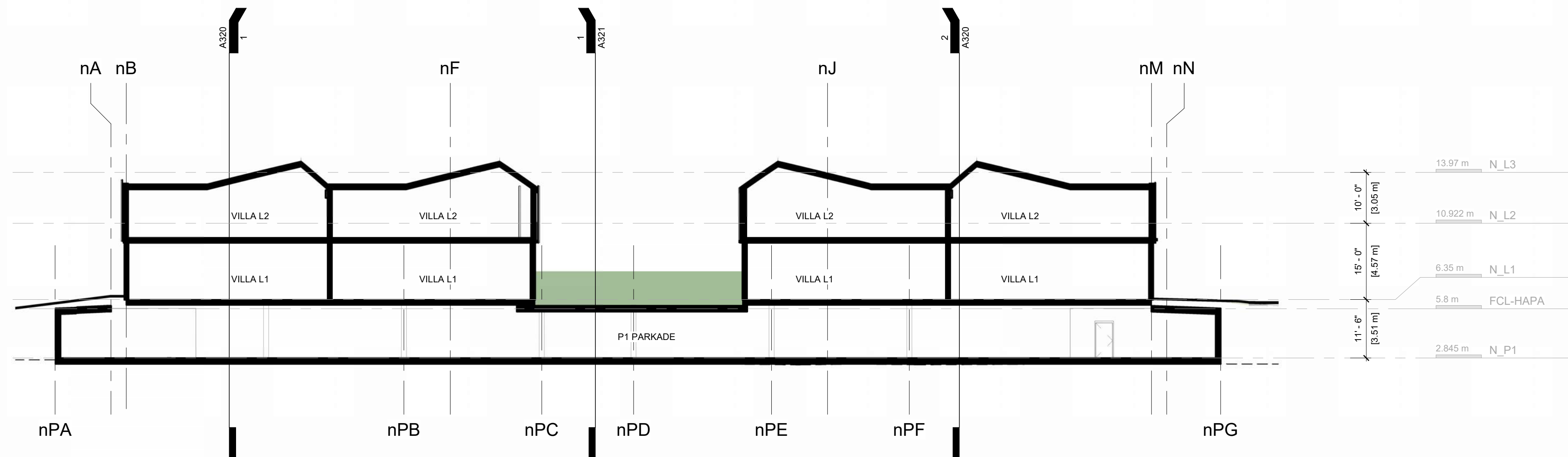








**1** NORTH SECTION - PARKADE RAMP  
A322 scale : 1/16" = 1'-0"



**2** NORTH SECTION - VILLAS  
A322 scale : 1/16" = 1'-0"

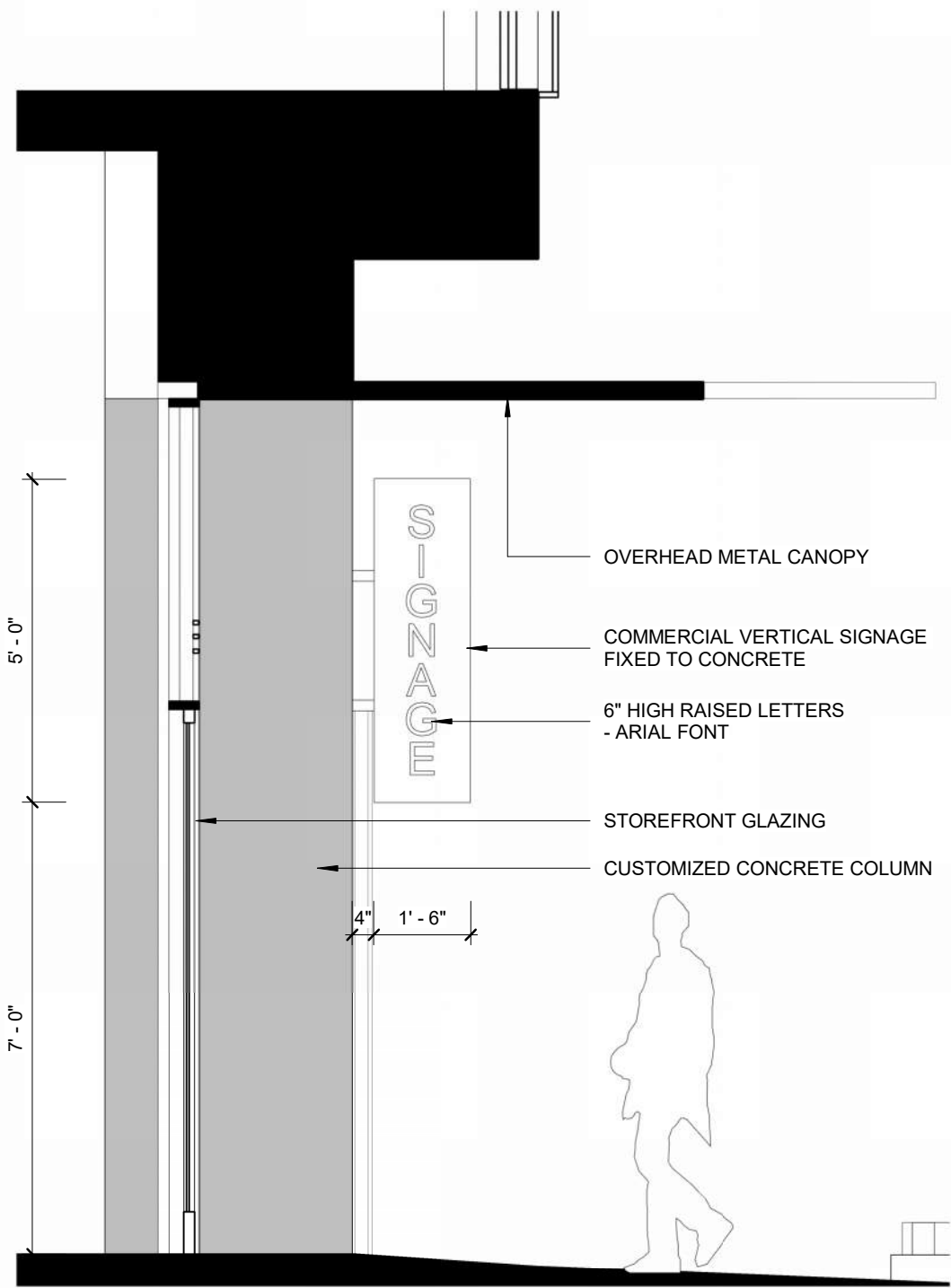




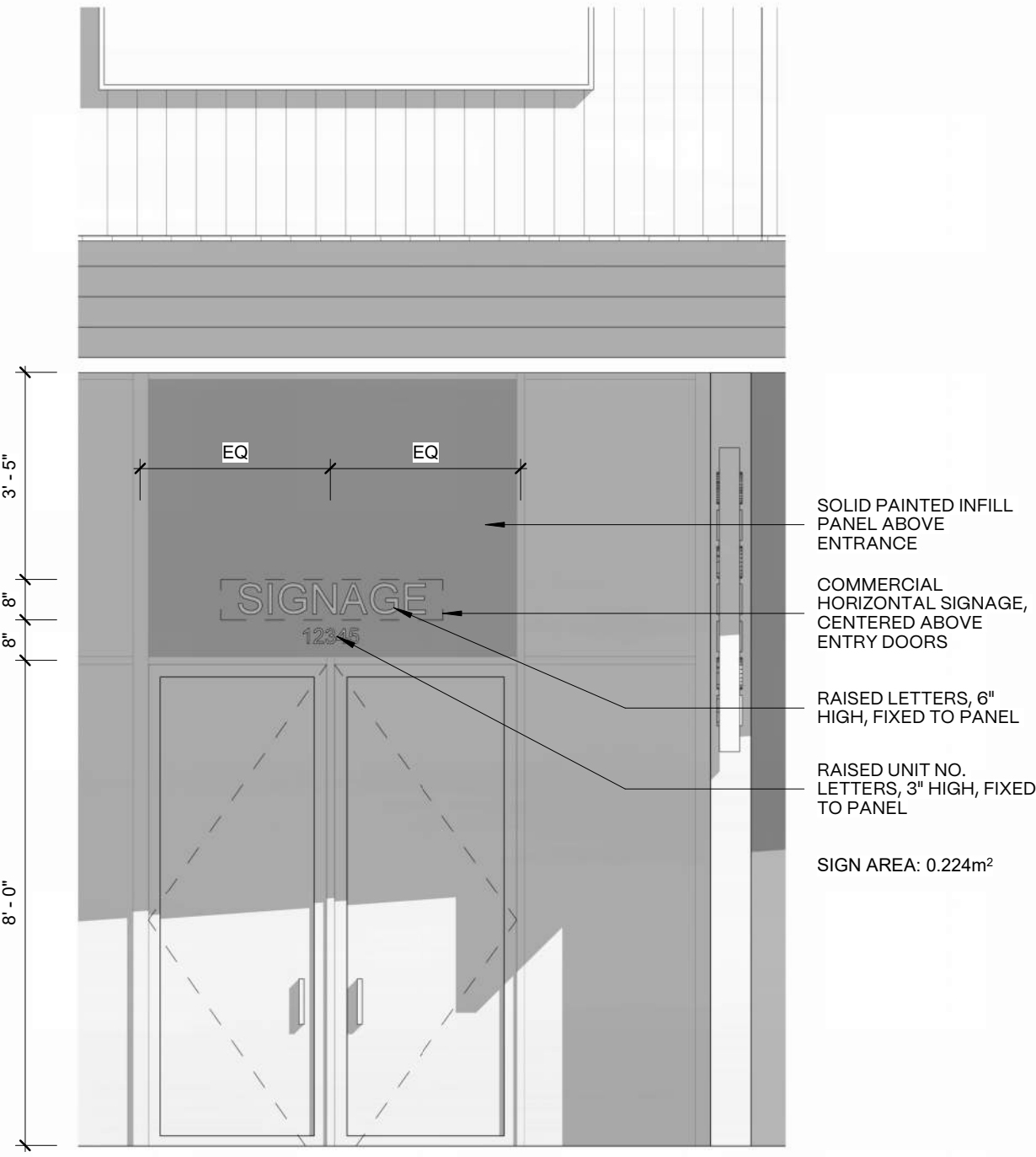
COMMERCIAL SIGNS  
VERTICAL SIGN  
ILLUMINATED SIGN, DIRECTLY LIT  
(MAXIMUM SIGNAGE FIELD: 84" X 22")  
HORIZONTAL FASCIA SIGN  
ILLUMINATED SIGN, INDIRECTLY LIT



1 CRU/TH - ELEVATION  
A400 scale : 1/8" = 1'-0"



2 CRU SIGNAGE - SECTION  
A400 scale : 3/8" = 1'-0"



3 CRU SIGNAGE - ELEVATION  
A400 scale : 3/8" = 1'-0"



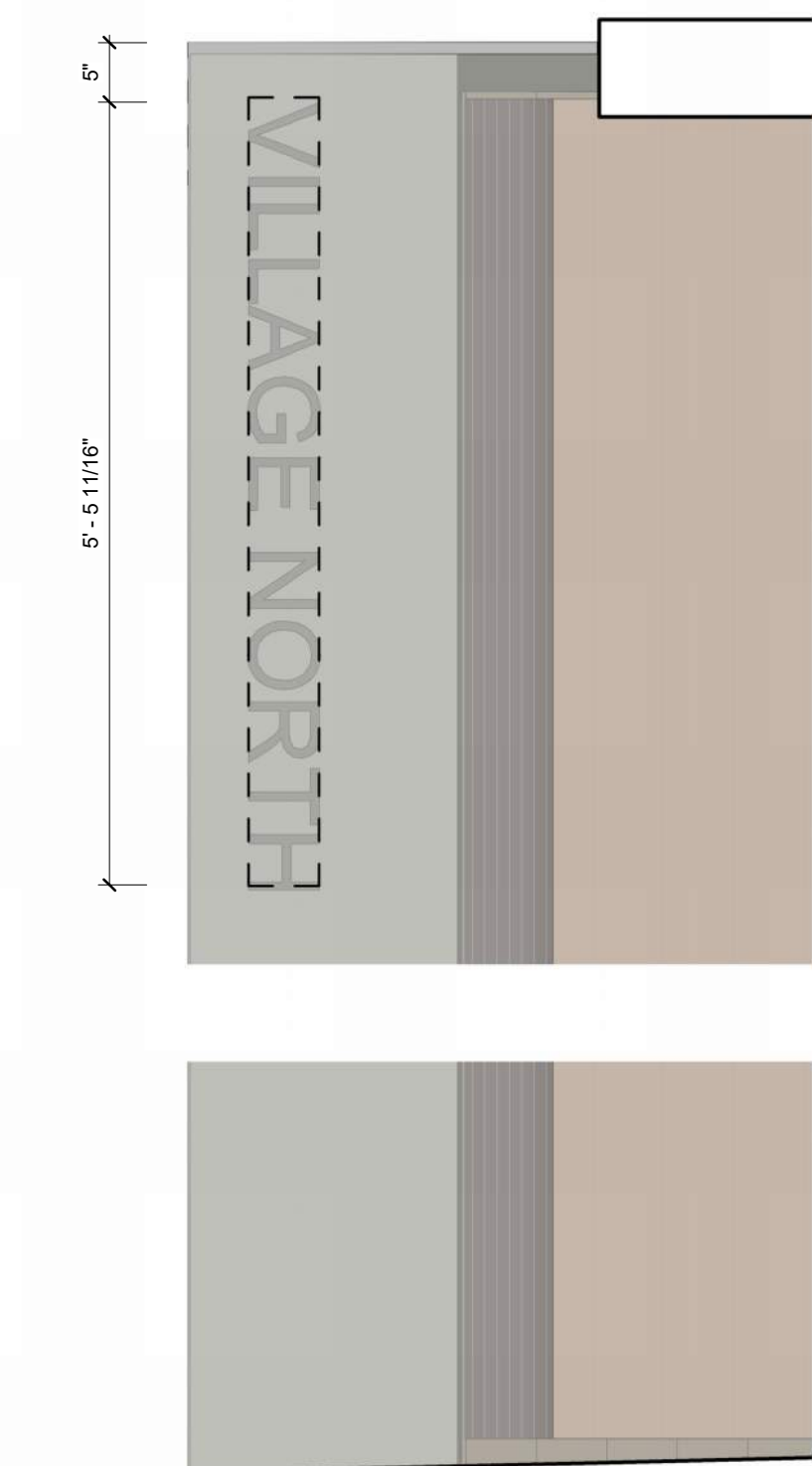


RESIDENTIAL ENTRY

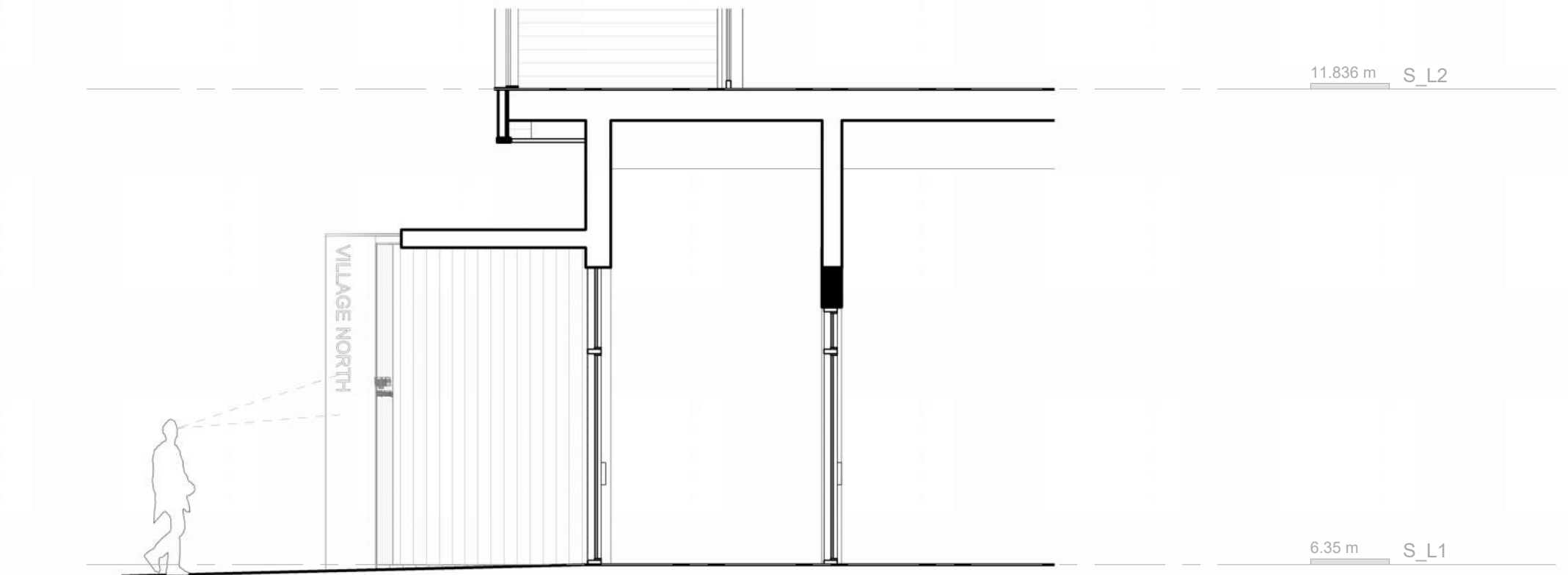
**BUILDING ENTRY SIGN**  
RESIDENTIAL ENTRY IDENTIFICATION SIGN  
(MAXIMUM SIGNAGE FIELD: 84" X 22")  
- INDIVIDUAL LETTERS MOUNTED TO THE WALL  
- ILLUMINATED BY RECESSED LIGHTS IN THE CANOPY FRAME



6.35 m S\_L1

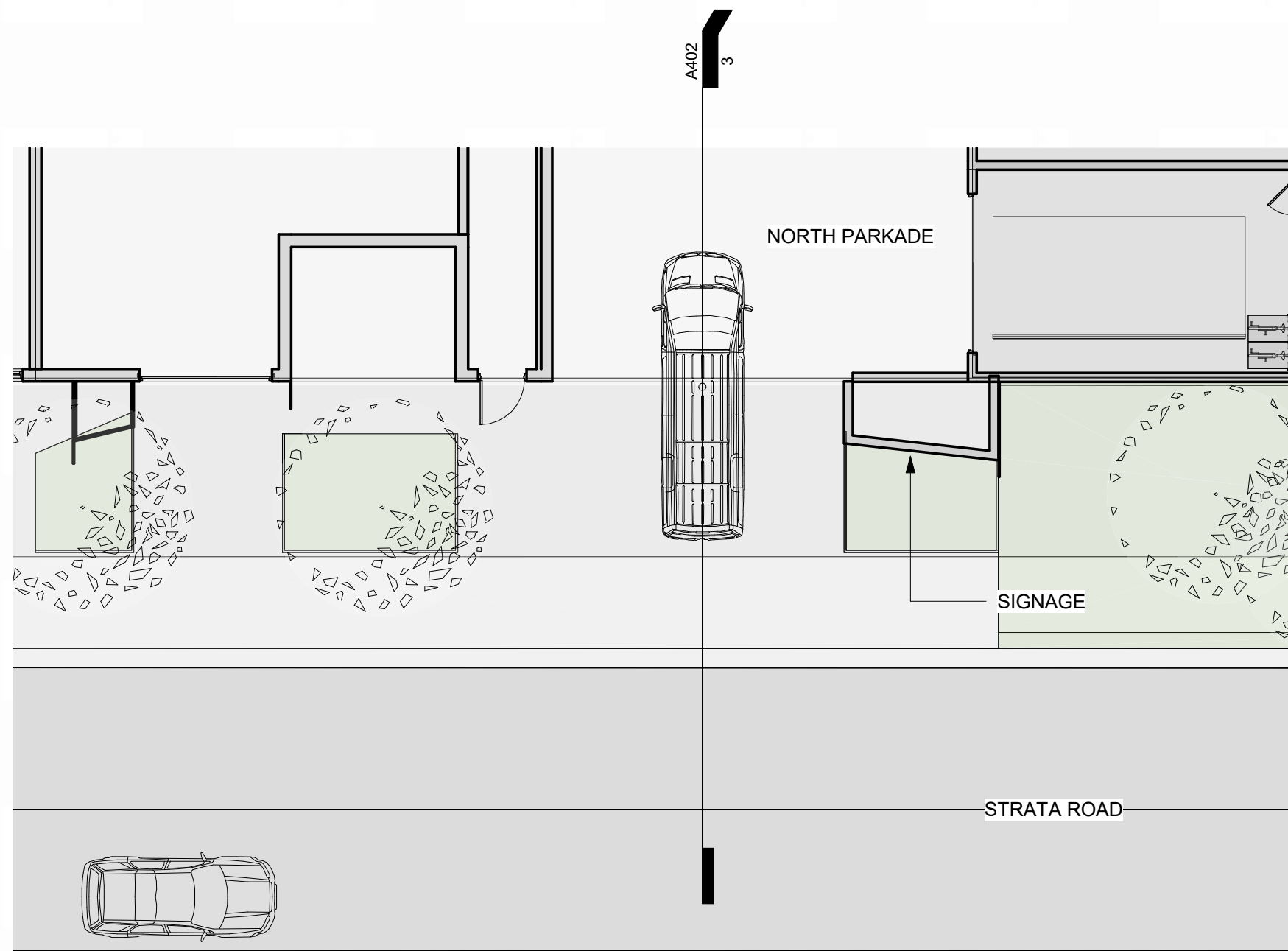


**2 SOUTH ENTRY - ELEVATION**  
A401 scale : 3/16" = 1'-0"



**1 SOUTH ENTRY - SECTION**  
A401 scale : 3/16" = 1'-0"



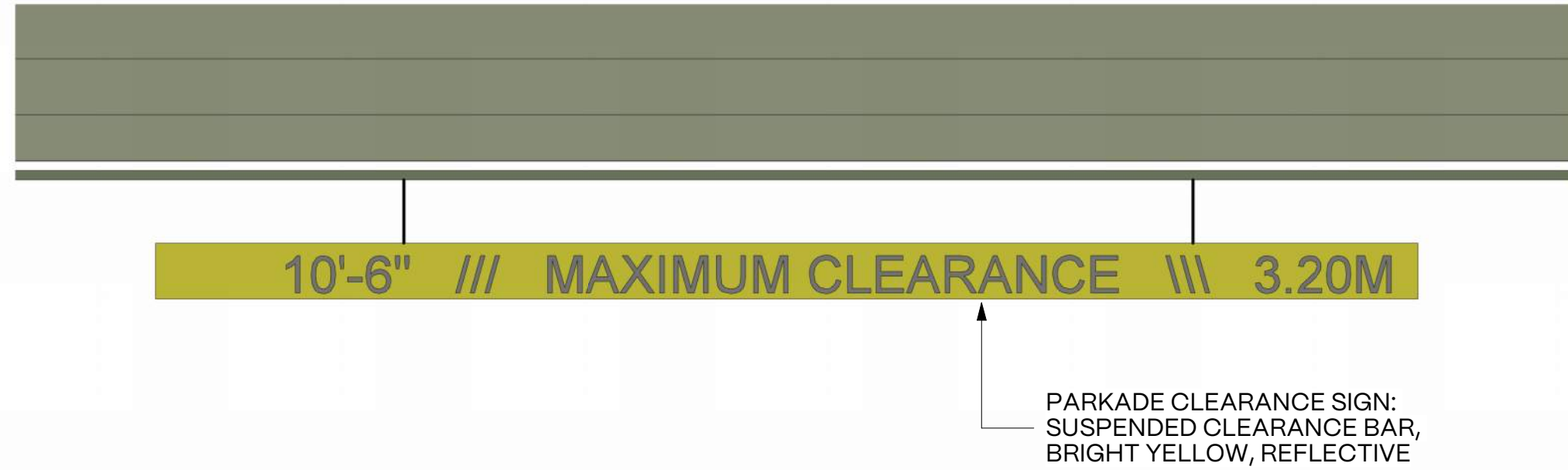


**2** NORTH PARKADE ENTRY - PLAN  
A402 scale : 3/32" = 1'-0"

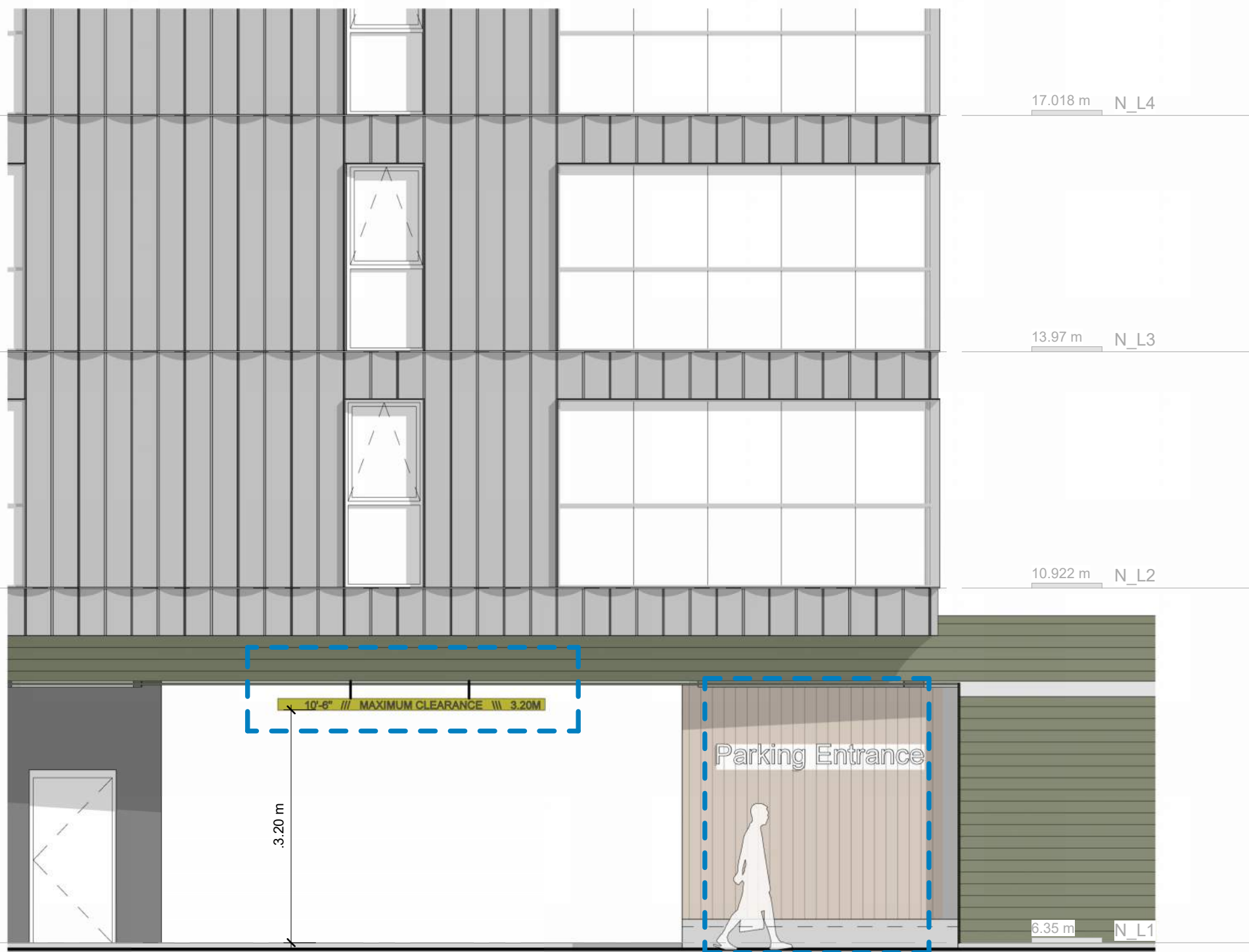
“ ...Ensure Safe, Accessible, and Discreet Servicing: Where possible, locate vents, meters, transformers, and waste disposal areas along local streets, mews, or lanes. These elements should be easily accessible, safely located, and screened from view as much as possible...”

“ ...Ensure Safety in Parking and Servicing Areas: Provide clear lines of sight at access points to parking, servicing, and utility areas to support casual surveillance and enhance safety. Use screening and/or integrate these areas into landscaping to reduce visual intrusion while maintaining visibility....”

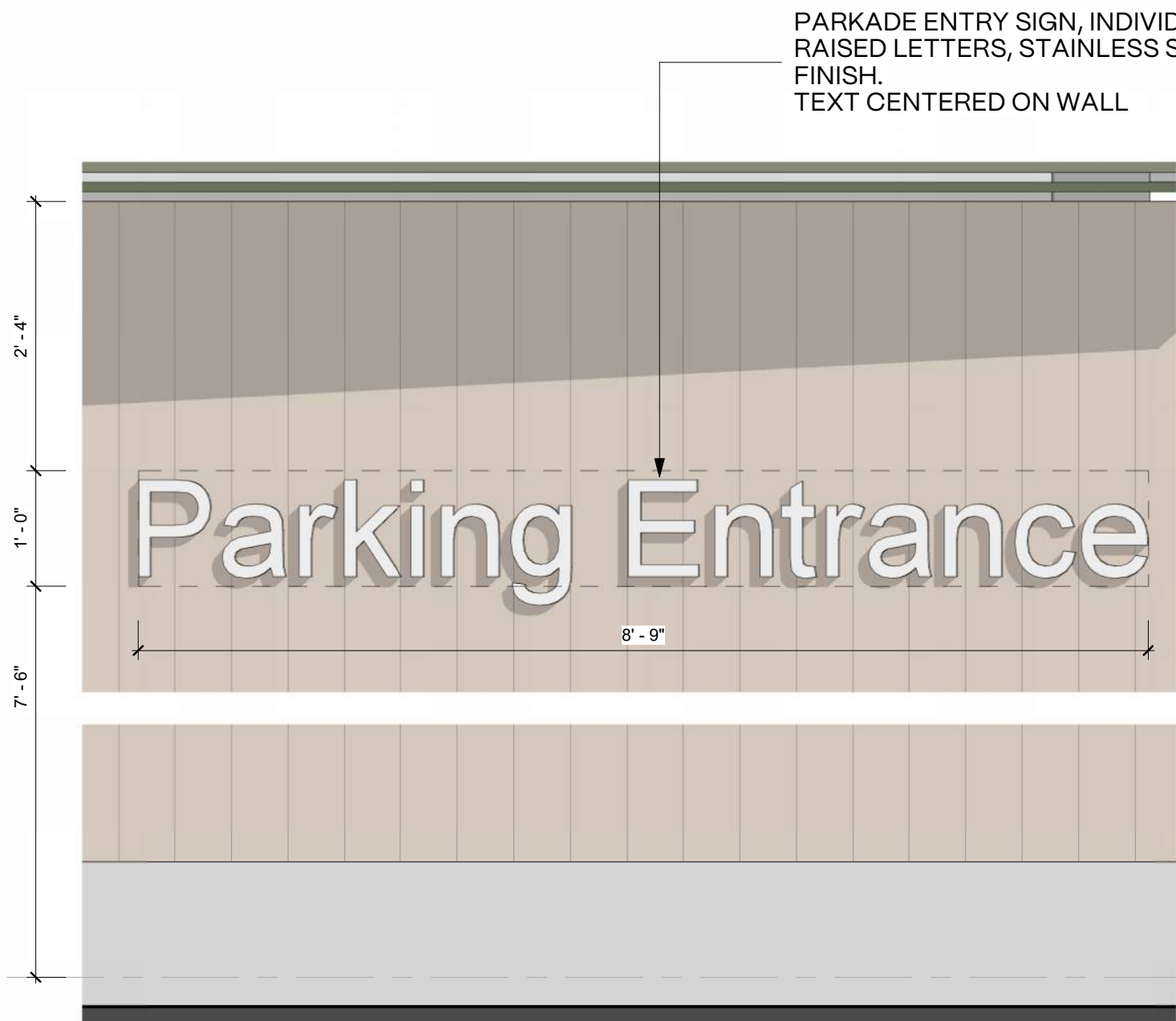
“ ...Prioritize Underground or Covered Parking: For all residential developments, provide underground or covered parking instead of surface parking...”



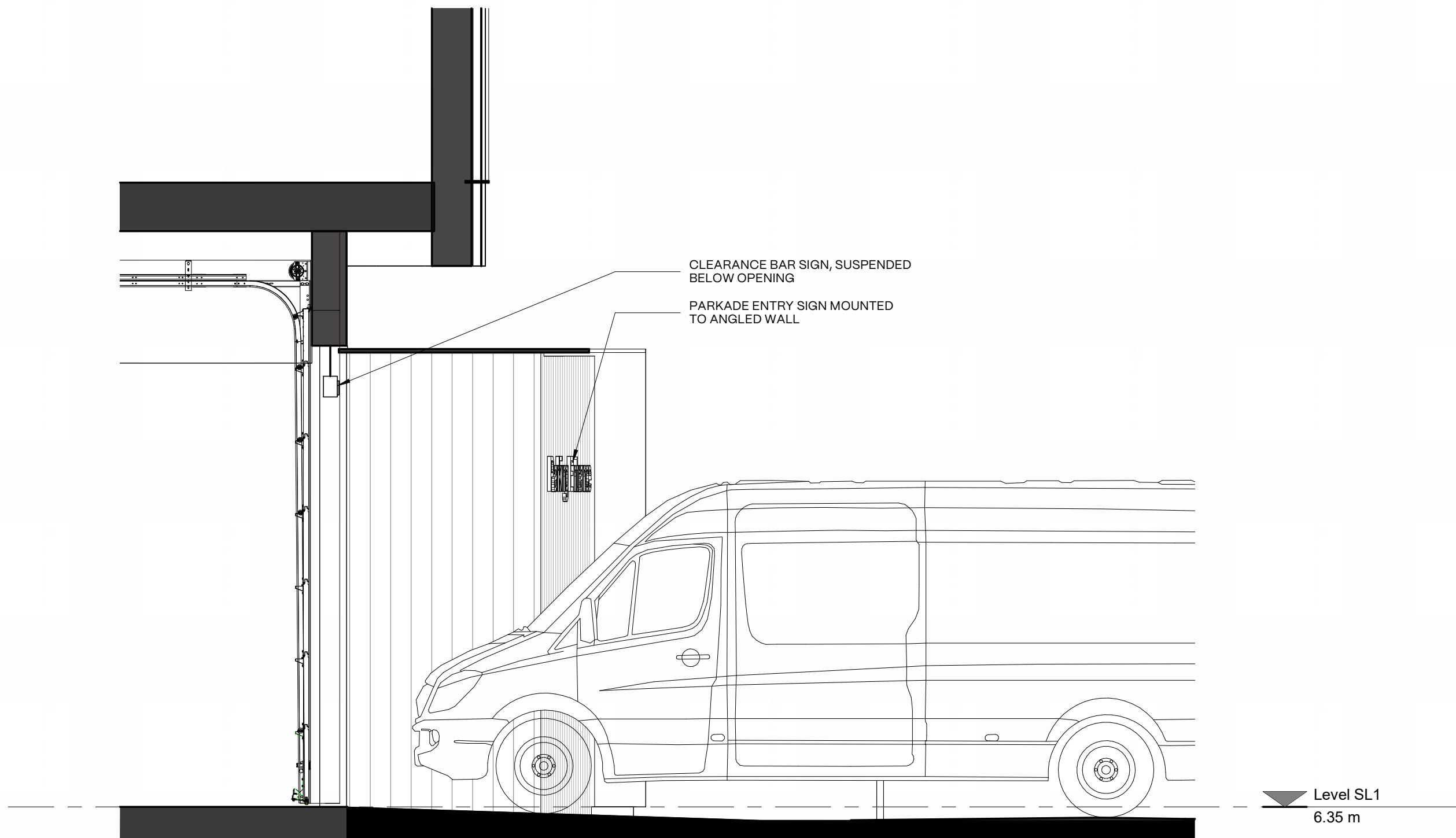
**5** TYP. PARKING CLEARANCE SIGN  
A402 scale : 3/4" = 1'-0"



**1** TYP. PARKADE ENTRY SIGN  
A402 scale : 3/16" = 1'-0"

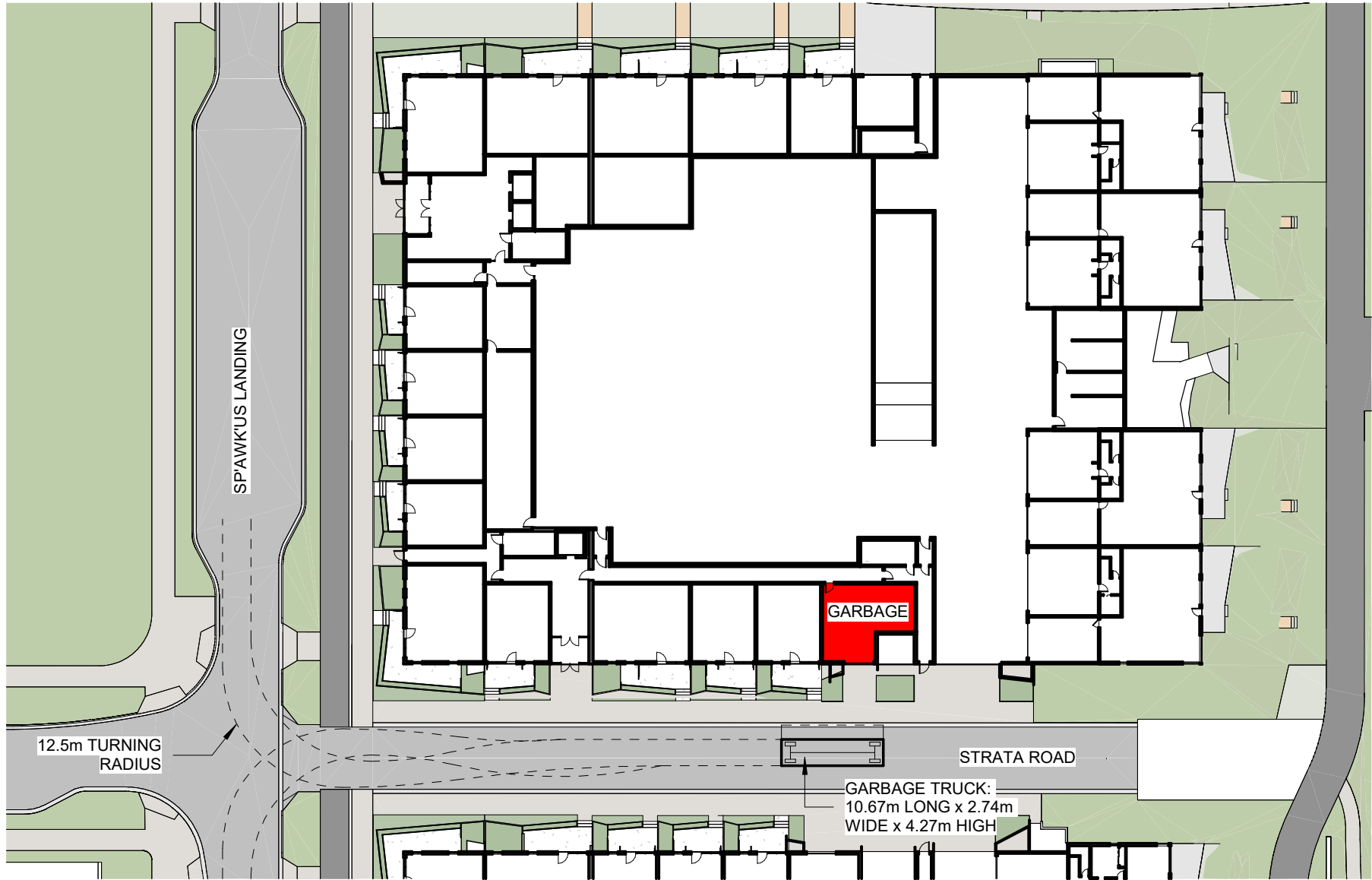


**4** TYP PARKADE ENTRY SIGN  
A402 scale : 3/4" = 1'-0"



**3** NORTH PARKADE ENTRY - SECTION  
A402 scale : 3/8" = 1'-0"

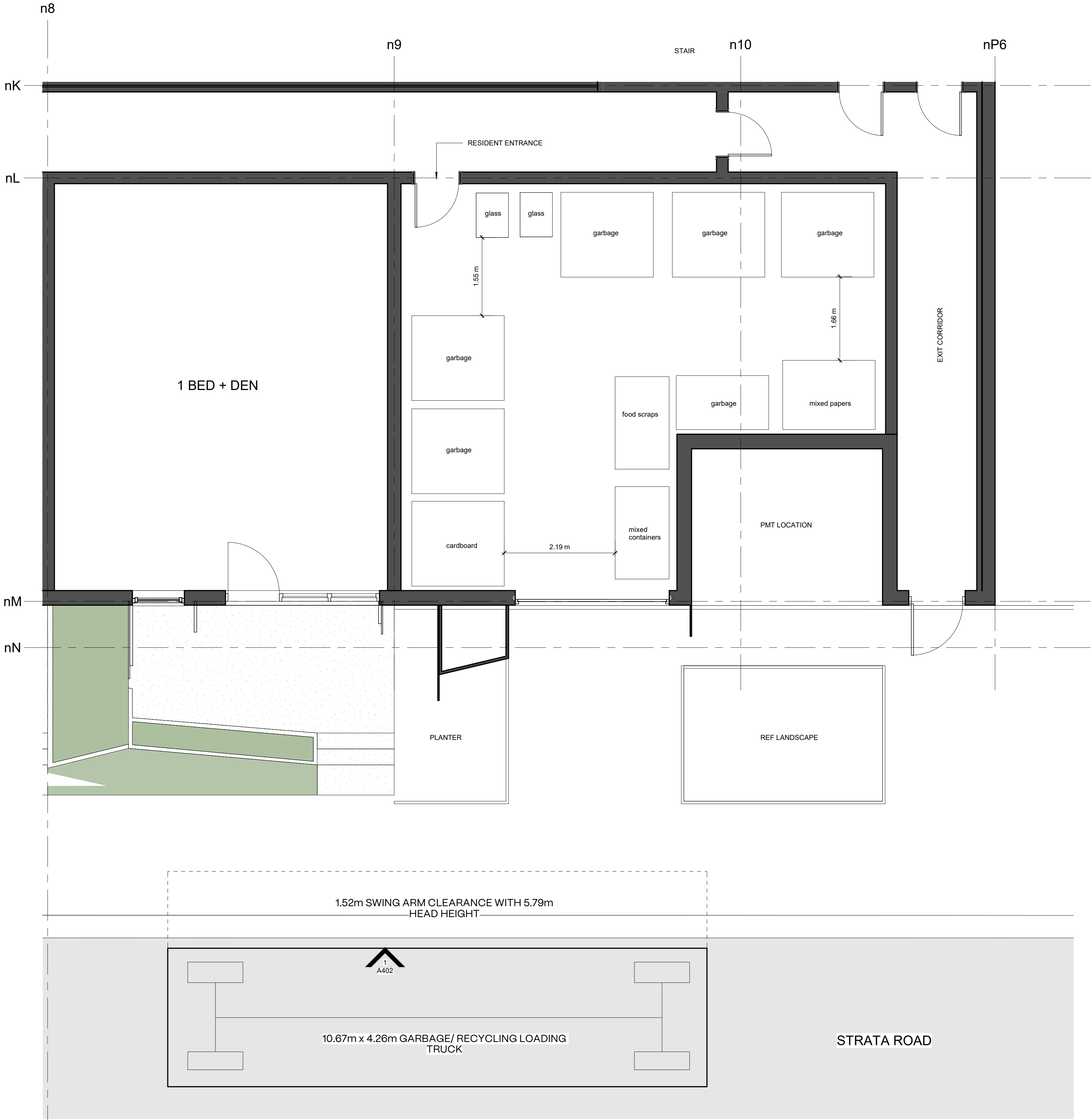




2 NORTH WASTE ROOM KEY PLAN  
A403 scale : 1" = 50'-0"

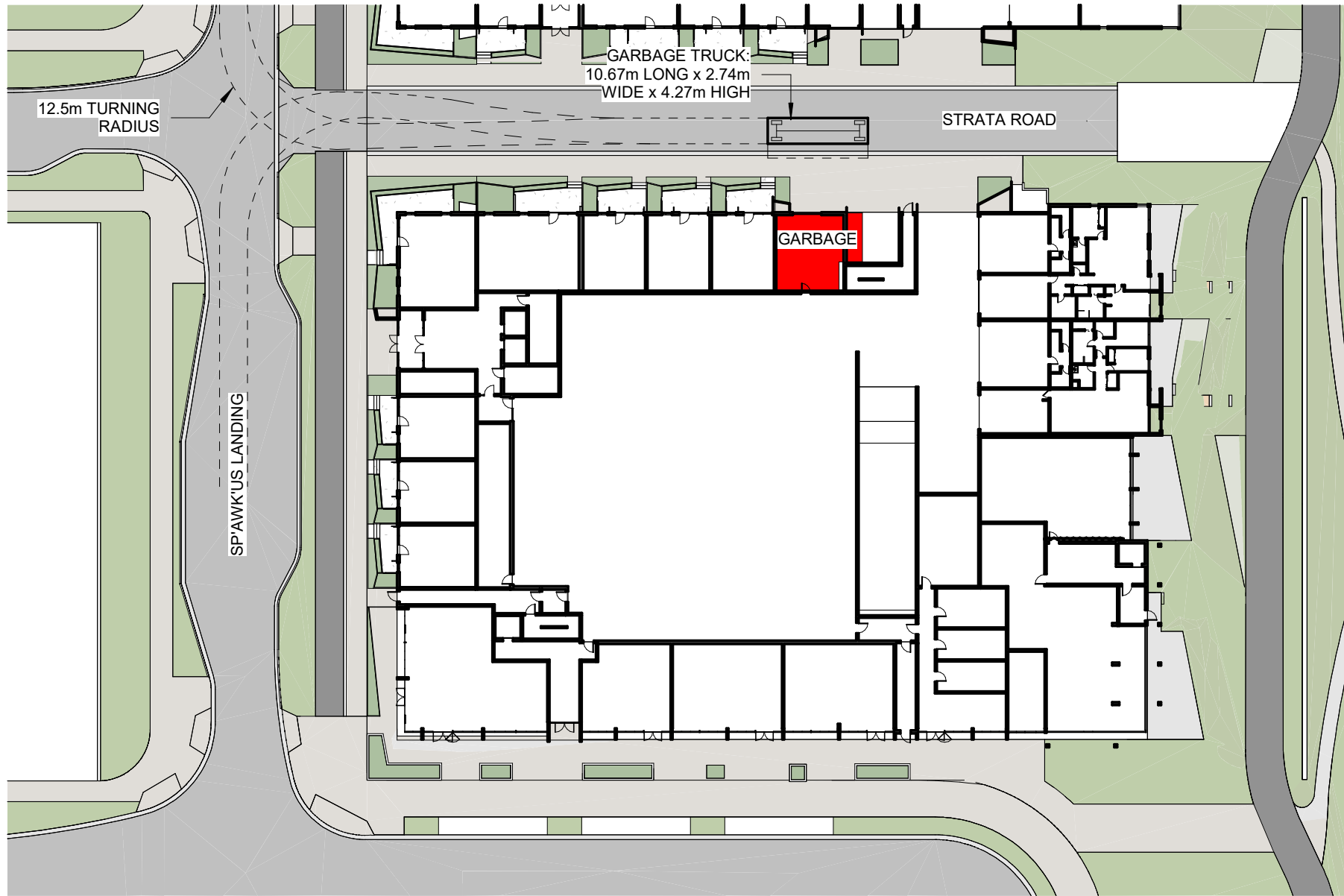
NUMBER OF UNITS: 191  
GARBAGE ROOM LOCATION: GROUND LEVEL  
STORAGE AREA REQUIRED: 62.85 m² (676.51 ft²)

| NORTH BUILDING GARBAGE SCHEDULE |                |                                            |                  |
|---------------------------------|----------------|--------------------------------------------|------------------|
| BIN TYPE                        | NUMBER OF BINS | STORAGE AREA (FOOTPRINT X MANEUVER FACTOR) | SERVICE          |
| 3 yd3                           | 1              | 4.41 m²                                    | FOOD SCRAPS      |
| 3 yd3                           | 1              | 4.41 m²                                    | GARBAGE          |
| 3 yd3                           | 1              | 4.41 m²                                    | MIXED CONTAINERS |
| 4 yd3                           | 1              | 5.64 m²                                    | MIXED PAPERS     |
| 6 yd3                           | 1              | 6.91 m²                                    | CARDBOARD        |
| 6 yd3                           | 5              | 6.91 m²                                    | GARBAGE          |
| 360L Cart                       | 2              | 0.10 m²                                    | GLASS            |
| STORAGE AREA PROVIDED:          |                | 64.47 m² (696.99 ft²)                      |                  |



1 NORTH WASTE ROOM PLAN  
A403 scale : 1/4" = 1'-0"



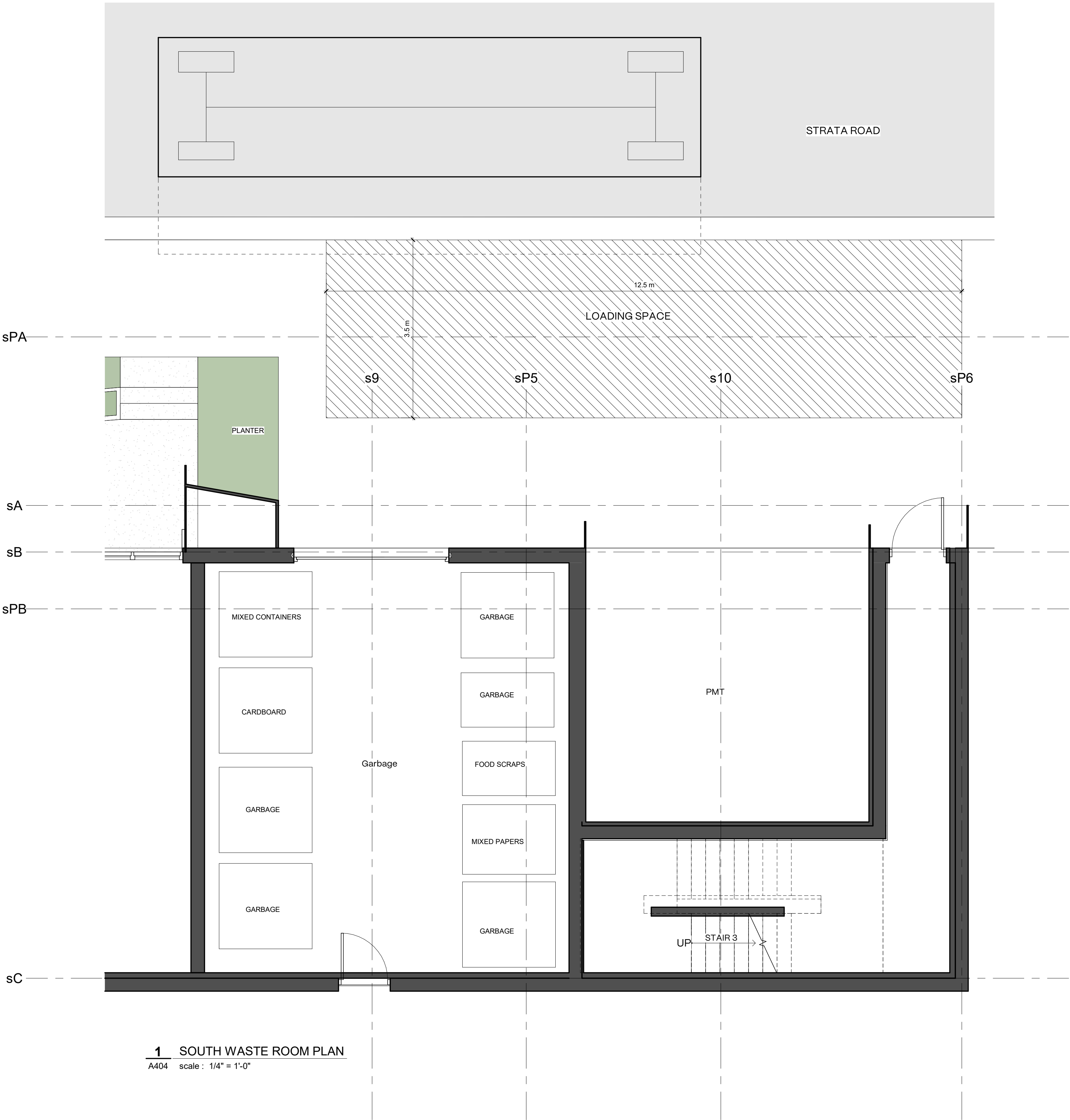


**2 SOUTH WASTE ROOM KEY PLAN**  
A404 scale : 1" = 50'-0"

NUMBER OF UNITS: 120  
GARBAGE ROOM LOCATION: GROUND LEVEL  
STORAGE AREA REQUIRED: 55.92 m<sup>2</sup> (601.92 ft<sup>2</sup>)

| SOUTH BUILDING GARBAGE SCHEDULE |                |                                            |                  |
|---------------------------------|----------------|--------------------------------------------|------------------|
| BIN TYPE                        | NUMBER OF BINS | STORAGE AREA (FOOTPRINT X MANEUVER FACTOR) | SERVICE          |
| 3 yd3                           | 1              | 4.41 m <sup>2</sup>                        | FOOD SCRAPS      |
| 3 yd3                           | 1              | 4.41 m <sup>2</sup>                        | GARBAGE          |
| 4 yd3                           | 1              | 5.64 m <sup>2</sup>                        | MIXED PAPERS     |
| 6 yd3                           | 1              | 6.91 m <sup>2</sup>                        | CARDBOARD        |
| 6 yd3                           | 4              | 6.91 m <sup>2</sup>                        | GARBAGE          |
| 6 yd3                           | 1              | 6.91 m <sup>2</sup>                        | MIXED CONTAINERS |

STORAGE AREA PROVIDED: 63.97 m<sup>2</sup> (688.61 ft<sup>2</sup>)

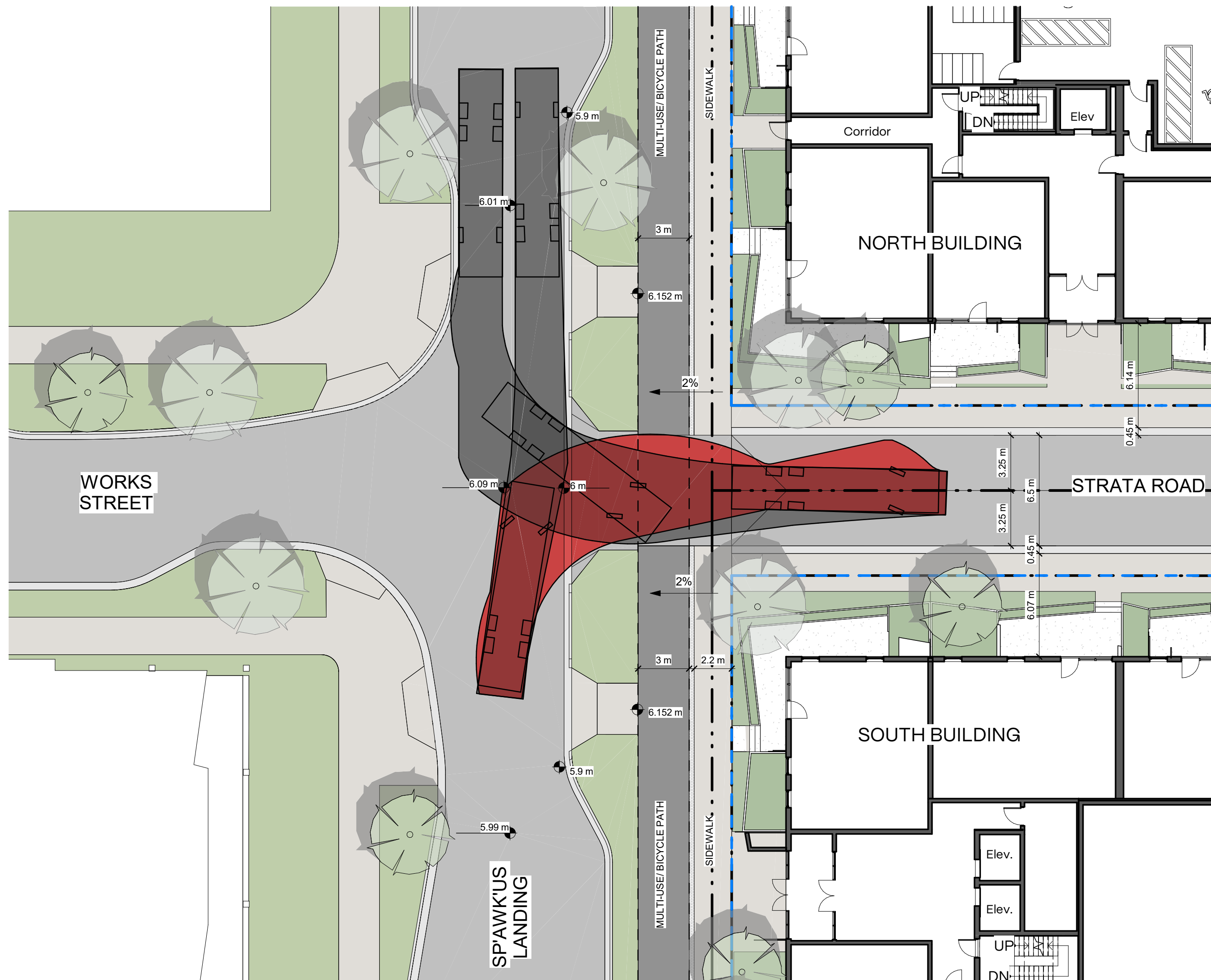


**1 SOUTH WASTE ROOM PLAN**  
A404 scale : 1/4" = 1'-0"

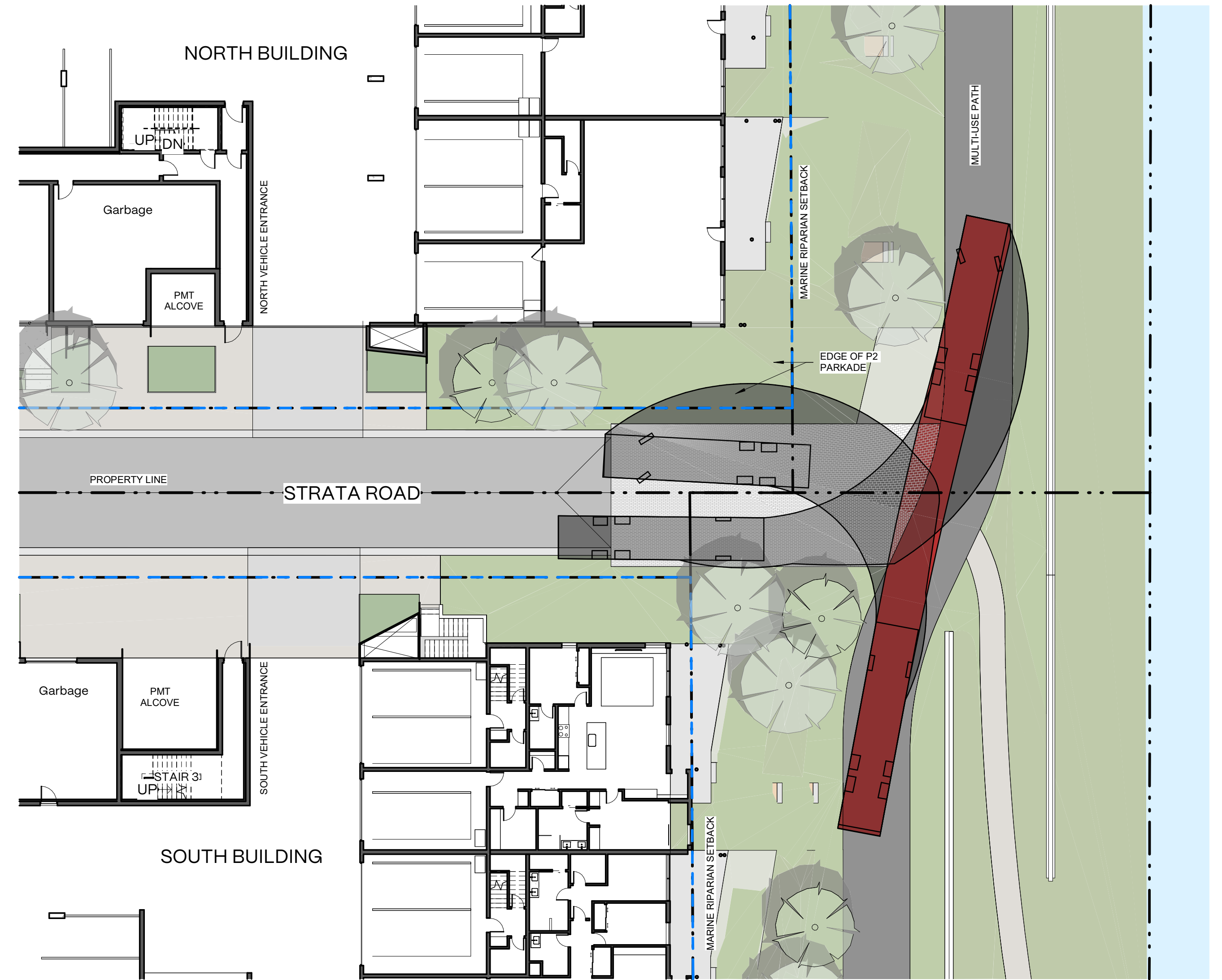








**2** FIRETRUCK TURNAROUND - SP'AWK'US INTERSECTION  
A406 scale : 1 : 200



**1** FIRETRUCK TURNAROUND - FORESHORE  
A406 scale : 1 : 200

LEGEND

- FORWARD
- REVERSE