



Advisory Planning Commission

MINUTES OF
Friday, December 16, 2016
Council Chambers, 12:15 p.m.
Municipal Hall, 474 South Fletcher Road, Gibsons, BC

PRESENT: Pam Robertson, Chair
Kirsten Rawkins
Richard Watt
Howard Leung
Deborah Greaves

REGRETS: Gerry Zipursky
Katie Janyk

STAFF: André Boel, Director of Planning

1. CALL TO ORDER

The meeting was called to order at 12:15 p.m.

2. APPROVAL OF THE AGENDA

The agenda of the Advisory Planning Commission meeting held Friday, December 16, 2016, was adopted as presented.

CARRIED

3. ADOPTION OF MINUTES

Minutes of the Advisory Planning Commission meeting held Friday, October 21, 2016

The minutes of the Advisory Planning Commission meeting held Friday, October 21, 2016, were adopted as presented.

CARRIED

4. NEW BUSINESS

4.1 Pre-application 464 Eaglecrest Drive

Chair Robertson provided the proponents for the future development an outline of the Commissions role in regards to the potential application for a Development Permit for form and character.

André Boel, Director of Planning, introduced the property owner Stanley Yasin, design team member, Tim Ankenman, and traffic consultant, Jan Voss. Mr. Boel stated that the site is currently designated as Low Density Residential 1 and the Commissions input on the best suited development for this site is open for discussion.

Mr. Yasin, Sutton Group – West Coast Realty, stated that he has been a real estate developer for 35 years in small communities. The site is visually fabulous and has

potential for creativity. He is encouraged with the work that has been done on the site and Councils stance on development and would like to be part of the community.

Mr. Ankenman, Akenman Marchand Architects, stated that his practice is varied and includes development in small communities. The goal is to move forward with this development as quickly as possible. Mr. Ankenman provided background to the research done in the community which indicated a preference for single level condominium living.

The five (5) acre lot provides stunning views of Georgia Straight and is bordered by single family homes and a greenbelt. There are other multiunit developments in the neighbourhood. A different building typology than is described in the Official Community Plan (OCP) is being considered. The project is being designed to be all inclusive; the first time home owner, families, disabled and seniors. The OCP requirement of multiunit housing in single detached unit form is a challenge to meet.

Conceptual designs and site plans were presented. The intent is to keep as much vegetation as possible in the middle of the south side of the site. There is opportunity for single family style units along Eaglecrest Road. The potential to extend Inglis Road through the site would provide clear and safe vehicle and pedestrian movement. Breaking up the buildings will allow multi-year phases in development which will have less impact on the community. Protecting the neighbours views and real estate values are critical. An existing watermain right-of-way to the north could become a natural buffer and may provide potential for a pedestrian pathway.

The current development layout has four (4) duplexes along Eaglecrest Road, to the back of which there would be terraced housing blending into the sites slope, and a conventional stepped building form along Stewart Road. There is very little pavement on the site providing 63% greenspace. Traditional sea side architecture is being considered. The three (3) story condo units will not block views from Eaglecrest Road as they are built lower on the sites slope. A common area could include a water feature, a lookout, seating, harvest table, children's play area, outdoor kitchen, and a communal workshop. Pathways through the site will link the upper and lower sections and they are considering the idea of a funiculaire. An affordable housing component will be included in the development.

A Commission member suggested a trail connection to Oceanmount Lane. Mr. Ankenman advised that there is no public land available currently. Mr. Boel stated that there is a long term plan for a trail from Stewart Road to O'Shea Road.

Mr. Boel provided an outline of Development Permit Area No. 8 and the developments compliance to the guidelines.

The Chair provided an opportunity for the Commission members to address the proponents and the following was discussed:

- Clarification was requested on the view of the development looking up the slope. Mr. Ankenman replied that the multi-level buildings are tucked into the hillside and will not be visible from below.
- Appreciation expressed for the opportunity for early input.
- Important that green space be public.

- The accommodation for affordable housing is welcomed.

- Important that the development is complimentary to Gibsons Landing.
- Is it common for this size of lot to have an infill designation? Mr. Boel replied that the OCP infill No. 1 designation is not common, these designations are identified on existing parcels and allows for something more efficient than 20th century single family subdivisions.
- Appreciation expressed for the clustering of the housing. Could the multi-level buildings on the north side of the property be blended in more? The proponents replied that the views from houses to the north are turned away from the development, and there is a steep slope in between, so impact to their views are almost nil.
- A 3-D model of the development from the Stewart Road, or from the existing houses on Abbs Road, would be beneficial in the visualization of the development.
- Architecturally, designs that look more like single family houses is more appealing for a town.
- Pleased that this property is being developed.
- Density is important to make housing more affordable.
- Feels like an island within the community and not part of the community. The site has a sense that it is only for the residents. The buildings at the top and bottom act as barriers to the site. Important to address the village feel, possibly by having several independent buildings rather than large masses to break up the site.
- Appreciation expressed for the opportunity to create additional pedestrian connections but needs to be more welcoming. A continuation to the Winn Road corridor would help. Mr. Ankenman replied that they could explore making the south pedestrian corridor wider.
- The interior condo portion of the site does not seem to fit into the village concept, it is too dense.
- Hope expressed that the OCP allows for flexibility in affordable housing, there is a need for diversity in housing options. More rental options are needed.
- Is it a concern that there is no single family form on the site? Yes, that is a concern. Mr. Ankenman replied that he would explore breaking up the massing of the buildings.
- Possible repositioning of the buildings on the south side may make the site more visually inviting. Mr. Ankenman replied that the challenge is to work with the slope of site on the south side.
- Presuming these will be strata units who will maintain greenspace? The proponents replied that the strata association would maintain the greenspace.
- There is a demand for diversity in housing types.
- Having a village character applied to the buildings would improve public reception.

5. UPDATES

Mr. Boel provided the following updates:

- 1070 Gibsons Way Development Permit has been issued and construction is underway.
- Construction on the distillery and brewery at 1009 Gibsons Way has been started.

- There is a possibility that there will be applications for one (1) or two (2) garden suites coming forward.

6. CORRESPONDENCE

None

7. UNFINISHED BUSINESS

None

8. INQUIRIES

None

9. NEXT MEETING

The next meeting of the Advisory Planning Commission is tentatively scheduled for January 20, 2017.

10. ADJOURNMENT

The meeting was adjourned at 2:10 p.m.

Pam Robertson, Chair

André Boel, Director of Planning

The official minutes of the Advisory Planning Commission of December 16th, 2016, are not read and adopted until certified correct by the Commission Chair at the next Commission meeting.