

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

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

EXCLUSIVE LISTING



Jamie Wallace PREC*

604.789.5277

jamie@wallacegreen.ca

Oakwyn Realty Ltd.

Jonathan Ames PREC*

604.828.8110

info@jonathanames.ca

Oakwyn Realty Ltd.



OAKWYNREALTY

This communication is not intended to cause or induce a breach of any existing agency agreement. This document has been prepared by Oakwyn Realty Ltd. for advertising and general information only. Oakwyn Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Oakwyn Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.

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:

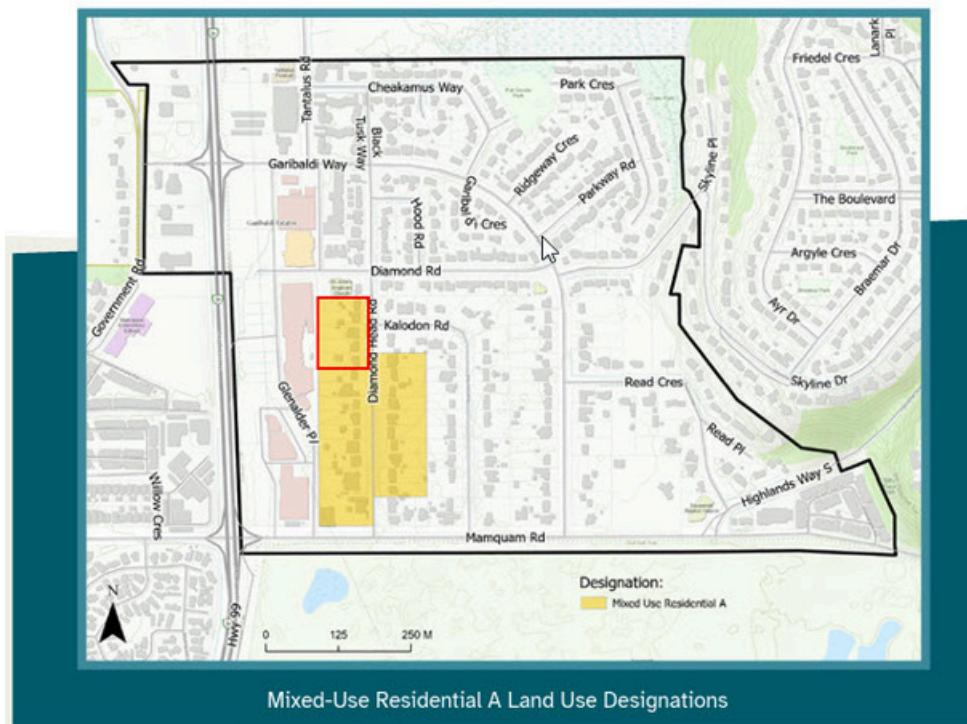
The Garibaldi Estates Neighbourhood Plan received Public Hearing approval on May 27th, 2025. Designated "Mixed-Use Residential A", the subject site is intended to support mixed-use buildings on large properties along Diamond Head Road with apartments above vibrant retail uses that offer walkable services 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



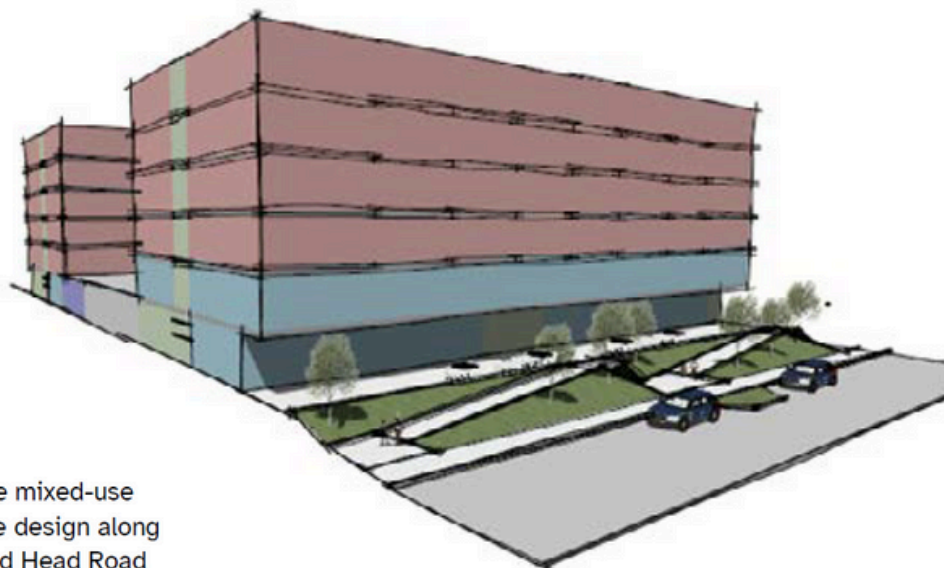
5.7.4 Target Maximum Floor Area Ratio

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

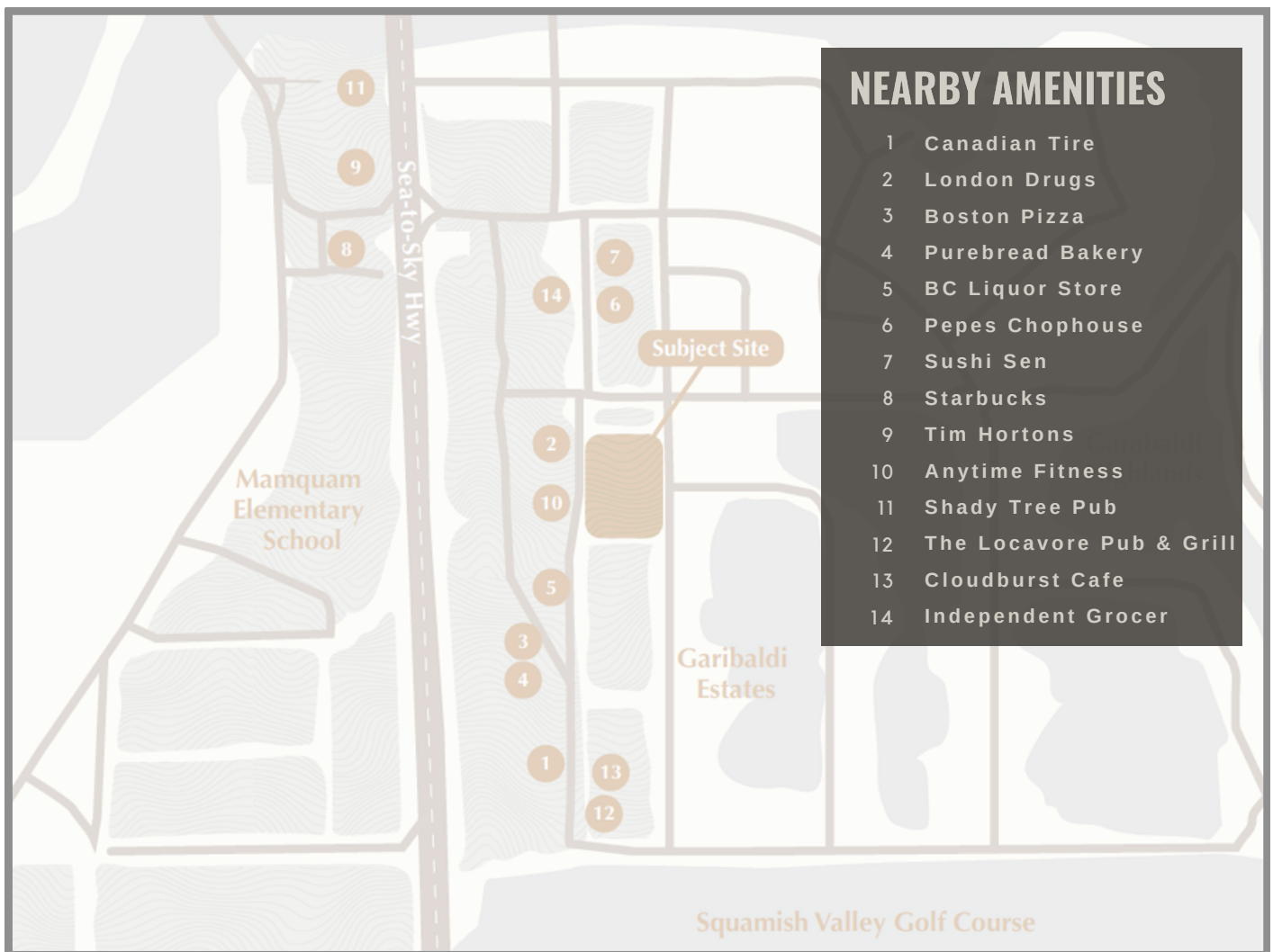
Use	Maximum Height
Use	Maximum Height
Single-unit dwelling	Align with District of Squamish R-1 Zoning
Mixed-Use Retail Apartment	6 Storeys

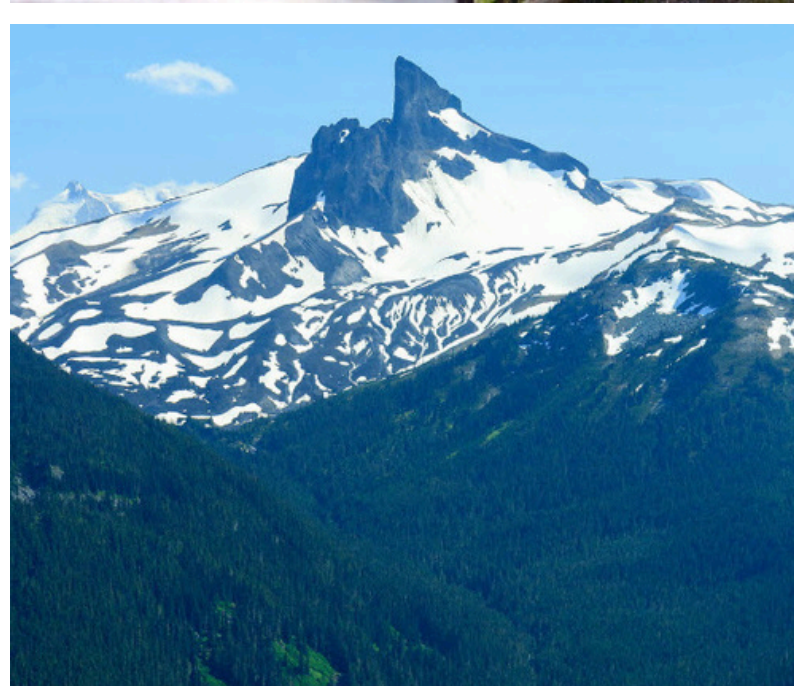
5.7.6 Mixed-Use Residential A Area Policies



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.



Jamie Wallace PREC*

604.789.5277

jamie@wallacegreen.ca

Oakwyn Realty Ltd.

Jonathan Ames PREC*

604.828.8110

info@jonathanames.ca

Oakwyn Realty Ltd.



OAKWYNREALTY

This communication is not intended to cause or induce a breach of any existing agency agreement. This document has been prepared by Oakwyn Realty Ltd. for advertising and general information only. Oakwyn Realty Ltd. makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Oakwyn Realty Ltd. excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from.