

# WATERFRONT LANDING

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Squamish, BC

**PHASE 2 | HEARTWOOD**  
ADP | SEPTEMBER 20, 2018

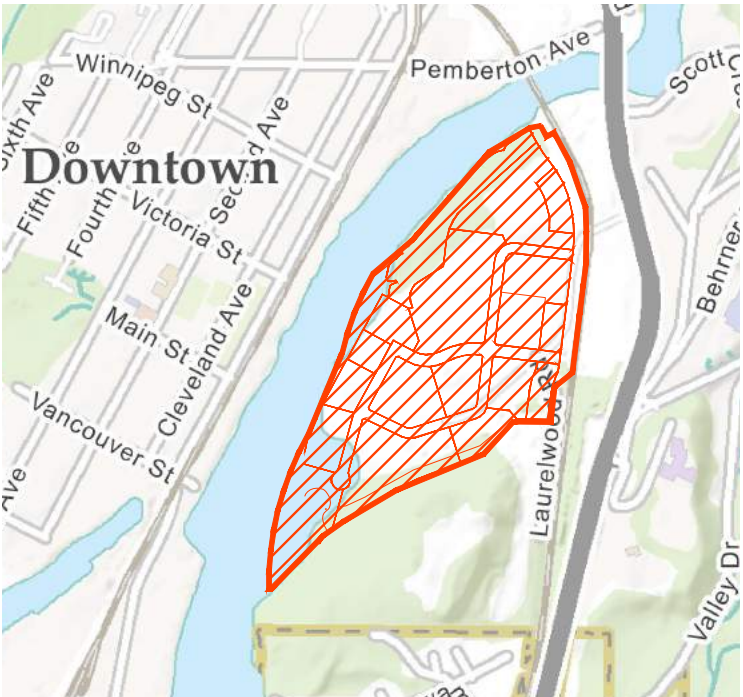




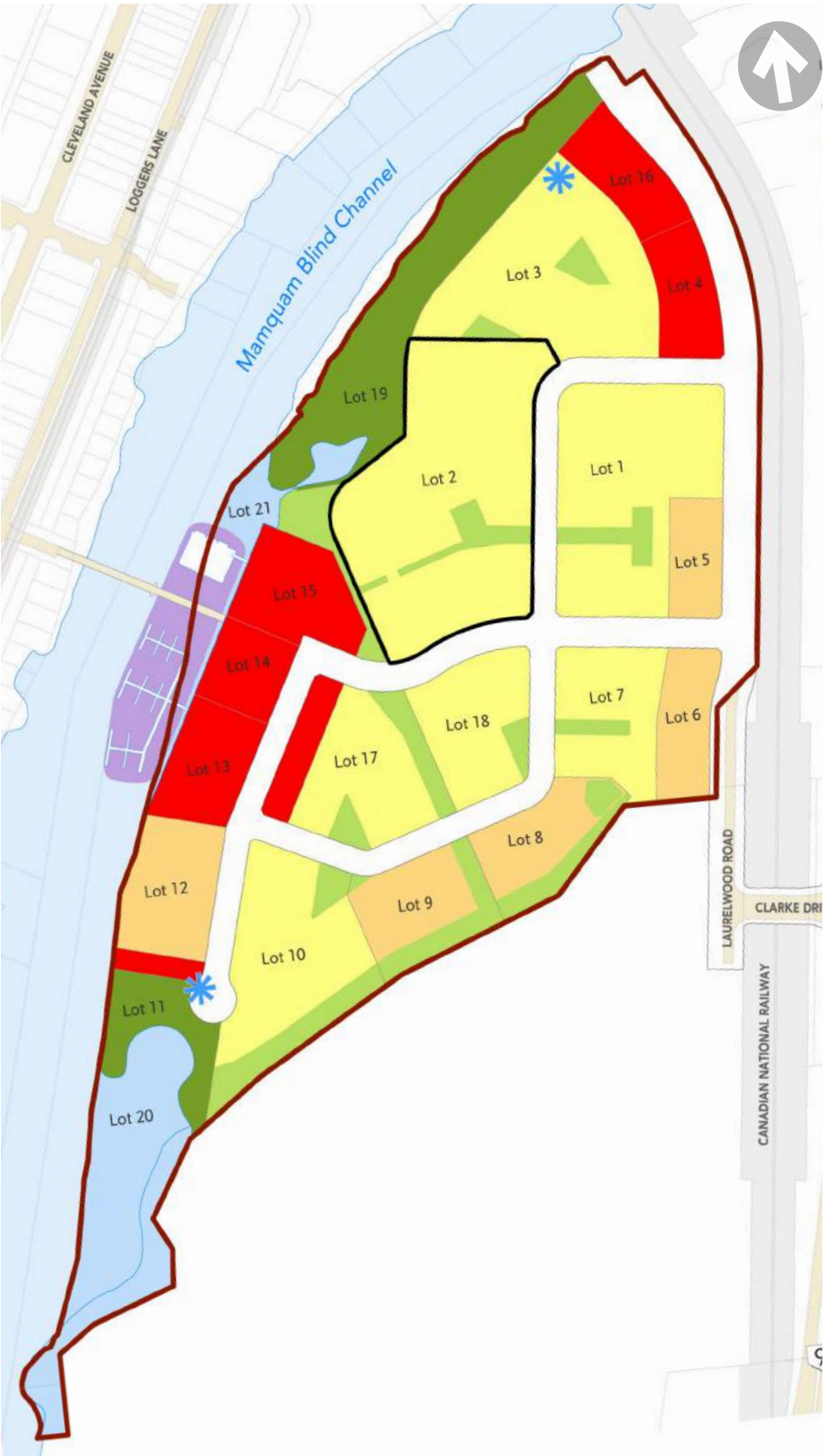
View Looking North East (Mamquam Blind Channel and Park)

# LAND USE

Waterfront Landing is a new mixed use neighbourhood with a spectacular location on the Mamquam Blind Channel. This industrial site will be transformed into a vibrant community that compliments the downtown core. A thoughtful, balanced mix of commercial and residential typologies will suit a range of lifestyles, and will maintain a visual and functional integration with the rest of Downtown.



Key Plan



CD 40 Land Use Plan

# HEARTWOOD

Heartwood is a unique neighbourhood of 130, two- and three-bedroom townhomes, including 9 multi-unit flex units, that will serve as Waterfront Landing's second neighbourhood (Phase 2). It is one of the three distinct neighbourhoods planned for the 'Woods' cluster at Waterfront Landing. The Heartwood name references the neighbourhood's location in the centre of the site.

In the context of Waterfront Landing, Heartwood is located in the site's northern half. It is bound by Road B and Laurelwood (Phase 1) to the east, (future) Phase 3 and shoreline park to the north, and Road A to the south.

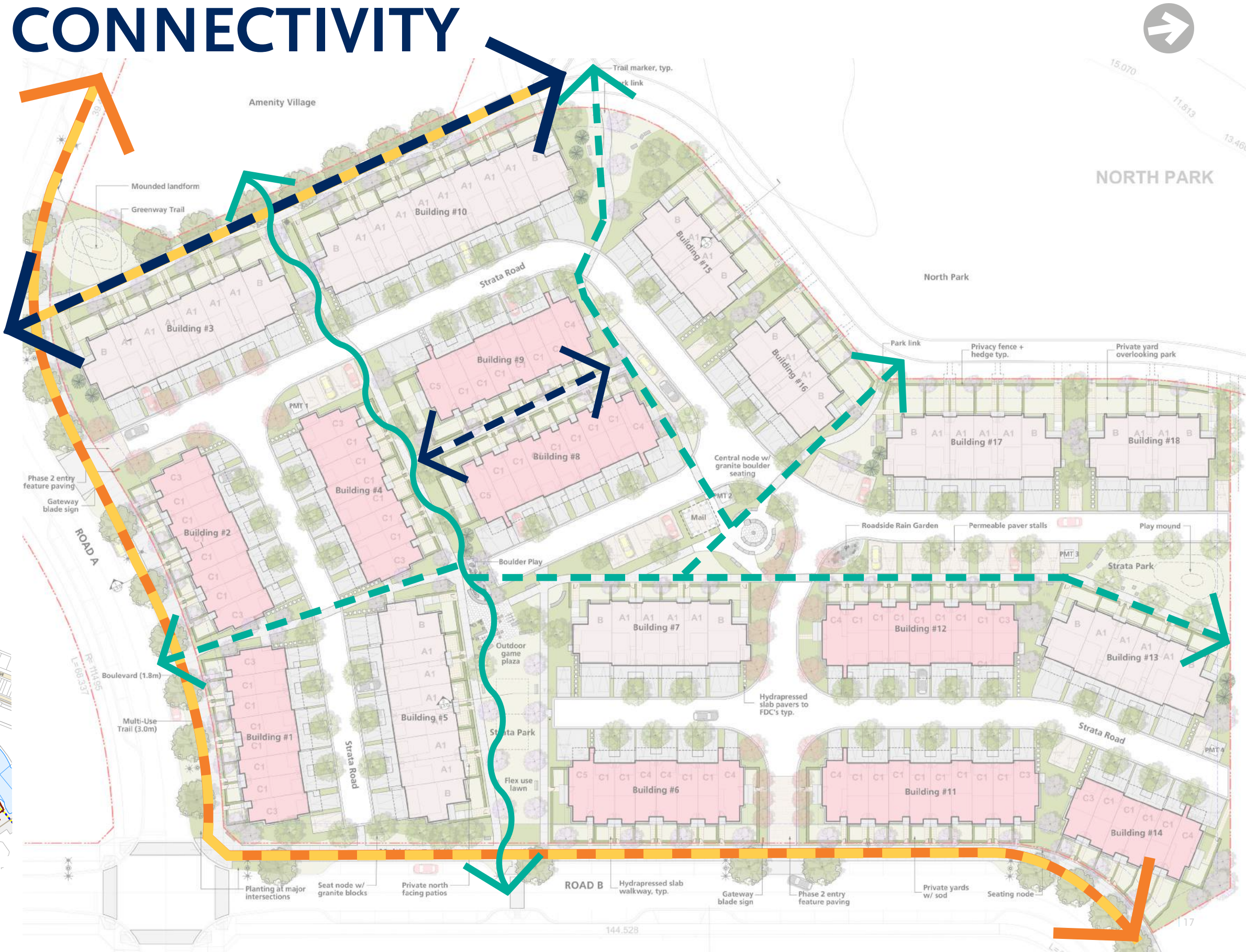
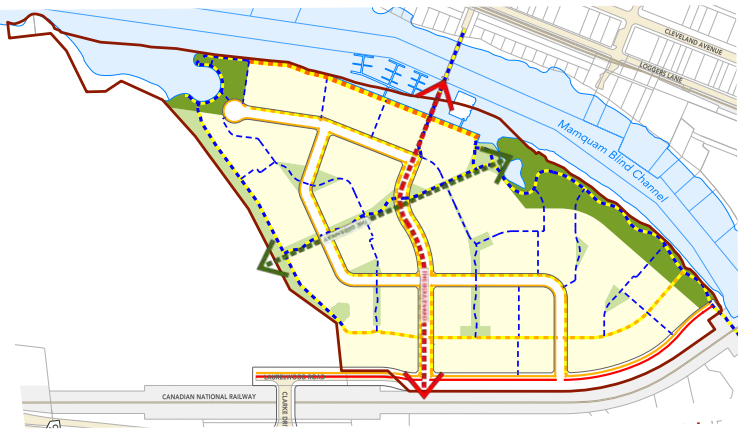


# PEDESTRIAN CONNECTIVITY

A dedicated strata greenway passes through Heartwood and connects with a continuous multi-use trail system that loops around Waterfront Landing. Together, they provide a convenient connection to public parks, the Mamquam Blind Channel, and the marine village.

Residents of Heartwood are connected to their neighbours in other Waterfront Landing neighbourhoods through a network of strata parks, paths, and trails. The neighbourhood is designed to maximize connectivity and immediate access to these paths and the public park. It also maintains and enhances views of the surrounding mountains and water landscapes.

- Site Boundary
- Development Area
- Public Park
- Strata Park
- 6.5m Boardwalk
- 4.5m Multi-Use Trail
- 3.0m Multi-Use Sidewalk
- 2.0m Sidewalk
- 1.8m Bike Path
- 1.5m Strata Trail



# DESIGN EVOLUTION ‘C’ UNIT BUILDINGS

BUILDING ON THE SUCCESS OF PHASE 1

- Fibre cement panels linking windows together defining individual units
- Minimal overhangs on the gable roof forms creating a clean modern aesthetic
- Clean gable massing is framed by highly textured board and batten siding
- Modern window composition with clean lined mullion configuration
- Gable-end roofs and bump-outs

PHASE 2



PHASE 1



# DESIGN EVOLUTION ‘A/B’ UNIT BUILDINGS

BUILDING ON THE SUCCESS OF PHASE 1

PHASE 1



PHASE 2





Protruding fin  
window frames

Metal canopy w/ wood  
soffit & pot light



Side-By-Side Entrances of Units C1

Stained wood gate

Cedar fencing

Wood door w/ large  
glazed panel

Colour Palette 1  
(Brown)

Colour Palette 3  
(Blue)

Colour Palette 2  
(White)



View Looking East (Buildings 1, 2 & 3 From Road A)



View Looking West (Phase 1 Buildings 1 & 2 and Phase 2 Buildings 1 & 2 From Road A)

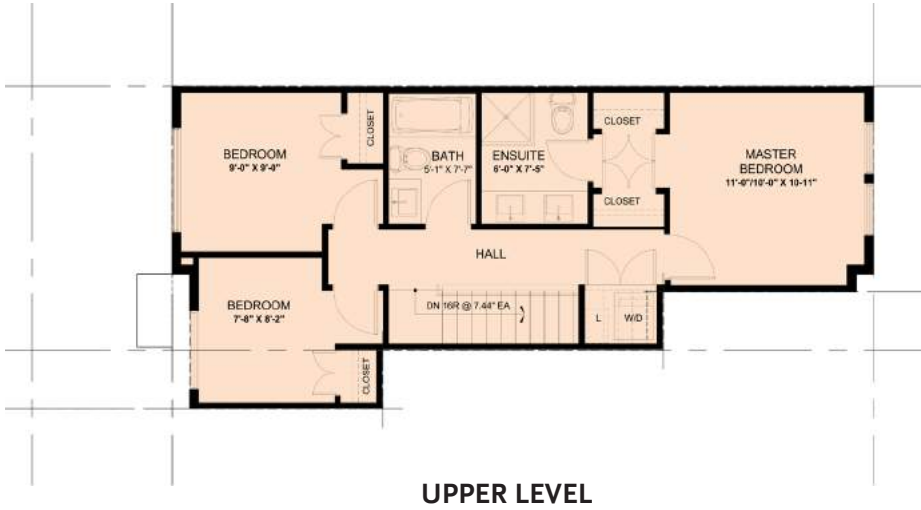
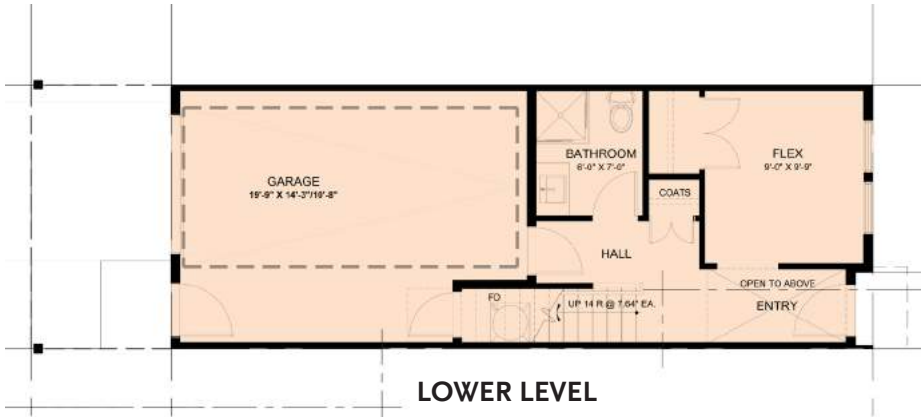


View Looking North West (Back of Building 3 From Road A)



View Looking South (Buildings 16, 17 & 18 From the Park)

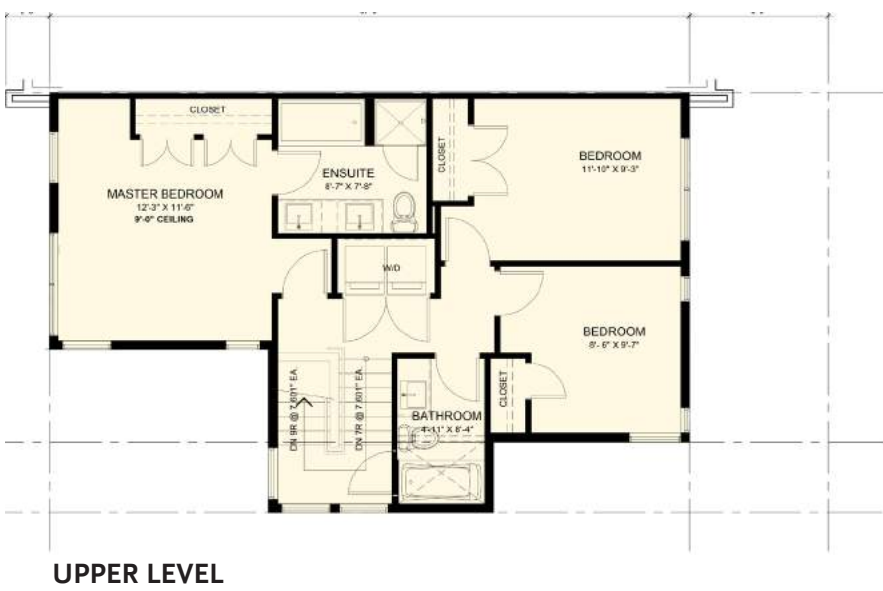
UNIT TYPE A1a  
3 BEDROOM + DEN  
1,506 SQ FT



UNIT TYPE C4  
2 BEDROOM (ABOVE)  
1 BEDROOM STUDIO (LOCK-OFF)  
1,700 SQ FT



UNIT TYPE B  
3 BEDROOM + FLEX  
1,790 SQ FT



# ADAPTABILITY FEATURES

The following features will be incorporated into Heartwood lock-off suites to maximize adaptability:

- A clear unobstructed path of travel shall be provided from the street and private parking area to the suite entrance
- Suite entrances to provide protection from the rain
- Doorways to have a clear and level area
- Thresholds, where not flush with the floor, shall be not more than 13 mm above the floor and shall be bevelled
- Suite entry doors shall provide a clear opening of not less than 850 mm
- Doors shall be operable by devices which do not require tight grasping or twisting of the wrist as the only means of operation
- There shall be at least one bathroom with a minimum clear area in front of the sink/lavatory of 760 mm wide by 1220 mm deep centred on the sink/lavatory.
- Reinforcement shall be provided in wall assemblies adjacent to a toilet and bathtub or shower to accommodate the future installation of vertical, horizontal or diagonal grab bars or towel bars
- There shall be continuous counter space between the stove and sink in kitchens
- All kitchen faucets within dwelling unit shall be operable by devices which do not require tight grasping, or twisting of the wrist as the only means of operation
- Controls for the operation of building services or safety devices, including electrical switches, thermostats and intercom switches, shall be accessible to a person in a wheelchair, operable with one hand, and shall be no higher than 1200 mm above the floor

- Electrical, cable and phone outlets intended to be used by the occupant and located in or adjacent to an accessible path of travel as well as within a suite shall be no lower than 455 mm above the floor
- All switch types shall be operable with a closed fist (such as rocker switches)
- Wiring for a visual alarm shall be tied into the smoke alarm system for the future installation of such in the living room and the accessible bedroom

UNIT TYPE C4  
2 BEDROOM (ABOVE)  
1 BEDROOM STUDIO (LOCK-OFF)

