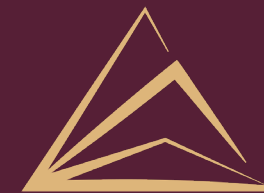
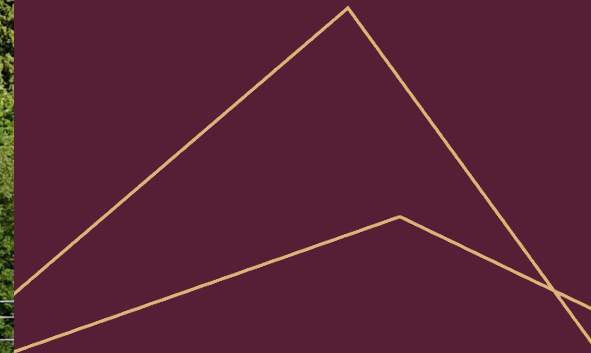


1499 Depot Road  
Squamish



PHOENIX  
COMMERCIAL REALTY

*Independently owned and operated*

DEVELOPMENT SITE  
SQUAMISH



# SUMMARY



Royal LePage Sussex Phoenix Realty is proud to present for sale this very large and highly unique parcel of development land in the Brackendale area of Squamish.

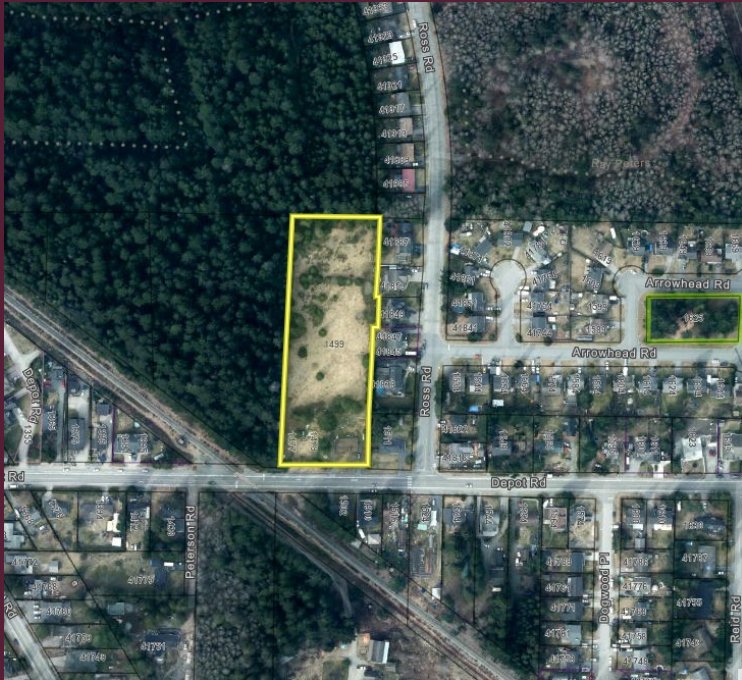
Consisting of a mainly bare parcel ready to be developed, but importantly the site includes a 'duplex' building completed recently which operates as an extremely innovative co-housing development with a total of 14 rooms individually rented all with private bathrooms, generating very high monthly incomes.

The goal and preliminary layout for the site includes 13 additional lots with sizes between 7,500 – 8,500 sf serviced by an internal private road.

With the new R-1 zoning allowances as well as the current RS-2 zoning, this would allow a four-plex to be built on each lot giving a total potential of 54 new homes.



# DEVELOPMENT DETAILS



## THE DETAILS

<b>Address</b>	<b>Gross Site Size</b>
1499 Depot Road Squamish	138,085 sqft 3.17 acres
<b>Neighbourhood</b>	<b>Zoning</b>
Brackendale	Currently RS-2 Rezoning to R-1
<b>Principal Potential</b>	<b>Potential Lots</b>
Subdivision & Development	13
<b>Potential New Housing units</b>	<b>Price</b>
52 (Fourplex on each lot)	<b>\$12,500,000</b>

## CHEEKEYE FAN

On June 11, 2024, the District of Squamish unanimously adopted the Amendment Bylaws to allow the construction of the Cheekeye Fan Debris Flow Barrier to commence, which will be one of the largest of its kind in the world.

In doing so, this will allow the barrier to protect the exclusive residential neighbourhood of Squamish known as Brackendale, and subsequently allow redevelopment of this unique area of this extremely fast growing community.

This decision has significant impact on the subject parcel of land as for the last number of years there has been and continues to be a moratorium on development of any parcel consisting of over 3 lots or 3 new dwelling units in this area.

With the confirmation of the development of the barrier, which is expected to take complete over the next 2-3 years, this moratorium will inevitably be lifted allowing the full potential of this lot to be achieved.

Although at present, there is potential to add an additional building to the side prior to any subdivisions, the real potential will be achieved only by a complete development of the 13 lots and roadway.



# CURRENT IMPROVEMENTS

In view of the development restrictions which were implemented in 2015, the owners built a zoning compliant 'duplex' completed in August 2023, which is essentially 2 co-housing units, each consisting of 7 bedrooms each with private bathrooms with shared kitchen and laundry facilities forming a highly innovative and very successful community environment, and because of this fact, the rooms generate higher than rental prices than traditional rental rooms.

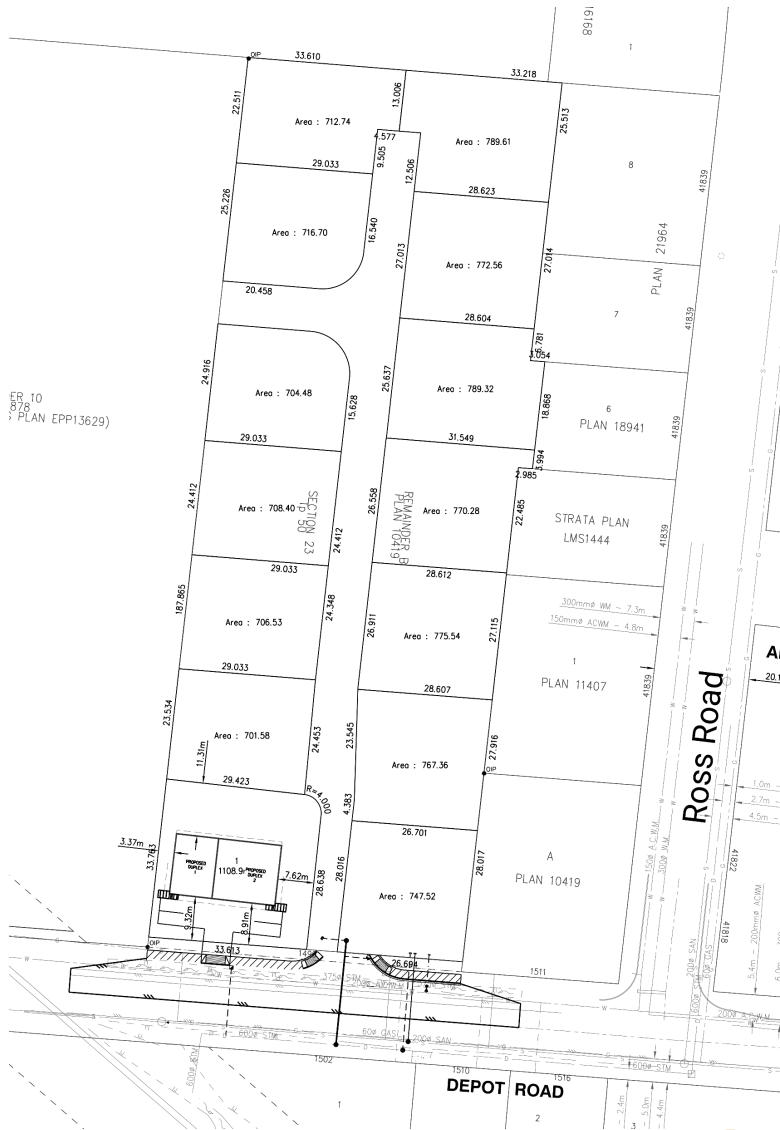
Since construction completed, there has been no shortage of tenants – in fact a waiting list is in place - for this unique building, and all 14 units are permanently with an income in the region of \$25,000 per month.



This building is professionally managed by Responsible Living (<https://www.responsibleliving.ca/>) which also has a resident House Coordinator who acts as a facilitator. Full rent roll is available on request.



# DEVELOPMENT POTENTIAL



With the newly changed District of Squamish Bylaws to allow multiple units (i.e. a fourplex on each parcel) in the R-1 Zoning, and a subdivision of the parcel to accommodate 13 additional sites with the introduction of a private road, the potential is to establish up to 52 new housing units to make a total of 54 units on this parcel.



With the average land sales in Squamish at some \$135/sf of residential land, each subdivision with an average size of some 8,000 sf would be valued in excess of \$1,000,000 and this of course is in addition to the existing duplex co-housing unit which generates good income.



Although a subdivision plan might not be dealt with until the barrier is completed, the Squamish Nation just received consideration for their project, so it is quite possible that with a strong case for the number of new homes that this development would provide, that the District of Squamish may entertain an early submission, allowing a developer to make an earlier start on this exciting project.



# PRELIMINARY SITE LAYOUT



Site #	Size
1 – Existing Duplex	12,803 sf
2	7,549 sf
3	7,602 sf
4	7,622 sf
5	7,623 sf
6	7,712 sf
7	7,669 sf
8	8,495 sf
9	8,313 sf
10	8,493 sf
11	8,288 sf
12	8,344 sf
13	8,257 sf
14	8,043 sf



# SQUAMISH

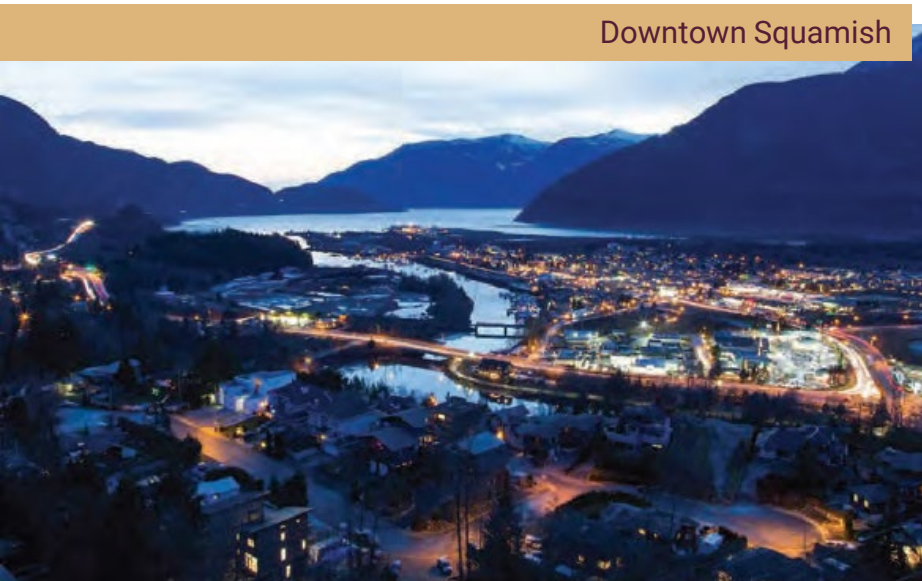
Squamish is a vibrant and picturesque town nestled in the heart of British Columbia, Canada. Situated at the northern end of the Howe Sound fjord, Squamish is surrounded by breathtaking natural beauty, with towering mountains, lush forests, and the sparkling waters of the sound. Known as the “Outdoor Recreation Capital of Canada,” Squamish offers an abundance of outdoor activities and adventures.

One of the main attractions in Squamish is rock climbing, as it boasts some of the best climbing routes in the world.

The Stawamus Chief, a massive granite monolith, is a renowned destination for climbers of all levels. Hiking and mountain biking are also popular pursuits, with numerous trails catering to different skill levels and offering stunning views of the surrounding landscapes.



Brackendale is world famous for bald eagle viewing



Downtown Squamish



Mountain Biking is a favourite pastime

MIKE GUINAN-BROWNE *PREC\**

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