

GARIBALDI ESTATES, SQUAMISH 2.54-ACRE MIXED-USE DEVELOPMENT SITE

40227, 40237, 40247, 40271, 40275 Diamond Head Rd, Squamish, BC

EXCLUSIVE LISTING



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OAKWYNREALTY

CIVIC ADDRESS: 40227, 40237, 40247, 40271*, 40275 Diamond Head Rd
**Listed with Macdonald Realty*

ZONING: Residential 1 (R-1)
NCP: Garibaldi Estates Neighbourhood Plan (GENP)
LAND USE: Mixed-Use Residential A - Up to 6 storeys and 2.0 FSR
SITE AREA: 110,512 sf (2.54 acres)
MAX BUILDABLE: 221,023 sf

PROPERTY DESCRIPTION:

The subject site represents a rare opportunity to acquire a large-scale, mixed-use 6-storey development site on a quiet street in one of Squamish's most coveted neighbourhoods. The subject site is a rare, 5-lot assembly totaling over 2.5 acres of developable land. The property is ideally located adjacent to Garibaldi Village, which includes a vast variety of shops and anchor tenants such as Canadian Tire, London Drugs and Independent Grocery. Nicknamed the outdoor capital of Canada, nearby amenities include world-class rock climbing on the Stawamus Chief, hiking in Garibaldi Provincial Park, golfing at Squamish Valley Golf Club, and excellent mountain biking trails in the nearby woods.

LAND USE:

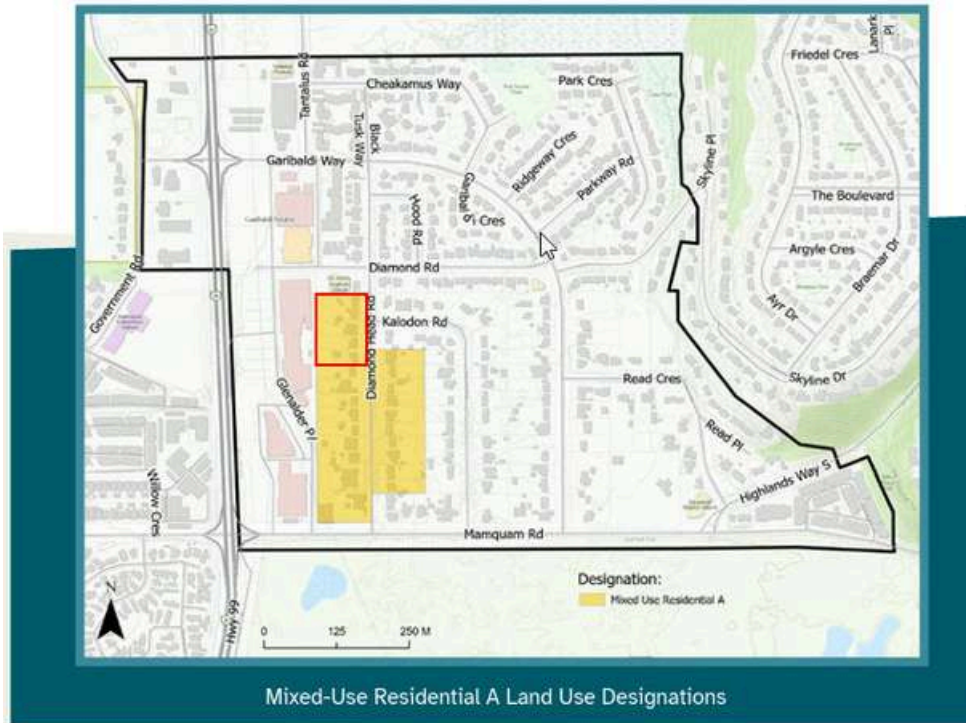
The Garibaldi Estates Neighbourhood Plan received Public Hearing approval on May 27th, 2025. Designated "Mixed-Use Residential A", the subject site is intended to support mixed-use buildings on large properties along Diamond Head Road with apartments above vibrant retail uses that offer walkable services to the neighbourhood. A height of 6-storeys and density of up to 2.0FSR will be considered.



POLICY EXCERPT

5.7 Mixed-Use Residential A

5.7.1 Area



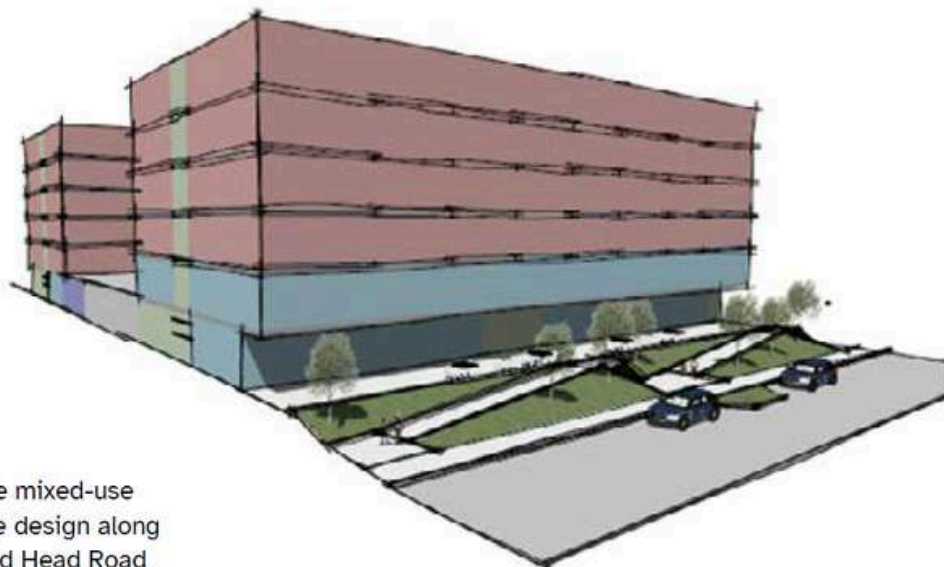
5.7.4 Target Maximum Floor Area Ratio

Use	Maximum Floor Area Ratio
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Mixed-Use Retail/Apartment	0.7 - 2.0

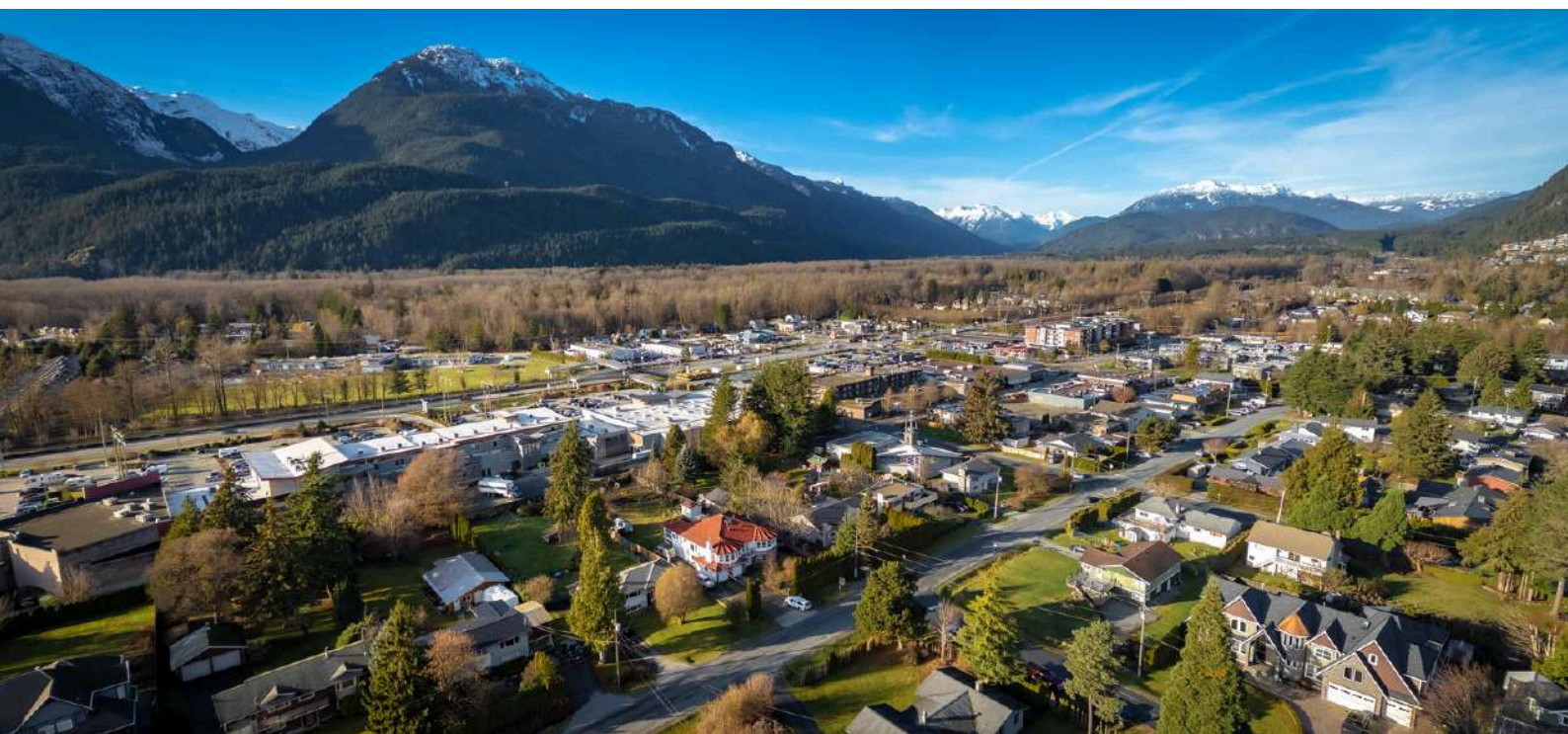
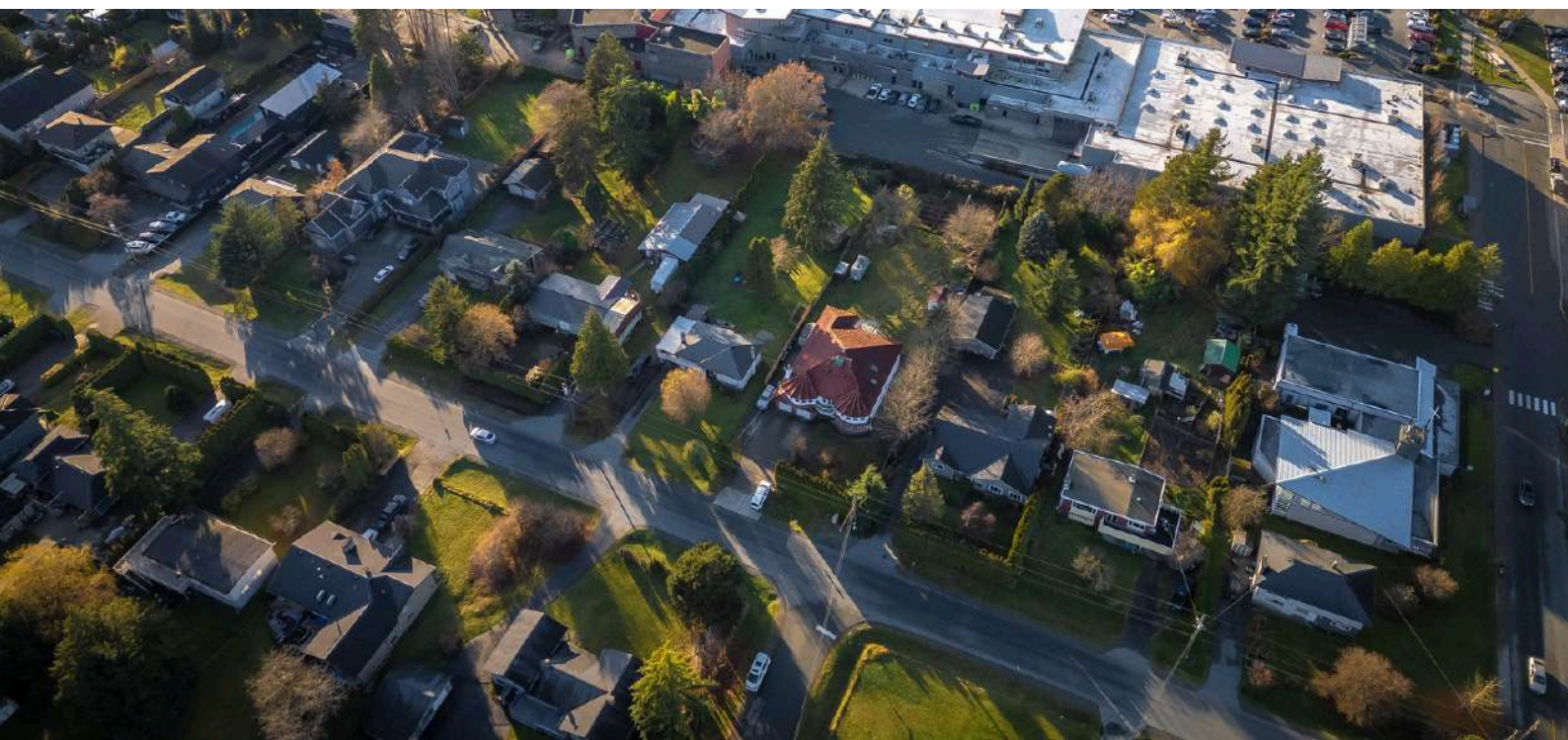
5.7.5 Maximum Building Height

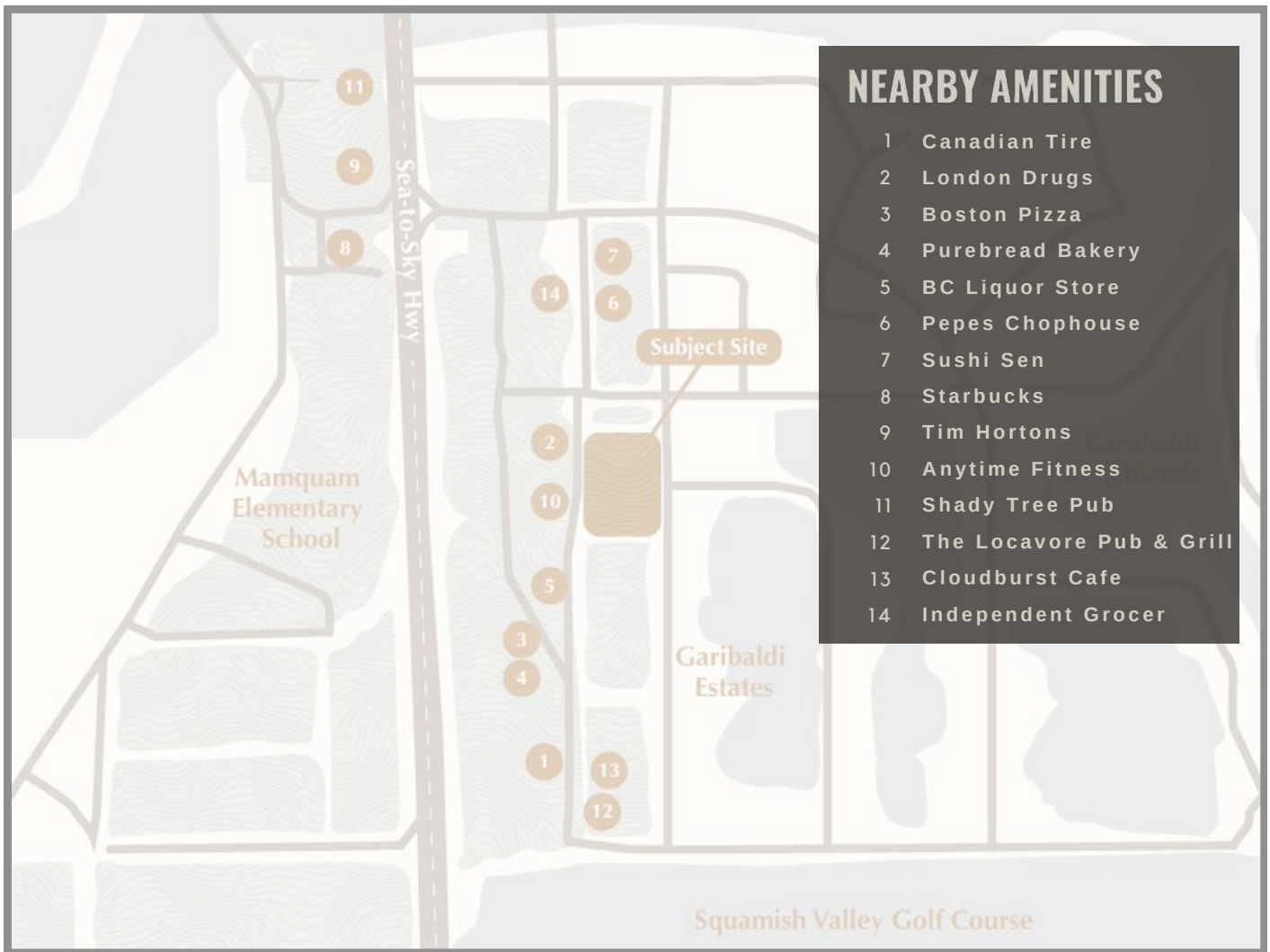
Use	Maximum Height
Use	Maximum Height
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Mixed-Use Retail Apartment	6 Storeys

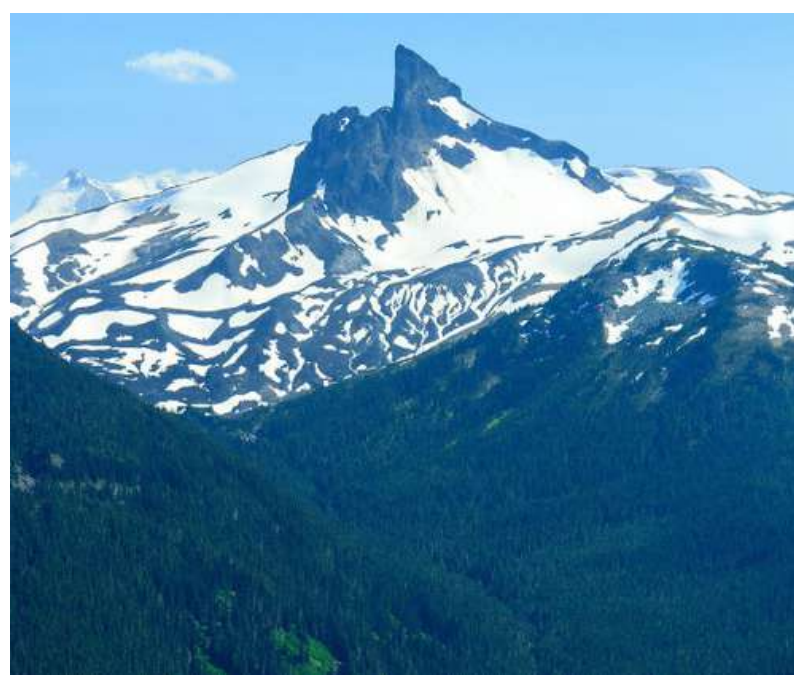
5.7.6 Mixed-Use Residential A Area Policies



Possible mixed-use frontage design along Diamond Head Road







Oakwyn Realty Ltd. is pleased to present this incredible opportunity to purchase a 2.54-acre mixed-use development opportunity in Garibaldi Estates, Squamish, BC.

Please contact listing agents for further inquiries and pricing guidance.



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