

Developer Bethel Lands worked with the District of Squamish to devise a single-family concept that used Smart Growth principles to develop smaller, more affordable lots.

Amblepath's single family home development offers affordability to entry level buyers

With the rising popularity of Squamish naturally comes increasing property values – good news for those who have already entered the market but not so great for first time, entry-level buyers.

It's a predicament recognized by developer Bethel Lands Corporation Ltd. With the help of the District of Squamish, Bethel is attempting to solve the problem with Amblepath, a development of 70 single family homes situated on Government Road directly across from the west end of Mamquam Road.

AMBLEPATH WILL FEATURE A LARGE PARK, HAVING DEDICATED FOUR OF THE 14 ACRES IT PURCHASED TO THE MUNICIPALITY.

"As Squamish becomes more popular, with people from Whistler, Vancouver, and other parts of the country moving into the area, people have redeveloped all of the smaller, existing homes into larger ones," explains Bethel's President Michael Hutchison. "Suddenly, the price of a single family lot went from \$100,000 to close to \$300,000, and if you add the cost of building a house, you end up with a product that is close to three quarters of a million dollars, which is

unattainable for most people at the entry level."

Working with the District, Bethel devised a single-family concept that used Smart Growth principles to develop smaller lots. Priced from \$125,000, these smaller, 3,000-square-foot lots have an extra unique selling feature in the form of a 60-foot-wide green space in the back. The space serves the dual purpose of providing a safe, green area for people and children to play as well as creating connecting pathways throughout the neighbourhood. While Bethel is primarily selling the lots, they also have a number of contemporary, West Coast-inspired floor plans from which to choose. These plans call for homes of up to 1,750 square feet in size, a restriction placed on the development by the municipality to prevent the 'monster home' syndrome. This restriction will also keep the combined price of the homes and lots to around \$350,000. In addition, Amblepath will feature a large park, having dedicated four of the 14 acres it purchased to the municipality.

"The municipality likes the concept of Amblepath because it will retain the affordability factor in Squamish, and will keep people from building huge homes on these small lots," says Hutchison. Do the math, he says, and you'll realize that there

are significant savings to be had on losing what he feels is an insignificant amount of property. "The homes will already be built with 15 feet of space between them," he says. "Is an additional 15 feet that you would have with a standard single family lot really worth an extra \$100,000? Probably not."

The integrity of Bethel Lands Corporation has been firmly established in the District of Squamish with its most recent development, 'The Elements', an architecturally distinct, modern townhome community on Government Road. The developer is also working with the same quality builder, Rommel Homes Ltd., on the Amblepath project.

Initially, registration and deposits for Amblepath were accepted from Squamish residents only, another condition of the municipality. Lots are now available to the general public. For further information about Amblepath, please contact Christina Musselwhite and Diane Gifford, Sales Representatives for B. Milne Property Sales/Management Squamish Ltd., 38140 Cleveland Avenue, Squamish, BC. You can also call 604-892-6334, email, or visit: www.amblepath.com



SQUAMISH BOASTS THE 2ND LARGEST ARTISTIC POPULATION IN A COMMUNITY OF 50,000 OR LESS IN ALL OF CANADA

SQUAMISH CULTURAL CALENDAR

JULY

- **July 16**
BC MUSEUM OF MINING, KIDSWORLD 2006, Kidsworld visits the BC Mining Museum for a highly entertaining/educational day.
- **July 23**
SUMMERFEST Music at the Pavilion. Squamish Valley Artists Society VISUALS ART WALK, Art in the Park.

AUGUST

- **August 8**
FOYER GALLERY, Squamish Public Library Milenko Grar - Alternative Photography. Waldorf School - Mixed Media Show.
- **August 13**
SUMMERFEST Music at the Pavilion. Squamish Valley Artists Society VISUALS ART WALK, Art in the Park.
- **August 20**
BC MUSEUM OF MINING COPPER AND FIRE, Raku/Copper potter demo show, kids play area, rockhounds, live entertainment, refreshment garden.

SEPTEMBER

- **September 2**
SUMMERFEST Music affair at the Pavilion. Squamish Valley Artists Society VISUALS ART WALK, Art in the Park.
- **September 5**
FOYER GALLERY, Squamish Public Library Suzanne Glick - Felt Art.
- **September 16**
HOWE SOUND PERFORMING ARTS ASSOC. presents: *musica intima* in conjunction with FESTIVAL VANCOUVER, Quest University Canada & University Heights.

For more information on these and many other events and activities in the Squamish Valley, please visit www.mysquamish.com

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