

Aspen Road

Issue 2.0 - DEVELOPMENT PERMIT APPLICATION

Wednesday, January 21, 2026

CONTACT LIST

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Geotechnical	Frontera Geotechnical 1-38920 Queens Way Squamish, BC V8B 0K8	Will Gerrard Steven Fofonoff	604.898.1093	will@fronterageo.ca steven@fronterageo.ca
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Code	Cardinal Engineering 470,688 W Hastings Street Vancouver, BC V6B 1P1	Samir Eidnani	604.605.0606	sam@cardinalfire.ca
Surveyor	Bunbury & Associates Land Surveying Ltd. 207-38026 2 Ave Squamish, BC V8B 0B1	Jeremy Childs Martin Jones	604.892.3090	

Civic Address:
Lot 15 Aspen Road, Squamish, BC

Development Permit Number: **N/A**

Building Permit Number: **N/A**

Architectural Drawing Issues

2025-12-12 Issue 1 - Rezoning Application
2026-01-21 Issue 2 - Development Permit Application



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Note: Drawings only to scale when printed on 30x42sheets



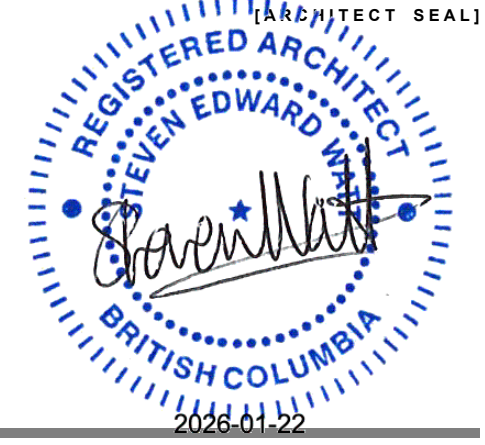
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development corp.



**DENCITI DEVELOPMENT
CORP**

ASPEN ROAD
LOT 15 , Aspen Road
Squamish, BC

Cover

25683

Wednesday, January 21, 2026

Issue 2: DP

A-0.000

PROPOSED RENTAL DEVELOPMENT					
PROJECT OWNER:	DENCITI DEVELOPMENT CORP.				
PROJECT CONTACT:	Guadalupe Font Jackie Lee	Denciti Development Corp.	1550 - 1185 West Georgia St., Vancouver BC, V6E 4E6	T. 604.561.6340 T. 778.886.6774	
PROJECT ARCHITECT:	Steve Watt	Integra Architecture Inc.	2330 - 200 Granville Street, Vancouver BC, V6C 1S4	T. 604.688.4220	
PROJECT NUMBER:	25683				
CIVIC ADDRESS:	LOT 15 ASPEN RD, DISTRICT OF SQUAMISH, BC				
LEGAL DESCRIPTION:	TBD				
PROJECT DESCRIPTION:	6 Storey Rental Apartment				
ZONING:	C-13				
Existing Zoning:	C-13				
Proposed Zoning:	COMPREHENSIVE DEVELOPMENT No. 120 (CD-120) - SITE SPECIFIC				
OCP Designation	XXX				
Development Permit Area					
ISSUE:	2 - DP				
DATE:	2026-01-21				

SITE AREA				
Total Site Area				
Total Gross Site Area	2.098 Acres	91,386.36 SF	8,490.00 m ²	
* To be confirmed by Survey				
Dedications				
xxx	0.000 Acres	0 SF	0.00 m ²	* TBC
Net Site Area	2.098 Acres	91,386.36 SF	8,490.00 m ²	* TBC

BUILDING SITE COVERAGE				
Maximum Building Site Coverage	50.0%	45,693.18 SF	4,245.00 m ²	
Proposed Building Site Coverage	34.1%	31,178.80 SF	2,896.58 m ²	
** Note: Building Site Coverage does not include: bay windows, roof overhangs, & floor overhangs				

FLOOR AREA RATIO (FAR)			
Maximum FAR			
Maximum Floor Area	1.80	164,495.45 SF	15,282.00 m ²
Proposed FAR			
Floor Area		156,218.60 SF	14,513.20 m ²
Exclusions - Amenity		3,515.52 SF	326.60 m ²
Exclusions - Other		20,488.13 SF	1,903.41 m ²
Proposed Floor Area	1.45 Net (exc. Amenity)	132,214.95 SF	12,283.18 m ²
	1.71 Gross	156,218.60 SF	14,513.20 m ²

Amenity			
Proposed Indoor Amenity	2.0 m2/unit	3,515.52 SF	326.60 m ²

GROSS FLOOR AREA (GFA)													
Floor Areas													
Level		Unit Areas	Common Areas					Other Mech/Elect/Bike/G arage	Total Area		Total Floor Area		Efficiency
		SF	Indoor Amenity	Commercial	Lobby/Corid or/Firewall	Stairs /Elevators	Storage				SF	m²	
Level 1		14,661.39	3,515.52	4,231.41	1,924.61	741.89	38.11	787.67	11,239.21		25,900.60	2,406.25	56.6%
Level 2		22,664.43	0.00	0.00	2,497.83	741.93	69.95	89.46	3,399.17		26,063.60	2,421.39	87.0%
Level 3		22,664.43	0.00	0.00	2,497.83	741.93	69.95	89.46	3,399.17		26,063.60	2,421.39	87.0%
Level 4		22,664.43	0.00	0.00	2,497.83	741.93	69.95	89.46	3,399.17		26,063.60	2,421.39	87.0%
Level 5		22,664.43	0.00	0.00	2,497.83	741.93	69.95	89.46	3,399.17		26,063.60	2,421.39	87.0%
Level 6		22,664.43	0.00	0.00	2,497.83	741.93	69.95	89.46	3,399.17		26,063.60	2,421.39	87.0%
Area Totals			3,515.52	4,231.41	14,413.76	4,451.54	387.86	1,234.97	28,235.06		156,218.60	14,513.20	0%

Unit Areas													
Unit Types		Approx. Unit Areas		Number of Units / Floor						Total Units	Total Unit Area		% of Units
		SF	Subtotal	L1	L2	L3	L4	L5	L6		SF	m ²	
Unit S1		444.66	444.66	1	0	0	0	0	0	1	444.66	41.31	0.6%
Studio - Adaptable													
Unit S1-A		491.40	491.40	0	2	2	2	2	2	10	4,914.00	456.53	6.1%
Studio - Adaptable													
Unit A1		591.17	591.17	2	3	3	3	3	3	17	10,049.89	933.67	10.4%
1 Bedroom													
Unit A1-A		584.09	584.09	3	4	4	4	4	4	23	13,434.07	1248.07	14.1%
1 Bedroom													
Unit A1-B		646.44	646.44	0	2	2	2	2	2	10	6,464.40	600.56	6.1%
1 Bedroom													
Unit A1-C		591.17	591.17	1	1	1	1	1	1	6	3,547.02	329.53	3.7%
1 Bedroom - Adaptable													
Unit B1		886.76	886.76	0	9	9	9	9	9	45	39,904.20	3707.23	27.6%
2 Bedroom													
Unit B1a		853.74	853.74	0	1	1	1	1	1	5	4,268.70	396.58	3.1%
2 Bedroom - Adaptable													
Unit B1-B		920.38	920.38	0	1	1	1	1	1	5	4,601.90	427.53	3.1%
2 Bedroom													
Unit B2		867.90	867.90	0	1	1	1	1	1	5	4,339.50	403.15	3.1%
2 Bedroom													
Unit B3		920.96	920.96	1	1	1	1	1	1	6	5,525.76	513.36	3.7%
2 Bedroom													
Unit C1		997.65	997.65	0	1	1	1	1	1	5	4,988.25	463.42	3.1%
3 Bedroom													
Unit C1-A		990.73	990.73	0	1	1	1	1	1	5	4,953.65	460.21	3.1%
3 Bedroom													
Unit C2		1062.66	1062.66	0	1	1	1	1	1	5	5,313.30	493.62	3.1%
3 Bedroom													
Unit C3		1065.77	1065.77	0	1	1	1	1	1	5	5,328.85	495.07	3.1%
3 Bedroom													
Unit D1		977.14	977.14	10	0	0	0	0	0	10	9,771.40	907.79	6.1%
Studio+Live Work - Adaptable													
Unit Totals				18	29	29	29	29	29	163	127,849.6	11,877.6	100%

UNIT MIX		
	No.	Percentage
Studio	11	6.7%
1 Bedroom	56	34.4%
Family Units:		
2 Bedroom	66	40.5%
3 Bedroom	20	12.3%
Studio+Live Work	10	6.1%
Total Units	163	100.0%

OFF-STREET PARKING			
Apartment Parking			
Residential Parking	1.00 Spaces Per Unit	Bachelor	21 Spaces Required
	1.25 Spaces Per Unit	1 Bedroom	70 Spaces Required
	1.75 Spaces Per Unit	2 Bedroom	116 Spaces Required
	2.00 Spaces Per Unit	3 Bedroom	40 Spaces Required
	0.25 Spaces Per Unit	Visitor	41 Spaces Required
	1.76 Spaces Per Unit	Blended Total	287 Spaces Required
Commercial Parking	2.00 Spaces Per 100m2 of gross area		8 Spaces Required
Total Residential Parking Provided	1.00		163 Spaces Provided
Total Commercial & Visitor Parking Provided			17 Spaces Provided
Total Parking Provided			180 Spaces Provided
Disabled Parking	6 Spaces For 111-170 Parking Spaces	6.0 Spaces Required	6 Spaces Provided (inclusive)
Max. Small Cars Allowed	15% of Provided Spaces	27 Spaces Max.	19 Spaces Provided
Car Wash Stall	N/A Space per 100 Units	0 Spaces Required	0 Spaces Provided
EV Ready Parking Spaces	30% of Provided Spaces	49 Spaces Required	55 Spaces Provided
Loading			
Residential Loading Required	0.0	0 Space Required	0 Space Provided

Parking Space Dimensions	* EV's, 30% Residential to have energized outlet, 100% for rough-in
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 spa
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	326 Spaces Required	326 Spaces Provided
Class "A" Oversized Spaces	5.0% of Bicycle Spaces	16 Spaces Required	16 * inclusive
0.9M Wide x 3.1M Long			
Class "B" Short Term	6 Per Building	Total	6 Spaces Required
			6 Provided (Bike Racks)

SOLID WASTE & RECYCLING			
Residential Garbage	* Requirements for 161-170 Residential Units, based on District of Squamish Solid Waste Storage Technical Design Guidelines.		
Food Scraps & Yard Trimmings	7 totes	totes (240 liters)	(24"x28"x43")
Mixed containers - plastic, metal	7 totes	totes (360 liters)	(24"x35"x44.5")
Glass	1 totes	totes (120 liters)	(24"x28"x43")
Mixed paper (with cardboard bin)	5 totes	totes (360 liters)	(24"x35"x44.5")
Total Recycling Containers Required	20 totes		
Garbage	6 bin	bin (4 cu.yd)	(72"x66"x80")
Cardboard	1 bin	bin (4 cu.yd)	(72"x42"x48")
Min. Waste & Recycling Storage Area	Size	Storage Area Required per bin	Number of Bins/Containers
	120L	0.74 m2	1.00
	240L	1.04 m2	7.00
	360L	1.37 m2	12.00
	4 cu.yd	5.64 m2	7.00
	6 cu.yd.	6.91 m2	0.00
Total Waste & Recycling Area		Required	688.24 SF
		Provided	527.51 SF
Temporary Storage Area	45% of Storage Area	Required	237.38 SF
		Provided	0.00 SF

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:	74.57 ft	Proposed Height:	6 Storey
	22.73 m		70.57 ft
			21.51 m

BUILDING SETBACKS			
Setback Location:	Street Facing:	Proposed:	
Front	Aspen Road	16.40 ft	5.0 m
Rear		4.92 ft	1.5 m
Side	North	3.28 ft	1.0 m
Side	East	6.56 ft	2.00 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 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	27,415.65 sf	2,547.00 m ²	Amenity Required
Proposed Outdoor Amenity Space		5,799.87 sf	538.83 m ²	
Outdoor Amenity Space (Pocket Park)		23,786.99 sf	2,209.88 m ²	(TBD)
Total Amenity Space		29,586.86 sf	538.8 m ²	Amenity Provided
Proposed Indoor Amenity Space		3,515.52 sf	326.72 m ²	

MINIMUM PRIVATE USEABLE OPEN SPACE		
Minimum Private Useable Open Space	Proposed	7% Gross Unit area

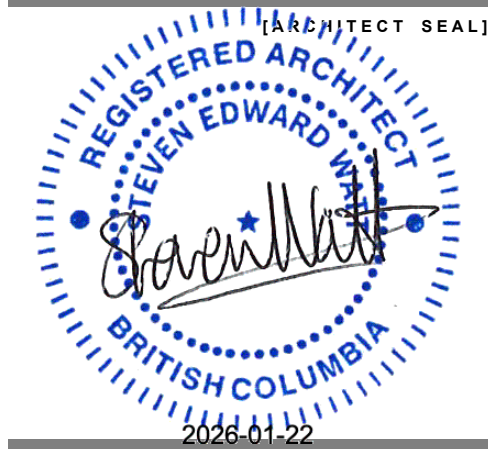


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[PROJECT TEAM]



DENCITI DEVELOPMENT
CORP

[PROJECT]

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

[TITLE]

Data

[PROJECT]

25683

[SCALE]

[DATE]

Wednesday, January 21, 2026

Issue 2: DP

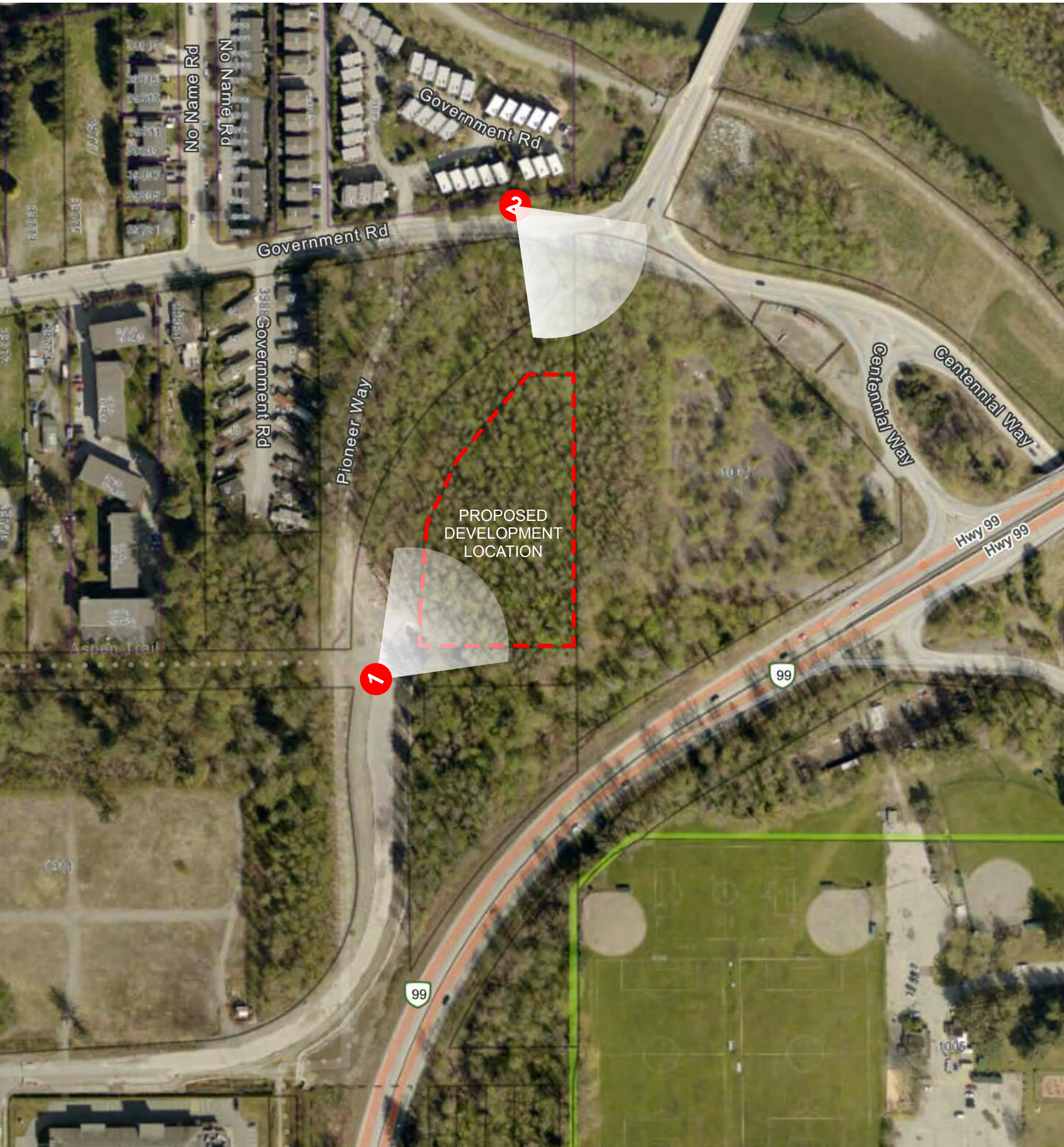
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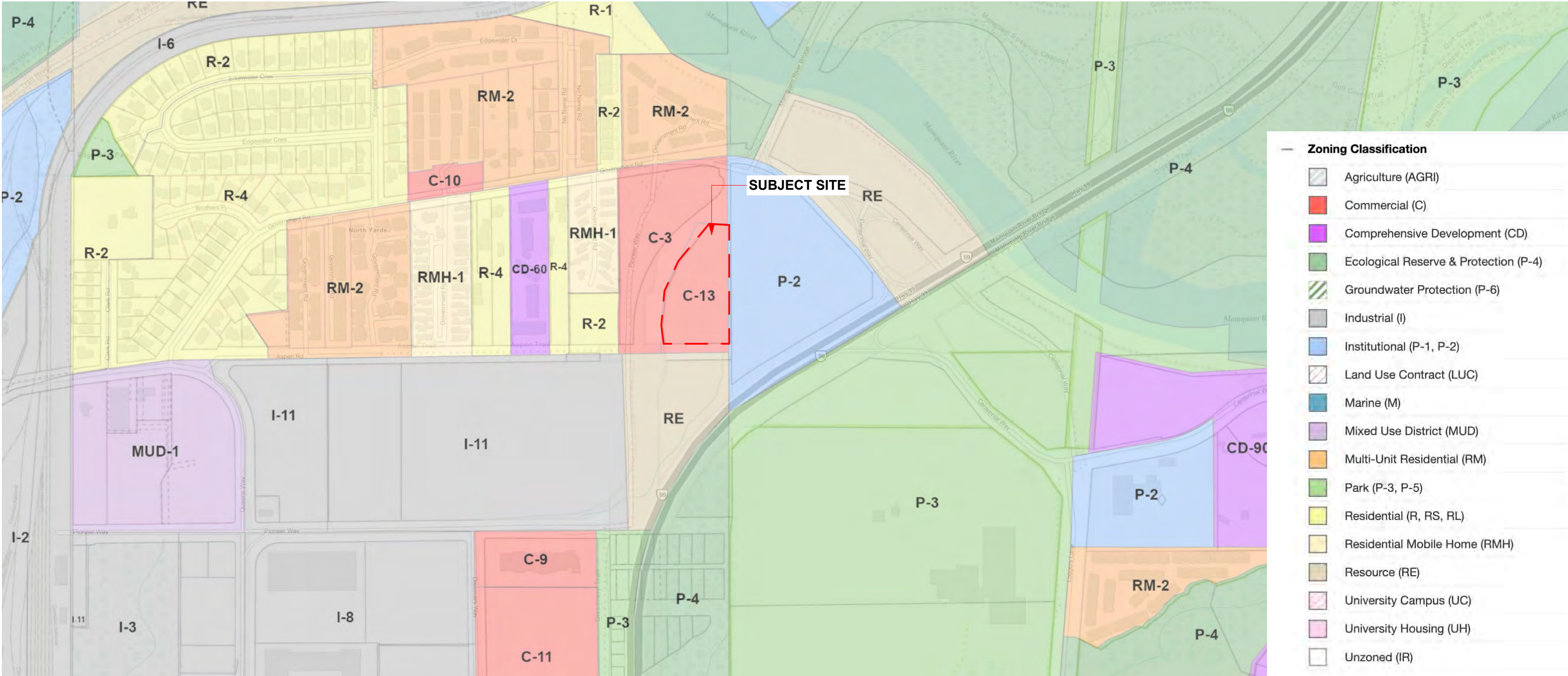
SITE CONTEXT



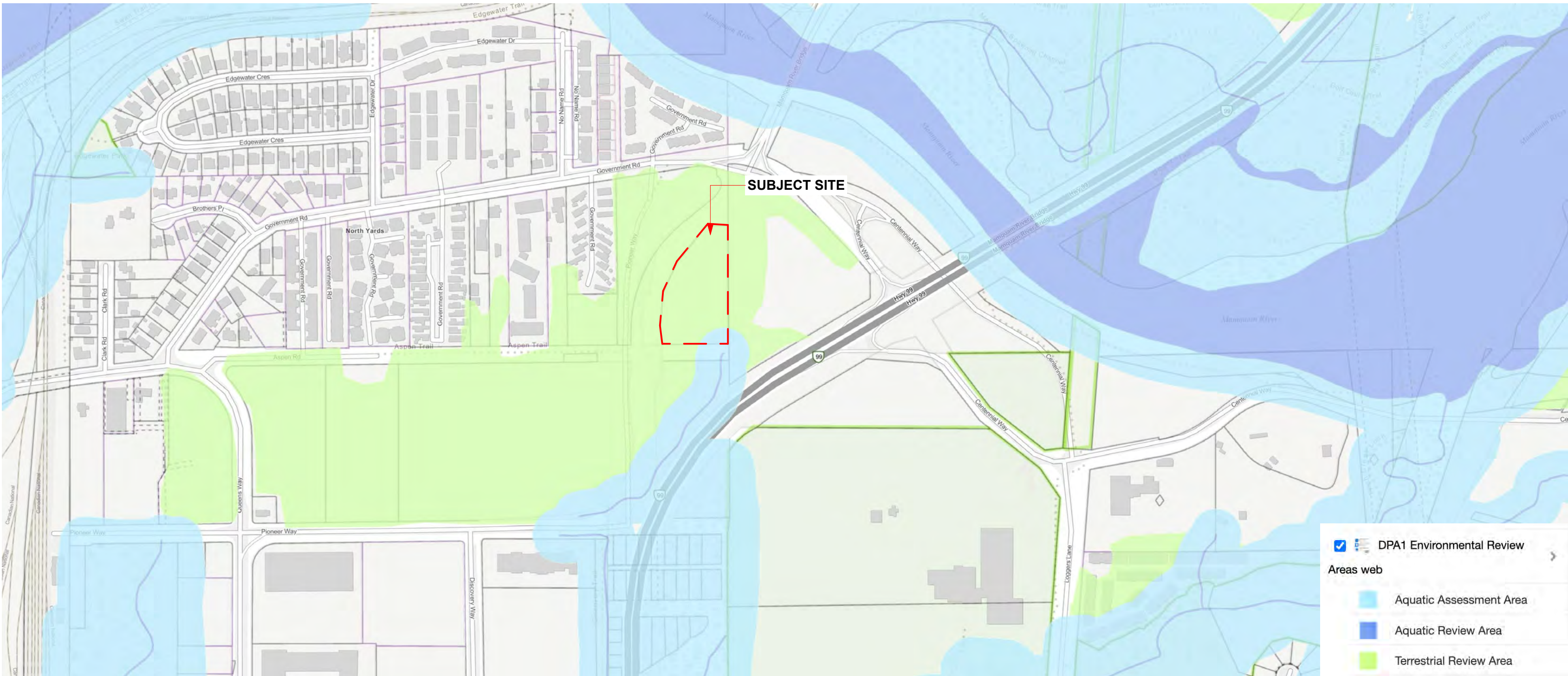
1 SOUTH-WEST CORNER - OLD 99 HWY



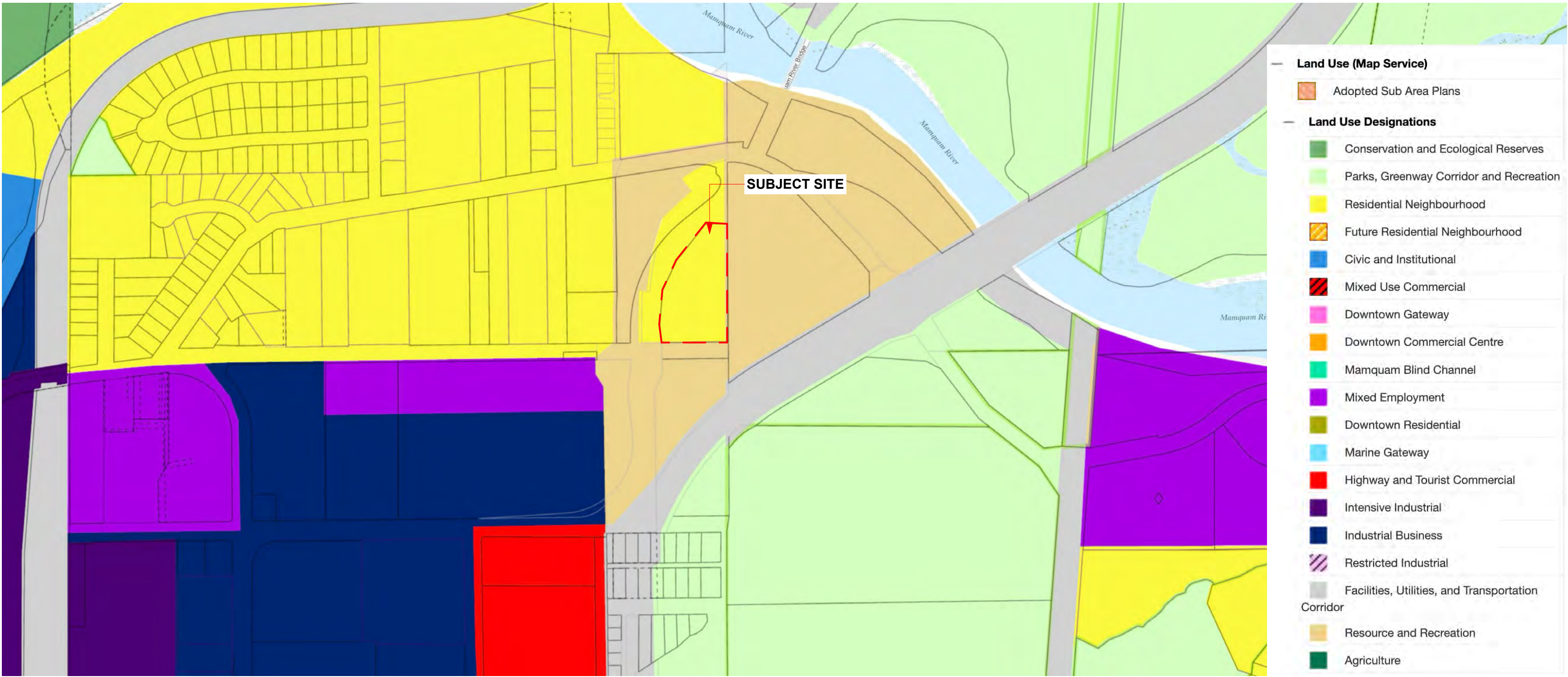
2 NORTH-WEST CORNER - GOVERNMENT RD



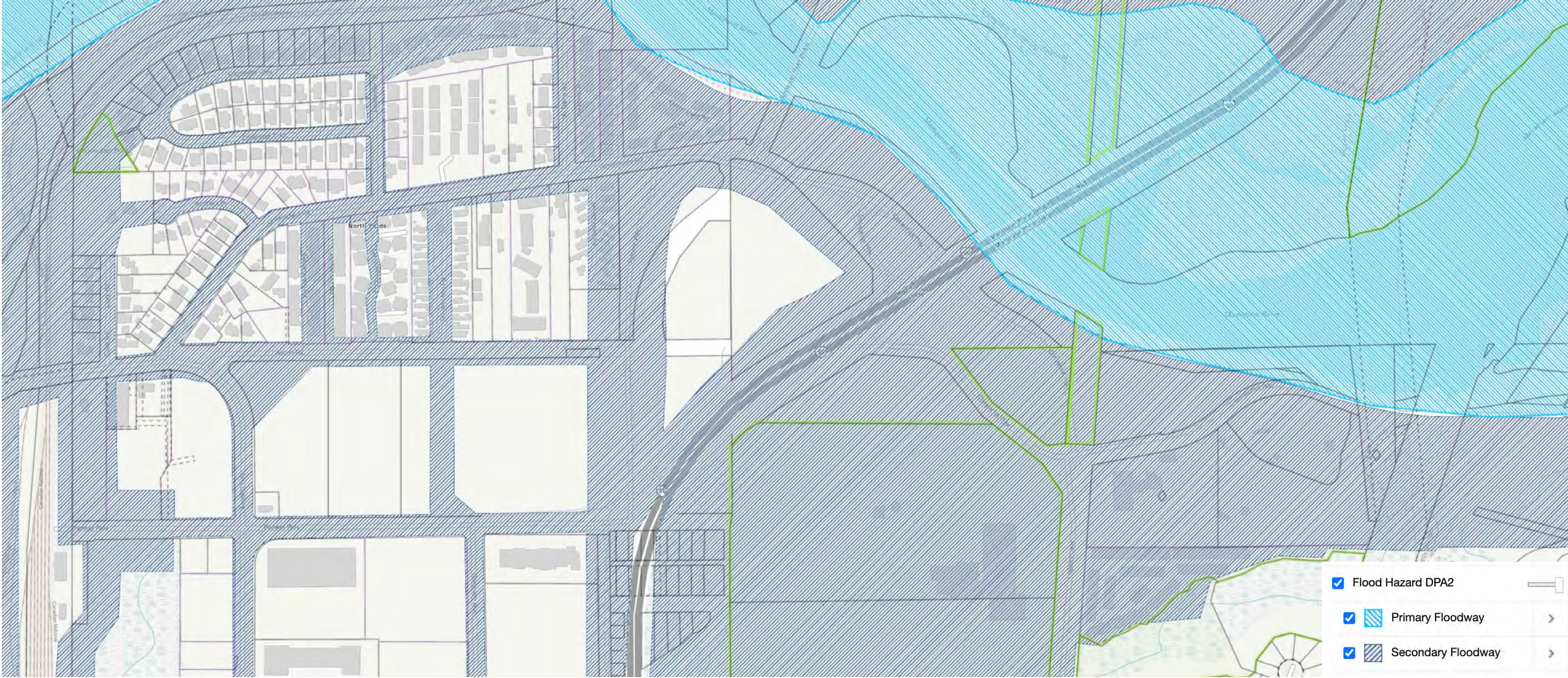
EXISTING ZONING C-13



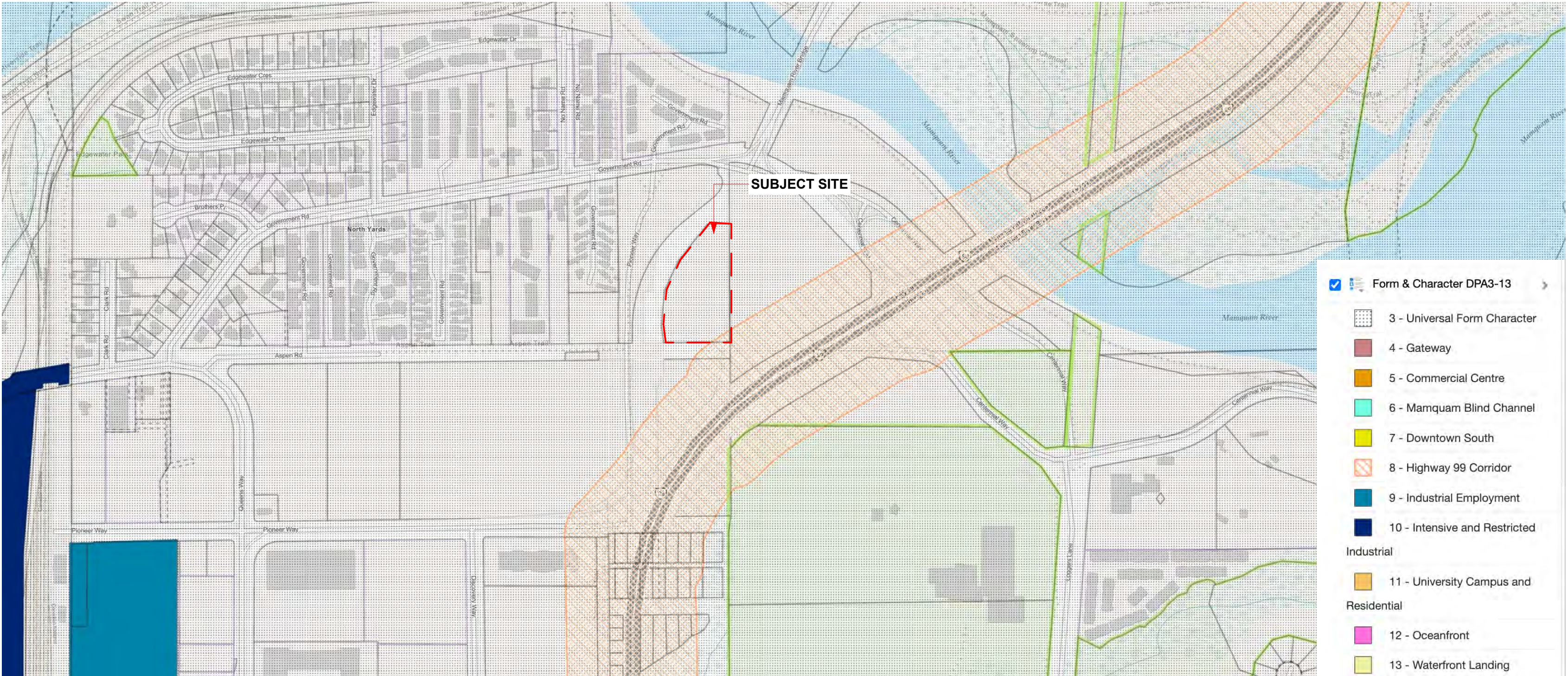
OCP - DEVELOPMENT AREA 1 : ENVIRONMENTAL PROTECTION



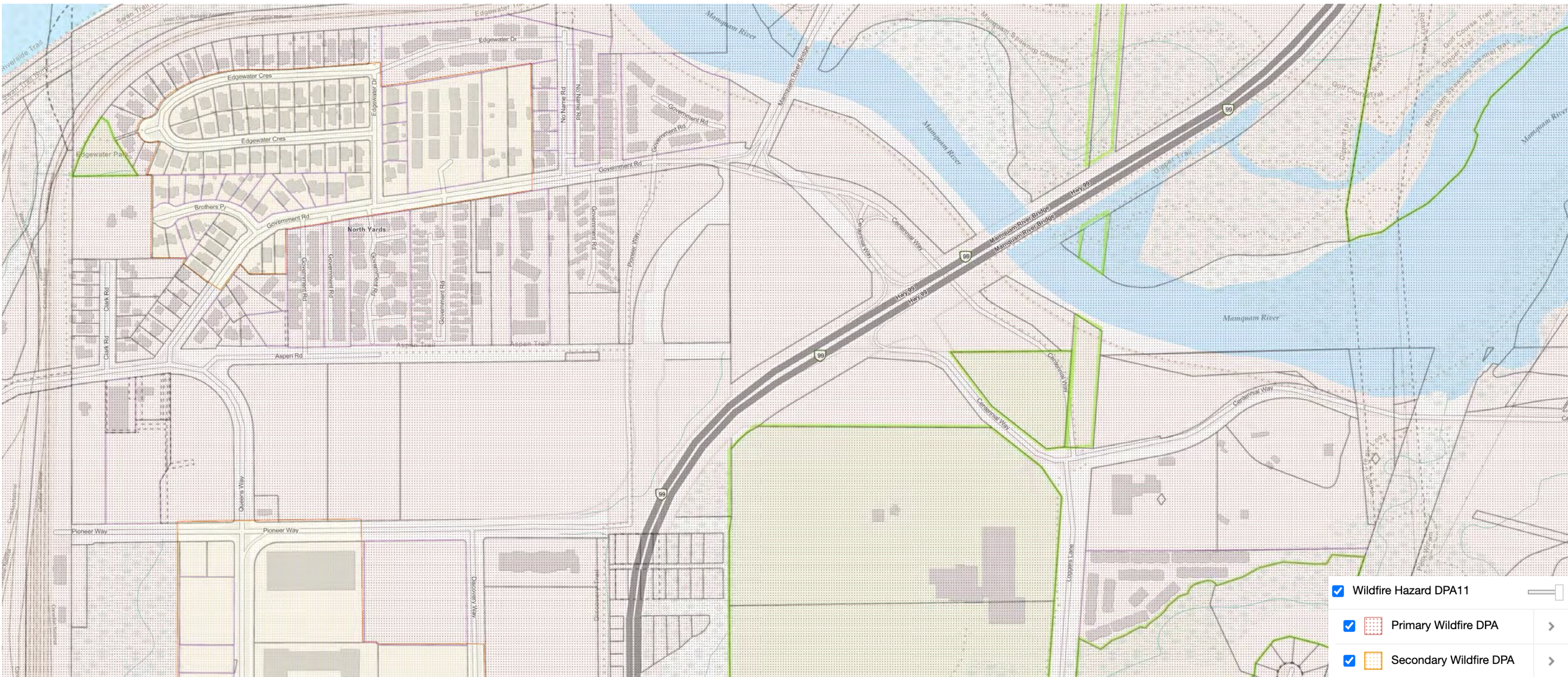
OCP - LAND USE



OCP - DEVELOPMENT PERMIT AREA 2 : PROTECTION FROM FLOOD HAZARD



OCP - FORM AND CHARACTER



OCP - DEVELOPMENT PERMIT AREA 11 : PROTECTION FROM WILDLIFE HAZARD

BC LAND SURVEYOR'S SITE PLAN

ON LOT 15, BLOCK M, SECTION 3, TOWNSHIP 50,
NWD, PLAN 13167, EXCEPT HIGHWAY PLAN 147
Aspen Road & Pioneer Way, District of Squamish, BC
(PID 008-725-055)



All distances horizontal ground-level
distances in metres and decimals
thereof, unless otherwise noted.
The intended plot size is 560mm in
width by 432mm in height (C size) when
plotted to scale.

Elevations are on CGVD28BC geodetic
datum and were derived from Natural Resource
Canada's PPP service using GNSS observations.

- +09.5 Denotes Existing
Ground Elevation
- Denotes Iron Post Found

Calculated Lot Area = 0.849 ha

Lot is Zoned C-13 Commercial.

Property line dimensions are derived
from Highway Plan 147 and field survey.

This document was prepared for mortgage
and municipal/regional district purposes and
is for the exclusive use of our client,
Denciti Development Corp.

This document shows the surveyed structures
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.

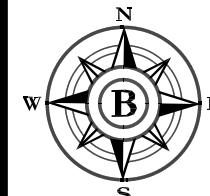
The signatory accepts no responsibility or
liability for any damages that may be
suffered by a third party as a result of
any decisions made, or actions taken
based on this document.

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

None.

FB 2338 Pg 138-139

File 2024-029-2-SP.dwg



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

PARCEL A
PLAN EPT11374

ROAD
(UNCONSTRUCTED)

CONC CULVERT
0.75m ϕ
INVT EL=4.95

REMAINDER OF THE
EAST 1/2 OF BLOCK 6
PLAN 15402

REMAINDER LOT 2
PLAN 19496

REMAINDER LOT 15
PLAN 13167
(SEE HIGHWAY PLAN 147)

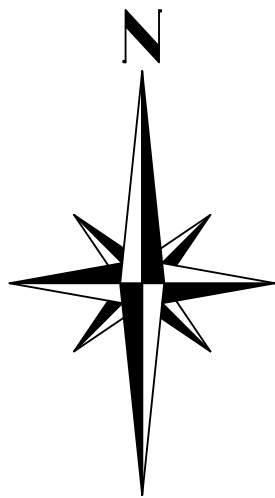
UNSUBDIVIDED PORTION OF
SECTION 3, SEE PLAN 13167

Certified Correct this
11th day of December, 2024.
Jeremy T. Childs, BCLS #955

Digitally signed by
Jeremy Childs 147CSE
Date: 2024.12.12
13:58:32 -0800'

(Not valid unless originally signed and
sealed, or digital signature applied)

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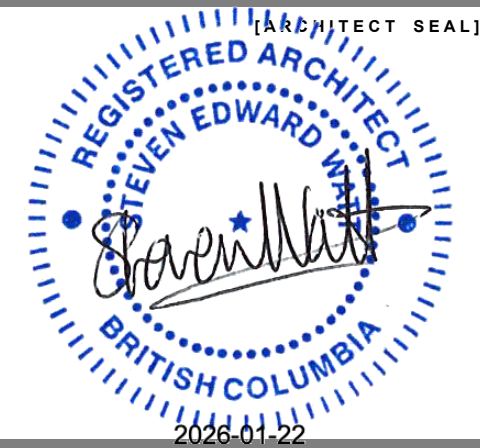
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DENCITI
development corp.



**DENCITI DEVELOPMENT
CORP**

[PROJECT]

ASPEN ROAD

LOT 15, Aspen Road
Squamish, BC

[TITLE]

Survey Plan

25683 [PROJECT]

[SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

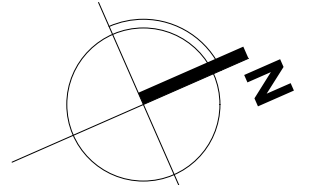
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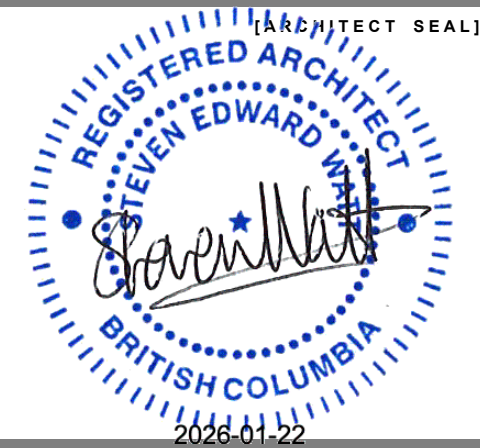
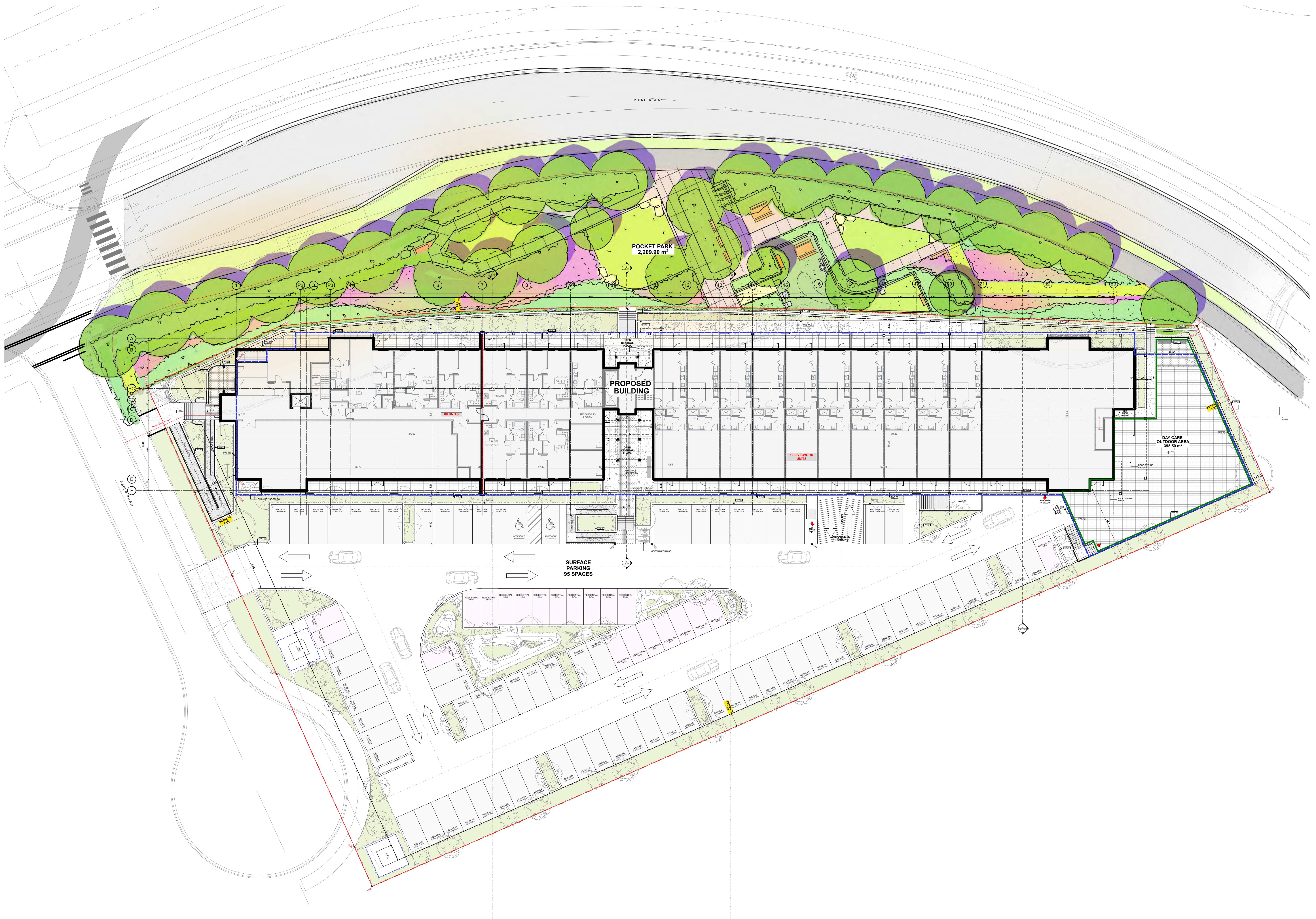
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[CLIENT]

**DENCITI DEVELOPMENT
CORP**

[PROJECT]

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

[TITLE]

Site Plan

25683 [PROJECT]

1:200 [SCALE]

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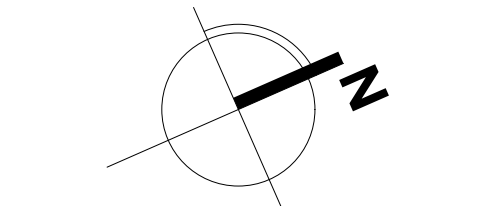
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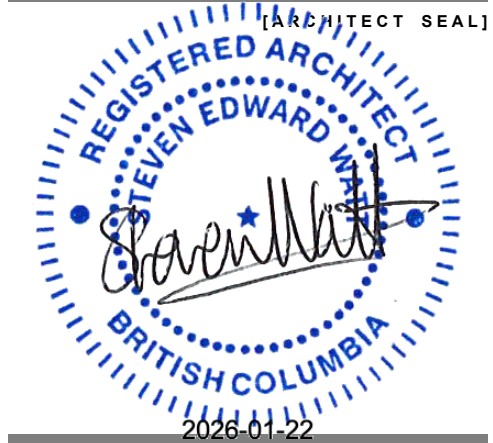
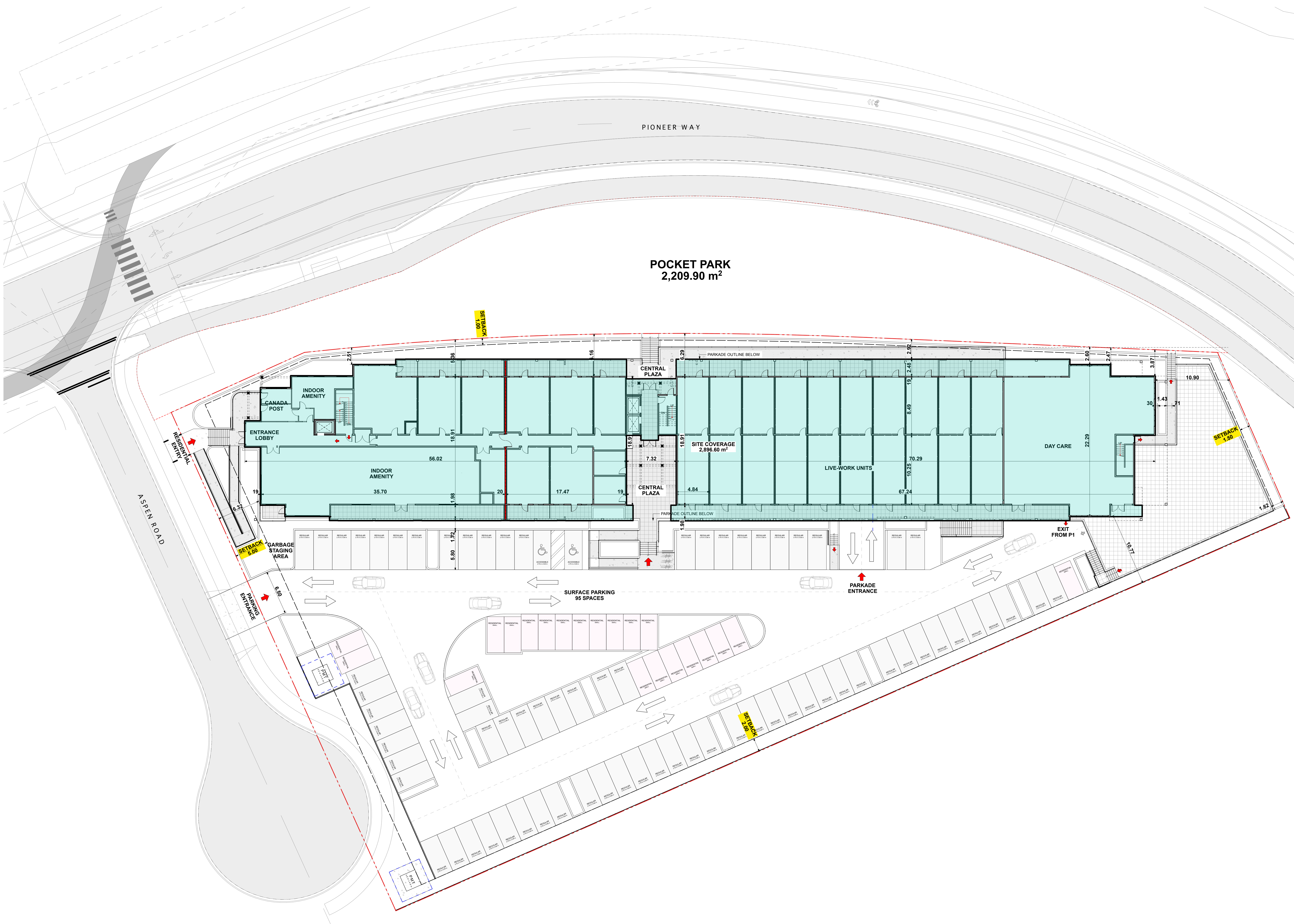
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[PROJECT TEAM]



[CLIENT]

DENCITI DEVELOPMENT CORP

[PROJECT]

ASPEN ROAD
LOT 15 , Aspen Road
Squamish, BC

[TITLE]

Lot Coverage Plan

25683 [PROJECT]

1:200 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

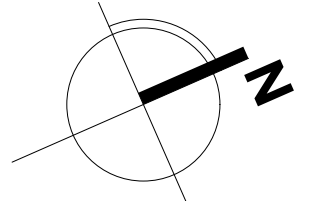
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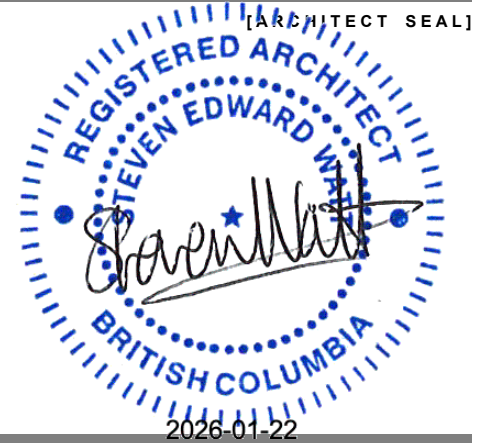
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[PROJECT TEAM]



[CLIENT]

DENCITI DEVELOPMENT CORP

[PROJECT]

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

[TITLE]

Firefighter Access Plan

25683 [PROJECT]

1:200 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

A-1.400

POCKET PARK
2,209.90 m²



KEY



FIRE HYDRANT



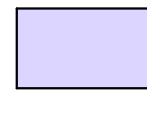
SIAMESE CONNECTION



FIRE ALARM ANNUNCIATOR



TRAVEL DISTANCE



EXIT FOR BELOW GRADE ACCESS ONLY



EXIT FOR ABOVE GRADE ACCESS ONLY

1

Firefighter Access Plan

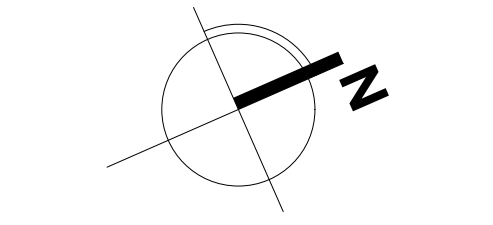
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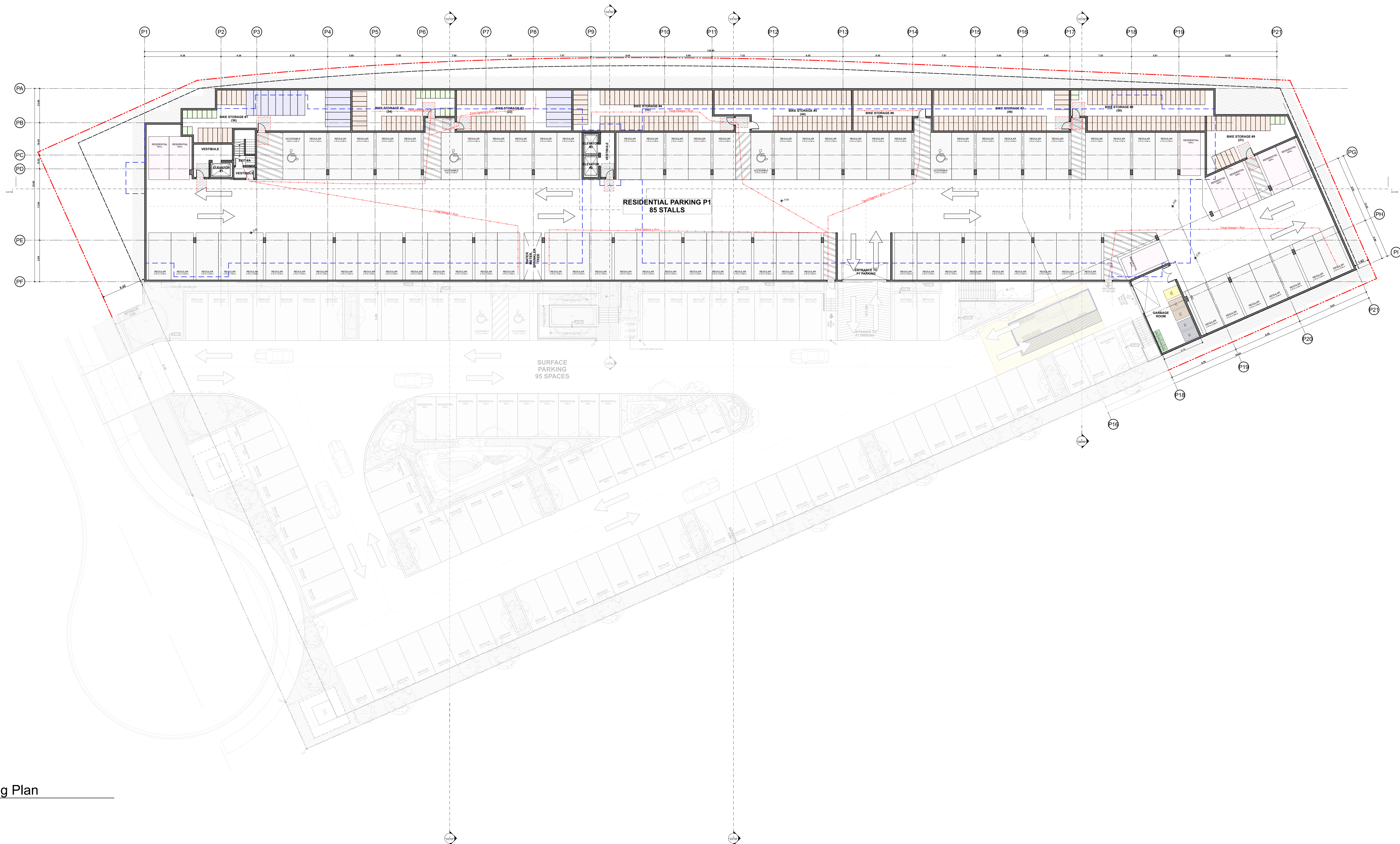
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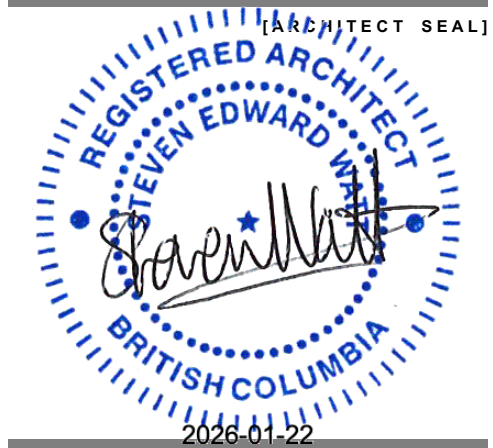
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[PROJECT TEAM]



1 Level P1 Parking Plan
SCALE: 1:200



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CORP

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

**Level P1 Parking
Plan**

25683 [PROJECT]

1:200 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

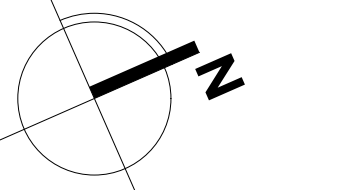
A-2.020



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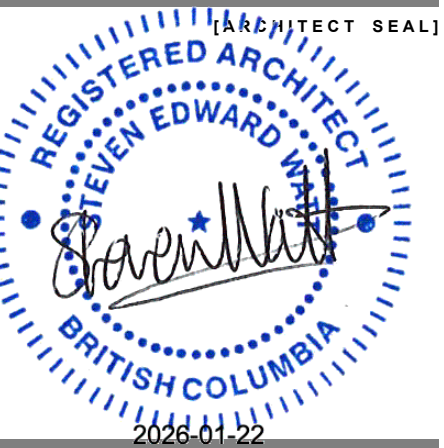
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[PROJECT TEAM]



1 Level 1 Floor Plan
SCALE: 1:200



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ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

Level 1 Floor Plan

25683 [PROJECT]

1:200 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

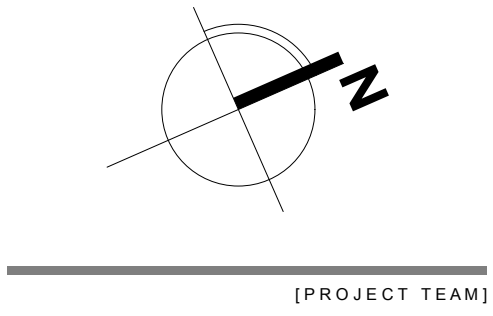
A-2.100



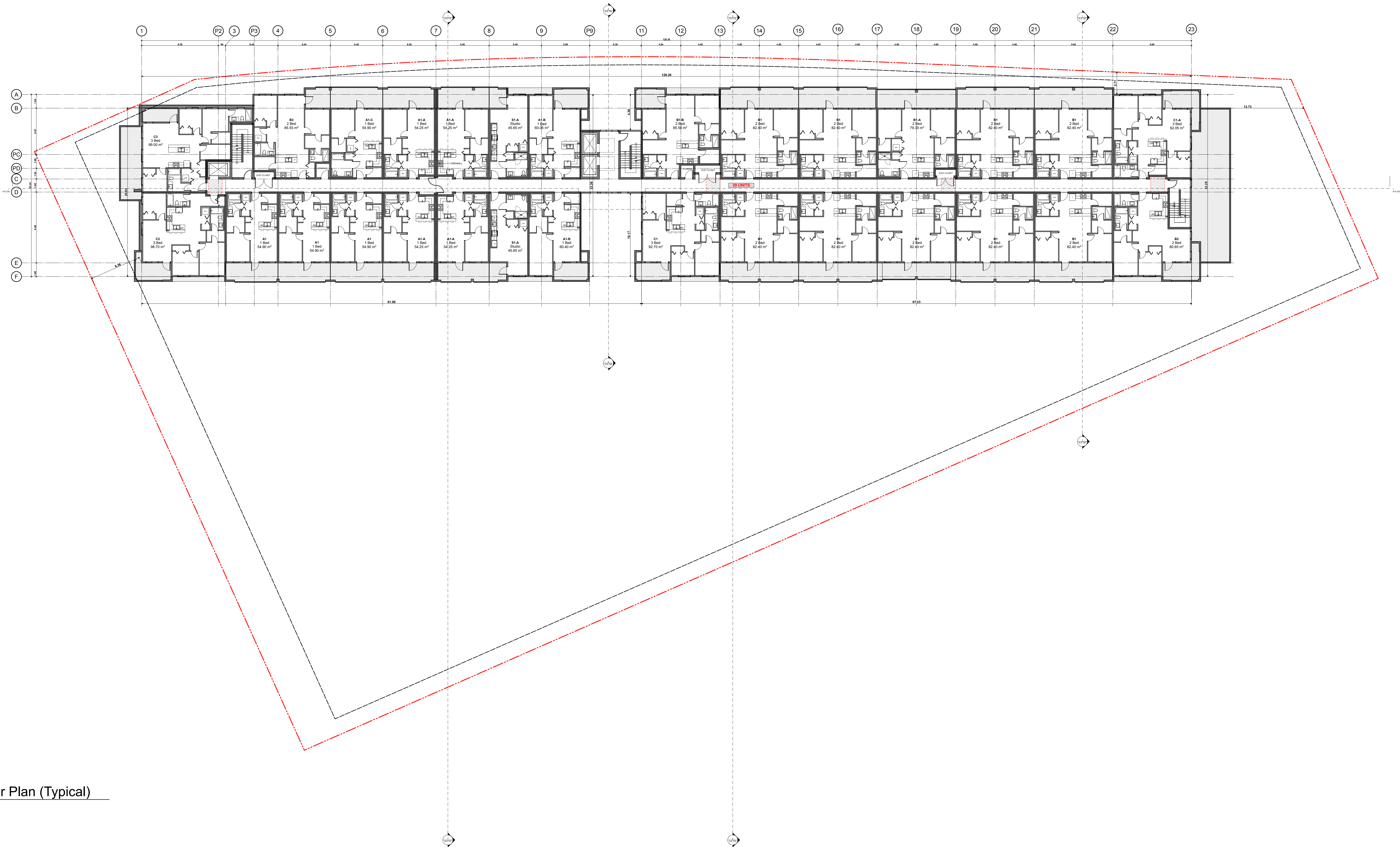
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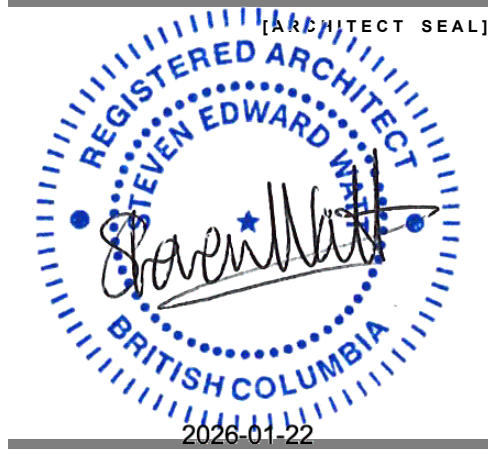
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[PROJECT TEAM]



1 Level 2 to 6 Floor Plan (Typical)
SCALE: 1:200



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[PROJECT]

ASPEN ROAD
LOT 15 , Aspen Road
Squamish, BC

[TITLE]

**Level 2 to 6 Floor
Plan (Typical)**

25683 [PROJECT]

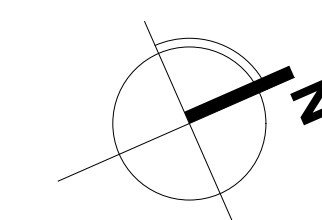
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Wednesday, January 21, 2026 [DATE]

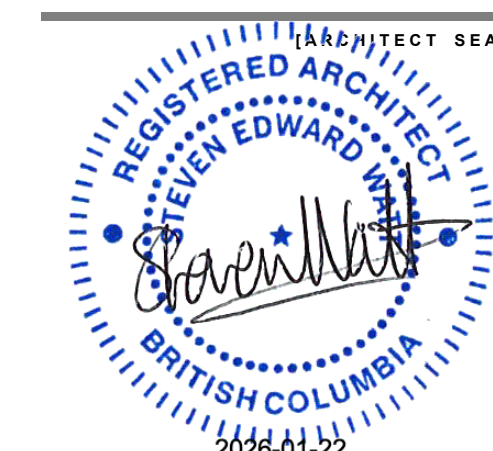
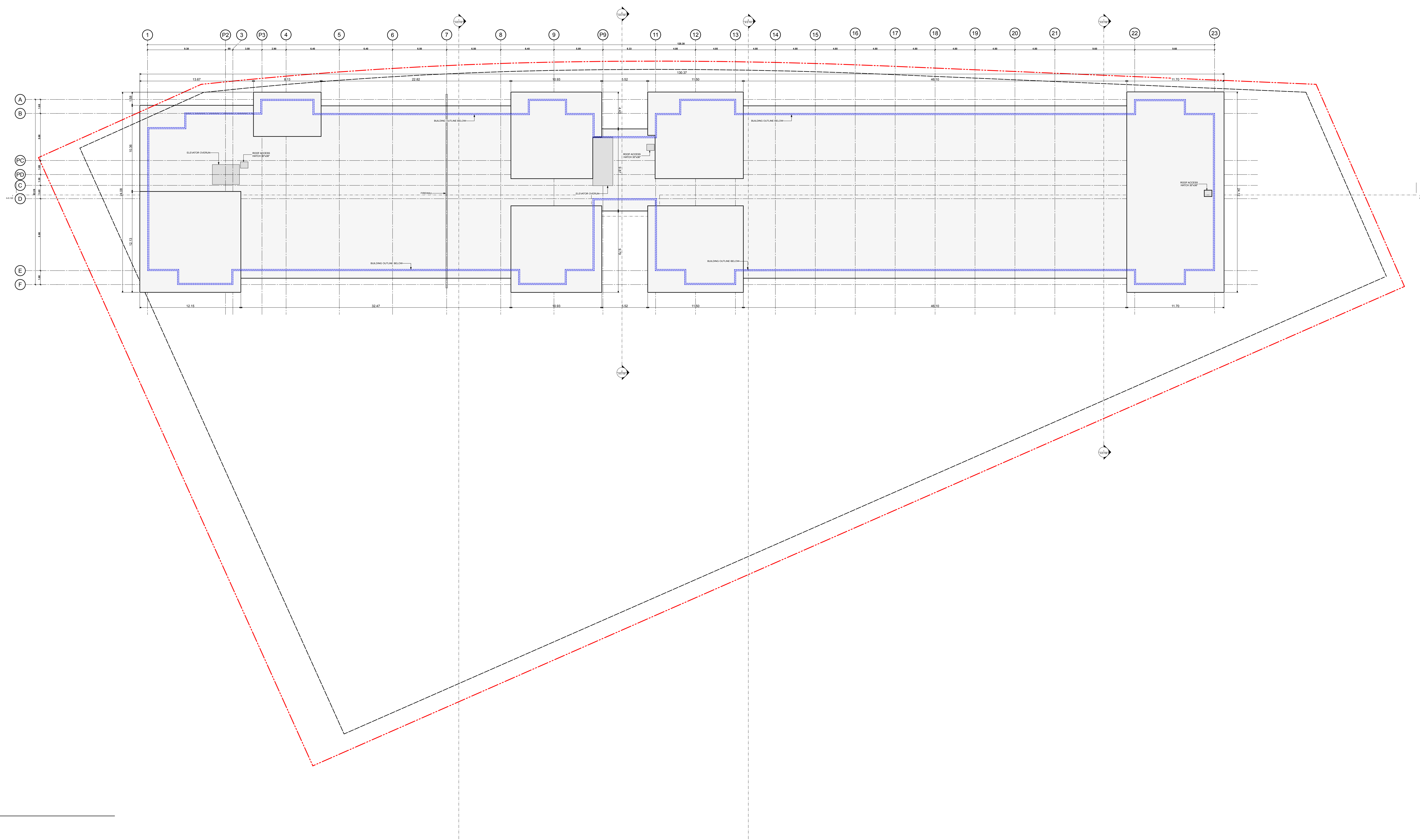
Issue 2: DP [ISSUE]

[DRAWING]

A-2.200



(PROJECT TEAM)



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CORP**

(PROJECT)

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

[TITLE]

Roof Plan

25683 [PROJECT]

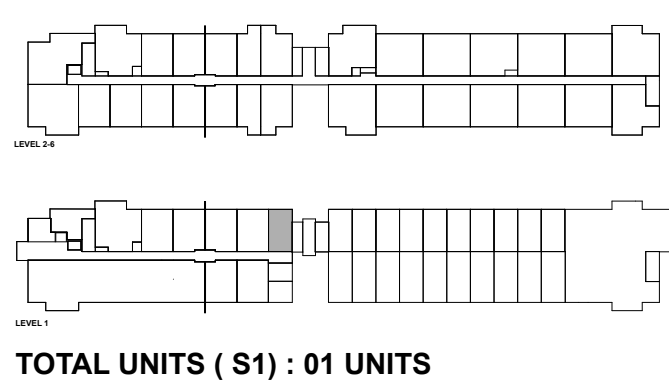
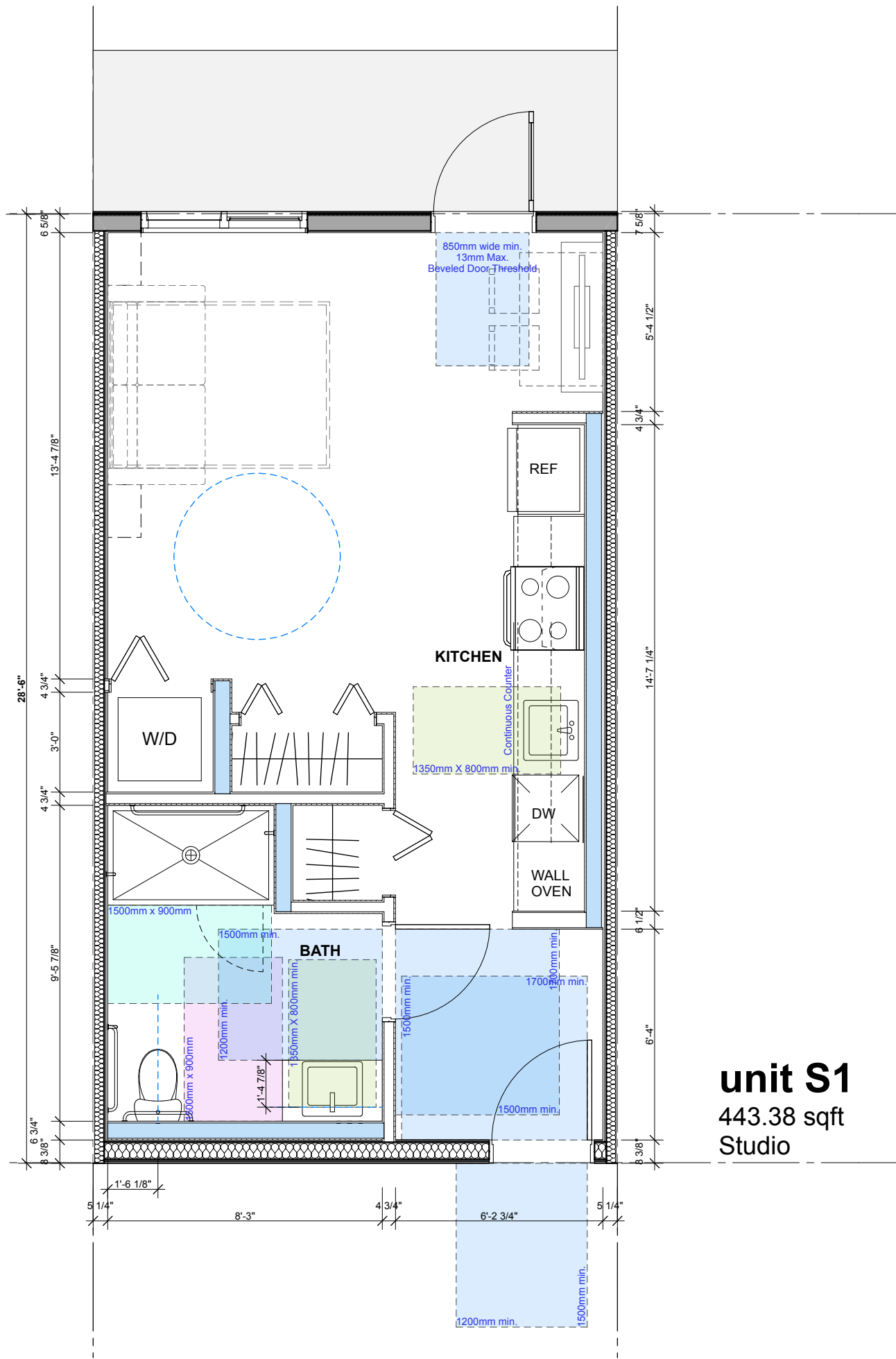
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Wednesday, January 21, 2026 ^[DATE]

Issue 2: DP [ISSUE]

[DRAWING]

A-2.700



TOTAL UNITS (S1) : 01 UNITS



[PROJECT TEAM]



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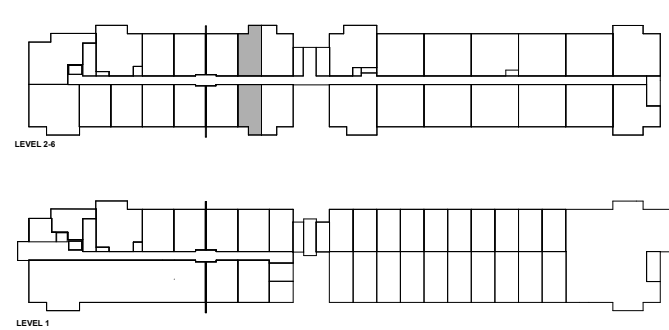
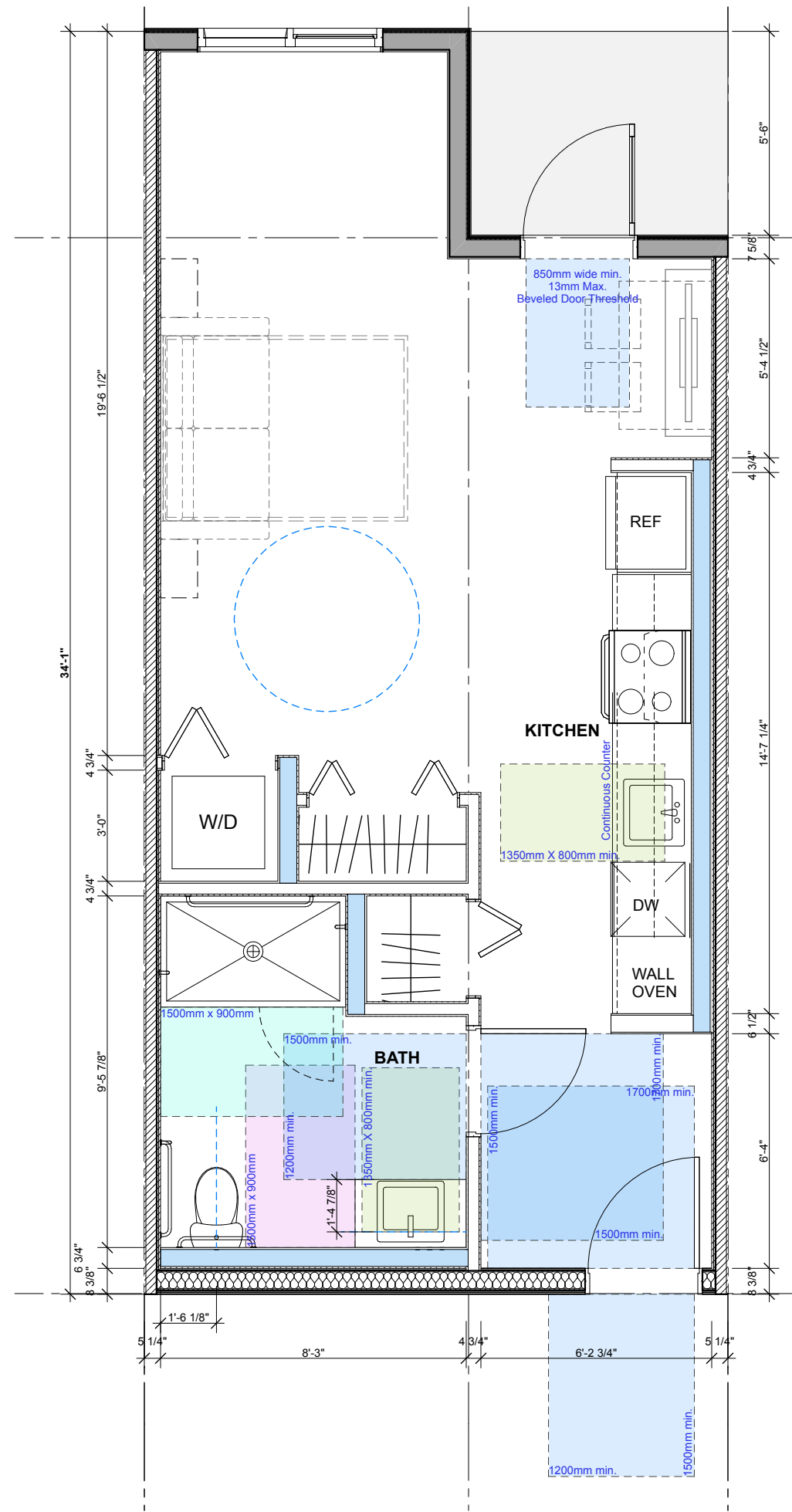
Unit S1
(Adaptable Unit)

23630

Monday, January 19, 2026

SCHEMATIC

A-001



TOTAL UNITS (S1-A) : 10 UNITS



[PROJECT TEAM]



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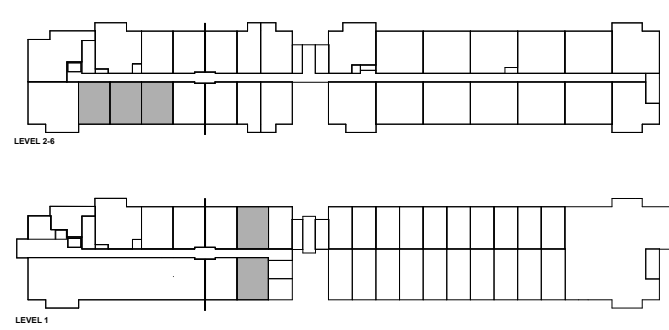
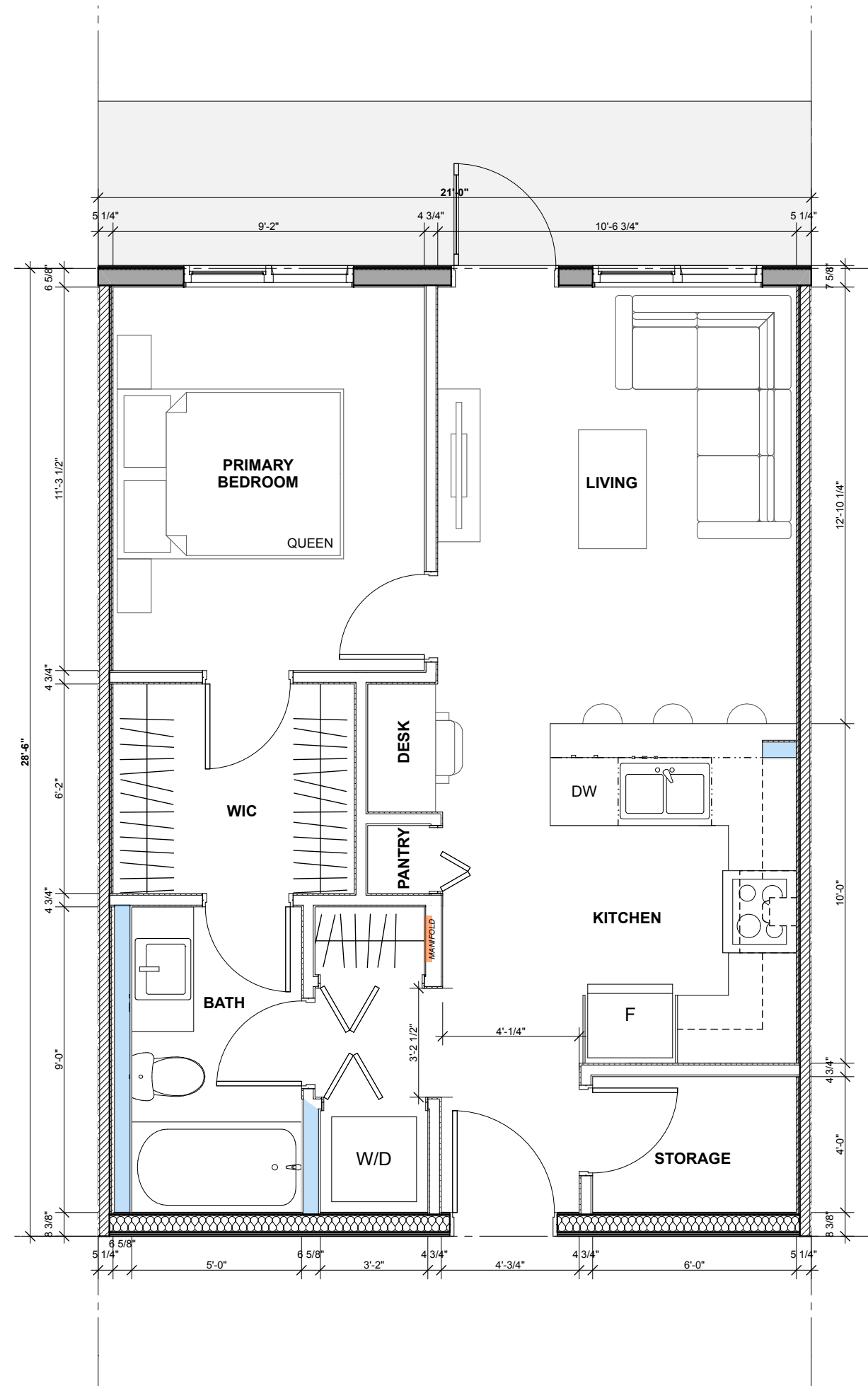
Unit S1-A
(Adaptable Unit)

23630

Monday, January 19, 2026

SCHEMATIC

A-002



TOTAL UNITS (A1) : 17 UNITS



[PROJECT TEAM]



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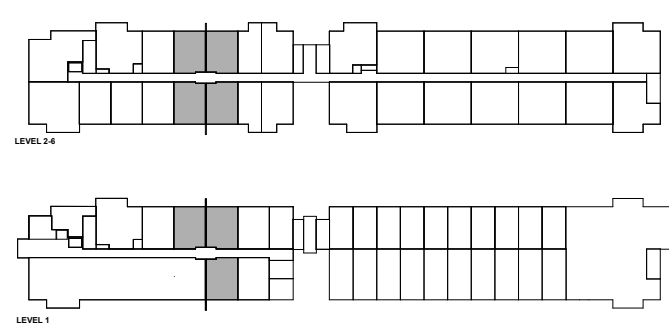
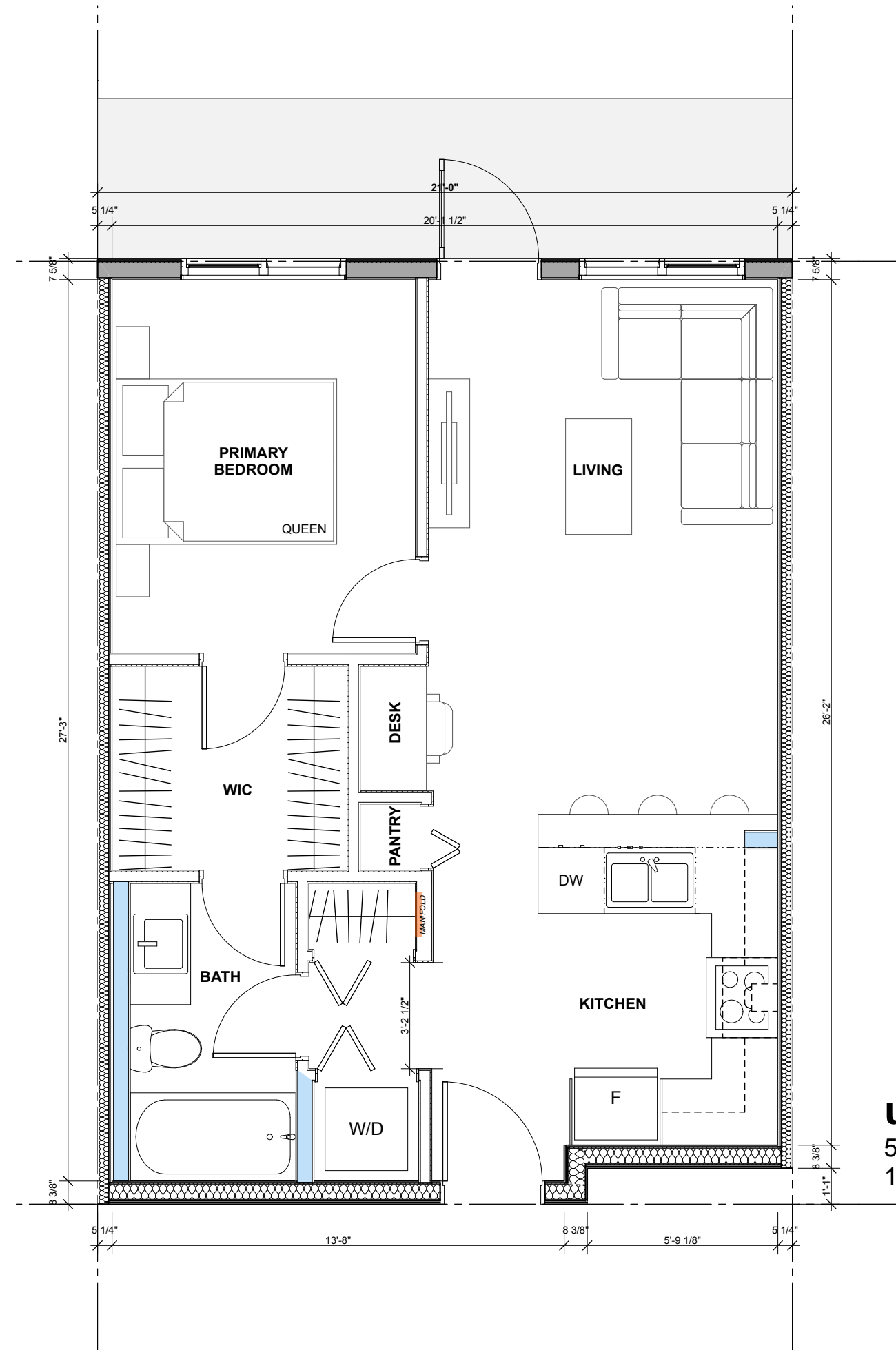
Unit A1

23630

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SCHEMATIC

A-003



TOTAL UNITS (A1-A) : 23 UNITS



[PROJECT TEAM]



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Unit A1-A

23630

Monday, January 19, 2026

SCHEMATIC

A-004

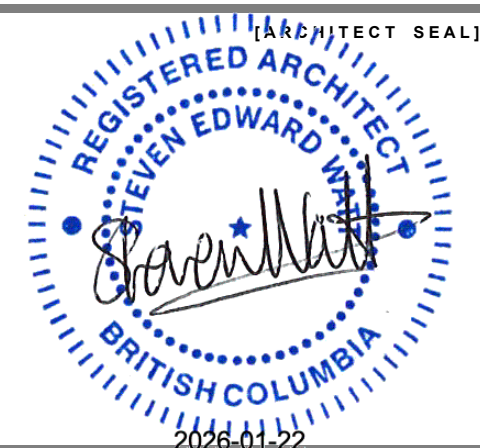


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DENCITI DEVELOPMENT
CORP

ASPEN ROAD
LOT 15 , Aspen Road
Squamish, BC

[TITLE]

Unit Plans

25683 [PROJECT]

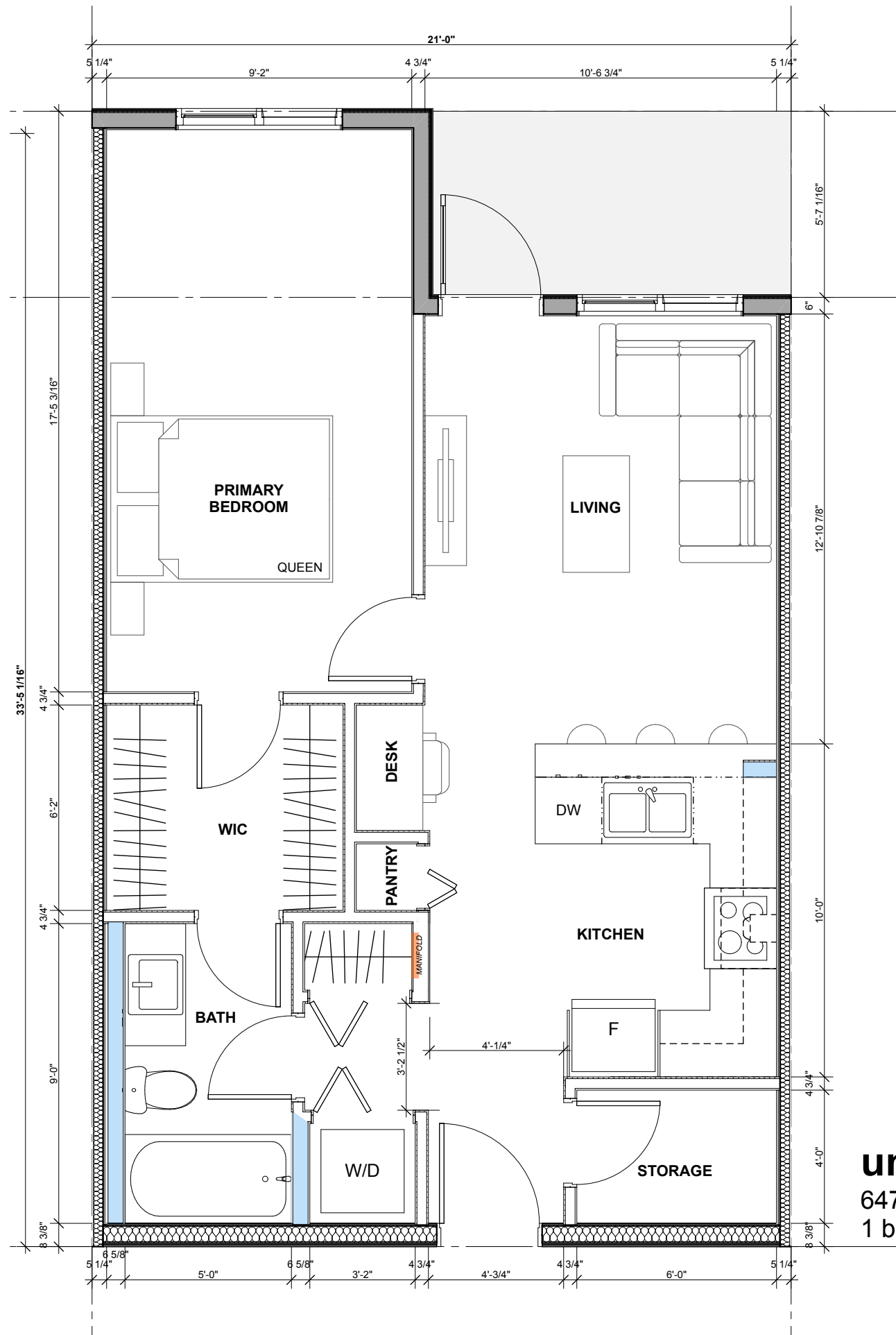
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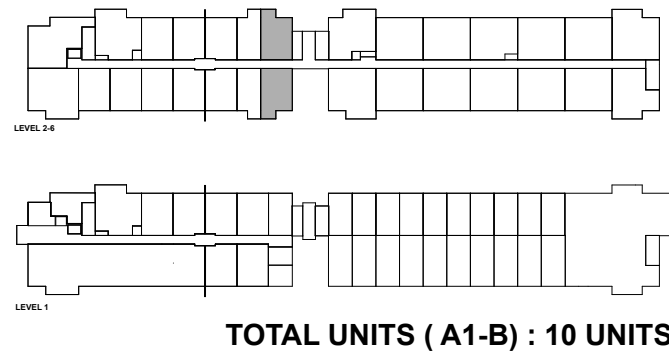
Issue 2: DP [ISSUE]

[DRAWING]

A-3.101



unit A1-B
647.92 sqft
1 bed, 1 bath



TOTAL UNITS (A1-B) : 10 UNITS

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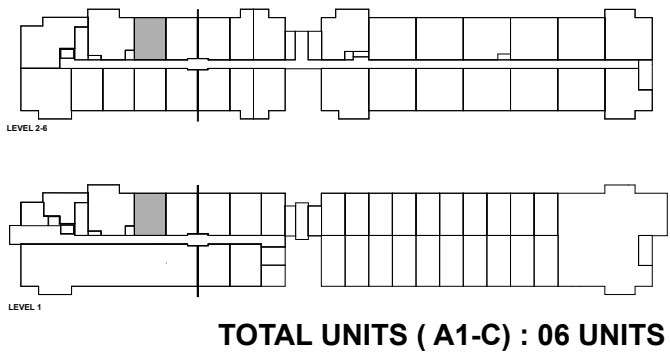
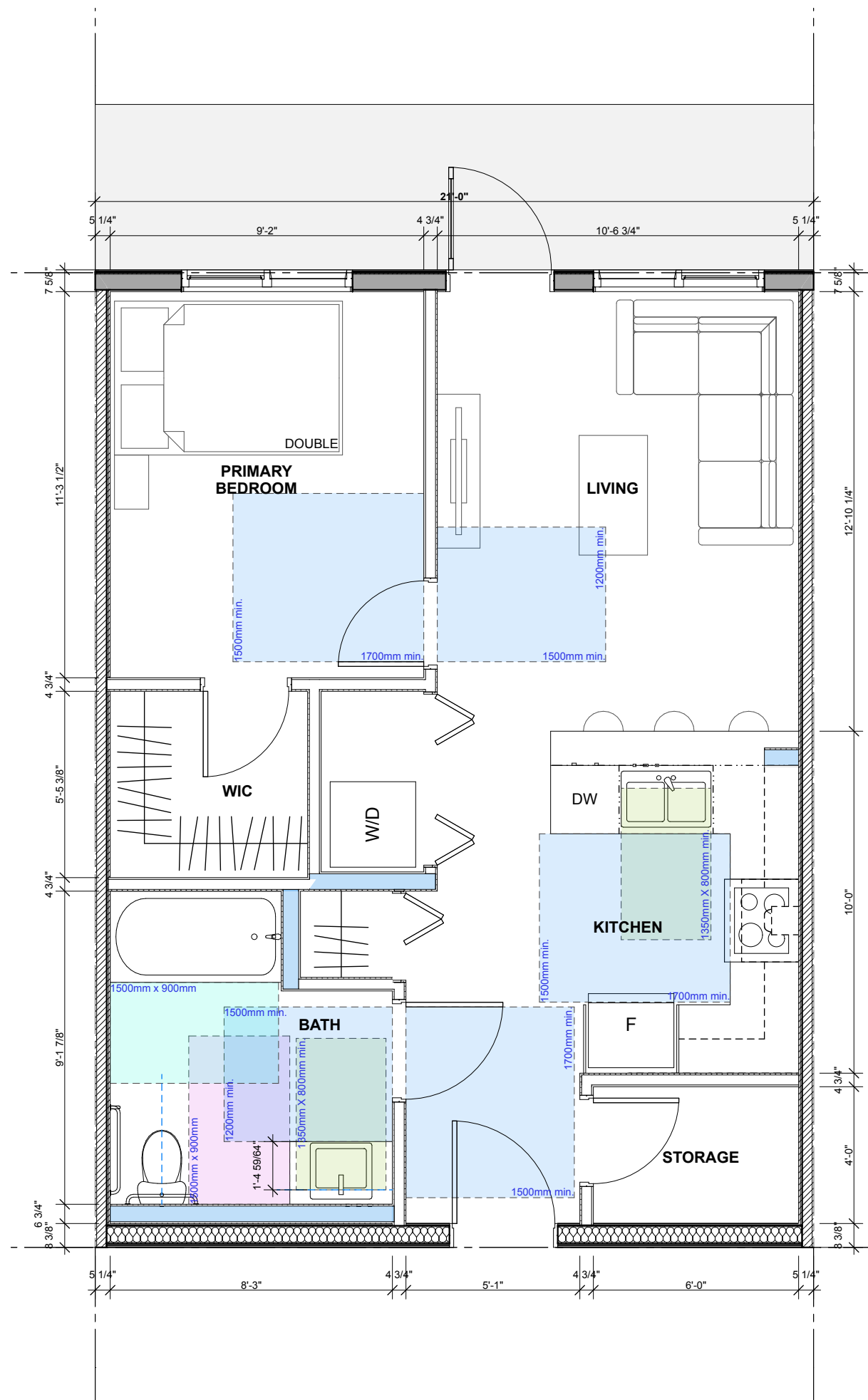
Unit A1-B

23630

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SCHEMATIC

A-005



TOTAL UNITS (A1-C) : 06 UNITS

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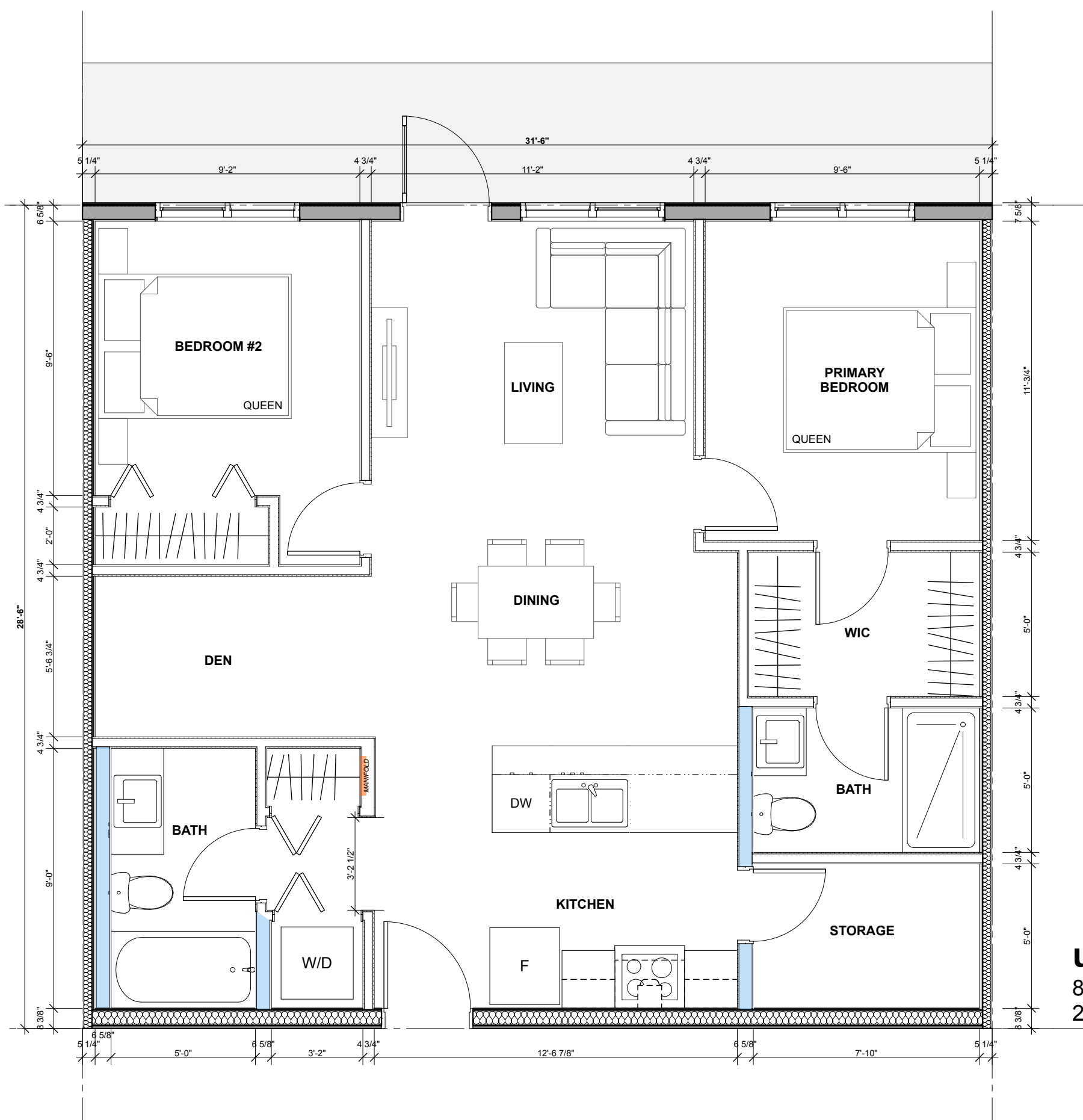
Unit A1-C
(Adaptable Unit)

23630

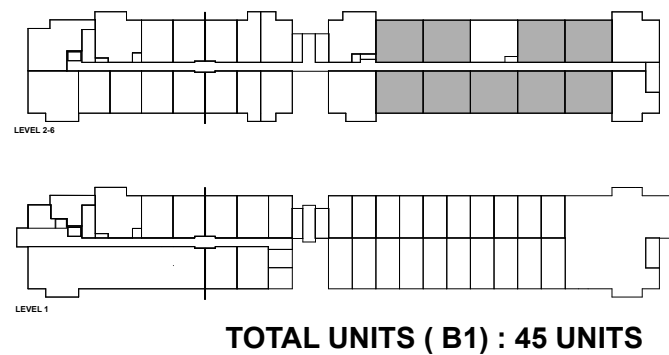
Monday, January 19, 2026

SCHEMATIC

A-006



unit B1
886.76 sqft
2 bed+den, 2 bath



TOTAL UNITS (B1) : 45 UNITS

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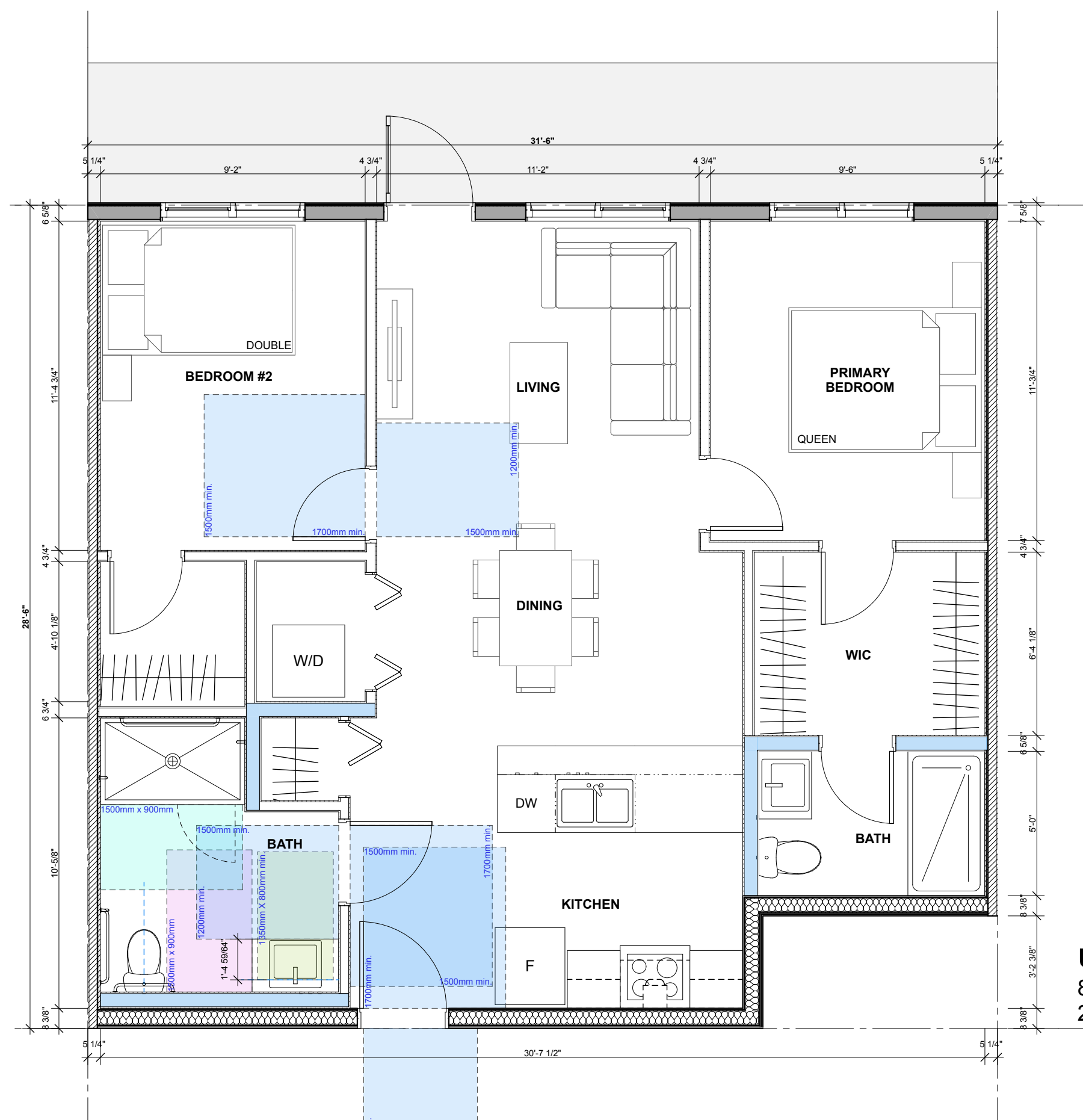
Unit B1

23630

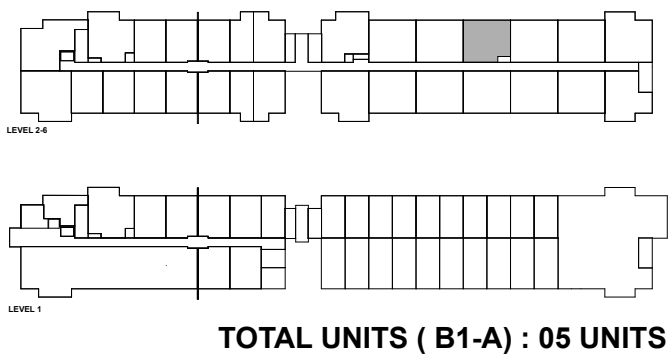
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SCHEMATIC

A-007



unit B1-A
853.74 sqft
2 bed, 2 bath



TOTAL UNITS (B1-A) : 05 UNITS

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Unit B1-A
(Adaptable Unit)

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SCHEMATIC

A-008



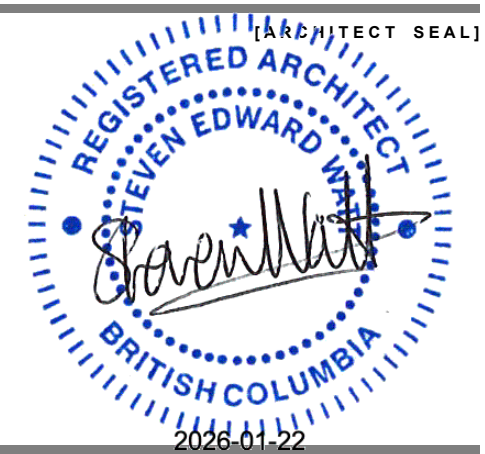
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DENCITI DEVELOPMENT CORP

[PROJECT]

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

[TITLE]

Unit Plans

25683 [PROJECT]

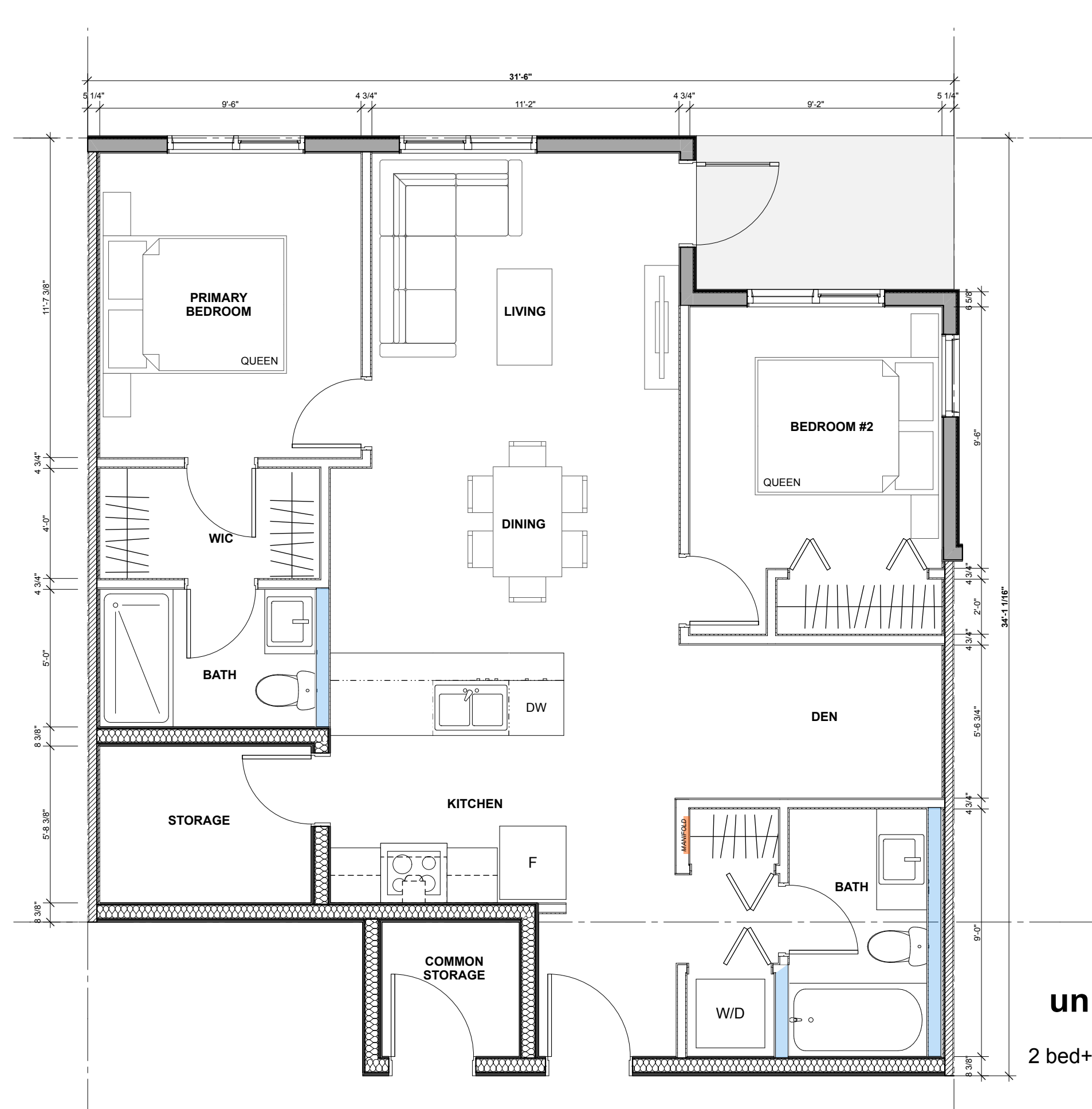
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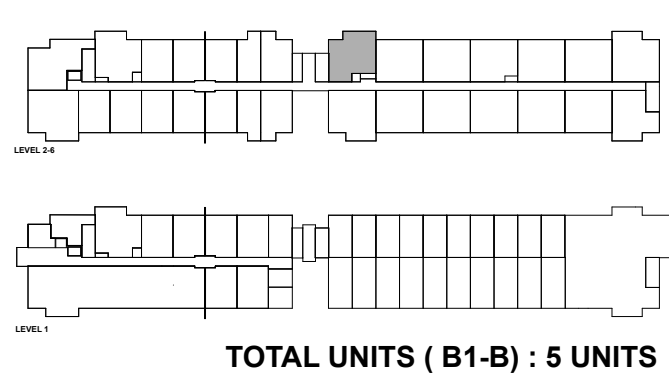
Issue 2: DP [ISSUE]

[DRAWING]

A-3.102



unit B1-B
921.44 sqft
2 bed+den, 2 bath



TOTAL UNITS (B1-B) : 5 UNITS



[PROJECT TEAM]



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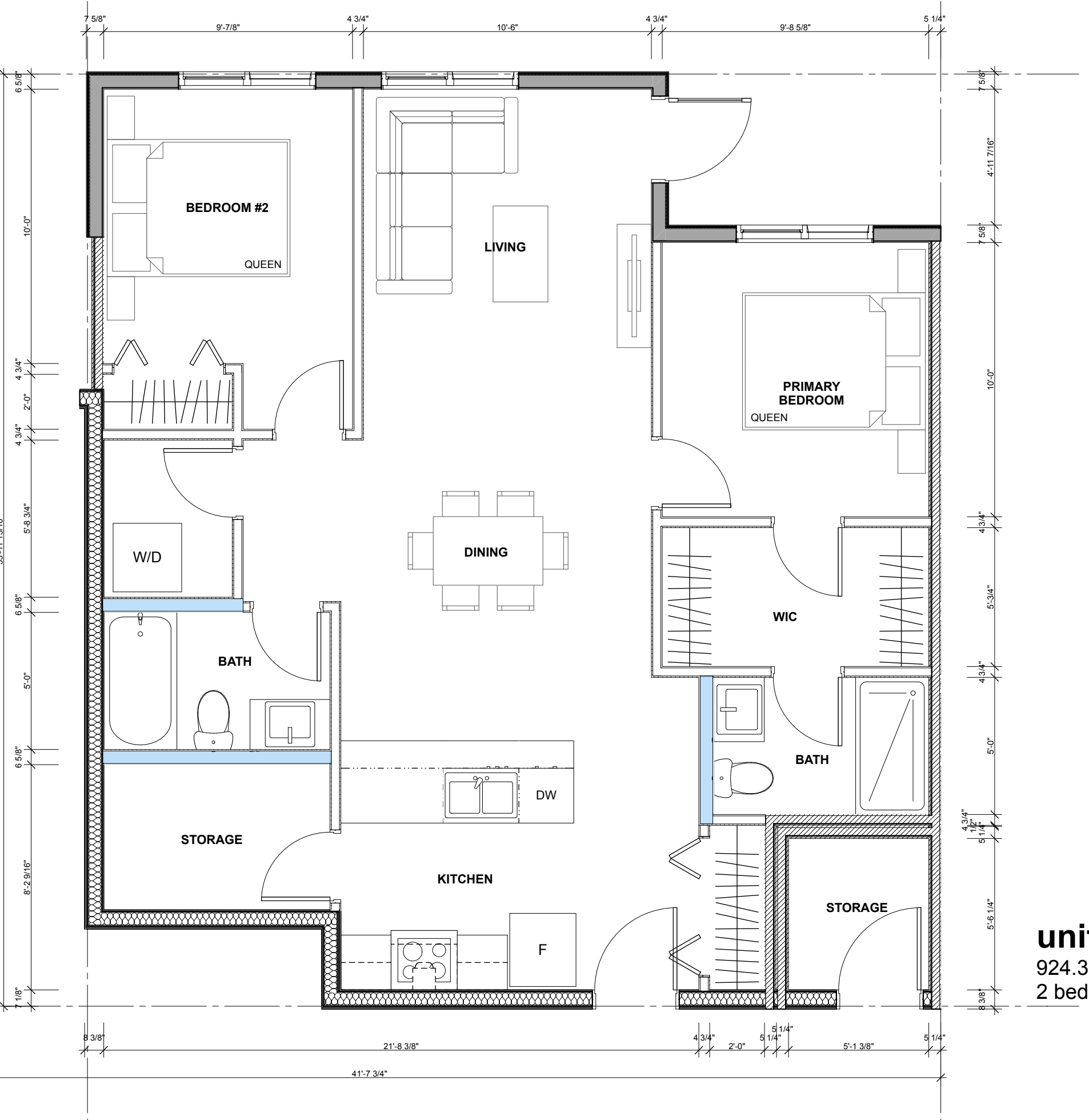
Unit B1-B

23630

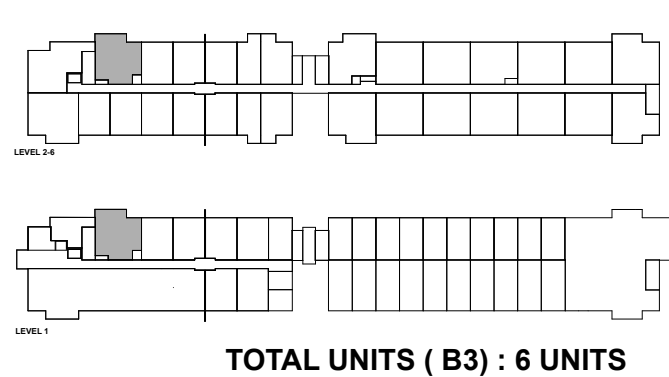
Monday, January 19, 2026

SCHEMATIC

A-009



unit B3
924.37 sqft
2 bed, 2 bath



TOTAL UNITS (B3) : 6 UNITS



[PROJECT TEAM]



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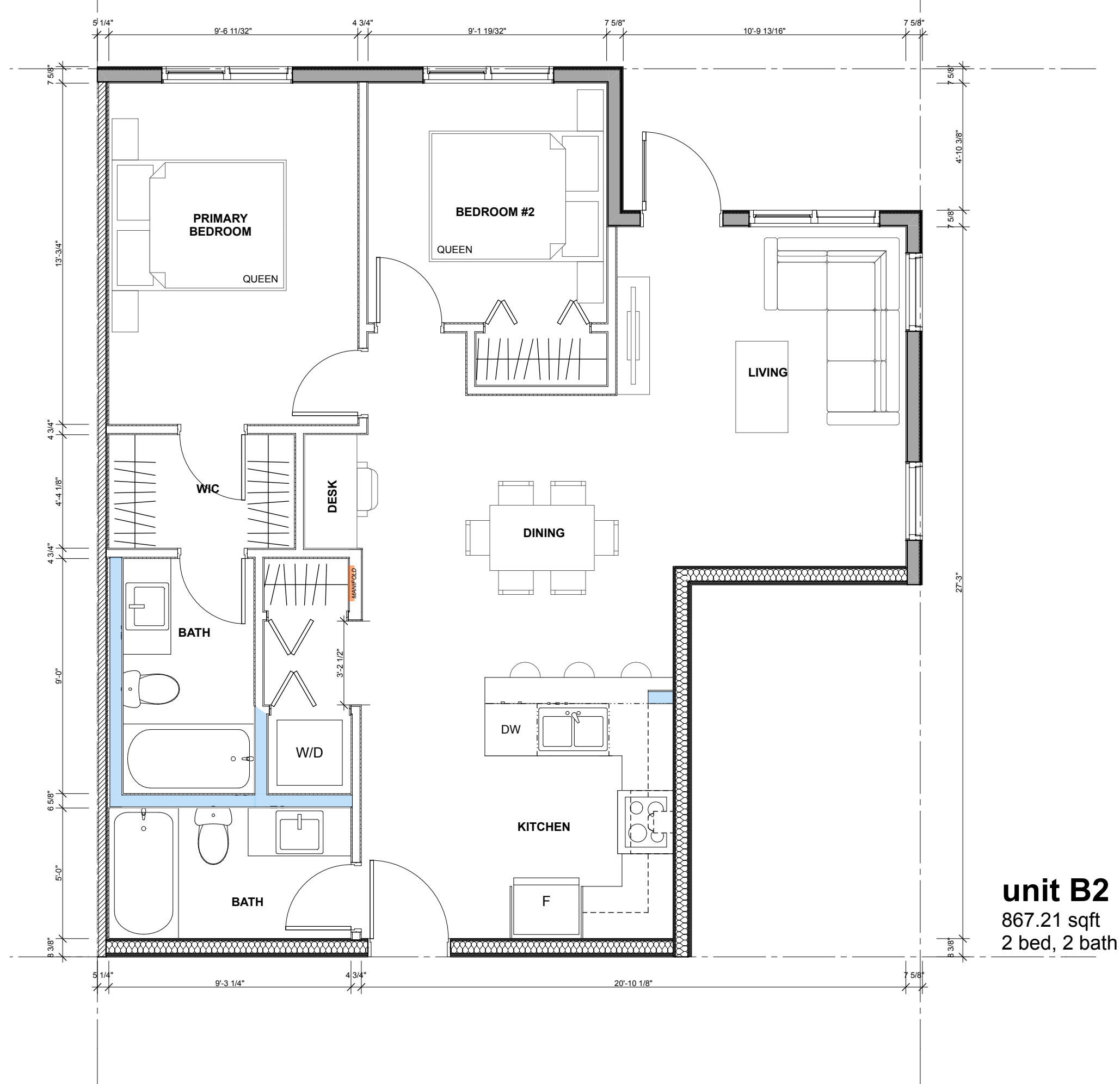
Unit B3

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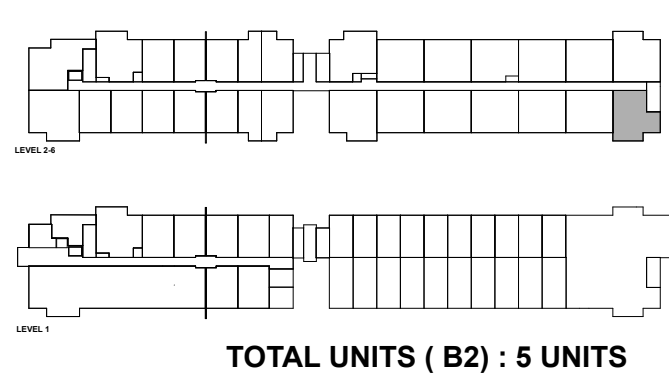
Monday, January 19, 2026

SCHEMATIC

A-011



unit B2
867.21 sqft
2 bed, 2 bath



TOTAL UNITS (B2) : 5 UNITS



[PROJECT TEAM]



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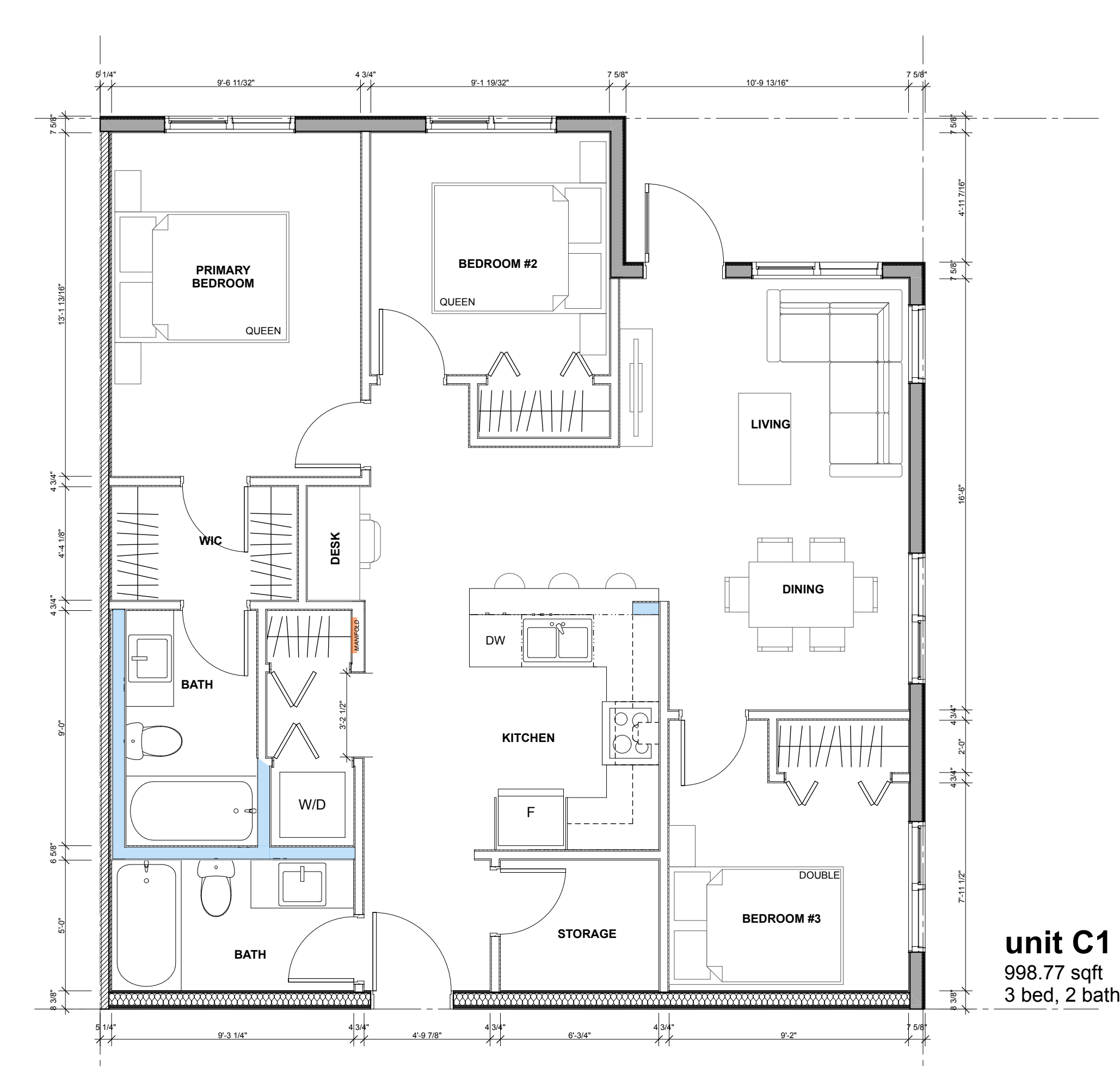
Unit B2

23630

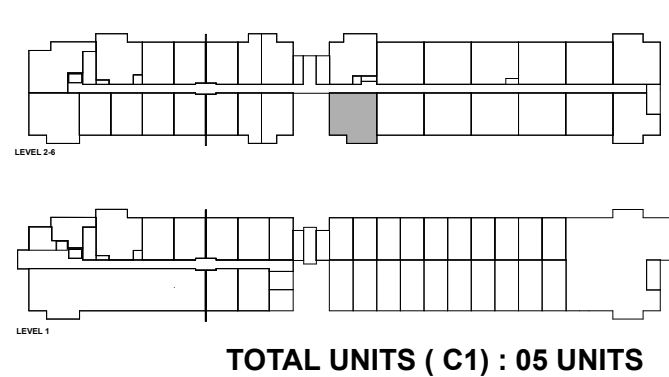
Monday, January 19, 2026

SCHEMATIC

A-010



unit C1
998.77 sqft
3 bed, 2 bath



TOTAL UNITS (C1) : 05 UNITS



[PROJECT TEAM]



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Unit C1

23630

Monday, January 19, 2026

SCHEMATIC

A-012

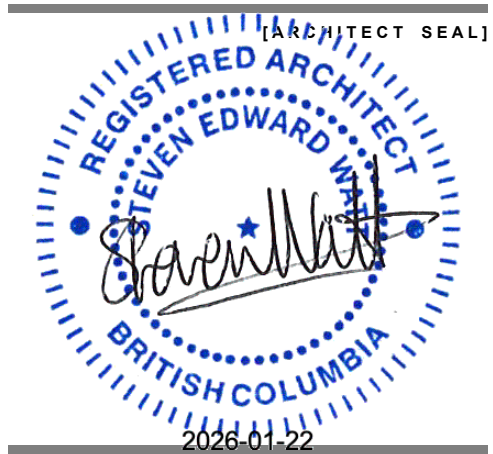


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[PROJECT TEAM]



DENCITI DEVELOPMENT CORP

[PROJECT]

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

[TITLE]

Unit Plans

25683 [PROJECT]

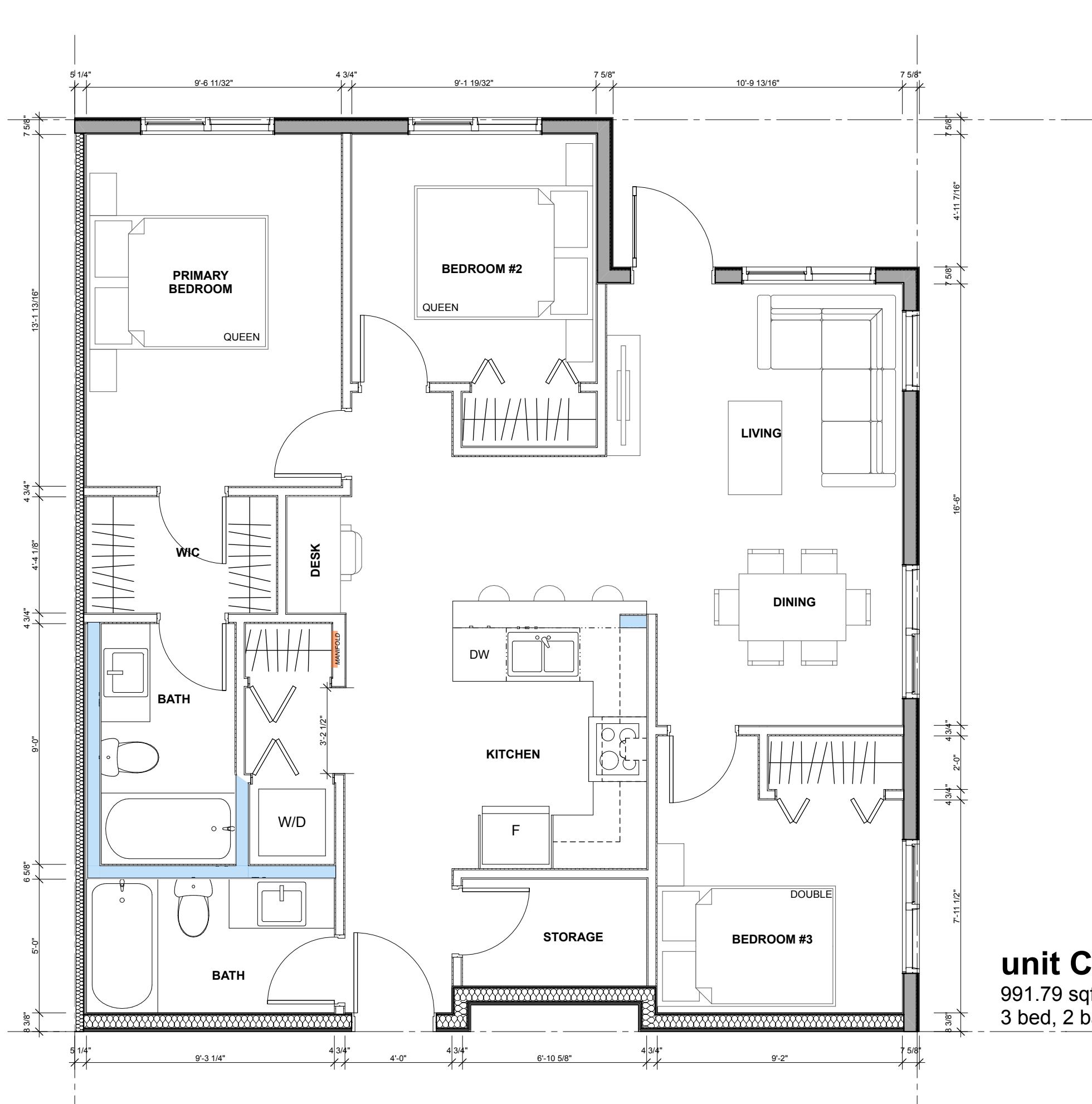
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Wednesday, January 21, 2026 [DATE]

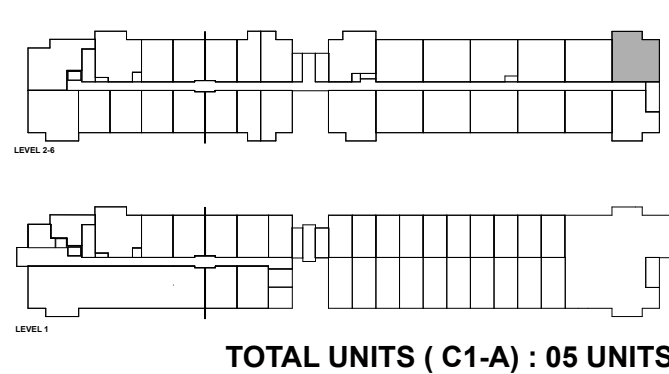
Issue 2: DP [ISSUE]

[DRAWING]

A-3.103



unit C1-A
991.79 sqft
3 bed, 2 bath



TOTAL UNITS (C1-A) : 05 UNITS



[PROJECT TEAM]



DENCITI DEVELOPMENT CORP.

BERNARD & D'ANJOU

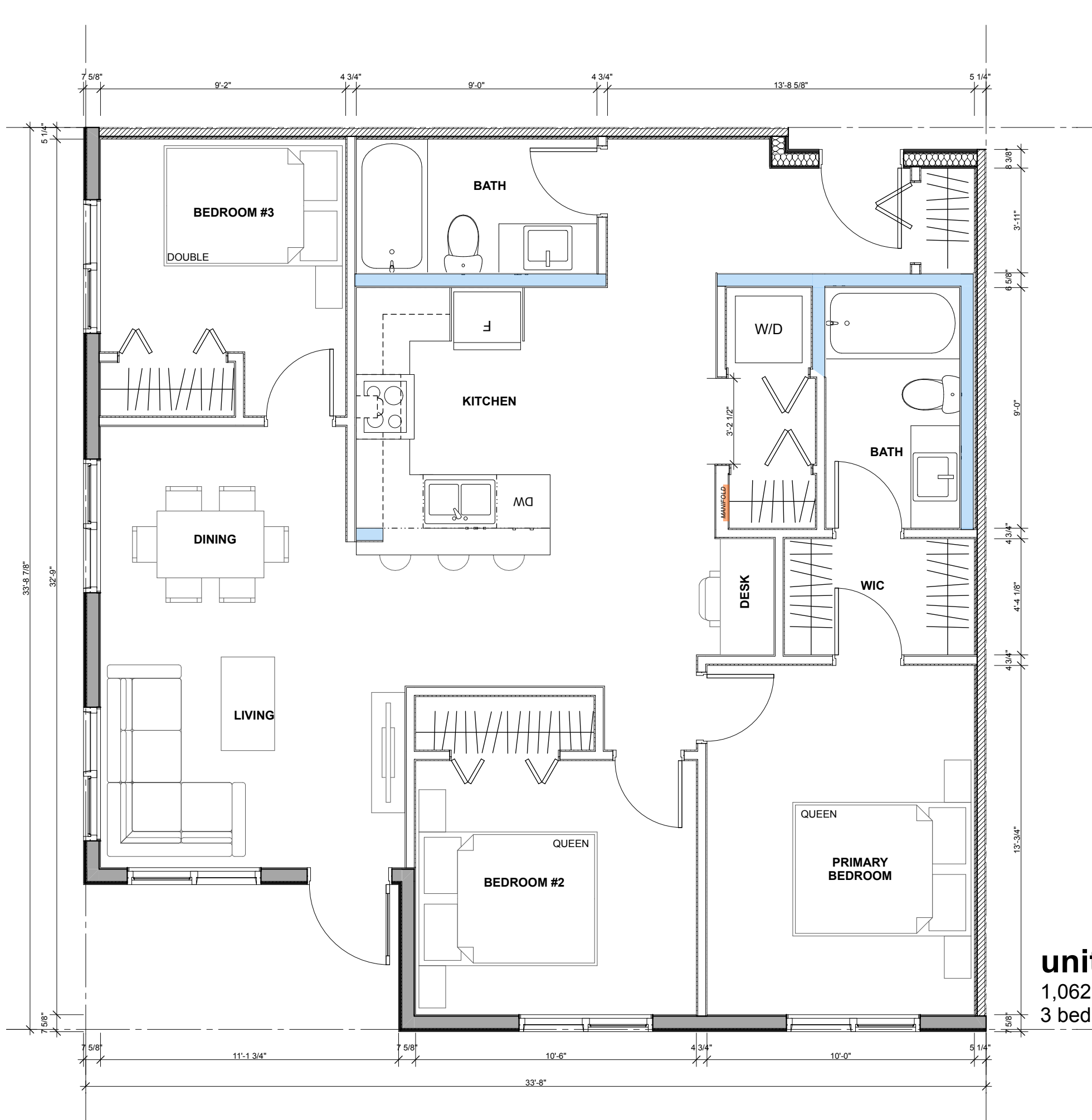
Unit C1-A

23630

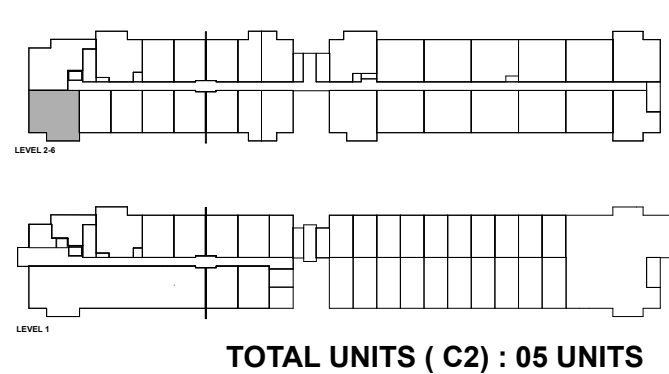
Monday, January 19, 2026

SCHEMATIC

A-013



unit C2
1,062.03 sqft
3 bed, 2 bath



TOTAL UNITS (C2) : 05 UNITS



[PROJECT TEAM]



DENCITI DEVELOPMENT CORP.

BERNARD & D'ANJOU

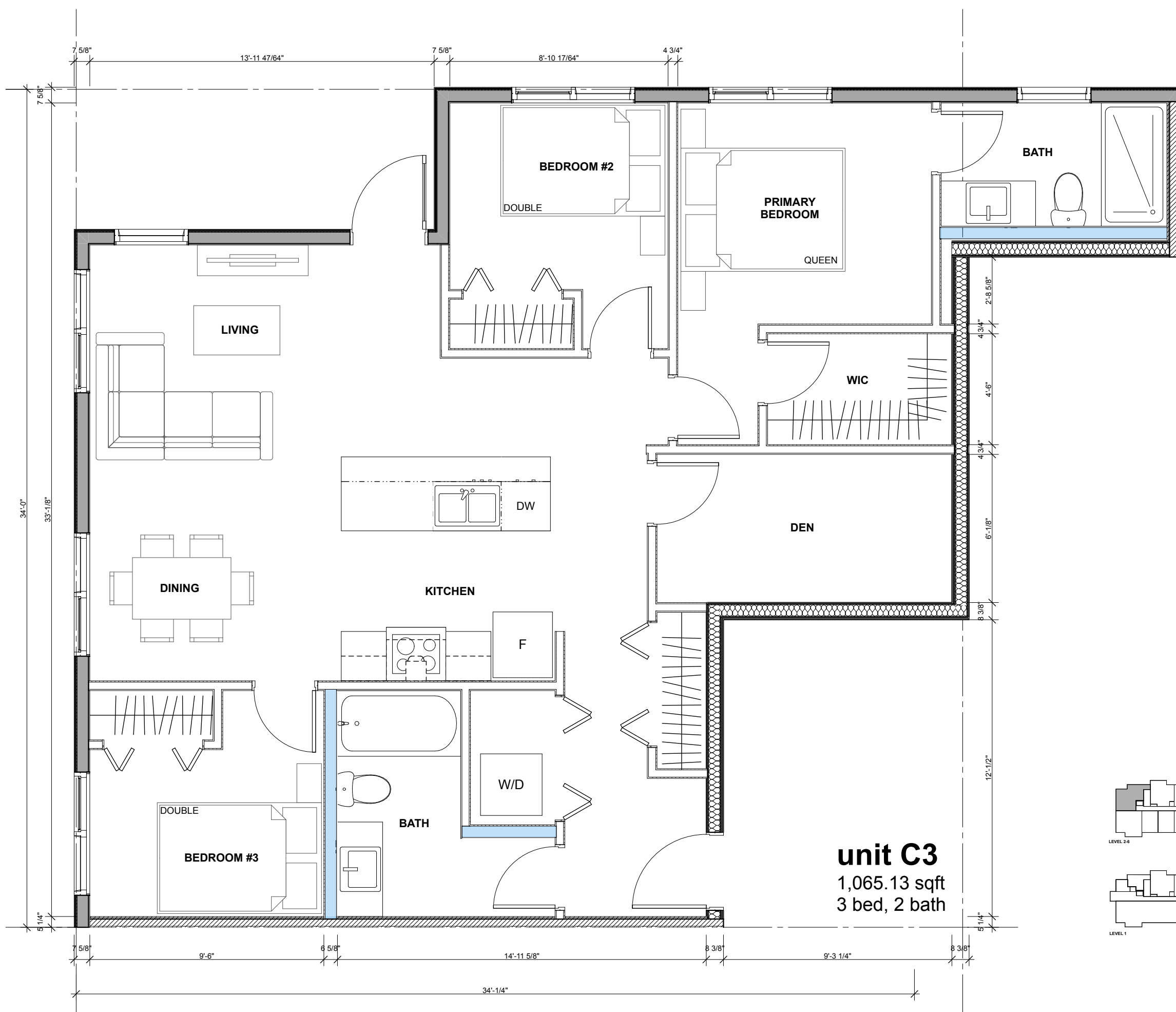
Unit C2

23630

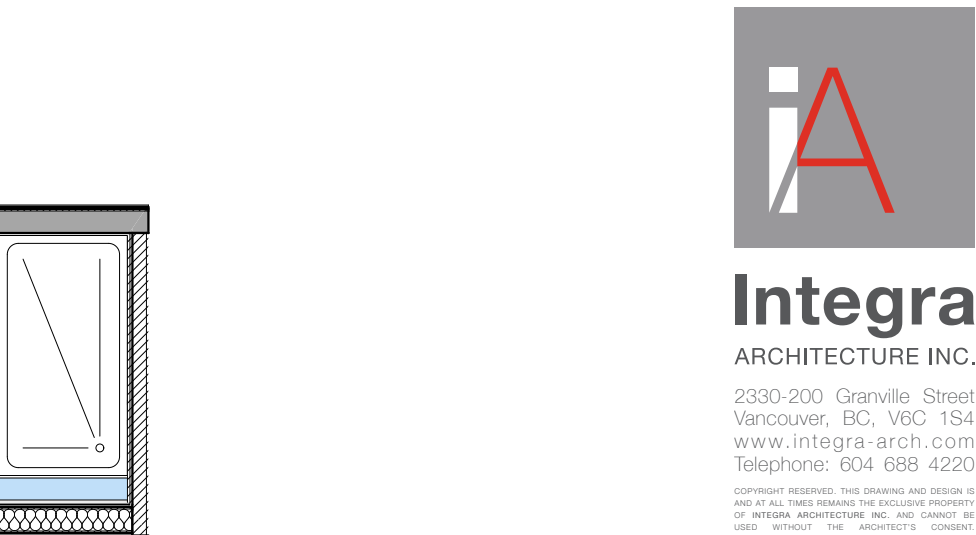
Monday, January 19, 2026

SCHEMATIC

A-014



unit C3
1,065.13 sqft
3 bed, 2 bath



[PROJECT TEAM]



DENCITI DEVELOPMENT CORP.

BERNARD & D'ANJOU

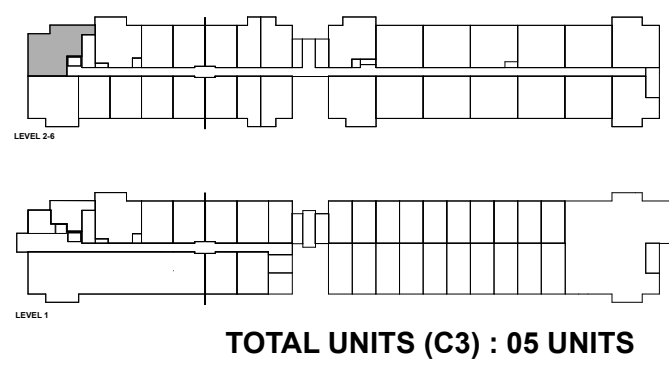
Unit C3

23630

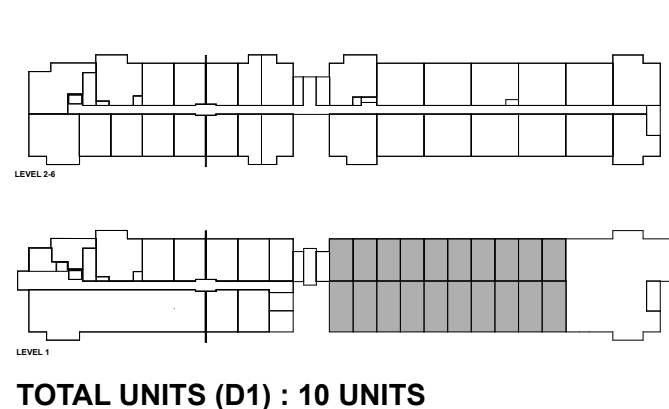
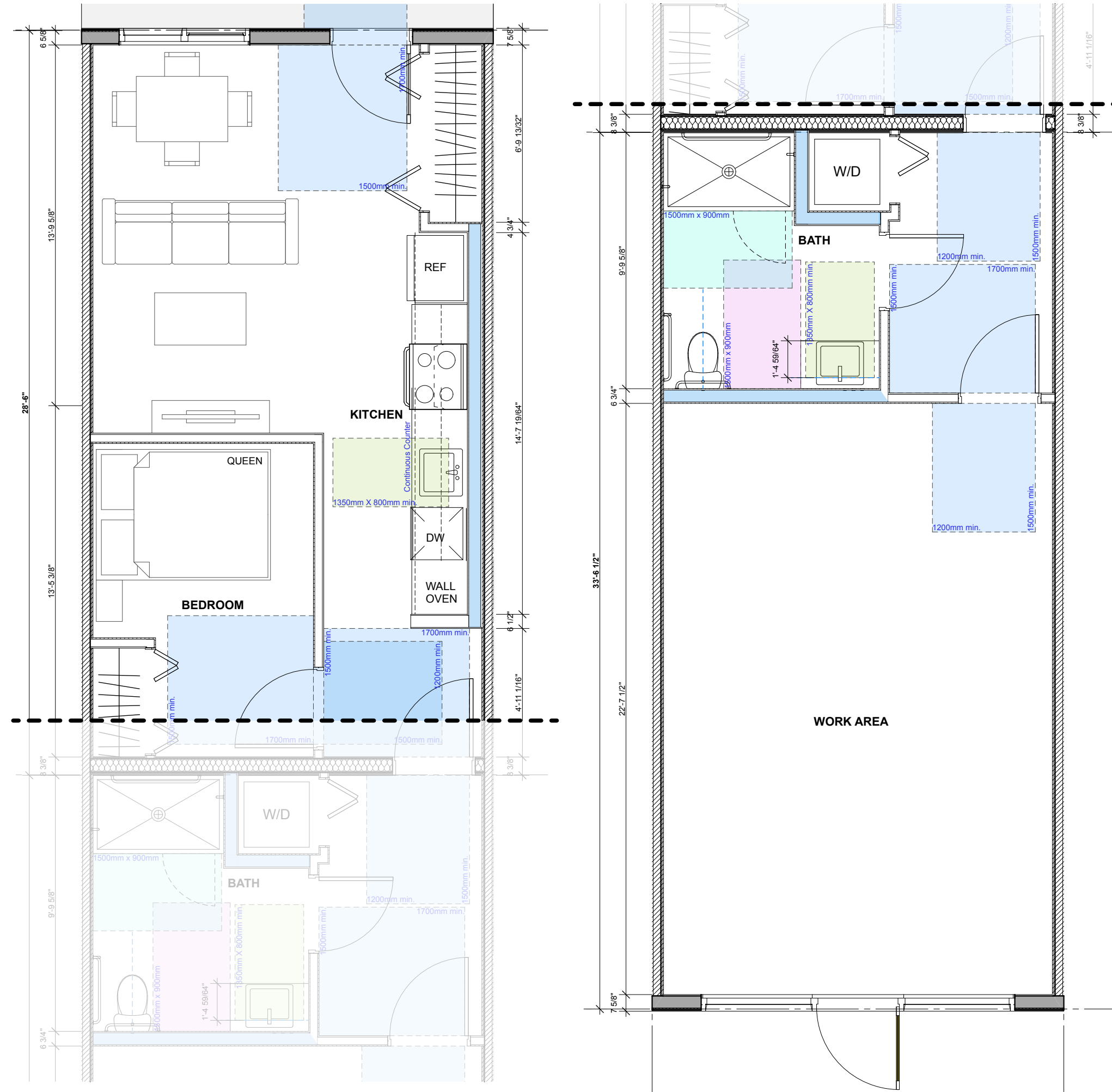
Monday, January 19, 2026

SCHEMATIC

A-015



TOTAL UNITS (C3) : 05 UNITS



TOTAL UNITS (D1) : 10 UNITS



[PROJECT TEAM]



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BERNARD & D'ANJOU

Unit D1 - Live-Work Unit (Adequate Unit)

23630

Monday, January 19, 2026

SCHEMATIC

A-016

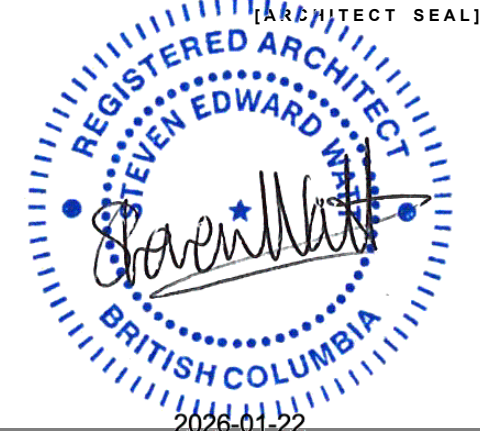


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[PROJECT TEAM]



DENCITI DEVELOPMENT CORP.

[PROJECT]

ASPEN ROAD

LOT 15, Aspen Road
Squamish, BC

[TITLE]

Unit Plans

25683 [PROJECT]

[SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

A-3.104



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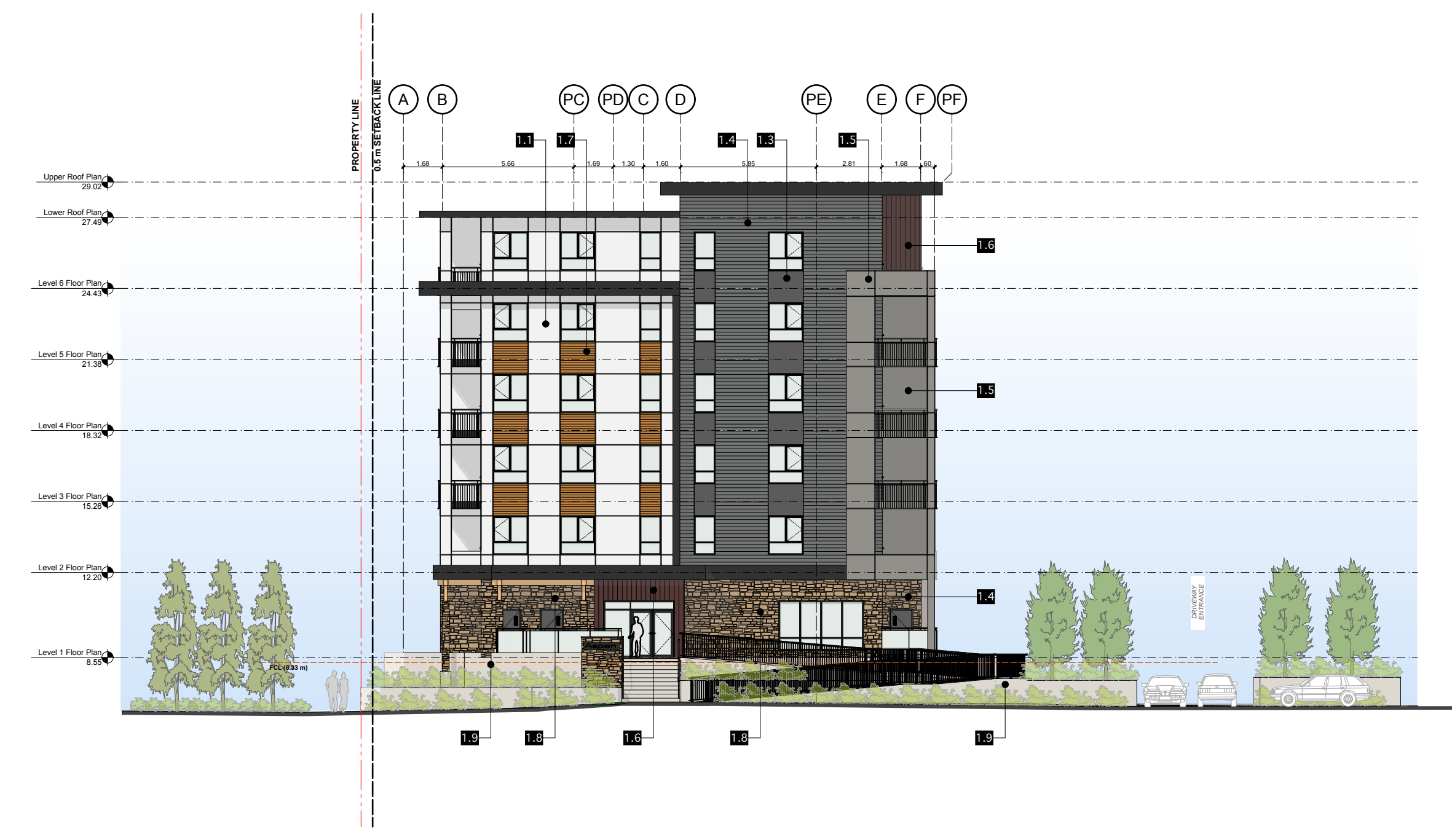
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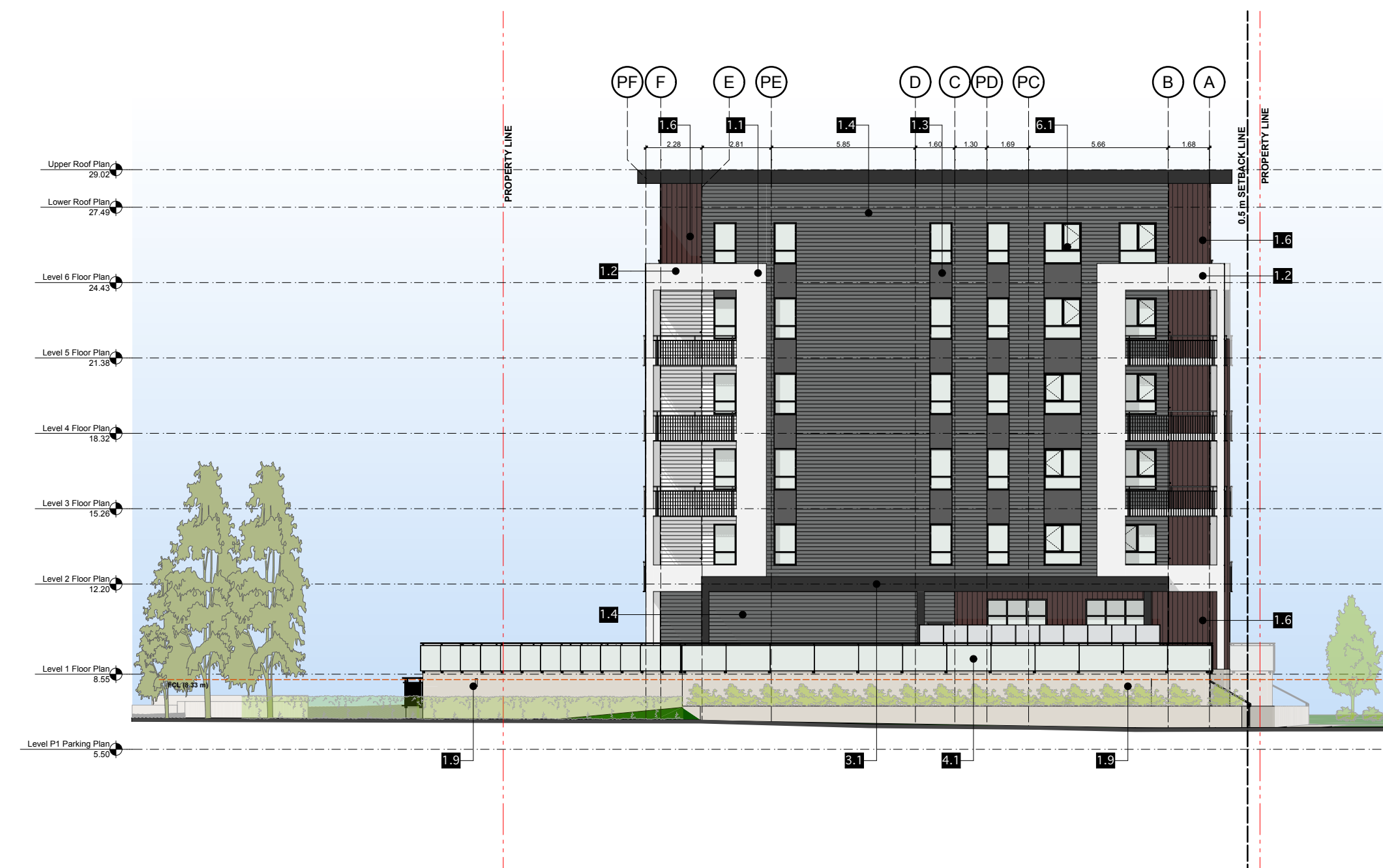
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SCALE: 1:200



2 Building Elevation - South

SCALE: 1:200



3 Building Elevation - North

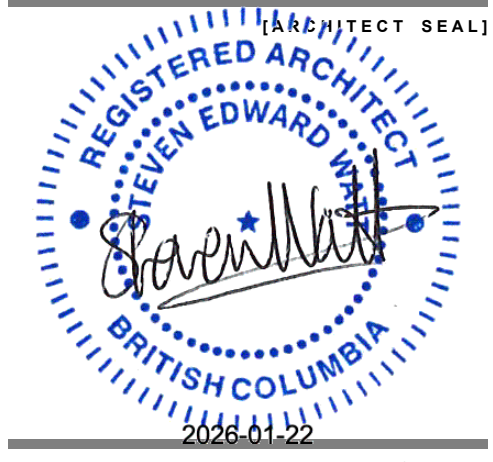
SCALE: 1:200



4 Building Elevation - East

SCALE: 1:200

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CORP

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

**Building
Elevations**

25683 [PROJECT]

1:200 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

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A-4.100



1 Building Elevation - West



1 Building Elevation - West



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[PROJECT]

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

[TITLE]

**Building Elevation
- West**

[PROJECT]

25683

[SCALE]

1:100

Wednesday, January 21, 2026

Issue 2: DP

[DRAWING]

A-4.200



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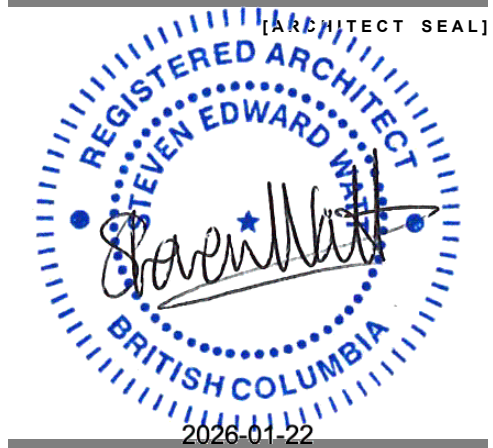
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ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

**Building
Elevations - North
& South**

25683 [PROJECT]

1:100 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

A-4.300



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4 Building Elevation - East

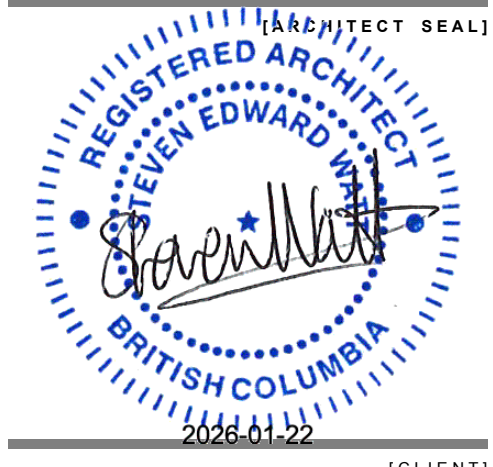
SCALE: 1:100



4 Building Elevation - East

SCALE: 1:100

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DENCITI DEVELOPMENT
CORP

ASPEN ROAD

LOT 15, Aspen Road
Squamish, BC

**Building Elevation
- East**

25683 [PROJECT]

1:100 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

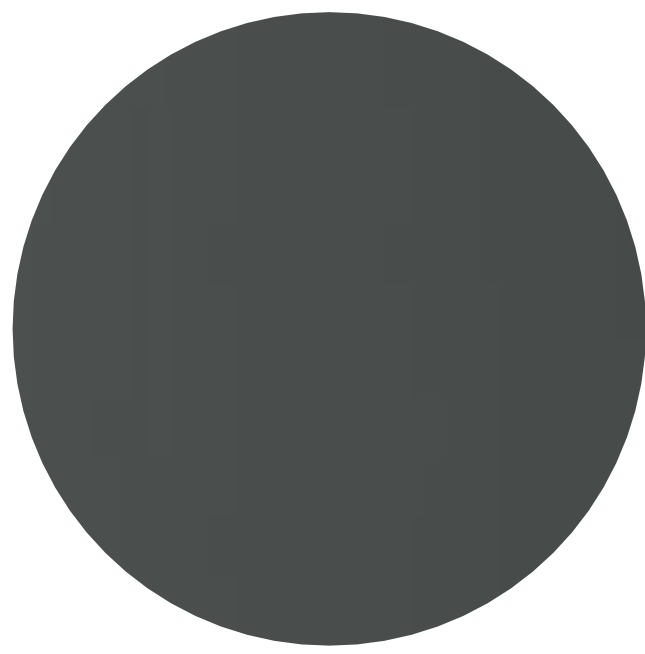
A-4.400



1.1 FIBRE-CEMENT PANEL
ARCTIC WHITE



1.2 FIBRE-CEMENT SIDING
ARCTIC WHITE



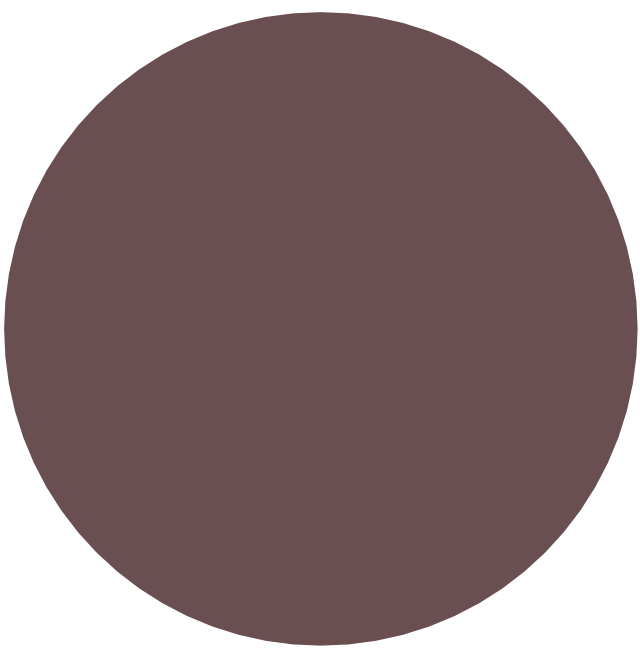
1.3 FIBRE-CEMENT PANEL
IRON GRAY



1.4 FIBRE-CEMENT SIDING
AGED PEWTER



1.5 FIBRE-CEMENT PANEL
PEARL GRAY



1.6 CORRUGATED METAL
BURGADY
SMOOTH FINISH



1.7 FIBRE-CEMENT LAP
SIDINGWOOD TEXTURE



1.8 CULTURED STONE
SILVER LINING - IXL



2.1 VINYL SOFFIT
WOOD TEXTURE

Material and Colour Legend

	Colour (to match)	Material	Finish (to match)	Location	Product	Manufacturer	Colour to Match
1.0	C L A D D I N G						
1.1	Arctic White	Cementitious Panel Board	Smooth	Exterior Walls	HardiePanel® Vertical Siding	JamesHardie	Arctic White
1.2	Arctic White	Cementitious Lap Siding	Smooth	Exterior Walls	HardiePanel® Vertical Siding	JamesHardie	Arctic White
1.3	Iron Gray	Cementitious Panel Board	Smooth	Exterior Walls	HardiePanel® Vertical Siding	JamesHardie	Iron Gray
1.4	Aged Pewter	Cementitious Lap Siding	Smooth	Exterior Walls	HardiePanel® Vertical Siding	JamesHardie	Aged Pewter
1.5	Pearl Gray	Cementitious Panel Board	Smooth	Exterior Walls	HardiePlank Lap Siding	JamesHardie	Pearl Gray
1.6	Burgandy	Corrugated Metal	Smooth	Selected Exterior Walls	Westform Metals	Westform Metals	Burgandy
1.7	Orange/Brown	Cementitious Lap Siding	Woodtone	Selected Exterior Walls	HardiePlank Lap Siding	JamesHardie	Summer Wheat
1.8	Brown	Ledgestone Stone	Silver Lining	Lobby Entry	Stacked Stone	IXL	Silver Lining
1.9	Grey	C.I.P Architectural Concrete	Natural Concrete	Retaining Walls	N/A		
2.0	S O F F I T / F A S C I A						
2.1	Orange / Brown	Vinyl Soffit Panel	Sagipер	Typical Roof Soffit		SAGIPER	Rustic Cherry
2.2	White	Cementitious Trim Board	Smooth	Typical Fascia			
3.0	F L A S H I N G S						
3.1	Charcoal	Pre-finished Metal Flashing	Anodized Aluminum	Roof Overhang & Balcony Edge			
3.2	Silver	Pre-finished Metal Flashing	Anodized Aluminum	Raised Roof Overhang & Parapet Wall Cap			
4.0	G U A R D S / R A I L I N G S						
4.1	Prefinished Black	Metal & Glass Guards/ Railings	Anodized Aluminum	Railings L1-L6			
4.2	Prefinished White	Metal Picket Railings	Anodized Aluminum	Railings L2-L5			
4.3	Prefinished Black	Metal & Glass Screen	Anodized Aluminum	Typical Privacy Screen			
5.0	R O O F S / D E C K S						
5.1	Gray	Waterproof Deck Membrane	TBD	Typical Balconies			
5.2	Gray	Porcelain Pavers	Natural Finish	Decks On Concrete Slab			
6.0	W I N D O W S						
6.1	Black	Vinyl Windows	TBD	Unit Windows			
6.2	White	Vinyl Windows	TBD	Selected Windows			
7.0	D O O R S						
7.1	Black	Vinyl Doors	TBD	Unit Entry			
7.2	Black	Vinyl Doors	TBD	Balcony Doors			
7.3	Black	Metal	TBD	Parkade & Loading			

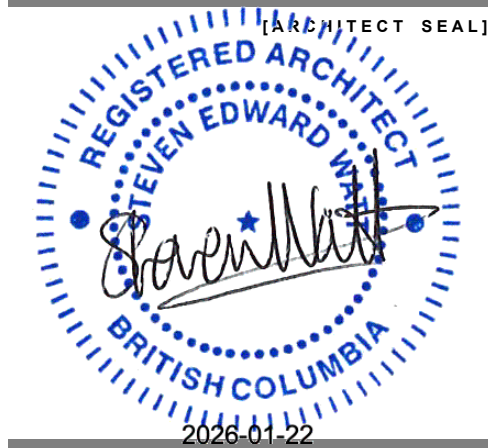


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[PROJECT TEAM]



DENCITI DEVELOPMENT
CORP

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

Material Board

25683 [PROJECT]

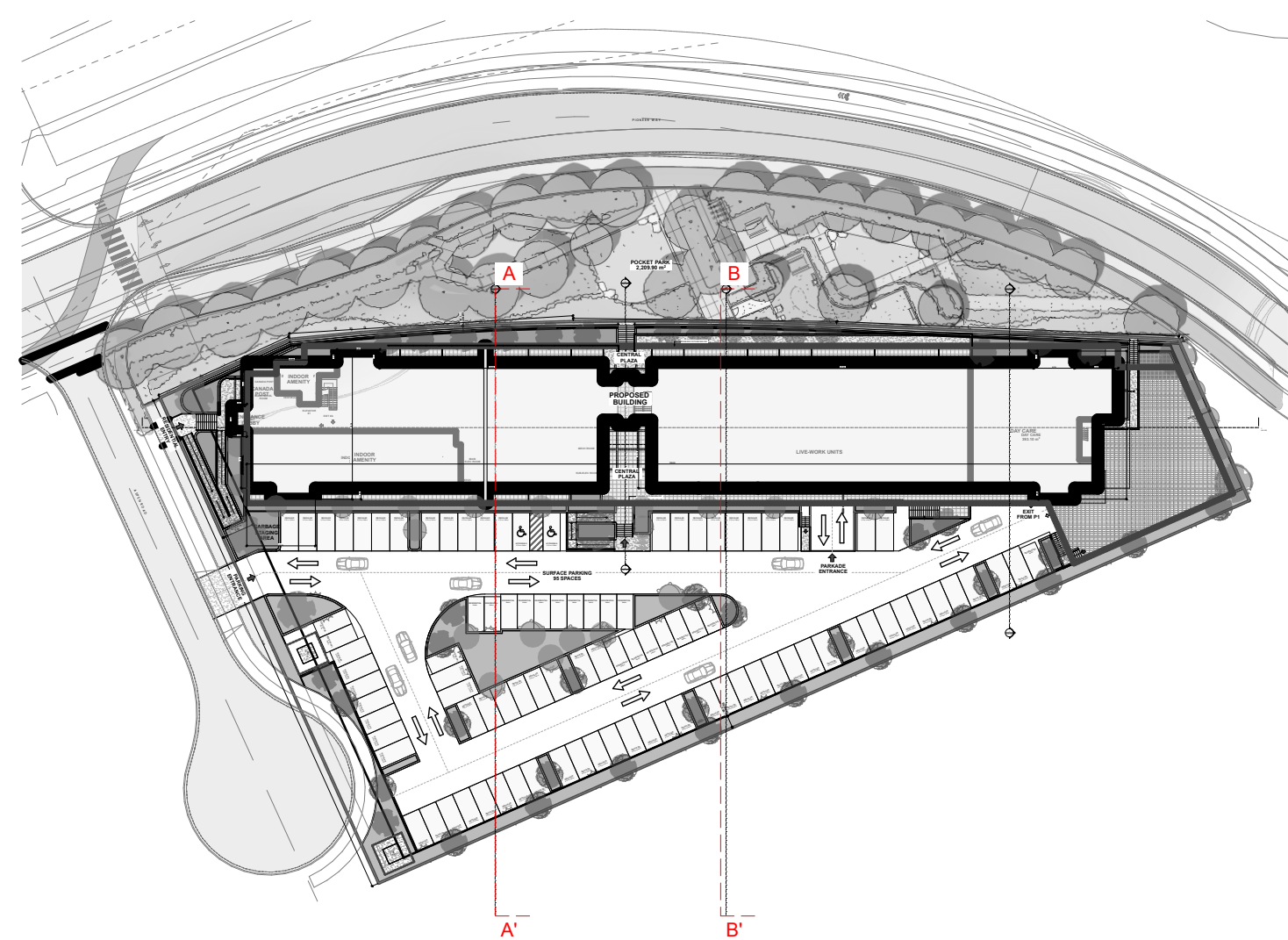
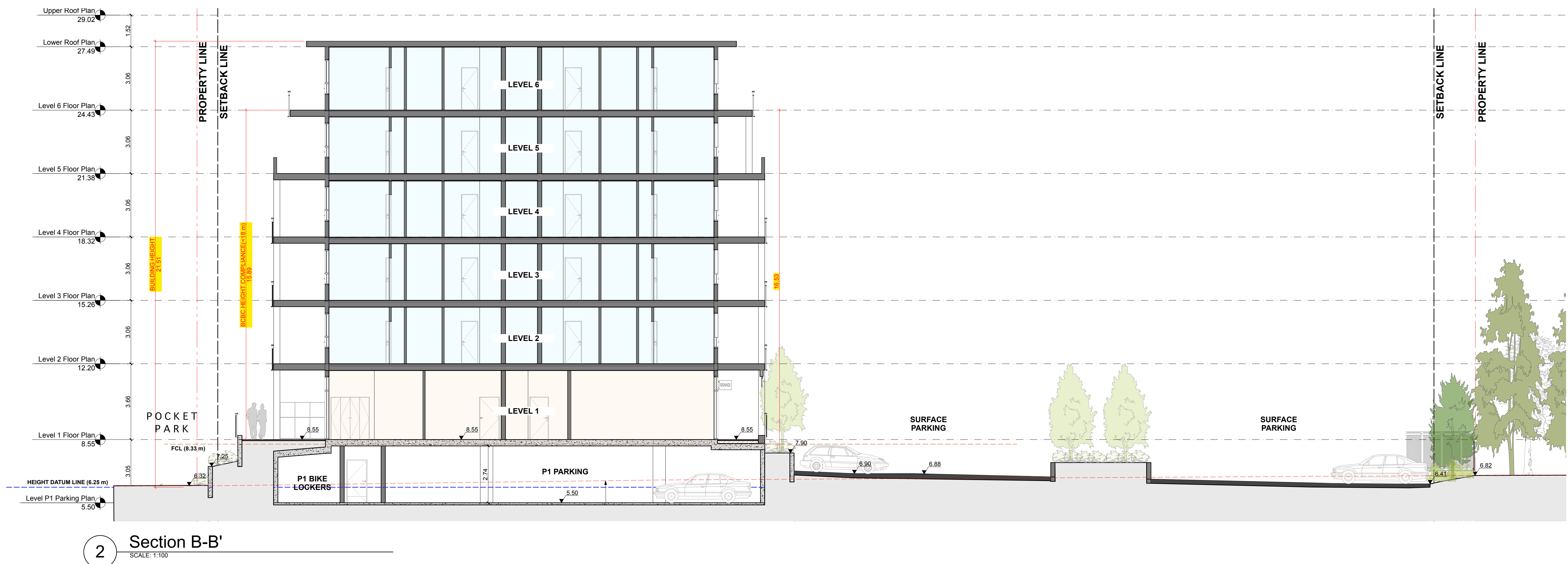
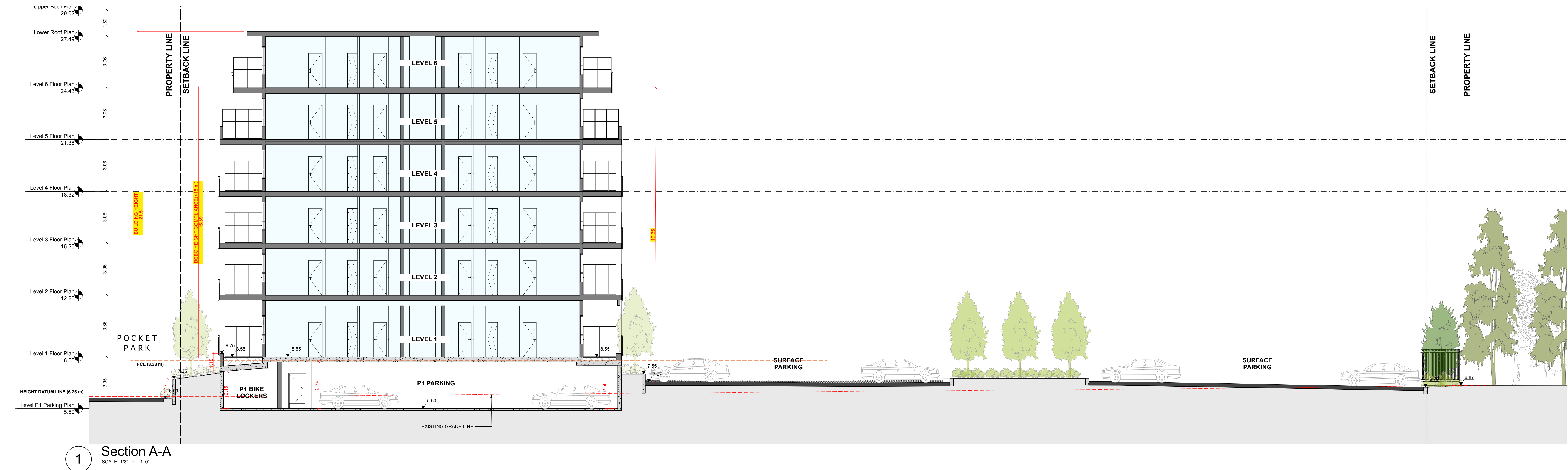
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Wednesday, January 21, 2026 [DATE]

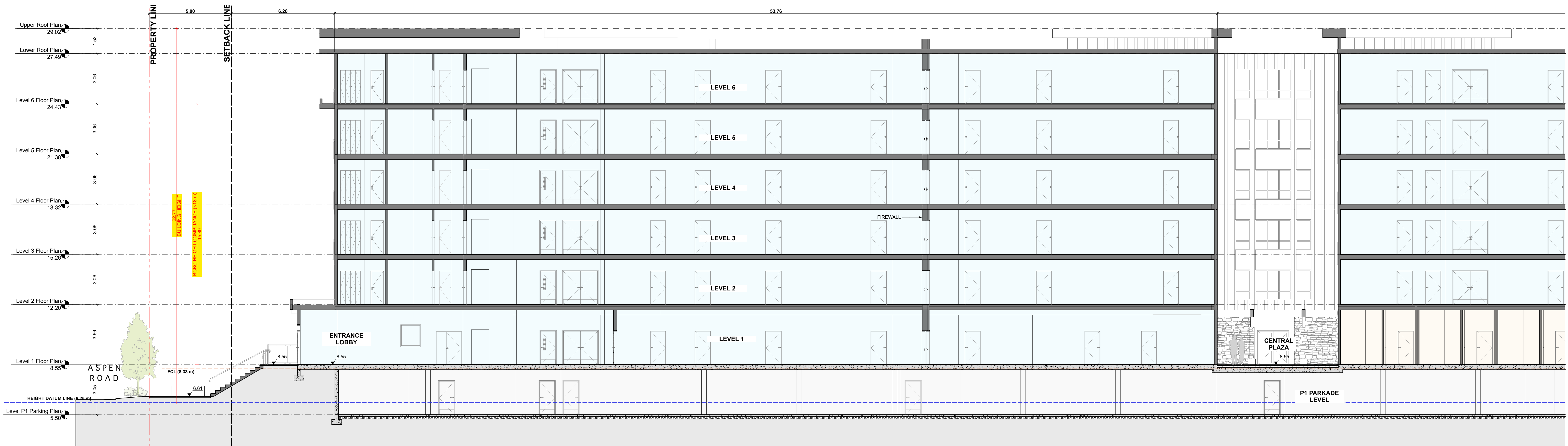
Issue 2: DP [ISSUE]

[DRAWING]

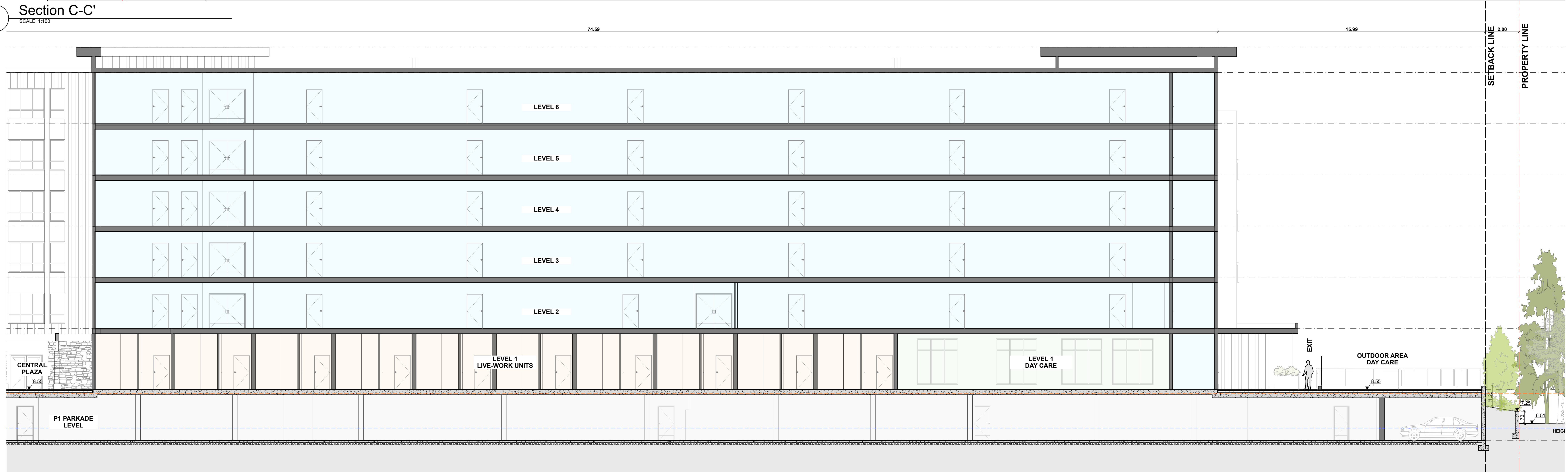
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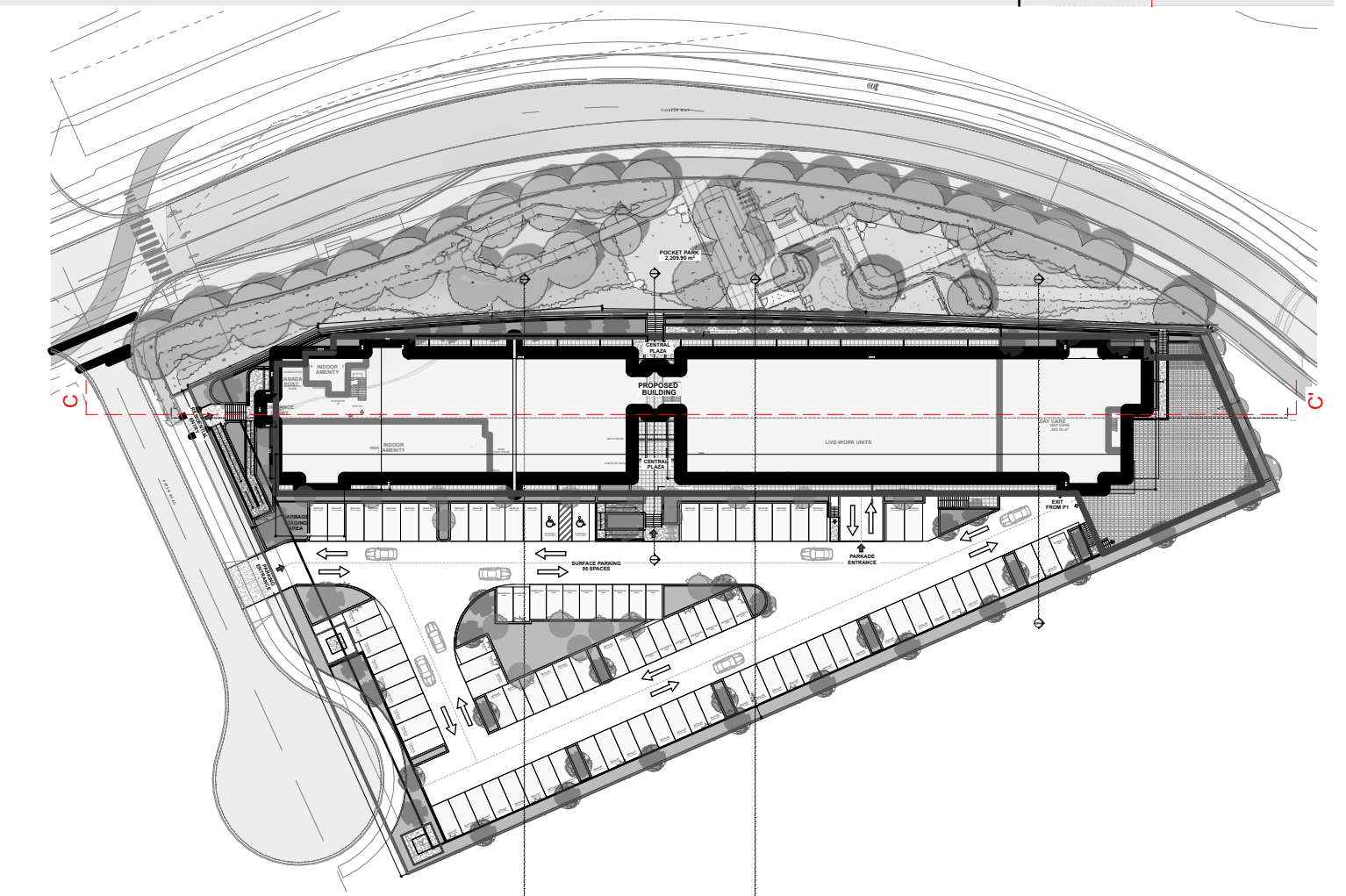
Key Plan



1 Section C-C'
SCALE: 1:100



1 Section C-C'
SCALE: 1:100



Key Plan



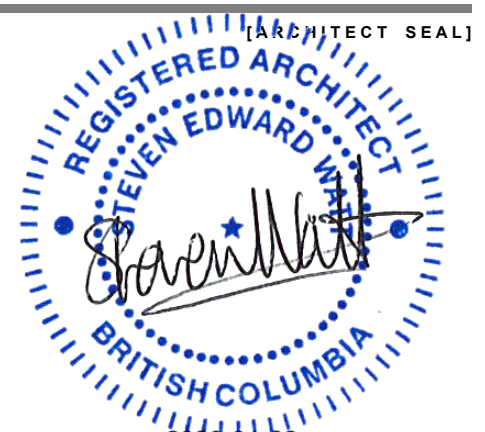
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[PROJECT]

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

[TITLE]

Building Sections

25683 [PROJECT]

1:1000 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

A-5.120

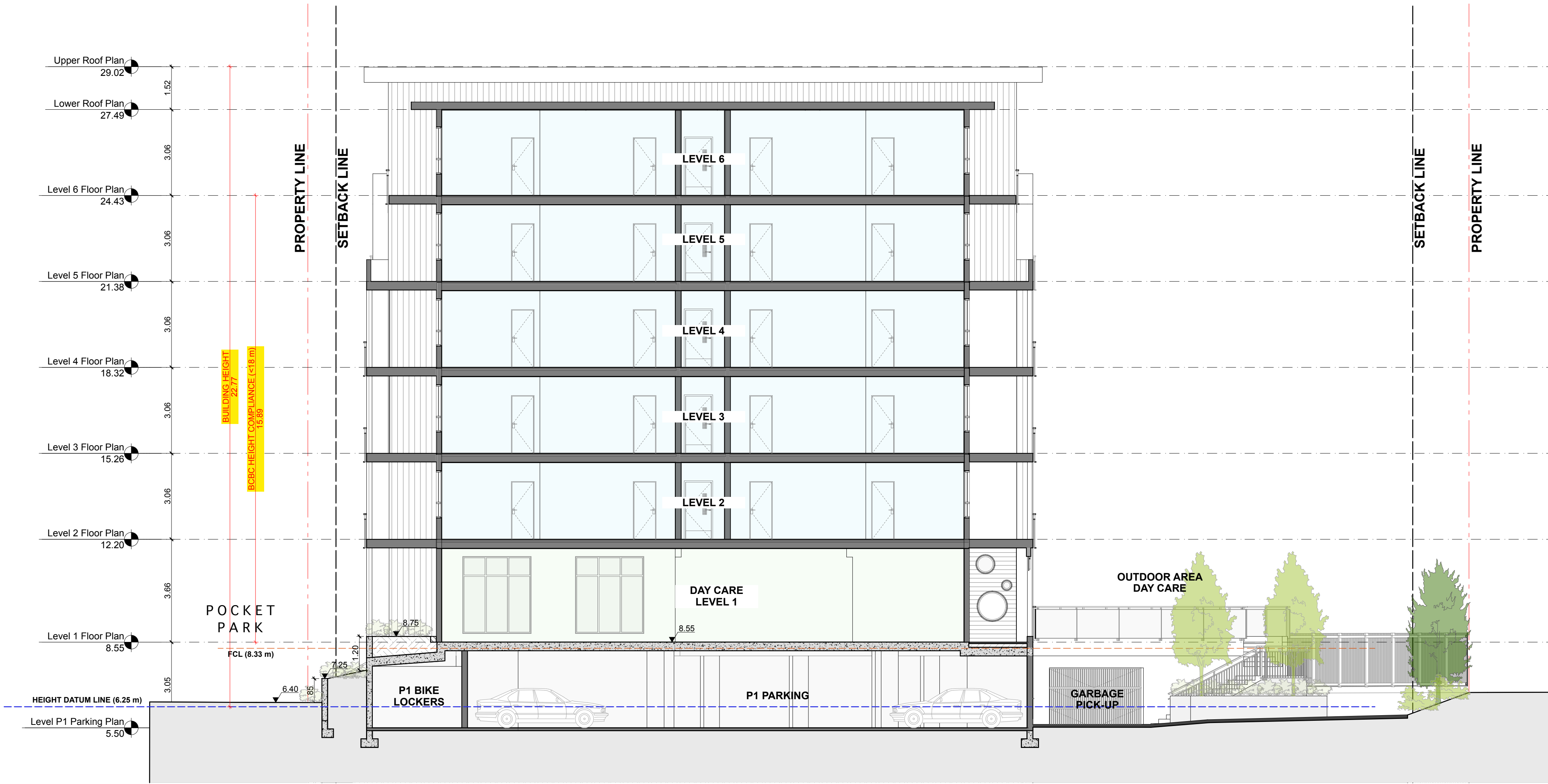


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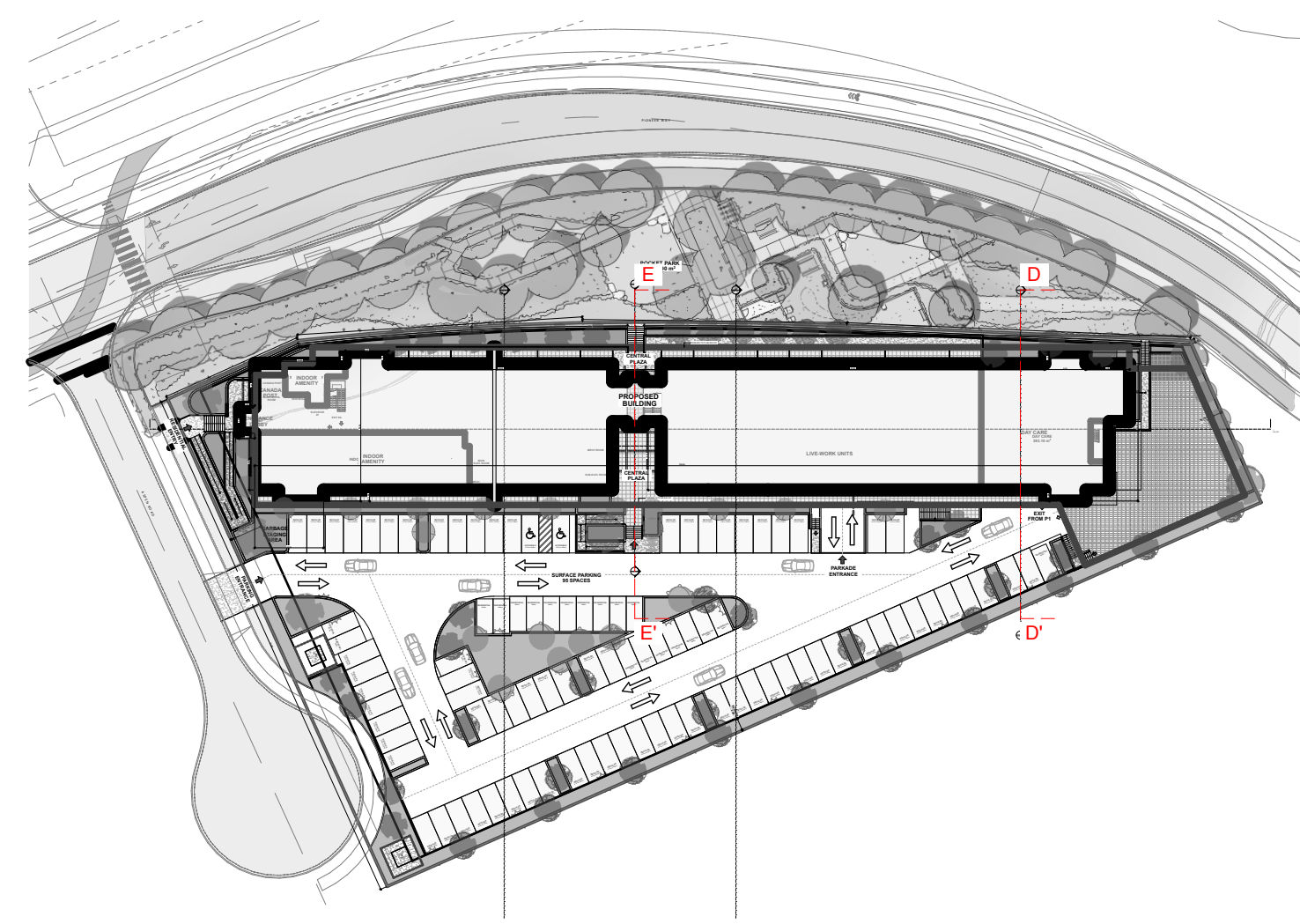
[PROJECT TEAM]



1 Section D-D'
SCALE: 1:100



2 Section E-E'
SCALE: 1:100



Key Plan

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DENCITI DEVELOPMENT
CORP

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

Building Sections

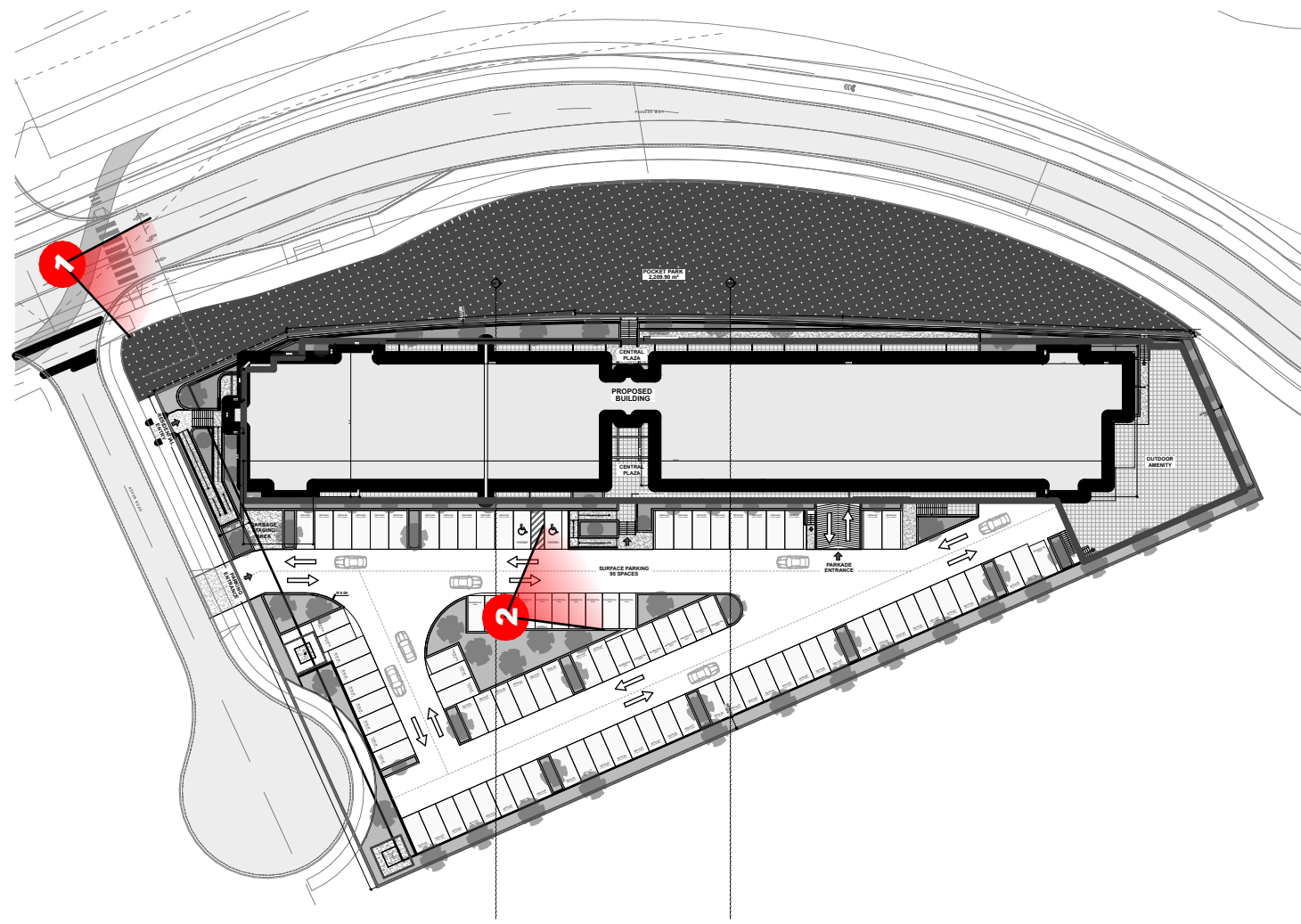
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1:1000 [SCALE]
Wednesday, January 21, 2026 [DATE]
Issue 2: DP [ISSUE]

[DRAWING]

A-5.130



1. Schematic Perspective Along South-West Corner



Key Plan



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2. Schematic Perspective Along South-East Side



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REGISTERED ARCHITECT
STEVEN EDWARD W. BROWN
BRITISH COLUMBIA
2006-11-22

[CLIENT]

DENCITI DEVELOPMENT CORP

[PROJECT]

ASPEN ROAD

LOT 15, Aspen Road
Squamish, BC

[TITLE]

**Perspective
Renders**

[PROJECT]

25683

[SCALE]

[DATE]

Wednesday, January 21, 2026

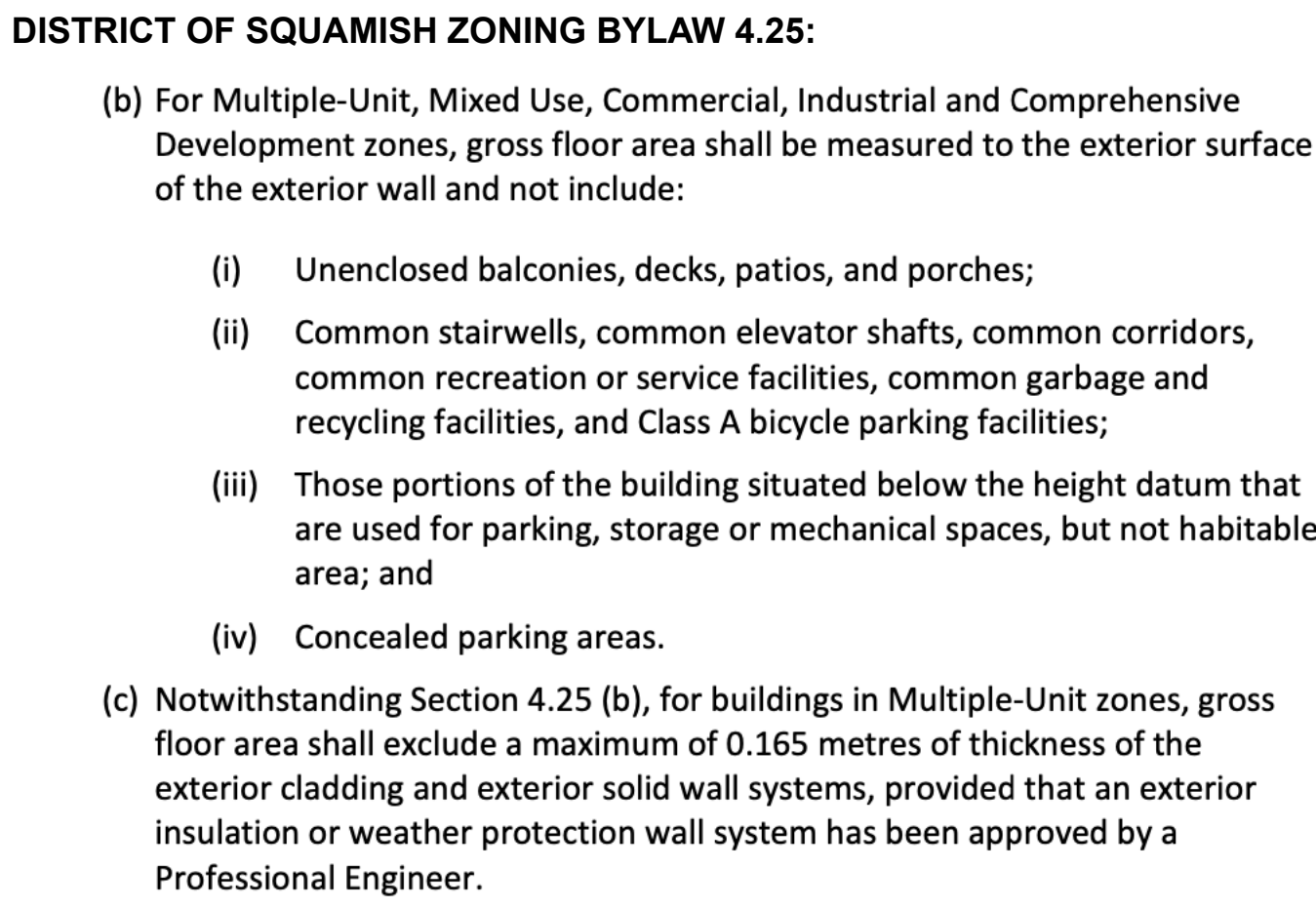
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Issue 2: DP

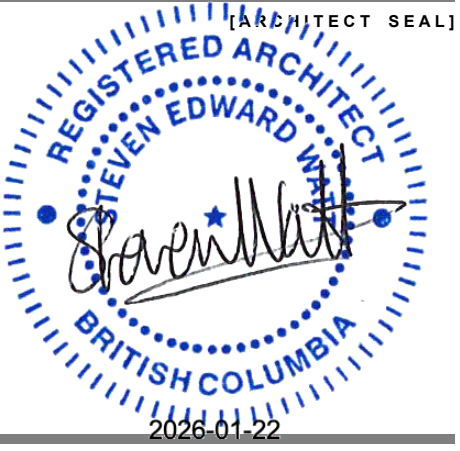
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PROJECT)

(TITLE)

DRAWING 1

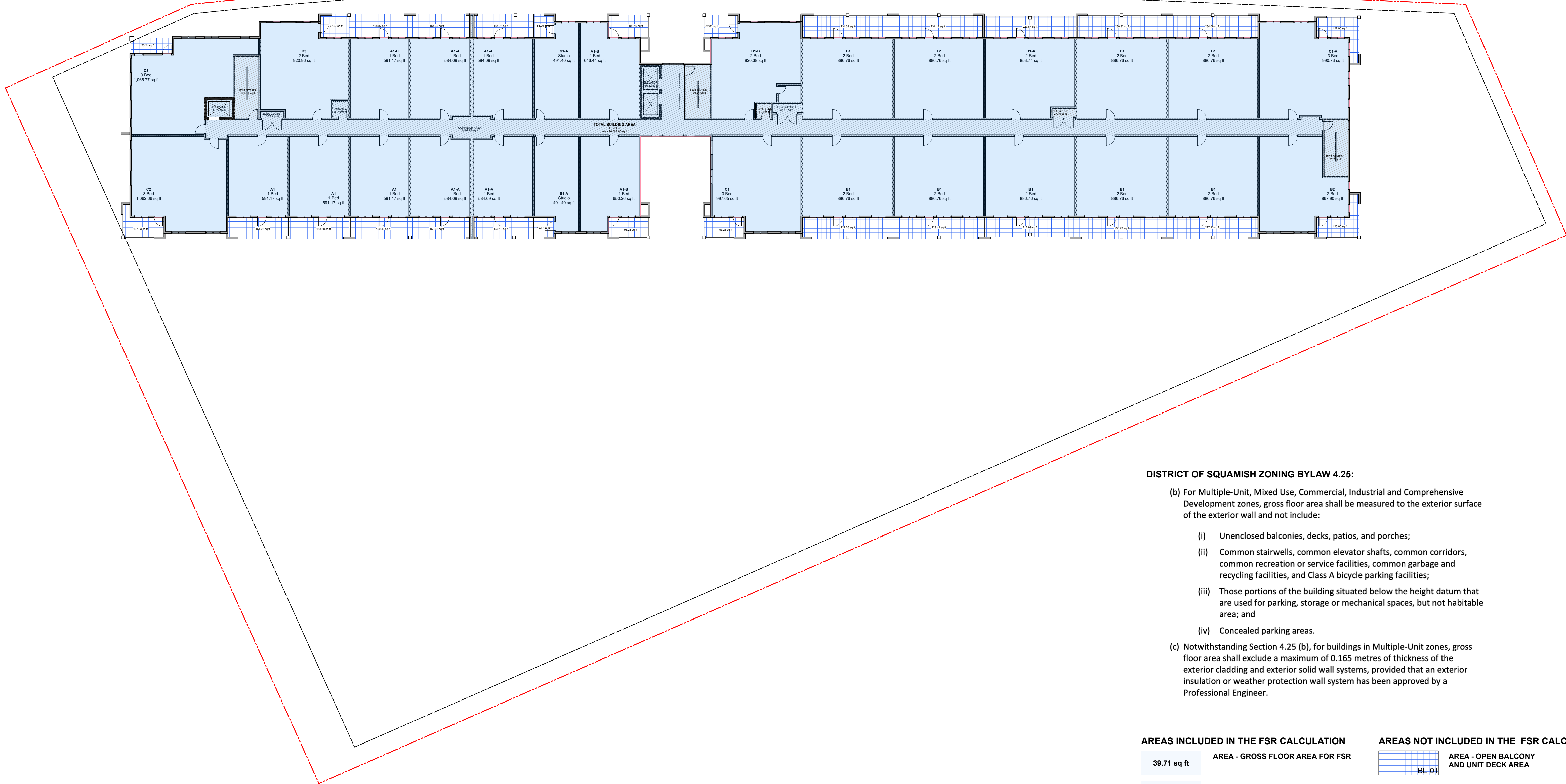
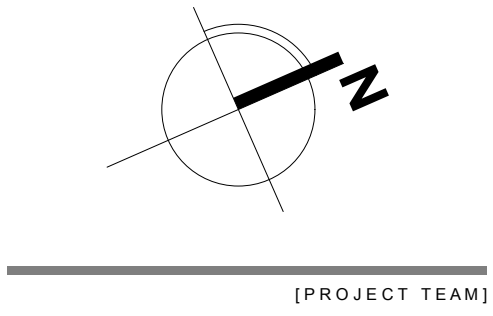
A-8.210



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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.

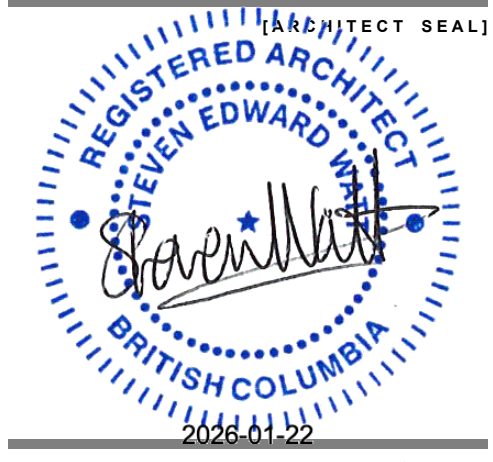
AREAS INCLUDED IN THE FSR CALCULATION

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



DENCITI DEVELOPMENT
CORP

ASPEN ROAD
LOT 15 , Aspen Road
Squamish, BC

Level 2 to 6 FSR
Overlays (Typical)

25683 [PROJECT]

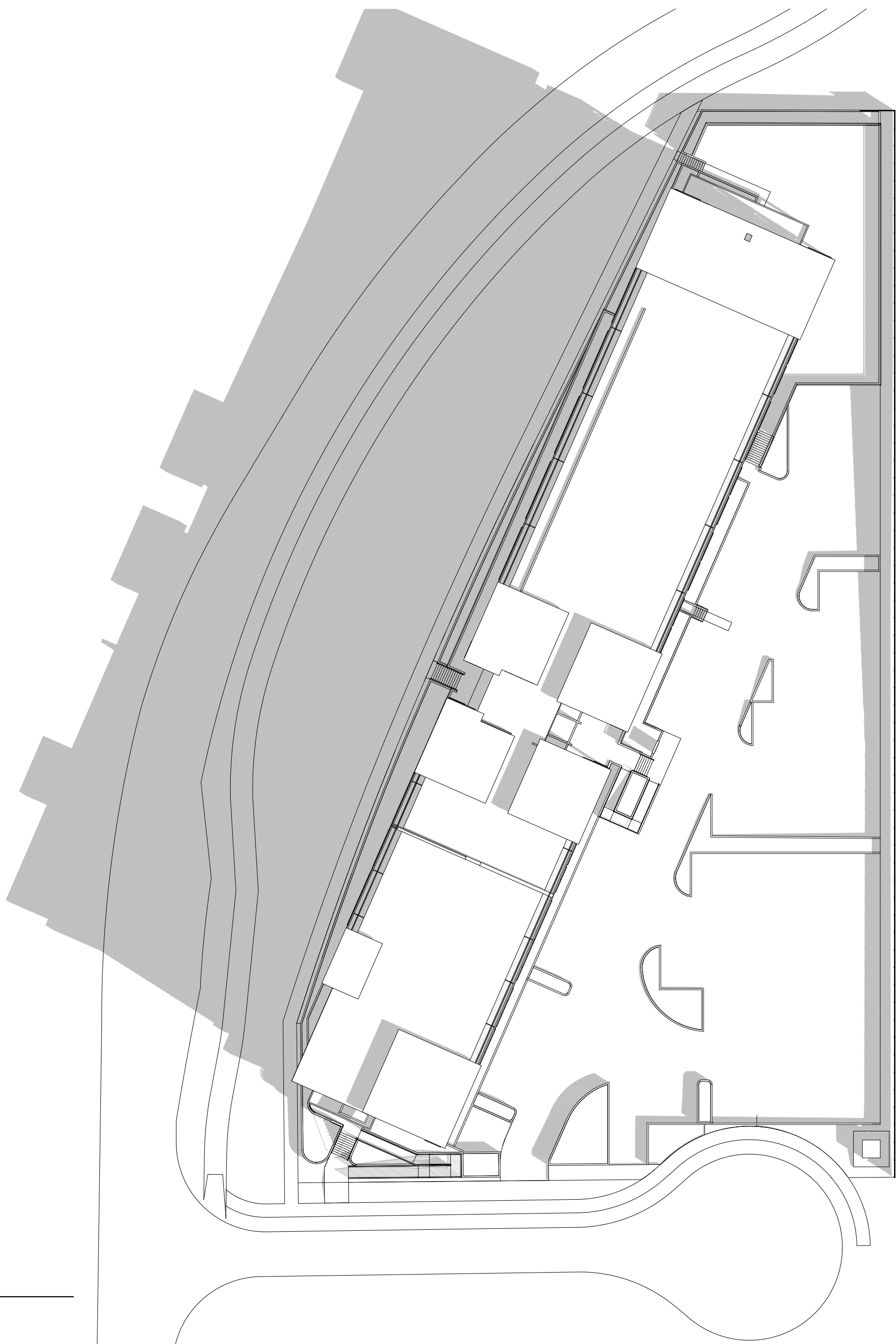
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Wednesday, January 21, 2026 [DATE]

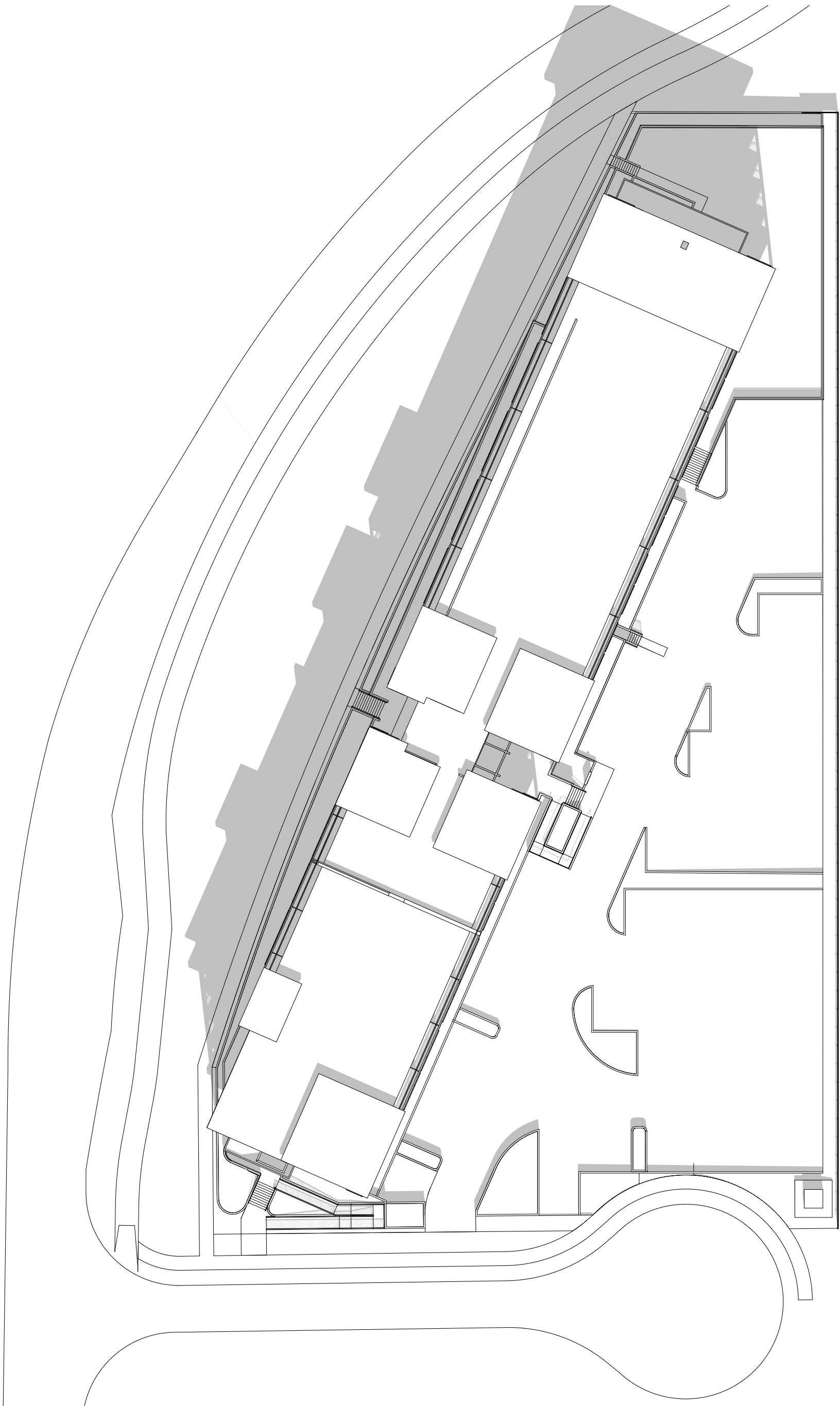
Issue 2: DP [ISSUE]

[DRAWING]

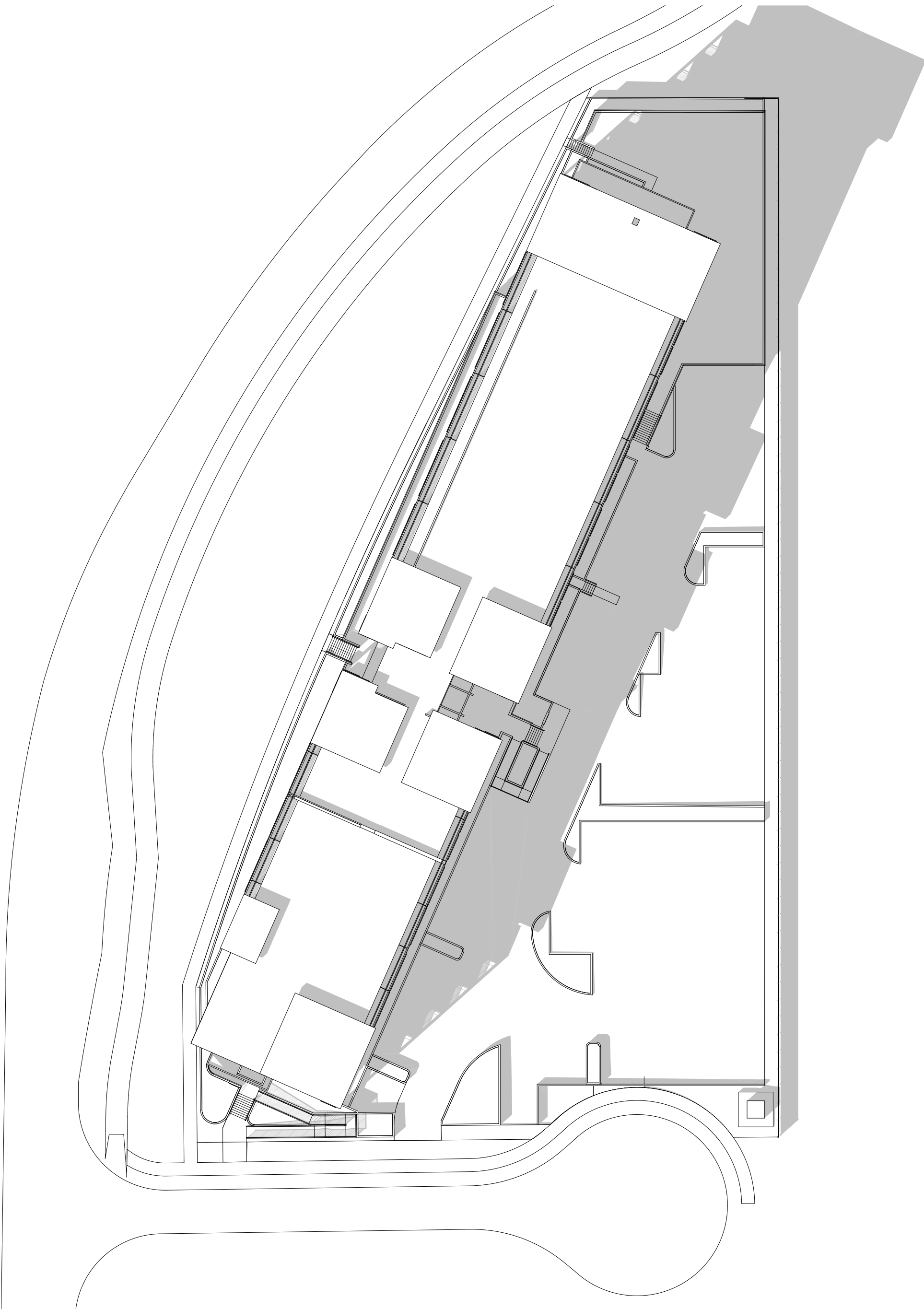
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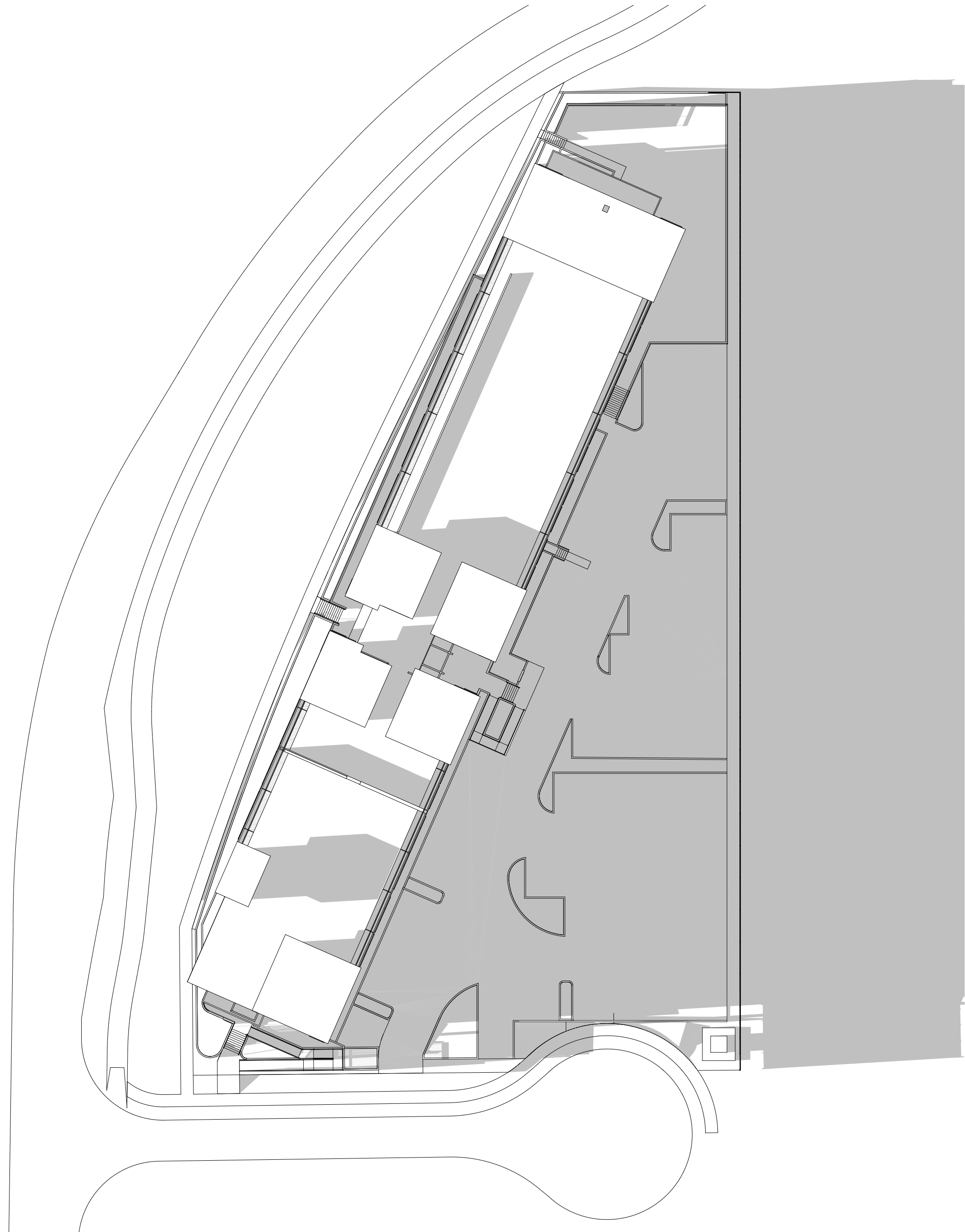
1 March 21st @ 09:00
SCALE: 1:500



2 March 21st @ 12:00
SCALE: 1:500



3 March 21st @ 15:00
SCALE: 1:500



4 March 21st @ 18:00
SCALE: 1:500

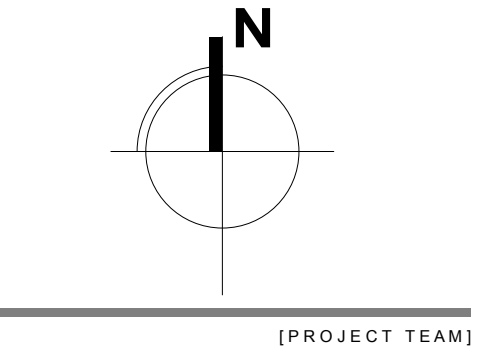


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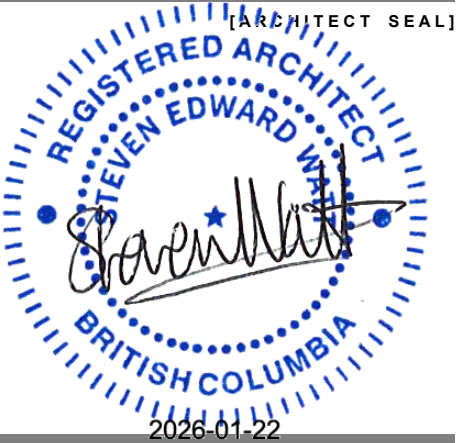
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[PROJECT TEAM]



DENCITI DEVELOPMENT
CORP

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

Shadow Study -
March 21st

25683 [PROJECT]

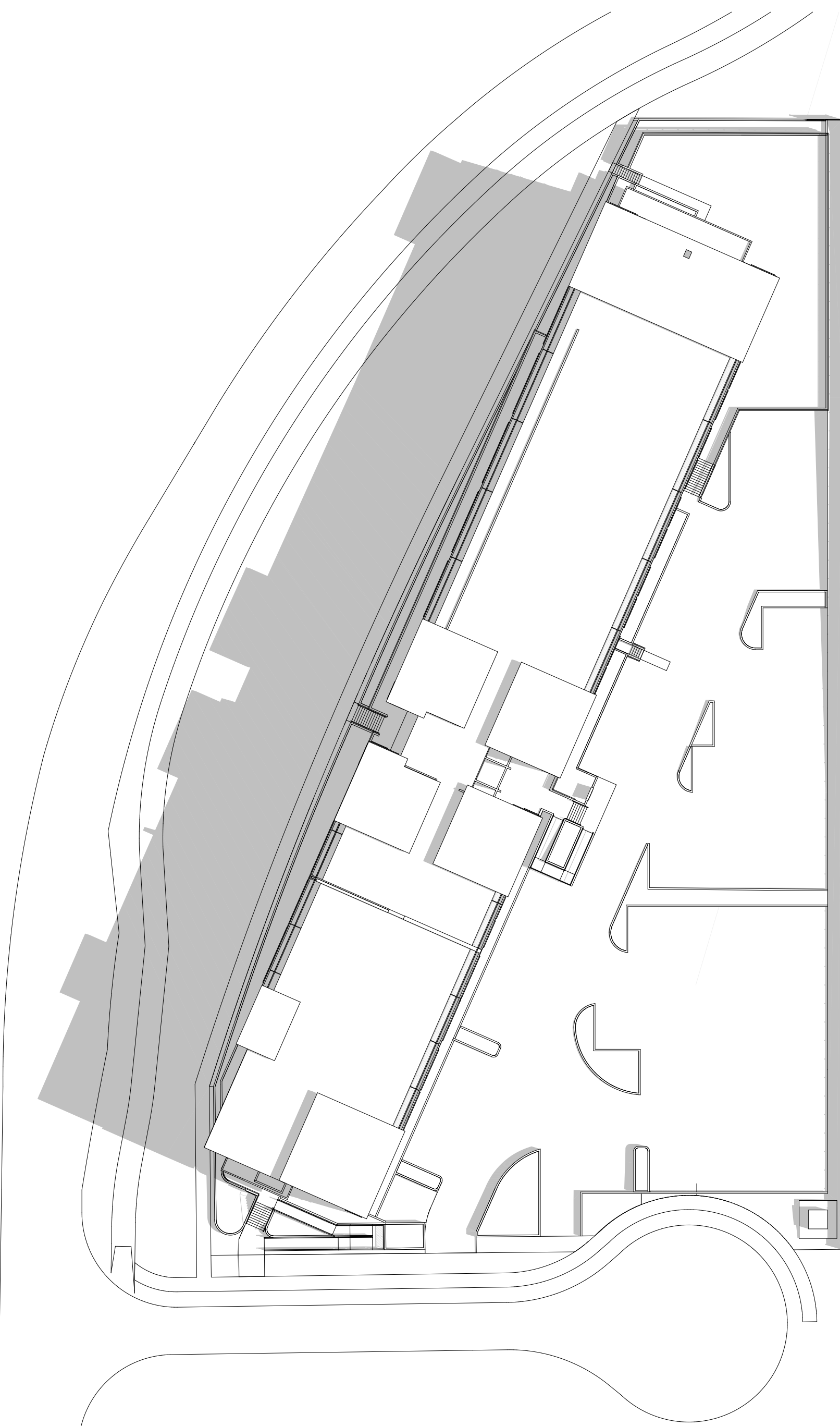
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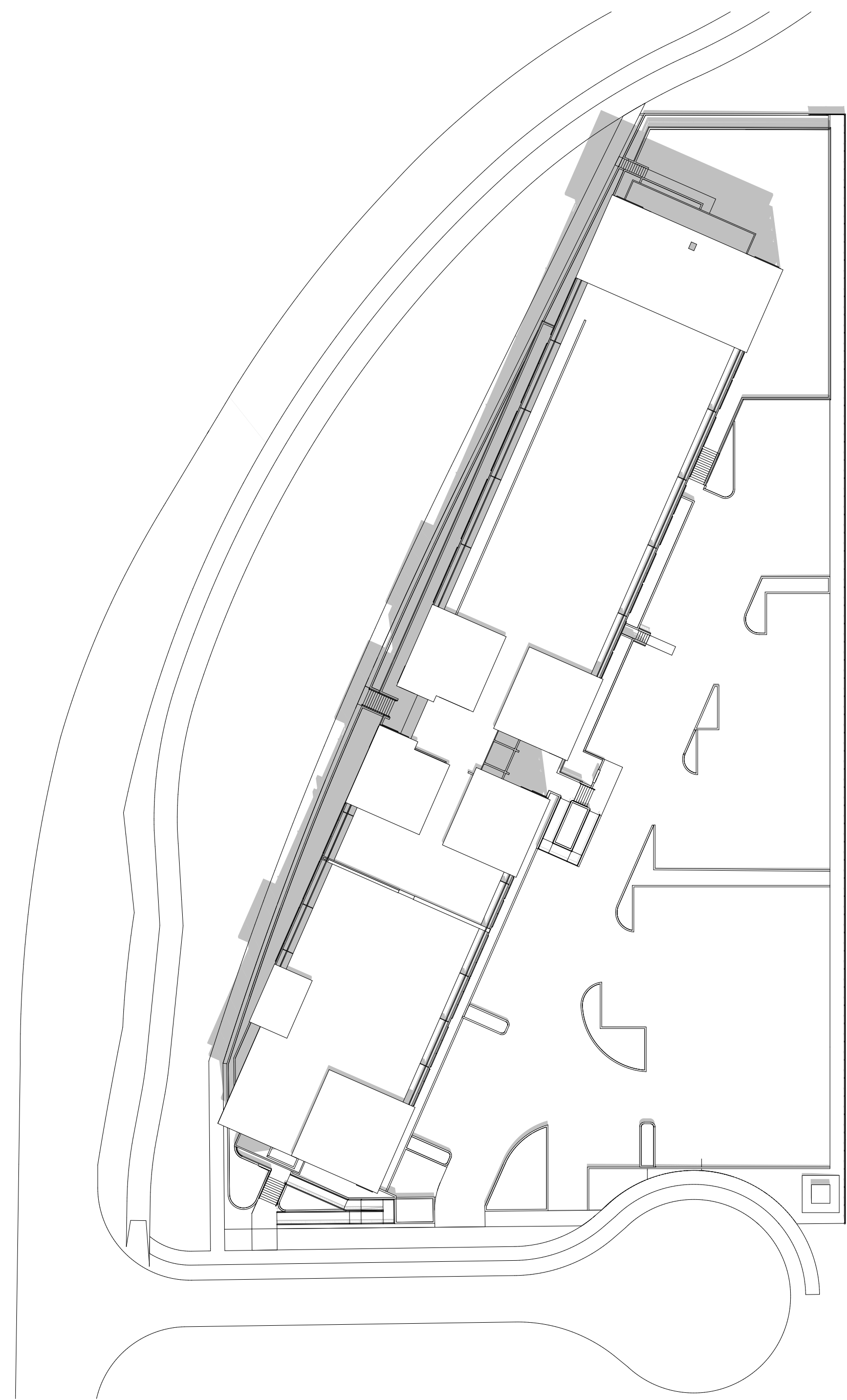
Issue 2: DP [ISSUE]

[DRAWING]

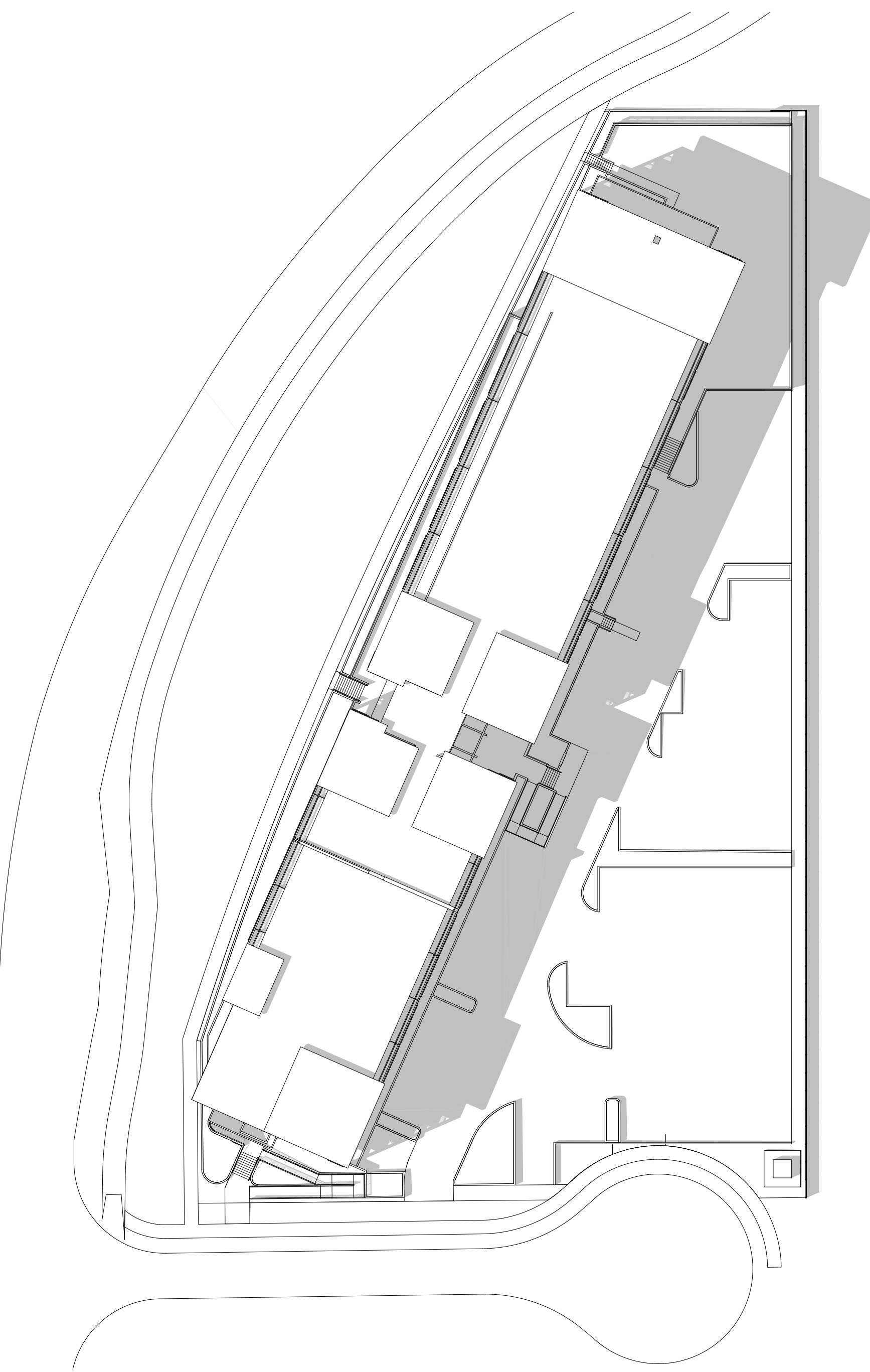
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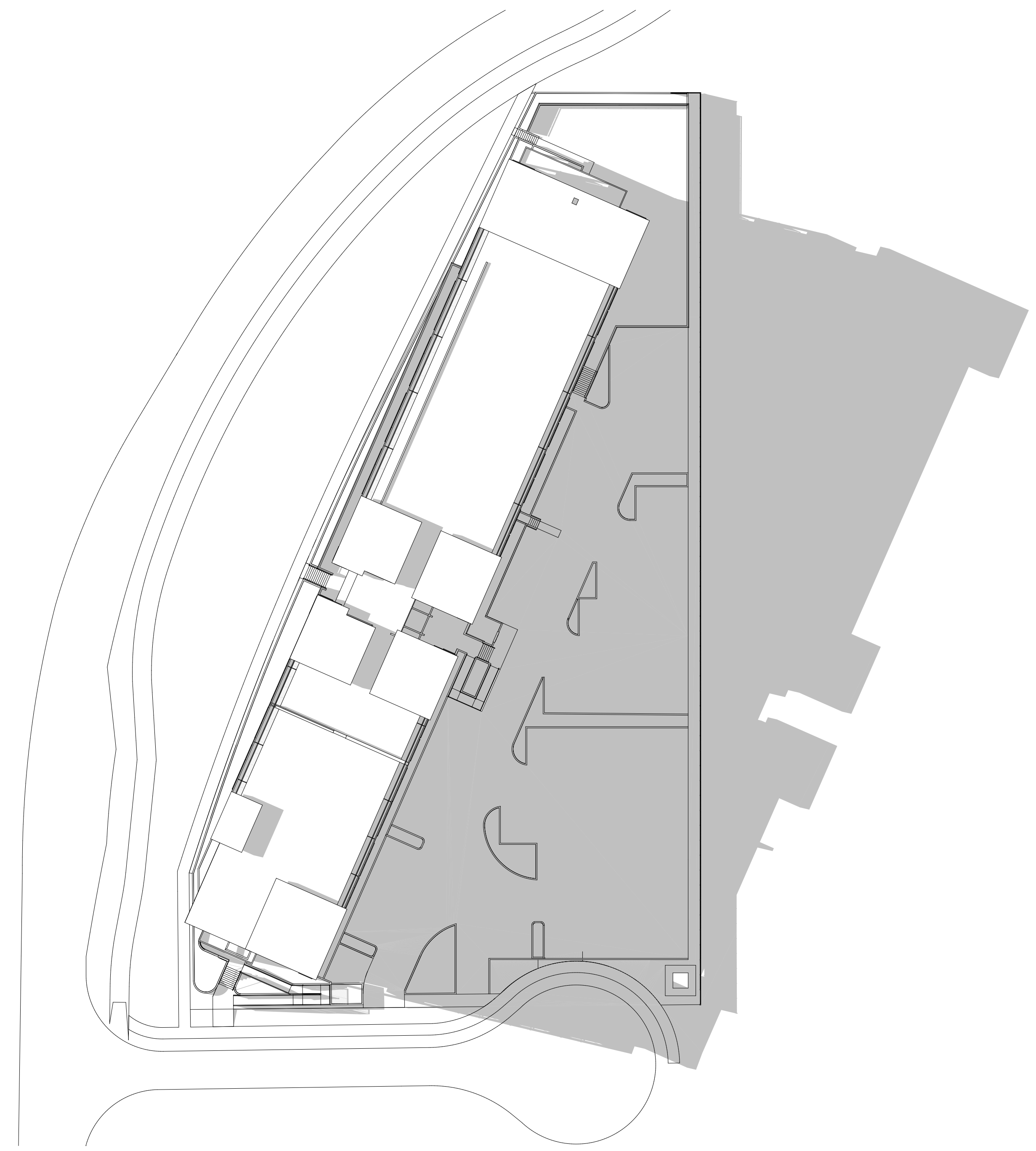
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2 June 21st @ 12:00
SCALE: 1:500



3 June 21st @ 15:00
SCALE: 1:500



4 June 21st @ 18:00
SCALE: 1:500

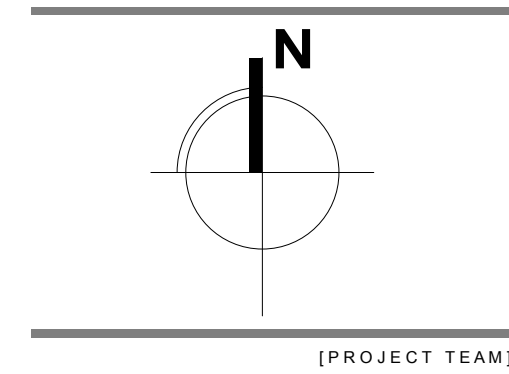


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CORP

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

Shadow Study - June 21st

25683 [PROJECT]

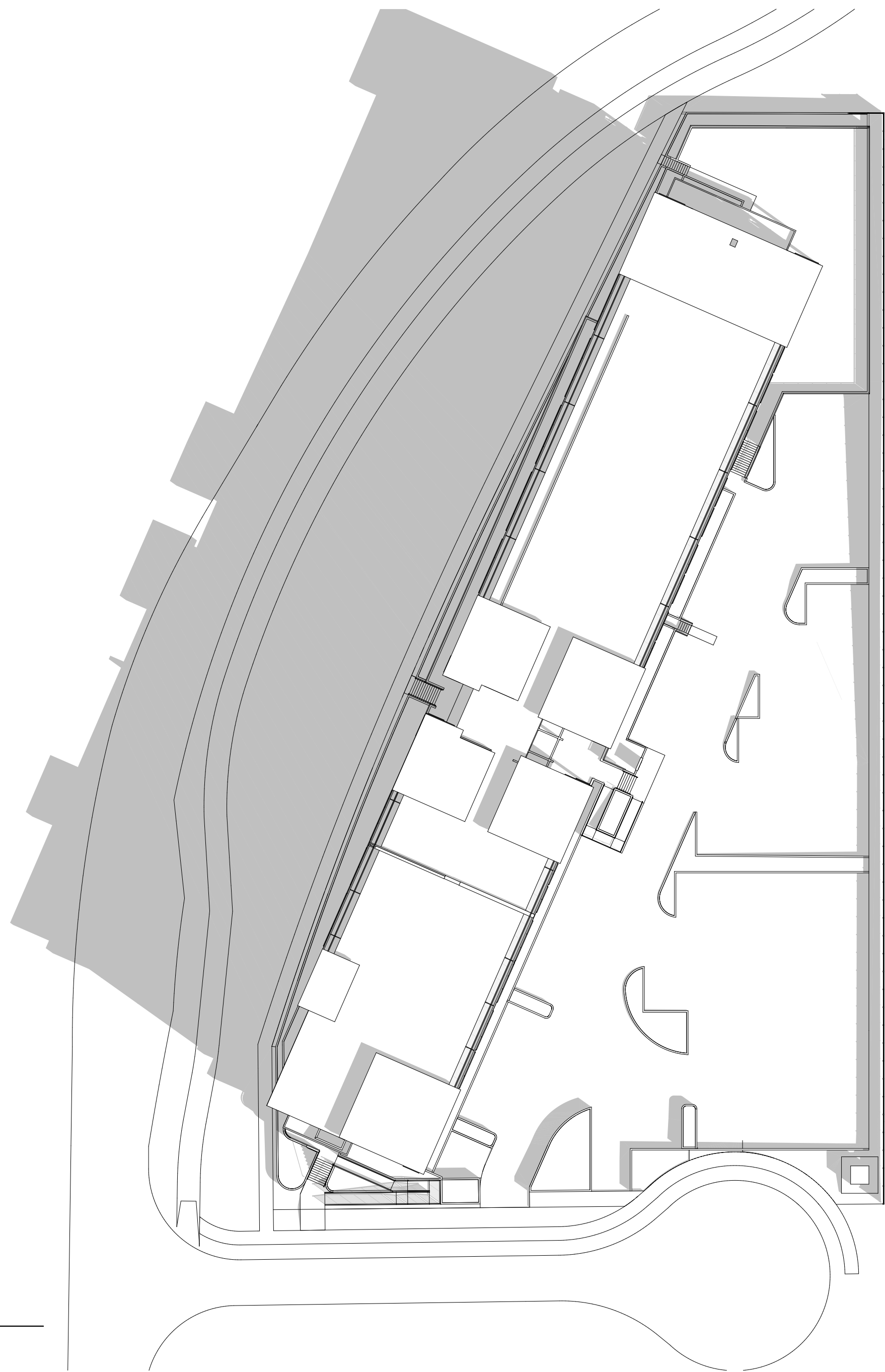
1:500 [SCALE]

Wednesday, January 21, 2026 [DATE]

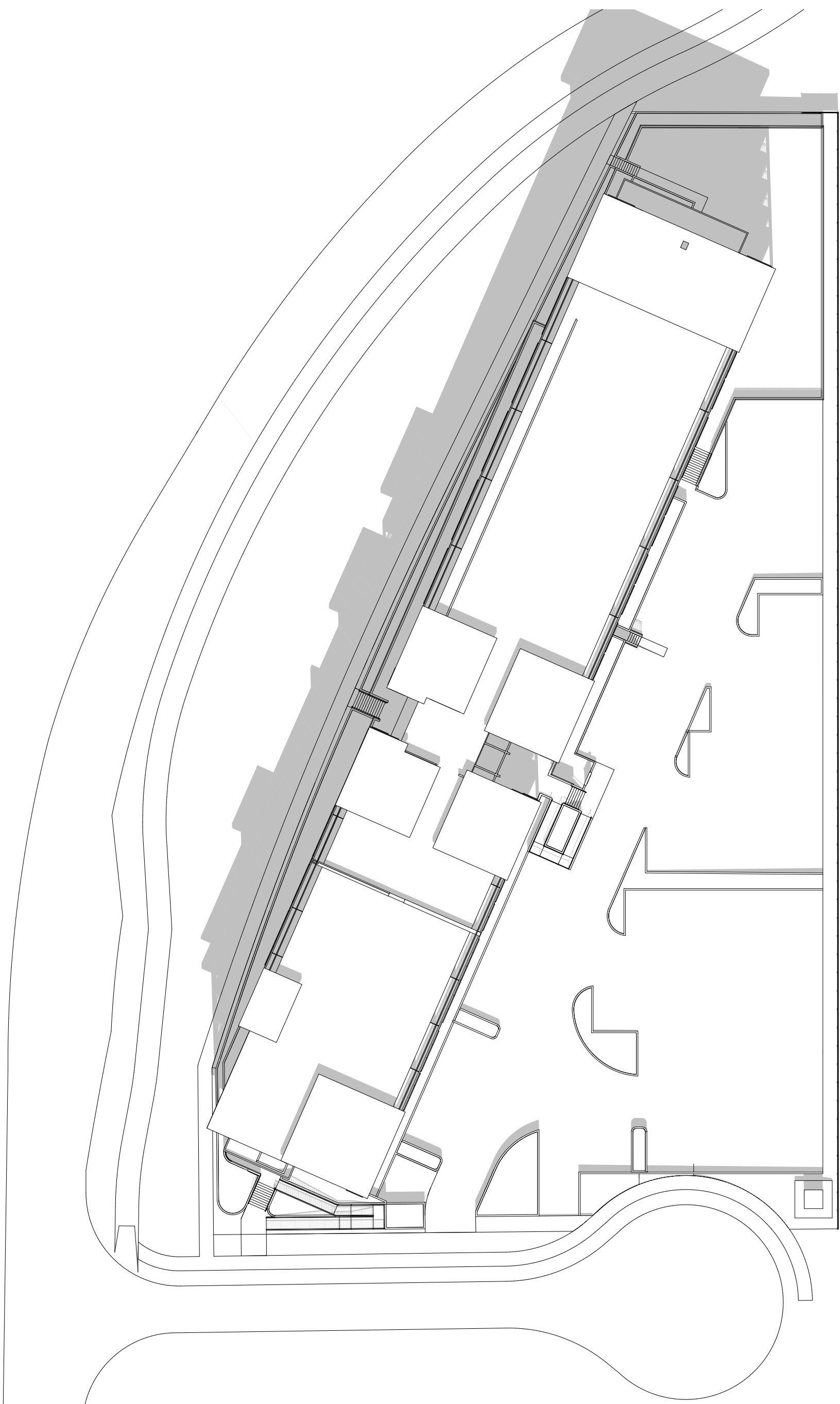
Issue 2: DP [ISSUE]

[DRAWING]

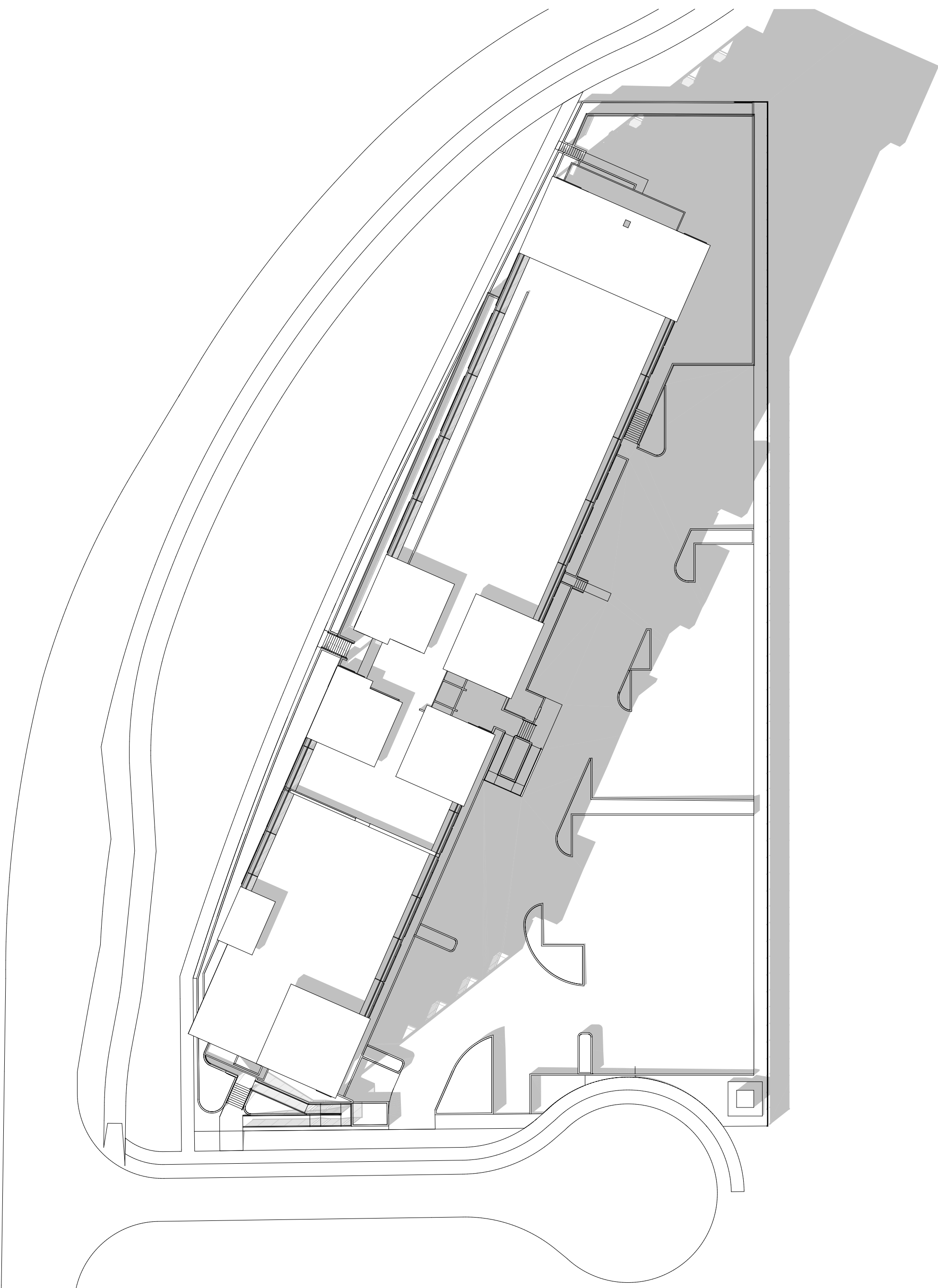
A-8.320



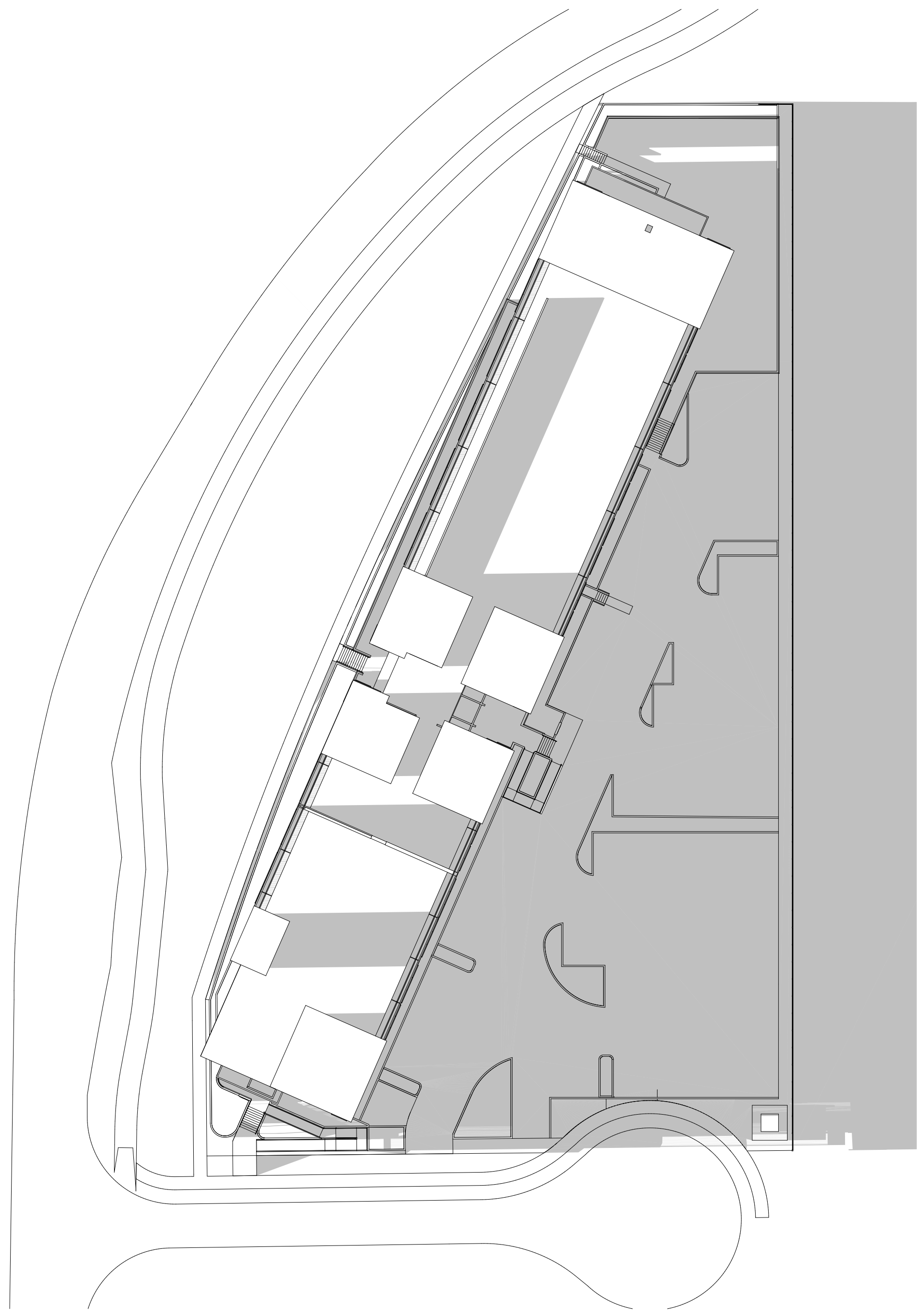
1 September 21st @ 9:00
SCALE: 1:500



2 September 21st @ 12:00
SCALE: 1:500



3 September 21st @ 15:00
SCALE: 1:500



4 September 21st @ 18:00
SCALE: 1:500

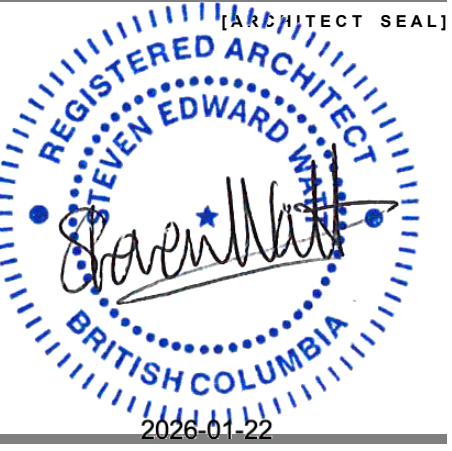
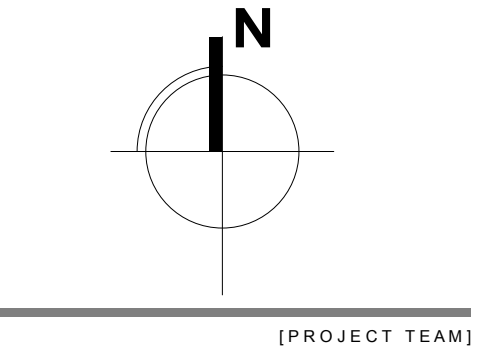


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DENCITI DEVELOPMENT
CORP

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

Shadow Study -
September 21st

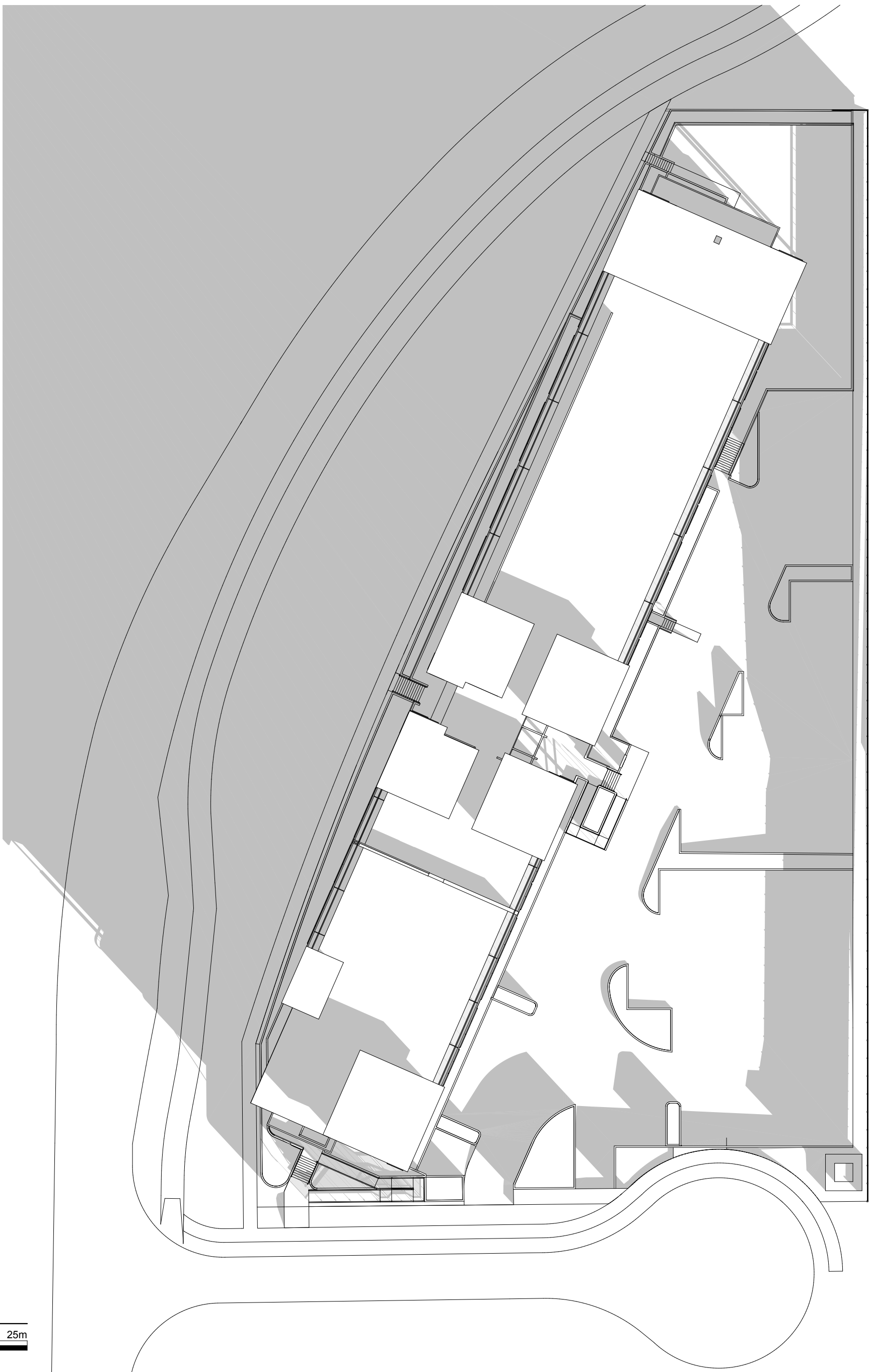
25683

1:500

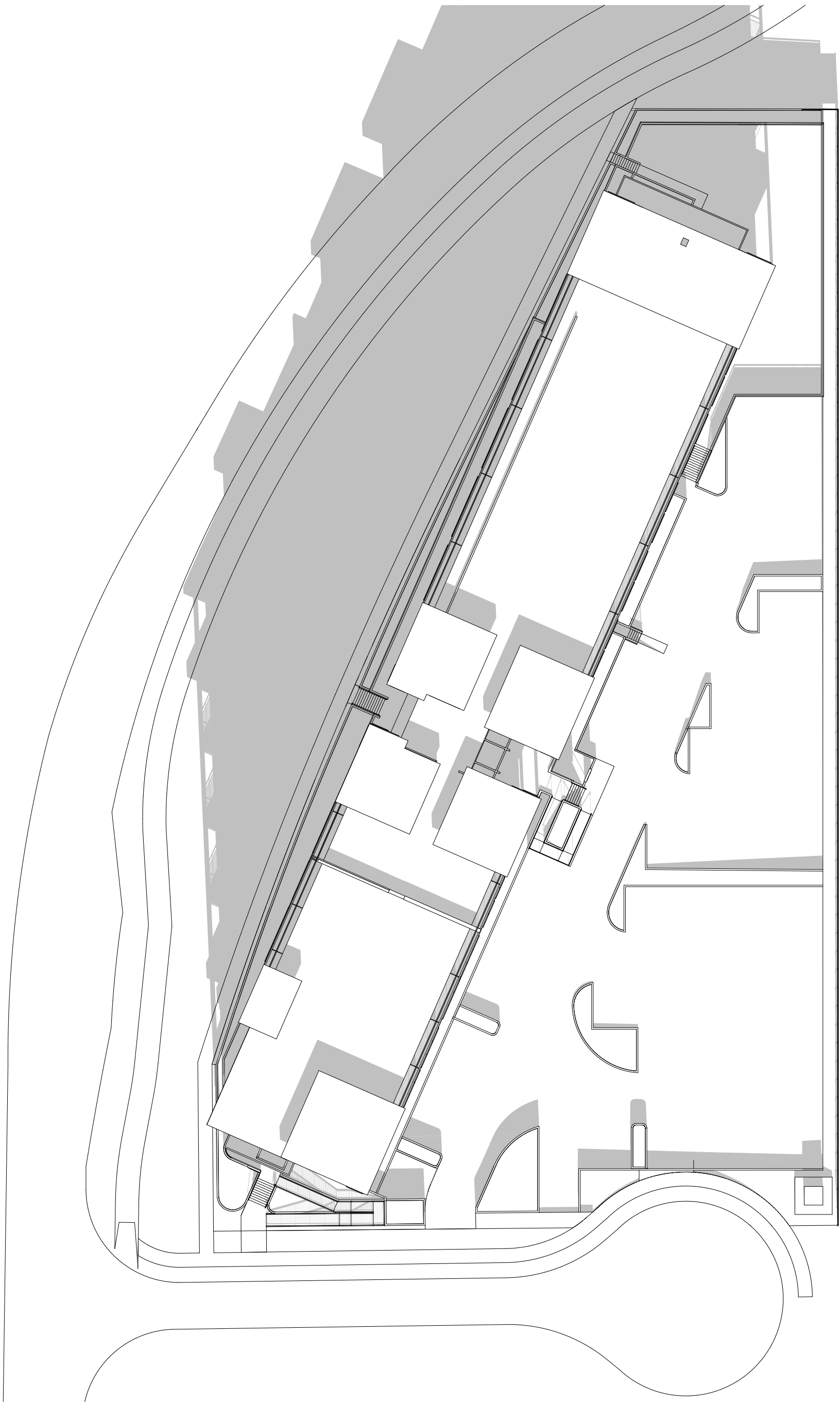
Wednesday, January 21, 2026

Issue 2: DP

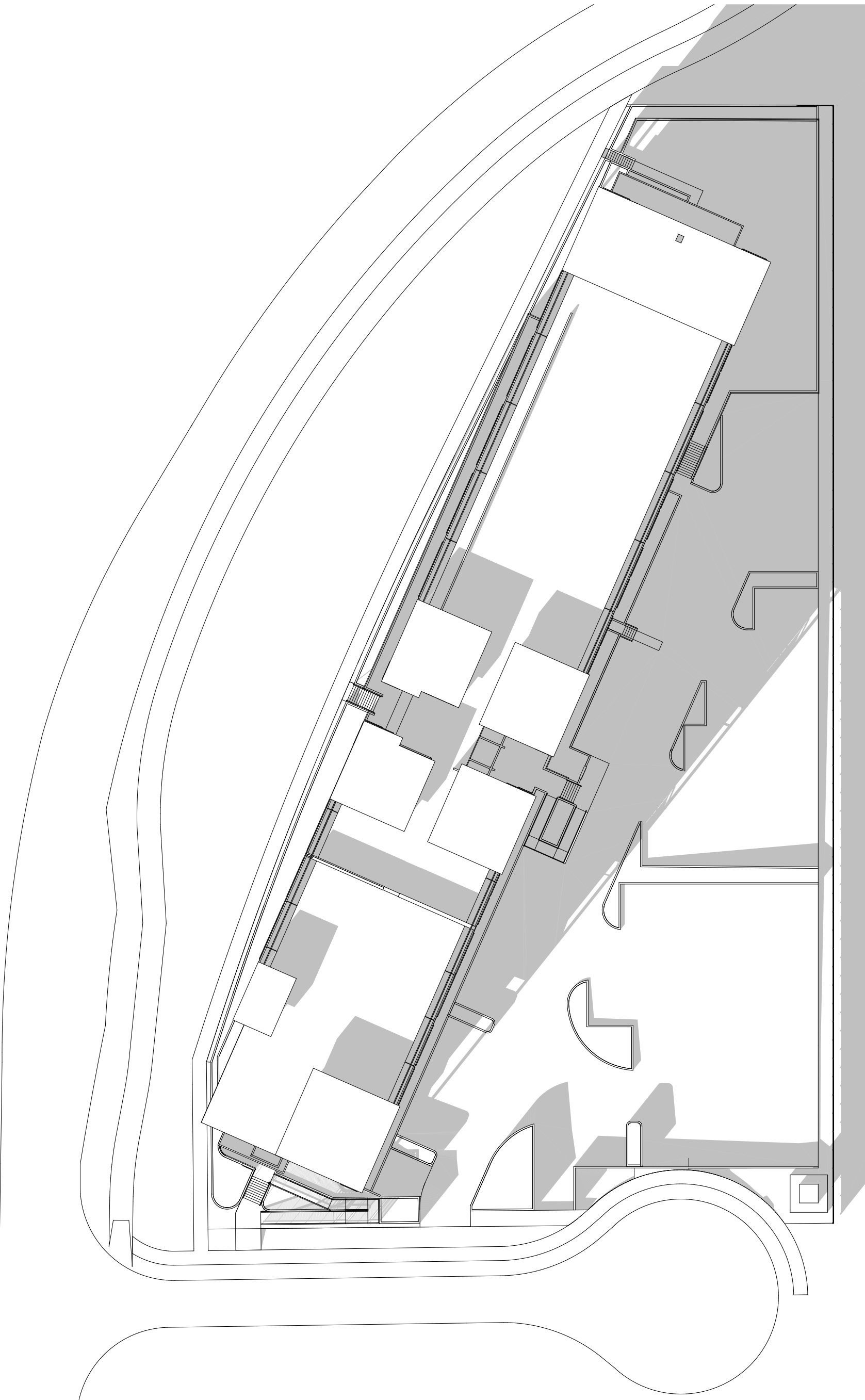
A-8.330



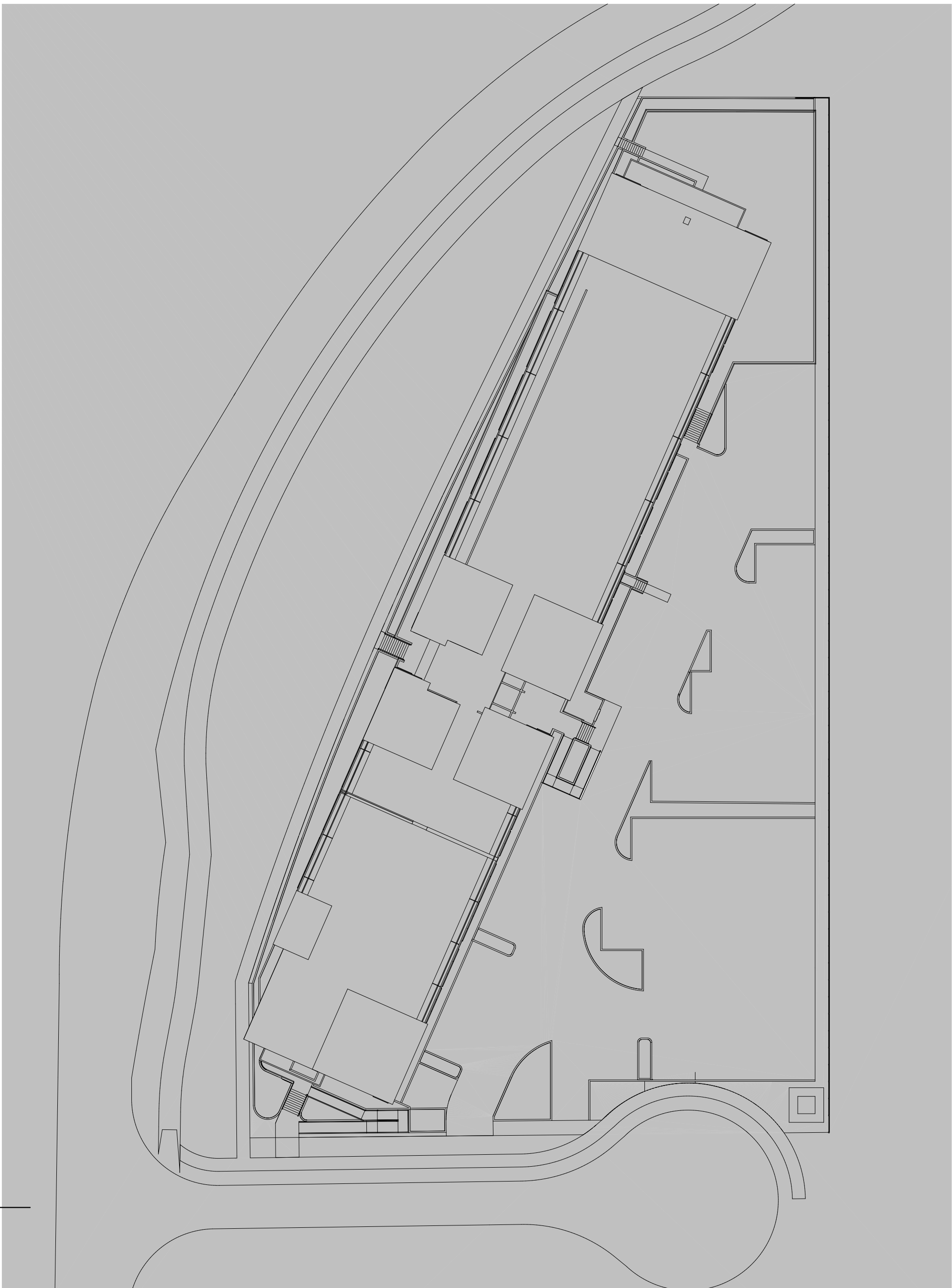
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SCALE: 1:500
0 10m 25m



2 December 21st @ 12:00
SCALE: 1:500



3 December 21st @ 15:00
SCALE: 1:500



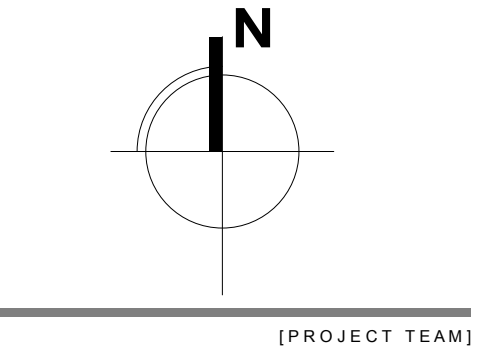
4 December 21st @ 1800
SCALE: 1:500



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DENCITI DEVELOPMENT
CORP

ASPEN ROAD

LOT 15 , Aspen Road
Squamish, BC

**Shadow Study -
December 21st**

25683 [PROJECT]

1:500 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

A-8.340

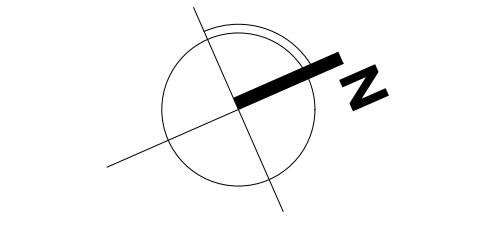


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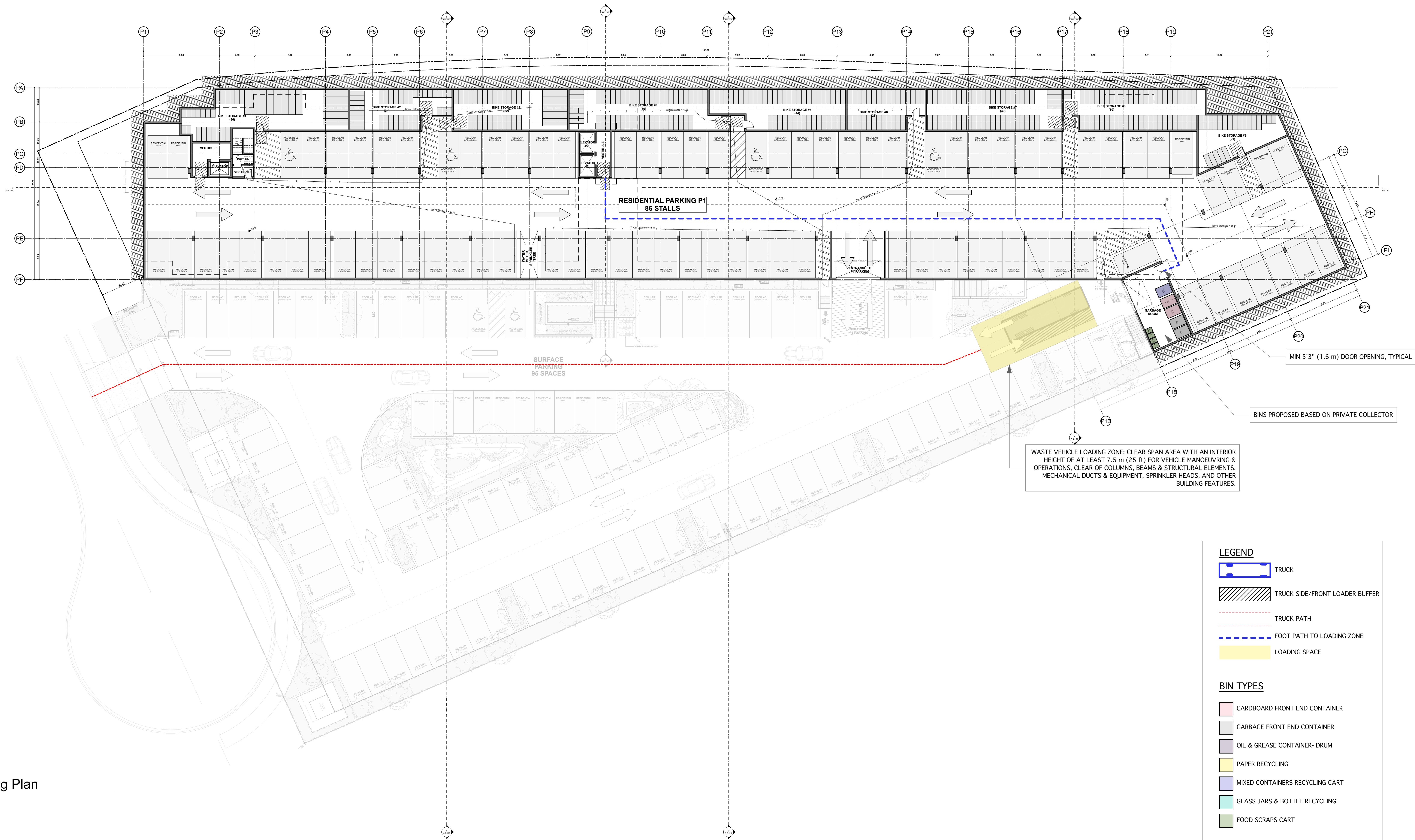
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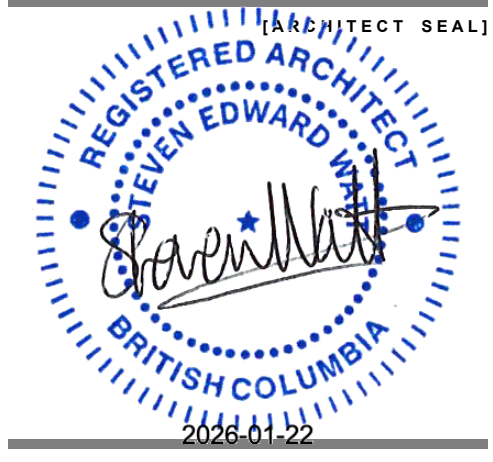
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[PROJECT TEAM]



1 Level P1 Parking Plan
SCALE: 1:200



DENCITI DEVELOPMENT CORP

ASPEN ROAD
LOT 15, Aspen Road
Squamish, BC

Waste Management Overlay Plan

25683 [PROJECT]

1:200 [SCALE]

Wednesday, January 21, 2026 [DATE]

Issue 2: DP [ISSUE]

[DRAWING]

A-8.350