

40127 KALODON ROAD  
SQUAMISH BC

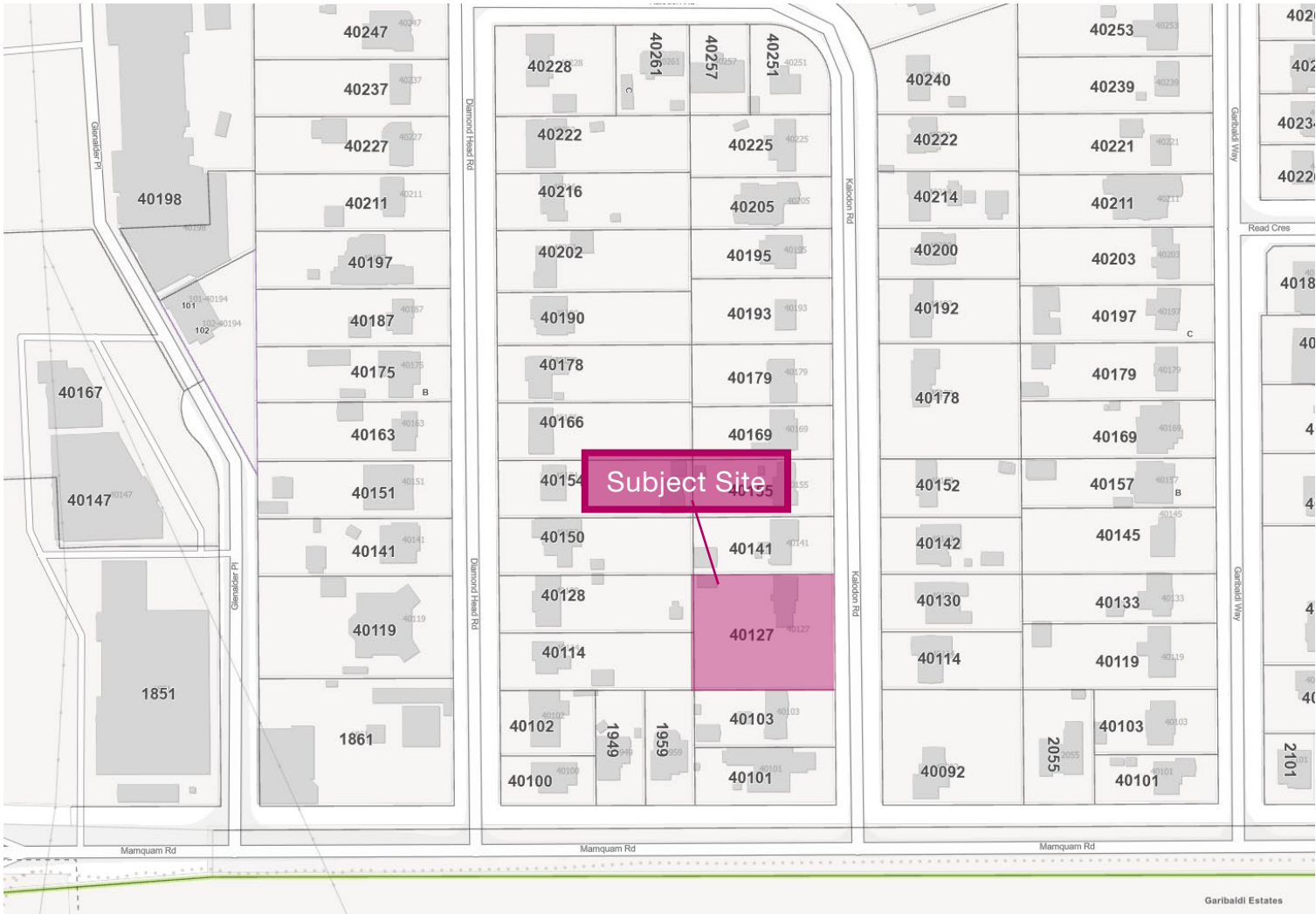
# FOR SALE TOWNHOUSE DEVELOPMENT SITE



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# THE HEART OF SQUAMISH THE OPPORTUNITY

Introducing 40127 Kalodon Road in Squamish, a prime three-quarter-acre development site in the stunning British Columbia landscape. This property is strategically located and presents a compelling investment opportunity for developers, thanks to its proximity to amenities and services. Located in the nearly finalized Garibaldi Estates Neighbourhood Plan and set in the scenic Squamish surroundings, it offers future residents a chance to join a vibrant community while enjoying the area's natural beauty and convenient amenities. Don't miss out on the potential and allure of 40127 Kalodon Road.



GARIBALDI ESTATES NEIGHBOURHOOD PLAN

# DEVELOPMENT OVERVIEW

**Address**

40127 Kalodon Road, Squamish

**PID**

003-358-127

**Current Zoning**

RS-1A

**Lot Size**

0.748 ACRES or 32,583 SQFT (approximately)

**Dimensions**

+/-200' x 161' FT (approximately)

**Community**

LAP Garibaldi Estates - Estates Centre

**Zoning Designation**

Consolidated Townhouses, Subdivision, Cottage Cluster, Fourplex, Triplex, Duplex or Single Family

**Maximum Height**

10.7 m or 35 ft

**Storeys**

3

**Maximum Density (FAR)**

up to 0.8 FAR for Townhouse

## SCENARIO C

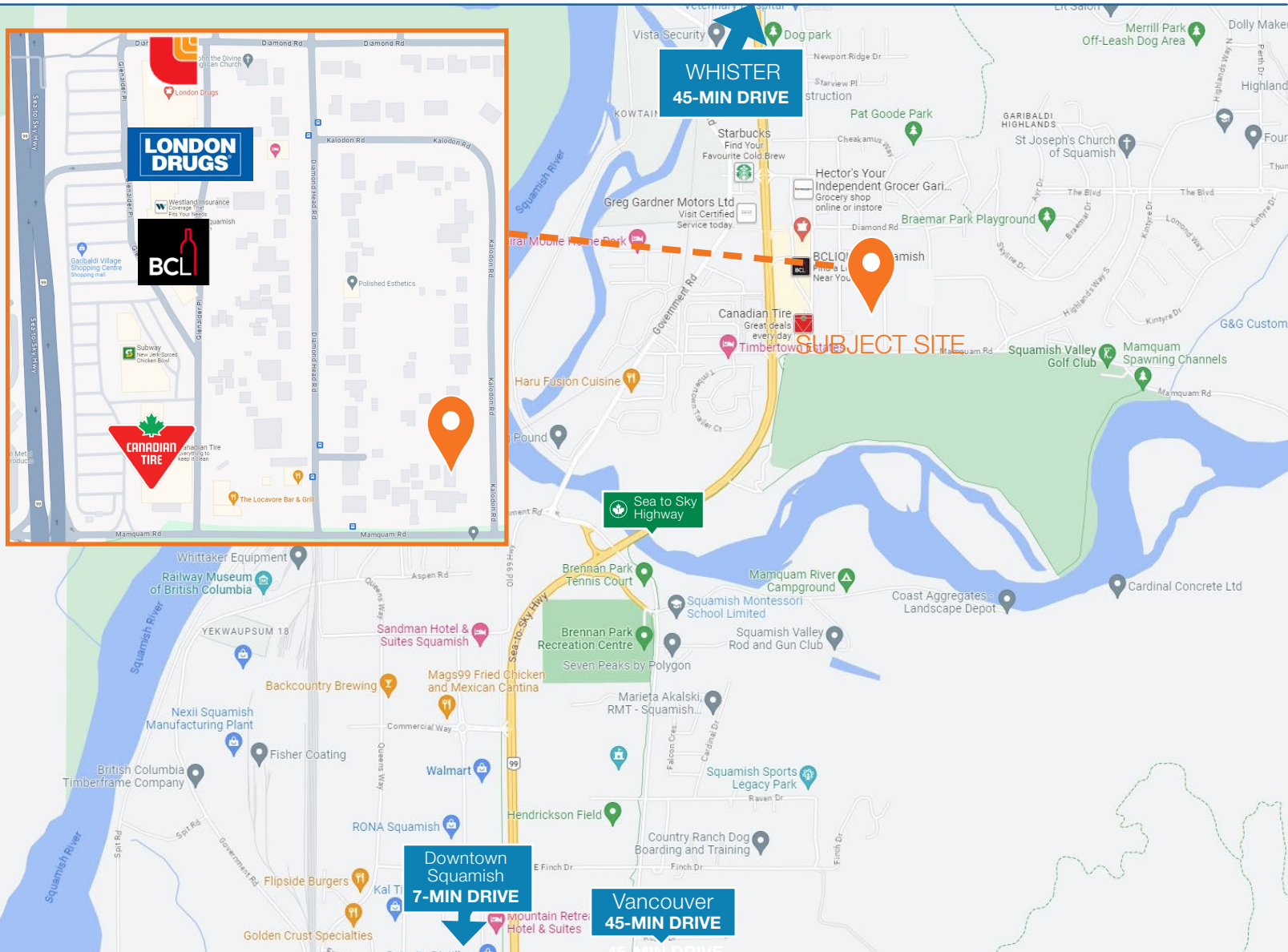


	Current	Scenario C	
Permitted Uses	Single Family Home	Single Family Home Duplex Small Lot Single Family Triplex/Fourplex Cottage Cluster Consolidated Subdivision Consolidated Townhouses	
Maximum Height (m)	9	10.7	
Storeys	2	3	
Maximum Density (FAR)	0.45 - 0.5	0.45 - 0.5	Single Unit/Duplex Triplex/Fourplex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

According to the new local area plan in progress, 40127 Kalodon Road is situated in the Estates Centre sub-area, scheduled for upzoning to match the heightened density specified in the OCP. Currently, the plan indicates that Scenario C is the likely designation for this site, allowing for a 0.8 FSR for townhouse development. This has the potential to accommodate approximately 21-22 units, with an average townhouse size of 1,200 SQFT.

# 40127 KALODON ROAD, SQUAMISH SITE LOCATION

Located in the Garibaldi Estates Community, this property is with waking 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 centers, and a vibrant arts and culture scene.



THE FAST GROWING COMMUNITY

# SQUAMISH

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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