

FOR SALE

38171 - 38185 WESTWAY AVE SQUAMISH BC

# WESTWAY VILLAGE

**5.6 ACRES OF RM-3 ZONED LAND  
DESIGNATED FOR MULTI-UNIT  
RESIDENTIAL DEVELOPMENT.**

Strategically located infill residential development opportunity in the sought-after Valleycliffe area of Squamish.



WATCH THE VIDEO



**CUSHMAN &  
WAKEFIELD**





## VALLEYCLIFFE AREA

The Valleycliffe area of Squamish is a well-established and family friendly neighbourhood known for its peaceful atmosphere, mountain views, and strong sense of community. Nestled at the base of the Stawamus Chief and bordered by forests and trails, it offers residents an unmatched outdoor lifestyle with easy access to hiking, climbing, and biking right from their doorstep. The area provides a balance of tranquility and convenience, with nearby schools, parks, local shops, and quick access to downtown Squamish. People who live in or near Valleycliffe enjoy the calm surroundings, fresh air, and connection to nature while still being close to amenities and services. Its natural beauty and welcoming community spirit make it one of the most desirable locations in Squamish for families, professionals, and outdoor enthusiasts alike.

Residents of the Valleycliffe area enjoy a balanced lifestyle that combines outdoor adventure with a peaceful residential setting. The neighbourhood offers easy access to hiking, climbing, and river activities, while maintaining the charm and calm of a close-knit community. The area is primarily made up of single-family homes, townhomes, and smaller multifamily developments, creating a comfortable and welcoming environment. A scenic trail winds through lush forests leading to Mamquam Falls, a stunning waterfall set in a rocky gorge that offers both tranquility and breathtaking natural beauty, located just a 45-minute walk from the property.

Cushman & Wakefield ULC, as the exclusive agent for the owners of Strata Corporation VAS2549 through their Strata Council, is pleased to offer a rare opportunity to acquire a strategically located large development site through a strata windup process.

This exceptional property includes approximately 5.6 acres of land with 96 existing residential units constructed in 1967.

Located in a peaceful setting about 4 kilometres south of the Squamish downtown core, the site offers convenient access to amenities, schools, and services while maintaining a sense of privacy and natural serenity.

The property's relatively flat topography, unique for Squamish, enhances its development potential. Surrounded by striking mountain scenery and offering a picturesque view of the Stawamus Chief, this site combines the best of outdoor living and family-oriented tranquility.

A rare blend of adventure, nature, and comfort where trails, rivers, and breathtaking landscapes meet a quiet and livable community.





**Rare Large Scale Development Opportunity:** Exceptional multifamily development site in the Valleycliffe area of Squamish, offering one of the few large parcels in the neighbourhood that supports development of meaningful scale.



**Size and Zoning:** Approximately 5.6 acres of land currently zoned RM3 (Multiple Unit Residential), ideal for a comprehensive residential project for low to mid rise apartments.



**Established Neighbourhood Setting:** Located in Valleycliffe, a well established and family friendly community surrounded by mountain views and natural beauty, offering a peaceful yet connected lifestyle.



**Connectivity and Proximity:** Only 4 kilometres from Downtown Squamish, providing quick access to major retail, restaurants, schools, healthcare facilities, and community amenities. Easy connections to Highway 99, linking to Whistler and Metro Vancouver.



**Lifestyle and Recreation:** A haven for outdoor enthusiasts, the area provides immediate access to hiking and biking trails, climbing routes, and the nearby Stawamus Chief Provincial Park.



**Strong Community Appeal:** Valleycliffe is known for its tranquil atmosphere, tight knit community, and balanced mix of single family, townhouse, and smaller multifamily properties, making it a desirable location for families and professionals.



**Unique Development Potential:** The site's flat topography and private setting distinguish it from other available lands in Squamish, offering favorable conditions for efficient construction and master planned development.



**Growing Market:** Squamish continues to experience strong population growth and housing demand, supported by its strategic location between Vancouver and Whistler and its reputation as a vibrant, outdoor oriented community.



**Investment Summary:** A rare and strategic opportunity to acquire one of the largest development ready multifamily sites in Squamish's southern valley corridor, ideal for developers seeking scale, lifestyle appeal, and long-term value creation.



**Available Reports and Due Diligence Undertaken:** The strata council, through their consultants, has completed several studies and reports, with additional work such as geotechnical assessments (including water monitoring wells) currently underway. This extensive groundwork significantly reduces due diligence time and effort by providing valuable preliminary information and analysis, including pre-application meeting notes for reference and review.



## AVAILABLE REPORTS AND STUDIES

Initial Geotechnical Report

Water Level Monitoring and Geotechnical Work (underway)

Schematic Drawings

Environmental Studies

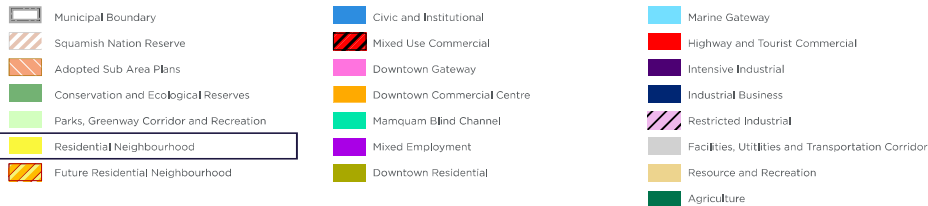
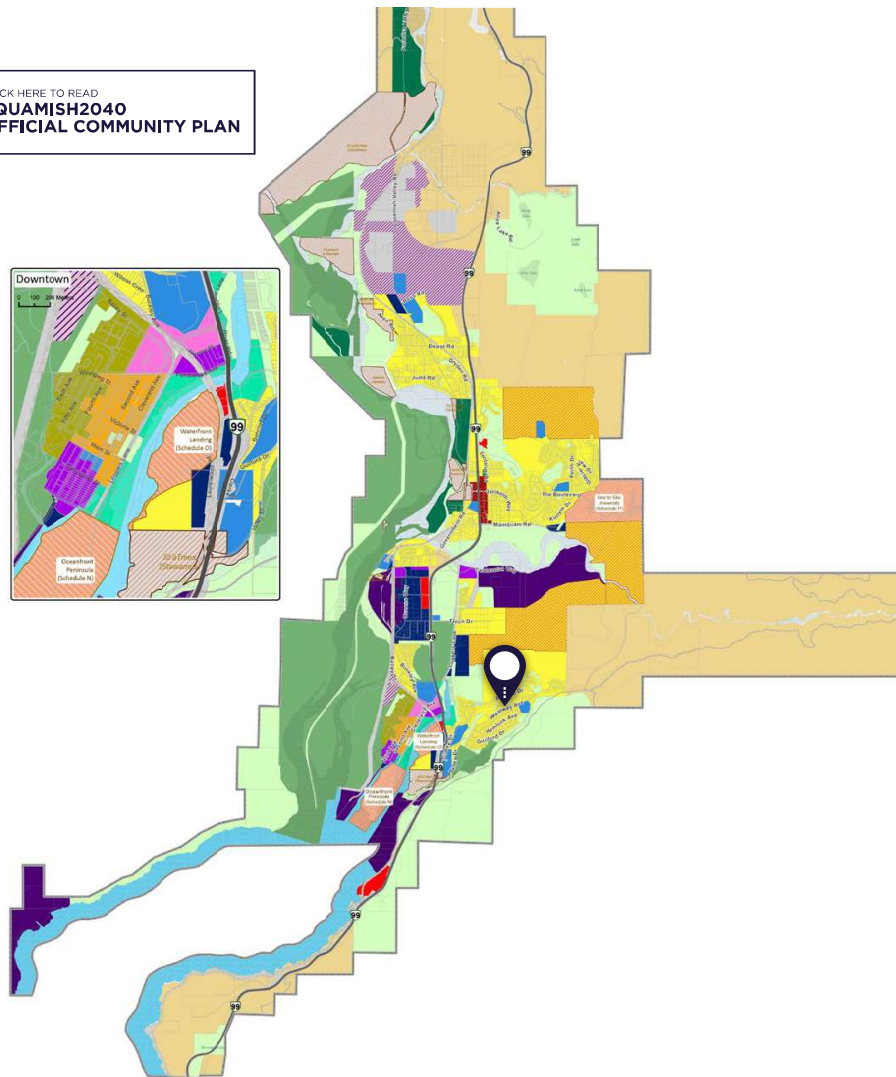
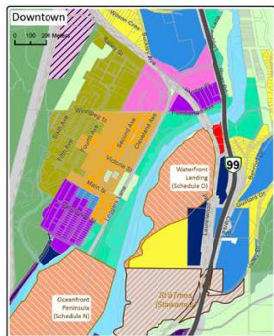
Survey

Traffic Study (underway)

Pre-Application Meeting Notes from the District of Squamish



CLICK HERE TO READ  
**SQUAMISH2040**  
**OFFICIAL COMMUNITY PLAN**



## SALIENT DETAILS AND NOTES

**Civic Addresses:** 38171-38185 Westway Avenue, Squamish BC

**Site area:** 5.6 acres

**Lot Frontage:** ~735 feet

**Year Built:** 1967

**Number of Existing Buildings:** 8

**Number of Existing Units:** 96

**One Bedroom Units:** 5 (approximately 720 square feet each)

**Two Bedroom Units:** 32 (approximately 924 square feet each)

**Three Bedroom Units:** 59 (approximately 1,075 square feet each)

**Assessed Value:** \$37,116,800

**Total Taxes (2025):** \$141066.10

### RM-3 (MULTIPLE UNIT RESIDENTIAL)

- **Permitted use:** Apartments
- **Lot Coverage:** 50%
- **FSR:** 1.0\* [\*Section 12.5 of the Zoning Bylaw: the FSR maybe increased to 1.5, provided 10% of all residential floor area is secured as affordable rental housing and 10% of all residential floor area is secured as market rental housing.]

### SHORT PRE-APPLICATION MEETING NOTES (OCTOBER 04, 2025)

- **Childcare Indoor Space:** 4400 square feet for 300+ dwelling units.
- **Current DCC:**
  - \$19,178/unit (apartment)\*
  - \$214.34/square meter (commercial)\*
- **ACC:** \$10,190/unit\*  
\*CAC and ACC bylaw is underway and to be adopted soon.
- **Latecomers:** No known latecomers.
- **Step Code Level:** 4



# VISIONARY DEVELOPMENT CONCEPT

## PRELIMINARY ASSESSMENT AND KEY INSIGHTS

A preliminary concept plan for the property was prepared by an architectural firm for discussion purposes and submitted to the District of Squamish prior to the pre-application meeting. The concept envisions four six-storey buildings across the site with a potential floor space ratio of approximately 1.88 and a total buildable area of about 457,235 square feet, including 32,960 square feet of commercial space.

The plan features one level of partial underground parking with additional parking located behind the commercial area. The concept indicates a potential for roughly 560 residential units. All figures and assumptions are preliminary, and rezoning would be required to support this level of development.

## STRATA WINDUP PROCESS

Please note that this offering is part of a strata windup process. All offers are subject to approval by the owners of the strata corporation. For further details or clarification regarding the process, interested parties are encouraged to contact the listing agents directly.

## PRICE GUIDANCE

Please get in touch with us for detailed pricing guidance.

## CONFIDENTIAL DOCUMENT ACCESS AND DISCLAIMER

Qualified parties may request access to the available reports, studies, and conceptual development plan once a confidentiality agreement has been executed. All materials are provided strictly for informational purposes, are hypothetical in nature, and are based on third-party reports whose accuracy cannot be guaranteed. Prospective investors and stakeholders are strongly encouraged to conduct their own due diligence and independent analysis before making any financial or project-related decisions.





## THE CITY OF SQUAMISH, AT A GLANCE

### WHY LIVE IN SQUAMISH

Squamish is one of British Columbia's most desirable and fast-growing communities, offering a small-town atmosphere with the amenities and conveniences of a larger urban centre. Nestled between Vancouver and Whistler along the scenic Sea to Sky corridor, residents enjoy a setting where the mountains meet the ocean, creating an unmatched outdoor lifestyle. Known as the "Outdoor Recreation Capital of Canada," Squamish offers world class trails, climbing, wind sports, and hiking opportunities, complemented by a mild year-round climate. The town also has a strong sense of community, a thriving arts and culture scene, and excellent educational options including two universities, Quest University and Capilano University Squamish Campus. Families, professionals, and creatives are drawn to Squamish for its natural beauty, active lifestyle, and the perfect balance between work and leisure.

### A STRATEGIC DESTINATION FOR GROWTH AND INVESTMENT

Squamish is emerging as one of British Columbia's most strategic and dynamic locations for business, investment, and development. Positioned between Vancouver and Whistler along the Sea to Sky corridor, it offers excellent connectivity through highway, rail, seaport, and proximity to Vancouver International Airport. The area attracts a diverse range of industries including clean technology, advanced manufacturing, film, tourism, outdoor apparel, and food production. With competitive real estate values, a skilled workforce, and strong municipal support, Squamish is rapidly establishing itself as an economic hub in the region.

Population growth is projected to rise by over 50% by 2046, creating strong demand for residential, commercial, and mixed use projects. The District's Housing Action Plan and streamlined development policies support sustainable expansion, backed by federal and provincial programs. Squamish's focus on innovation, climate resilience, and livability continues to draw entrepreneurs, investors, and residents seeking long term opportunity. With its balanced mix of natural beauty, modern infrastructure, and economic momentum, Squamish stands out as one of Canada's most promising markets for growth and investment.

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NAMED

**TOP ENTREPRENEURIAL**  
COMMUNITY IN BC



ONE OF THE TOP 10

**FASTEST GROWING COMMUNITIES**  
IN CANADA



NEW

**244 BUSINESSES**  
INCORPORATED IN 2020



**69%**

POST-SECONDARY CERTIFICATE, DEGREE OR DIPLOMA



**36,000**






PROJECTED POPULATION BY 2040

SOURCE: INVESTSQUAMISH.CA

## KEY SECTORS

- Clean Technologies and Environmental Services
- Craft Food and Beverage
- Agriculture Innovative Construction
- Wood Products and Forestry Recreation Technology
- Performance Apparel Design Creative Industries
- Adventure-based Media
- Film Sustainable Tourism
- Hospitality

## DEMOGRAPHICS

	1km	3km	5km
 <b>Population</b>	3,345	11,696	23,024
 <b>Median Age</b>	46	44	46
 <b>Average Household Income</b>	\$166,798	\$146,030	\$154,318
 <b>Education - University Degree</b>	33.3%	38.2%	36.2%
 <b>Labour Force Participation</b>	74.2%	76.3%	75.6%



# FOR SALE



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## OFFERING PROCESS

All offers will be reviewed on a first come first considered basis. Interested parties are encouraged to submit their best offer along with all relevant terms and conditions. To allow the ownership group adequate time for review and internal discussions, we kindly request that all offers be left open for a minimum of seven business days. This ensures a fair and transparent process for all prospective buyers.

## DISCLAIMER: REPORTS AND DOCUMENTS PROVIDED

The Owner has completed their due diligence to the best of their knowledge, relying on guidance from the City of Mission and input from their consultants. All conceptual plans, sketches, and renderings are provided for illustrative purposes only. Any party considering a financial decision is strongly advised to conduct their own independent due diligence to verify the development potential of the property.

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