

PRICE REDUCTION

Commercial Real Estate Redefined

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# TOWNHOUSE DEVELOPMENT OPPORTUNITY

40127 KALODON ROAD, SQUAMISH BC



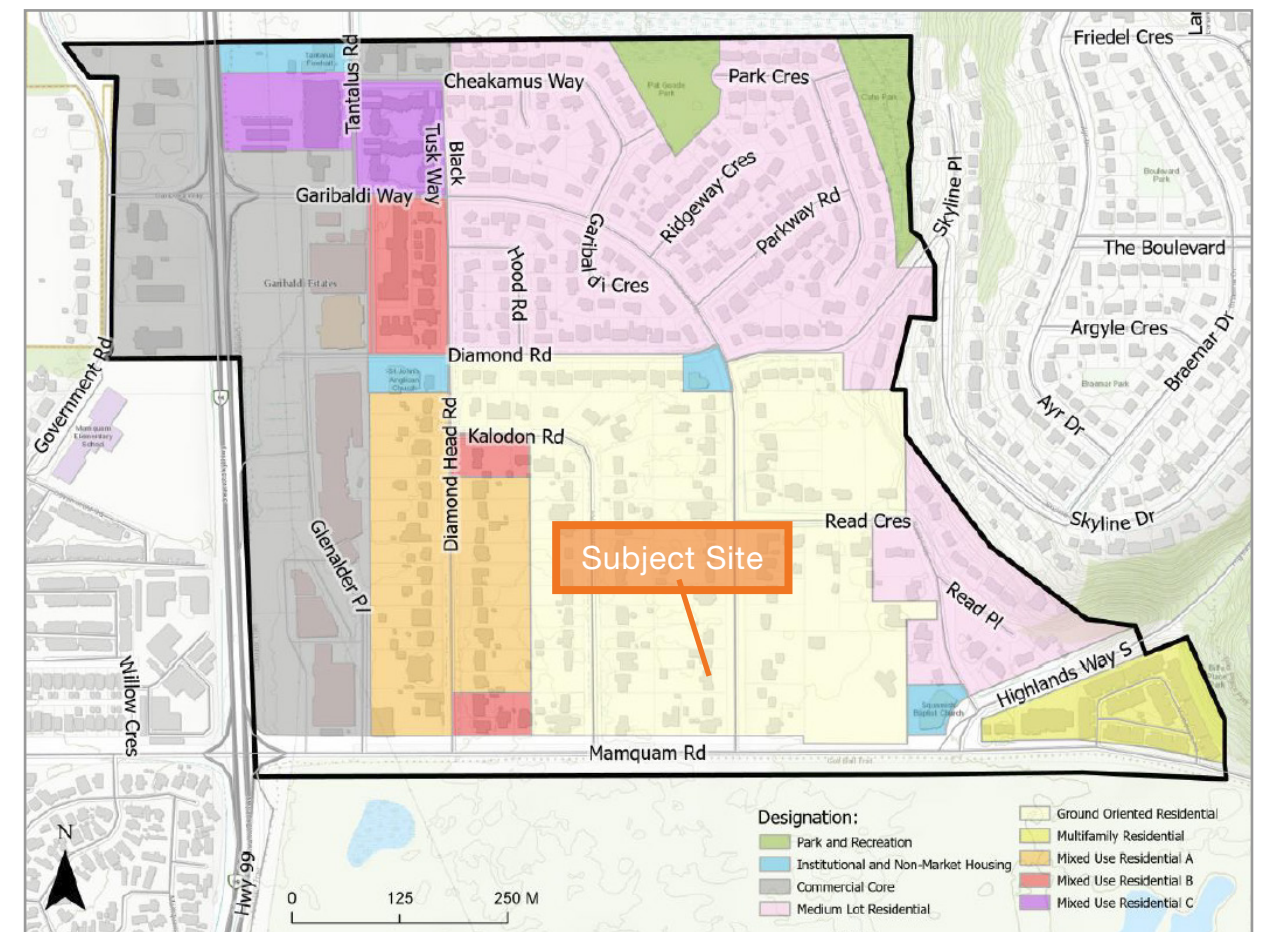
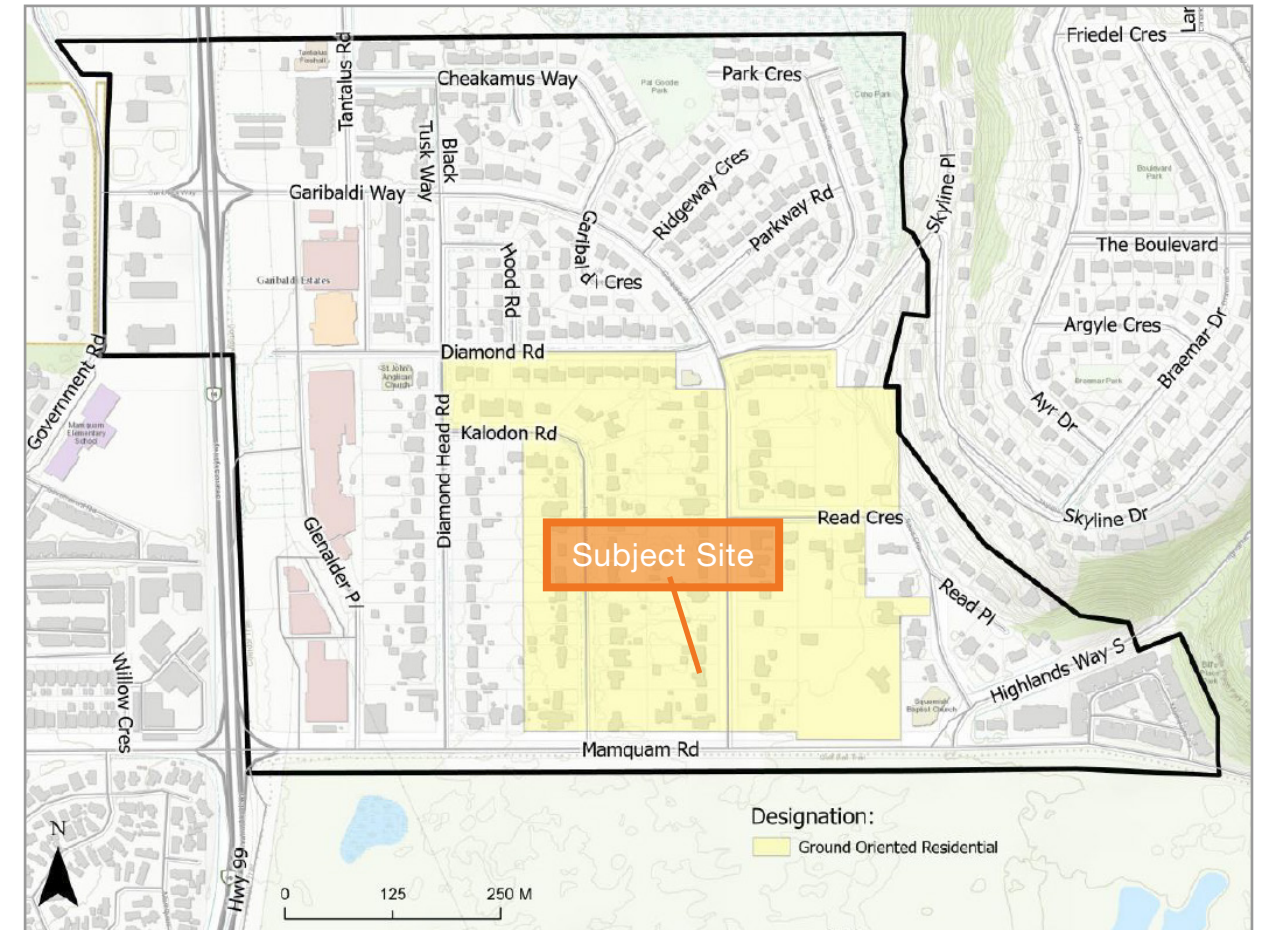
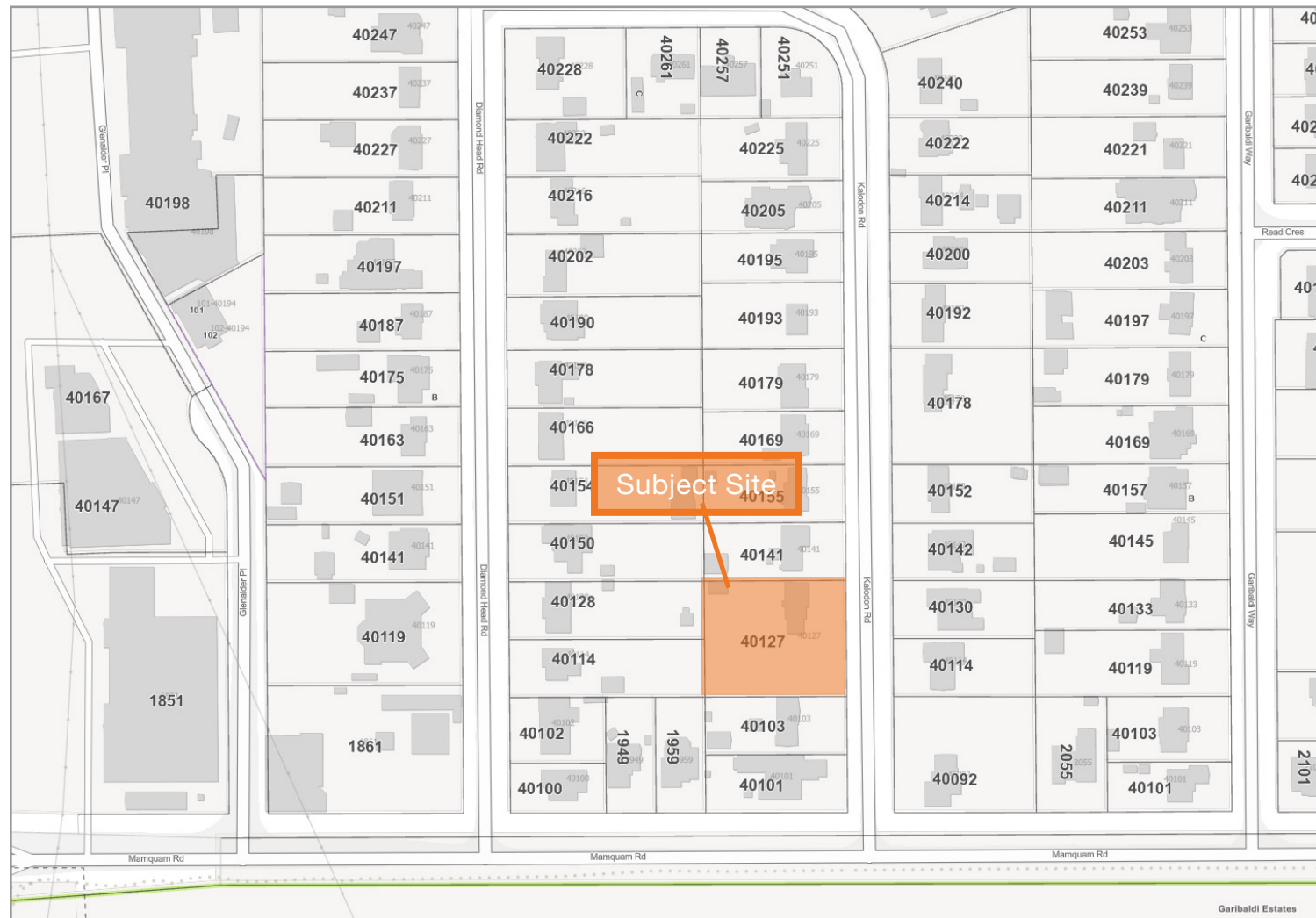
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# OPPORTUNITY SUMMARY

Now offered at **\$3,600,000**. A prime **0.748-acre (≈0.303 ha)** townhouse site at 40127 Kalodon Road in Garibaldi Estates. The Garibaldi Estates Neighbourhood Plan is Council-adopted and now guides rezoning and design in this area. In the Ground-Oriented Residential designation, policy supports 3-storey townhomes, an anticipated 0.6 FSR through zoning updates, and rezoning applications up to ~0.8 FSR where projects align with the plan. Rooftop access elements and trellis features may be supported with a +3.0 m height allowance. Walkable to shops, services, and transit. Buyers to verify site-specific standards and approvals during due diligence prior to subject removal.



Price:  
\$3,600,000

Address  
40127 Kalodon Road, Squamish

Gross Site Area  
~0.748 ac / 32,583 SQFT (approx. 200 ft x 161 ft)

Planning context:  
Garibaldi Estates Neighbourhood Plan adopted by Council and used with the OCP to guide rezoning and Development Permit review

Land use area  
Ground-Oriented Residential

Height  
3 storeys; rooftop stair or trellis features may be supported with a +3.0 m allowance

Density  
Target 0.6 FSR through zoning updates; applications up to ~0.8 FSR can be considered at rezoning where aligned with policy

Townhouse site criteria  
Minimum 0.3 ha and 40 m frontage. This site meets both

Frontage and open space:  
For sites fronting Kalodon Road, common usable open space should be consolidated at the rear

Process notes  
Rezoning and Development Permit required. Confirm Mashiter Creek overland-flow policies and the site's Flood Construction Level at application. Confirm frontage and servicing scope at application.

# DEVELOPMENT OVERVIEW

Under the adopted Garibaldi Estates Neighbourhood Plan, 40127 Kalodon Road is in the Ground-Oriented Residential (Estates Centre) area. Policy supports 3-storey townhomes, with an anticipated 0.6 FSR through zoning updates and rezoning applications up to ~0.8 FSR where proposals align with the plan. Illustrative yield only: at 0.8 FSR the site's 32,583 sq ft could support ~26,000 buildable sq ft. Using an average ~1,200 sq ft per home suggests ~21–22 homes, subject to detailed design, parking, setbacks, and DP review.



## SCENARIO C

	Current	Scenario C	
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses	
Maximum Height (m)	9	10.7	
Storeys	2	3	
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex Cottage Cluster
		0.45	Small Lot Single Family
		0.8	Townhouse

# LOCATION

Located in the Garibaldi Estates Community, this property is within walking distance to Canadian Tire, BC Liquor, London Drugs and a plethora of other shopping and services in the Garibaldi Village Shopping Centre. Squamish is a thriving community with a strong sense of connection and camaraderie. At 40127 Kalodon Road, you'll find yourself immersed in a warm and welcoming environment. Benefit from an array of amenities, including excellent schools, healthcare facilities, shopping centres, and a vibrant arts and culture scene.

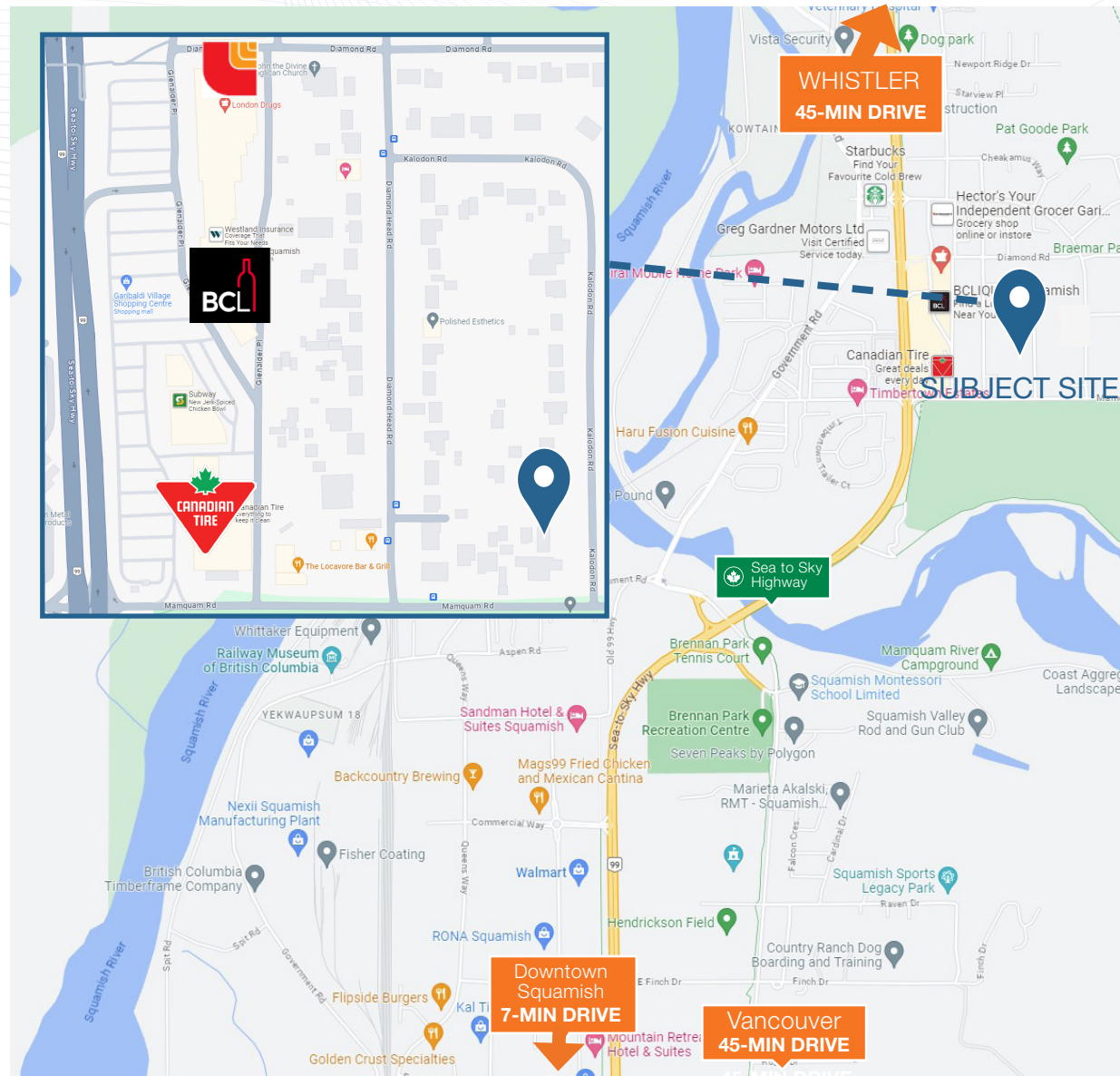
Squamish, a charming town in the heart of British Columbia, Canada, is a vibrant destination. It rests at the northern tip of the Howe Sound fjord, surrounded by breathtaking natural beauty, including majestic mountains, lush forests, and the sparkling waters of the sound. Known as the "Outdoor Recreation Capital of Canada," Squamish offers an abundance of outdoor activities and adventures.



Rock climbing is a major attraction in Squamish, boasting some of the world's finest climbing routes. The Stawamus Chief, an immense granite monolith, attracts climbers of all skill levels. Additionally, the town provides excellent hiking and mountain biking opportunities, with various trails catering to different experience levels, all offering stunning views of the scenic surroundings.



Squamish Valley is a paradise for water sports enthusiasts, thanks to the numerous opportunities presented by the Howe Sound. Popular activities include kayaking, paddleboarding, and boating, while windsurfing and kitesurfing thrive here due to the strong winds that sweep through the area.



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