



Advisory Planning Commission MINUTES OF

Friday, July 21, 2017
Council Chambers, 12:00pm
Municipal Hall, 474 South Fletcher Road, Gibsons, BC

- PRESENT:** Pam Robertson, Chair
Aleria Ladwig
Richard Watt
Deborah Greaves
Matthew Cavers
- REGRETS:** Scott Davis
Michael Mills
- STAFF:** Andre Boel, Director of Planning
Katie Thomas, Planning Assistant
Laurie Mosimann, Administrative Assistant II

1. CALL TO ORDER

The meeting was called to order at 12:05pm.

Chair Robertson introduced and welcomed new Commission member Matthew Cavers and provided an opportunity for the Commission members to introduce themselves and state their interests in the Commission.

2. APPROVAL OF THE AGENDA

THAT the July 21st, 2017 Advisory Planning Commission agenda be approved as amended with the addition of Item 6.1: a letter to the Commission from Bill Campbell regarding the development application for 464 Eaglecrest Drive.

CARRIED

3. ADOPTION OF MINUTES

Minutes of the Advisory Planning Commission Meeting - June 16th, 2017

THAT the minutes of the Advisory Planning Commission meeting held Friday, June 16th, 2017, were adopted as presented.

CARRIED

4. NEW BUSINESS

4.1 Block 7 - Gospel Rock (rezoning application)

Chair Robertson provided the proponents an outline of the Commissions role in regards to the application.

André Boel, Director of Planning, introduced Edward Porter, Qi Wan, and Yijin Wen representing the proposed developments design team. Mr. Boel stated that Council received a briefing of the application in July outlining the design rationale. Typically a rezoning application would not be presented to the Advisory Planning Commission (APC), but as this is a large area and the first development proposal for the Gospel Rock Neighbourhood Plan (GRNP) area, staff wanted feedback from the APC in the early stages of the application.

Edward Porter, Senior Urban Designer and Project Planner with the planning firm Modus Planning Design and Engagement Inc., provided the Commission with a brief background to the applicant/developer Greenlane Homes, stating that Greenlane has over 20 years' experience in master plan development in China. Mr. Porter acknowledged the projects design team involved to date as, Yijin Wen from JYW Architecture Inc., as lead project manager and architect, Webster Engineering Ltd on civil works, and MMM Group Limited on traffic and transportation planning. The project team started the application process by exploring the planning goals and principles of the GRNP and looking at how they fit with the land.

Mr. Porter provided the Commission a slide presentation with an overview to the rezoning application:

- Land use patterns on the ground, site planning and trail orientation;
- Fitting the plan to the land to reduce development impact;
- Recognizing and honouring the use of the land by the community;
- Consultation with community stakeholders and public open house feedback;
- Identified 3 big moves: protect the green, connect the park and activate the village;
- Identified land uses: commercial, mix of single family homes, townhomes and low rise apartments;
- Water and sanitary sewer are currently planned to be extensions of the Towns municipal system;
- Traffic is managed according to overall network and thresholds defined in GRNP policy;
- Parking is planned to be structured in the high density forms as underground parking or tucked into building forms, street parking is to be incorporated into the road cross-sections;
- The traffic plan will be "transit ready";
- Emergency access has been secured through Block 6 with an alignment to be determined, connecting to Rosamund Road;
- Minimizing impact of development on parks and open space and

- adjacent neighbourhoods by maintaining forest buffers; and
- Later stage of the application will include design guidelines for form and character.

Mr. Boel provided the Commission with information that had previously been provided to Council;

- the development will occur in phases;
- the Town is pleased with the amount of greenspace reserved in the proposed plan – the proposed plan provides additional greenspace to the designated Greenbelt/ Natural Open Space as outlined in the OCP; and
- next steps include review of parking, traffic, affordable housing and wildfire interface guidelines.

Mr. Boel clarified the proposed development aligns with the OCP and therefore the application is to rezone the property in line with the OCP.

Chair Robertson provided an opportunity for the Commission members to address the applicants and the following was discussed:

- Will the developer be building these homes? Mr. Porter stated at this point it is believed that the developer will build. The developer will be present on the site possibly as the owner of rental and / or commercial property, this is still to be determined;
- Will a building scheme be developed? Mr. Porter stated that discussions are underway to consider development design guidelines or a building scheme;
- Does the owner own any adjoining properties? Yes, Block 6;
- Mr. Porter was asked to clarify where the commercial area would be on the maps;
- How many residential units would be on-site? The application is for 360 units, which conforms to the GRNP;
- What impact will the development have on our water supply? Mr. Boel stated that the Town's water system is dimensioned for development in the OCP;
- Appreciate the retention of natural assets. Like diversity and trail connections;
- Concerned about where visiting traffic would park. Is there an actual store for the residence of the village?
- Appreciate traffic patterns;
- Wildlife 'traffic' should be given consideration;
- A member shared some concerns over heavy foot traffic in sensitive ecological areas, and suggested that fencing or lookout platforms maybe required around little Africa. Mr. Porter stated that fencing may create exclusion which is not the developers' intention. This will be further considered when more detailed designs for the park areas are developed;
- Questions were asked as to whether there is a view at the end of the proposed commercial. Mr. Porter stated that there is not much of a

- view there given the topography of the land;
- Mr. Porter verified that market rental housing would be 10% of the units within each phase. Currently looking at a rental building in each phase of the development;
 - Does the new design of the neighbourhoods create more segregation? Mr. Porter explained that the site plan has been organized with topography and the GRNP in mind. The logic behind having larger lots along the greenlane was to improve the experience for pedestrians down the lane, and provide more of a buffer between homes and the park;
 - A member suggested that the greenlane is a way to pull the neighbourhood together;
 - Traffic studies have identified issues on Pratt Rd and Gibsons Way this should be further explored;
 - The amount of stormwater drainage into Goosebird Creek should be considered. (Staff note: proposed drainage is on-site, through Seaward Creek or directly to the Ocean);
 - It was suggested that a 3-D model of the development and surrounding area would help residents understand the density;
 - What portion of the Gospel Rock Area does this proposal cover? A third of Gospel Rock;
 - What is low rise? Up to 4 stories;
 - Are there trails in the greenspaces adjacent to the roads? Mr. Porter showed cross-sections of the proposed roads showing sidewalks. The greenlane would connect roads and lanes. It is currently planned that trails will be developed through the greenspace to Gospel Rock, lands adjacent to the site and to Lower Gibsons;
 - Indigenous plant use will be considered when the application comes back to APC for form and character;
 - Mr. Porter stated that the traffic study does include certain growth thresholds and provides a solution of a dedicated left turn signal at the Pratt/Gibsons Way intersection. Staff clarified that this solution will be required even if the project did not go ahead, due to the estimated population growth and development in other locations in this area. Staff stated that the traffic study was not provided to the APC as it is still in draft form;
 - Storm water management should be given consideration as well as rain water harvesting and storage;
 - Trail connections to be effective and relevant for area residents; and
 - Protection of natural areas from overuse.

RECOMMENDATION

THAT the Advisory Planning Commission supports the application for rezoning of Block 7 Gospel Rock with consideration given to:

- traffic congestion at Gibsons Way and Pratt Rd;
- ensuring appropriate focus of trail networks, cycling and wildlife corridors; and
- maximize onsite services to reduce vehicle traffic.

CARRIED

Chair Robertson thanked Mr. Porter for attending.

4.2 645 School Road (pre-application for Development Permit Area No. 5)

Mr. Boel introduced Mr. and Mrs. Smith and provided a background to the DP pre-application. This application will be combined with a number of variances to the design on this location. Mr. Boel introduced Katie Thomas.

Ms. Thomas provided a slide presentation indicating elevations from various adjacent locations, proposed homes design, and setbacks. Various cladding alternatives were presented for the Commission's consideration.

Mr. Boel pointed out massing requirements in the Zoning Bylaw, variance is to the setback and stepping back of the building from the ocean and the rear lot is from Molly's Lane. The height fits within the Zoning Bylaw.

Mr. Smith provided the history of the building and explained that his family built the original building in 1958. The family was permitted to build a 3 storey building, however only one storey was constructed at the time.

Chair Robertson provided an opportunity for the Commission members to address the applicants and the following was discussed:

- The wharf facing side, is it galvanised finishing? Mr. Smith stated that corcam steel has been considered. Rectangular windows are being considered. They are open to suggestions;
- Do you own the uphill property (Molly's Reach) as well? Yes;
- Are you concerned with evening noise and traffic living above two restaurants? No, the building will be sound proofed;
- Will this block the view from Molly's Reach? Yes, from the 2 windows in the building;
- Commission members shared concerns with Molly's Reach losing their view;
- A member asked for some clarification in regards to the design guidelines:
 - idea of being human in scale and stepping back of the 2 and 3 stories - staff acknowledged that the proposal was within the height limits of the Zoning Bylaw, but does not take into account

the stepped back massing requirements in the Zoning Bylaw;

- view of uphill property need to be considered – the members discussed that even if the owner owns the uphill property, this item should be taken into consideration; and
- rooflines, discouraging large areas of flat roofs – staff stated that the proposal shows a sloped roof.

Staff acknowledged that there are guidelines that the proposal does not fit;

- Have you considered taking down the old building? No, it is a historical building, would like to keep the integrity of the building;
- Have you thought of using the character of the lower floor on the new floors? The owner explained that they like the mix of old with contemporary;
- There is a need for a variance, the location next to the wharf mitigates the setback from the ocean, and the encroachment of the side lot line. If the APC was supportive of these variances, would a precedent be set for more stories on those locations? Mr. Boel commented that approval of variance applications is looked at on a case by case basis and therefore is not necessarily a precedent;
- The owner was asked if the second storey of Molly's would be used commercially in the future – the owner explained that the second floor is not structurally viable;
- A Commission member stated that they cannot support a project that will block Molly's view and step out so far;
- A member noted their struggle with the design elements, changes the village feel, encourage the character of the 1st floor to be used for the whole building;
- A member stated that it was the wrong design and colour for that corner, the proposal takes away from the character of the existing Oyster House building. A roofline that mimicked that of the Lunitas building to the south would be better;
- A member stated that they are not opposed to a residence on top of Smitty's;
- There was a concern that it looks top heavy from the wharf, and the roofline dominates the view. Mr. Smith stated that if you look at the Gramma's building on the other side of the dock, you have a balance in massing;
- Would like to see images of the properties from up the wharf;
- Members looked at how the proposal could be altered to be supported by the Commission:
 - form and character, more in line with the Gibsons Landing area guidelines;
 - would need to step back;
 - smaller scale - the impact of the modern design would be reduced;
 - brighter, lighter, friendlier design would be more appealing; and
 - Molly's Reach is a large tourist attraction and therefore the design should consider the view.

RECOMMENDATIONS

THAT the Advisory Planning Commission considers that it is possible to add two stories to the existing building assuming that the design fits within the guidelines associated with the Harbour Area Plan.

CARRIED
Aleria Ladwig opposed

AND THAT the current design seems out of context with the small scale development pattern and the historical character of adjacent buildings.

CARRIED
Matthew Cavers opposed

AND THAT the current design is top heavy and does not step back as the design guidelines require.

CARRIED
Richard Watt, Aleria Ladwig opposed

Aleria Ladwig stated that stepped back architecture is not a historical building pattern used on the waterfront; it is a modern design technic. Examples of historical waterfront buildings would be Marina House, Coles Marine, and Smitty's Oyster House.

Chair Robertson thanked the applicants for their attendance.

5. UPDATES

Mr. Boel updated the Commission on the Garden Suite application for Blackberry Lane, Wendy Gilbertson evaluated the trees on the property. Staff met with the owner and contractor, the existing trees will be removed and replaced by some larger trees that will be added to the landscaping plan, as well as mid-size trees as suggested by the APC. The Garden Suite will have different colours than the main house.

A briefing report will go to Council next week for the Eaglecrest Drive application.

6. CORRESPONDENCE

6.1 Correspondence from Bill Campbell dated July 9, 2017 regarding development applications for 464 Eaglecrest Drive.

Mr. Campbell of 831 Oceanmount Boulevard was in attendance. The correspondence shared concerns that residents have been presented images without a clear understanding of the context.

William Baker has also submitted correspondence to Chair Robertson regarding the Development Application for 464 Eaglecrest Drive.

RECOMMENDATION

THAT the APC has received the correspondence submitted by Mr. Campbell on July 9, 2017.

CARRIED

Should the application for the 464 Eaglecrest Drive come back to the APC, the Commission will discuss the interface of the proposal with Oceanmount Boulevard.

7. UNFINISHED BUSINESS

None

8. INQUIRIES

Mr. Campbell thanked the Commission for receiving his correspondence and asked that they take his comments into consideration. Mr. Campbell stated that the community is upset about this application, as previous designs do not reflect current designs.

9. NEXT MEETING

The next Advisory Planning Commission meeting to be held on Friday, August 18, 2017 in the Town Hall Council Chambers at 12:00pm.

10. ADJOURNMENT

The meeting was adjourned at 2:44pm.



Pam Robertson, Chair



Andre Boel, Director of Planning